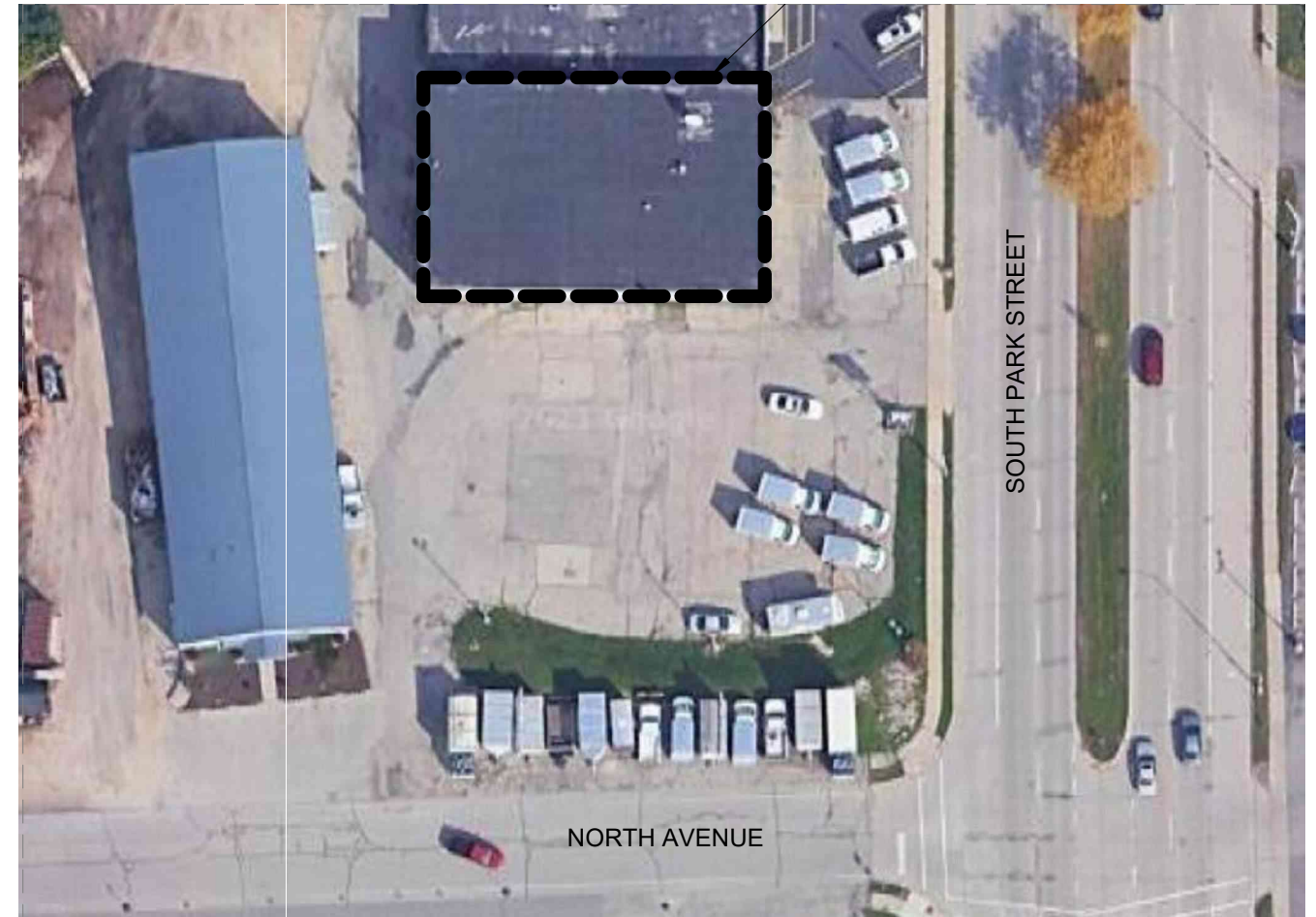


PROJECT LOCATION



BUILDING LOCATION



SOUTH PARK STREET FAÇADE (EAST)



