



Landscape
Architects
Planners
Engineers

Plan Commission,

RE: 829 East Washington Clarification Sheets

In regards to the development at 829 East Washington Avenue located in Madison, Wisconsin, the following sheets are to clarify design intent per discussions with city planning staff. The initial materials were submitted to the Plan Commission on February 5, 2014.

The most significant change since the initial submittal is in regards to project occupancy. The interior counts remain the same while the courtyard has a reduced occupancy total.

1st floor- 203 persons

2nd floor- 17 persons

Courtyard/Tunnel- 150 persons

Total: 370 persons (originally 420 persons)

The following items are included for your review.

A201.1 FIRST FLOOR, Indicates items of clarification from initial submittal

A202.1 WEST ELEVATION, Indicates items of clarification from initial submittal

C300 SITE LAYOUT, Indicates items of clarification from initial submittal

C301: OVERALL LAYOUT, New sheet showing bike parking locations throughout the entire site

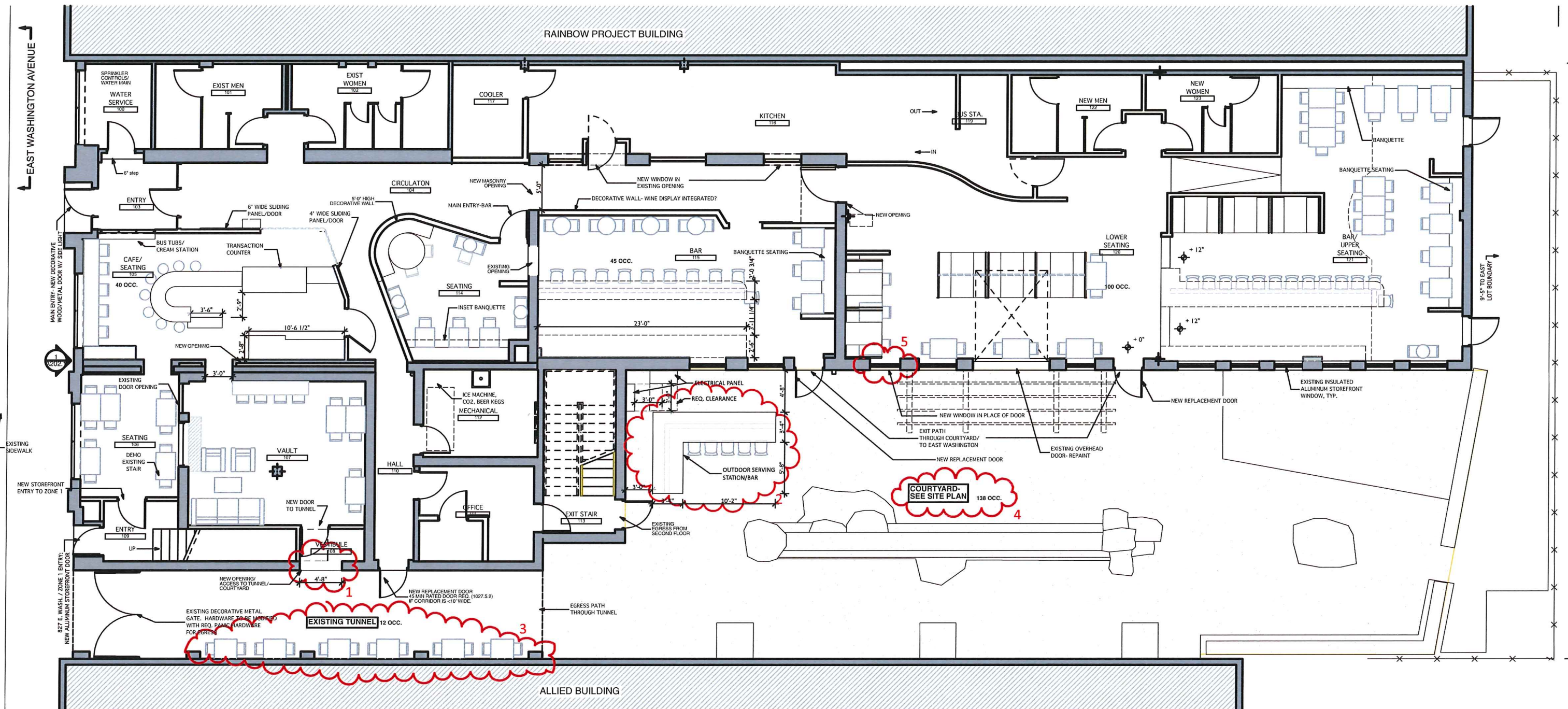
Thank you,

A handwritten signature in black ink, appearing to read 'A. Williams'.

