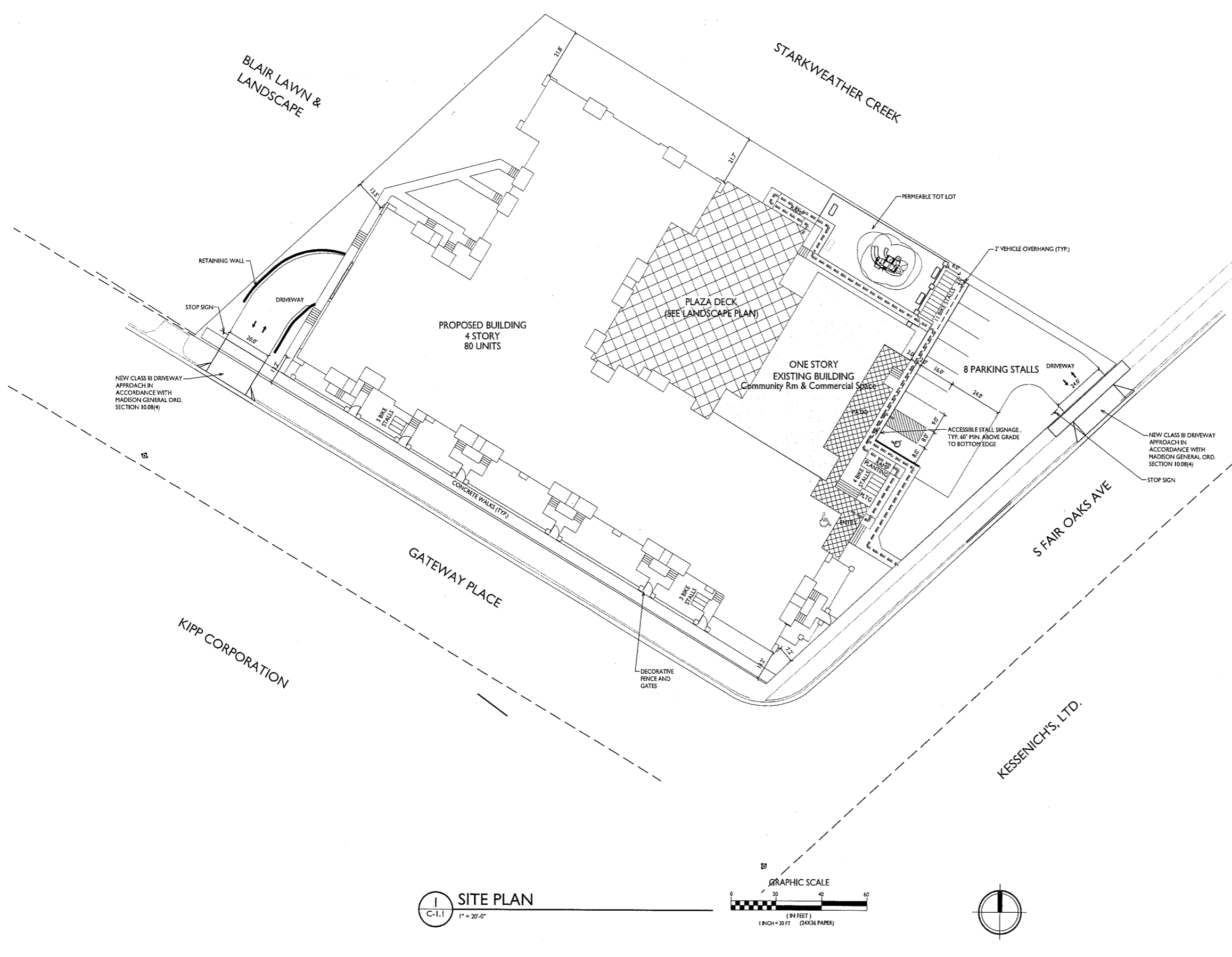




**knothe • bruce**  
ARCHITECTS  
Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562



SITE DEVELOPMENT DATA	
<b>DENSITIES</b>	
LOT AREA	58,509 S.F. / 1.34 ACRES
DWELLING UNITS	80 DU
LOT AREA/ D.U.	731 S.F. / DU
DENSITY	59.7 UNITS/ACRE
<b>USABLE OPEN SPACE</b>	
USABLE OPEN SPACE/ BDRM	21,733 S.F.
USABLE OPEN SPACE/ BDRM	171 S.F. / BEDROOM
LOT COVERAGE	38,792 S.F. = 66% (85% MAX)
<b>BUILDING HEIGHT</b>	
4 STORIES	
<b>COMMERCIAL AREA</b>	
BUILDING	1,800 S.F.
PATIO	700 S.F.
TOTAL	2,500 S.F.
<b>RESIDENTIAL AREA</b>	
87,088 S.F.	
<b>DWELLING UNIT MIX:</b>	
EFFICIENCY	12
ONE BEDROOM	32
TWO BEDROOM	25
THREE BEDROOM	11
TOTAL UNITS	80
<b>VEHICLE PARKING STALLS:</b>	
UNDERGROUND	72
SURFACE	8
TOTAL	80 VEHICLE STALLS
<b>BICYCLE PARKING STALLS</b>	
UNDERGROUND LONG-TERM RESIDENTIAL	77
SURFACE RESIDENTIAL	9
SURFACE - GUEST	8
SURFACE - COMMERCIAL	4
TOTAL	98 STALLS

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Issued for Conditional Use - October 26, 2016

SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	FIRE ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
<b>EXISTING CONDITIONS</b>	
C-1.0	EXISTING CONDITIONS
C-2.0	EROSION CONTROL PLAN
C-3.0	GRADING PLAN
C-4.0	UTILITY PLAN
<b>LANDSCAPE PLAN</b>	
L-1.0	LANDSCAPE PLAN
L-2.0	PLANTING DETAILS
<b>BASEMENT PLAN</b>	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
A-5.1	UNIT PLANS

PROJECT TITLE  
**134 S. Fair Oaks Avenue**

- GENERAL NOTES:**
- 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.
  - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT ON S. FAIR OAKS AND GATEWAY PLACE, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - EXISTING STREET TREES SHALL BE PROTECTED. 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 THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ACCESS 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.
  - 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).
  - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

Madison, WI

SHEET TITLE  
**Site Plan**

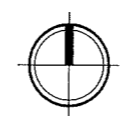
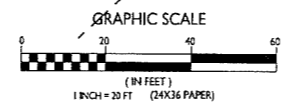
SHEET NUMBER

**C-1.1**

PROJECT NO. **1635**

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**SITE PLAN**  
C-1.1 1" = 20'-0"



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PROJECT TITLE  
134 S. Fair Oaks Avenue

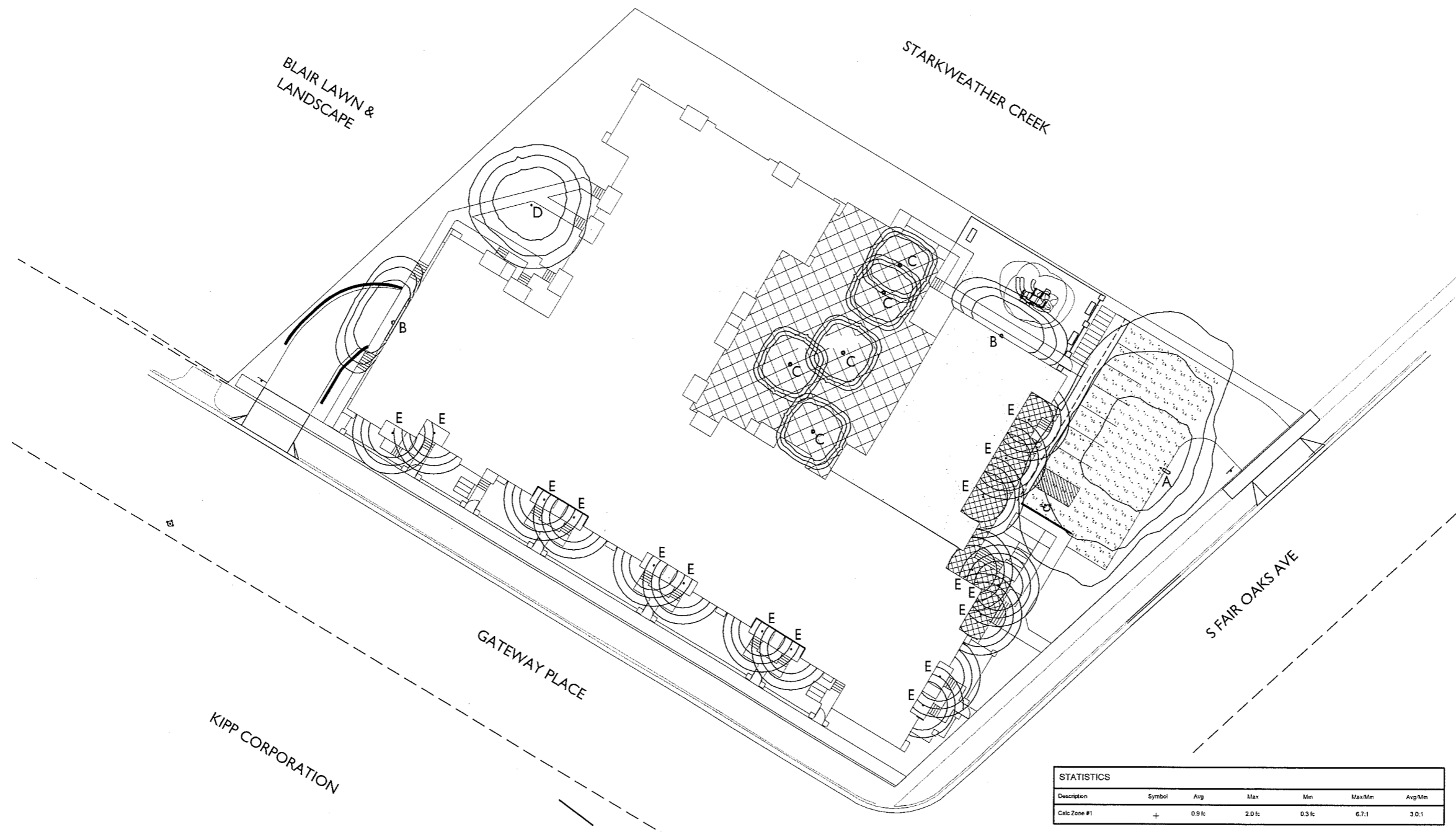
Madison, WI

SHEET TITLE  
Site Lighting Plan

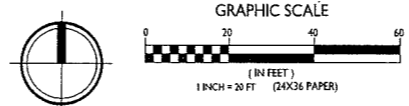
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**C-1.2**

PROJECT NO. 1635  
© Knothe & Bruce Architects, LLC

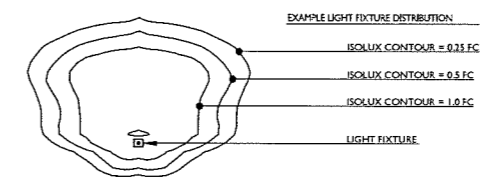


**SITE LIGHTING PLAN**  
C-1.2 1" = 20'-0"



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	2.0 fc	0.3 fc	6.7:1	3.0:1

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting
⊙	A	1	DSX1 LED 30C 530 30K T4M MVOLT HS	DSX1 LED with 30 LEDs @ 530 mA, 3000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	DSX1_LED_30_C_530_30K_T4_M_MVOLT_HS.jes	18'-0" POLE ON 2'-0" TALL CONC. BASE
⊙	B	2	DSXW1 LED 10C 350 30K T2S MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 350mA WITH HOUSE-SIDE SHIELDS	LED	DSXW1_LED_10C_350_30K_T2S_MVOLT_HS.jes	8'-0" ABOVE GRADE ON SIDE OF BUILDING
⊙	C	5	DSXB LED 16C 350 30K 8YM	D-SERIES BOLLARD WITH 16 3000K LEDs OPERATED AT 350mA AND SYMMETRIC DISTRIBUTION	LED	DSXB_LED_16C_350_30K_8YM.jes	42" ABOVE GRADE
⊙	D	1	PWY-EDG-5M-xx-02-E-UL-350-40K / BXBP-916E-LN17	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-02 LEDs	PWY-EDG-5M-xx-02-E-UL-350-40K_PL05769-001A.JES	96" ABOVE GRADE
⊙	E	16	WF6 LED 30K	6" Matte White LED Ultra-Thin Water Downlight, 3000K CCT, Lextar 2835 LED	LED	WF6_LED_30K.jes	RECESSED IN CANOPY



