



3100 EAST WASHINGTON

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3100 E WASHINGTON AVENUE
MADISON, WI 53704

OWNER
BEAR DEVELOPMENT
4011 80TH STREET
KENOSHA, WI 53142

PROJECT NUMBER 233606.00

ISSUED FOR:
LAND USE APPLICATION 08/07/23

REVISION FOR:
NO. DESCRIPTION DATE

DRAWN BY Author
CHECKED BY Checker

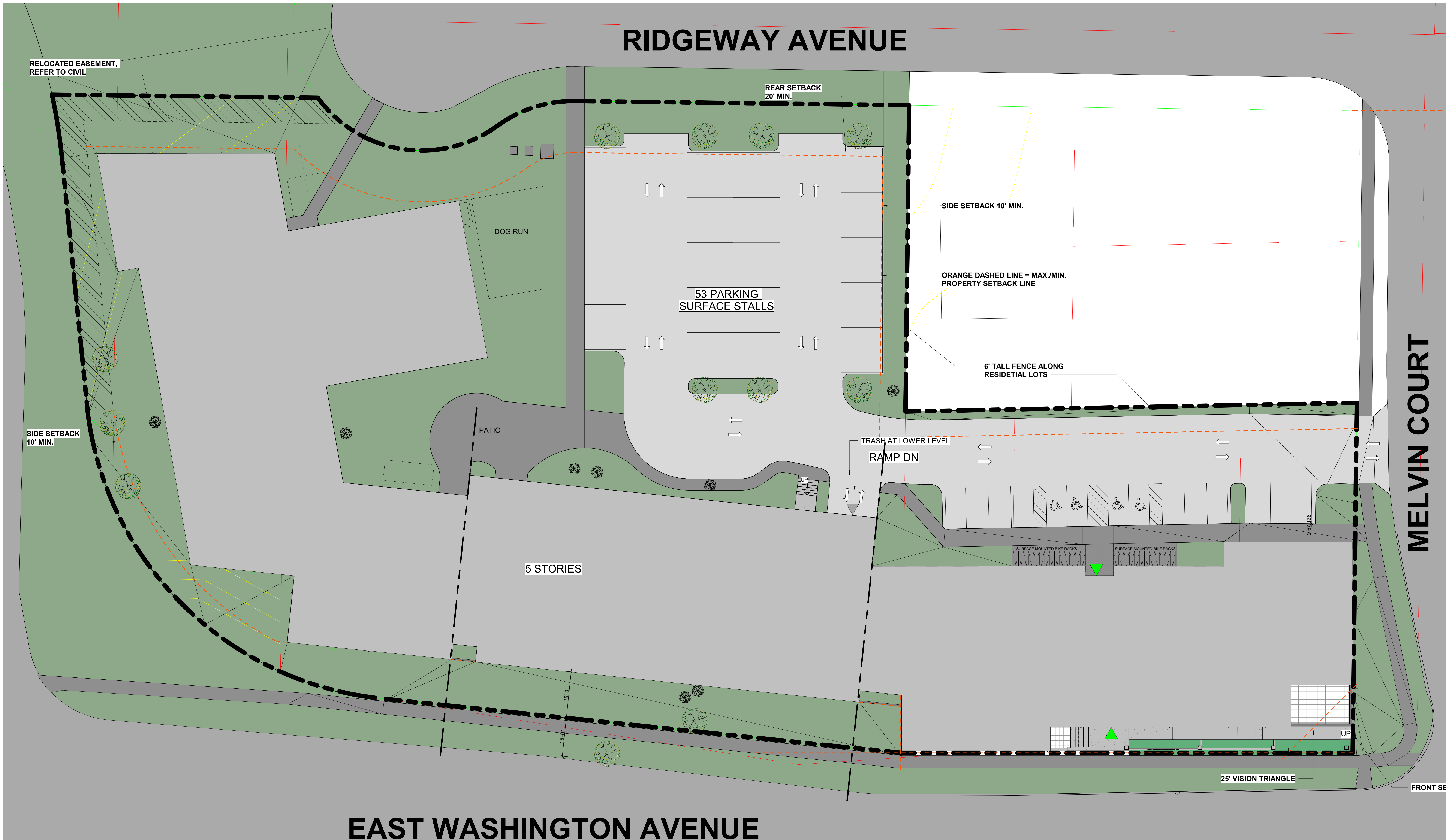
ARCHITECTURAL SITE PLAN

G002

MADISON - 3100 EAST WASHINGTON DEVELOPMENT DATA						PROJECT GROSS SQUARE FOOTAGES	
UNIT TOTALS (UNIT MIX 44.8% 1-BD & 55.2% 2-BD)							
	STUDIO	1BR	2BR	3BR	TOTAL	BLDG 01	GSF / FLOOR
1ST FL	0	14	17	0	31	LL	43,374
2ND FL	0	18	22	0	40	1ST FL	42,365
3RD FL	0	18	22	0	40	2ND FL	42,291
4TH FL	0	18	22	0	40	3RD FL	42,291
5TH FL	0	18	23	0	41	4TH FL	42,291
SUBTOTAL	0	86	106	0		5TH FL	42,291
TOTAL					192	TOTAL	254,903 GSF
PARKING TOTALS (UNIT TO STALL RATIO 1:0.74)				BIKE PARKING			
LOWER LEVEL			89				192
SURFACE			53				26 GUEST SPACES
TOTAL			142				

GENERAL NOTES - ZONING			
CITY OF MADISON			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
AUTOMOBILE PARKING	NO MINIMUM REQ. PER ZONING	89 (LOWER LEVEL) 53 (SURFACE)	
BIKE PARKING	1 PER BEDROOM (UP TO 280) + 1 GUEST SPACE PER 10 UNITS	192 LONG TERM 26 GUEST	
