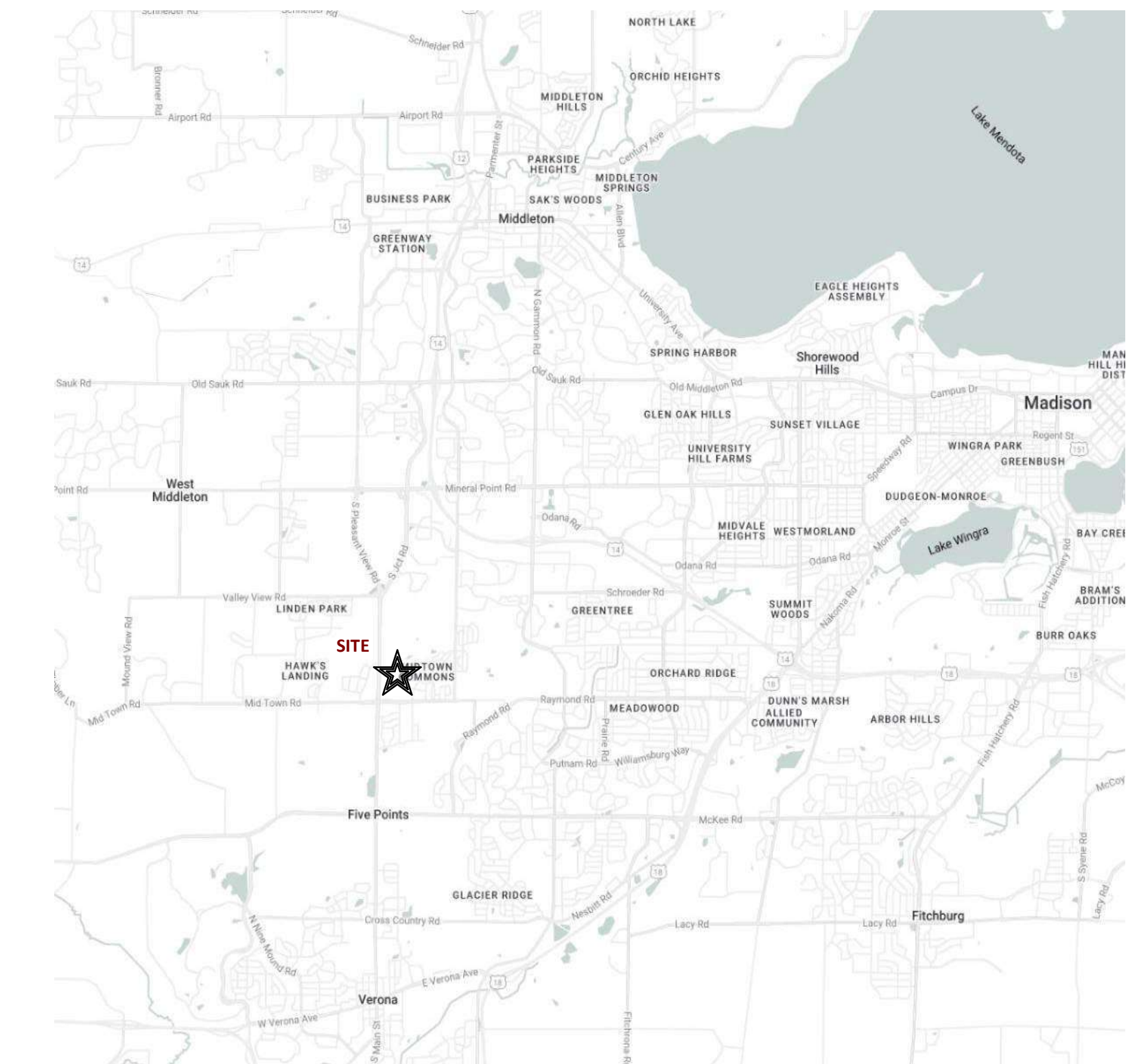


Mansion Hill Development

8421 Mansion Hill Ave., Madison, WI

4 Story, 136 Unit Apartment Building; 1
Level Underground Parking



PROJECT NUMBER: 2364

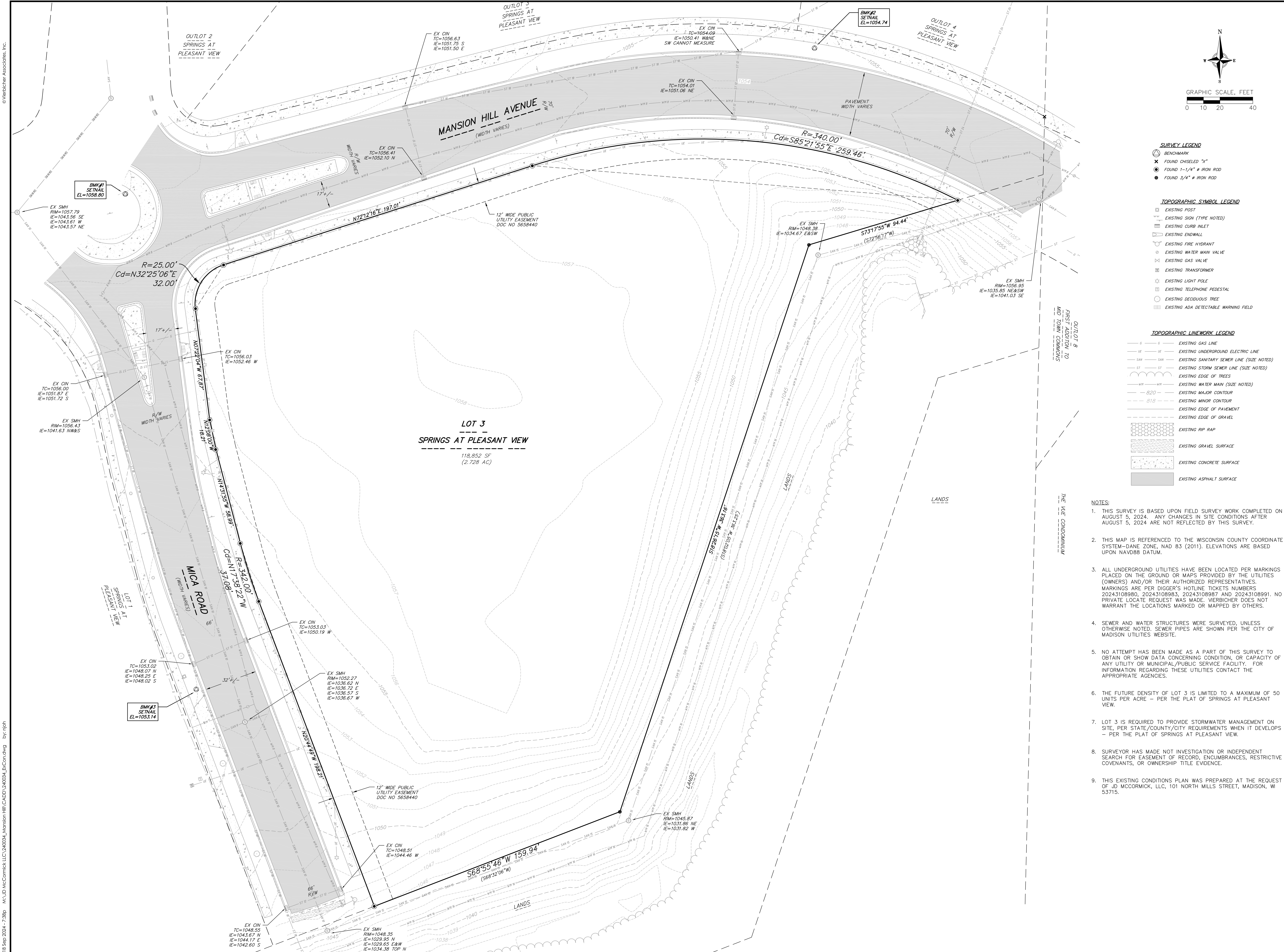
LUA SUBMITTAL - 2024.09.23

G 000	Cover Sheet	L402	Landscape Plan - Northeast
		L403	Landscape Plan - Southeast
C100	Existing Conditions	AC100	Basement Floor Plan
C101	Demolition Plan	AC101	First Floor Plan
C200	Civil Site Plan	AC102	Second Floor Plan
C300	Grading and Erosion Control Plan	AC103	Third Floor Plan
C400	Utility Plan	AC104	Fourth Floor Plan
		AC105	Loft Floor Plan
		AC106	Roof Plan
CA101	Architectural Site Plan	AC201	Exterior Elevations
CA102	Site Lighting Plan	AC202	Exterior Elevations
CA103	Fire Department Access Plan	AC203	Exterior Elevations
CA104	Lot Coverage	AC204	Exterior Elevations Colored
CA105	Usable Open Space	AC205	Exterior Elevations Colored
		AC206	Exterior Elevations Colored

Concept Images

SHEET NUMBER
G 000





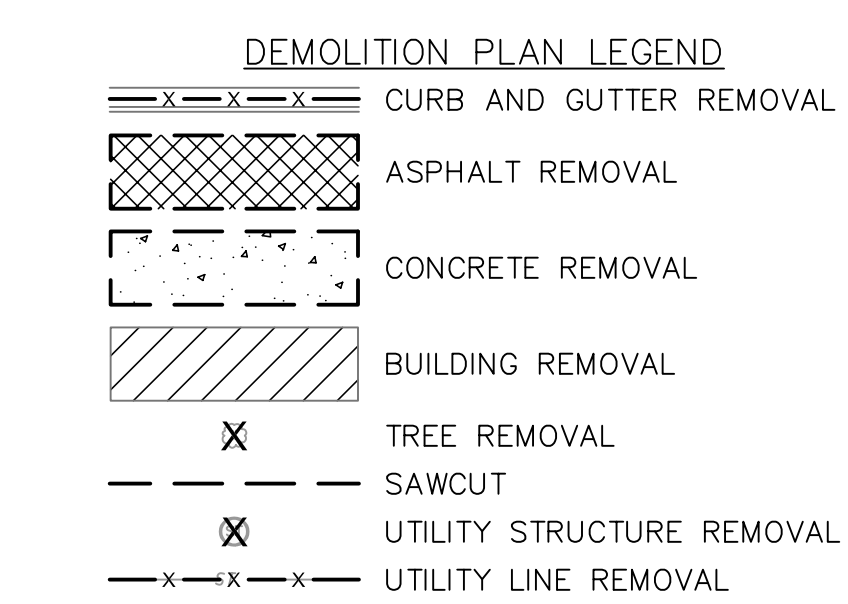
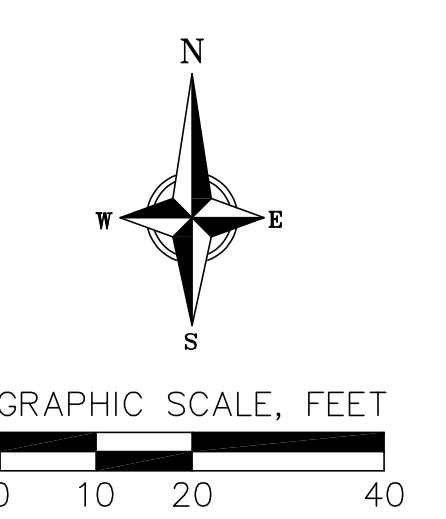
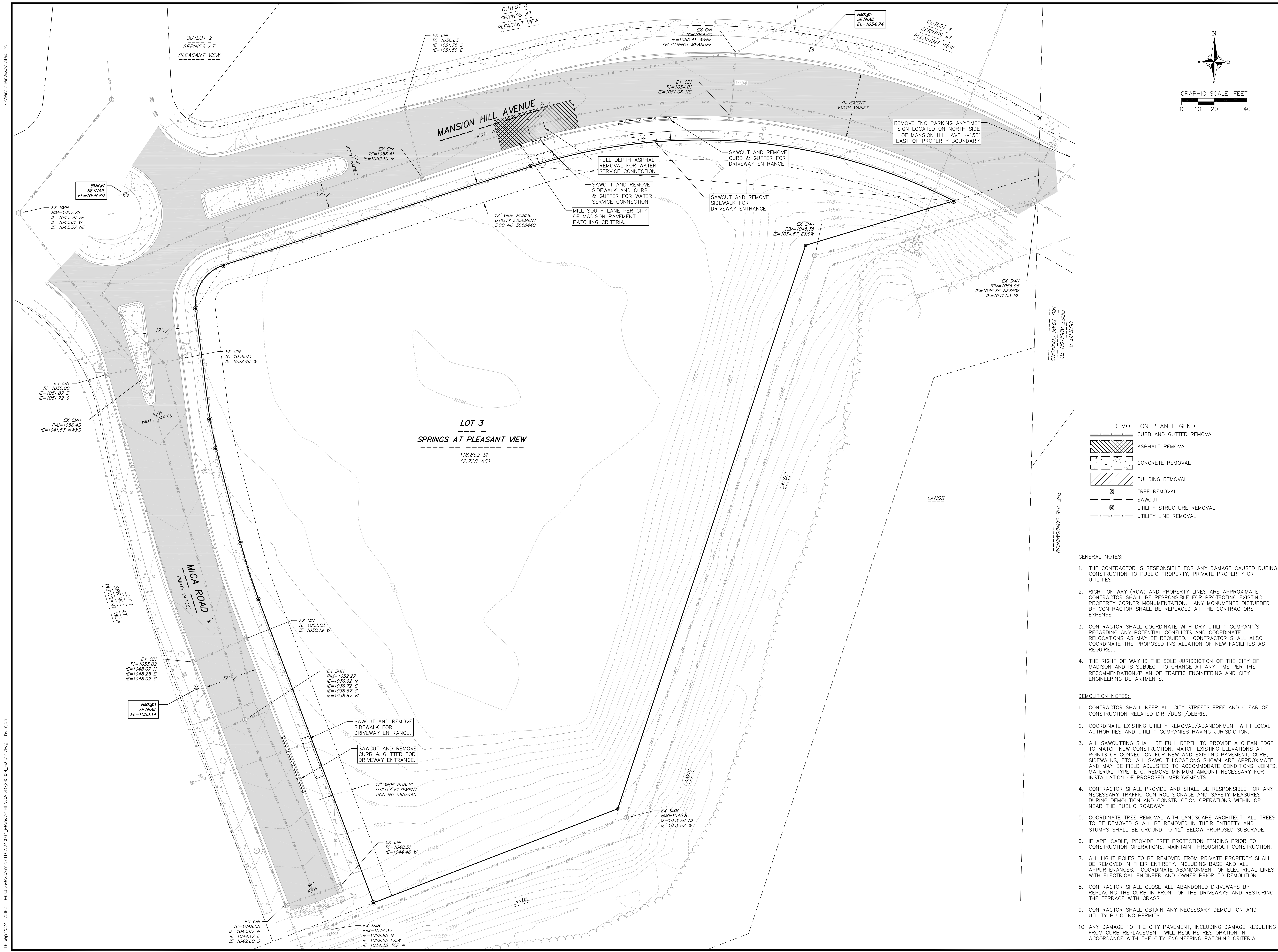
- SURVEY LEGEND**
- BENCHMARK
 - ✕ FOUND CHISELED "X"
 - FOUND 1-1/4" IRON ROD
 - FOUND 3/4" IRON ROD
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING POST
 - ⊞ EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - ⊞ EXISTING GAS VALVE
 - ⊞ EXISTING TRANSFORMER
 - ⊞ EXISTING LIGHT POLE
 - ⊞ EXISTING TELEPHONE PEDESTAL
 - EXISTING DECIDUOUS TREE
 - EXISTING ADA DETECTABLE WARNING FIELD
- TOPOGRAPHIC LINework LEGEND**
- G — G — EXISTING GAS LINE
 - EE — EE — EXISTING UNDERGROUND ELECTRIC LINE
 - SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - E — E — EXISTING EDGE OF TREES
 - WM — WM — EXISTING WATER MAIN (SIZE NOTED)
 - 220 — 220 — EXISTING MAJOR CONTOUR
 - 818 — 818 — EXISTING MINOR CONTOUR
 - — — EXISTING EDGE OF PAVEMENT
 - — — EXISTING EDGE OF GRAVEL
 - EXISTING RIP RAP
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE

- NOTES:**
1. THIS SURVEY IS BASED UPON FIELD SURVEY WORK COMPLETED ON AUGUST 5, 2024. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 5, 2024 ARE NOT REFLECTED BY THIS SURVEY.
 2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE ZONE, NAD 83 (2011). ELEVATIONS ARE BASED UPON NAVD88 DATUM.
 3. ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND OR MAPS PROVIDED BY THE UTILITIES (OWNERS) AND/OR THEIR AUTHORIZED REPRESENTATIVES. MARKINGS ARE PER DIGGER'S HOTLINE TICKETS NUMBERS 20243108980, 20243108983, 20243108987 AND 20243108991. NO PRIVATE LOCATE REQUEST WAS MADE. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
 4. SEWER AND WATER STRUCTURES WERE SURVEYED, UNLESS OTHERWISE NOTED. SEWER PIPES ARE SHOWN PER THE CITY OF MADISON UTILITIES WEBSITE.
 5. 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.
 6. THE FUTURE DENSITY OF LOT 3 IS LIMITED TO A MAXIMUM OF 50 UNITS PER ACRE — PER THE PLAT OF SPRINGS AT PLEASANT VIEW.
 7. LOT 3 IS REQUIRED TO PROVIDE STORMWATER MANAGEMENT ON SITE, PER STATE/COUNTY/CITY REQUIREMENTS WHEN IT DEVELOPS — PER THE PLAT OF SPRINGS AT PLEASANT VIEW.
 8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
 9. THIS EXISTING CONDITIONS PLAN WAS PREPARED AT THE REQUEST OF JD MCCORMICK, LLC, 101 NORTH MILLS STREET, MADISON, WI 53715.