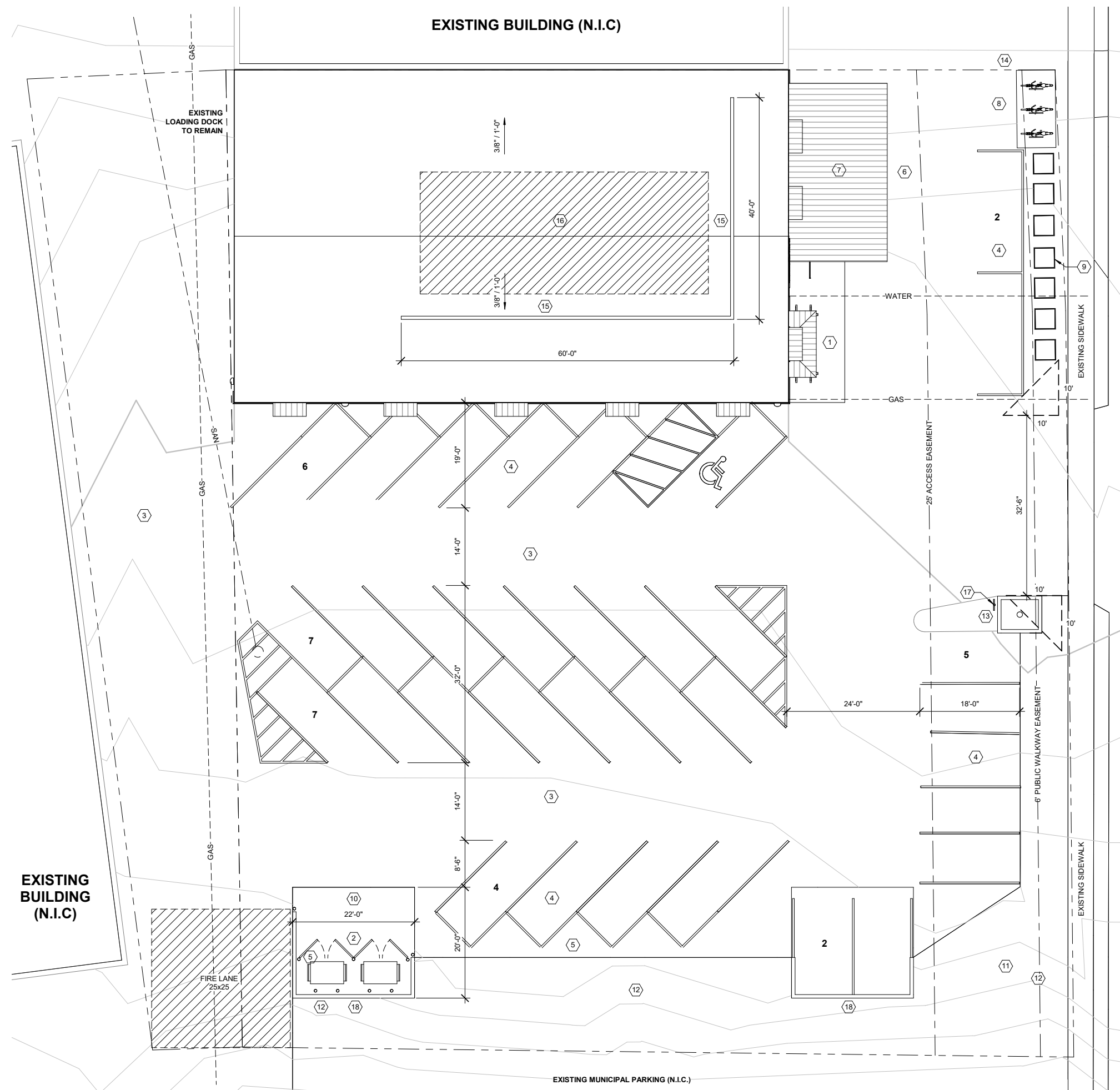
REAR FAÇADE (WEST)



SOUTH PARK STREET FAÇADE (EAST)

