



Olin Avenue Mixed Use Development

250 East Olin Avenue | Madison, Wisconsin

June 1, 2022



DESIGN ARCHITECT

**Eastman
Lee**
Architects

ARCHITECT OF RECORD





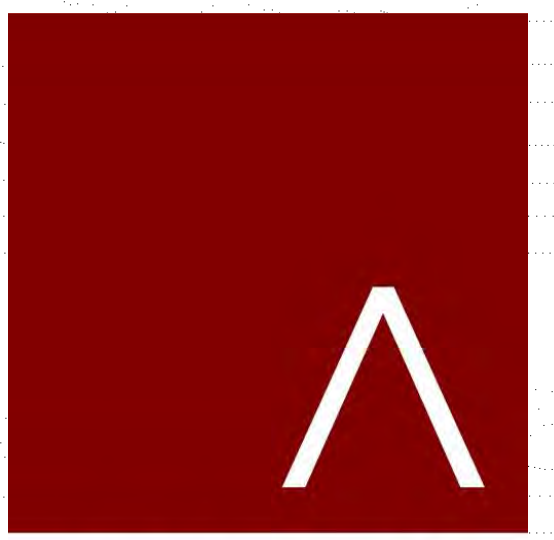
Redevelopment Proposal - 250 E. Olin Avenue

- Two Lot Certified Survey Map
- Lot 1 - Wonder Bar
- Lot 2 - New Project
 - 12-story post-tensioned concrete
 - Approx. 13,500 SF of commercial space
 - 225 parking stalls
 - 192 apartments
 - Common amenities



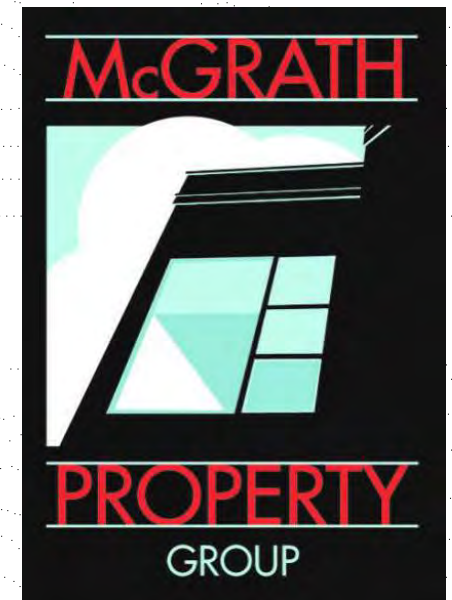
Olin Avenue Mixed Use Development

250 East Olin Avenue | Madison, Wisconsin

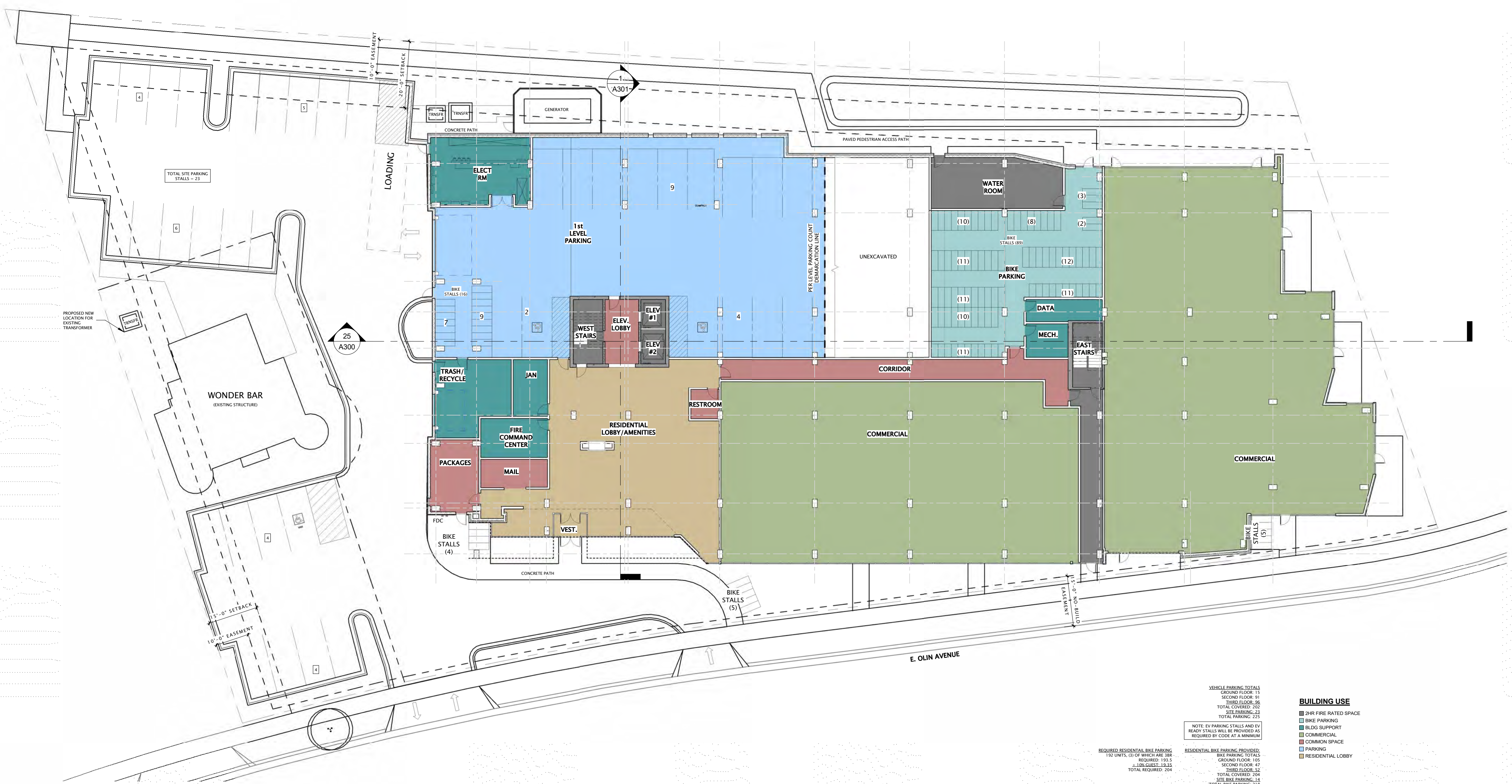


JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201



OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION



26 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

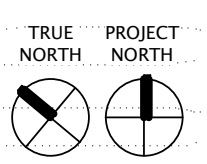
VEHICLE PARKING DETAILS
 REQUIRED FLOOR 11
 COVERED FLOOR 36
 TOTAL COVERED 47
 TOTAL PARKING 223
 TOTAL BIKING 23

NOTE: (1) PARKING STALLS AND (1) BIKE STALLS SHALL BE PROVIDED AS REQUIRED BY CODE AT A MINIMUM.

REQUIRED RESIDENTIAL BIKE PARKING:
 10% (MINIMUM) OF 100 RESIDENTIAL UNITS
 REQUIRED: 10
 PROVIDED: 15
 TOTAL BIKING: 25

REQUIRED COMMERCIAL BIKE PARKING:
 5% (MINIMUM) OF 400 COMMERCIAL SQUARE FEET
 REQUIRED: 20
 PROVIDED: 25
 TOTAL BIKING: 45

- BUILDING USE**
- 2HR FIRE RATED SPACE
 - BIKE PARKING
 - BIKE SUPPORT
 - COMMERCIAL
 - COMMON SPACE
 - PARKING
 - RESIDENTIAL LOBBY



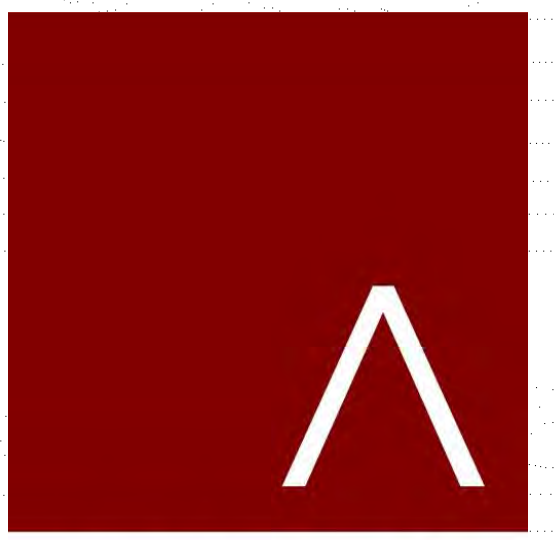
DATE OF ISSUANCE: APRIL 11, 2022

REVISION SCHEDULE

| Mark | Description | Date |
|------|-------------|------|
| | | |

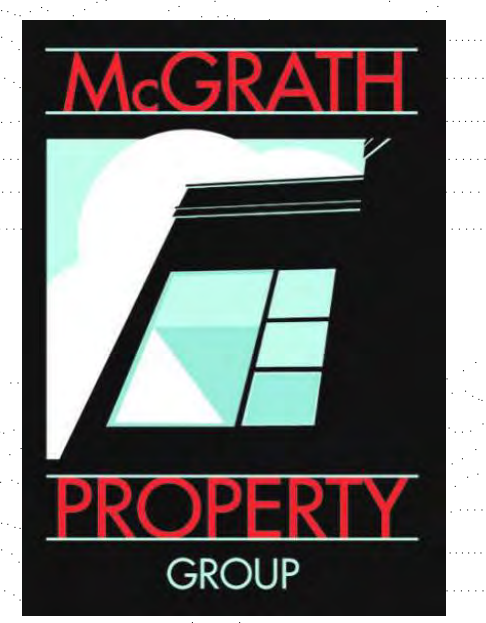
SHEET TITLE
OVERALL FIRST FLOOR
PLAN (INCLUDES SITE
LAYOUT)

SHEET NUMBER
A100



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201



**OLIN AVENUE
MIXED-USE
DEVELOPMENT**
LAND USE APPLICATION

| | |
|-------------------|------------------|
| DATE OF ISSUANCE | APRIL 11, 2022 |
| REVISION SCHEDULE | |
| Mark | Description Date |

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A101



VEHICLE PARKING TOTALS

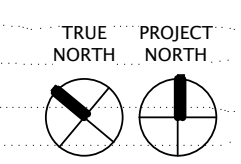
| | |
|--------------------|-----------------|
| GROUND FLOOR 11 | BIKE PARKING 15 |
| SECOND FLOOR 84 | BIKE PARKING 15 |
| TOTAL VEHICULAR 95 | BIKE PARKING 30 |
| TOTAL EXISTING 202 | BIKE PARKING 30 |
| TOTAL PARKING 217 | BIKE PARKING 30 |

RESIDENTIAL BIKE PARKING PROVIDED TO MEET 10% REQUIREMENT

| | |
|--------------------|-----------------|
| GROUND FLOOR 11 | BIKE PARKING 15 |
| SECOND FLOOR 47 | BIKE PARKING 15 |
| TOTAL PROVIDED 58 | BIKE PARKING 30 |
| TOTAL REQUIRED 204 | BIKE PARKING 30 |

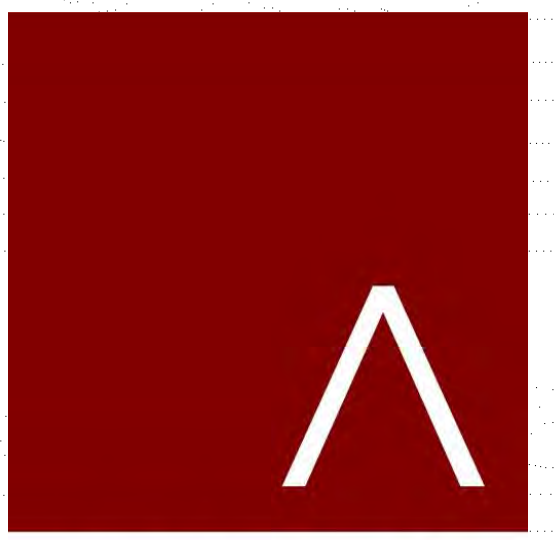
BUILDING USE

| | |
|----------------------|----------------------|
| 2HR FIRE RATED SPACE | 2HR FIRE RATED SPACE |
| BIKE PARKING | BIKE PARKING |
| BLOG SUPPORT | BLOG SUPPORT |
| COMMERCIAL | COMMERCIAL |
| COMMON SPACE | COMMON SPACE |
| PARKING | PARKING |
| RESIDENTIAL LOBBY | RESIDENTIAL LOBBY |