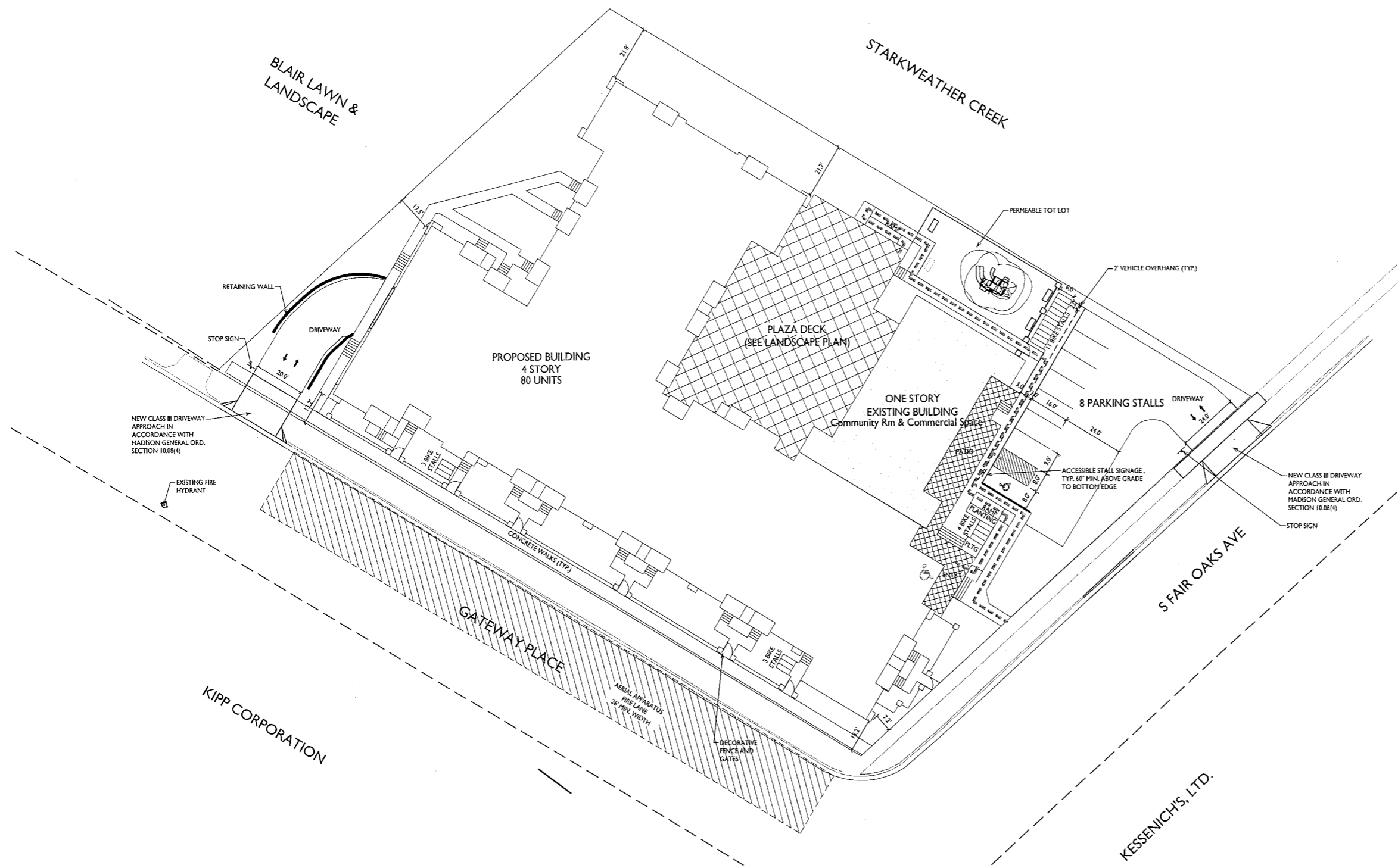
1. [Hatched Box] = 20' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

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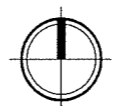
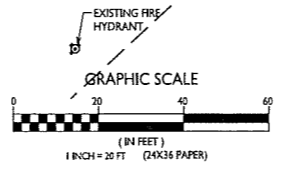
PROJECT TITLE  
**134 S. Fair Oaks Avenue**

Madison, WI  
 SHEET TITLE  
**Fire Dept. Access Plan**

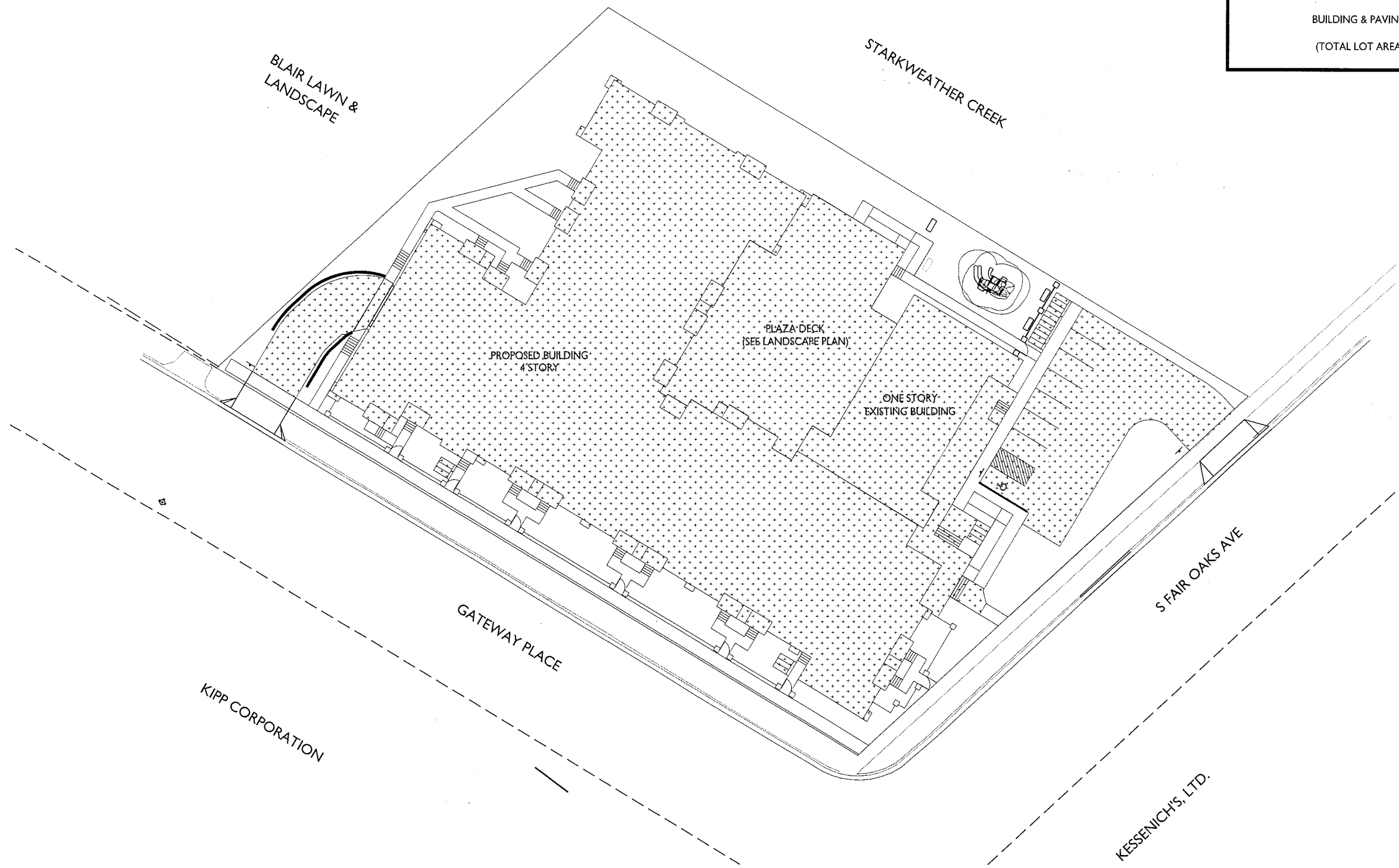
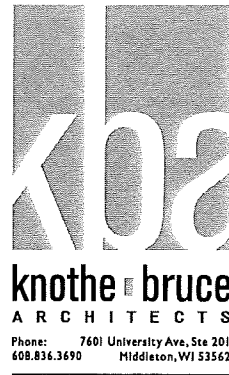
SHEET NUMBER  
**C-1.3**  
 PROJECT NO. **1635**  
 © Knothe & Bruce Architects, LLC



**1**  
 C-1.3  
**FIRE DEPT. ACCESS PLAN**  
 1" = 20'-0"



LOT COVERAGE	
TOTAL LOT AREA	58,509 S.F.
BUILDING & PAVING COVERAGE:	38,792 S.F.
(TOTAL LOT AREA S.F. / COVERAGE S.F.)	66 %



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PROJECT TITLE  
134 S. Fair Oaks  
Avenue

Madison, WI

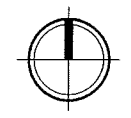
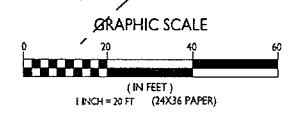
SHEET TITLE  
Lot Coverage