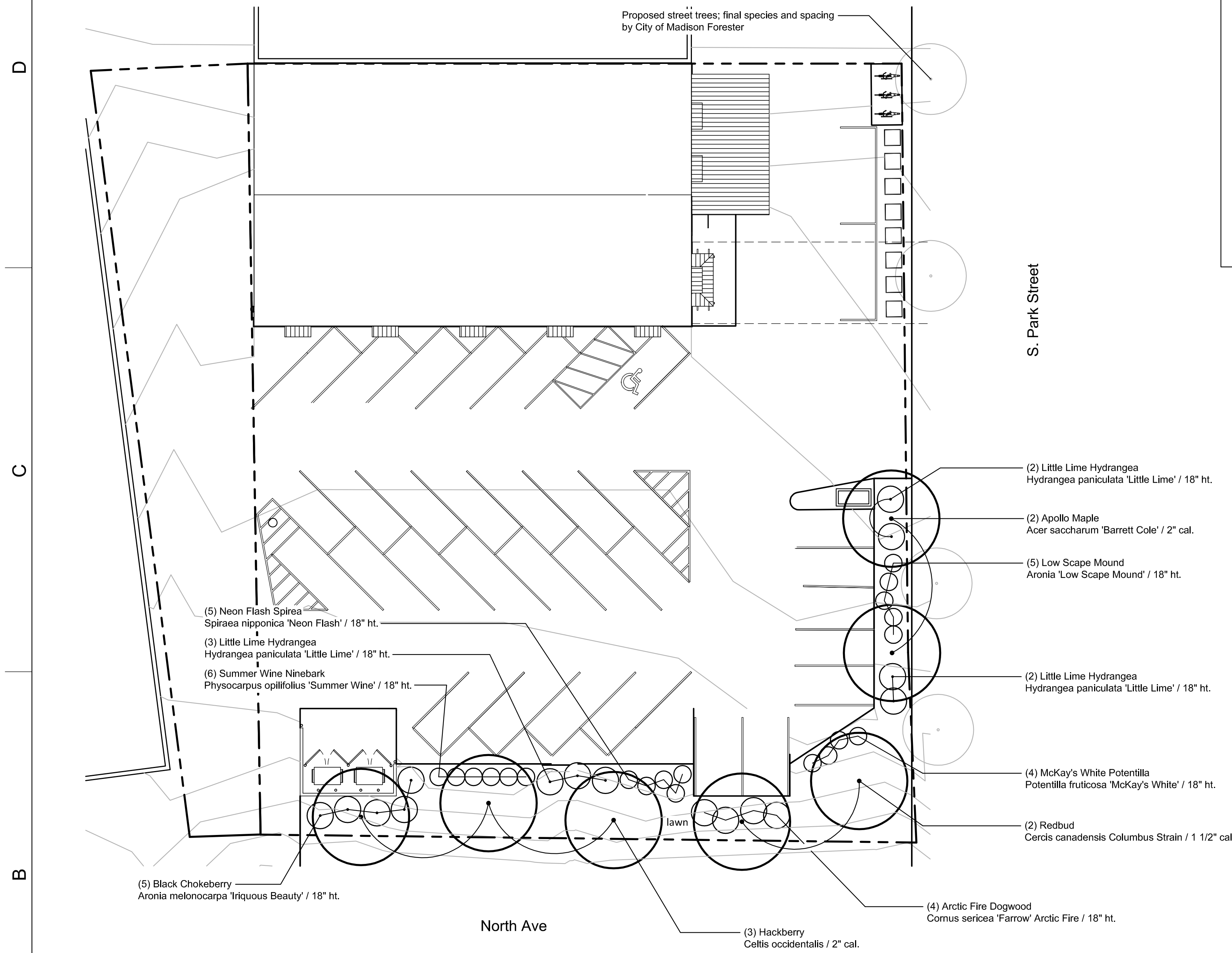


SOUTH FAÇADE (LONG SIDE)

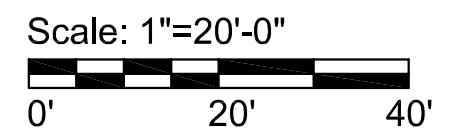


SITE PLAN KEYNOTES:

- 1 INSTALL CONCRETE STOOP
- 2 INSTALL TRASH ENCLOSURE FOR 3CY DUMPSTERS
- 3 REPAVE LOT
- 4 PAINT STRIPING FOR PARKING
- 5 REGRADE TOPOGRAPHY AND PAVE FOR PARKING AS REQUIRED
- 6 INSTALL FOUNDATION AND RETAINING WALLS
- 7 INSTALL CONCRETE PATIO (APPROVAL OF CONDITIONAL USE REQ'D)
- 8 INSTALL CONCRETE SLAB AND BIKE PARKING RACKS
- 9 INSTALL PLANTERS; SEE LANDSCAPE PLAN
- 10 INSTALL CONCRETE PAD AND FOUNDATION
- 11 REGRADE AND INSTALL LANDSCAPING; SEE LANDSCAPE PLAN
- 12 EXISTING POLE LIGHTS TO REMAIN; INSTALL NEW FIXTURES
- 13 EXISTING POLE SIGN TO REMAIN
- 14 REMOVE LIGHT POLE AND BASE
- 15 INSTALL METAL PANEL MECHANICAL SCREENING; SEE ELEVATIONS
- 16 INSTALATION AREA FOR MECHANICAL EQUIPMENT
- 17 INSTALL NEW STOP SIGN
- 18 INSTALL SHORT RETAINING WALL



1 LANDSCAPE PLAN
1"=20'-0"



- GENERAL NOTES:**
- Trees and shrub groupings are to receive wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.
 - Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.
 - Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.
 - 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). Any damage or injury to existing street trees (either above or belowground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
 - As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>
 - 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. Removal of fencing is not allowed for deliveries or equipment access through the tree protection zone.
 - Pruning 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. Add as a note on the plan set.
 - Soil Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.

Landscape Calculations and Distribution (CC-T Zoning):
Five (5) landscape points shall be provided per each (300) sf of developed area
Total sf of developed area = 16,677 sf
Developed area divided by (300) x 5 = 278 Points Required

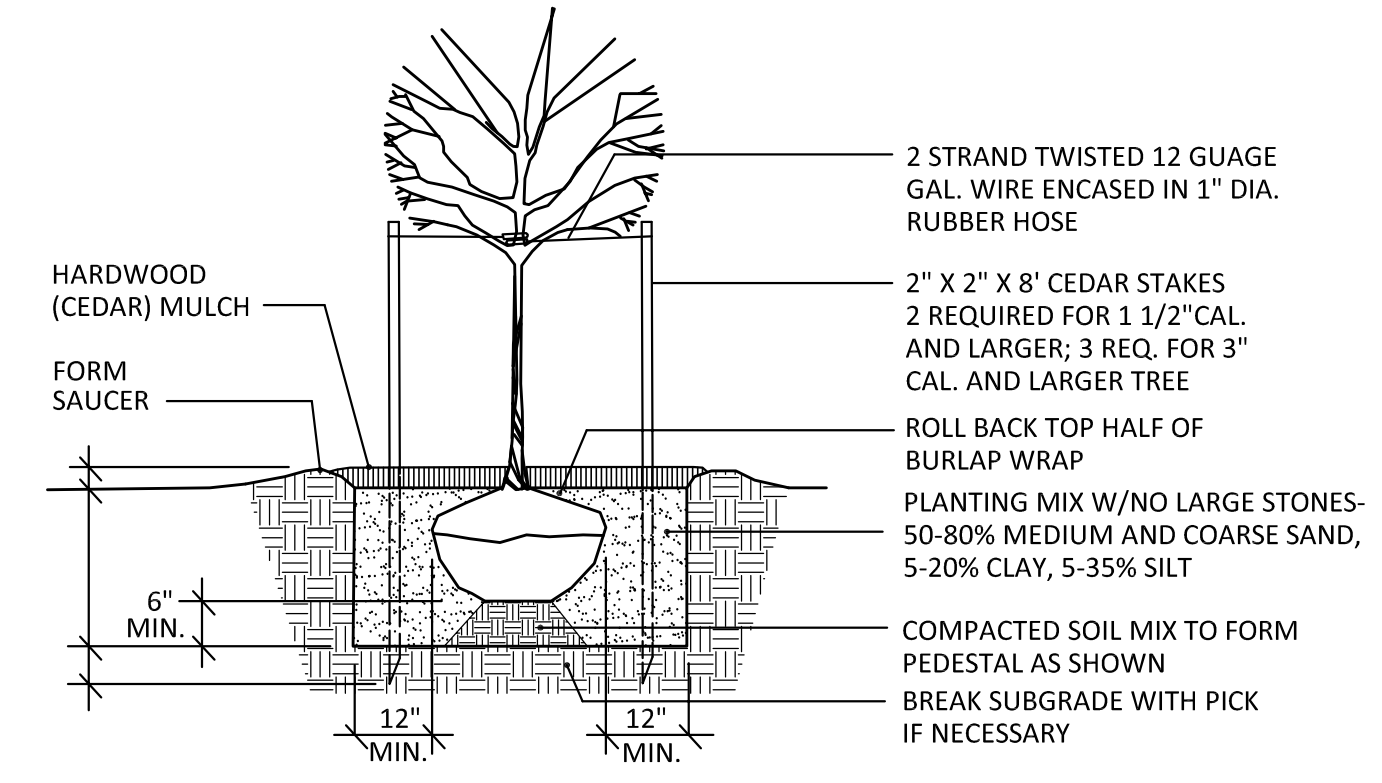
Development Frontage Landscaping
Total lf of lot frontage = 328 lf
Required Trees = 11 Provided Trees = **7
Required Shrubs = 55 Provided Shrubs = **36