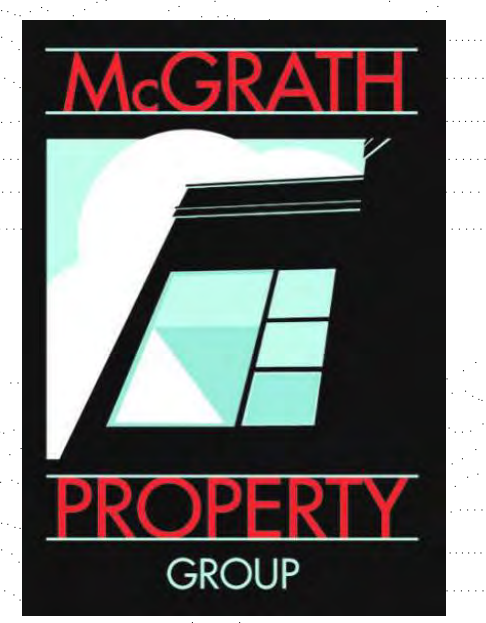
25 FIRST FLOOR PLAN
3/32" = 1'-0"

4/11/2022 11:50:00 AM



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201

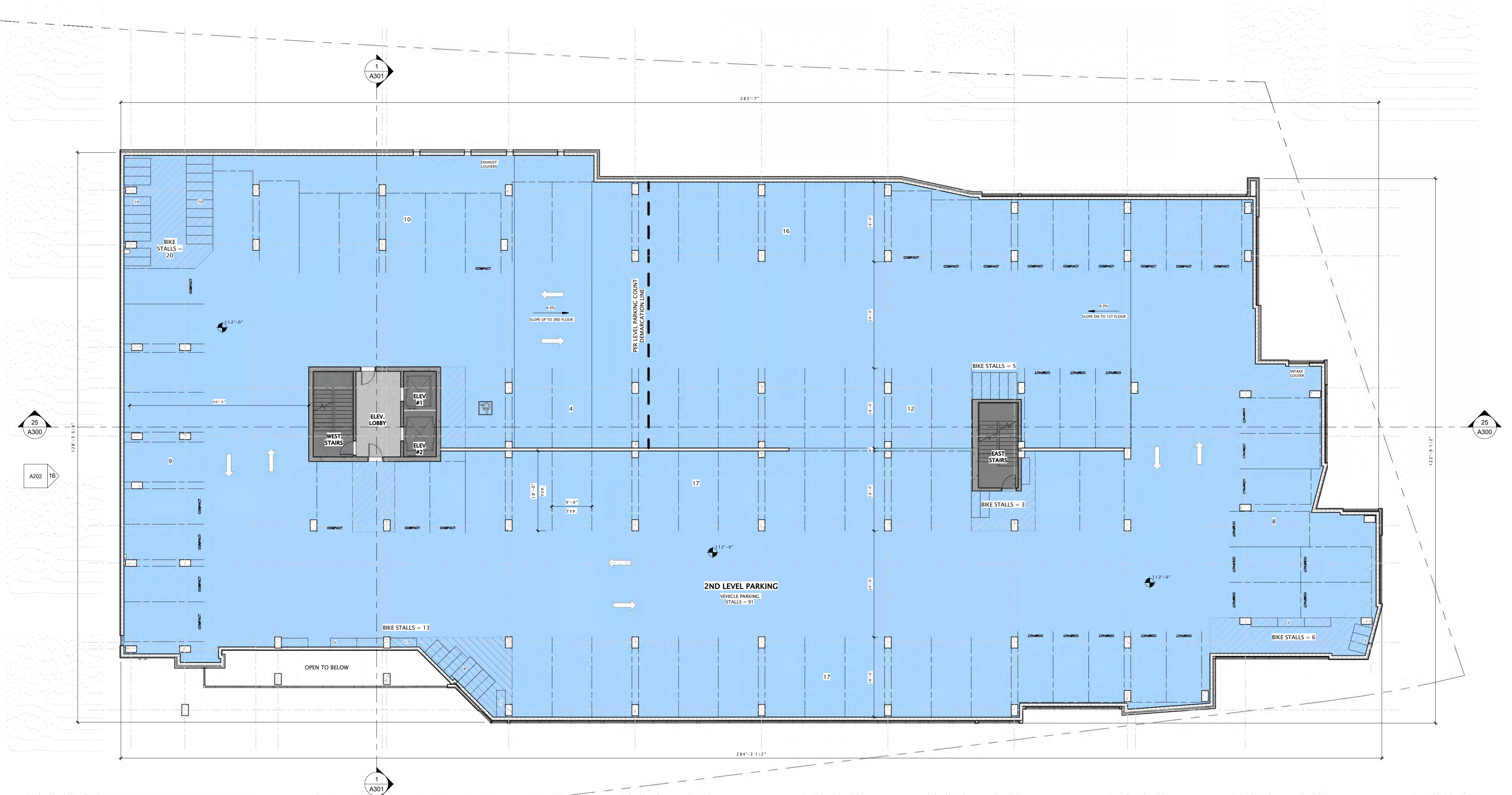


OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

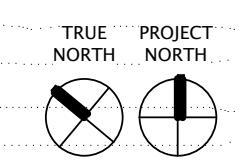
| | |
|-------------------|------------------|
| DATE OF ISSUANCE | APRIL 11, 2022 |
| REVISION SCHEDULE | |
| Mark | Description Date |

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A102



BUILDING USE
 [Symbol] 1HR FIRE RATED SPACE
 [Symbol] 2HR FIRE RATED SPACE
 [Symbol] PARKING



25 SECOND FLOOR PLAN
3/32" = 1'-0"

4/11/2022 11:50:00 AM



JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201



OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

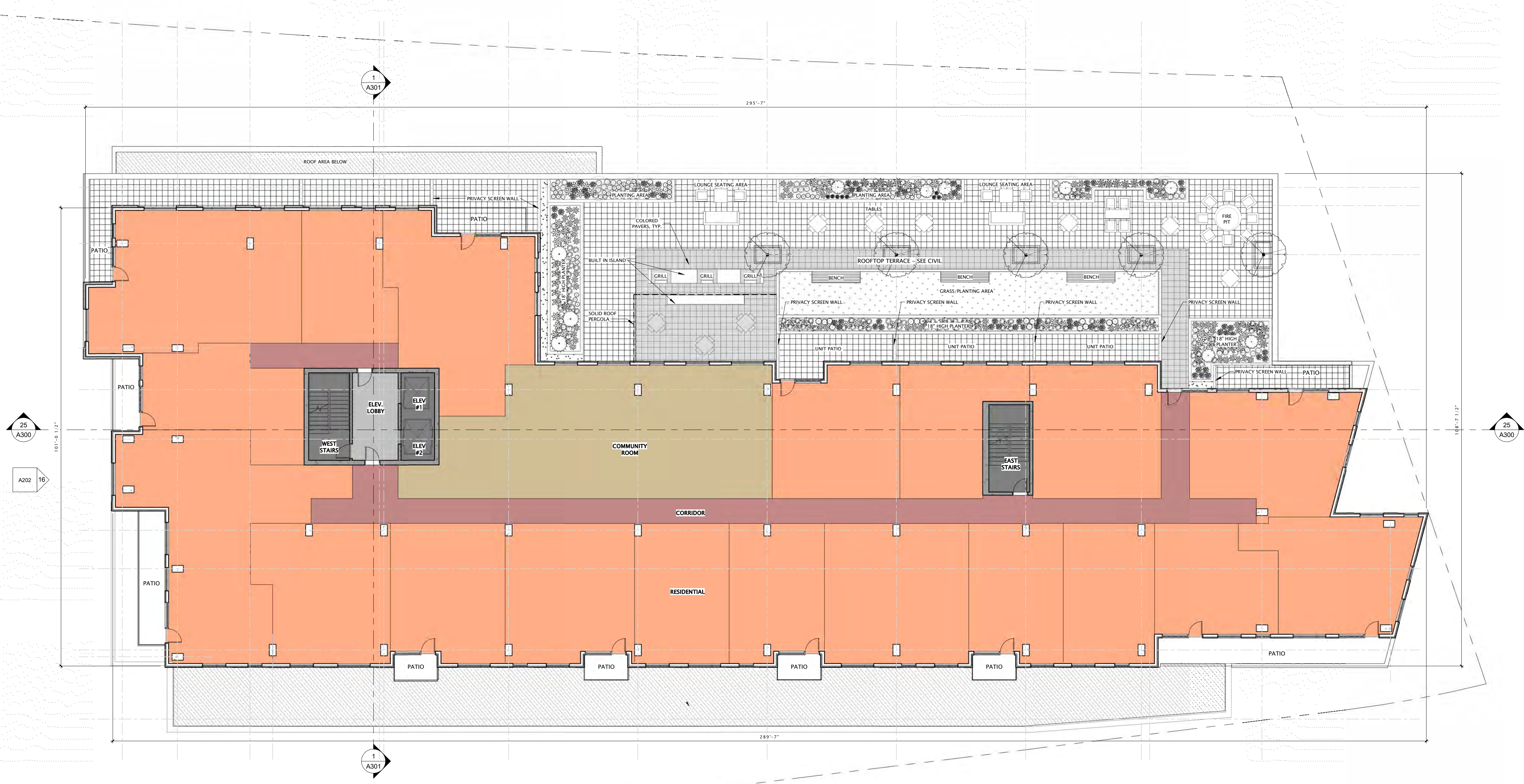
DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

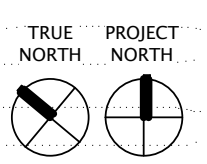
| Mark | Description | Date |
|------|-------------|------|
| | | |

SHEET TITLE
FOURTH FLOOR PLAN

SHEET NUMBER
A104

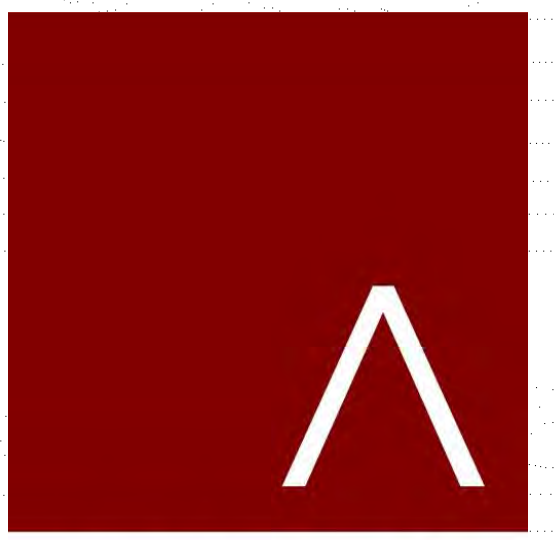


- BUILDING USE**
- 1HR FIRE RATED SPACE
 - 2HR FIRE RATED SPACE
 - COMMON SPACE
 - RESIDENTIAL
 - RESIDENTIAL AMENITIES



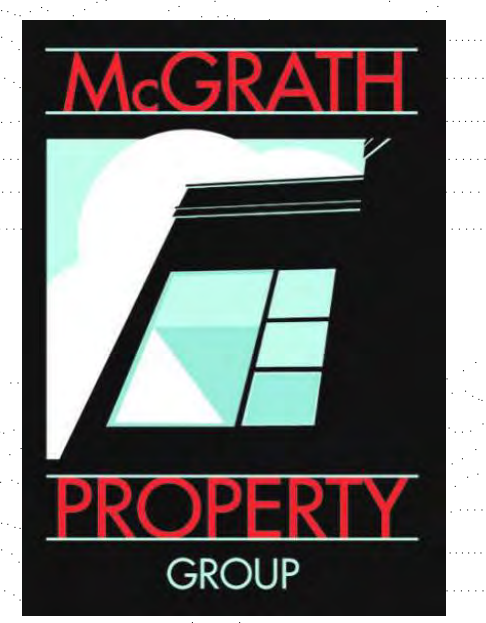
25 FOURTH FLOOR PLAN
3/32" = 1'-0"