SHEET NUMBER

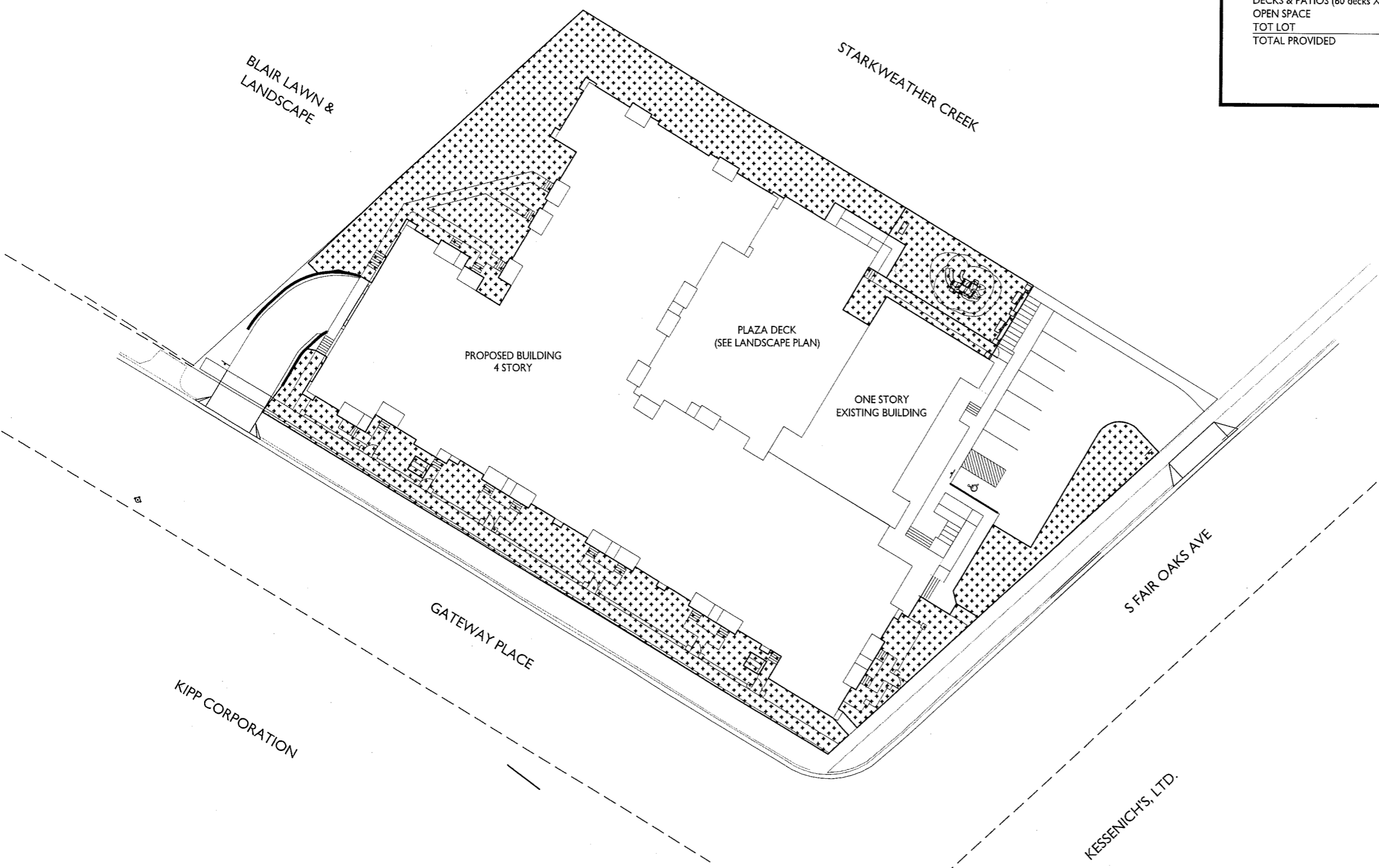
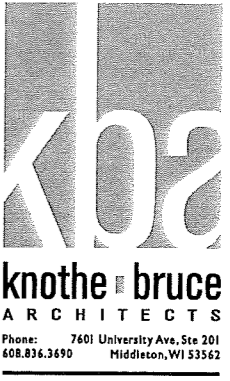
**C-1.4**

PROJECT NO. 1635  
© Knothe & Bruce Architects, LLC

LOT COVERAGE  
C-1.4 1" = 20'-0"



USABLE OPEN SPACE		
DECKS & PATIOS (80 decks X 54 S.F.)	=	4,320 S.F.
OPEN SPACE	=	15,898 S.F.
TOT LOT	=	1,515 S.F.
TOTAL PROVIDED	=	21,733 S.F. (171 S.F. / BDRM)



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PROJECT TITLE  
134 S. Fair Oaks Avenue

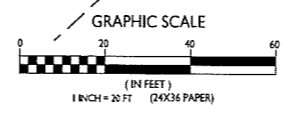
Madison, WI  
SHEET TITLE  
Usable Open Space

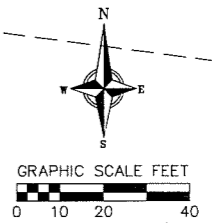
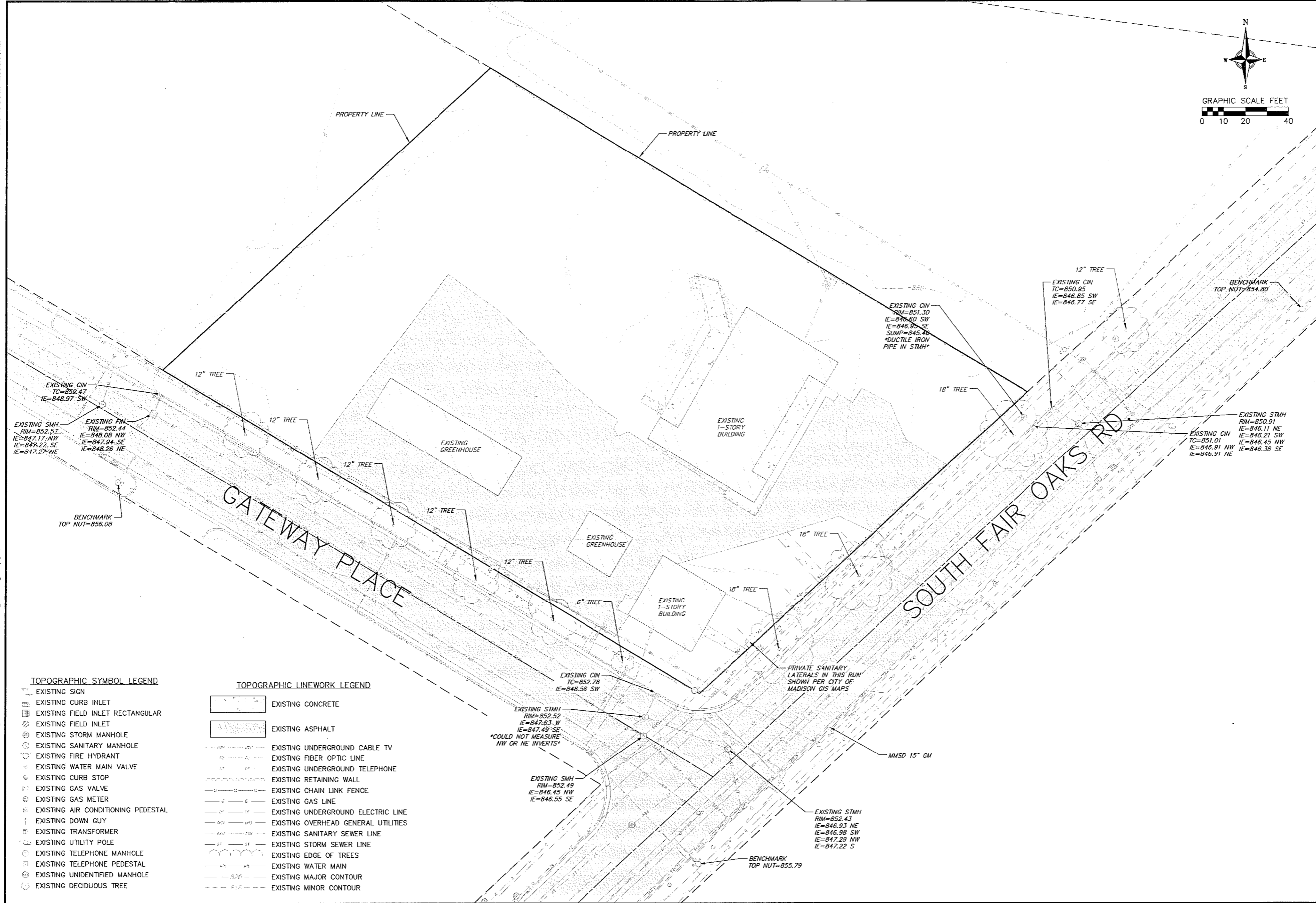
SHEET NUMBER

C-1.5

PROJECT NO. 1635  
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1 USABLE OPEN SPACE  
C-1.5 1" = 20'-0"





**vierblicher**  
 planners | engineers | advisors  
 BREESBURG - MADISON - FRASER DU CHEN  
 999 Franklin Drive, Suite 207, Madison, Wisconsin 53717  
 Phone: (608) 261-0222 Fax: (608) 261-0223

Existing Conditions Plan  
 134 South Fair Oaks Drive  
 City of Madison  
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

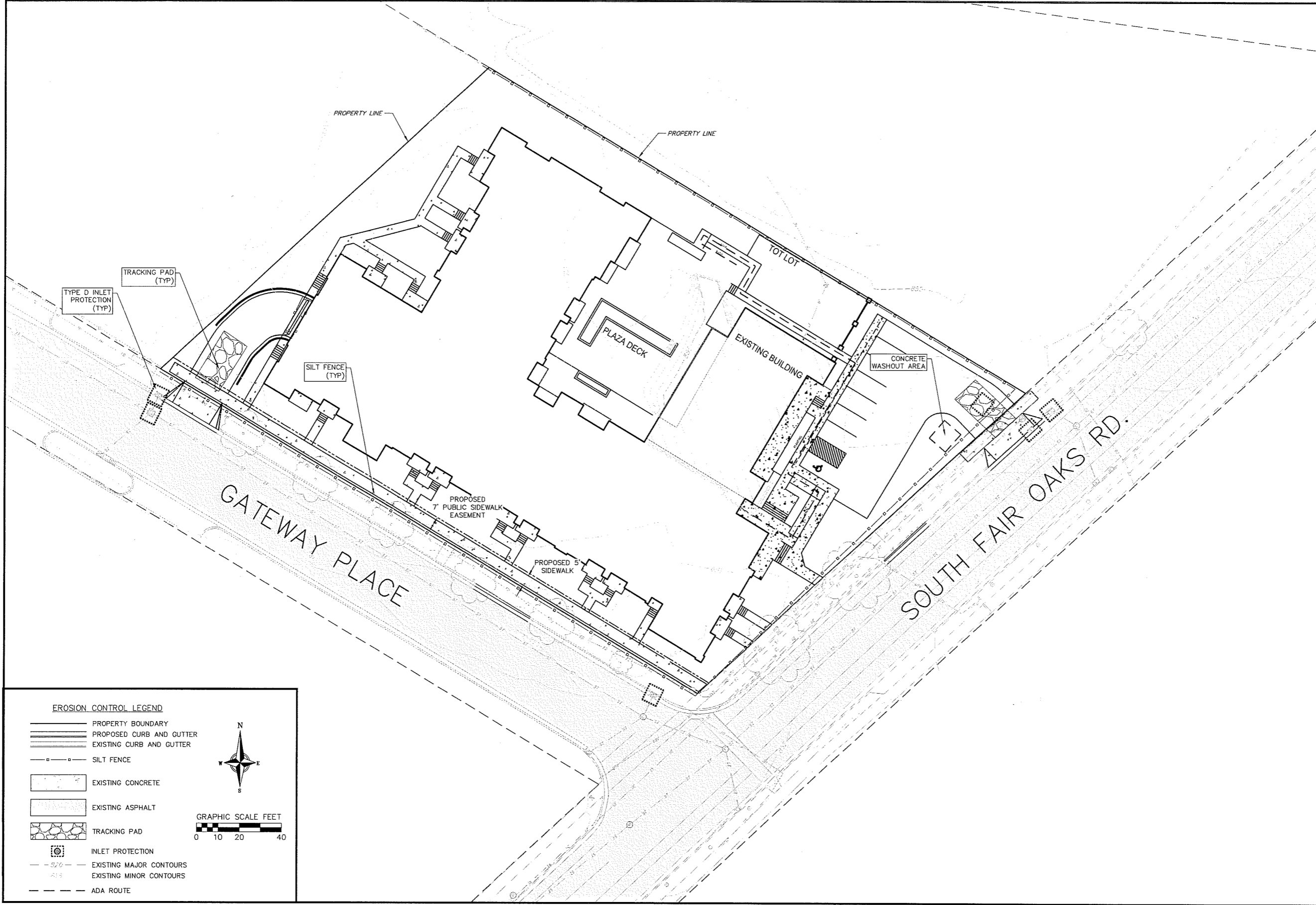
SCALE	AS SHOWN
DATE	10/26/2016
DRAFTER	AMEA
CHECKED	JDOY
PROJECT NO.	160298
SHEET	1 OF 4
DWG. NO.	C-1.0