Aaron Williams

cc: M. Tills
J. Reske

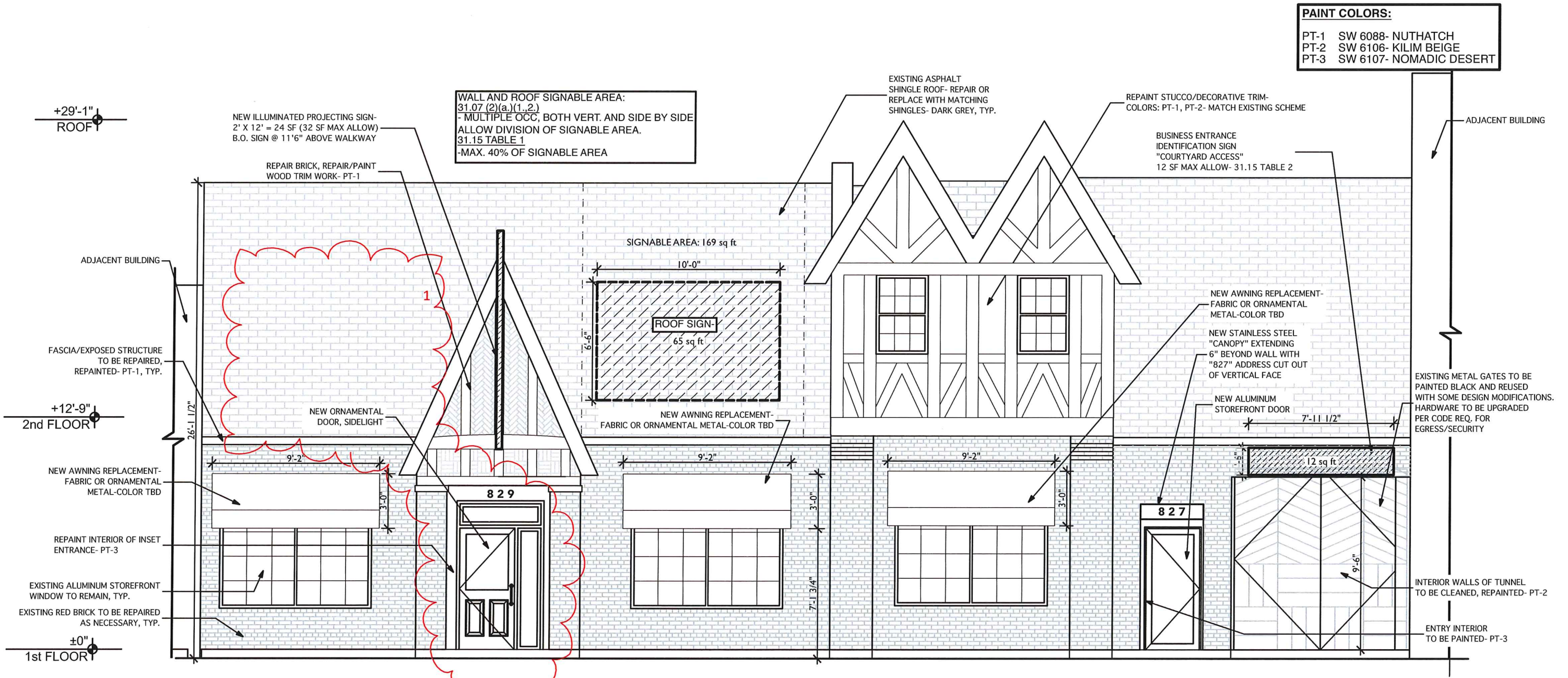
define
enhance
sustain



1 FIRST FLOOR PLAN- PROPOSED
SCALE: 3/32" = 1'-0"

REVISIONS TO FLOOR PLAN

1. ADD NEW ACCESS FROM FRONT/CAFE TO THE OUTDOOR TUNNEL/COURTYARD.
2. ADD NEW PERMANENT OUTDOOR COUNTERTOP FOR WAIT STATION (DAYTIME), AND BAR (EVENING).
3. ADD TWO-TOP SEATING FOR CAFE ALONG WALL IN TUNNEL, ADD 12 OCCUPANTS
4. REFERENCE TO REVISED COURTYARD PLAN- SEE C300 REVISIONS FOR DETAILS, REVISE COURTYARD OCCUPANCY TO 138 OCCUPANTS (PREVIOUSLY 200 OCC.)
5. REMOVE EXISTING DOOR AND REPLACE WITH NEW WINDOW.



1 WEST ELEVATION-REVISED
SCALE: 3/16" = 1'-0"

REVISIONS TO WEST ELEVATION
1. REMOVE SIGNAGE AT ROOF AREA, CHANGE NEW ENTRY TO ORNAMENTAL DOOR (PREVIOUSLY ALUMINUM STOREFRONT)