4/11/2022 11:58:10 AM



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201



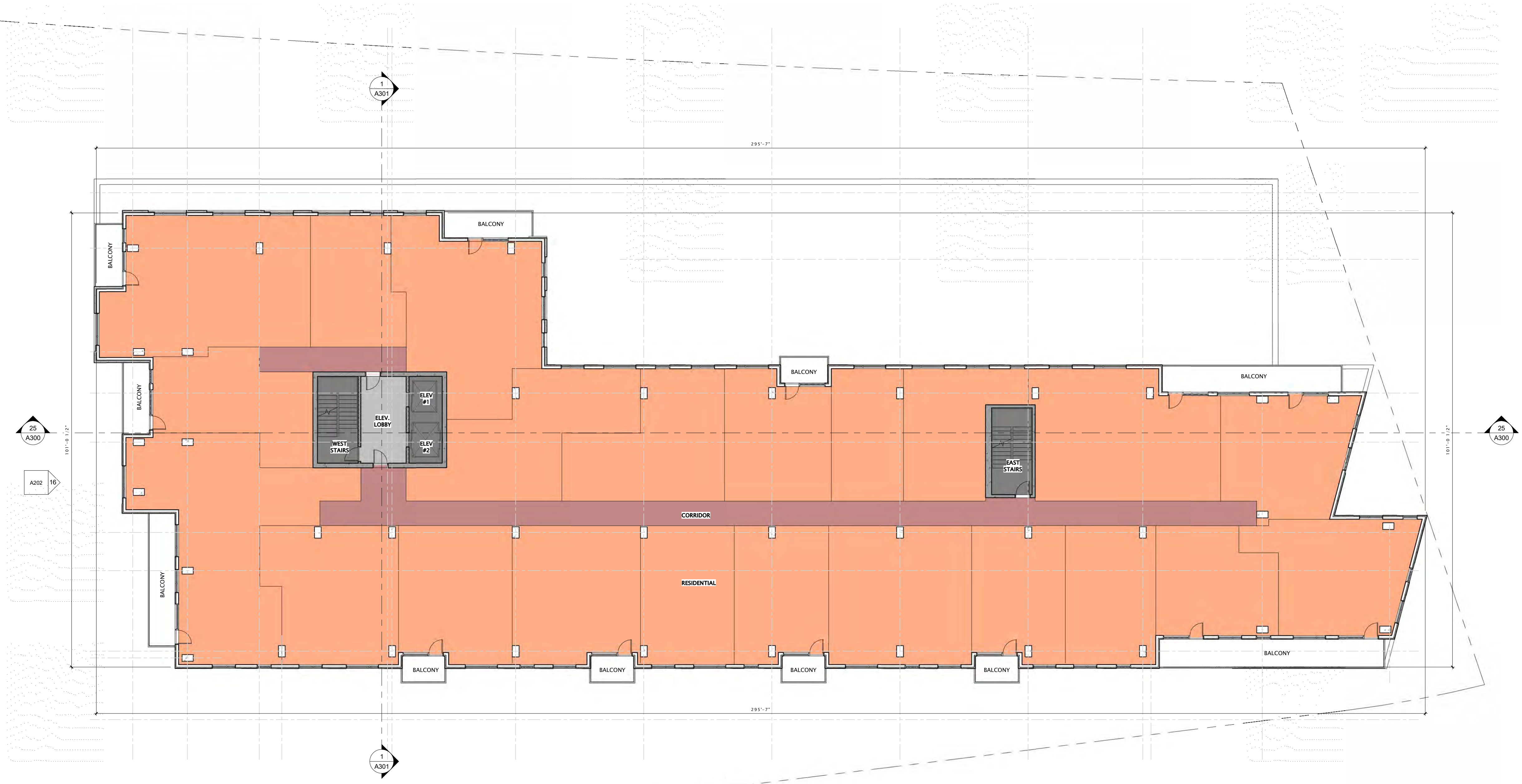
OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

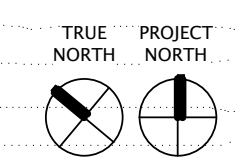
| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
**FIFTH - ELEVENTH
FLOOR PLAN**

SHEET NUMBER
A105

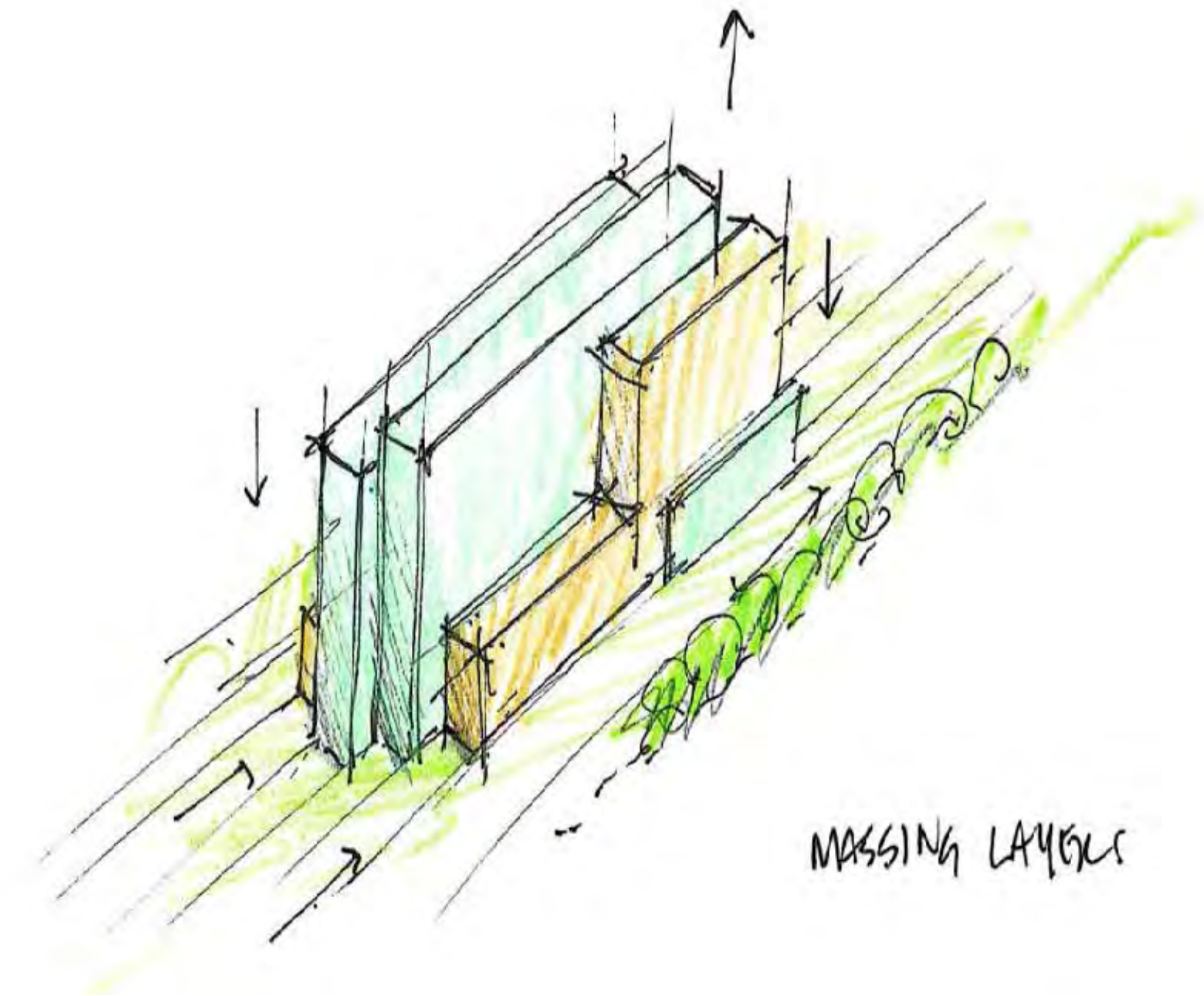
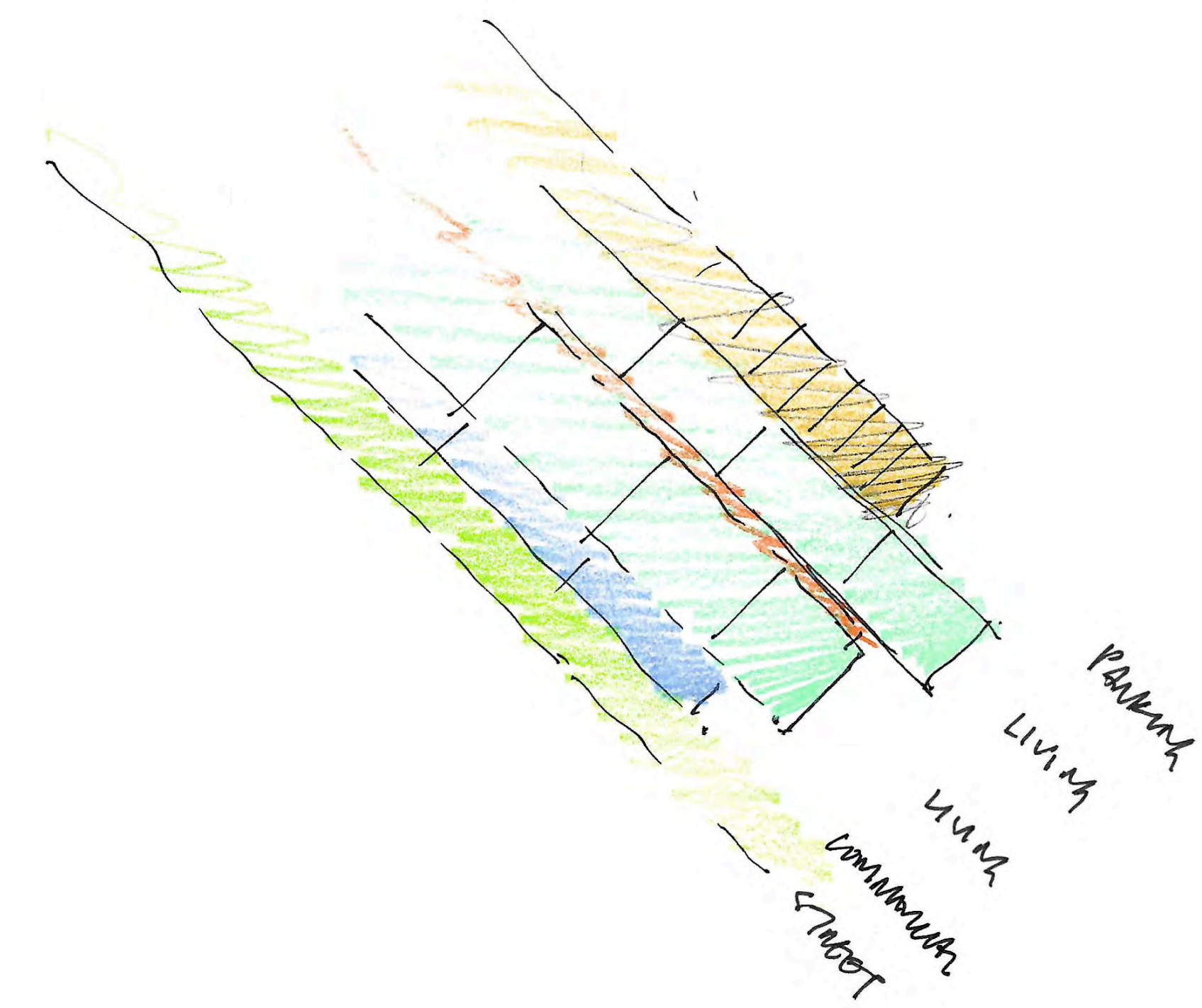
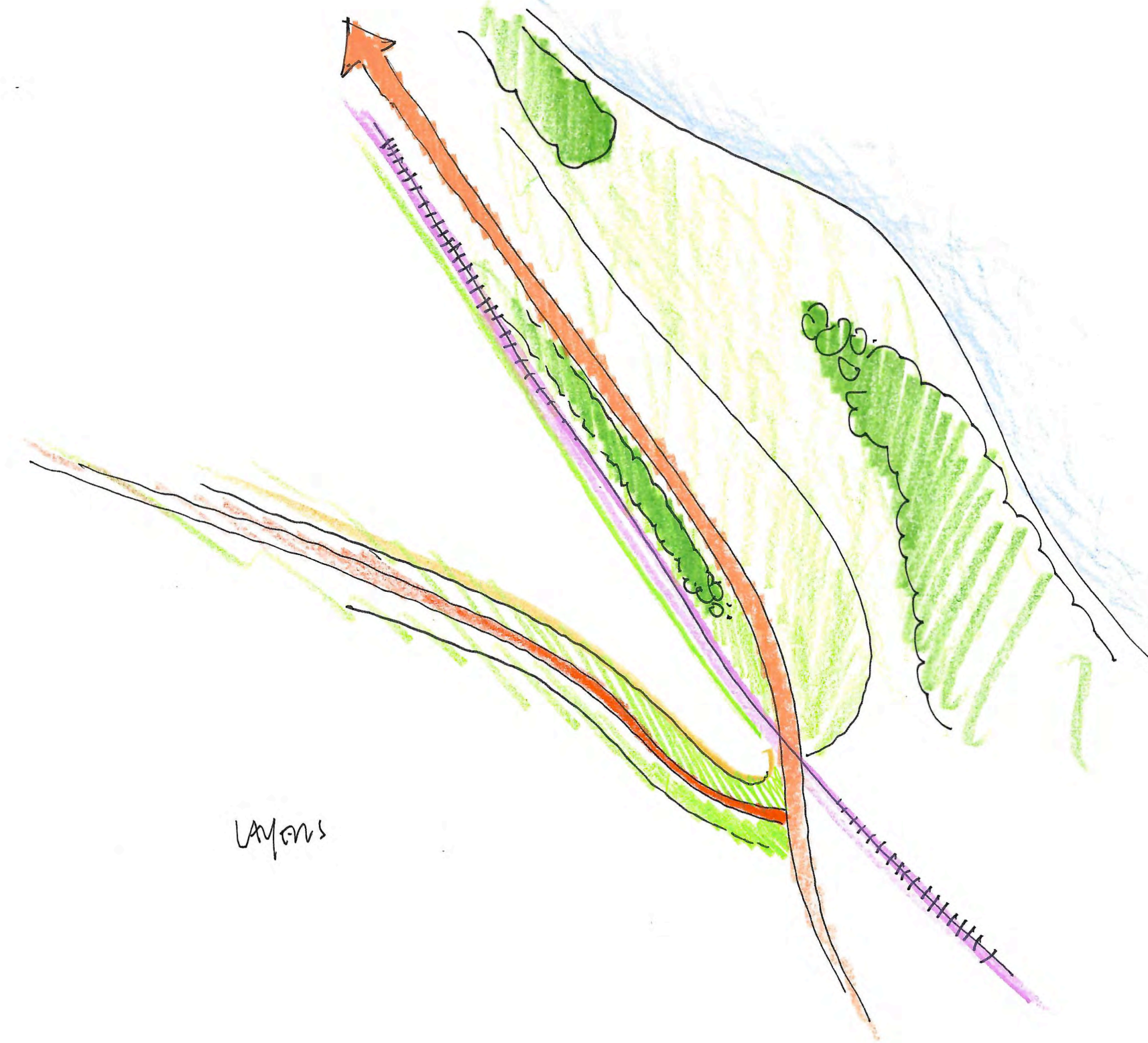
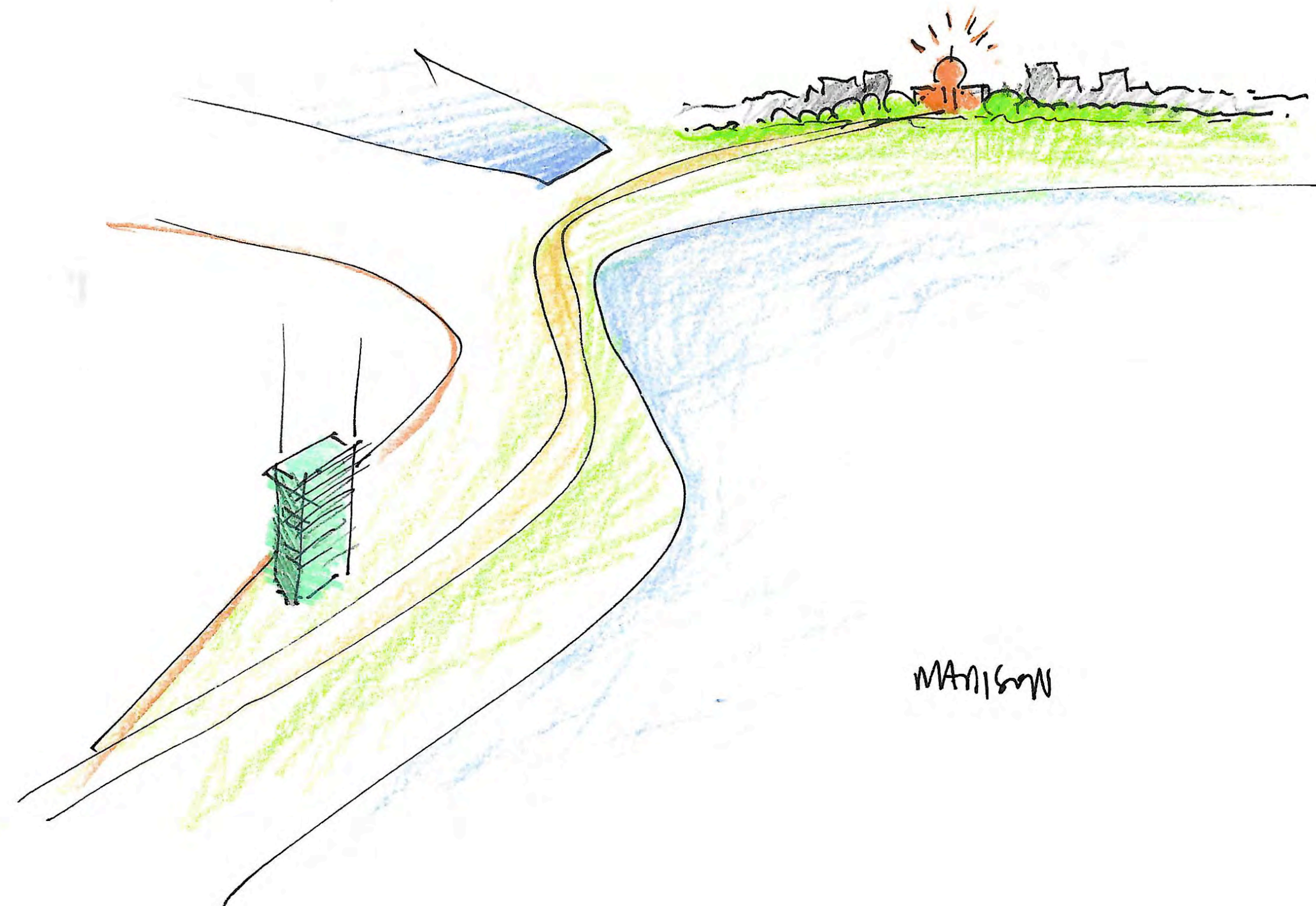