ELECTRIC VEHICLE CHARGING STATIONS	EV READY SPACES: 10% EV INSTALLED SPACES: 2%	14 EV READY 3 EV INSTALLED	TOTAL PARKING SPACES: 17 1 EV INSTALLED SPACE TO BE ACCESSIBLE
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 28.1 28.129	ALL GLAZING PANELS ARE UNDER 50 SQ FT (THRESHOLD FOR BIRD-SAFE GLASS)	

GENERAL NOTES - ZONING			
CITY OF MADISON			
1. COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT 2. TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT			
STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	500 SQ. FT. / UNIT	501 SQ. FT. / UNIT	PER CCT DISTRICT
LOT WIDTH	40 FT.	132.54 FT. (WIDTH)	190.87 LENGTH
FRONT YARD SETBACK	0' (CCT DISTRICT) 30% OF FACADE @ 20 FT. (TOD)	18' (E. WASHINGTON) 0' (30% OF E. WASH & MELVIN)	MAJORITY OF E. WASHINGTON IS 18' FROM PROPERTY LINE. PROPERTY LINE IS >15' FROM STREET
SIDE YARD SETBACK	10 FT.	10'-0"	ABERG RAMP & ADJACENT RESIDENTIAL LOTS
REAR YARD SETBACK	20 FT	20'-0"	RIDGEWAY AVENUE
MAXIMUM LOT COVERAGE	85% (MAX.)	44%	
MINIMUM HEIGHT	2 STORIES	5 STORIES	PER TOD
MAXIMUM HEIGHT	5 STORIES	5 STORIES	PER CCT
STEPBACKS	N/A	N/A	
USABLE OPEN SPACE	PER TOD: USABLE OPEN SPACE IS NOT REQUIRED PER CCT: 40 SF/UNIT (40'x192=7,680 SF)	GRADE LEVEL >9500 SQ FT	192 UNITS