LANDSCAPE POINTS

DEVELOPED AREA REQUIREMENTS:
 DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT) 3,636 SF
 DEVELOPED AREA POINTS REQUIRED (3,636/300) 12.1 POINTS
 DEVELOPED AREA POINTS PROVIDED 135 POINTS

DEVELOPMENT FRONTAGE LANDSCAPING:
 NOT APPLICABLE

INTERIOR PARKING LOT LANDSCAPING:
 NOT APPLICABLE

FOUNDATION PLANTING LANDSCAPING:
 NOT APPLICABLE

TOTAL LANDSCAPE POINTS REQUIRED 12.1 POINTS
 TOTAL LANDSCAPE POINTS PROVIDED 135 POINTS

SITE STATISTICS

SITE AREA 10,850 SF
 EXISTING IMPERVIOUS SURFACES 10,850 SF
 EXISTING ISR 1.0
 PROPOSED IMPERVIOUS SURFACES 10,650 SF
 PROPOSED ISR 0.98

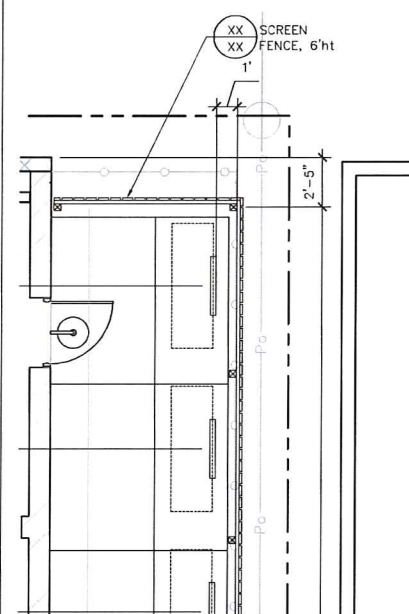
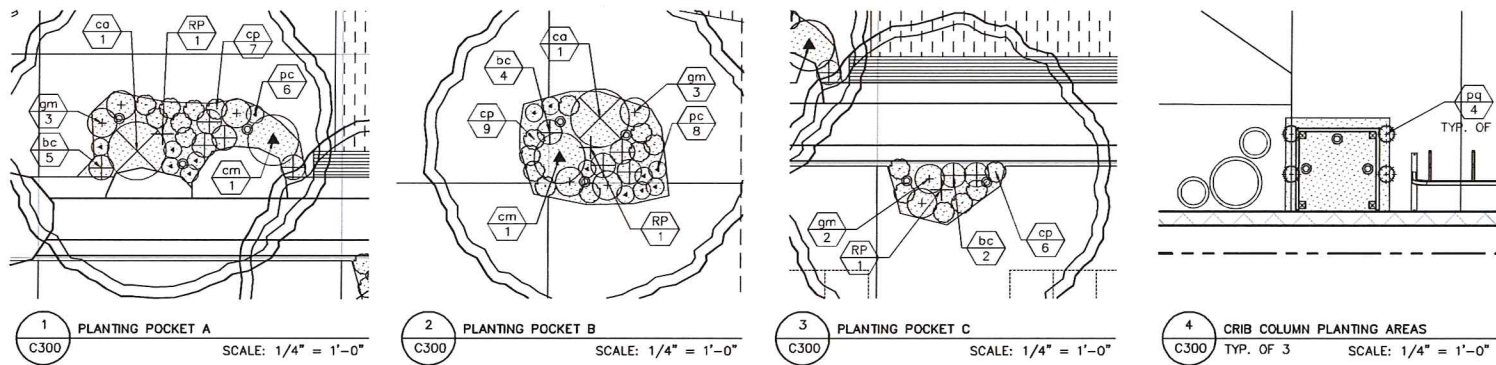
REVISIONS TO SITE PLAN