**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



**EROSION CONTROL LEGEND**

- PROPERTY BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- SILT FENCE
- EXISTING CONCRETE
- EXISTING ASPHALT
- TRACKING PAD
- INLET PROTECTION
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- ADA ROUTE

GRAPHIC SCALE FEET

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 planners | engineers | advisors  
 REEDSBURG - MADISON - WAUKESHA - WAUKESHA, WISCONSIN 53177  
 PHONE: (608) 833-0323 FAX: (608) 833-0322

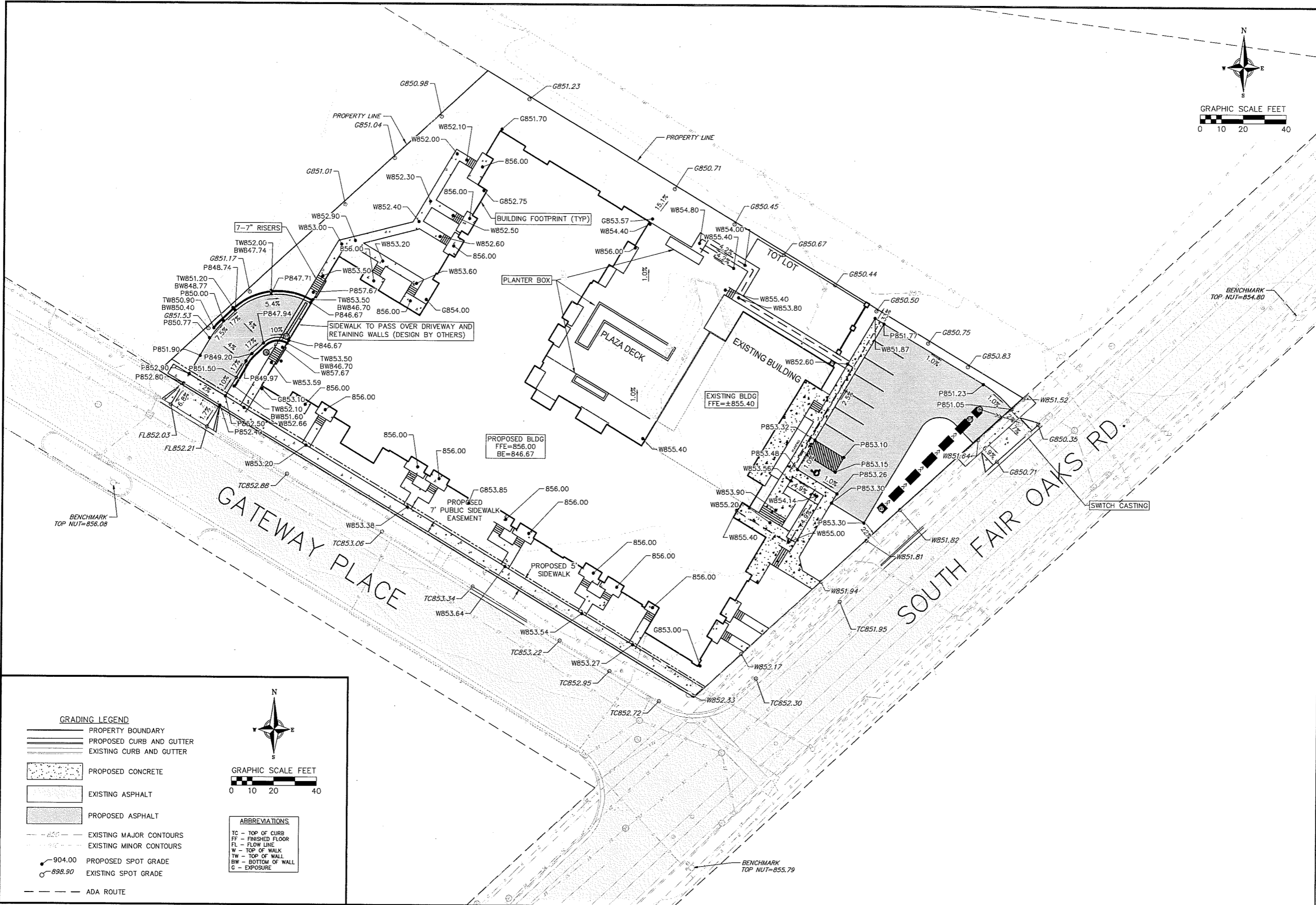
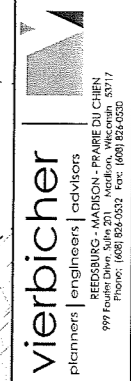
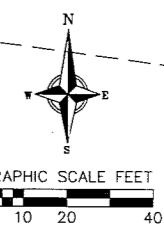
**Erosion Control Plan**  
 134 South Fair Oaks Drive  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 10/26/2016  
 DRAFTER: CGUY  
 CHECKED: RKOL  
 PROJECT NO.: 160298  
 SHEET: 2 OF 4  
 DWG. NO.: C-2.0





**GRADING LEGEND**

- PROPERTY BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- ADA ROUTE

**ABBREVIATIONS**

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

**GRAPHIC SCALE FEET**

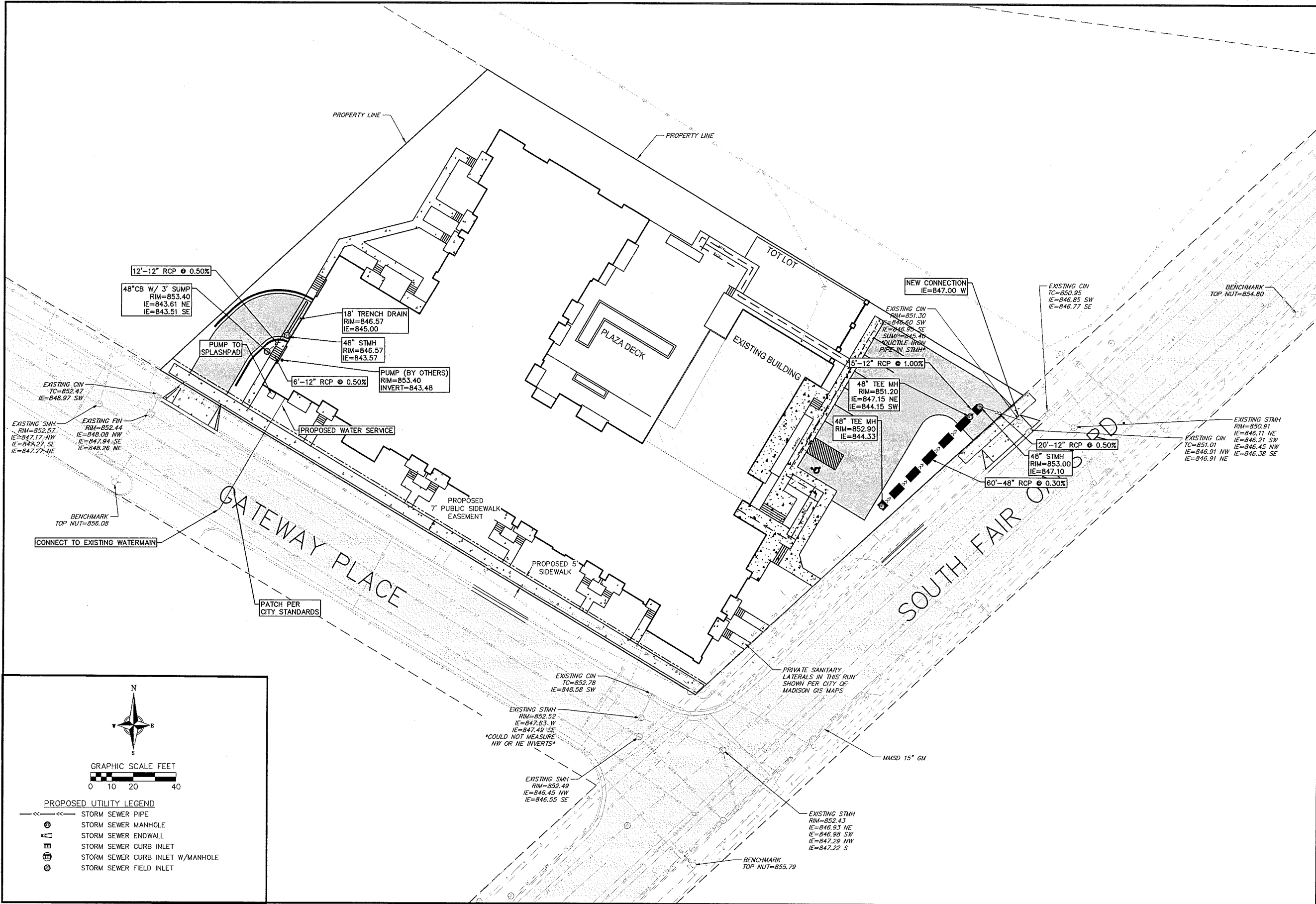
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**Grading Plan**  
 134 South Fair Oaks Drive  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
AS SHOWN			

DATE: 10/26/2016  
 DRAFTER: CQUY  
 CHECKED: RKDL  
 PROJECT NO.: 160298  
 SHEET: 3 OF 4  
 DWG. NO.: C-3.0

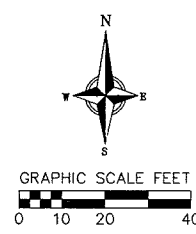




**Utility Plan**  
 134 South Fair Oaks Drive  
 City of Madison  
 Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 10/26/2016
DRAFTER CGUY
CHECKED RKDL
PROJECT NO. 160298
SHEET 4 OF 4
DWG. NO. C-4.0



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - ⊕ STORM SEWER MANHOLE
  - ⊠ STORM SEWER ENDWALL
  - ⊞ STORM SEWER CURB INLET
  - ⊞ STORM SEWER CURB INLET W/MANHOLE
  - ⊙ STORM SEWER FIELD INLET