Existing Conditions
8421 Mansion Hill Avenue
City of Madison
Dane County, WI

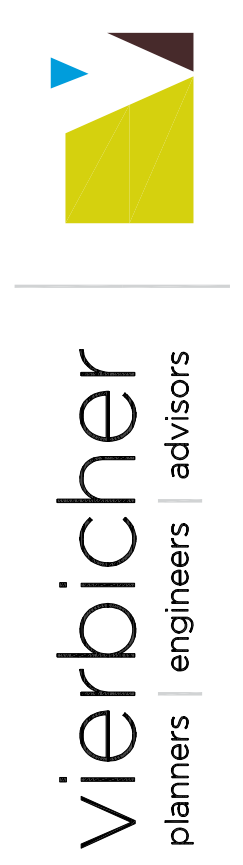
REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE

DATE: 09/18/2024
DRAFTER: KGER/KPAP
CHECKED: MZE
PROJECT NO.: 240034



- #### GENERAL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - 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.
 - THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

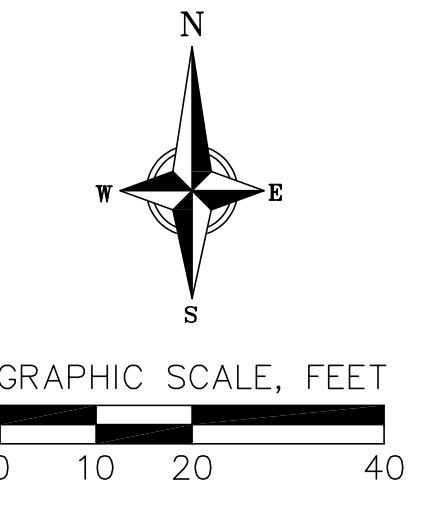
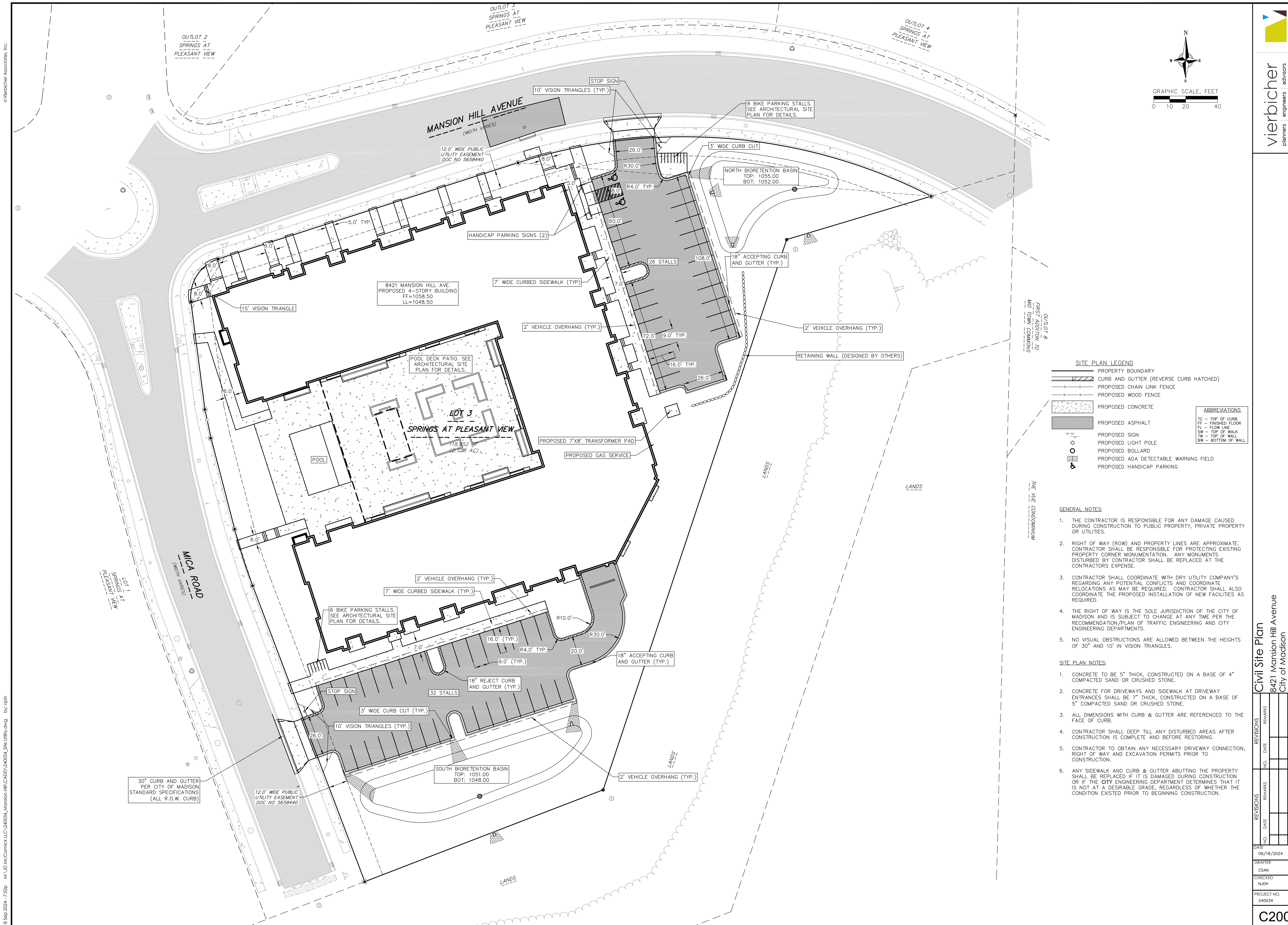
- #### DEMOLITION NOTES:
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE 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.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
 - 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
8421 Mansion Hill Avenue
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	REMARKS

DATE: 09/18/2024
DRAFTER: CSAN
CHECKED: NJOH
PROJECT NO.: 240034



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

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

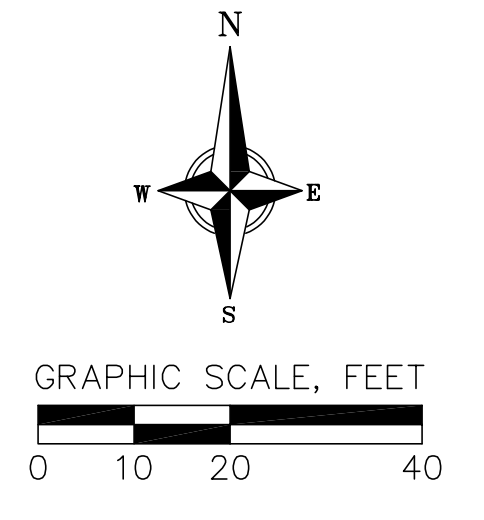
- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 - 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.
 - THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.

- SITE PLAN NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - 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.

Civil Site Plan
8421 Mansion Hill Avenue
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

DATE: 09/18/2024
DRAFTER: CSAN
CHECKED: NJOH
PROJECT NO.: 240034



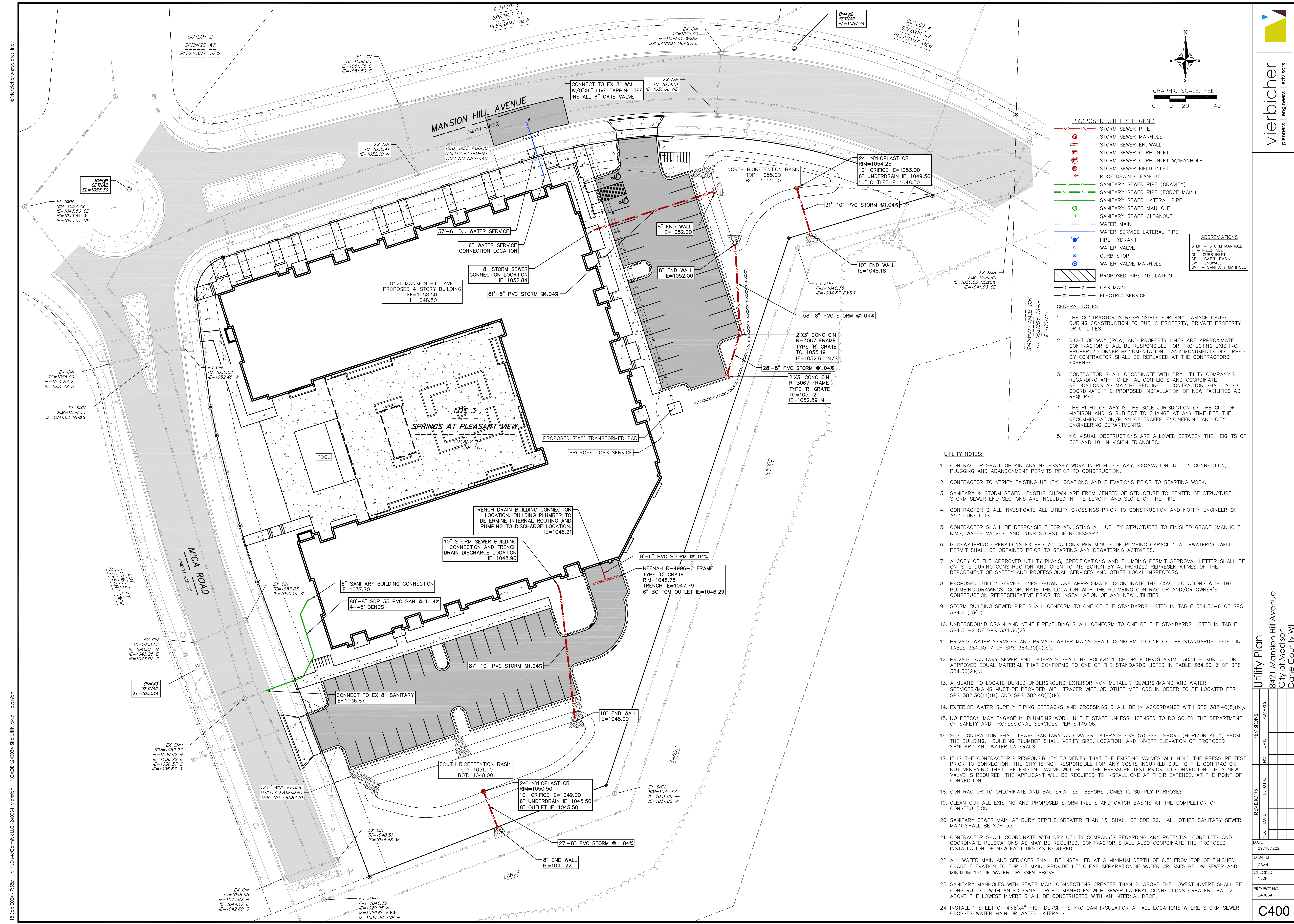
- GRADING LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - - - 820 - - - PROPOSED MAJOR CONTOURS
 - - - 818 - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SILT FENCE
 - - - - - DISTURBED LIMITS
 - - - - - BERM
 - - - - - DRAINAGE DIRECTION
 - - - - - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - STONE WEEPER
 - VELOCITY CHECK
 - INLET PROTECTION
 - EROSION MAT CLASS I, TYPE B
 - EROSION MAT CLASS II, TYPE B
 - EROSION MAT CLASS III, TYPE C
 - EROSION MAT CLASS II, TYPE A
 - TRACKING PAD
 - RIP RAP - WISDOT MEDIUM

- GENERAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 - RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - 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.
 - THE 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 TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10' IN VISION TRIANGLES.

- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 - CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 - LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 - 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.
 - NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

REVISIONS		NO.	DATE	REMARKS

DATE: 09/18/2024
DRAFTER: CSAN
CHECKED: NJH
PROJECT NO.: 240034

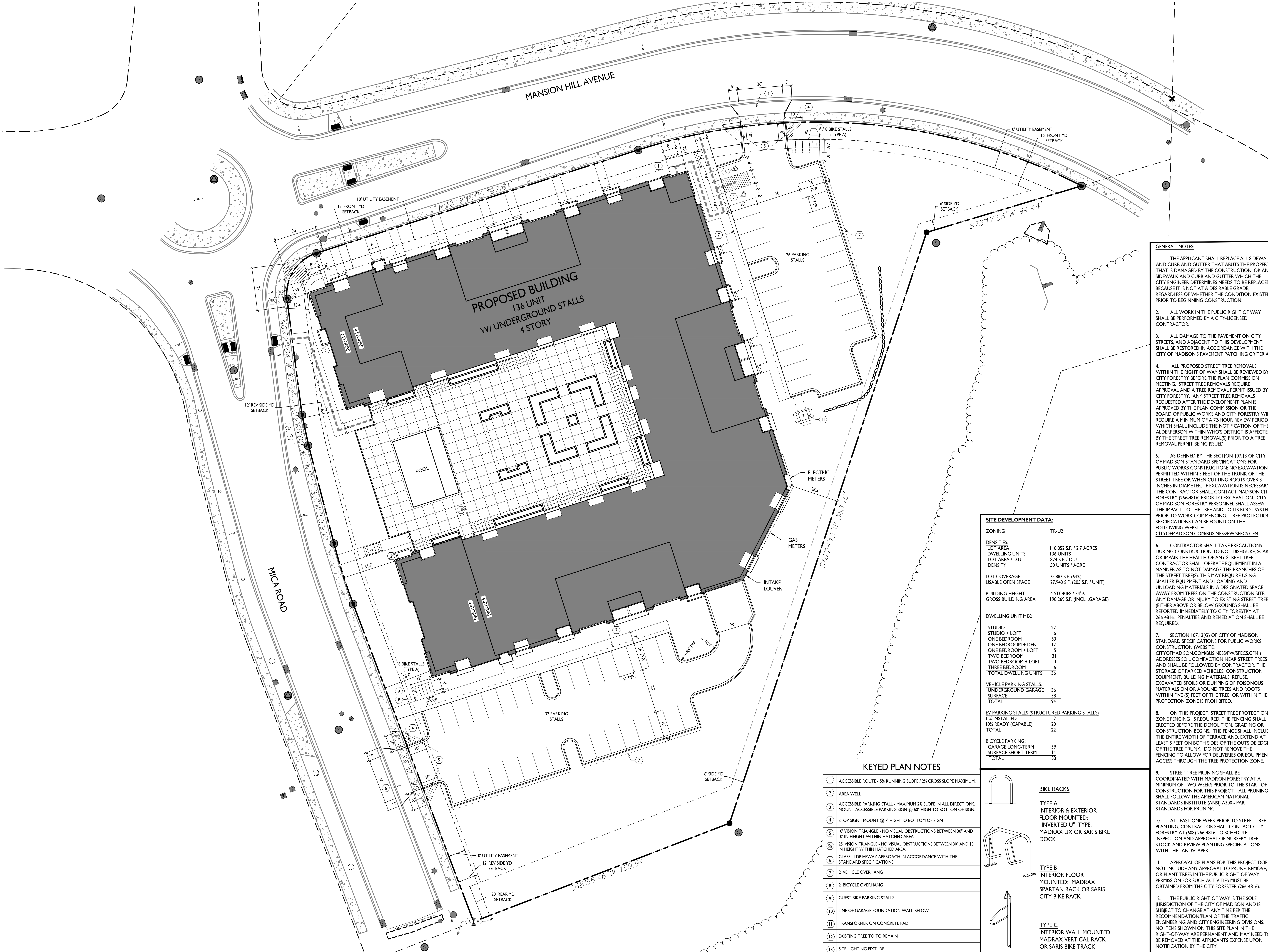


© Vierbicher Associates, Inc.