1. ADD NEW PERMANENT OUTDOOR COUNTERTOP FOR WAIT STATION (DAYTIME), AND BAR (EVENING).
2. REMOVED PLANTING BED, ADDED FREE STANDING PLANTERS.
3. STRAIGHTENED WALL, ADJUSTED WALL WIDTH AND PLANTING POCKET LOCATIONS IN RELATIONSHIP TO WALL.
4. REVISED BIKE RACK STYLE (REMOVED WALL MOUNT STYLE, REPLACED WITH CAMPUS STYLE RACK), TYPICAL OF 2 AREAS.
5. REVISED DECK GEOMETRY
6. REVISED BACK WALL, LESSENERD ANGLE OF WALL TO PROVIDE MORE SPACE FOR DINING AREA WITHIN COURTYARD

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments	LS Points
RP	Robinia pseudoacacia	Black Locust	3" Cal.	B&B	3		105 (35ea)
bc	Bouteloua curtipendula	Sideoats Gramma	3" Cal.	Cont.	11		22 (2ea)
ca	Ceanothus americanus	New Jersey Tea	3" Cal.	Cont.	2	Shrub	4 (2ea)
cm	Carex muskingumensis	Palm Sedge	3" Cal.	Cont.	2		4 (2ea)
cp	Carex pensylvanica	Penn Sedge	3" Cal.	Cont.	22		NA
gm	Geranium maculatum	Wild Geranium	3" Cal.	Cont.	8		NA
pc	Polemonium caeruleum	Jacob's Ladder	3" Cal.	Cont.	14		NA
pq	Parthenocissus quinquefolia 'Englemn'	Engleman Ivy	1 Cal.	Cont.	12	Vine	NA
hc	Haircap Moss			Mix	15sf	Moss	NA
rc	Rock Cap Moss			Mix	15sf	Moss	NA
cu	Cushion Moss			Mix	15sf	Moss	NA
							135 pts.

NOTES:

1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
3. DIMENSIONS TAKEN TO FACE OF BUILDING