SIGNAGE

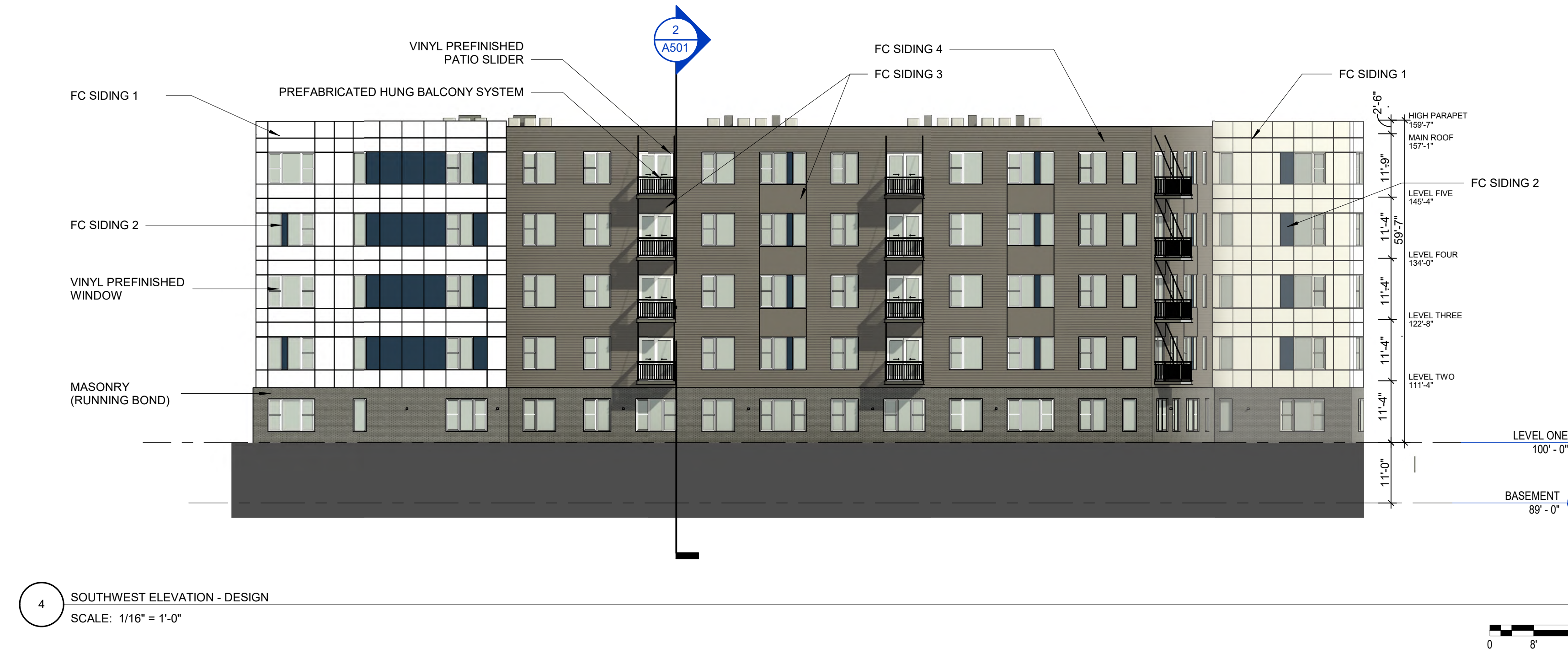