18 Sep 2024 7:58p M:\JD\Committed\240034_L\Manor Hill\CAD\240034_Site Utility.dwg by: njoh

NO.	DATE	REVISIONS	REMARKS

DATE: 09/18/2024
DRAFTER: CSAN
CHECKED: NJOH
PROJECT NO.: 240034



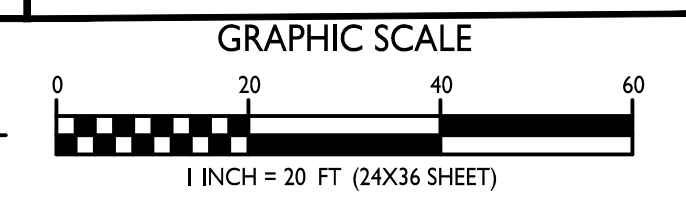
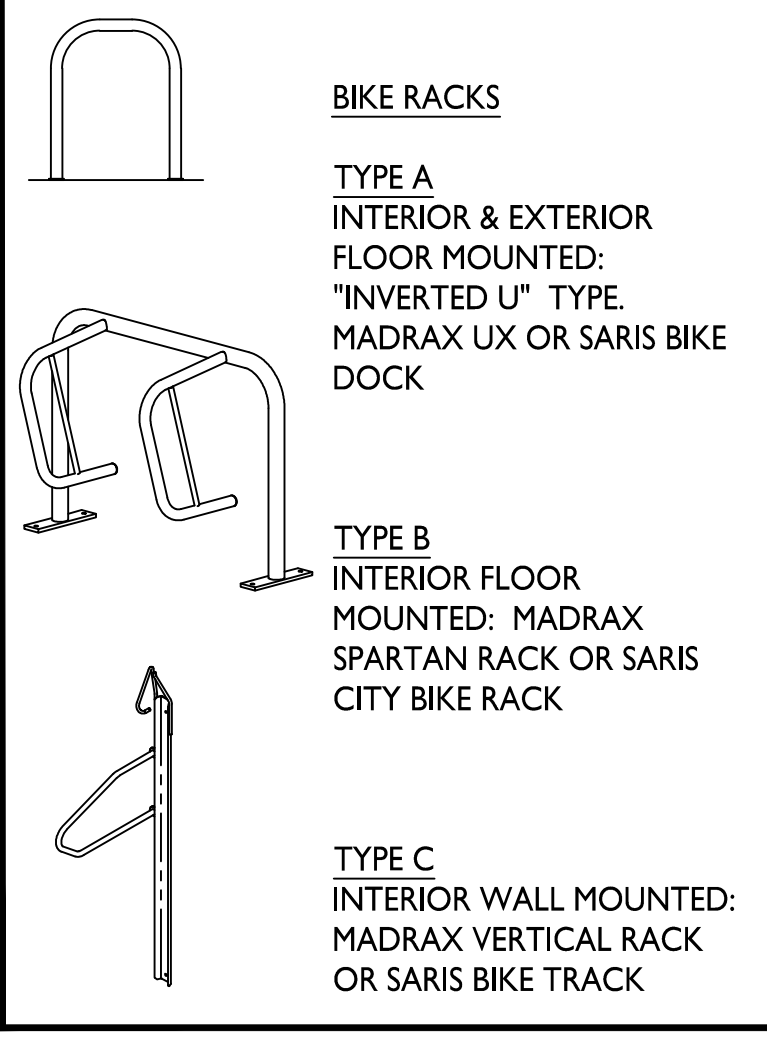
GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
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.
4. 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.
7. 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.
8. 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 1 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.
11. 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.

SITE DEVELOPMENT DATA:

ZONING	TR-U2
DENSITIES:	
LOT AREA	118,852 S.F. / 2.7 ACRES
DWELLING UNITS	136 UNITS
LOT AREA / D.U.	874 S.F. / D.U.
DENSITY	50 UNITS / ACRE
LOT COVERAGE	75,887 S.F. (64%)
USABLE OPEN SPACE	27,943 S.F. (205 S.F. / UNIT)
BUILDING HEIGHT	4 STORIES / 54'-4"
GROSS BUILDING AREA	198,269 S.F. (INCL. GARAGE)
DWELLING UNIT MIX:	
STUDIO + LOFT	22
ONE BEDROOM	6
ONE BEDROOM + DEN	53
ONE BEDROOM + LOFT	12
TWO BEDROOM + LOFT	5
TWO BEDROOM	31
THREE BEDROOM	1
TOTAL DWELLING UNITS	136
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	136
SURFACE	58
TOTAL	194
EV PARKING STALLS (STRUCTURED PARKING STALLS)	
1% INSTALLED	2
10% READY (CAPABLE)	20
TOTAL	22
BICYCLE PARKING:	
GARAGE LONG-TERM	139
SURFACE SHORT-TERM	14
TOTAL	153

- KEYED PLAN NOTES**
- 1 ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAXIMUM.
 - 2 AREA WELL
 - 3 ACCESSIBLE PARKING STALL - MAXIMUM 2% SLOPE IN ALL DIRECTIONS. MOUNT ACCESSIBLE PARKING SIGN @ 40" HIGH TO BOTTOM OF SIGN.
 - 4 STOP SIGN - MOUNT @ 7' HIGH TO BOTTOM OF SIGN
 - 5 10' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
 - 5a 25' VISION TRIANGLE - NO VISUAL OBSTRUCTIONS BETWEEN 30" AND 10' IN HEIGHT WITHIN HATCHED AREA.
 - 6 CLASS III DRIVEWAY APPROACH IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
 - 7 2 VEHICLE OVERHANG
 - 8 2 BICYCLE OVERHANG
 - 9 GUEST BIKE PARKING STALLS
 - 10 LINE OF GARAGE FOUNDATION WALL BELOW
 - 11 TRANSFORMER ON CONCRETE PAD
 - 12 EXISTING TREE TO BE REMAIN
 - 13 SITE LIGHTING FIXTURE



MANSION HILL AVENUE

PROPOSED BUILDING
136 UNIT
W/ UNDERGROUND STALLS
4 STORY

MICA ROAD

573'17"55" W 94.44'

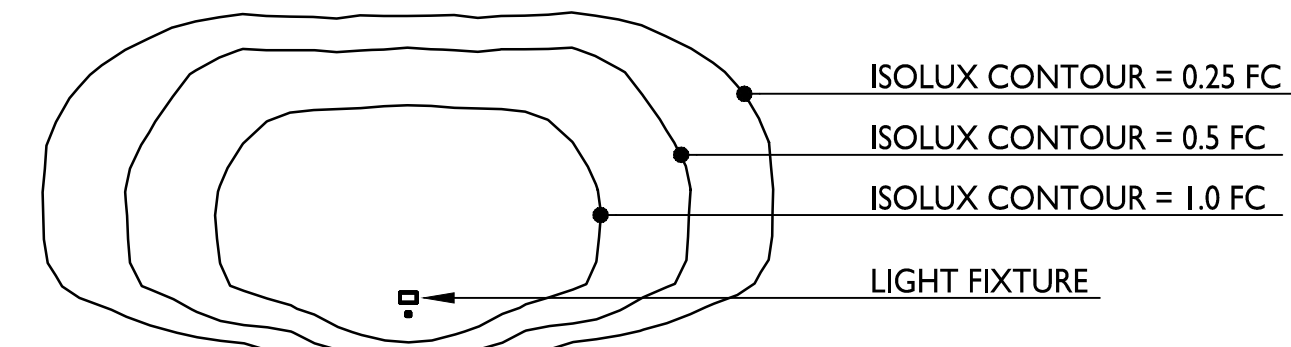
518'26"15" W 363.16'

568'35"46" W 159.94'

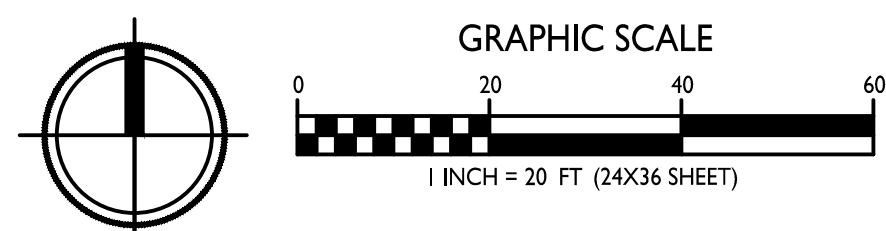
LIGHT LEVEL STATISTICS					
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.
North Parking and Drive Aisle	+	0.9 fc	2.1 fc	0.2 fc	10.5:1
South Parking and Drive Aisle	+	1.0 fc	2.7 fc	0.2 fc	13.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 LED W/ P0 PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGE1_LED_P0_30K_80CRI_VF.ies	8'-0" ABOVE GRADE ON BUILDING
□	B-1	4	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS	DSX0 LED PI 30K T4M MVOLT W/ HOUSE SHIELD	DSX0_LED_PI_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON FLUSH CONC. BASE
□	B-2	4	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS	DSX0 LED PI 30K T4M MVOLT W/ HOUSE SHIELD	DSX0_LED_PI_30K_T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	1	LITHONIA LIGHTING	DSX0 LED PI 30K T55 MVOLT HS	DSX0 LED PI 30K T55 MVOLT W/ HOUSE SHIELD	DSX0_LED_PI_30K_T55_MVOLT_HS.ies	14'-0" POLE ON 2'-0" TALL CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION



SITE LIGHTING PLAN
1" = 20'-0"



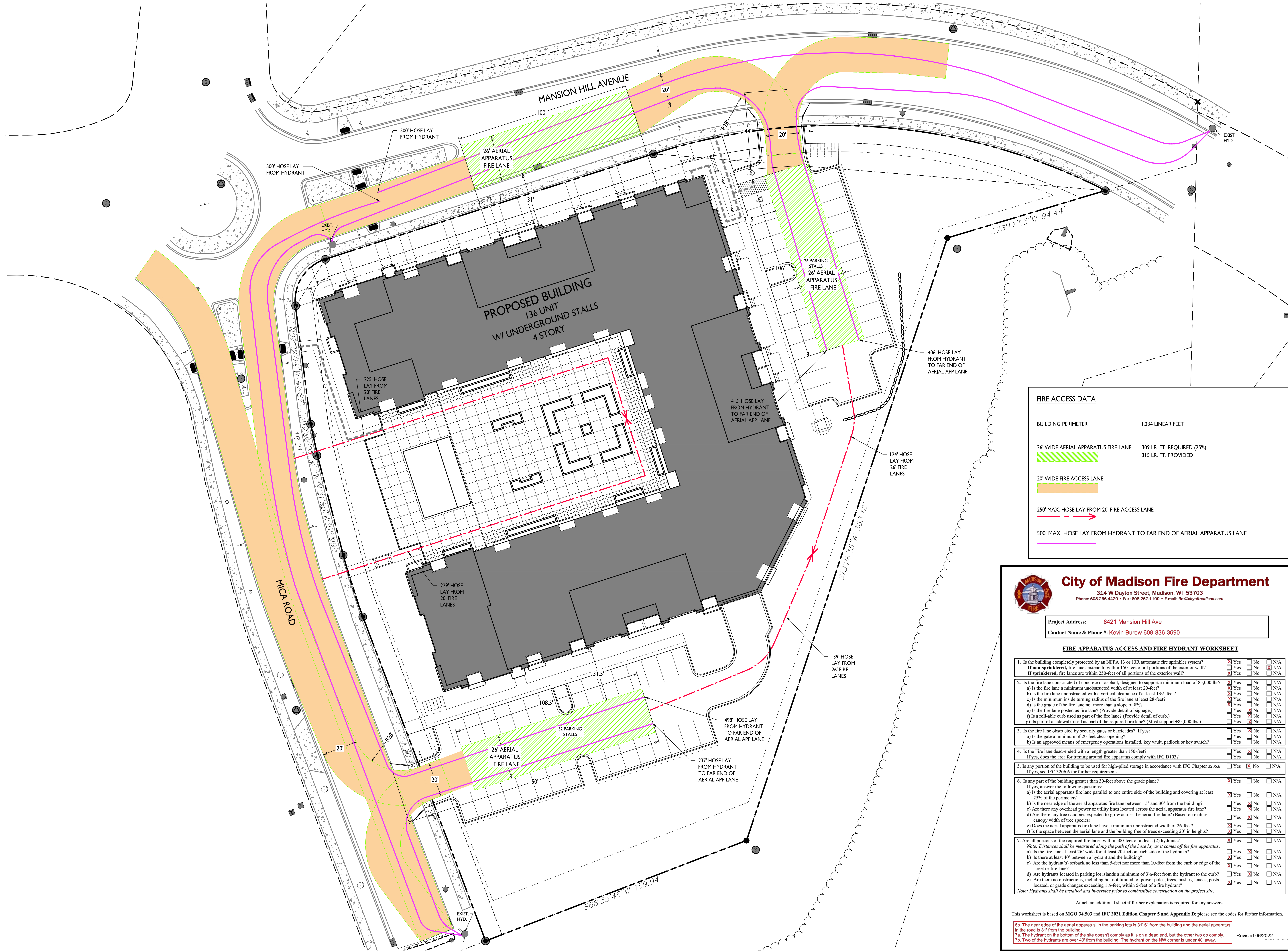
ISSUED
2024.09.23 Land Use Submittal

PROJECT TITLE
**Mansion Hill
Multifamily**

8421 Mansion Hill Ave,
Madison, WI 53719

SHEET TITLE
Site Lighting Plan

SHEET NUMBER



FIRE ACCESS DATA	
BUILDING PERIMETER	1,234 LINEAR FEET
26' WIDE AERIAL APPARATUS FIRE LANE	309 LR. FT. REQUIRED (25%) 315 LR. FT. PROVIDED
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	
500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE	

City of Madison Fire Department
314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 8421 Mansion Hill Ave
Contact Name & Phone #: Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 26-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D1037?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus. a) Is the fire lane at least 20' wide for at least 20-feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

66. The near edge of the aerial apparatus in the parking lots is 31' 6" from the building and the aerial apparatus in the road is 31' from the building.
7a. The hydrant on the bottom of the site doesn't comply as it is on a dead end, but the other two do comply.
7b. Two of the hydrants are over 40' from the building. The hydrant on the NW corner is under 40' away.

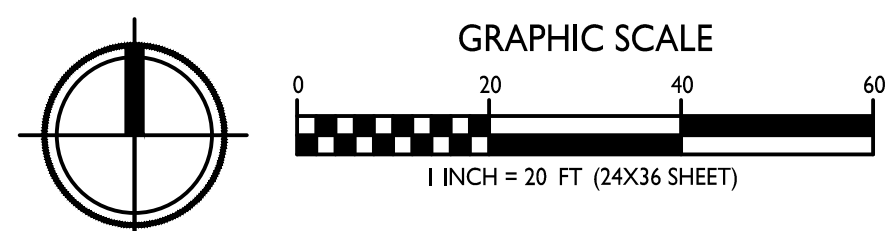
Revised 06/2022

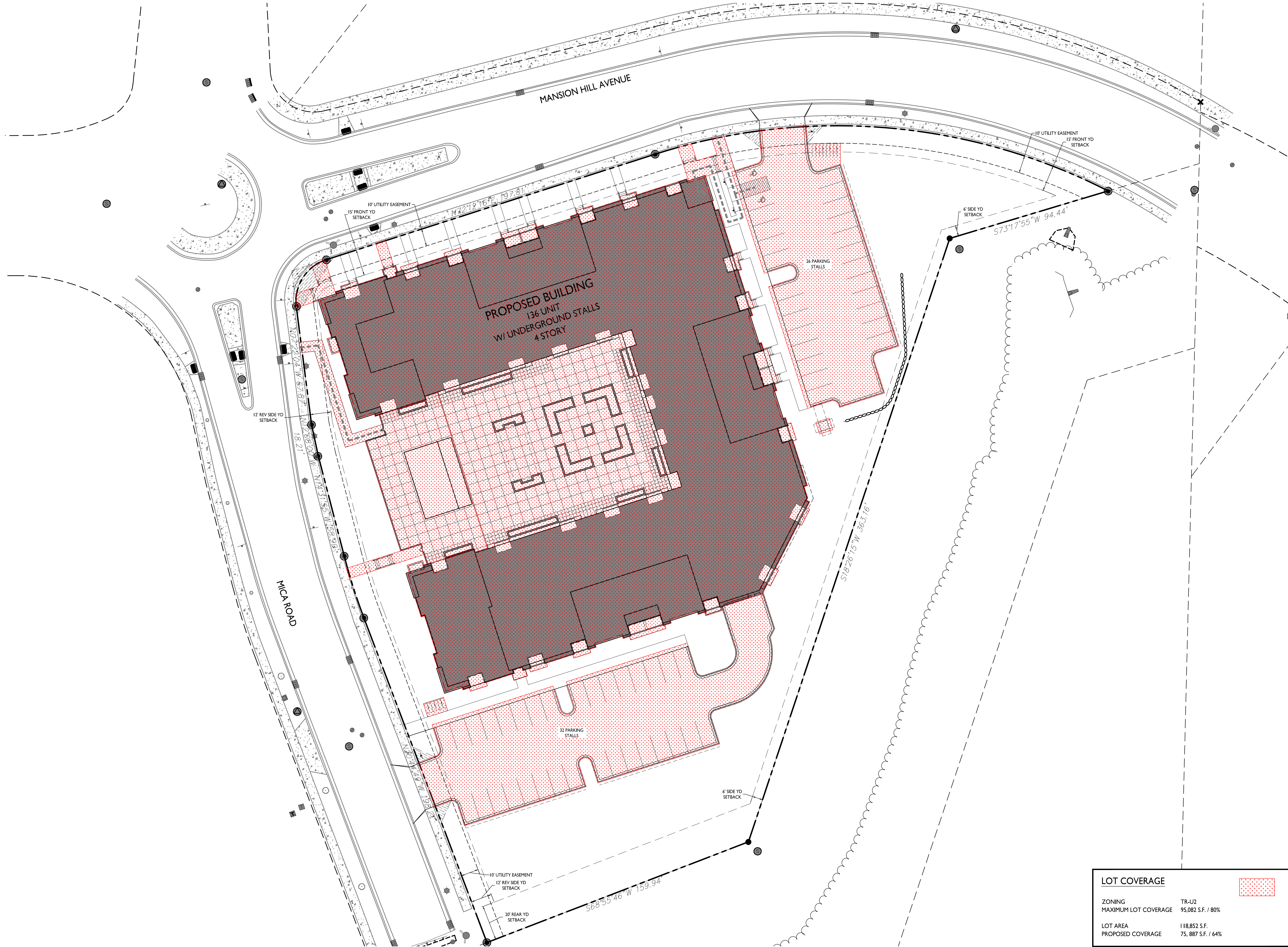
ISSUED
2024.09.23 Land Use Submittal

PROJECT TITLE
**Mansion Hill
Multifamily**

8421 Mansion Hill Ave,
Madison, WI 53719
SHEET TITLE
**Fire Department
Access Plan**

SHEET NUMBER





ISSUED
 2024.09.23 Land Use Submittal

PROJECT TITLE
**Mansion Hill
 Multifamily**

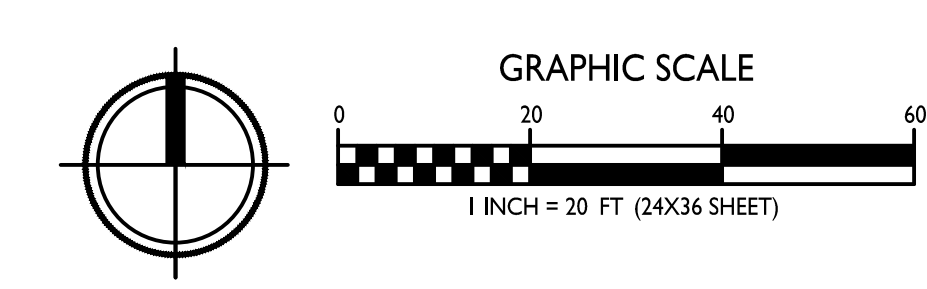
8421 Mansion Hill Ave,
 Madison, WI 53719