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Revision	Date

Project Name

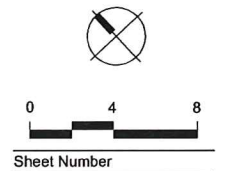
829 East Washington

FOURCAP REAL ESTATE

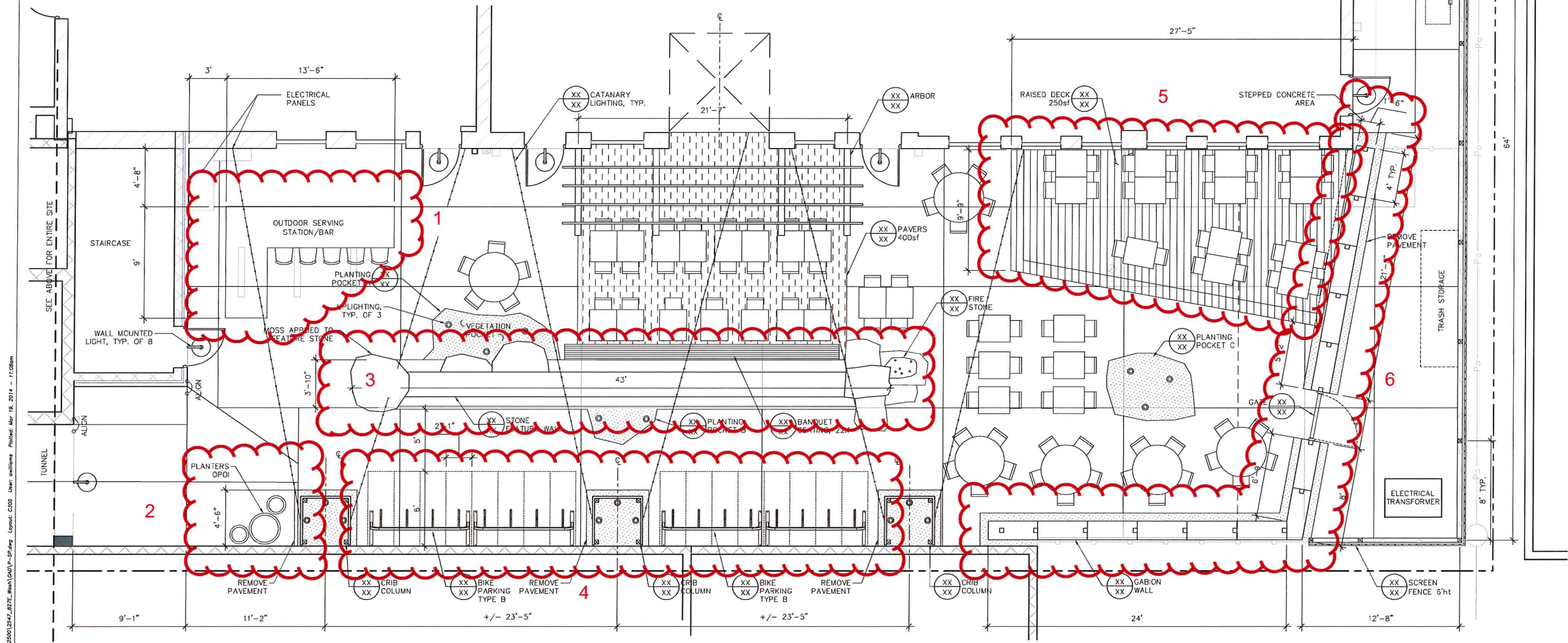
Madison, Wisconsin

Drawn By: AW
 Checked By: BM
 File: P-SP
 Issued For: Review
 Issue Date: 03/19/2014
 Project No. 2547

