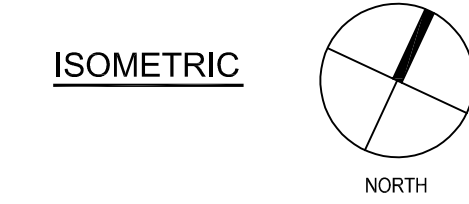
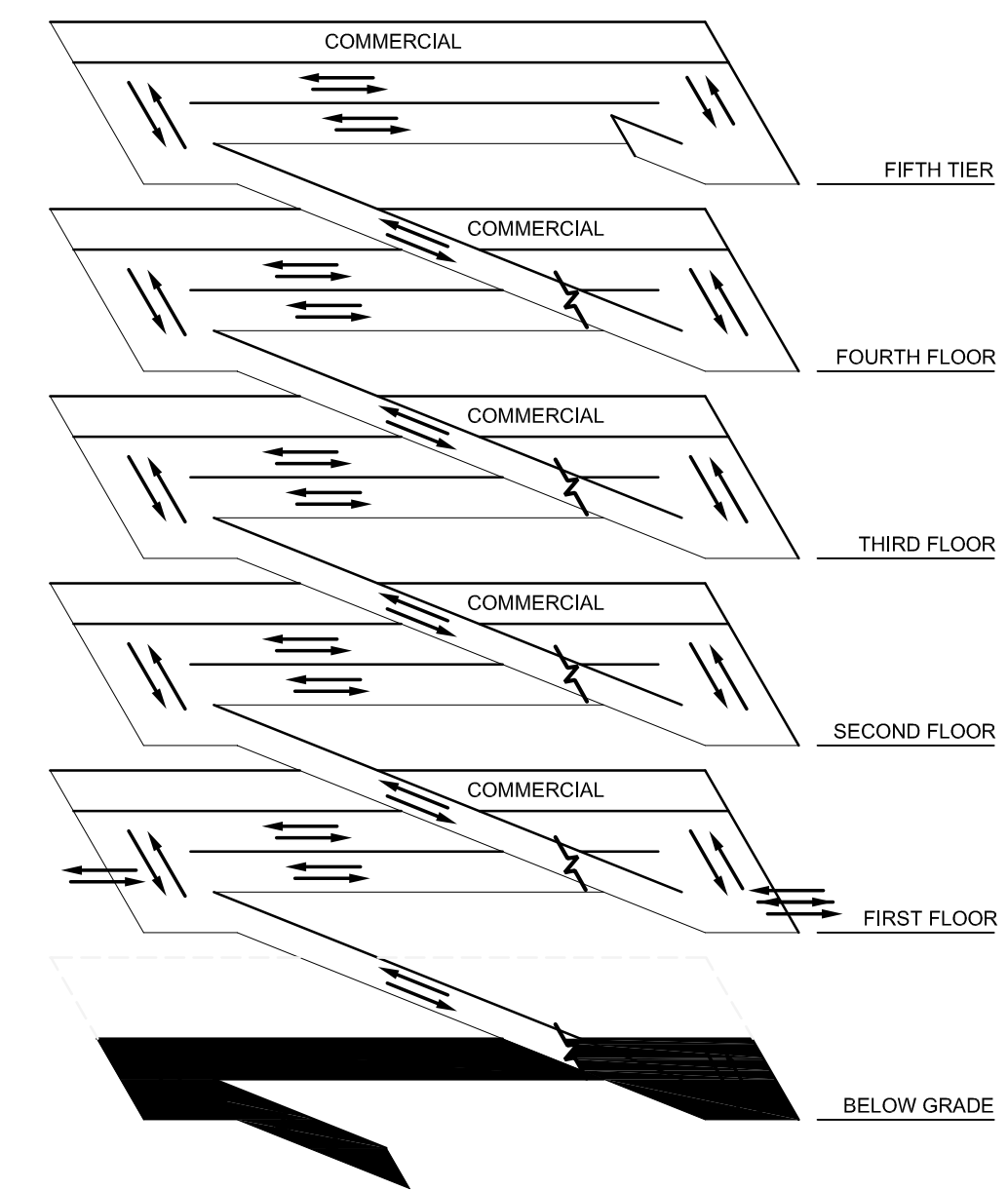




Land Use Re-submittal
929 East Washington Ave. - 2016.36.02
April 30, 2019



Notes: _____

Archipelago

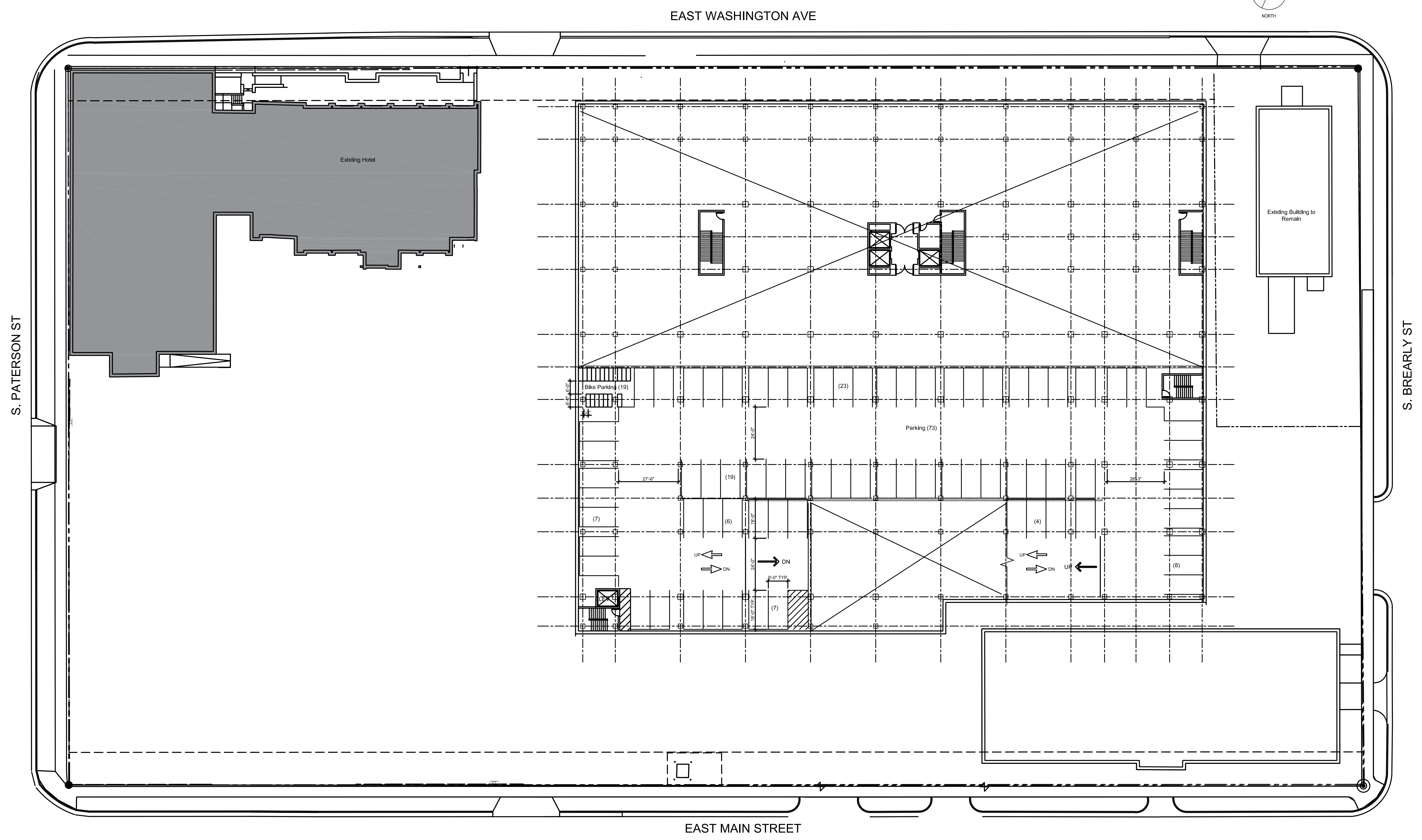
929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions
04/30/19	REVISED LAND USE SUBMITTAL