Plant List	Key (Botanical Name)	Common Name	Quantity	Size	Spec	Comments
<b>Deciduous Trees</b>						
A	<i>Acer rubrum</i> 'Brandywine'	Brandywine Red Maple	1	2.5' cal	BB	Single, straight leader, match specimen.
A	<i>Acer triflorum</i>	Three-flower Maple	2	2.5' cal	BB	Single, straight leader, match specimen.
Bp	<i>Betula papyrifera</i> 'White Birch'	White Birch	7	1.5' cal	BB	Single, straight leader, match specimen.
C	<i>Carpinus caroliniana</i>	Mockernut	3	2.5' cal	BB	Single, straight leader, match specimen.
Qv	<i>Quercus velutina</i>	Black Oak	3	4' cal	BB	Single, straight leader, match specimen.
<b>Ornamental Trees</b>						
Ac	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	7	6' H	BB	Single, straight leader, match specimen.
M	<i>Morus sp.</i>	Crawford	5	1.5' cal	BB	Single, straight leader, match specimen.
Sr	<i>Syringa reticulata</i> 'Honey Silk'	Honey Silk Japanese Tree Lilac	2	2' cal	BB	Single, straight leader, match specimen.
<b>Deciduous Ornamentals + Shrubs</b>						
Cf	<i>Calycanthus floricus</i>	Carolina Allspice	7	18" H	BB	Space per plan.
Cc	<i>Cornus oppositifolia</i> 'Royal Purple'	Royal Purple Spicebush	4	6' H	BB	Space per plan.
Fh	<i>Forsythia x 'Happy Greetings'</i>	Happy Greetings Forsythia	6	24" H	BB	Space per plan.
Hj	<i>Hydrangea quercifolia</i> 'The Wave'	Free Wave Oak Leaf Hydrangea	38	12" H	BB	Space per plan.
Ph	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Ninebark	15	5 Gal	BB	Space per plan.
Ra	<i>Rhus aromatica</i> 'Gro-Lov'	Gro-Lov Sumac	78	6 Gal	BB	Space per plan.
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Beaked Spirea	35	3 Gal	BB	Space per plan.
Vc	<i>Viburnum coccineum</i>	Whorled Viburnum	2	4' H	BB	Space per plan.
<b>Evergreen Shrubs</b>						
Cp	<i>Chamaecyparis pisifera</i> 'Golden Mist'	Golden Mist False Cypress	6	5 Gal	BB	Space per plan.
Jh	<i>Juniperus chinensis</i> 'Hicks 95'	Hicks 95 Juniper	7	6' H	BB	Single, straight leader, match specimen.
J	<i>Juniperus chinensis</i> 'Trautman'	Trautman Juniper	12	6' H	BB	Single, straight leader, match specimen.
Tc	<i>Taxus canadensis</i> 'Gracilis'	Gracilis Hemlock	37	24" H	BB	Space per plan.
<b>Perennials/Grasses/Groundcovers</b>						
av	<i>Alopecurus virginicus</i>	Lady's Mantle	43	1 Gal	BB	Space per plan.
bb	<i>Bartisia x bicolor</i> 'Twister'	Fetice Indigo	30	1 Gal	BB	Space per plan.
cn	<i>Callirhoe reticulata</i> ssp. 'Nepeta'	Lesser Callirhoe	46	1 Gal	BB	Space per plan.
Hb	<i>Helleborus viridis</i>	Blue Helleborus	49	1 Gal	BB	Space per plan.
ss	<i>Sisyrinchium alba</i>	Silver Dragon	65	1 Gal	BB	Space per plan.
sh	<i>Sporobolus heterostachys</i> 'Tara'	Prairie Dropseed	74	1 Gal	BB	Space per plan.
<b>PRAIRIE MIX</b>						
Ab	<i>Abies concolor</i>	Milling Pink Abies	180	-	Plu	
As	<i>Asclepias incarnata</i>	Sweet Milkweed	180	-	Plu	
Ast	<i>Aster sp.</i>	Sky Blue Aster	180	-	Plu	
Cr	<i>Cornus rugosa</i>	June Grass	540	-	Plu	
Ech	<i>Echinacea purpurea</i>	Sunrise Echinacea	180	-	Plu	
Ls	<i>Liatris spicata</i>	Spice Blazing Star	180	-	Plu	
Lp	<i>Lupinus perennis</i>	Lupine	180	-	Plu	
Mb	<i>Morone sp.</i>	Red Broomrape	180	-	Plu	
Bg	<i>Bergamot</i>	Bergamot	180	-	Plu	
Rb	<i>Rudbeckia hirtelliflora</i>	Sweet Black-eyed Susan	180	-	Plu	
Sa	<i>Sambucus racemosa</i>	White Blueberry	720	-	Plu	
Tc	<i>Trichostema chlorostachyoides</i>	Spokenwort	180	-	Plu	
Sp	<i>Sporobolus heterostachys</i>	Prairie Dropseed	540	-	Plu	
<b>LOW MOW FESCUE MIX</b>						
			4,031 SF seed mix			

**City of Madison, WI Landscape Worksheet**  
**134 S. Fair Oaks Ave.**  
 26-Oct-16

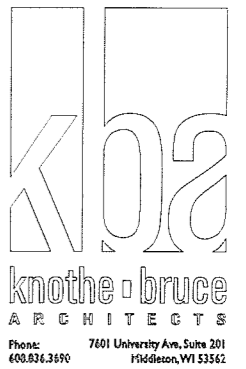
Developed Lots	SF	Landscape Points	Subtotal
Total Developed Area (Lot - Building Area)	31,748		716
		<b>Landscape Points Required</b>	<b>630</b>

Development Frontage (S. Fair Oaks Ave.)	LF	Overstory Trees Required	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	248	8	41

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	6	210
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	5	0	50
Shrub, deciduous	3	38	0	114
Shrub, evergreen	4	8	0	32
Ornamental Grass/Perennial	2	38	0	76
<b>Development Frontage Points Total</b>				<b>482</b>

- NOTES:
- All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
  - Plantings shall not be permanently irrigated.
  - 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 excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact of 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.
  - Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
  - Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.



CONSULTANT



REVISIONS

Submission October 26, 2016

PROJECT TITLE

134 S. Fair Oaks

SHEET TITLE

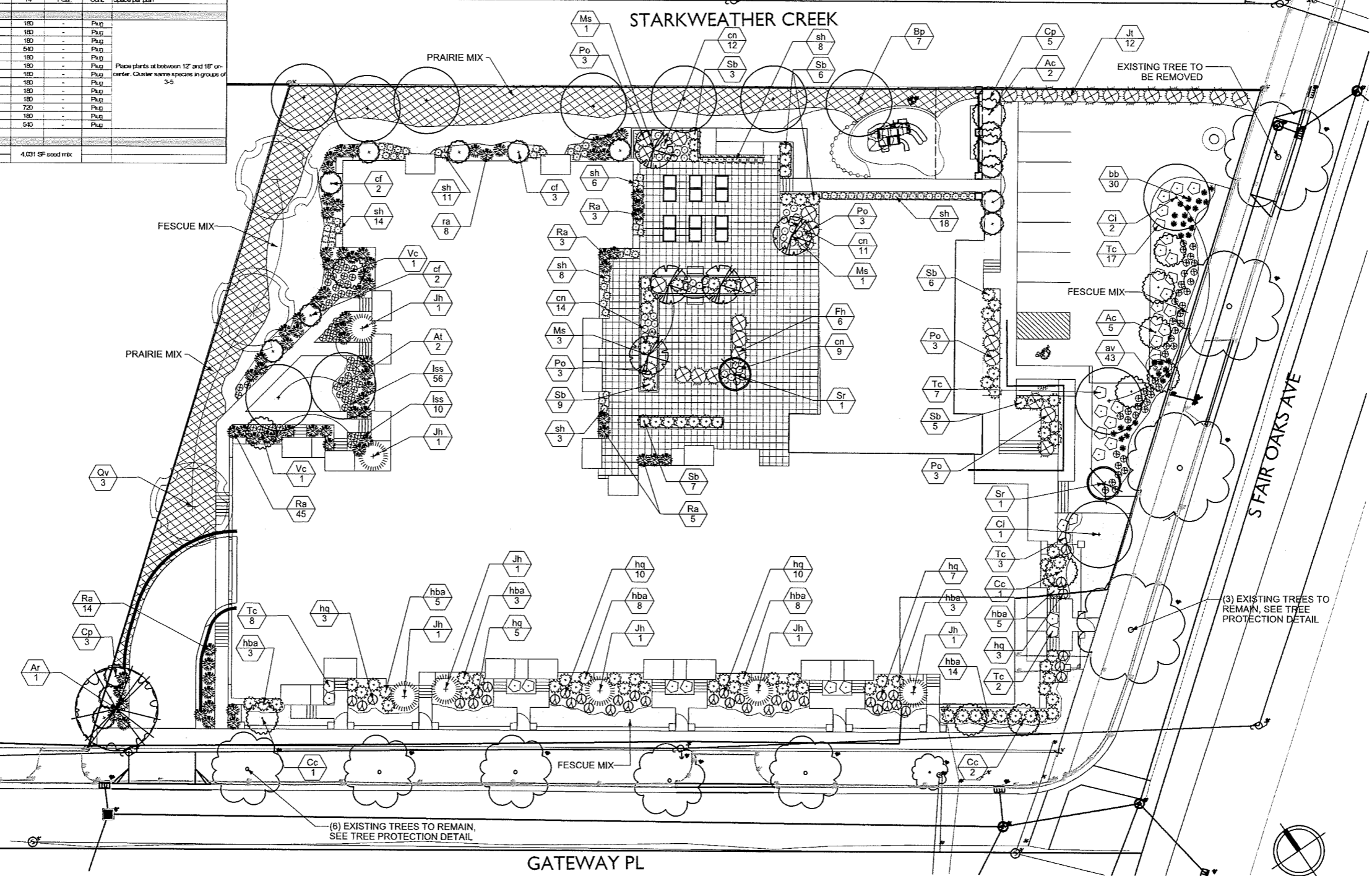
LANDSCAPE PLAN

SHEET NUMBER

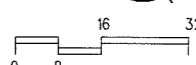
L-1.0

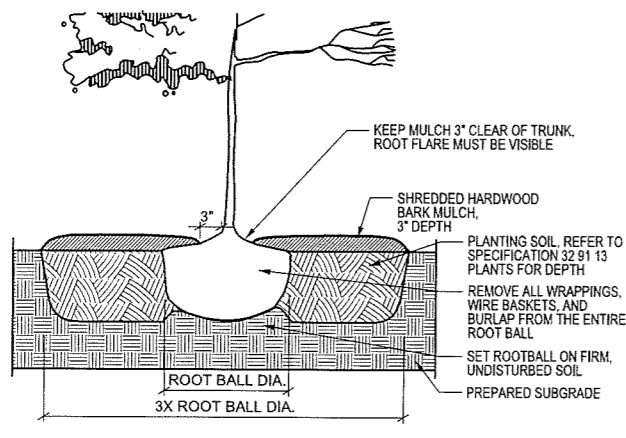
PROJECT NO.

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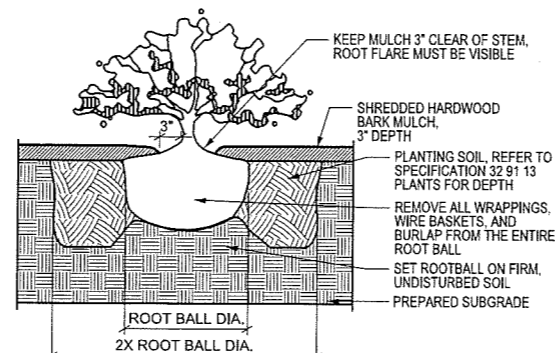


1 LANDSCAPE PLAN  
 L-1.0 SCALE: 1/16" = 1'-0" on 24" x 36" sheet

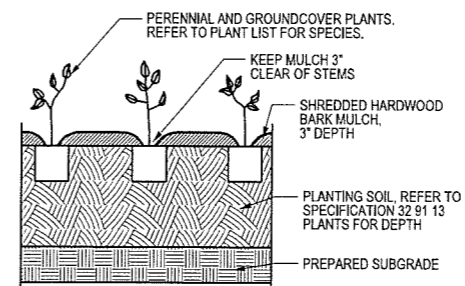




1 TREE PLANTING DETAIL  
NTS



2 SHRUB PLANTING DETAIL  
NTS



3 PERENNIAL PLANTING DETAIL  
NTS

SOIL

- Contractor shall provide a suitable amended topsoil in all planted, seeded, or sodded areas. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
- Remove all rocks, debris, and litter from the site and all planted, seeded, or sodded areas. Till or disc the subsoil to a depth of 6-12" to allow aeration. Provide a minimum of 6" of topsoil in seeded and sodded areas. Provide a minimum of 18" of topsoil in planted areas.
- Do not apply topsoil to saturated or frozen subgrades.
- Provide soil amendments as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any soil amendments and incorporate into the top 4"-6" of soil by tilling or discing.

PLANTS

- All plant material shall conform to the American Standards of Nursery Stock.
- All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
- Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
- Plants shall conform to the measurements specified within the contract documents.
- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off of a truck or loader.
- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
- All plants shall be guaranteed to be in healthy and flourishing condition at the end of the warranty period. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the warranty period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
- All plant material shall be guaranteed for one (1) year from the date of substantial completion. Only one replacement per plant shall need to be made.
- Organic mulch is to be double shredded hardwood bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no piece having an area of more than 4 sq. inches.
- Stone mulch shall be used unless otherwise noted. Stone mulch is to be 1-2" diameter, clean, smooth, washed stone in a tan-gray color range. Submit sample to architect for approval.
- Stake all planting and notify Digger's Hotline (1-800-242-8511) to verify location of all underground utilities prior to excavation.
- The planting pit for containerized and balled and burlapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
- The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less. Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. Pits shall be backfilled with excavated soil so long as it is not muddy or frozen.