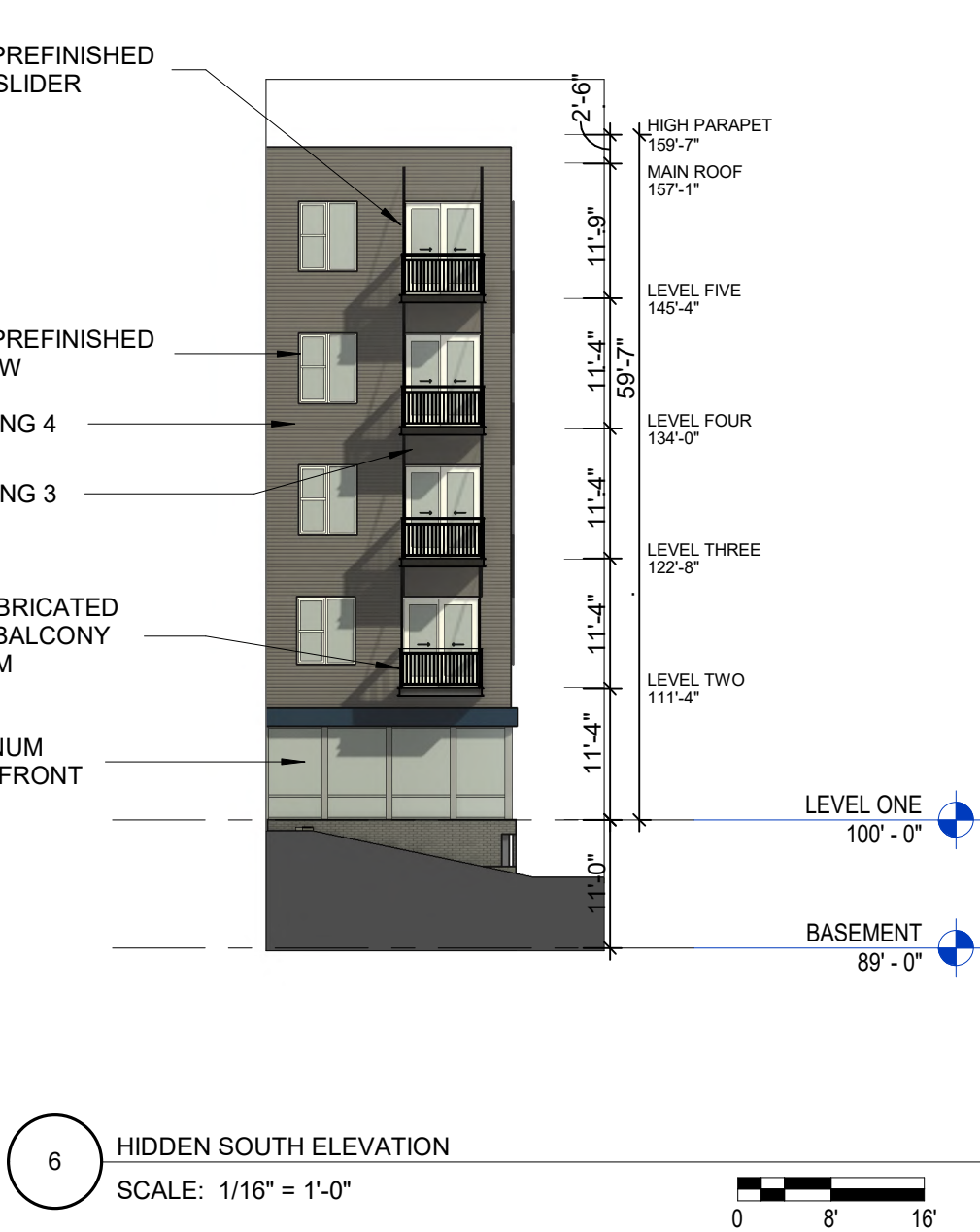
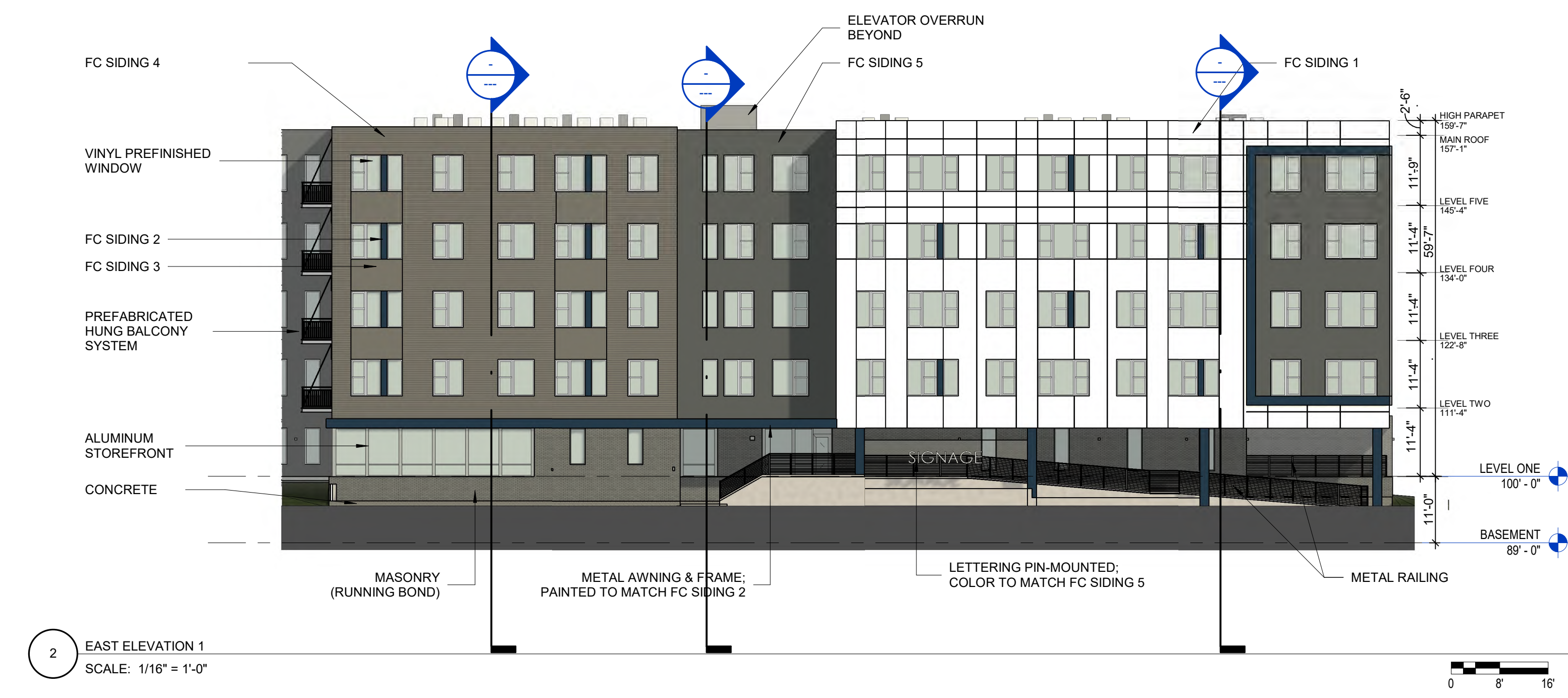