SHEET TITLE
Lot Coverage Plan

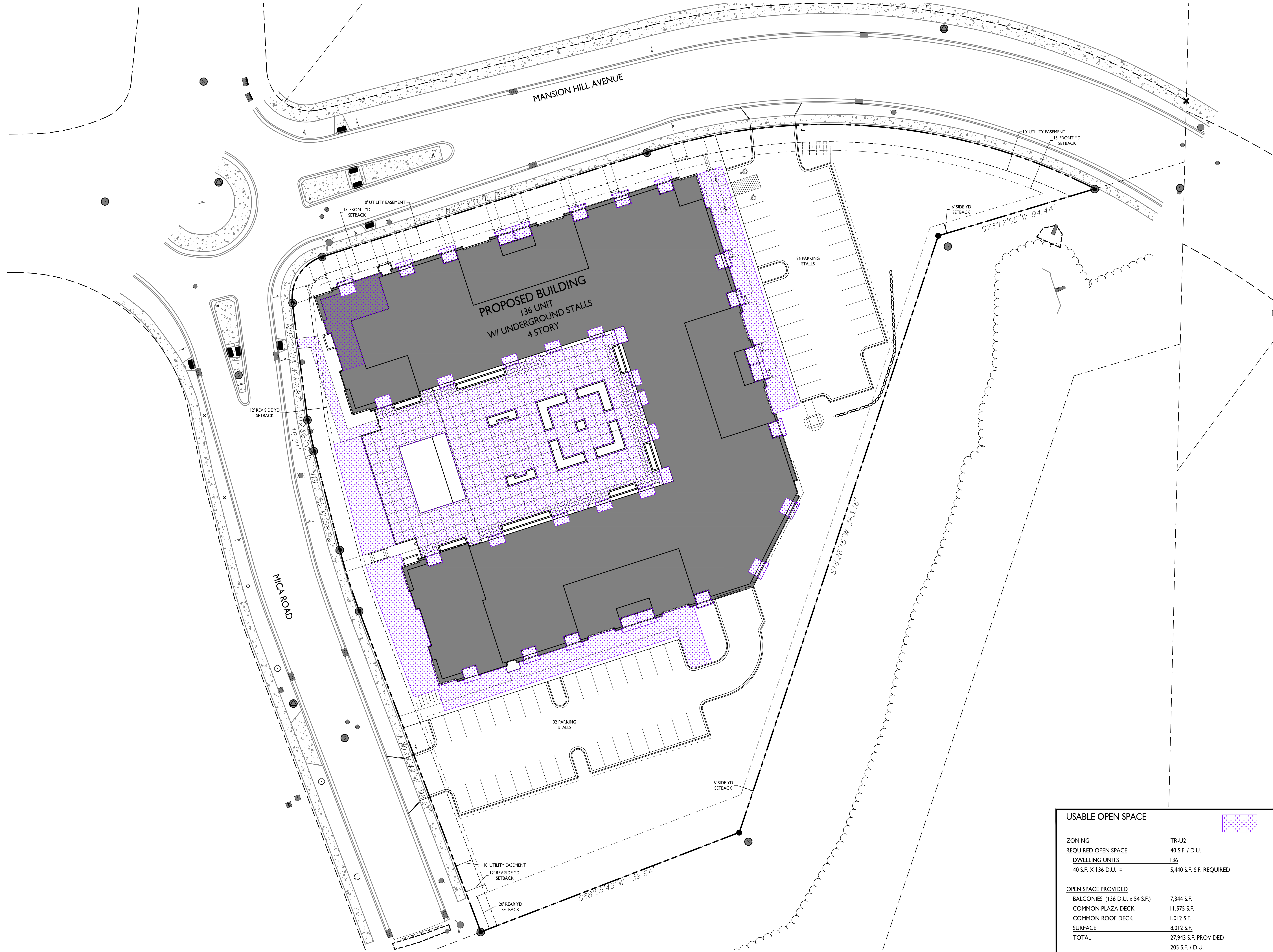
SHEET NUMBER

LOT COVERAGE	
ZONING	TR-U2
MAXIMUM LOT COVERAGE	95,082 S.F. / 80%
LOT AREA	118,852 S.F.
PROPOSED COVERAGE	75, 887 S.F. / 64%

LOT COVERAGE
 CA104 1" = 20'-0"



CA104
 PROJECT NO. 2364
 © Knothe & Bruce Architects, LLC



ISSUED
2024.09.23 Land Use Submittal

PROJECT TITLE
**Mansion Hill
Multifamily**

8421 Mansion Hill Ave,
Madison, WI 53719

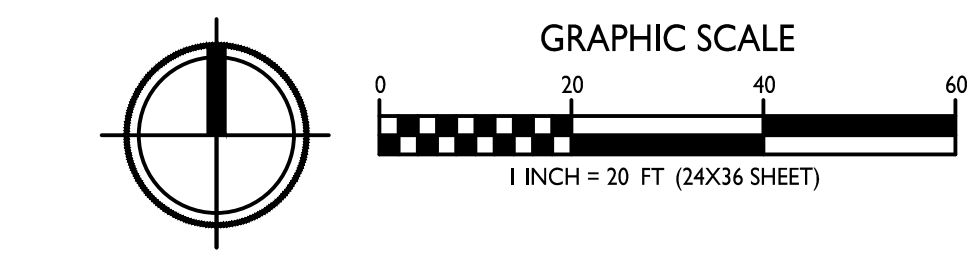
SHEET TITLE
**Usable Open
Space Plan**

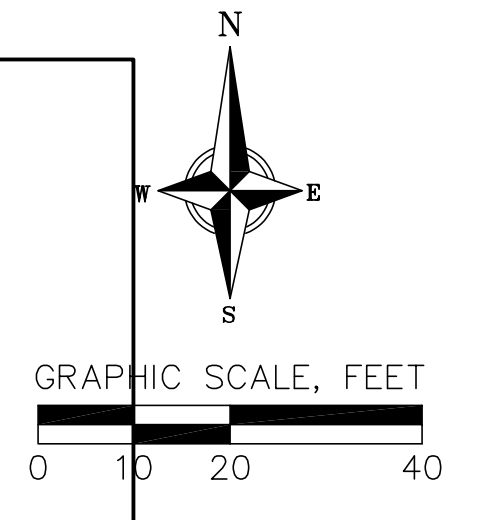
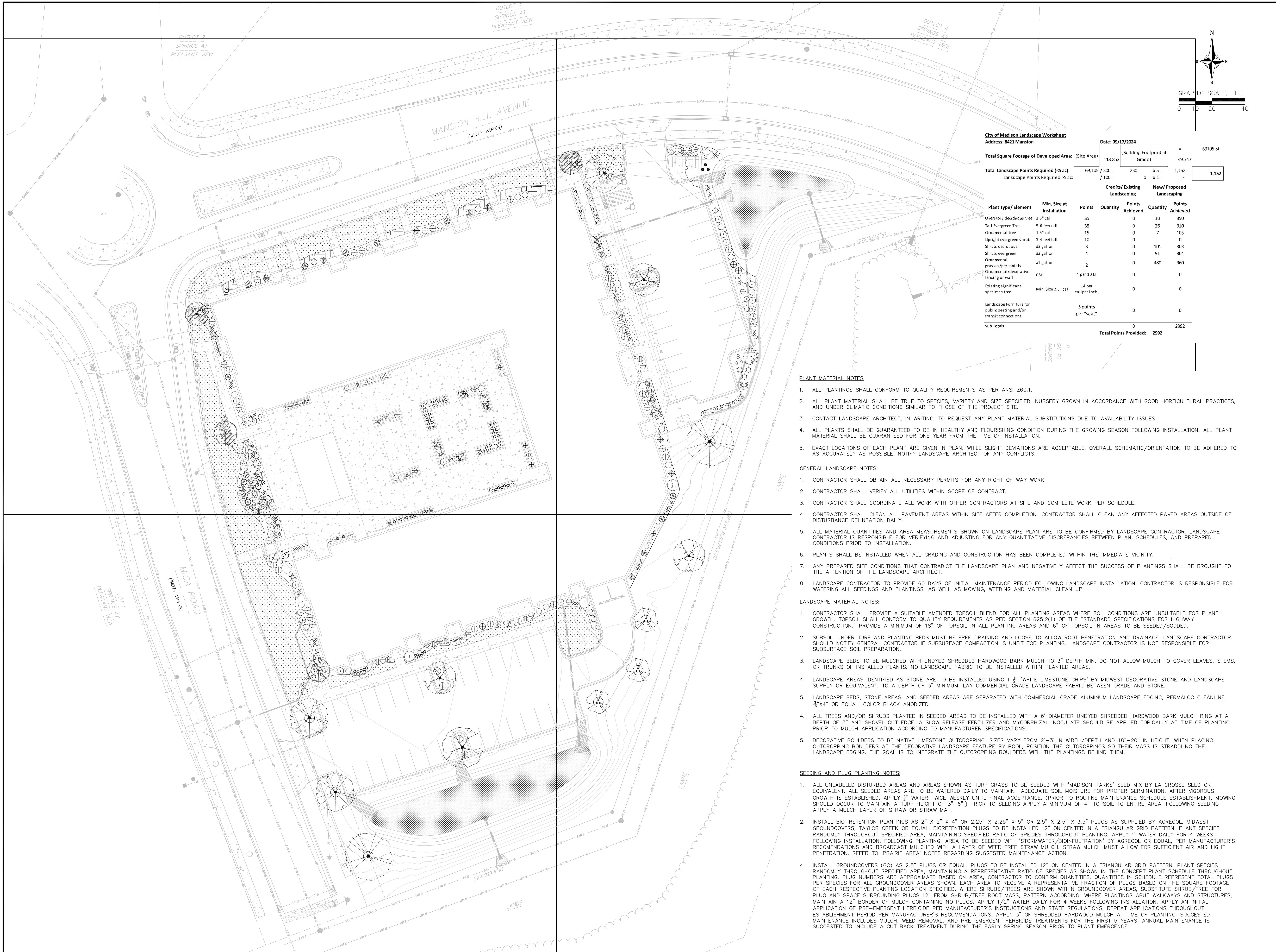
SHEET NUMBER

CA105
PROJECT NO. **2364**
© Knothe & Bruce Architects, LLC

USABLE OPEN SPACE	
ZONING	TR-U2
REQUIRED OPEN SPACE	40 S.F. / D.U.
DWELLING UNITS	136
40 S.F. X 136 D.U. =	5,440 S.F. S.F. REQUIRED
OPEN SPACE PROVIDED	
BALCONIES (136 D.U. x 54 S.F.)	7,344 S.F.
COMMON PLAZA DECK	11,575 S.F.
COMMON ROOF DECK	1,012 S.F.
SURFACE	8,012 S.F.
TOTAL	27,943 S.F. PROVIDED
	205 S.F. / D.U.

USABLE OPEN SPACE
1" = 20'-0"





City of Madison Landscape Worksheet
 Address: 8421 Mansion
 Date: 09/17/2024

Total Square Footage of Developed Area:	(Site Area) 118,852	(Building Footprint at Grade) 49,747	=	69,105 sf
Total Landscape Points Required (<5 ac):	69,105 / 300 =	230 x 5 =	1,152	
Landscape Points Required >5 ac:		0 x 1 =	-	1,152

Plant Type/Element	Min. Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35	0	10	350	
Tall Evergreen Tree	5-6 feet tall	35	0	26	910	
Ornamental tree	1.5" cal	15	0	7	105	
Upright evergreen shrub	3-4 feet tall	10	0	0	0	
Shrub, deciduous	#3 gallon	3	0	101	303	
Shrub, evergreen	#3 gallon	4	0	91	364	
Ornamental grasses/perennials	#1 gallon	2	0	480	960	
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0	
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.	0	0	0	
Landscape Furniture for public seating and/or transit connections		5 points per "seat"	0	0	0	
Sub Totals			0	0	2992	

Total Points Provided: 2992

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.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GENERAL LANDSCAPE NOTES:

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

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 SEEDDED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE AREAS IDENTIFIED AS STONE ARE TO BE INSTALLED USING 1 1/2" WHITE LIMESTONE CHIPS BY MIDWEST DECORATIVE STONE AND LANDSCAPE SUPPLY OR EQUIVALENT, TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
- LANDSCAPE BEDS, STONE AREAS, AND SEEDDED AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/2"x4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN SEEDDED AREAS TO BE INSTALLED WITH A 6' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.
- DECORATIVE BOULDERS TO BE NATIVE LIMESTONE, OUTCROPPING, SIZES VARY FROM 2'-3' IN WIDTH/DEPTH AND 18"-20" IN HEIGHT. WHEN PLACING OUTCROPPING BOULDERS AT THE DECORATIVE LANDSCAPE FEATURE BY POOL, POSITION THE OUTCROPPINGS SO THEIR MASS IS STRADDLING THE LANDSCAPE EDGING. THE GOAL IS TO INTEGRATE THE OUTCROPPING BOULDERS WITH THE PLANTINGS BEHIND THEM.

SEEDING AND PLUG PLANTING NOTES:

- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDDED WITH 'MADISON PARKS' SEED MIX BY LA CROSSE SEED OR EQUIVALENT. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. (PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-6") PRIOR TO SEEDING APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA. FOLLOWING SEEDING APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- INSTALL BIO-RETENTION PLANTINGS AS 2" x 2" x 4" OR 2.25" x 2.25" x 5" OR 2.5" x 2.5" x 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA, CONTRACTOR TO CONFIRM QUANTITIES. QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN. EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS. PATTERN ACCORDING WHERE PLANTINGS ABOUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS, REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 3" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING. SUGGESTED MAINTENANCE INCLUDES MULCH, WEED REMOVAL, AND PRE-EMERGENT HERBICIDE TREATMENTS FOR THE FIRST 5 YEARS. ANNUAL MAINTENANCE IS SUGGESTED TO INCLUDE A CUT BACK TREATMENT DURING THE EARLY SPRING SEASON PRIOR TO PLANT EMERGENCE.

REVISIONS		NO.	DATE	REMARKS

DATE: 09/18/2024
 DRAFTER: OSTR
 CHECKED: NJOH
 PROJECT NO.: 240034

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, BOTANICAL / COMMON NAME, ROOT COND., SIZE, QTY. Lists various plant species like Betula nigra, Celtis occidentalis, Thuja occidentalis, etc.

Table with columns: SYMBOL, CODE, BOTANICAL / COMMON NAME, ROOT COND., SIZE, SPACING, QTY. Lists ground covers like Vinca minor.

PLUG PLANTING NOTES: 1. INSTALL GROUNDCOVERS (GC) AS 2.5" PLUGS OR EQUAL. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN...

NORTH SIDE GROUNDCOVER TOTALS table listing species like Anemone canadensis, Blephilia ciliata, Carex brevior, etc. with quantities and spacing.