** Owner requests waiver from required trees along overall frontage due to a limited amount of space and existing conditions of extents of current pavement

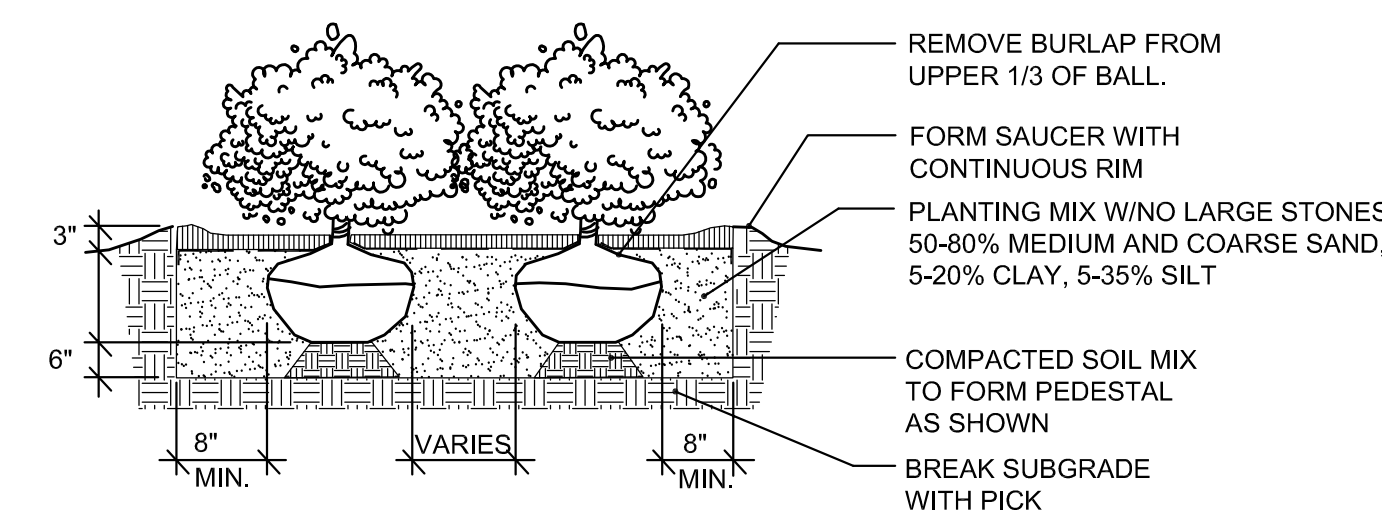
Tabulation of Points and Credits (includes Development Frontage Landscaping):