Lower Level Plan

A101



01 Lower Level Plan
A101 1" = 20'

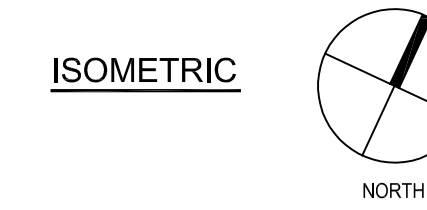
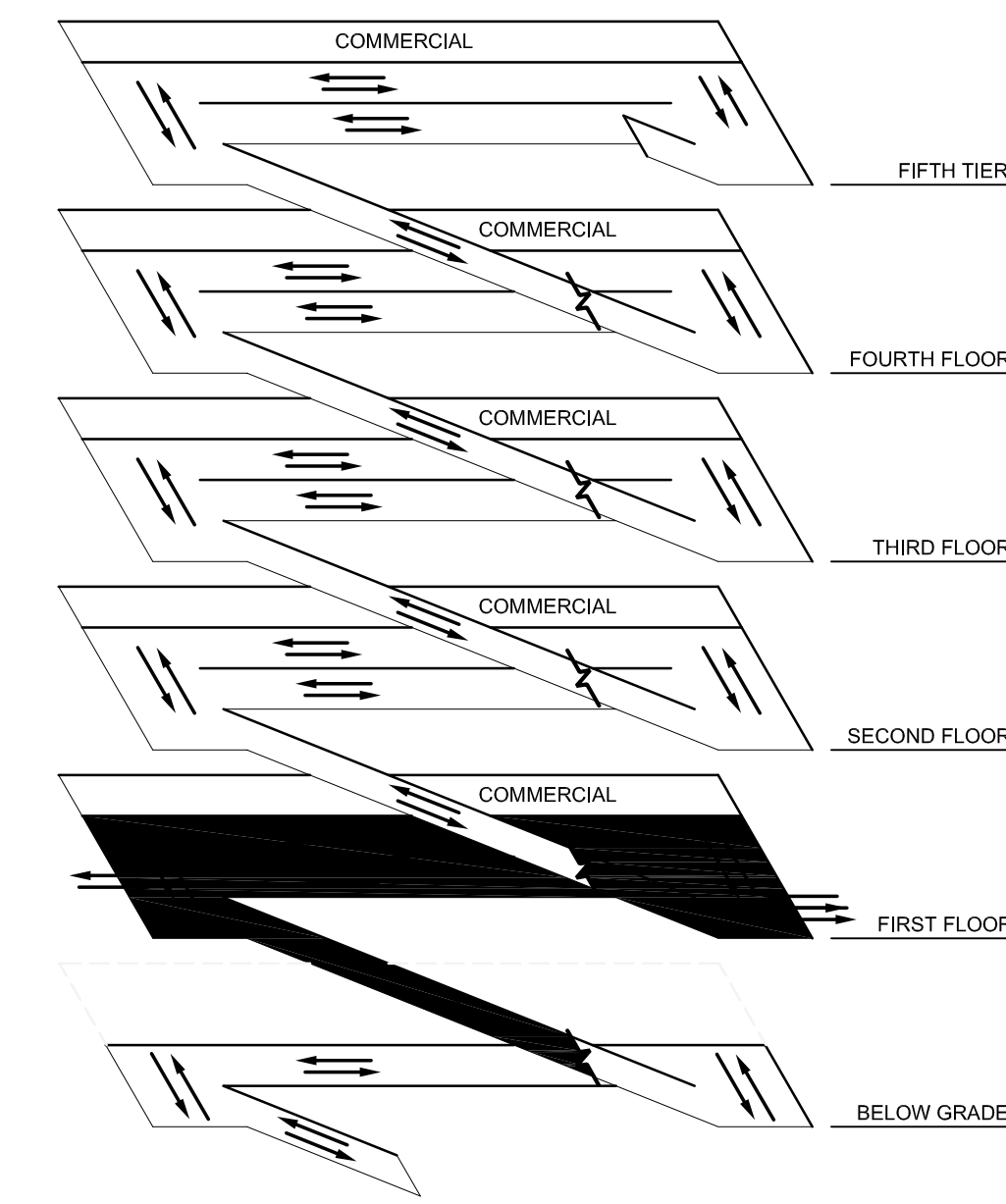
NORTH

CAR COUNT
 9'-0" 90° STANDARD / 8'-6" 90° COMPACT SPACES
 16'-0" 90° ACCESSIBLE SPACE

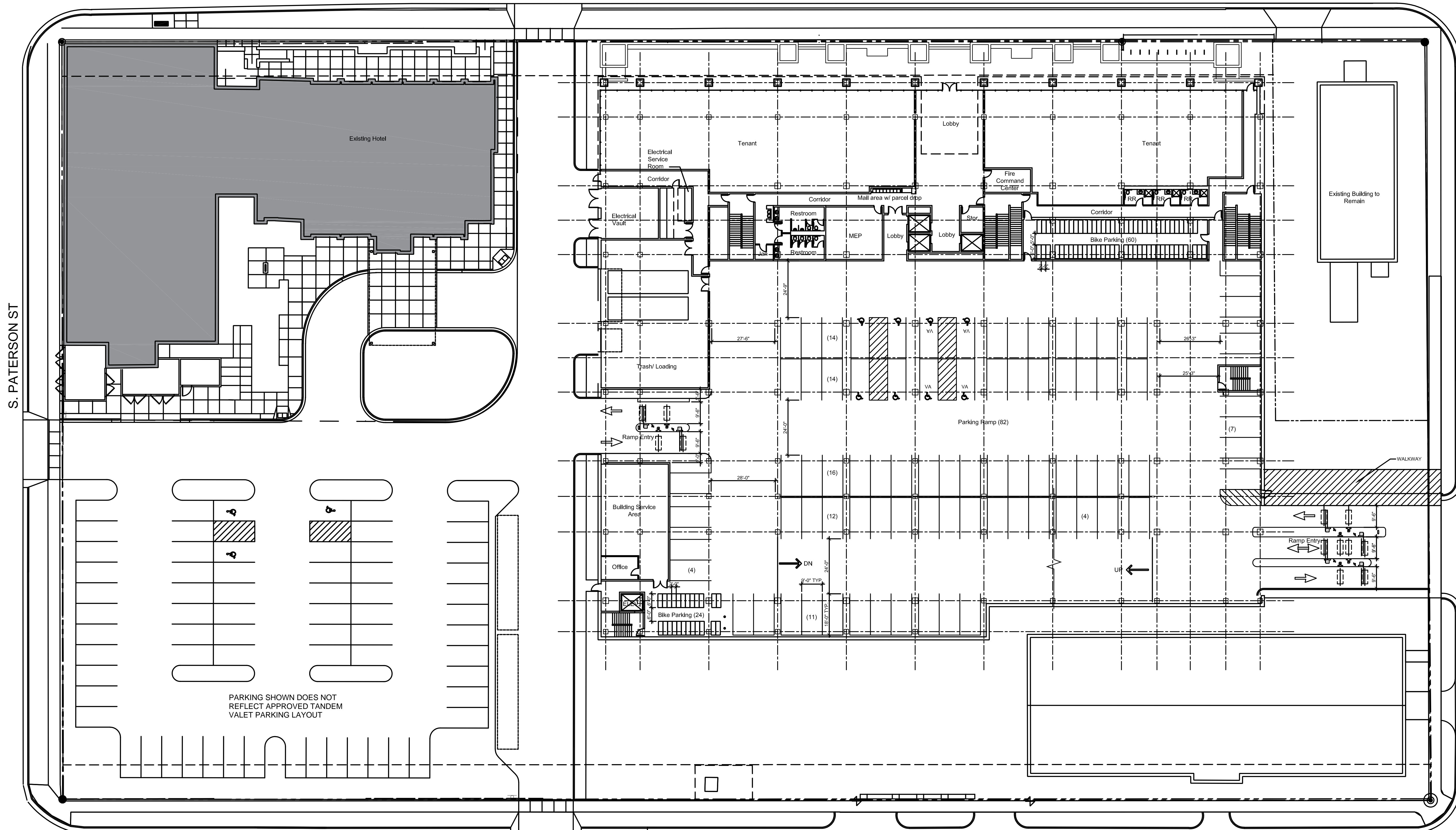
FLOOR	STANDARD	COMPACT	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
LOWER	73	0	0	0	73
FIRST	74	0	4	4	82
SECOND	112	3	0	0	115
THIRD	116	5	5	0	126
FOURTH	111	5	0	0	116
FIFTH	106	9	0	0	115
TOTAL	592	22	9	4	627