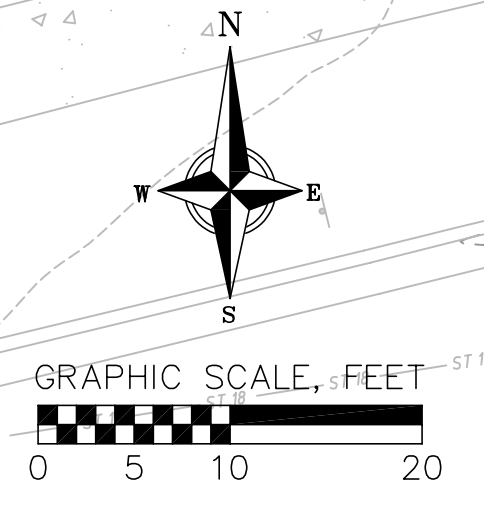
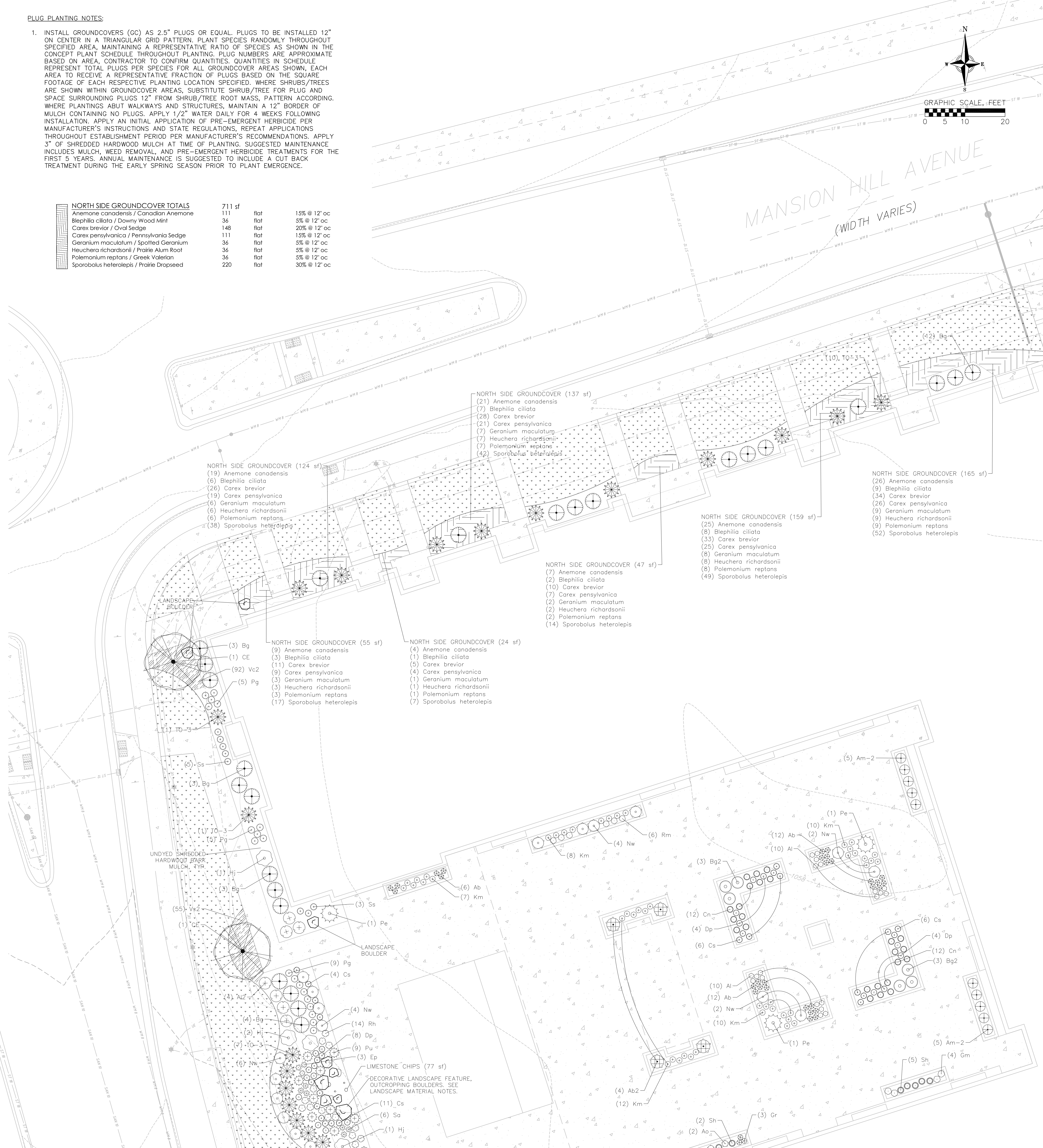


Table with columns: REVISIONS, NO., DATE, REVISIONS, NO., DATE. Includes a date of 09/18/2024 and project number 240034.

PLANT SCHEDULE

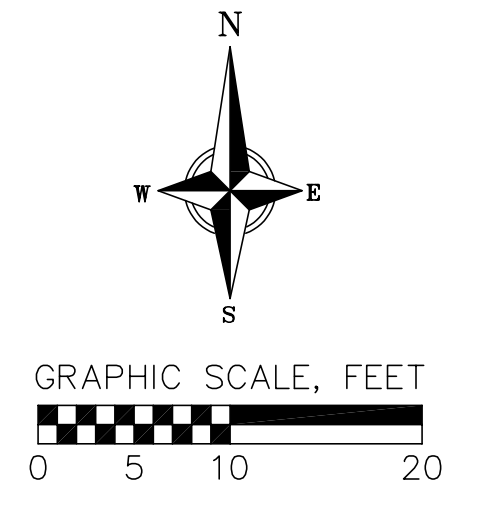
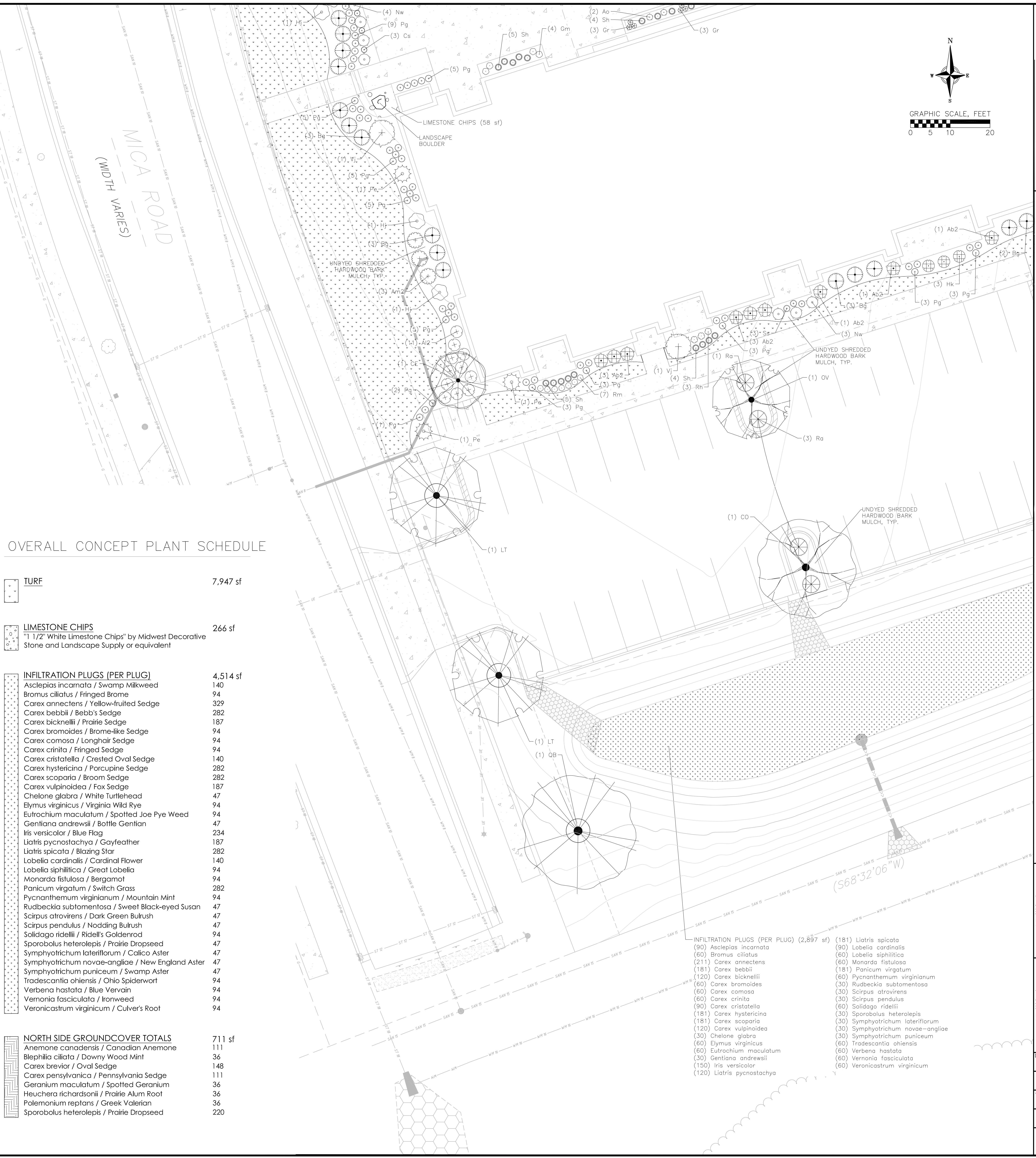
SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.	1
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5' Cal	1
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5' Cal	3
	OV	Ostrya virginiana / American Hophornbeam	B & B	2.5' Cal	3
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	2
EVERGREEN TREES					
	TO-3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6' ht.	26
UNDERSTORY TREES					
	AA	Amelanchier arborea / Downy Serviceberry	B & B	7' ht. multi-stem	3
	CE	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	2.5' Cal	4
DECIDUOUS SHRUBS					
	Am2	Aronia melanocarpa 'Marion' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	11
	Am-2	Aronia melanocarpa 'CONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	22
	Al2	Aronia melanocarpa 'CONNAM165' / Low Scape Mound® Black Chokeberry	Cont.	1 Gal.	21
	Ab2	Aronia melanocarpa 'CONNAM166' / Low Scape Hedge® Black Chokeberry	Cont.	3 Gal.	16
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	9
	Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	3
	Po	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	5
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	4
	Vd	Viburnum dentatum / Viburnum	Cont.	5 Gal.	1
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.	1
	Vj	Viburnum x juddii / Judd Viburnum	Cont.	3 Gal.	4
EVERGREEN SHRUBS					
	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	6
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	3 Gal.	61
	Jb	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	Cont.	3 Gal.	3
	Pe	Pinus mugo 'Encl' / Encl Mugo Pine	Cont.	3 Gal.	6
	Te2	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	Cont.	3 Gal.	15
PERENNIALS					
	Al	Allium cernuum / Nodding Onion	Cont.	1 Gal.	20
	Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	4
	Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	30
	Cn	Carex bicknellii / Prairie Sedge	Cont.	1 Gal.	24
	Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	43
	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	16
	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	3
	Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	8
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	9
	Km	Koeleria macrantha / Prairie Junegrass	Cont.	Pint	47
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	25
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	105
	Pu	Pennisetum alopecuroides 'TIT PAS' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	9
	Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	Pint	20
	Rm	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	32
	Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	41
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	16
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	25
	Sv	Symphyotrichum novae-angliae / New England Aster	Cont.	1 Gal.	3
GROUND COVERS					
	Vc2	Vinca minor / Common Periwinkle	flat	2' x 2' x 4" plug	14 flats

OVERALL CONCEPT PLANT SCHEDULE

	TURF	7,947 sf
	LIMESTONE CHIPS "1 1/2" White Limestone Chips" by Midwest Decorative Stone and Landscape Supply or equivalent	266 sf

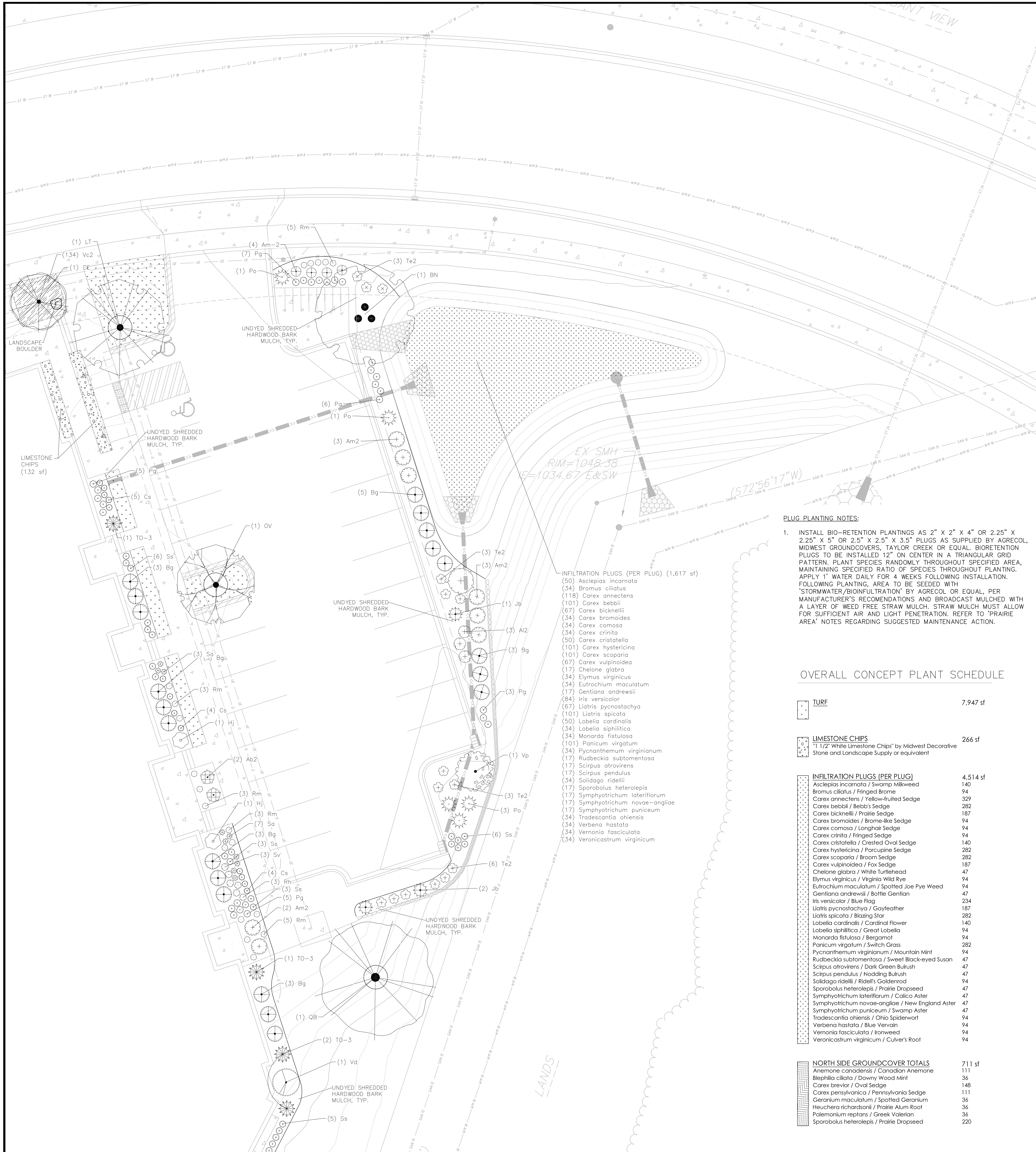
	INFILTRATION PLUGS (PER PLUG)	4,514 sf
	Asclepias incarnata / Swamp Milkweed	140
	Bromus ciliatus / Fringed Brome	94
	Carex annectens / Yellow-fruited Sedge	329
	Carex bebbii / Bebb's Sedge	282
	Carex bicknellii / Prairie Sedge	187
	Carex bromoides / Brome-like Sedge	94
	Carex comosa / Longhair Sedge	94
	Carex cernita / Fringed Sedge	94
	Carex cristatella / Crested Oval Sedge	140
	Carex hystericina / Porcupine Sedge	282
	Carex scoparia / Broom Sedge	282
	Carex vulpinoidea / Fox Sedge	187
	Chelone glabra / White Turtlehead	47
	Elymus virginicus / Virginia Wild Rye	94
	Eutrochium maculatum / Spotted Joe Pye Weed	94
	Gentiana andrewsii / Bottle Gentian	47
	Iris versicolor / Blue Flag	187
	Liatris pycnostachya / Gayfeather	187
	Liatris spicata / Blazing Star	282
	Lobelia cardinalis / Cardinal Flower	140
	Lobelia siphilitica / Great Lobelia	94
	Monarda fistulosa / Bergamot	94
	Panicum virgatum / Switch Grass	282
	Pycnanthemum virginianum / Mountain Mint	94
	Rudbeckia subtomentosa / Sweet Black-eyed Susan	47
	Scirpus atrovirens / Dark Green Bulrush	47
	Scirpus pendulus / Nodding Bulrush	47
	Solidago ridellii / Ridell's Goldenrod	94
	Sporobolus heterolepis / Prairie Dropseed	47
	Symphyotrichum lateriflorum / Calico Aster	47
	Symphyotrichum novae-angliae / New England Aster	47
	Symphyotrichum puniceum / Swamp Aster	47
	Tradescantia ohioensis / Ohio Spiderwort	94
	Verbena hastata / Blue Vervain	94
	Vernonia fasciculata / Ironweed	94
	Veronicastrum virginicum / Culver's Root	94

	NORTH SIDE GROUND COVER TOTALS	711 sf
	Anemone canadensis / Canadian Anemone	111
	Blephilia ciliata / Downy Wood Mint	36
	Carex breviar / Oval Sedge	148
	Carex pensylvanica / Pennsylvania Sedge	111
	Geranium maculatum / Spotted Geranium	36
	Heuchera richardsonii / Prairie Alum Root	36
	Polemonium reptans / Greek Valerian	36
	Sporobolus heterolepis / Prairie Dropseed	220