Plant Type/Element	Min. size	Points	Proposed Qty.	Pts.
Overstory Deciduous Tree	2 1/2" cal.	35	5	175
Ornamental tree	1 1/2" cal.	15	2	30
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	36	108
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses	18" or 3 gal.	2	-	-
Ornamental fence or wall	na	4 per 10 lf	-	-
Total				313

313 Total Points Provided (278 Required)



2 TREE PLANTING
NTS



3 SHRUB PLANTING
NTS

MONTERREY MARKET
TENANT IMPROVEMENT
1824 SOUTH PARK STREET
MADISON, WI

Project Status

2021.09.01	UDC Submittal
2021.10.06	Updates

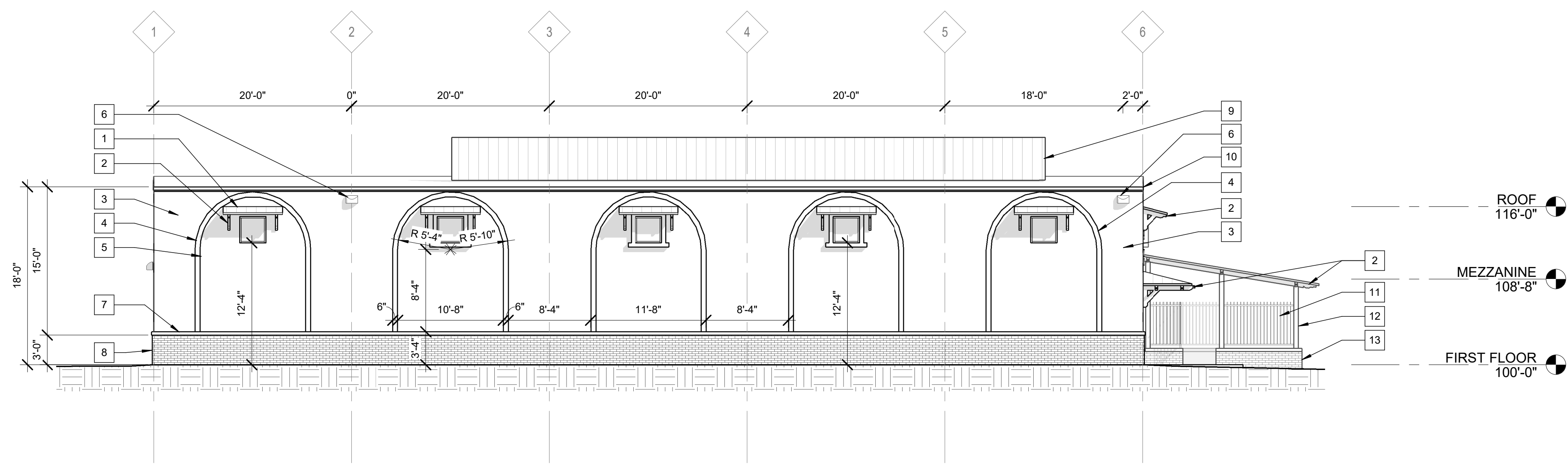
PROJ. #: 21121-01

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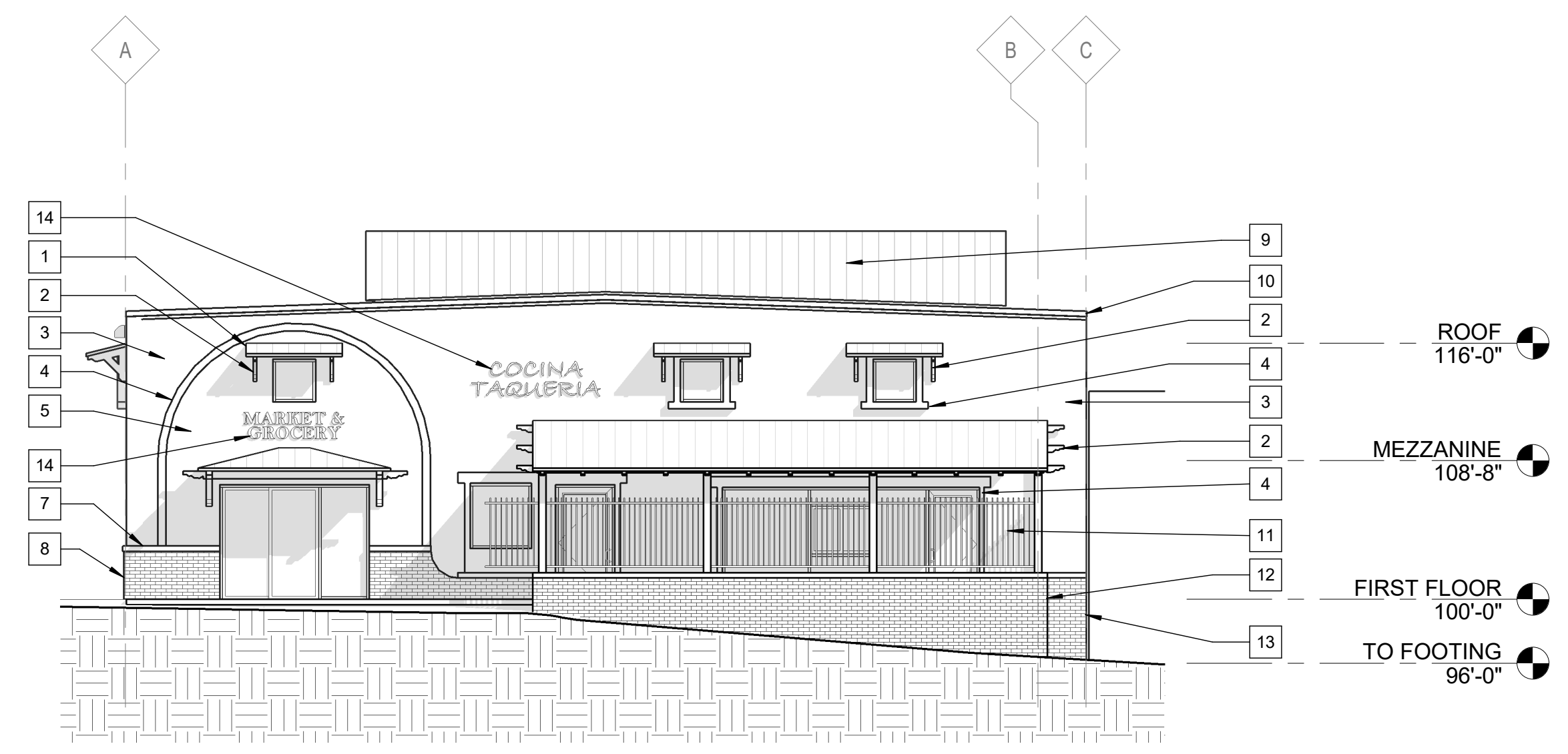
LANDSCAPE PLAN