(PLANTS CONT'D)

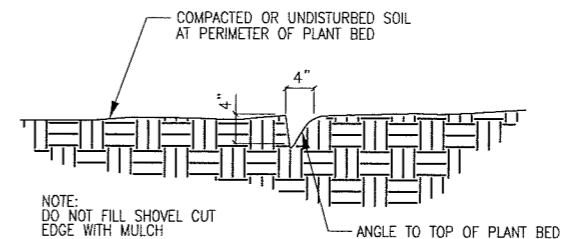
- Root balled plants shall have rope, string, burlap and/or other wrapping material cut away and removed from top half of the root ball after the plant has been set in the hole. Cut wire basket in four places and fold down 8 inches into planting hole.
- No soil is to cover the top of the root flare. All plants shall be mulched with a 3" layer of specified mulch immediately after planting. Mulch is to be pulled back no less than 3" and no more than 6" from trunks.
- Thoroughly water plants immediately after planting and before mulching.
- Remove all twine and labels and prune any dead or broken branches after planting.
- Maintenance for plant material shall be equivalent to the warranty period. Plants shall be watered, staked, pruned, dead-headed, and planting beds shall be weeded during this time period.
- Contact City Forestry (Dean Kahl, 608-266-4816, dkahl@cityofmadison.com) prior to working on street trees.
- Tree protection fencing shall be provided for the existing street tree for the duration of the construction. The fencing shall cover the width of the terrace. If excavation is necessary within 5 ft of any existing tree, City Forestry shall be contacted so that they may inspect and provide recommendations to protect the root systems of the trees.

LAWNS & GRASSES

- Seed shall be delivered to the site in its original, unopened container, labeled as to weight, analysis, and manufacturer. Store any seed delivered prior to use in a manner safe from heat, moisture, rodents, or other causes. Any seed damaged after acceptance shall be replaced by the Contractor.
- The Contractor shall guarantee the germination of seed installed during the regular seeding season (May 1 - October 15).
- Grass seed shall meet the requirements of Section 630.2.1 of Standards Specifications for Highway Construction. Unless otherwise specified, provide Kentucky Bluegrass seed blend.
- Place and anchor clean straw or hay mulch that is well-seasoned, and free of rot, mildew, and seeds of noxious weeds over the seeded area according to the methods outlined by Section 627.3 of Standards Specifications for Highway Construction.
- Erosion control mat shall be used on slopes of 1:4 or steeper.
- Seeded areas are to be watered daily as needed to maintain adequate surface soil moisture for proper seed germination. Thereafter, apply 1/2" of water twice weekly until final acceptance.
- All sod is to be turfgrass species Kentucky Bluegrass (*Poa pratensis*), a minimum of three cultivars, of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
- All sod is to be harvested, delivered, stored, and handled according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod and Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding"
- Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between sod pieces; remove excess soil.
- Lay sod across angle of slopes exceeding 1:3. Anchor sod on slopes exceeding 1:6 with wood pegs space as recommended by sod manufacturer but not less than two (2) anchors per strip.
- Saturate sod with fine water spray within two hours of planting. During the first week, water daily or more frequently as necessary to maintain moist soil to a min. depth of 1-1/2" below sod.
- Maintenance of lawn is to begin immediately after each area is planted and continue until acceptable lawn is established, but not less than 60 days from date of substantial completion.

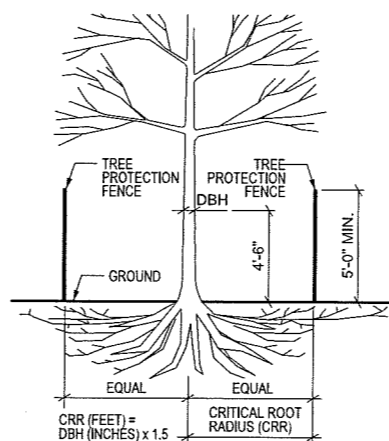
(LAWNS & GRASSES CONT'D)

- Provide and maintain temporary piping, hoses, and watering equipment to convey water from sources and keep sodded lawn uniformly moist to a depth of 4". After first week, water sodded lawn at a minimum rate of 1" per week.
- All lawn areas of seed or sod are to be mowed to a height of 2"-3" by scheduled mowings. Repeat mowing to maintain specified height without cutting more than 40% of grass height. Remove no more than 40% of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Mow to maintain during entire maintenance period.
- Maintain and establish seeded and sodded lawn areas by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.
- At the end of the maintenance period, a healthy, well-rooted, even-colored, viable lawn will have been established, free of weeds, open joints, bare areas, and surface irregularities.



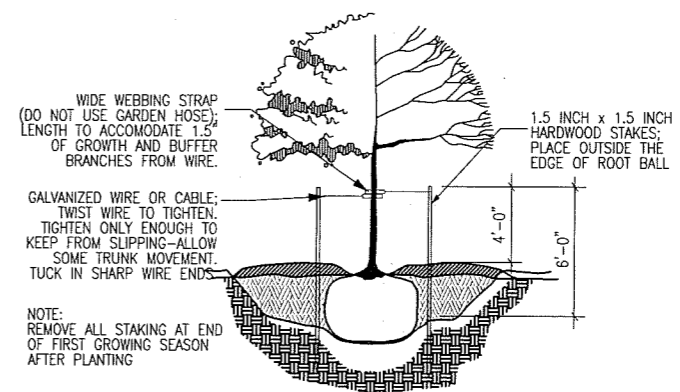
NOTE: DO NOT FILL SHOVEL CUT EDGE WITH MULCH

4 SHOVEL CUT EDGE DETAIL  
NTS



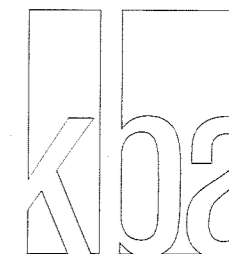
- NOTES:
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH CHAIN LINK FENCING PER SPECIFICATION SECTION 31 13 16.
  - TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES MAY BE STORED IN THE TREE PROTECTION AREA.
  - SEE SPEC SECTION 31 13 16 - SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING FOR MORE INFORMATION.
  - TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4.5' ABOVE THE GROUND.
  - TREE PROTECTION FENCE STAKES 8' O.C. MAX.

5 TREE PROTECTION  
NTS



NOTE: REMOVE ALL STAKING AT END OF FIRST GROWING SEASON AFTER PLANTING

6 TREE STAKING  
NTS



knothe + bruce  
ARCHITECTS

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Madison, WI 53706 Fax: 608.934.0133

CONSULTANT



KEN SAKAI  
DESIGN INC.  
LANDSCAPE  
CONSULTANTS

203 S. PATTERSON  
SUITE 105  
MADISON, WI 53703  
PHONE: 608.251.3660  
FAX: 608.251.0133  
WWW.KSD-TE.COM

REVISIONS

Submital October 26, 2016

PROJECT TITLE

134 S. Fair Oaks

SHEET TITLE

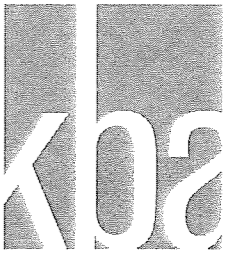
PLANTING  
DETAILS

SHEET NUMBER

L-2.0

PROJECT NO.

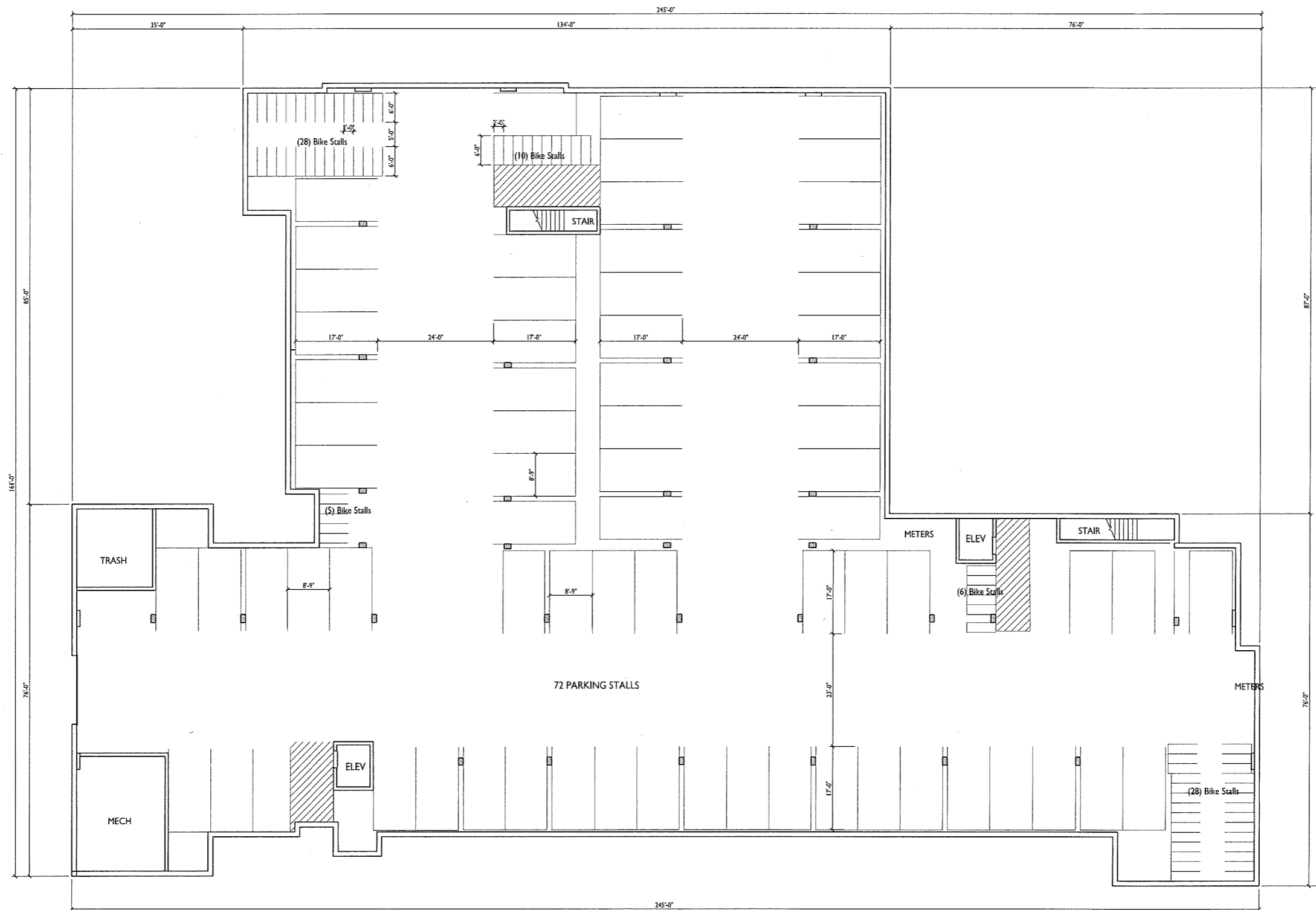
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608.836.3690 Middleton, WI 53562