REVISIONS		NO.	DATE	REMARKS

DATE: 09/18/2024
DRAFTER: OSTR
CHECKED: NJOH
PROJECT NO.: 240034
L401



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	Betula nigra / River Birch Multi-Trunk	B & B	7' ht.	1
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5' Cal	1
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	2.5' Cal	3
	OV	Ostrya virginiana / American Hophornbeam	B & B	2.5' Cal	3
	QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal	2
EVERGREEN TREES					
	TO-3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6' ht.	26
UNDERSTORY TREES					
	AA	Amelanchier arborea / Downy Serviceberry	B & B	7' ht. multi-stem	3
	CE	Cercis canadensis / Eastern Redbud Multi-Trunk	B & B	2.5' Cal	4
DECIDUOUS SHRUBS					
	Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	11
	Am-2	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	Cont.	2 Gal.	22
	Ai2	Aronia melanocarpa 'UCONNAM165' / Low Slope Mound® Black Chokeberry	Cont.	1 Gal.	21
	Ab2	Aronia melanocarpa 'UCONNAM166' / Low Slope Hedge® Black Chokeberry	Cont.	3 Gal.	16
	Hj	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	Cont.	3 Gal.	9
	Hk	Hypericum kalmianum / Kalm St. Johnswort	Cont.	5 Gal.	3
	Po	Physocarpus opulifolius / Ninebark	Cont.	5 Gal.	5
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	4
	Vd	Viburnum dentatum / Viburnum	Cont.	5 Gal.	1
	Vp	Viburnum prunifolium / Blackhaw Viburnum	B & B	4' ht.	1
	Vj	Viburnum x juddii / Judd Viburnum	Cont.	3 Gal.	4
EVERGREEN SHRUBS					
	Bg2	Buxus x 'Green Gem' / Green Gem Boxwood	Cont.	3 Gal.	6
	Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	3 Gal.	61
	Jb	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	Cont.	3 Gal.	3
	Pe	Pinus mugo 'Enci' / Enci Mugo Pine	Cont.	3 Gal.	6
	Te2	Taxus x media 'Evertlow' / Evertlow Anglo-Japanese Yew	Cont.	3 Gal.	15
PERENNIALS					
	AI	Allium cernuum / Nodding Onion	Cont.	1 Gal.	20
	Ao	Anemone canadensis / Canadian Anemone	Cont.	1 Gal.	4
	Ab	Asclepias tuberosa / Butterfly Milkweed	Cont.	1 Gal.	30
	Cn	Carex bicknellii / Prairie Sedge	Cont.	1 Gal.	24
	Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	43
	Dp	Dalea purpurea / Purple Prairie Clover	Cont.	1 Gal.	16
	Ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.	3
	Gm	Geranium maculatum / Spotted Geranium	Cont.	1 Gal.	8
	Gr	Geum triflorum / Prairie Smoke	Cont.	1 Gal.	9
	Km	Koeleria macrantha / Prairie Junegrass	Cont.	Pint	47
	Nw	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	Cont.	1 Gal.	25
	Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.	105
	Pu	Pennisetum alopecuroides 'Tiff PAs' / Hush Puppy™ Fountain Grass	Cont.	1 Gal.	9
	Rm	Rudbeckia hirta / Black-eyed Susan	Cont.	Pint	20
	Rh	Ruellia humilis / Wild Petunia	Cont.	1 Gal.	32
	Ss	Schizachyrium scaparium / Little Bluestem	Cont.	1 Gal.	41
	Sa	Sedum x 'Autumn Fire' / Autumn Fire Sedum	Cont.	1 Gal.	16
	Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	25
	Sv	Symphytichum novae-angliae / New England Aster	Cont.	1 Gal.	3
GROUND COVERS					
	Vc2	Vinca minor / Common Periwinkle	flat	2' x 2' x 4" plug	12" o.c. 14 flats

PLUG PLANTING NOTES:

- INSTALL BIO-RETENTION PLANTINGS AS 2" X 2" X 4" OR 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. BIORETENTION PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING SPECIFIED RATIO OF SPECIES THROUGHOUT PLANTING. APPLY 1" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. FOLLOWING PLANTING, AREA TO BE SEEDED WITH 'STORMWATER/BIOINFILTRATION' BY AGRECOL OR EQUAL, PER MANUFACTURER'S RECOMMENDATIONS AND BROADCAST MULCHED WITH A LAYER OF WEED FREE STRAW MULCH. STRAW MULCH MUST ALLOW FOR SUFFICIENT AIR AND LIGHT PENETRATION. REFER TO 'PRAIRIE AREA' NOTES REGARDING SUGGESTED MAINTENANCE ACTION.

OVERALL CONCEPT PLANT SCHEDULE

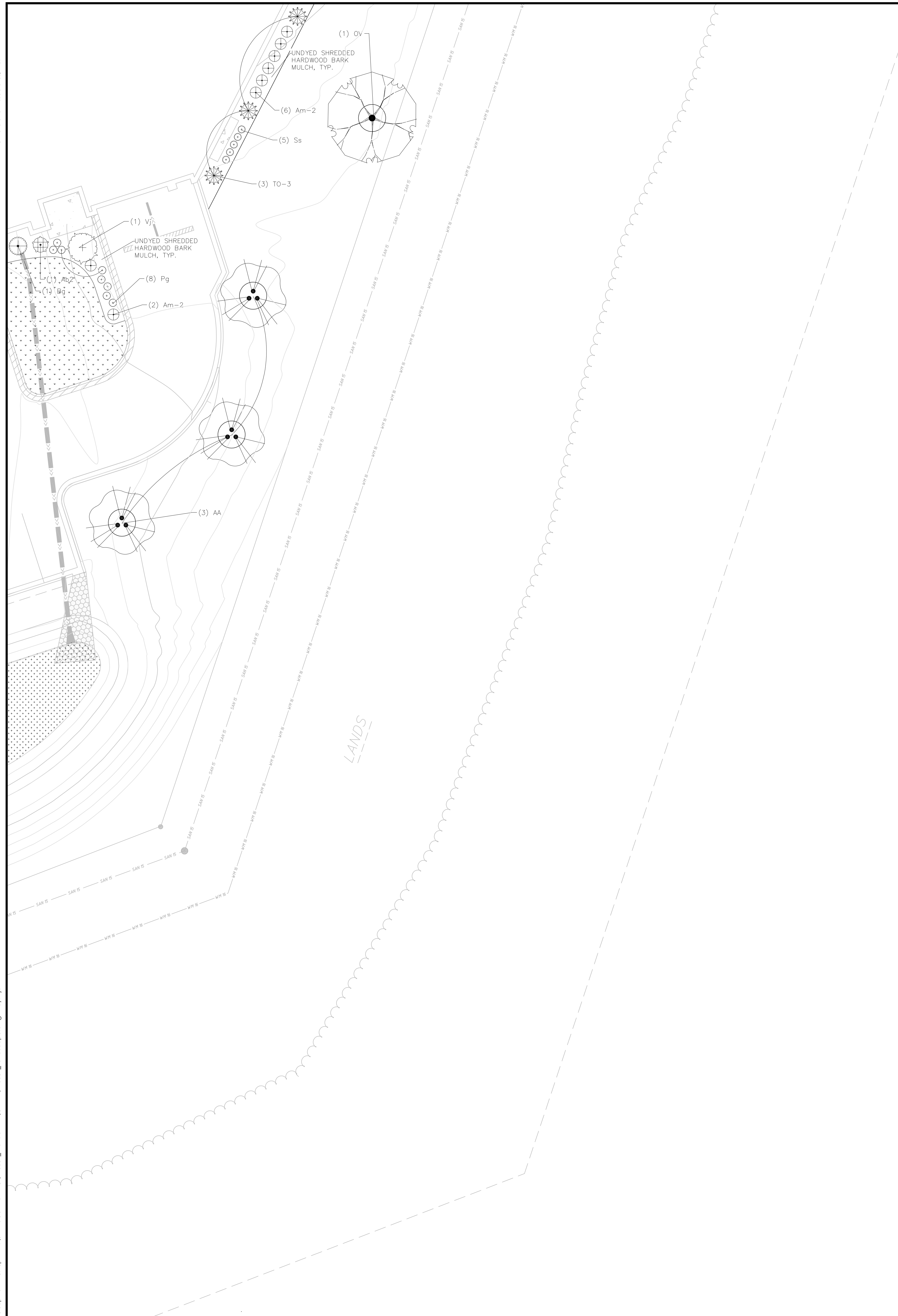
	TURF	7,947 sf
	LIMESTONE CHIPS "1/2" White Limestone Chips" by Midwest Decorative Stone and Landscape Supply or equivalent	266 sf
	INFILTRATION PLUGS (PER PLUG) Asclepias incarnata / Swamp Milkweed Bromus ciliatus / Fringed Brome Carex annectens / Yellow-fruited Sedge Carex bebbii / Bebb's Sedge Carex bicknellii / Prairie Sedge Carex bromoides / Brome-like Sedge Carex comosa / Longhair Sedge Carex crinita / Fringed Sedge Carex cristatella / Crested Oval Sedge Carex hystericina / Porcupine Sedge Carex scaparia / Broom Sedge Carex vulpinoidea / Fox Sedge Chelone glabra / White Turtlehead Elymus virginicus / Virginia Wild Rye Eutrochium maculatum / Spotted Joe Pye Weed Gentiana andrewsii / Bottle Gentian Iris versicolor / Blue Flag Liatris pycnostachya / Gayleather Liatris spicata / Blazing Star Lobelia cardinalis / Cardinal Flower Lobelia siphilitica / Great Lobelia Monarda fistulosa / Bergamot Panicum virgatum / Switch Grass Pycnanthemum virginianum / Mountain Mint Rudbeckia subtomentosa / Sweet Black-eyed Susan Scirpus atrovirens / Dark Green Bulrush Scirpus pendulus / Nodding Bulrush Solidago rigida / Rigid Goldenrod Sporobolus heterolepis / Prairie Dropseed Symphyotrichum lateriflorum / Calico Aster Symphyotrichum novae-angliae / New England Aster Symphyotrichum purpureum / Swamp Aster Tradescantia ohioensis / Ohio Spiderwort Verbena hastata / Blue Vervain Veronica fasciculata / Ironweed Veronicastrum virginicum / Culver's Root	4,514 sf
	NORTH SIDE GROUNDCOVER TOTALS Anemone canadensis / Canadian Anemone Blephilia ciliata / Downy Wood Mint Carex breviar / Oval Sedge Carex pennsylvanica / Pennsylvania Sedge Geranium maculatum / Spotted Geranium Heuchera richardsonii / Prairie Alum Root Polemonium reptans / Greek Valerian Sporobolus heterolepis / Prairie Dropseed	711 sf

vierbicher planners engineers advisors

Landscape Plan - Northeast
8421 Mansion Hill Avenue
City of Madison
Dane County, WI

NO.	DATE	REVISIONS	REMARKS

DATE: 09/18/2024
DRAFTER: OSTR
CHECKED: NJQH
PROJECT NO.: 240034
L402

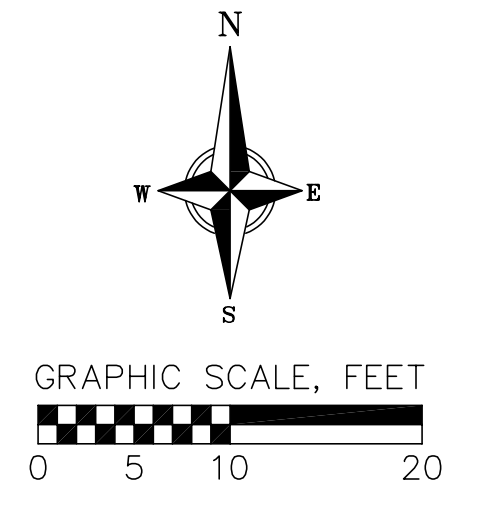


OVERALL CONCEPT PLANT SCHEDULE

	TURF	7,947 sf
	LIMESTONE CHIPS "1 1/2" White Limestone Chips" by Midwest Decorative Stone and Landscape Supply or equivalent	266 sf
	INFILTRATION PLUGS (PER PLUG)	4,514 sf
	<i>Asclepias incarnata / Swamp Milkweed</i>	140
	<i>Bromus ciliatus / Fringed Brome</i>	94
	<i>Carex annectens / Yellow-fruited Sedge</i>	329
	<i>Carex bebbii / Bebb's Sedge</i>	282
	<i>Carex bicknellii / Prairie Sedge</i>	187
	<i>Carex bromoides / Brome-like Sedge</i>	94
	<i>Carex comosa / Longhair Sedge</i>	94
	<i>Carex crinita / Fringed Sedge</i>	94
	<i>Carex cristata / Crested Oval Sedge</i>	140
	<i>Carex hystericina / Porcupine Sedge</i>	282
	<i>Carex scoparia / Broom Sedge</i>	282
	<i>Carex vulpinoidea / Fox Sedge</i>	187
	<i>Chelone glabra / White Turtlehead</i>	47
	<i>Elymus virginicus / Virginia Wild Rye</i>	94
	<i>Eutrochium maculatum / Spotted Joe Pye Weed</i>	94
	<i>Gentiana andrewsii / Bottle Gentian</i>	47
	<i>Iris versicolor / Blue Flag</i>	234
	<i>Liatris pycnostachya / Gayleather</i>	187
	<i>Liatris spicata / Blazing Star</i>	282
	<i>Labelia cardinalis / Cardinal Flower</i>	140
	<i>Labelia siphilitica / Great Lobelia</i>	94
	<i>Monarda fistulosa / Bergamot</i>	94
	<i>Panicum virgatum / Switch Grass</i>	282
	<i>Pycnanthemum virginianum / Mountain Mint</i>	94
	<i>Rudbeckia subtomentosa / Sweet Black-eyed Susan</i>	47
	<i>Scirpus atrovirens / Dark Green Bulrush</i>	47
	<i>Scirpus pendulus / Nodding Bulrush</i>	47
	<i>Solidago rigida / Ridell's Goldenrod</i>	94
	<i>Sporobolus heterolepis / Prairie Dropseed</i>	47
	<i>Symphoricarpos latiflorum / Calico Aster</i>	47
	<i>Symphoricarpos novae-angliae / New England Aster</i>	47
	<i>Symphoricarpos puniceum / Swamp Aster</i>	47
	<i>Tradescantia ohioensis / Ohio Spiderwort</i>	94
	<i>Verbena hastata / Blue Vervain</i>	94
	<i>Veronica fasciculata / Ironweed</i>	94
	<i>Veronicastrum virginicum / Culver's Root</i>	94
	NORTH SIDE GROUNDCOVER TOTALS	711 sf
	<i>Anemone canadensis / Canadian Anemone</i>	111
	<i>Begonia ciliata / Downy Wood Mint</i>	36
	<i>Carex brevior / Oval Sedge</i>	148
	<i>Carex pennsylvanica / Pennsylvania Sedge</i>	111
	<i>Geranium maculatum / Spotted Geranium</i>	36
	<i>Heuchera richardsonii / Prairie Alum Root</i>	36
	<i>Polemonium reptans / Greek Valerian</i>	36
	<i>Sporobolus heterolepis / Prairie Dropseed</i>	220