BUILDING USE
 ■ 1HR FIRE RATED SPACE
 ■ 2HR FIRE RATED SPACE
 ■ COMMON SPACE
 ■ RESIDENTIAL



25 FIFTH FLOOR PLAN
3/32" = 1'-0"

4/11/2022 11:58:17 AM



Concept Sketches



View from John Nolen Drive looking north



View from John Nolen Drive looking south



View from Olin Avenue looking north



View from Olin Avenue looking south

Previous Renderings

Olin Avenue Mixed Use Development

250 East Olin Avenue | Madison, Wisconsin



View from John Nolen Drive looking north

Olin Avenue Mixed Use Development
250 East Olin Avenue | Madison, Wisconsin



View from John Nolen Drive looking south

Olin Avenue Mixed Use Development

250 East Olin Avenue | Madison, Wisconsin



View from East Olin Avenue looking south

Olin Avenue Mixed Use Development
250 East Olin Avenue | Madison, Wisconsin

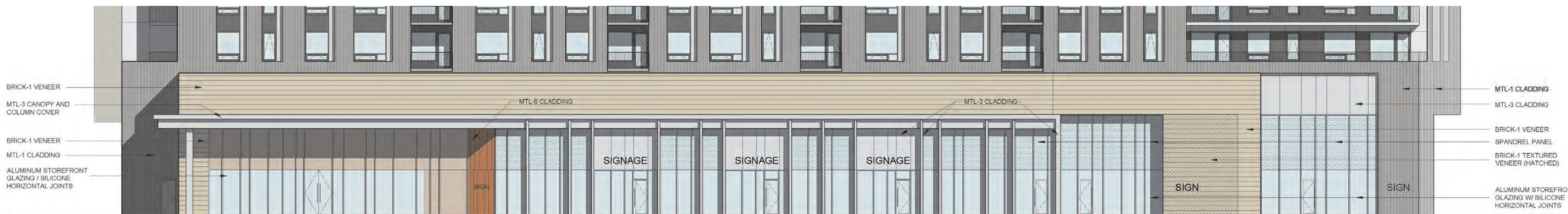


View of main entrance

Olin Avenue Mixed Use Development
250 East Olin Avenue | Madison, Wisconsin



View from East Olin Avenue looking north



Southwest Elevation

Olin Avenue Mixed Use Development

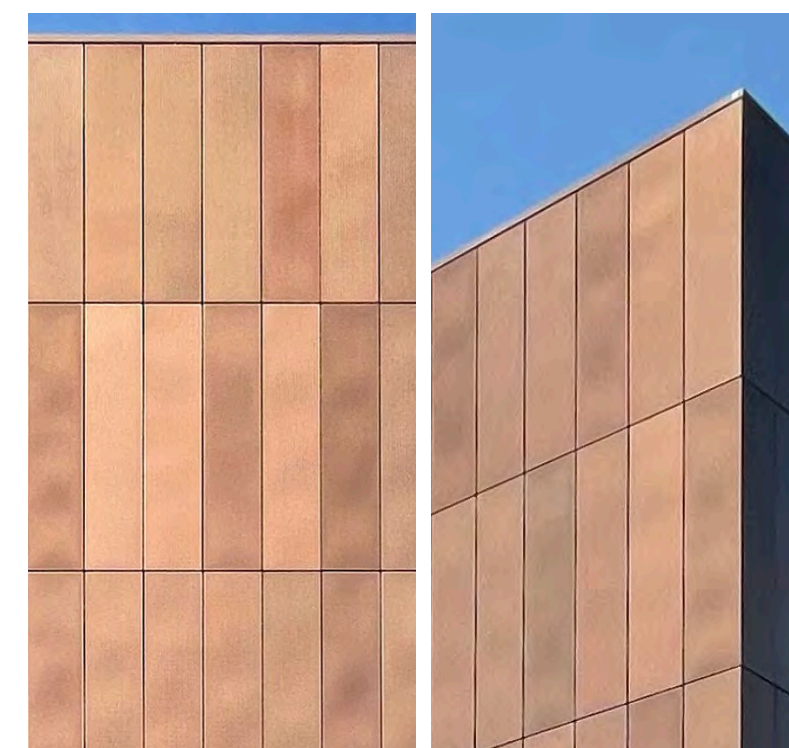
250 East Olin Avenue | Madison, Wisconsin



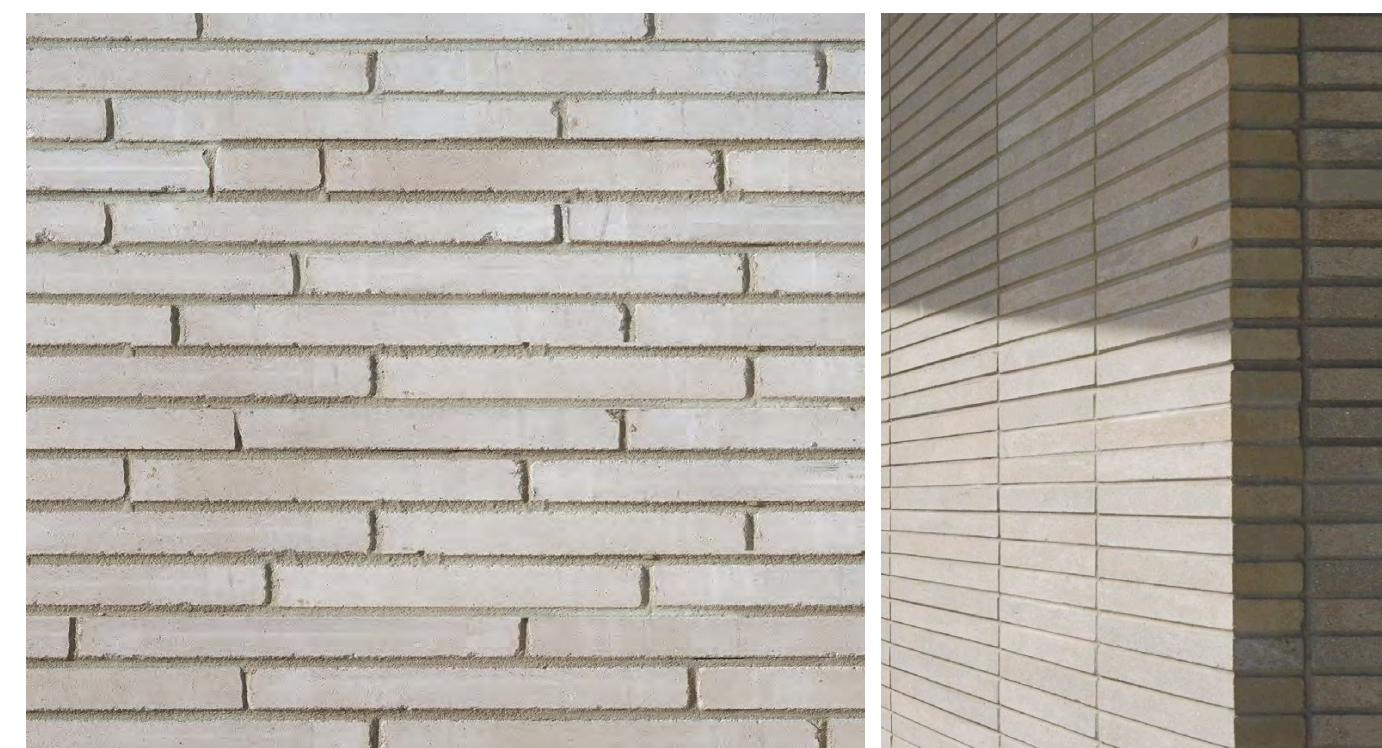
View from John Nolen Drive looking north