BICYCLE COUNT
 2'-0" 90° BICYCLE SPACE

FLOOR	BICYCLE	TOTAL
LOWER	19	19
FIRST	84	84
SECOND	20	20
THIRD	0	0
FOURTH	0	0
FIFTH	0	0
TOTAL	123	123



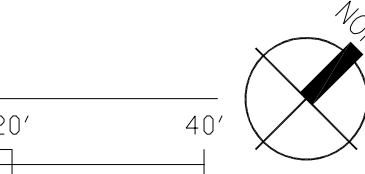
EAST WASHINGTON AVE



PARKING SHOWN DOES NOT
 REFLECT APPROVED TANDEM
 VALET PARKING LAYOUT

EAST MAIN STREET

01 First Floor Plan
 A102 1" = 20'



Notes:

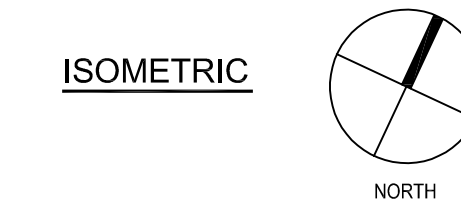
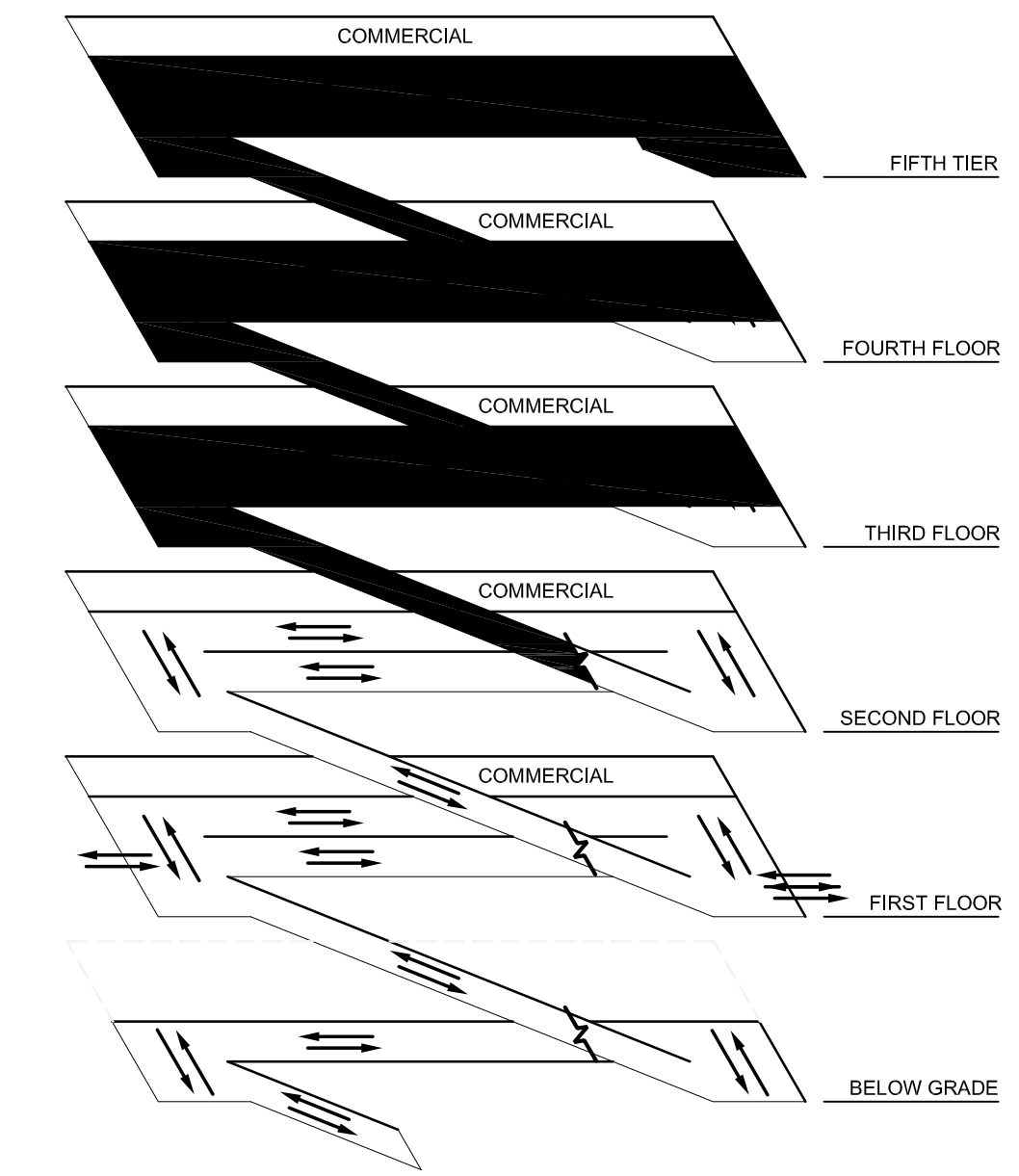
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 Madison, Wisconsin