SIGNAGE



MATERIAL LEGEND

- WINDOWS:** BOD: PREFINISHED VINYL (WHITE)
- MASONRY:** DESIGNER CONCRETE BRICK, RUNNING BOND PATTERN
- FC SIDING 1:** FIBER CEMENT FLAT PANEL WITH REVEALS (WHITE COLOR)
- FC SIDING 2:** FIBER CEMENT FLAT PANEL SIDING (ACCENT COLOR)
- FC SIDING 3:** FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)
- FC SIDING 4:** FIBER CEMENT PLANK LAP SIDING (PEWTER COLOR)
- FC SIDING 5:** FIBER CEMENT PLANK LAP SIDING (NIGHT GREY COLOR)



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BUILDING ELEVATIONS

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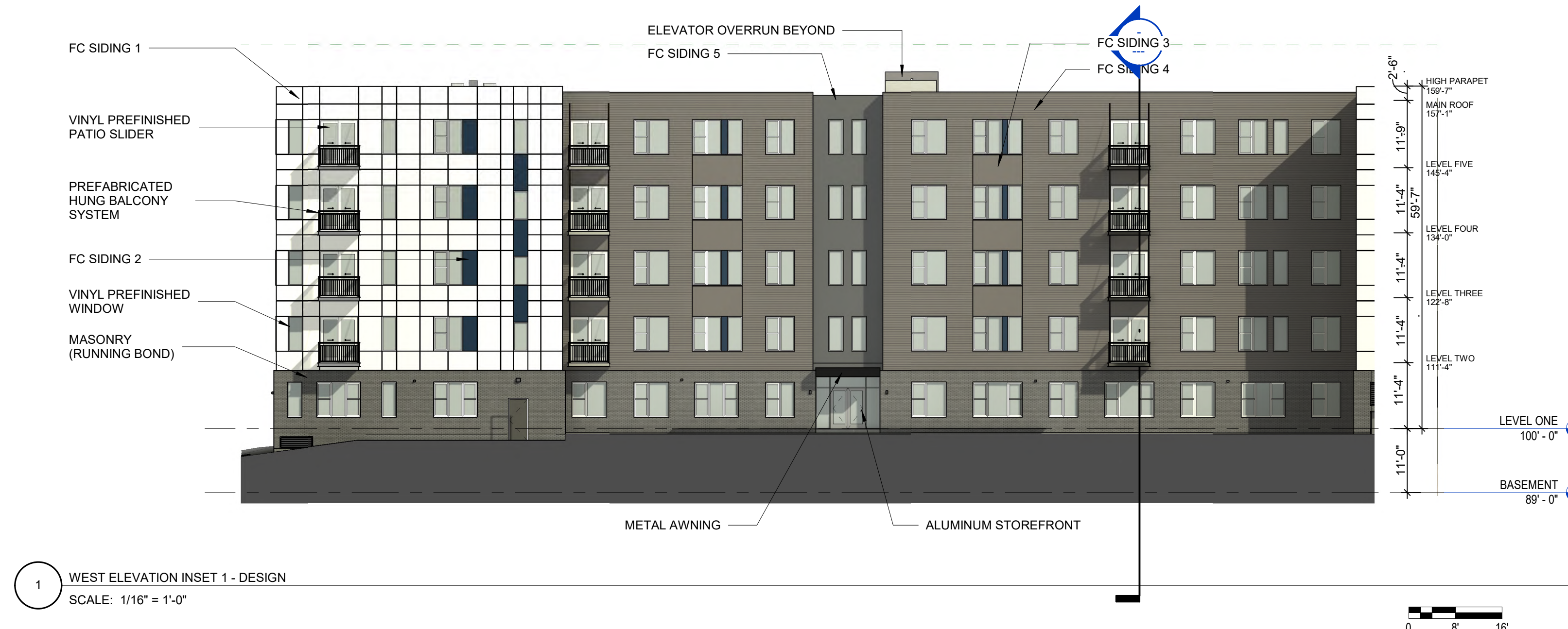
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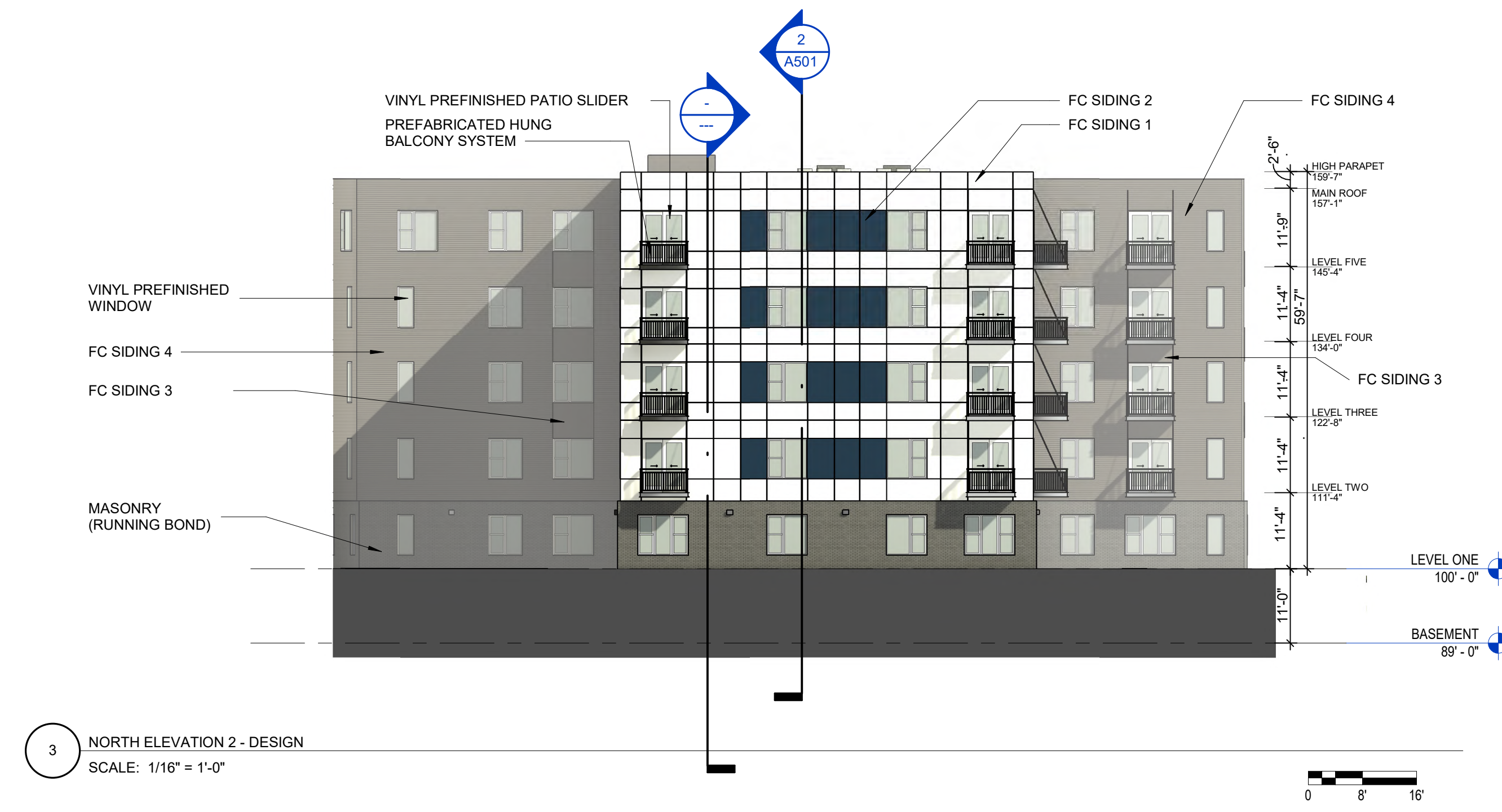