KEY PLAN



ISSUED  
Issued for Conditional Use - October 25, 2016

PROJECT TITLE  
**134 S. Fair Oaks  
Avenue**

Madison, WI

SHEET TITLE  
**Basement Floor  
Plan**

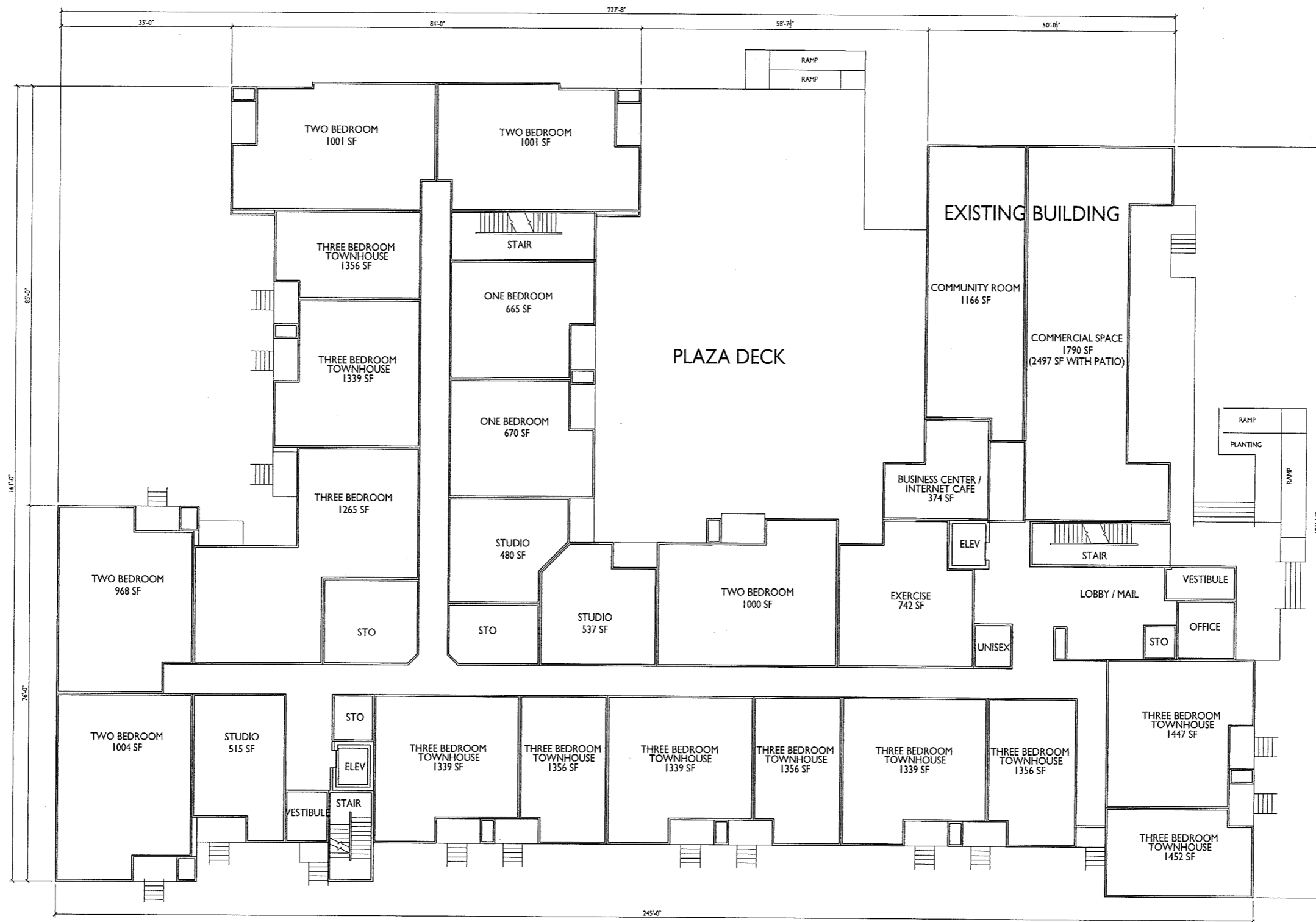
SHEET NUMBER

**A-1.0**

PROJECT NO. **1635**  
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**BASEMENT FLOOR PLAN**  
A-1.0 3/32" = 1'-0"





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ISSUED  
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PROJECT TITLE  
134 S. Fair Oaks  
Avenue

Madison, WI

SHEET TITLE  
First Floor Plan

SHEET NUMBER

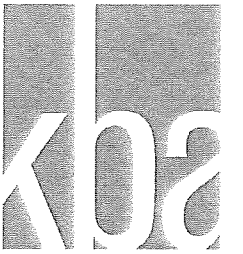
**A-1.1**

PROJECT NO. 1635

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**1** FIRST FLOOR PLAN  
A-1.1 3/32" = 1'-0"





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KEY PLAN

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PROJECT TITLE  
**134 S. Fair Oaks  
Avenue**

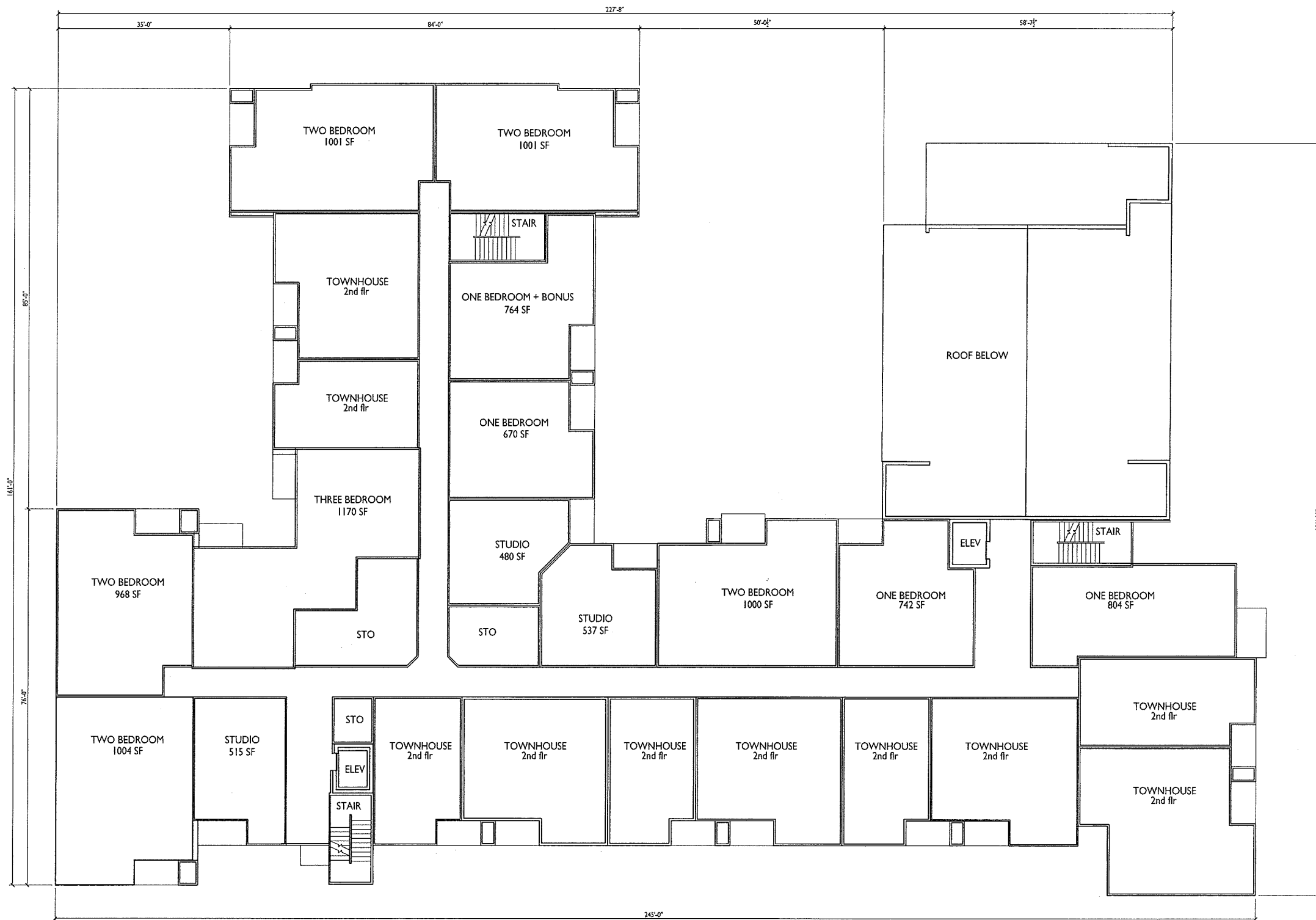
Madison, WI

SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER

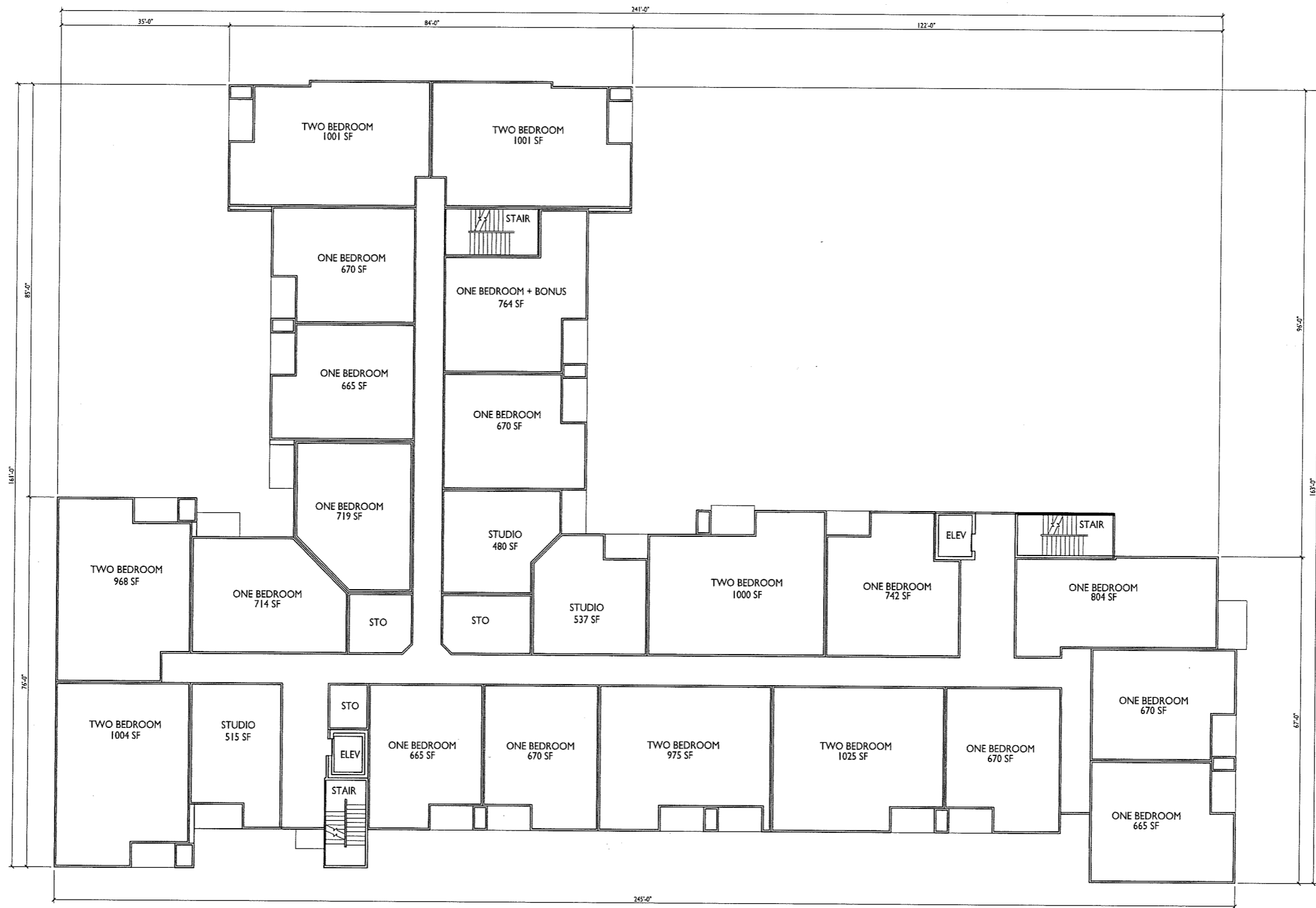
**A-1.2**

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**1 SECOND FLOOR PLAN**  
A-1.2 3/32" = 1'-0"