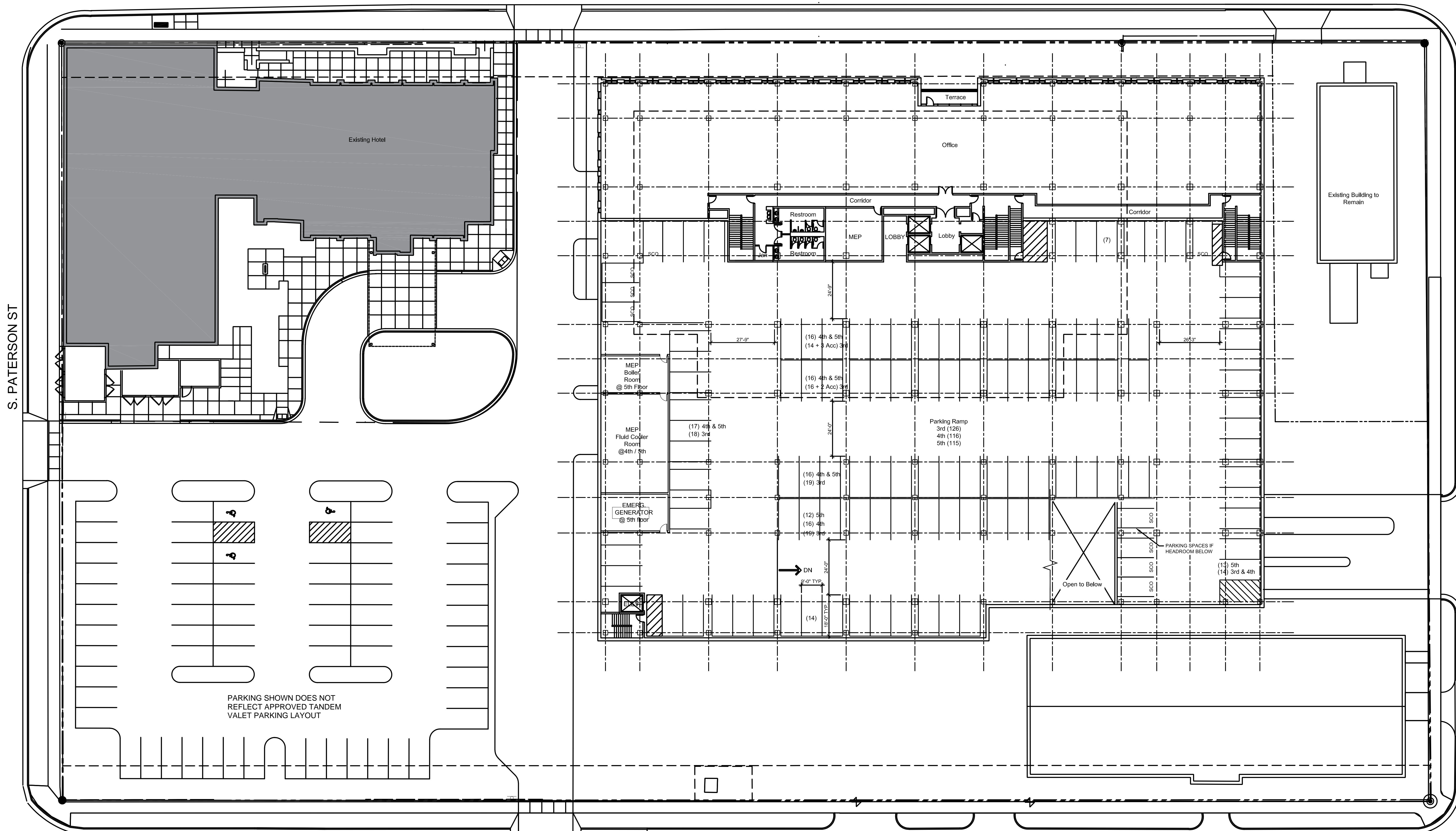
Project #: 2016.36.02

Issuance/Revisions
 04/30/19 REVISED LAND USE SUBMITTAL

First Floor Plan



EAST WASHINGTON AVE



Notes: _____

Archipelago

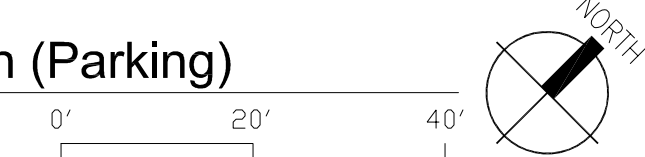
929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

Issuance/Revisions
04/30/19 REVISED LAND USE SUBMITTAL

Third Floor Plan

01 Third Floor Plan - 5th Floor Plan (Parking)
A103 1" = 20'



Notes:

PRELIMINARY USE ONLY

Archipelago

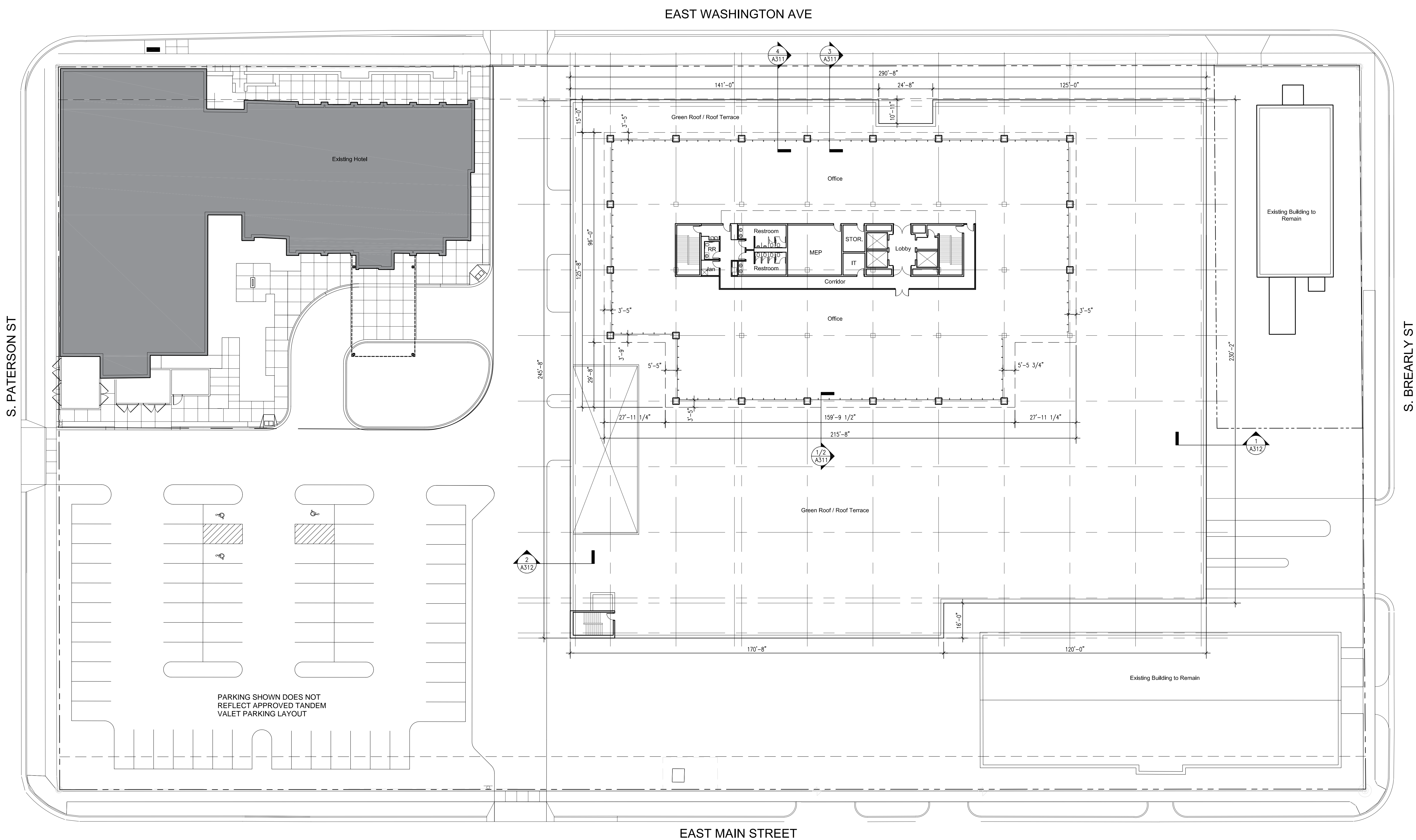
929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