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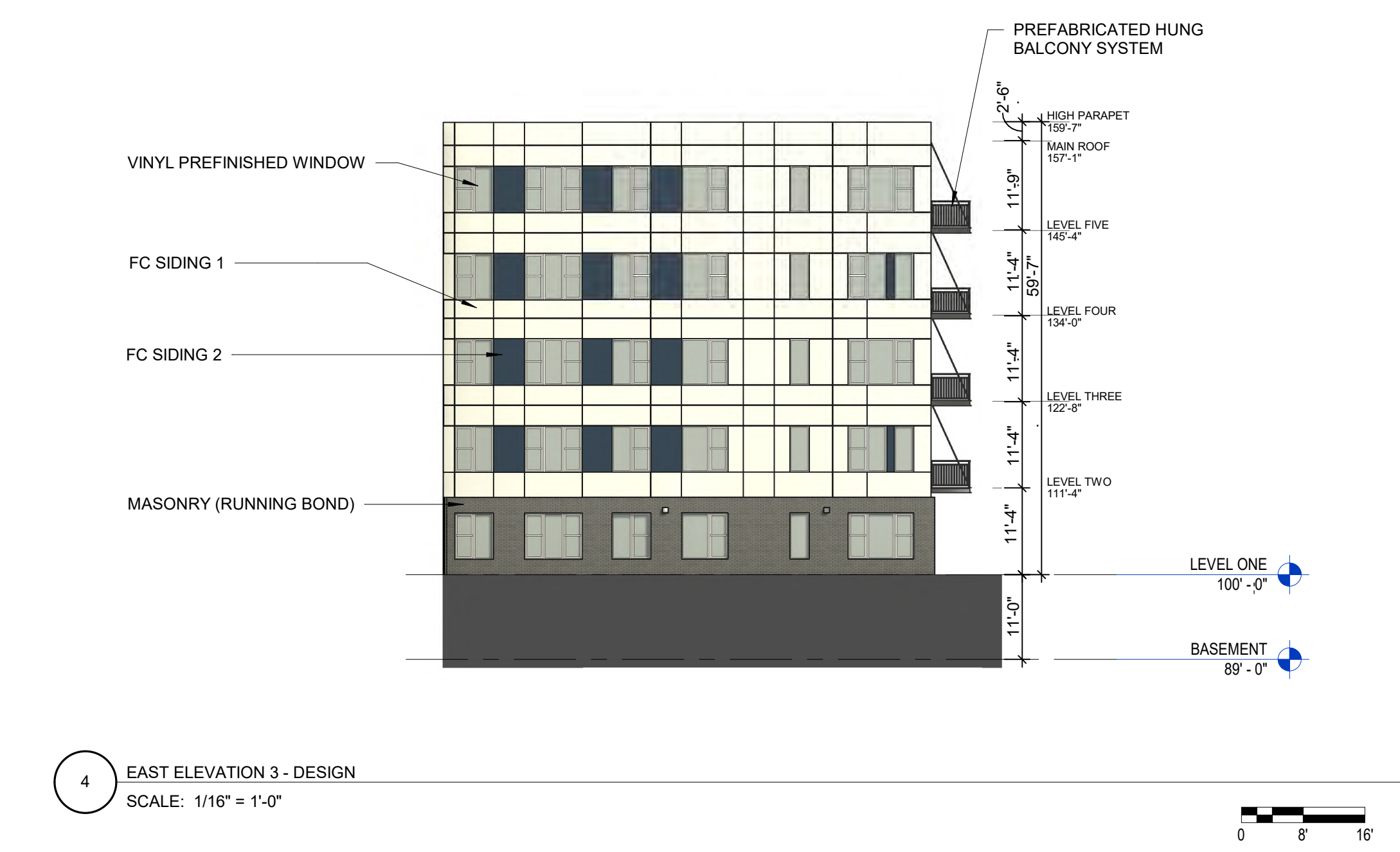
1 WEST ELEVATION INSET 1 - DESIGN
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION INSET 2 - DESIGN
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION 2 - DESIGN
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION 3 - DESIGN
SCALE: 1/16" = 1'-0"