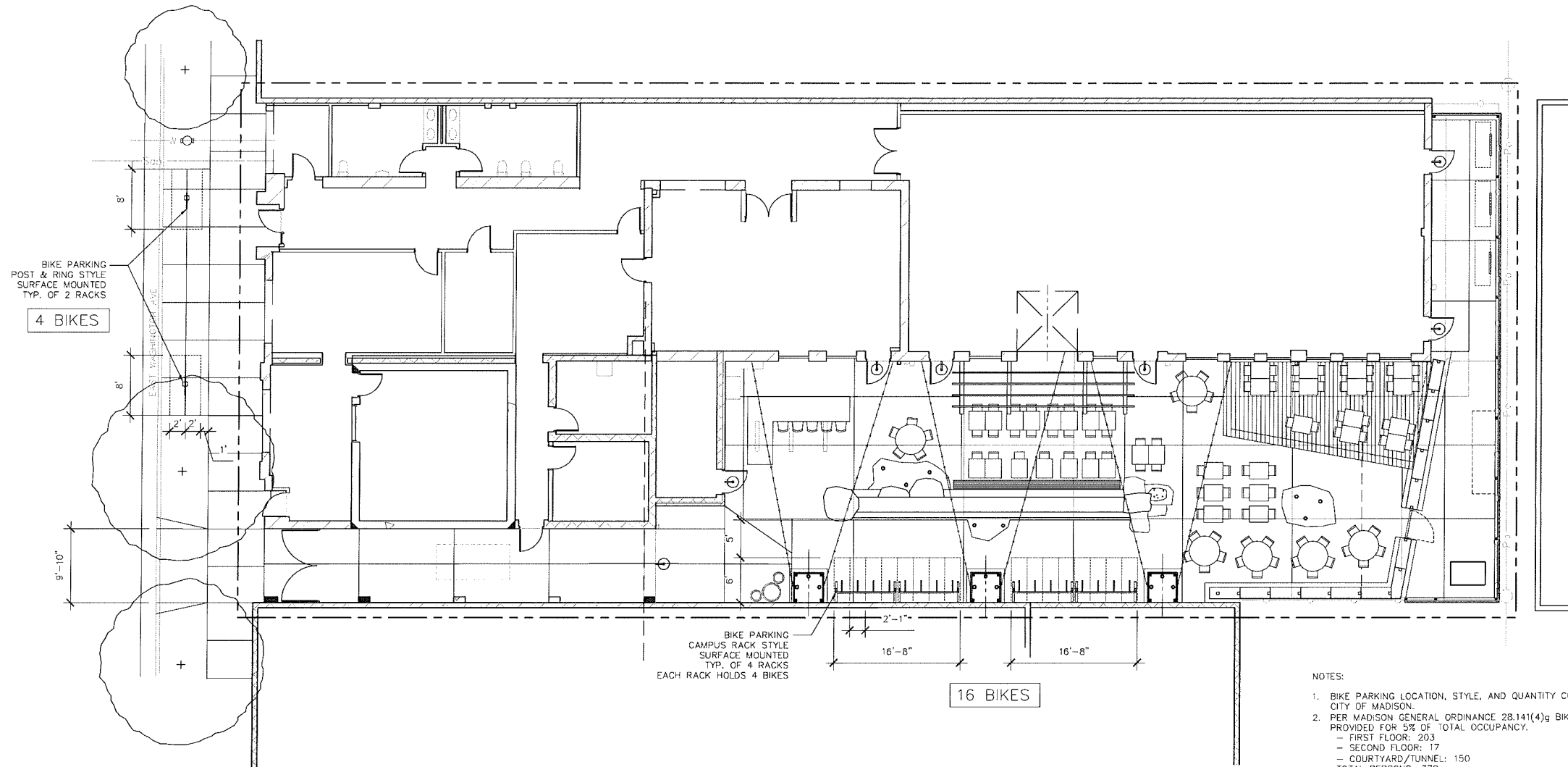
SITE LAYOUT & LANDSCAPE PLAN



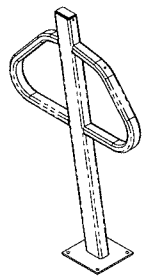
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C300



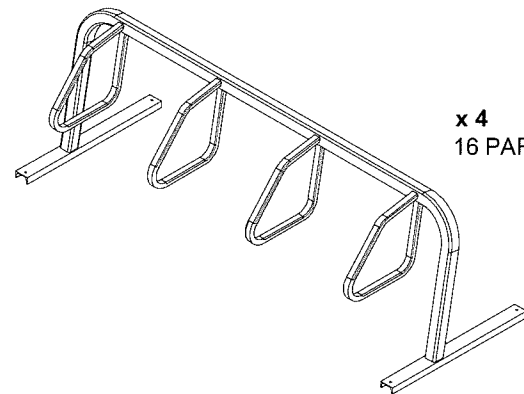
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NOTES:
 1. BIKE PARKING LOCATION, STYLE, AND QUANTITY COORDINATED WITH ART ROSS, CITY OF MADISON.
 2. PER MADISON GENERAL ORDINANCE 28.141(4)g BIKE PARKING SHALL BE PROVIDED FOR 5% OF TOTAL OCCUPANCY.
 - FIRST FLOOR: 203
 - SECOND FLOOR: 17
 - COURTYARD/TUNNEL: 150
 TOTAL PERSONS: 370
 3. 5% OF TOTAL PERSONS = 18.5 BIKE PARKING SPACES, WE ARE PROVIDING 20.



x 2
 4 PARKING SPACES
 'Privilege in Streets' permit applied for through Jerry Lund



x 4
 16 PARKING SPACES

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