LP101

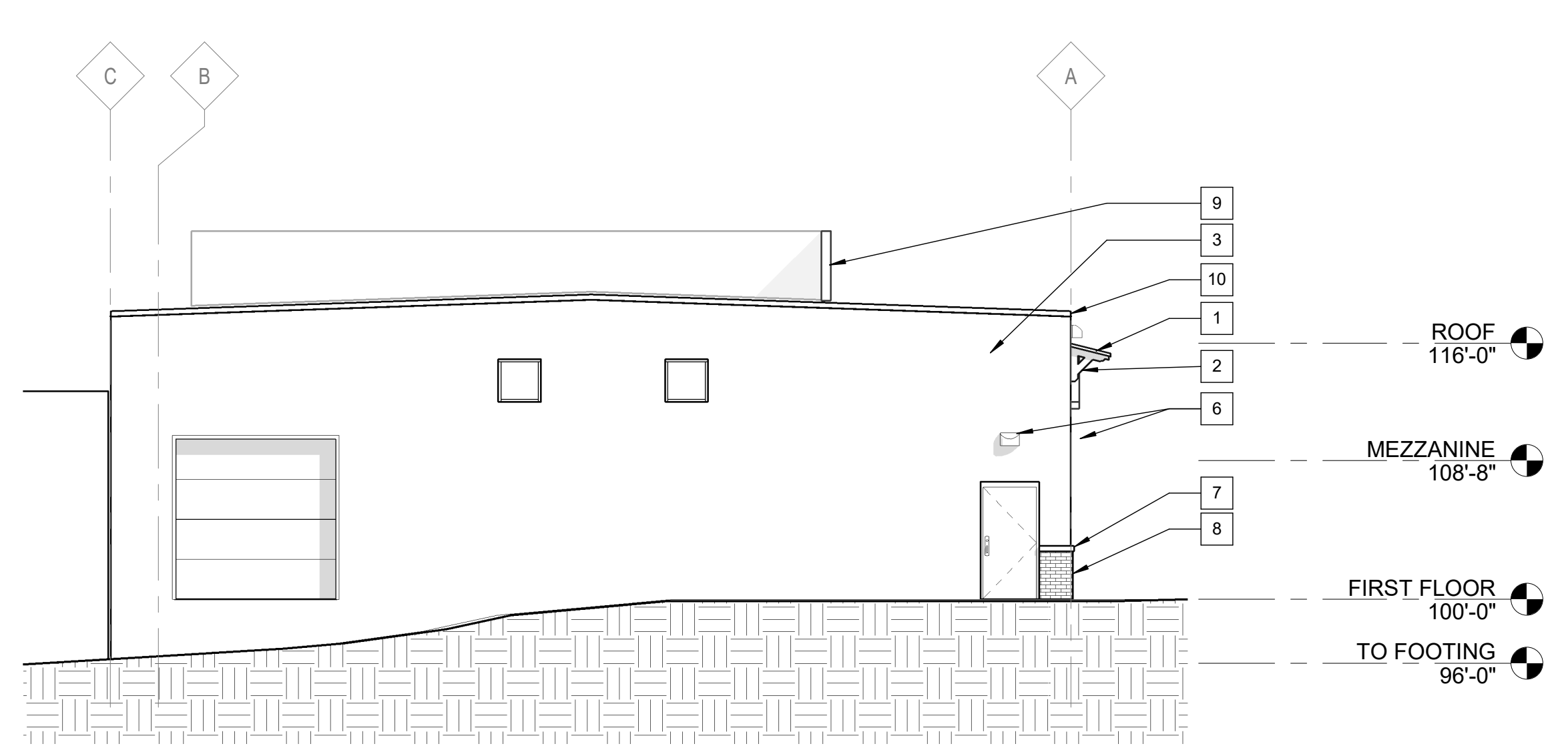
EXTERIOR MATERIAL SCHEDULE							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	METAL ROOF	TBD	STANDING SEAM	TERRACOTTA OR SIM.			
2	BRACKET / FRAMING	TBD	WOOD (TREATED)	NATURAL			
3	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	PALE TERRA (1058) OR SIM.			
4	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	FLORIDA WATERS (0599) OR SIM.			
5	PAINT	HALLMAN LINDSAY (TBD)	EXTERIOR	TROPICAL DREAM (0912) OR SIM.			
6	WALL PACK LIGHTING	TBD	METAL	BRUSHED METAL			
7	4" LEDGE / SILL	TBD	PRECAST STONE	NATURAL			
8	THIN VENEER BRICK	COUNTY MATERIALS (TBD)	MODULAR (THIN)	TERRACOTTA RED OR SIM.			
9	METAL PANEL SCREENING	TBD	CORRAGATED METAL	TERRACOTTA OR SIM.			
10	METAL COPING (PAINTED)	TBD	4" DEPTH	FLORIDA WATERS (0599) OR SIM.			
11	METAL FENCING	TBD	ANOD. ALUM.	BLACK OR SIM.			
12	POST	TBD	WOOD (TREATED)	NATURAL			
13	COMMON BRICK	COUNTY MATERIALS (TBD)	MODULAR	TERRACOTTA RED OR SIM.			
14	SIGNAGE / LETTERING	TBD	TBD	TBD			



C1 SOUTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"



A3 WEST ELEVATION
1/8" = 1'-0"

GROCERY & TAQUERIA
TENANT IMPROVEMENT
1824 SOUTH PARK STREET
MADISON, WI

Project Status
A 2021.10.25 BID SET

PROJ. #: 21121-01

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EXTERIOR ELEVATIONS

A201

PRELIMINARY