Olin Avenue Mixed Use Development

250 East Olin Avenue | Madison, Wisconsin



MTL-6
Copper Anodized Examples



BRICK-1
Arriscraft Linear Brick in Opal Examples



MTL-1/2
Morin Matrix 1.0 Example (for profile only)



Materials

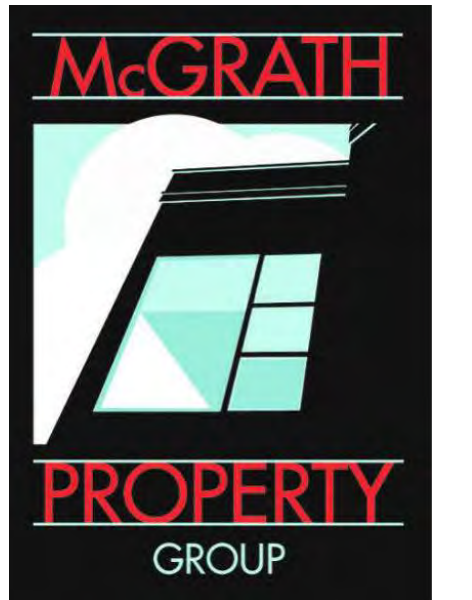
Olin Avenue Mixed Use Development

250 East Olin Avenue | Madison, Wisconsin



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

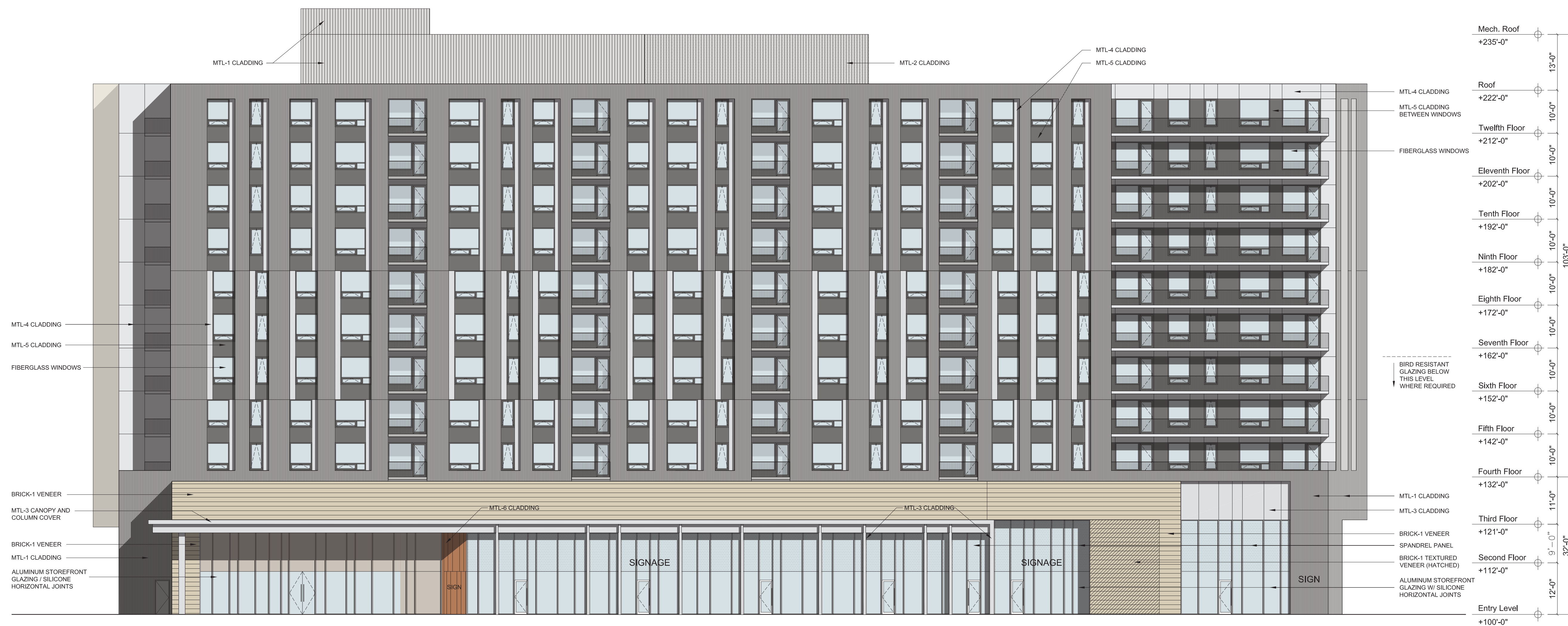
JLA PROJECT NUMBER: 21-1201



Eastman Lee
Architects
DESIGN ARCHITECT

OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

| EXTERIOR MATERIALS LEGEND | | | | |
|---------------------------|---|--------------|----------------------|-------------------------|
| TAG | DESCRIPTION | MANUFACTURER | TYPE / STYLE | COLOR / APPEARANCE |
| MTL-1 | VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-2 | PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-3 | ALUMINUM COMPOSITE MATERIAL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-4 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-5 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | DARK GREY |
| MTL-6 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | COPPER ANODIZED |
| BRICK-1 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| BRICK-2 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| WINDOWS | FIBERGLASS WINDOWS | TBD | TBD | GRAY |
| STOREFRONT | ALUMINUM STOREFRONT | TBD | TBD | CLEAR ANODIZED ALUMINUM |
| GUARDRAILS | GUARDRAILS | TBD | TBD | CLEAR ANODIZED ALUMINUM |



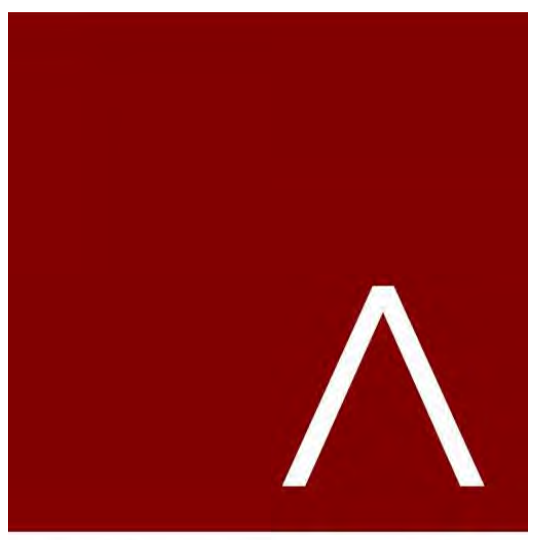
Southwest Elevation
scale: 3/32" = 1'-0"

DATE OF ISSUANCE APRIL 11, 2022

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| Mark | Description | Date |
| | | |

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A200



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

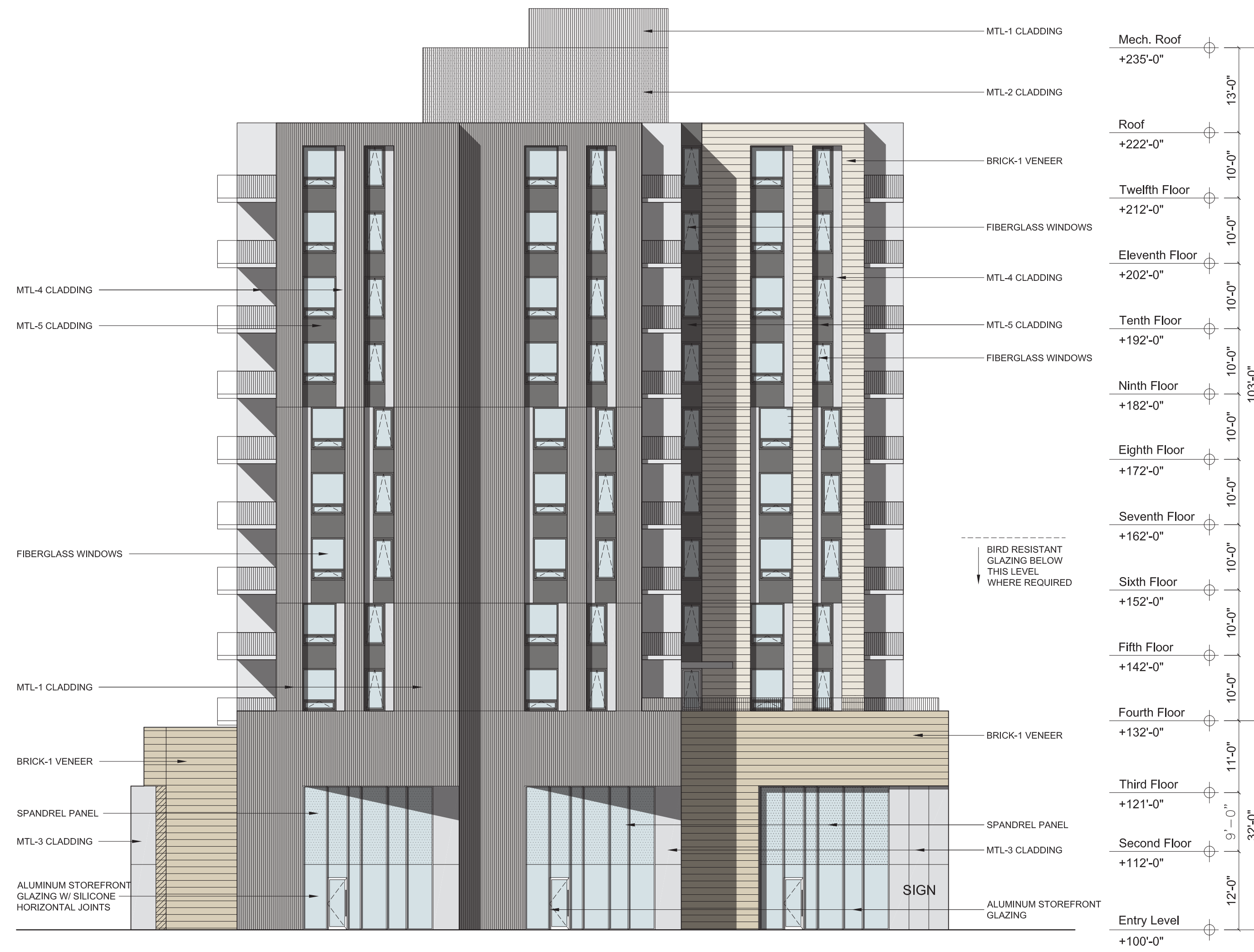
JLA PROJECT NUMBER: 21-1201



Eastman Lee
Architects
DESIGN ARCHITECT

OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

| EXTERIOR MATERIALS LEGEND | | | | |
|---------------------------|---|--------------|----------------------|-------------------------|
| TAG | DESCRIPTION | MANUFACTURER | TYPE / STYLE | COLOR / APPEARANCE |
| MTL-1 | VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-2 | PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-3 | ALUMINUM COMPOSITE MATERIAL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-4 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-5 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | DARK GREY |
| MTL-6 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | COPPER ANODIZED |
| BRICK-1 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| BRICK-2 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| WINDOWS | FIBERGLASS WINDOWS | TBD | TBD | GRAY |
| STOREFRONT | ALUMINUM STOREFRONT | TBD | TBD | CLEAR ANODIZED ALUMINUM |
| GUARDRAILS | GUARDRAILS | TBD | TBD | CLEAR ANODIZED ALUMINUM |