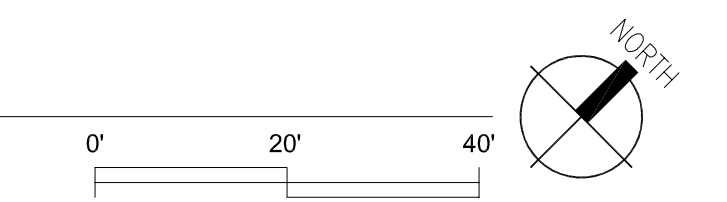
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

Fourth Floor Plan

A105



01 Fourth Floor Plan
A105 1" = 20'



Notes:

PRELIMINARY USE ONLY

Archipelago

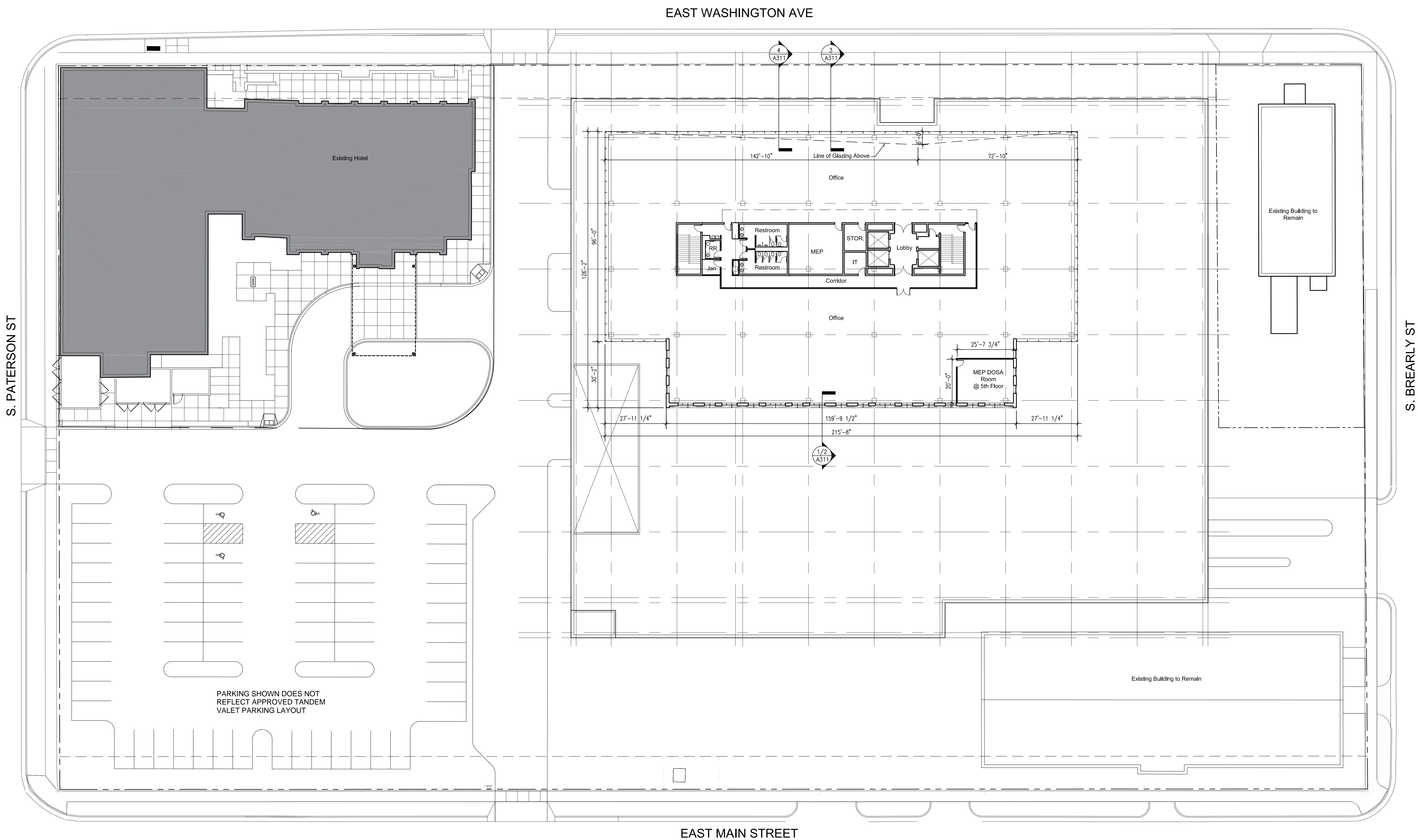
929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

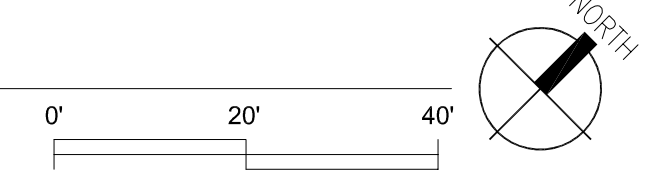
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

**Fifth - Tenth
Floor Plan**

A106



01 Fifth - Tenth Floor Plan
A106 1" = 20'



Notes:

PRELIMINARY USE ONLY

Archipelago

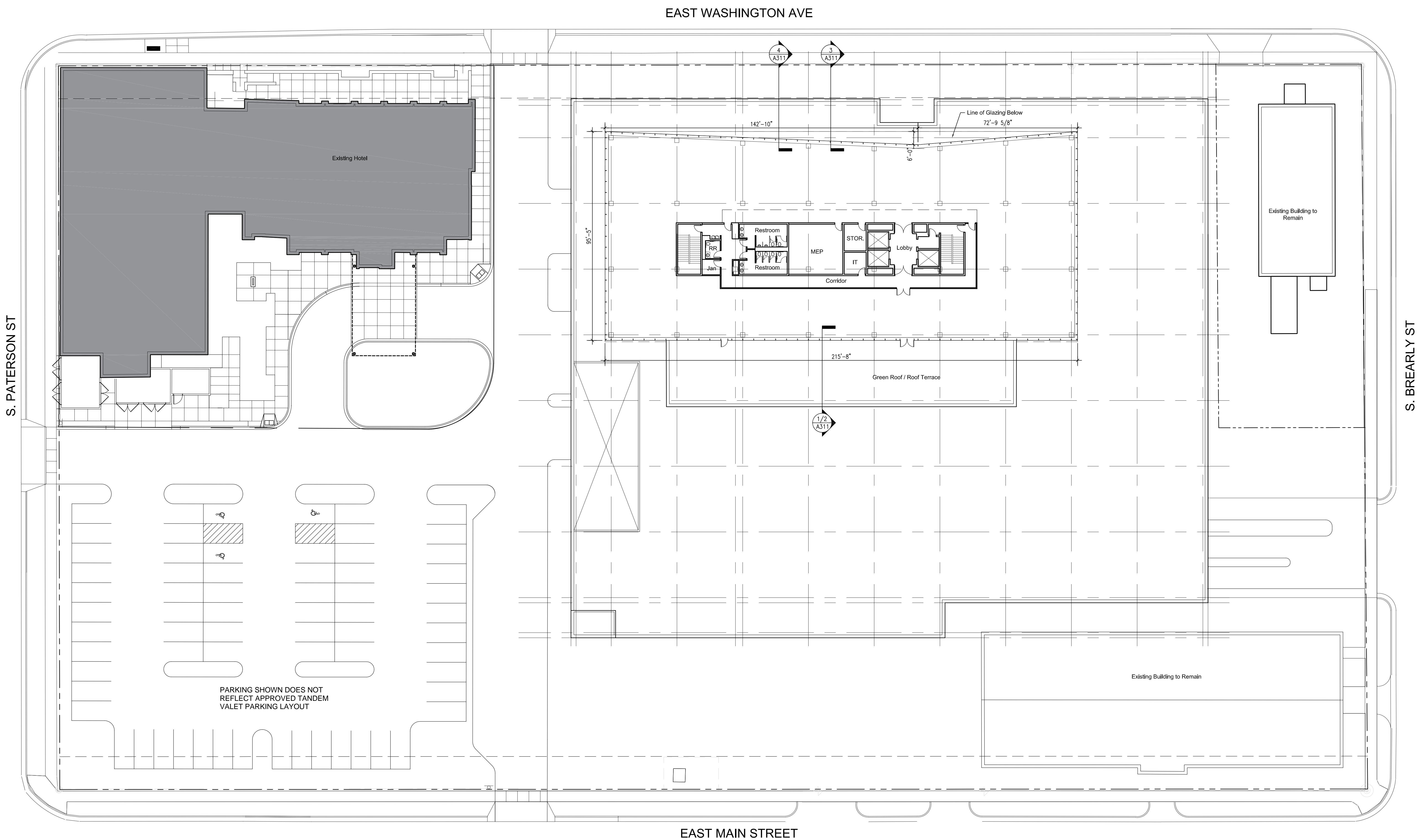
929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

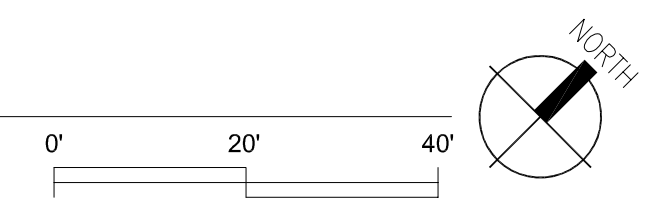
Eleventh Floor Plan

A107



PARKING SHOWN DOES NOT
REFLECT APPROVED TANDEM
VALET PARKING LAYOUT

01 Eleventh Floor Plan
A107 1" = 20'



Notes: _____

PRELIMINARY USE ONLY

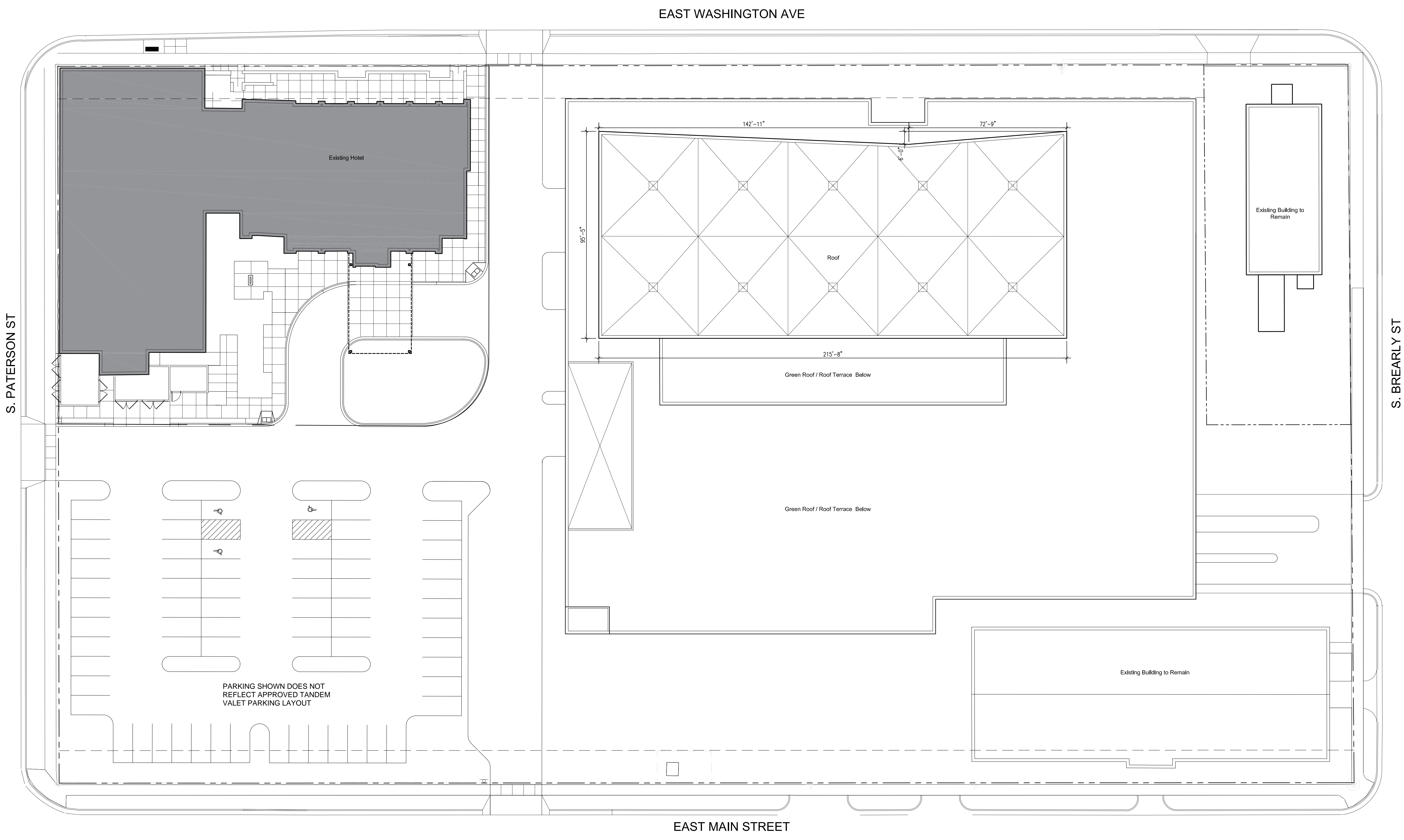
Archipelago

929 E Washington Ave
Madison, Wisconsin

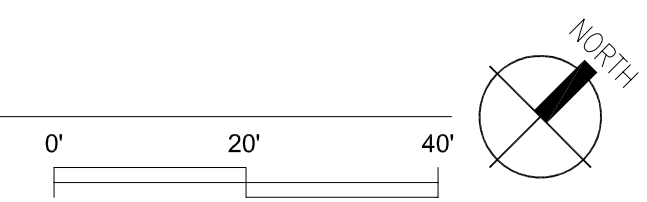
Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

Roof Plan



01 Roof Plan
A10 1" = 20'



Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	24,405	n/a	81	407
Landscape Points Required				407

Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evrgrm. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	873	29	146

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	26	0	910
Overstory Tree	15	6	0	90
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	146	0	292
Shrub, evergreen	3	0	0	0
Ornamental Grass	2	31	0	62
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Development Frontage Points Total				1354