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BUILDING ELEVATIONS

GENERAL NOTES - FLOOR PLANS

1. 887'-0" CIVIL = 100'-0" ARCHITECTURAL.
2. DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO EXTERIOR FACE OF MASONRY.
3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE TO EXTERIOR FACE OF SHEATHING.
4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. 4" DIMENSION TYPICAL FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL AND DOOR TAGS.
7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE Q22 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES ON SHEET A600 FOR THESE AND ADDITIONAL DETAILS.
8. REFER TO SHEET A601 FOR ROOF, CEILING AND FLOOR ASSEMBLIES.
9. MECHANICAL EQUIPMENT FOR COORDINATION ONLY.
10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.
11. SEE FINISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.
12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.
13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.
14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.
15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.
16. MECHANICAL CONTRACTOR TO PROVIDE RADIATION MITIGATION.
17. ALL STEEL COLUMNS AND BEAMS SUPPORTING THE PRIMARY STRUCTURE ARE TO BE PROTECTED WITH INTUMESCENT PAINT.

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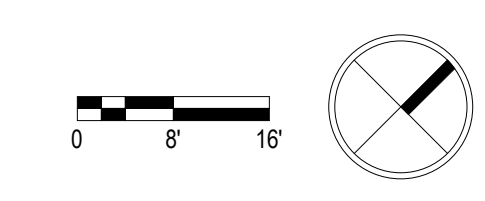
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FIRST FLOOR PLAN



1 LEVEL ONE
SCALE: 1/16" = 1'-0"



A101

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TYPICAL FLOOR PLAN



1 LEVEL TWO
SCALE: 1/16" = 1'-0"