Southeast Elevation
scale: 3/32" = 1'-0"

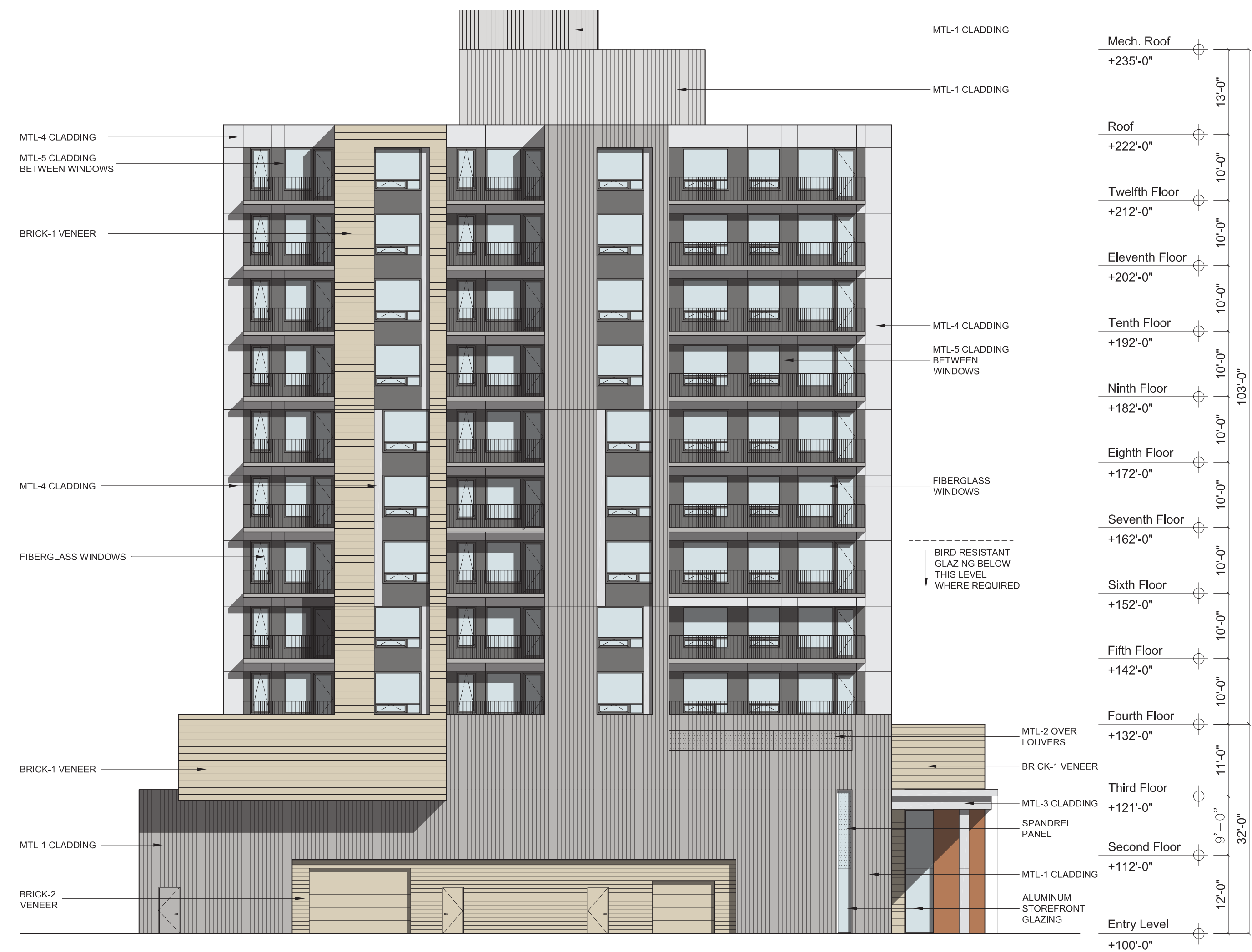
| | |
|-------------------|------------------|
| DATE OF ISSUANCE | APRIL 11, 2022 |
| REVISION SCHEDULE | |
| Mark | Description Date |

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A201

EXTERIOR MATERIALS LEGEND

| TAG | DESCRIPTION | MANUFACTURER | TYPE / STYLE | COLOR / APPEARANCE |
|------------|---|--------------|----------------------|-------------------------|
| MTL-1 | VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-2 | PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-3 | ALUMINUM COMPOSITE MATERIAL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-4 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-5 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | DARK GREY |
| MTL-6 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | COPPER ANODIZED |
| BRICK-1 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| BRICK-2 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| WINDOWS | FIBERGLASS WINDOWS | TBD | TBD | GRAY |
| STOREFRONT | ALUMINUM STOREFRONT | TBD | TBD | CLEAR ANODIZED ALUMINUM |
| GUARDRAILS | GUARDRAILS | TBD | TBD | CLEAR ANODIZED ALUMINUM |



Northwest Elevation

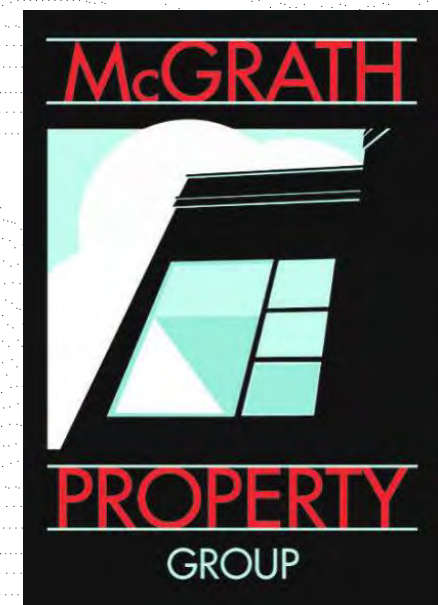
scale: 3/32" = 1'-0"



JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201



Eastman Lee Architects
DESIGN ARCHITECT

OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

REVISION SCHEDULE

| Mark | Description | Date |
|------|-------------|------|
| | | |

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A202

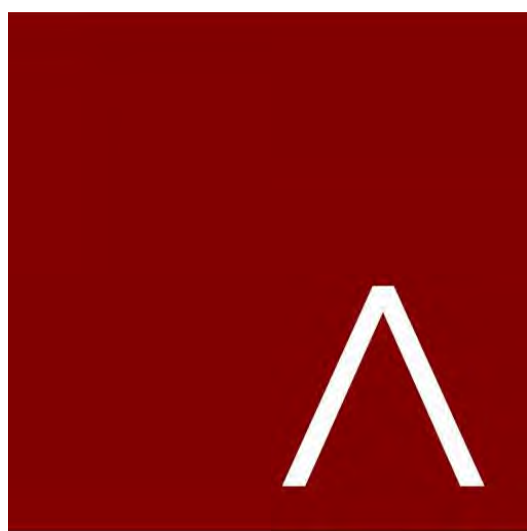
EXTERIOR MATERIALS LEGEND

| TAG | DESCRIPTION | MANUFACTURER | TYPE / STYLE | COLOR / APPEARANCE |
|------------|---|--------------|----------------------|-------------------------|
| MTL-1 | VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-2 | PERFORATED VERTICAL RIBBED METAL PANEL W/ CONCEALED FASTENERS | TBD | PREFINISHED ALUMINUM | WEATHERED ZINC |
| MTL-3 | ALUMINUM COMPOSITE MATERIAL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-4 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | METALLIC SILVER |
| MTL-5 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | DARK GREY |
| MTL-6 | FLAT METAL PANEL | TBD | PREFINISHED ALUMINUM | COPPER ANODIZED |
| BRICK-1 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| BRICK-2 | BRICK VENEER | TBD | TBD | BUFF COLORED BLEND |
| WINDOWS | FIBERGLASS WINDOWS | TBD | TBD | GRAY |
| STOREFRONT | ALUMINUM STOREFRONT | TBD | TBD | CLEAR ANODIZED ALUMINUM |
| GUARDRAILS | GUARDRAILS | TBD | TBD | CLEAR ANODIZED ALUMINUM |



Northeast Elevation

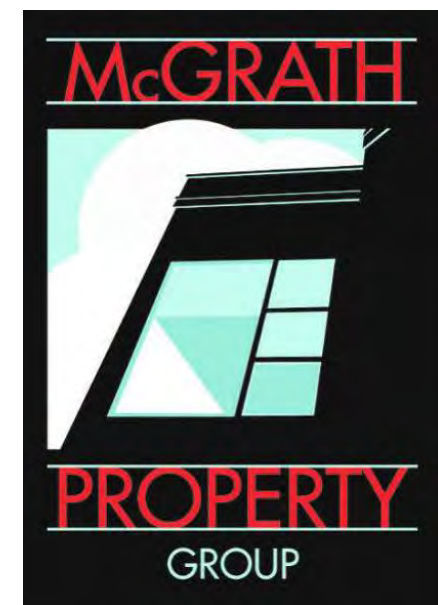
scale: 3/32" = 1'-0"



JLA
ARCHITECTS

MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-1201



Eastman Lee
Architects
DESIGN ARCHITECT

OLIN AVENUE
MIXED-USE
DEVELOPMENT
LAND USE APPLICATION

DATE OF ISSUANCE APRIL 11, 2022

| Mark | Description | Date |
|------|-------------|------|
| | | |

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A203

GROUND COVER SCHEDULE

| | | |
|--|--------------------------------------|----------|
| | RAIN GARDEN PLANTS | 1,098 sf |
| | SEDUM TRAYS | 3,353 sf |
| | BIRCH UNDERSTORY PLANTING MIX | 1,044 sf |
| | ARTIFICIAL TURF | 1,425 sf |

PLANT SCHEDULE

| CANOPY TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
|------------------|---|------------|----------|------------|-----|
| AS | Acer saccharum 'Barrett Cole' TM / Apollo Sugar Maple | B & B | 2.5" Cal | | 8 |
| GO | Gymmodicus dioica 'McKBranded' TM / Decaf Kentucky Coffeetree | B & B | 2.5" Cal | | 1 |
| UNDERSTORY TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
| BP | Betula populifolia 'Whitespire' / Whitespire Gray Birch | B & B | 7' ht. | Multi-Stem | 1 |
| CC | Carpinus caroliniana 'J.M. Strain' TM / J.M. Strain American Hornbeam | B & B | 2" Cal | | 21 |
| CM | Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry | Cont. | 5' ht. | Tree Form | 5 |
| SR | Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac | B & B | 2" Cal | | 2 |
| DECIDUOUS SHRUBS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
| Aa | Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry | Cont. | 5 Gal. | | 2 |
| Amc | Aronia melanocarpa 'Morton' / Iroquois Beauty Chokeberry | Cont. | 3 Gal. | | 30 |
| Caf | Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood | Cont. | 5 Gal. | | 21 |
| CT | Cotoneaster apiculatus 'Tom Thumb' / Tom Thumb Cranberry Cotoneaster | Cont. | 3 Gal. | | 13 |
| Vd | Viburnum dentatum 'Christom' / Blue Muffin Arrowwood Viburnum | Cont. | 5 Gal. | | 4 |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
| Jcp | Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper | Cont. | 5 Gal. | | 6 |
| Js | Juniperus sabina 'Blue Forest' / Blue Forest Juniper | Cont. | 5 Gal. | | 10 |
| Tm | Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew | B & B | 5 Gal. | | 8 |
| Tom | Thuja occidentalis 'Hez Midget' / Hez Midget Arborvitae | Cont. | 5 Gal. | | 7 |
| Toh | Thuja occidentalis 'Holmstrup' / Holmstrup Cedar | B & B | 5' ht. | | 23 |
| TJ | Tsuga canadensis 'Jeddleloh' / Jeddleloh Eastern Hemlock | Cont. | 3 Gal. | | 3 |
| Tc | Tsuga canadensis 'Monks' TM / Golden Duke Eastern Hemlock | Cont. | 7 Gal. | | 2 |
| PERENNIALS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
| ca | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | Cont. | 1 Gal. | | 45 |
| cb2 | Carex bicknellii / Prairie Sedge | Cont. | 4 In | | 49 |
| ci | Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge | Cont. | 4 In | | 21 |
| cr2 | Carex radiata / Eastern Star Sedge | Cont. | 4 In | | 27 |
| cr | Carex roosea / Rosy Sedge | Cont. | 4 In | | 92 |
| ch | Cimicifuga racemosa 'Snakeroot' / Snakeroot | Cont. | 4 In | | 43 |
| du | Dryopteris filix-mas 'Undulata Robusta' / Robust Undulated Male Fern | Cont. | 4 In | | 28 |
| he | Hosta x 'Earth Angel' / Earth Angel Hosta | Cont. | 1 Gal. | | 3 |
| hosa | Hosta x 'Awakening Angel' / Awakening Angel Hosta | Cont. | 4 In | | 22 |
| hb | Hosta x 'Blue Mouse Ears' / Blue Mouse Ears Hosta | Cont. | 4 In | | 8 |
| hf | Hosta x 'Fire Island' / Fire Island Hosta | Cont. | 4 In | | 86 |
| pal | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | Cont. | 1 Gal. | | 76 |
| rf | Pulmonaria x 'Raspberry Splash' / Raspberry Splash Lungwort | Cont. | 4 In | | 71 |
| rf | Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower | Cont. | 1 Gal. | | 64 |
| ss | Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem | Cont. | 1 Gal. | | 323 |
| ts2 | Tiarella x 'Spring Symphony' / Spring Symphony Foamflower | Cont. | 4 In | | 53 |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | SPACING | QTY |
|---------------|------|--|------------|-------------------|-------|----------|--------|
| | ac | Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle | flat | 2" x 2" x 4" plug | | 12" o.c. | 196 sf |