Interior Parking Lots	NA
Total Parking Lot Area	n/a

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1	0	35
Overstory Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	16	0	32
Shrub, evergreen	3	18	0	54
Ornamental Grass	2	40	0	80
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
General Site Plantings Total				201

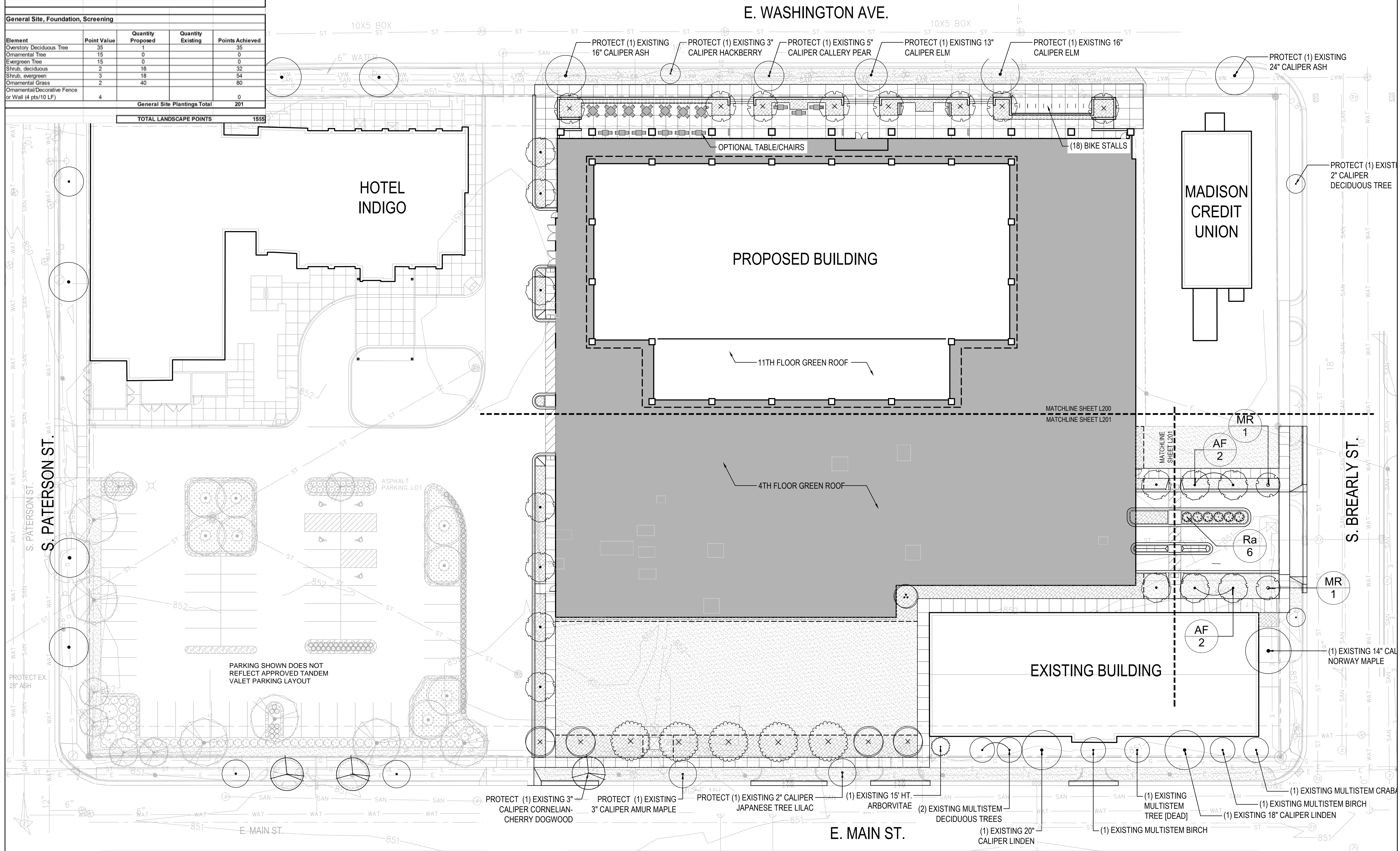
TOTAL LANDSCAPE POINTS 1558

LEGEND

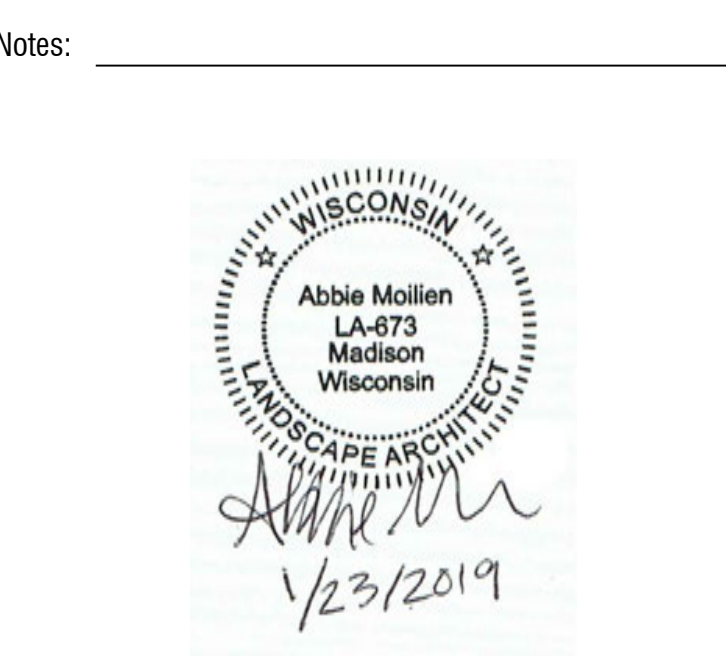
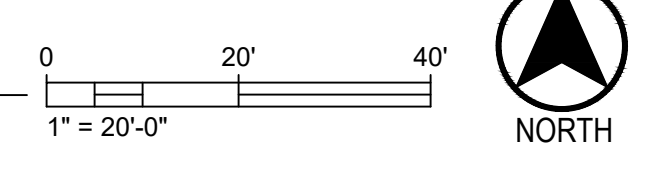
- BLUEGRASS LAWN
- GREEN ROOF
- HARDWOOD BARK MULCH PLANTING BED
- STONE MULCH
- EXISTING TREE
- SHOVEL-CUT EDGE

NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16.
- "SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING" FOR PROTECTION REQUIREMENTS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEED AT NO COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- FORESTRY WILL ISSUE A REMOVAL PERMIT FOR STREET TREES.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFFMAN) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5- FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5- FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFFMAN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



1 OVERALL SITE RESTORATION PLAN
 SCALE: 1" = 20'-0" (AT 30"x42" FULL SIZE SHEET)



Archipelago
 929 E Washington Ave
 Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

OVERALL SITE RESTORATION PLAN L100



- ### LEGEND
- SEDUM CARPET OVER 6-8" OF EXTENSIVE GROWING MEDIA
 - BLUEGRASS LAWN
 - STONE MULCH
 - MEADOW OVER 24" OF INTENSIVE GROWING MEDIA
 - PROPOSED TREE
 - L-SHAPE ALUMINUM EDGE
 - RETAINING / SEAT WALL, 1.5' HT. TYP.
 - PHASE 2 BUILDING EXPANSION LIMITS
 - STRUCTURAL BUILDING COLUMN
 - OVERHEAD SHADE STRUCTURE
 - POTENTIAL WALKING PATH THROUGH MEADOW