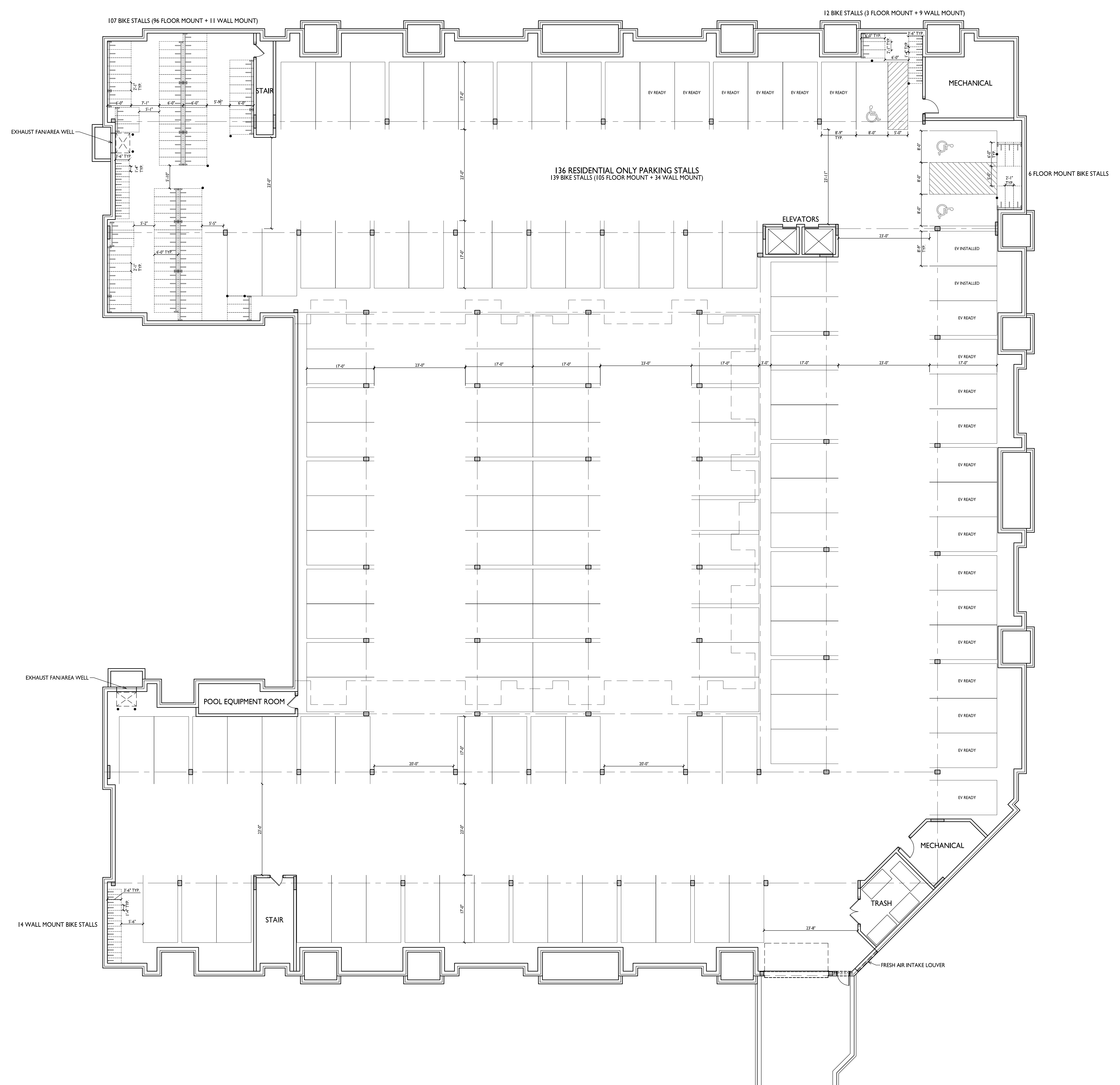
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES					
	BN	<i>Betula nigra / River Birch Multi-Trunk</i>	B & B	7' ht.	1
	CO	<i>Celtis occidentalis / Common Hackberry</i>	B & B	2.5' Cal	1
	LT	<i>Liriodendron tulipifera / Tulip Poplar</i>	B & B	2.5' Cal	3
	OV	<i>Ostrya virginiana / American Hophornbeam</i>	B & B	2.5' Cal	3
	QB	<i>Quercus bicolor / Swamp White Oak</i>	B & B	2.5' Cal	2
EVERGREEN TREES					
	TO-3	<i>Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae</i>	B & B	6' ht.	26
UNDERSTORY TREES					
	AA	<i>Amelanchier arborea / Downy Serviceberry</i>	B & B	7' ht. multi-stem	3
	CE	<i>Cercis canadensis / Eastern Redbud Multi-trunk</i>	B & B	2.5' Cal	4
DECIDUOUS SHRUBS					
	Am2	<i>Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry</i>	Cont.	3 Gal.	11
	Am-2	<i>Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry</i>	Cont.	2 Gal.	22
	AI2	<i>Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry</i>	Cont.	1 Gal.	21
	Ab2	<i>Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry</i>	Cont.	3 Gal.	16
	Hj	<i>Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea</i>	Cont.	3 Gal.	9
	Hk	<i>Hypericum kalmianum / Kalm St. Johnswort</i>	Cont.	5 Gal.	3
	Po	<i>Physocarpus opulifolius / Ninebark</i>	Cont.	5 Gal.	5
	Ra	<i>Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac</i>	Cont.	3 Gal.	4
	Vd	<i>Viburnum dentatum / Viburnum</i>	Cont.	5 Gal.	1
	Vp	<i>Viburnum prunifolium / Blackhaw Viburnum</i>	B & B	4' ht.	1
	Vj	<i>Viburnum x juddii / Judd Viburnum</i>	Cont.	3 Gal.	4
EVERGREEN SHRUBS					
	Bg2	<i>Buxus x 'Green Gem' / Green Gem Boxwood</i>	Cont.	3 Gal.	6
	Bg	<i>Buxus x 'Green Velvet' / Green Velvet Boxwood</i>	Cont.	3 Gal.	61
	Jb	<i>Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper</i>	Cont.	3 Gal.	3
	Pe	<i>Pinus mugo 'Encl' / Encl Mugo Pine</i>	Cont.	3 Gal.	6
	Te2	<i>Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew</i>	Cont.	3 Gal.	15
PERENNIALS					
	Al	<i>Allium cernuum / Nodding Onion</i>	Cont.	1 Gal.	20
	Ao	<i>Anemone canadensis / Canadian Anemone</i>	Cont.	1 Gal.	4
	Ab	<i>Asclepias tuberosa / Butterfly Milkweed</i>	Cont.	1 Gal.	30
	Cn	<i>Carex bicknellii / Prairie Sedge</i>	Cont.	1 Gal.	24
	Cs	<i>Coreopsis palmata / Stiff Tickseed</i>	Cont.	1 Gal.	43
	Dp	<i>Dalea purpurea / Purple Prairie Clover</i>	Cont.	1 Gal.	16
	Ep	<i>Echinacea pallida / Pale Purple Coneflower</i>	Cont.	1 Gal.	3
	Gm	<i>Geranium maculatum / Spotted Geranium</i>	Cont.	1 Gal.	8
	Gr	<i>Geum triflorum / Prairie Smoke</i>	Cont.	1 Gal.	9
	Km	<i>Koeleria macrantha / Prairie Junegrass</i>	Cont.	Pin	47
	Nw	<i>Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint</i>	Cont.	1 Gal.	25
	Pg	<i>Panicum virgatum / Switch Grass</i>	Cont.	1 Gal.	105
	Pu	<i>Pennisetum alopecuroides 'Tiff PAS' / Hush Puppy™ Fountain Grass</i>	Cont.	1 Gal.	9
	Rh	<i>Rudbeckia hirta / Black-eyed Susan</i>	Cont.	Pin	20
	Rm	<i>Ruellia humilis / Wild Petunia</i>	Cont.	1 Gal.	32
	Ss	<i>Schizachyrium scapanum / Little Bluestem</i>	Cont.	1 Gal.	41
	Sa	<i>Sedum x 'Autumn Fire' / Autumn Fire Sedum</i>	Cont.	1 Gal.	16
	Sh	<i>Sporobolus heterolepis / Prairie Dropseed</i>	Cont.	1 Gal.	25
	Sv	<i>Symphoricarpos novae-angliae / New England Aster</i>	Cont.	1 Gal.	3
	Vc2	<i>Viola minor / Common Periwinkle</i>	flat	2' x 2' x 4' plug	12' o.c. 14 flats



REVISIONS		REVISED	DATE	BY	REMARKS

DATE: 09/18/2024
DRAFTER: OSTR
CHECKED: NJQH
PROJECT NO.: 240034
L403



PROJECT TITLE
**Mansion Hill
Development**

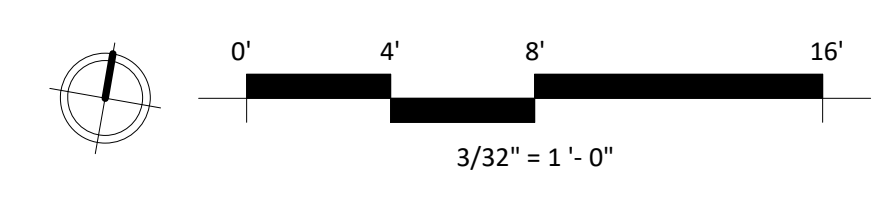
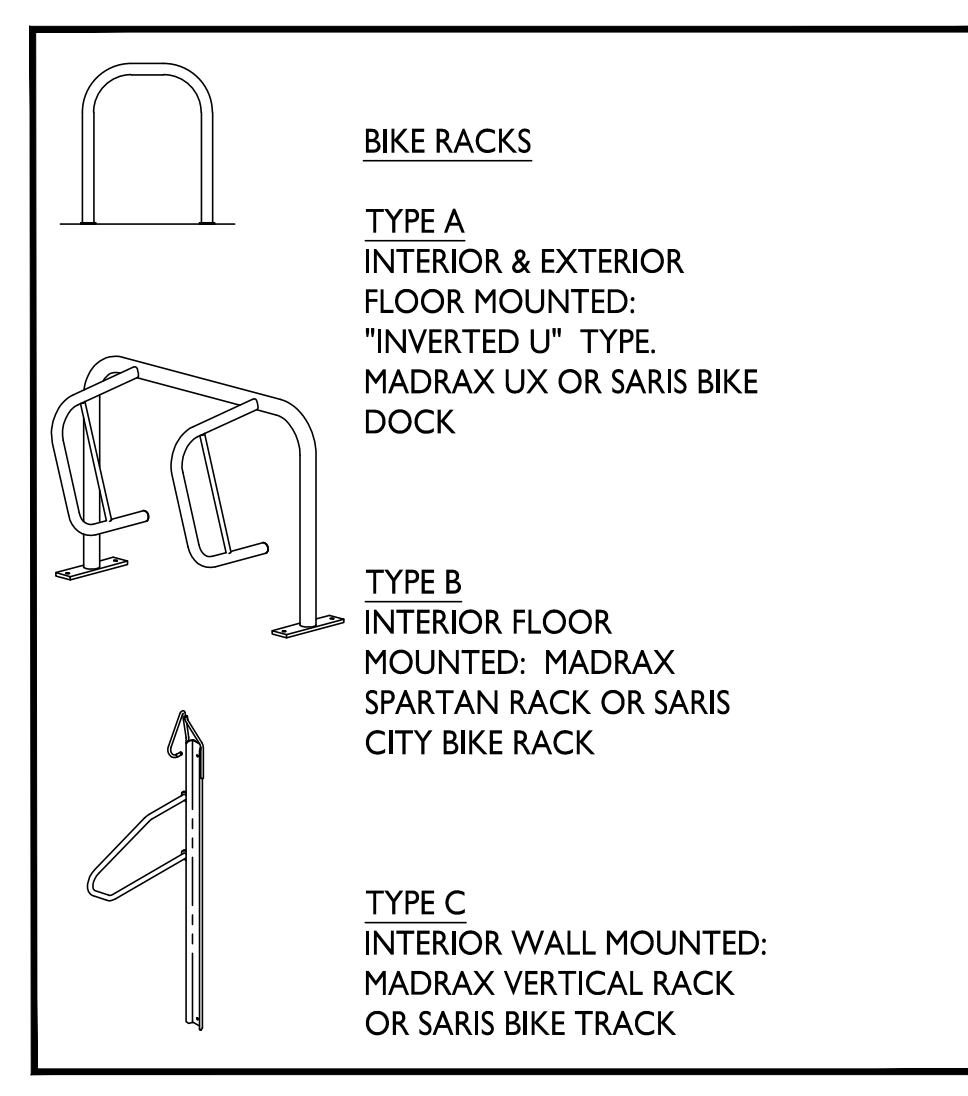
8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE
**OVERALL
BASEMENT
PLAN**

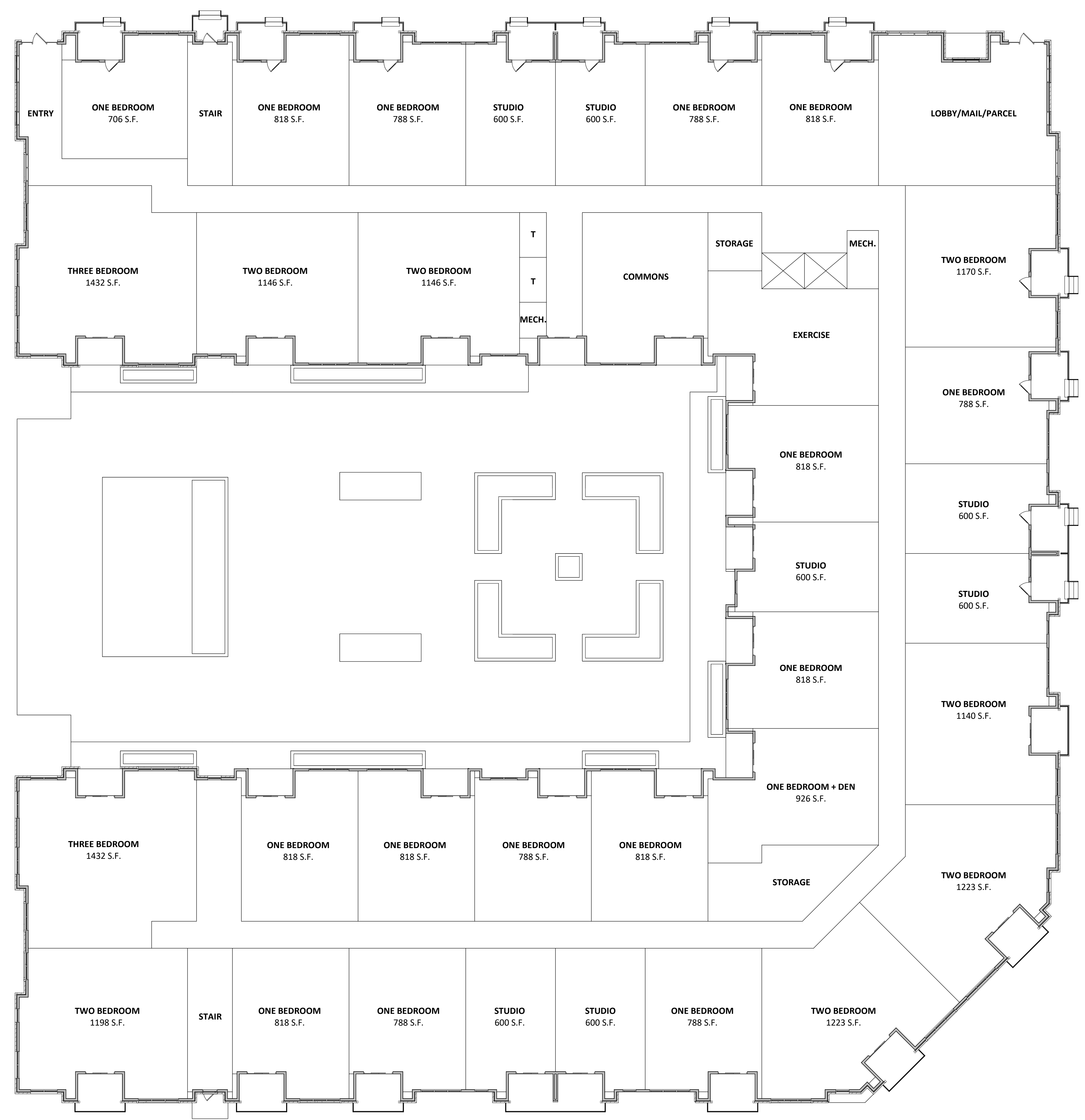
SHEET NUMBER

AC100

PROJECT NO. **2364**
© Knothe & Bruce Architects, LLC

OVERALL BASEMENT PLAN
3/32" = 1'-0"



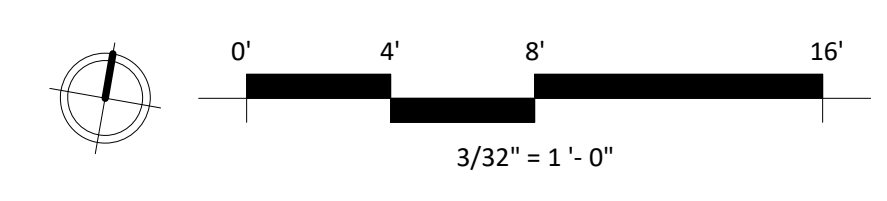


PROJECT TITLE
**Mansion Hill
 Development**

8421 Mansion Hill Ave.,
 Madison, WI
 SHEET TITLE
First Floor Plan

SHEET NUMBER
AC101
 PROJECT NUMBER
2364

1 CITY - 01 - FIRST FLOOR
 AC101 3/32" = 1'-0"





1 CITY - 02 - SECOND FLOOR
AC102 3/32" = 1'-0"

PROJECT TITLE
**Mansion Hill
Development**

8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE

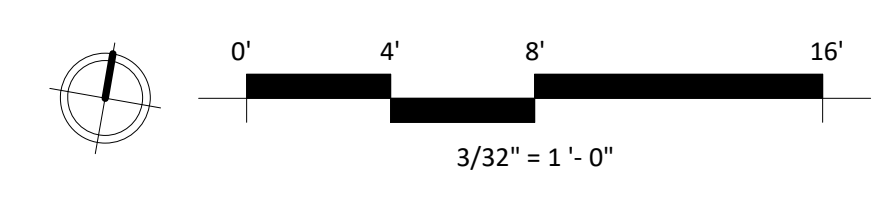
Second Floor Plan

SHEET NUMBER

AC102

PROJECT NUMBER

2364



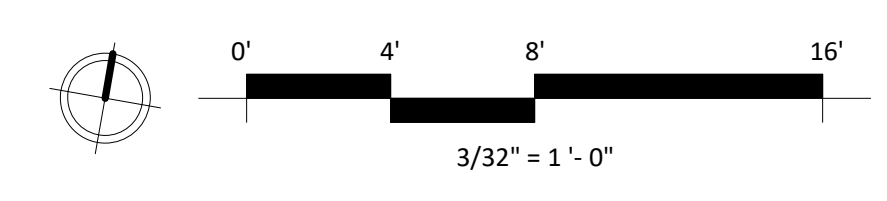


1 CITY - 03 - THIRD FLOOR
AC103 3/32" = 1'-0"

PROJECT TITLE
**Mansion Hill
Development**

8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER
AC103
PROJECT NUMBER
2364