PLANT MATERIAL NOTES:

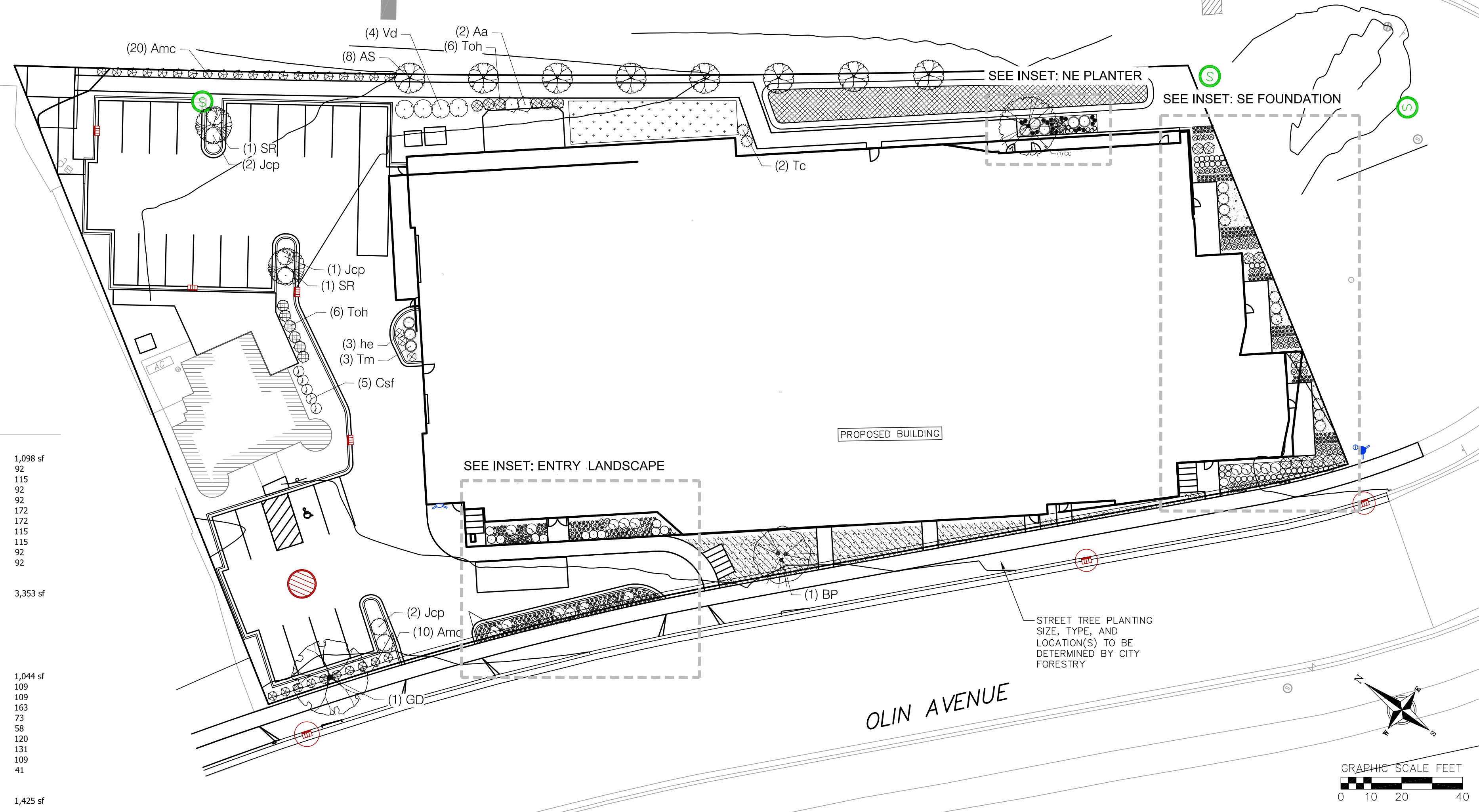
- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

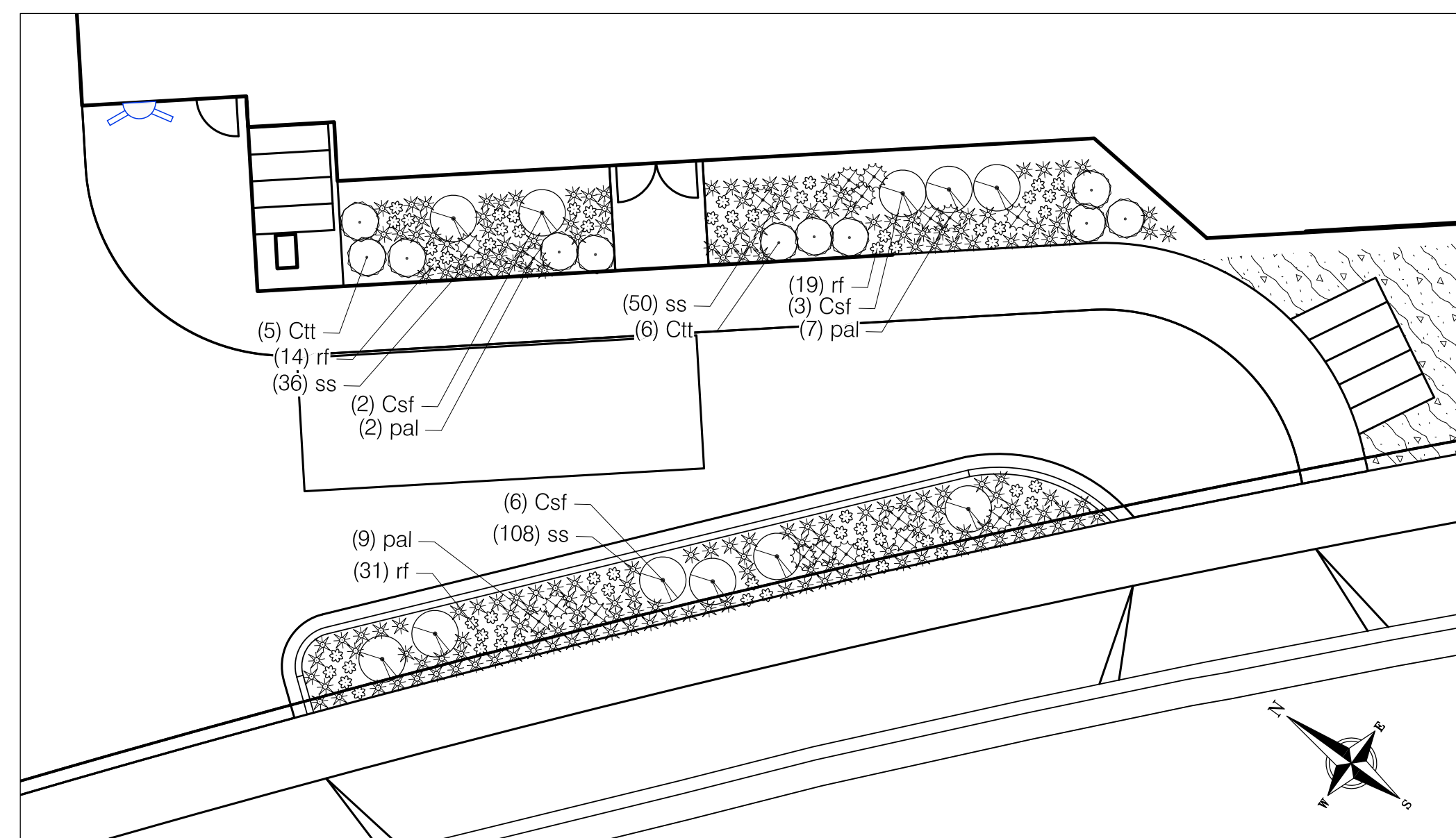
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDEYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 4"x4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

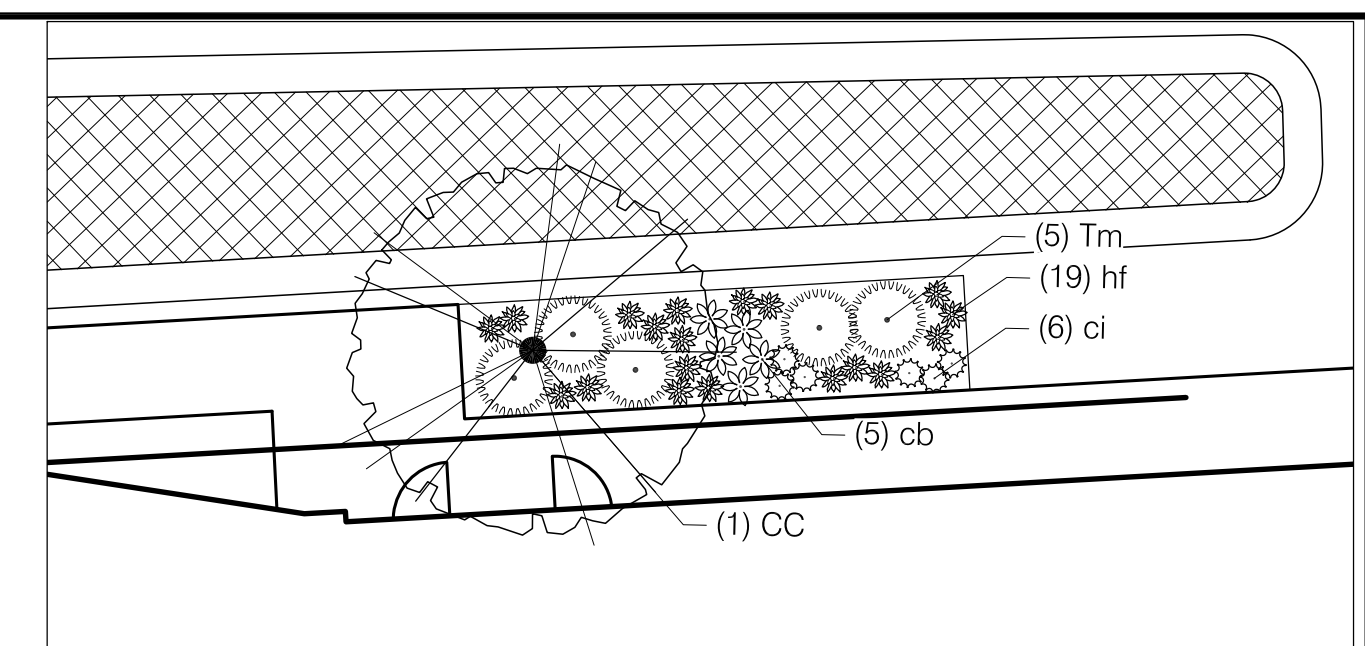
- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
- INSTALL BIORETENTION PLUG PLANTINGS AS 2" x 2" x 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.