Notes: _____



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929 E Washington Ave
Madison, Wisconsin

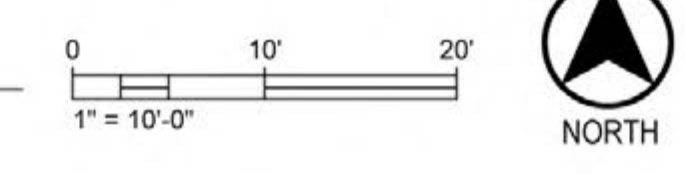
Project #: 2016.36.02

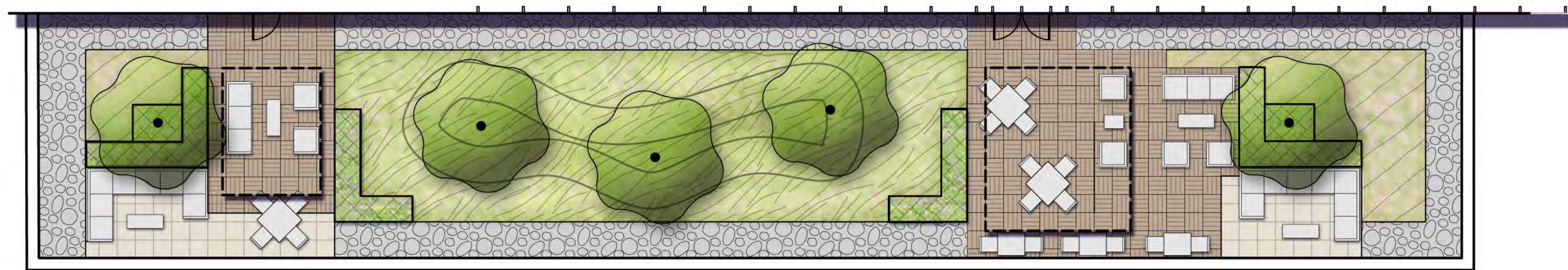
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

4TH FLOOR GREEN ROOF PLAN






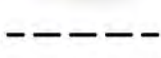




L300

1 4TH FLOOR GREEN ROOF PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)





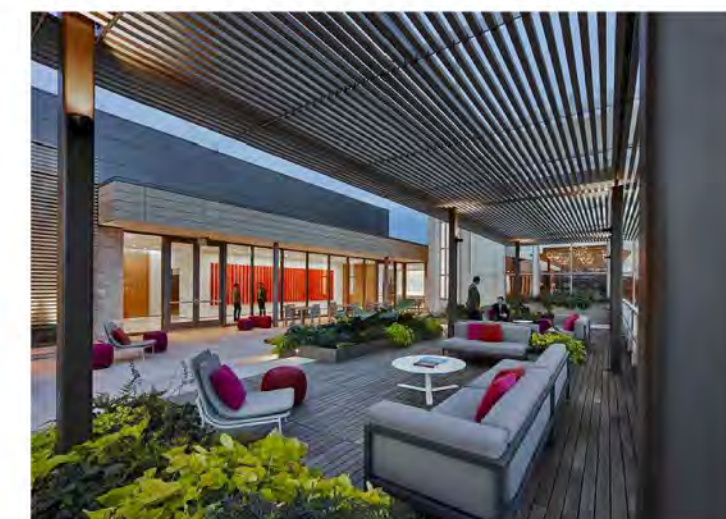
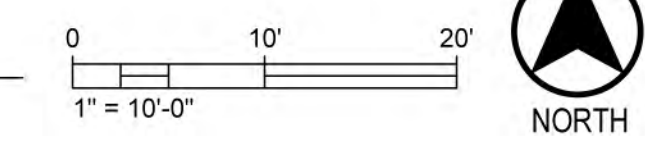
LEGEND

-  SEDUM CARPET OVER 6-8" OF EXTENSIVE GROWING MEDIA
-  BLUEGRASS LAWN
-  STONE MULCH
-  MEADOW OVER 24" OF INTENSIVE GROWING MEDIA
-  PROPOSED TREE
-  L-SHAPE ALUMINUM EDGE
-  RETAINING / SEAT WALL, 1.5' HT. TYP.
-  PHASE 2 BUILDING EXPANSION LIMITS
-  STRUCTURAL BUILDING COLUMN
-  OVERHEAD SHADE STRUCTURE



Notes: _____

1 11TH FLOOR GREEN ROOF PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Archipelago

929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

11TH FLOOR GREEN ROOF PLAN

L301

924 East Main St.

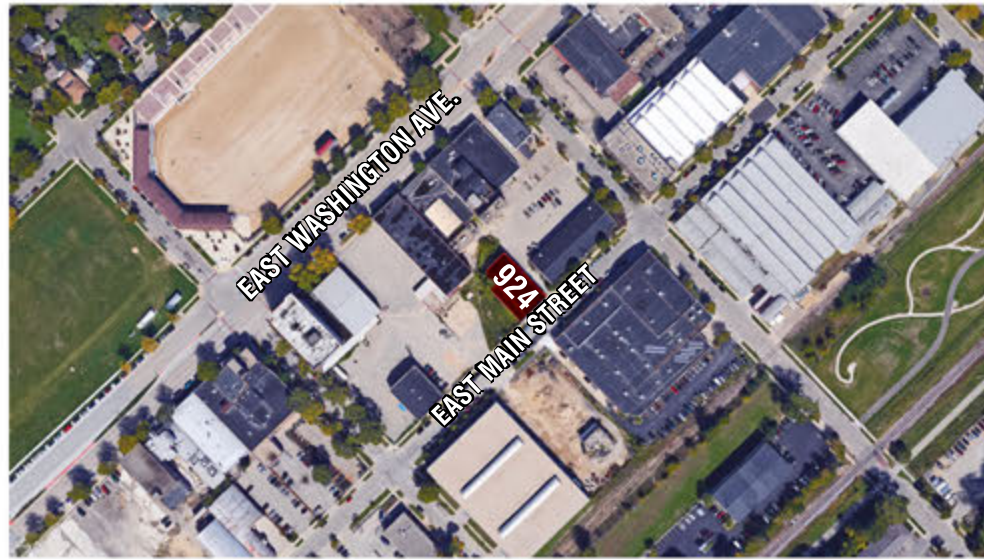
Foundation: Concrete foundation.

Structure: Concrete masonry unit bearing walls and piers with a steel barrel vault roof truss.

Roof: Curved roof with a rubber roofing membrane.

Façade: Brick façade.

Building Description: The building is one story and composed of a brick façade. The original façade of the building is to be saved, restored and stored off-site. The addition and the building behind the façade is to be demolished. The saved portion is to be re-installed at a later phase.



D3. Demolition Context Images

Archipelago - Madison

April 30, 2019



924 E Main St - Proposed Future Facade Reinstallation
Archipelago Village - 2016.36.02
April 01, 2019

S. BREARLY STREET PERMIT-REQUIRING TREE REMOVAL



City Forestry has reviewed the removal for (1) 2" caliper Linden Tree from the city right-of-way and given their blessing for its removal. City Forestry will issue a removal permit for (1) 2" caliper Linden Tree due to driveway installation. Please contact Brad Hofmann with City Forestry (bhofmann@cityofmadison.com -or- 608-266-4816)

The project will re-plant (1) 2" caliper American Sentry Linden in the same general location, centered between the northern edge of the new driveway and the southern edge of the existing Credit Union driveway along Brearly Street.