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PROJECT TITLE  
 134 S. Fair Oaks  
 Avenue

Madison, WI  
 SHEET TITLE  
 Third Floor Plan

SHEET NUMBER

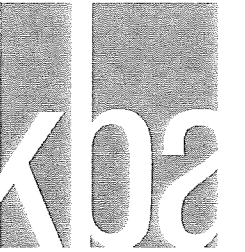
**A-1.3**

PROJECT NO. 1635  
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**1** THIRD FLOOR PLAN  
 A-1.3 3/32" = 1'-0"







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KEY PLAN



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Issued for Conditional Use - October 25, 2016

PROJECT TITLE  
**134 S. Fair Oaks Avenue**

Madison, WI

SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

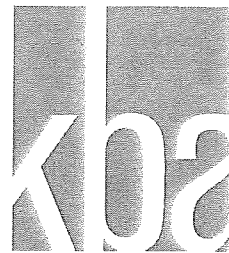
**A-1.4**

PROJECT NO. **1635**

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**FOURTH FLOOR PLAN**  
A-1.4 3/32" = 1'-0"





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1 NORTHWEST ELEVATION  
 A-2.1 3/32"=1'-0"

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3 NORTHEAST ELEVATION  
 A-2.1 3/32"=1'-0"

PROJECT TITLE  
 134 S. Fair Oaks  
 Avenue

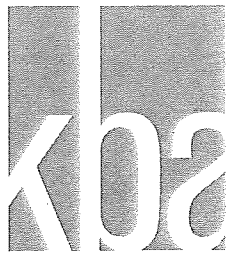
Madison, WI

SHEET TITLE  
 Exterior  
 Elevations

SHEET NUMBER

A-2.1

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1  
A-2.2  
3/32"=1'-0"  
SOUTHWEST ELEVATION

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2  
A-2.2  
3/32"=1'-0"  
SOUTHEAST ELEVATION

PROJECT TITLE  
134 S. Fair Oaks  
Avenue

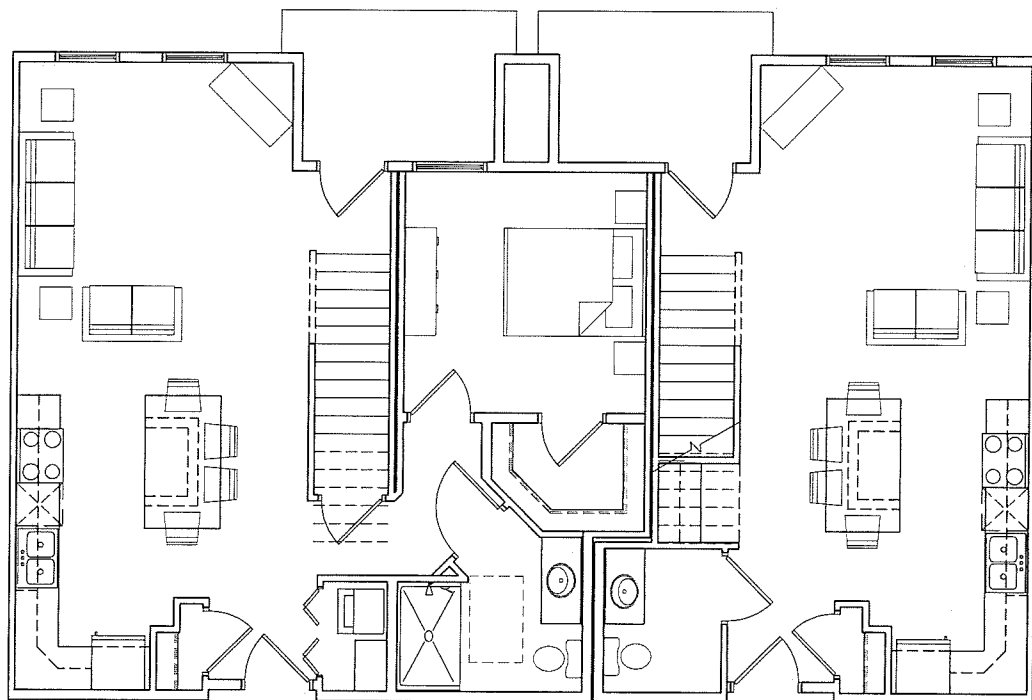
Madison, WI

SHEET TITLE  
Exterior  
Elevations

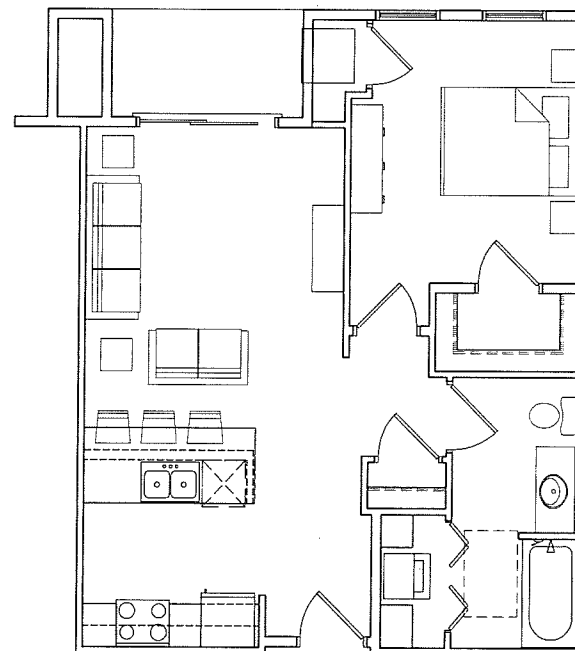
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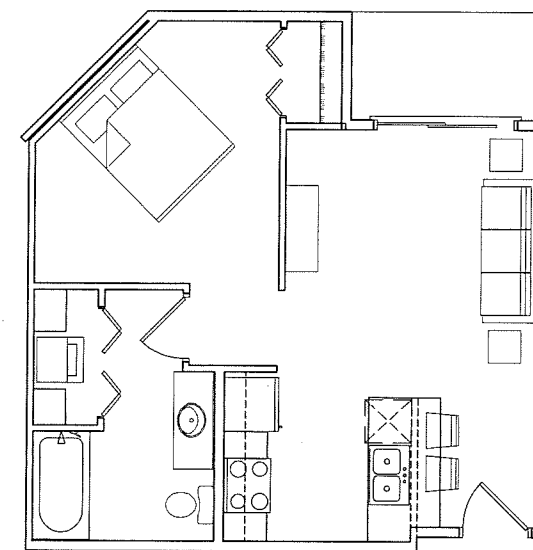
PROJECT NO. 1635  
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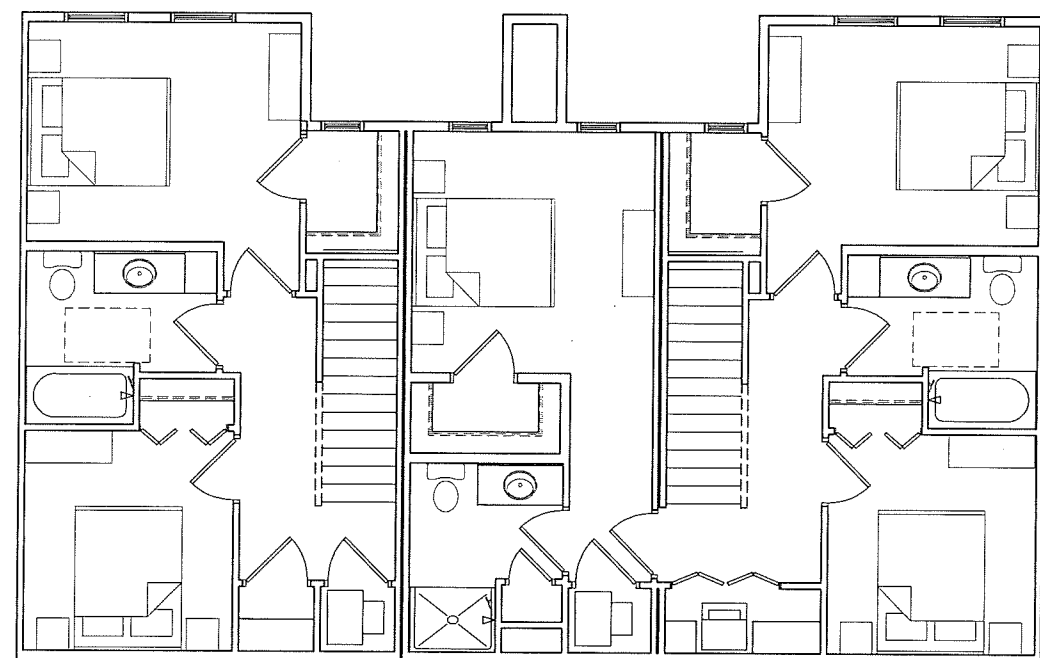
TYPICAL TOWNHOUSE UNITS  
(FIRST FLOOR)



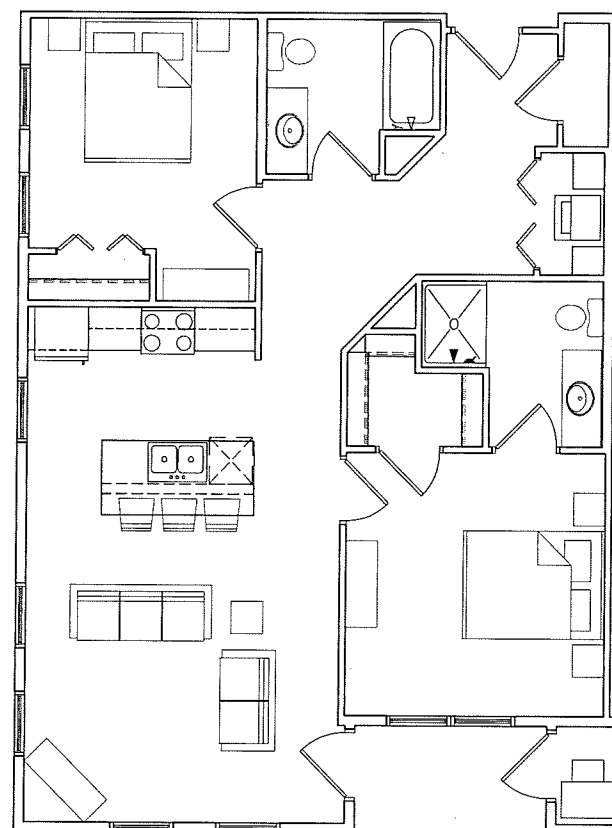
TYPICAL ONE BEDROOM



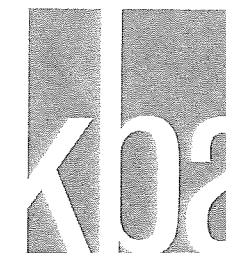
TYPICAL EFFICIENCY



TYPICAL TOWNHOUSE UNITS  
(SECOND FLOOR)



TYPICAL TWO BEDROOM



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KEY PLAN

ISSUED  
Issued for Conditional Use - October 26, 2016

PROJECT TITLE  
134 S. Fair Oaks  
Avenue

Madison, WI

SHEET TITLE  
Typical Unit Plans

SHEET NUMBER

**A-5.1**

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1 TYPICAL UNIT PLANS  
A-5.1 1/4"=1'-0"