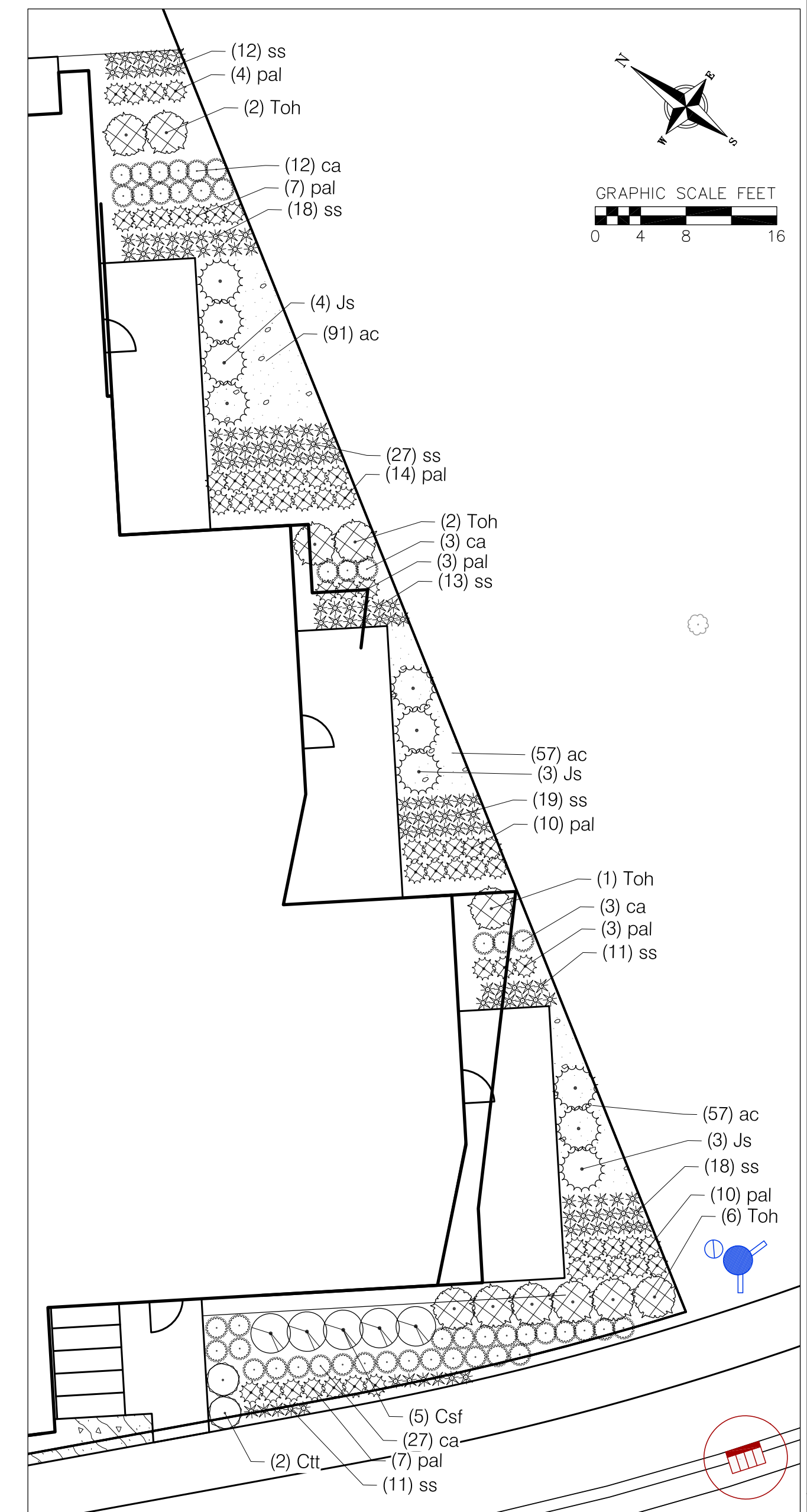
LANDSCAPE PLAN: OVERALL SITE



INSET: ENTRY LANDSCAPE



INSET: NE PLANTER DETAIL



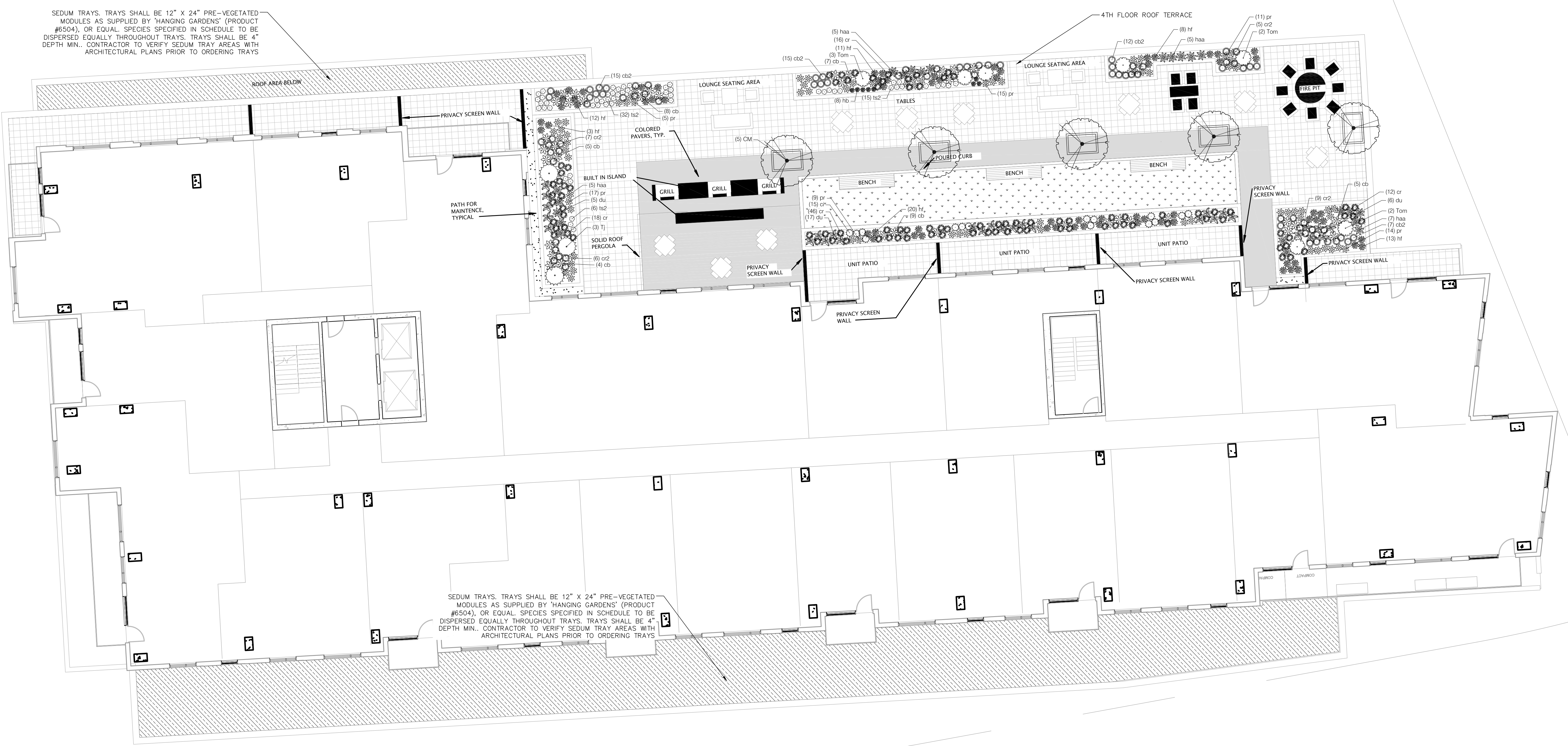
INSET: SE FOUNDATION LANDSCAPE

LANDSCAPE PLAN
250-252 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

DATE: 4/8/2022
DRAFTER: SVN
CHECKED: CLAN/TSCH
PROJECT NO.: 210063

NOT FOR CONSTRUCTION



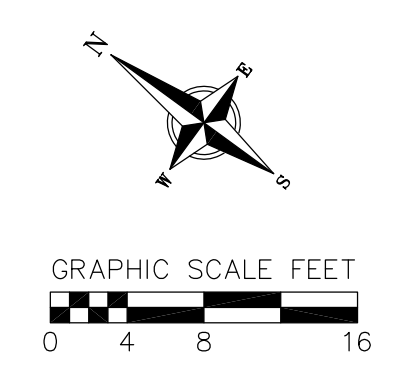
PLANT SCHEDULE ROOF DECK

| UNDERSTORY TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
|------------------|--|------------|--------|-----------|-----|
| CM | Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry | Cont. | 5' ht. | Tree Form | 5 |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
| Tom | Thuja occidentalis 'Hetz Midjet' / Hetz Midjet Arborvitae | Cont. | 5 Gal. | | 7 |
| TJ | Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock | Cont. | 3 Gal. | | 3 |
| PERENNIALS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
| cb2 | Carex bicknellii / Prairie Sedge | Cont. | 4 In | | 49 |
| ci | Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge | Cont. | 4 In | | 15 |
| cr2 | Carex radiata / Eastern Star Sedge | Cont. | 4 In | | 27 |
| cr | Carex rostrata / Ruy Sedge | Cont. | 4 In | | 92 |
| cb | Climaculopsis racemosa 'Brunette' / Snakeroot | Cont. | 4 In | | 38 |
| du | Dryopteris filix-mas 'Undulata Robusta' / Robust Undulated Male Fern | Cont. | 4 In | | 28 |
| haa | Hosta x 'Awakening Angel' / Awakening Angel Hosta | Cont. | 4 In | | 22 |
| hb | Hosta x 'Blue Mouse Ears' / Blue Mouse Ears Hosta | Cont. | 4 In | | 8 |
| hf | Hosta x 'Fire Island' / Fire Island Hosta | Cont. | 4 In | | 67 |
| pr | Pulmonaria x 'Raspberry Splash' / Raspberry Splash Lungwort | Cont. | 4 In | | 71 |
| ts2 | Tilarella x 'Spring Symphony' / Spring Symphony Foamflower | Cont. | 4 In | | 53 |

GROUNDCOVER SCHEDULE ROOF DECK

| | | |
|--|--|----------|
| | SEDUM TRAYS Sedum album 'Coral Carpet' / Coral Carpet Stonecrop Sedum floriferum 'Welhenstephaner Gold' / Stonecrop Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop Sedum spurium 'Green Mantle' / Green Mantle Stonecrop Sedum x 'Immergrunnen' / Immergrunnen Stonecrop | 3,353 sf |
| | ARTIFICIAL TURF | 725 sf |

| City of Madison Landscape Worksheet | | | | | | |
|---|--|--|-------------------------------|-----------------|---------------------------|-----------------|
| Address: | 250-252 E. Olin Ave. | Date: | 04.08.2022 | | | |
| Total Square Footage of Developed Area: | (Site Area) 63,775 | (Building Footprint at Grade) 33,916 | = | 29,859 | sf | |
| Total Landscape Points Required (<5 ac): | 29,859 / 300 = | 100 | x 5 = | 498 | | 498 |
| Landscape Points Required >5 ac: | 0 / 100 = | 0 | x 1 = | - | | |
| Plant Type/ Element | Min. Size at Installation | Points | Credits/ Existing Landscaping | | New/ Proposed Landscaping | |
| | | | Quantity | Points Achieved | Quantity | Points Achieved |
| Overstory deciduous tree | 2.5" cal | 35 | 0 | 9 | 315 | |
| Tall Evergreen Tree | 5-6 feet tall | 35 | 0 | 0 | 0 | |
| Ornamental tree | 1.5" cal | 15 | 0 | 9 | 135 | |
| Upright evergreen shrub | 3-4 feet tall | 10 | 0 | 22 | 220 | |
| Shrub, deciduous | #3 gallon container size, Min. 12-24" | 3 | 0 | 65 | 195 | |
| Shrub, evergreen | #3 gallon container size, Min. 12-24" | 4 | 0 | 31 | 124 | |
| Ornamental grasses/perennials | #1 gallon container size, Min. 8-18" | 2 | 0 | 511 | 1022 | |
| Ornamental/decorative fencing or wall | n/a | 4 per 10 LF | 0 | 0 | 0 | |
| Existing significant specimen tree | Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points. | 14 per caliper inch. Max. points per tree: 200 | 0 | 0 | 0 | |
| Landscape Furniture for public seating and/or transit connections | Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points. | 5 points per "seat" | 0 | 0 | 0 | |
| Sub Totals | | | 0 | 2011 | 2011 | |
| Total Points Provided: | | | 2011 | | | |



NOT FOR CONSTRUCTION