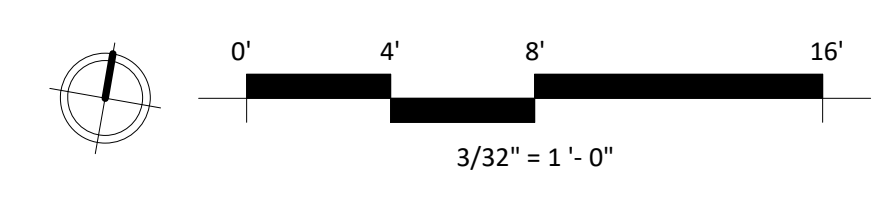


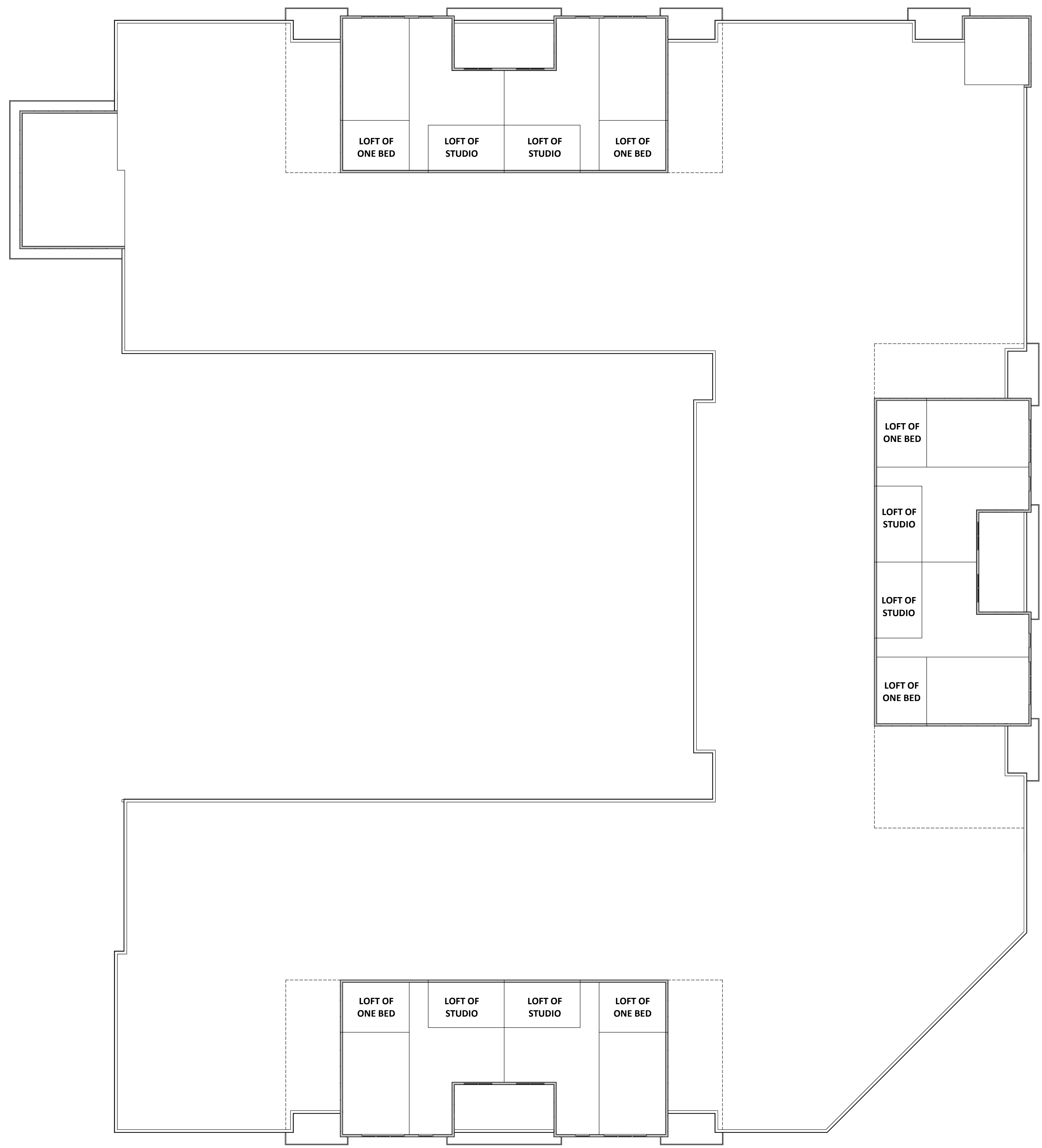
1 CITY - 04 - FOURTH FLOOR
AC104/ 3/32" = 1'-0"

PROJECT TITLE
**Mansion Hill
Development**

8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
AC104
PROJECT NUMBER
2364



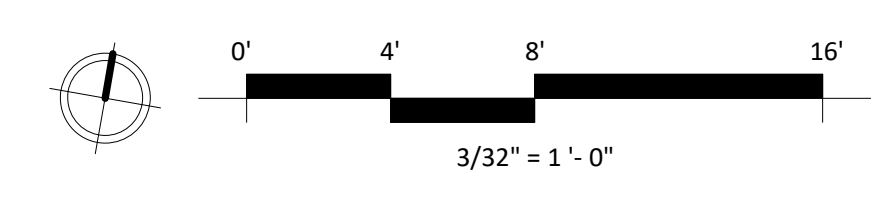


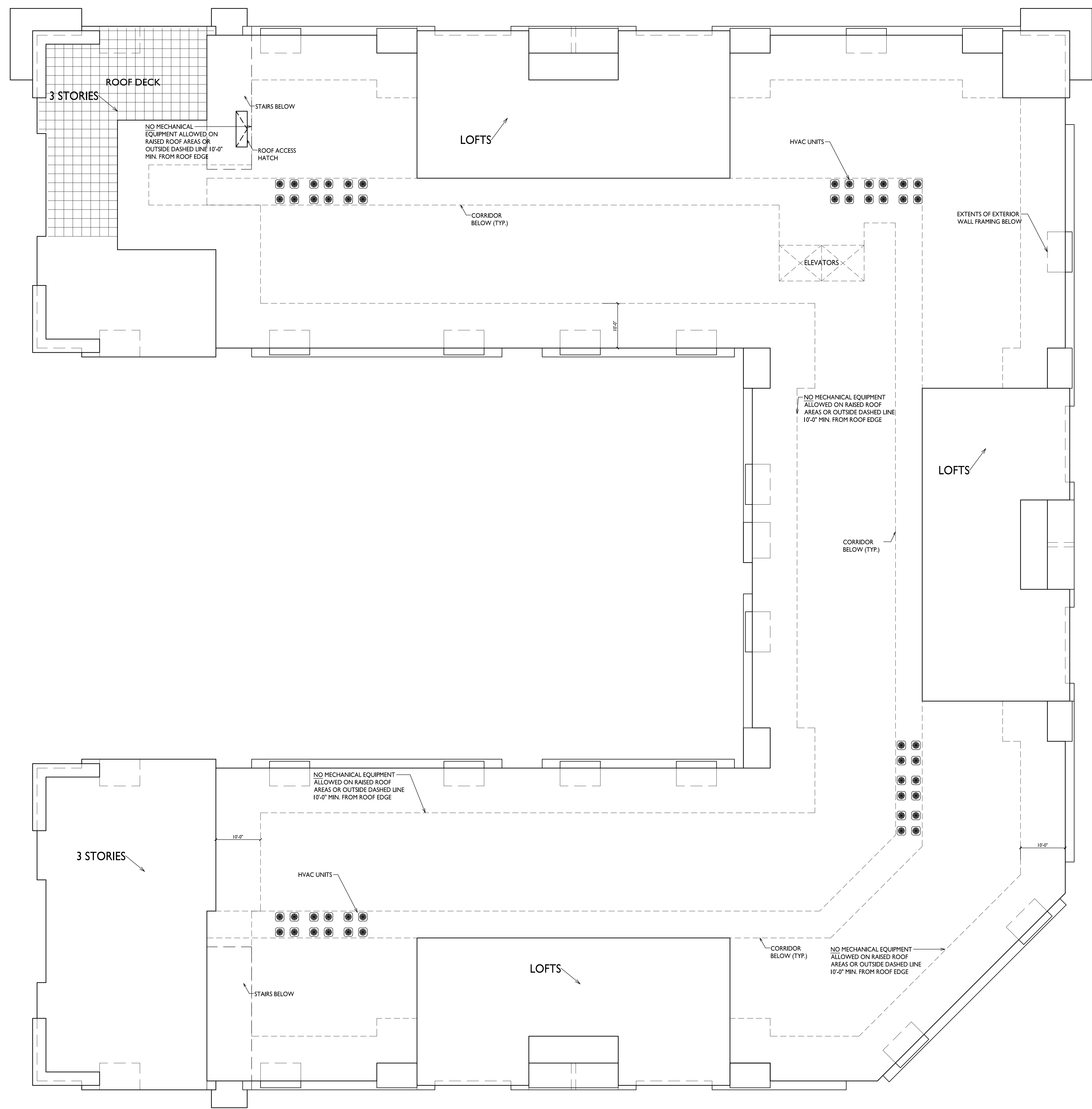
1 CITY - 05 - LOFT
AC105 3/32" = 1'-0"

PROJECT TITLE
**Mansion Hill
Development**

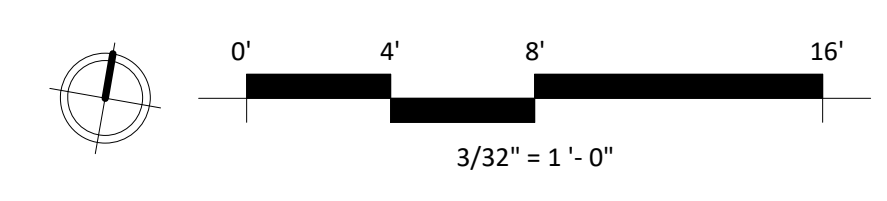
8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE
Loft Floor Plan

SHEET NUMBER
AC105
PROJECT NUMBER
2364





I
AC106 OVERALL ROOF PLAN
 3/32" = 1'-0"

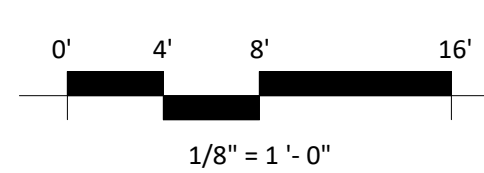




1 CITY ELEVATION - NORTH
AC201 1/8" = 1'-0"



2 CITY ELEVATION - EAST
AC201 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
04	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
06	BRICK VENEER	SUMMITT BRICK	DOVE
07	BRICK VENEER	SUMMITT BRICK	SMOKEY MOUNTAIN
08	BRICK SOLDIER COURSE	SUMMITT BRICK	MATCH ADJ.
09	CAST STONE	ROCKCAST	RESLING
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	RAILINGS & HANDRAILS	SUPERIOR	BLACK
12	ALUMINIUM STOREFRONT	N/A	BLACK

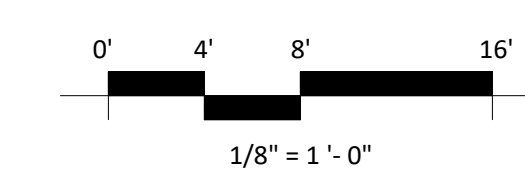


1 CITY ELEVATION - SOUTH
AC202 1/8" = 1'-0"



2 CITY ELEVATION - WEST
AC202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
04	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
06	BRICK VENEER	SUMMITT BRICK	DOVE
07	BRICK VENEER	SUMMITT BRICK	SMOKEY MOUNTAIN
08	BRICK SOLDIER COURSE	SUMMITT BRICK	MATCH ADJ.
09	CAST STONE	ROCKCAST	RESLING
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	RAILINGS & HANDRAILS	SUPERIOR	BLACK
12	ALUMINIUM STOREFRONT	N/A	BLACK





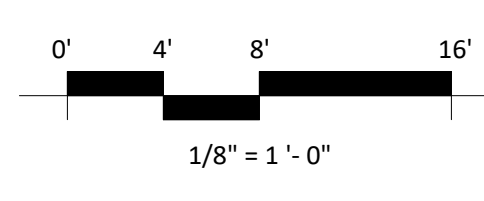
1 CITY ELEVATION - NORTH INTERIOR
AC203 1/8" = 1'-0"



2 CITY ELEVATION - SOUTH INTERIOR
AC203 1/8" = 1'-0"



3 CITY ELEVATION - SOUTHEAST
AC203 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
04	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
06	BRICK VENEER	SUMMITT BRICK	DOVE
07	BRICK VENEER	SUMMITT BRICK	SMOKEY MOUNTAIN
08	BRICK SOLDIER COURSE	SUMMITT BRICK	MATCH ADJ.
09	CAST STONE	ROCKCAST	RESLING
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	RAILINGS & HANDRAILS	SUPERIOR	BLACK
12	ALUMINIUM STOREFRONT	N/A	BLACK

PROJECT TITLE
Mansion Hill
Development

8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE

Exterior
Elevations

SHEET NUMBER
AC203

PROJECT NUMBER
2364

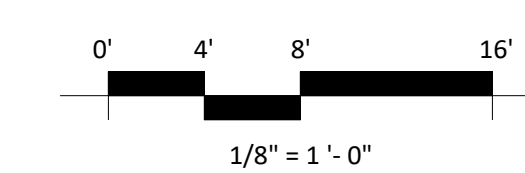


1 COLORED CITY ELEVATION - NORTH
AC204 1/8" = 1'-0"



2 COLORED CITY ELEVATION - EAST
AC204 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
04	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
06	BRICK VENEER	SUMMIT BRICK	DOVE
07	BRICK VENEER	SUMMIT BRICK	SMOKEY MOUNTAIN
08	BRICK SOLDIER COURSE	SUMMIT BRICK	MATCH ADJ.
09	CAST STONE	ROCKCAST	RESLING
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	RAILINGS & HANDRAILS	SUPERIOR	BLACK
12	ALUMINIUM STOREFRONT	N/A	BLACK



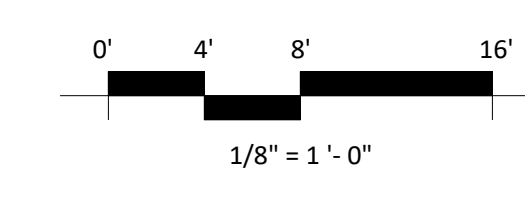


1 COLORED CITY ELEVATION - SOUTH
AC205 1/8" = 1'-0"



2 COLORED CITY ELEVATION - WEST
AC205 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
04	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
06	BRICK VENEER	SUMMITT BRICK	DOVE
07	BRICK VENEER	SUMMITT BRICK	SMOKEY MOUNTAIN
08	BRICK SOLDIER COURSE	SUMMITT BRICK	MATCH ADJ.
09	CAST STONE	ROCKCAST	RESLING
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	RAILINGS & HANDRAILS	SUPERIOR	BLACK
12	ALUMINUM STOREFRONT	N/A	BLACK





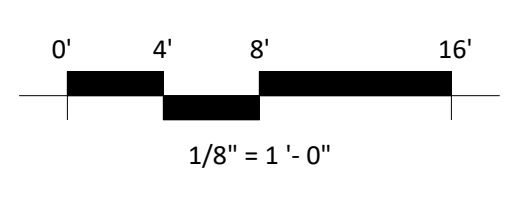
1 COLORED CITY ELEVATION - NORTH INTERIOR
AC206 1/8" = 1'-0"



2 COLORED CITY ELEVATION - SOUTH INTERIOR
AC206 1/8" = 1'-0"



3 COLORED CITY ELEVATION - SOUTHEAST
AC206 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE LAP SIDING 6"	JAMES HARDIE	NIGHT GRAY
02	COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO
03	COMPOSITE PANEL	JAMES HARDIE	RICH ESPRESSO
04	COMPOSITE PANEL	JAMES HARDIE	GRAY SLATE
05	COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ.
06	BRICK VENEER	SUMMITT BRICK	DOVE
07	BRICK VENEER	SUMMITT BRICK	SMOKEY MOUNTAIN
08	BRICK SOLDIER COURSE	SUMMITT BRICK	MATCH ADJ.
09	CAST STONE	ROCKCAST	RESLING
10	COMPOSITE WINDOW	ANDERSEN	BLACK
11	RAILINGS & HANDRAILS	SUPERIOR	BLACK
12	ALUMINIUM STOREFRONT	N/A	BLACK

PROJECT TITLE
Mansion Hill
Development

8421 Mansion Hill Ave.,
Madison, WI
SHEET TITLE
Exterior
Elevations Colored

SHEET NUMBER
AC206
PROJECT NUMBER
2364



Concept Image



Concept Image

Mansion Hill Development
8421 Mansion Hill Ave., Madison, WI

LUA SUMMITAL | 2024.09.23 | 2364





Concept Image

Mansion Hill Development
8421 Mansion Hill Ave., Madison, WI

LUA SUMMITAL | 2024.09.23 | 2364



knothe + bruce
ARCHITECTS



Concept Image

Mansion Hill Development
8421 Mansion Hill Ave., Madison, WI

LUA SUMMITAL | 2024.09.23 | 2364



knothe + bruce
ARCHITECTS



Concept Image

Mansion Hill Development
8421 Mansion Hill Ave., Madison, WI

LUA SUMMITAL | 2024.09.23 | 2364





Concept Image

Mansion Hill Development
8421 Mansion Hill Ave., Madison, WI

LUA SUMMITAL | 2024.09.23 | 2364



knothe + bruce
ARCHITECTS