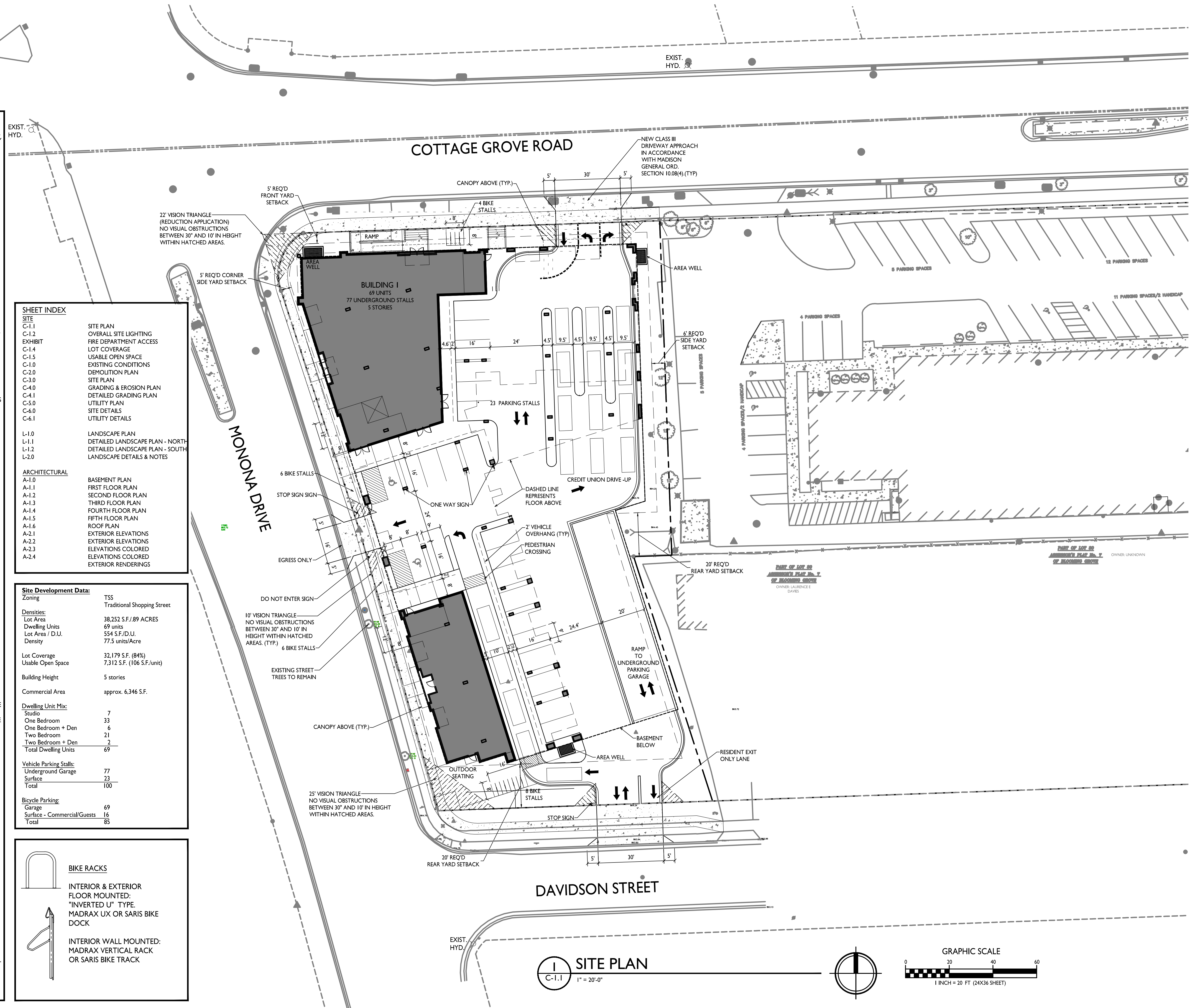
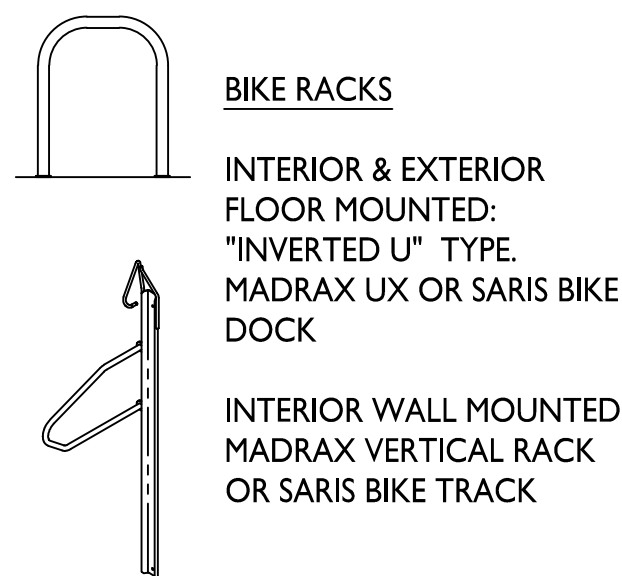


12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

<u>Bicycle Parking:</u>	
Garage	69
Surface - Commercial/Guests	16
<u>Total</u>	<u>85</u>







knothe • bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use - April 11, 2022

PROJECT TITLE  
Threshold  
Development



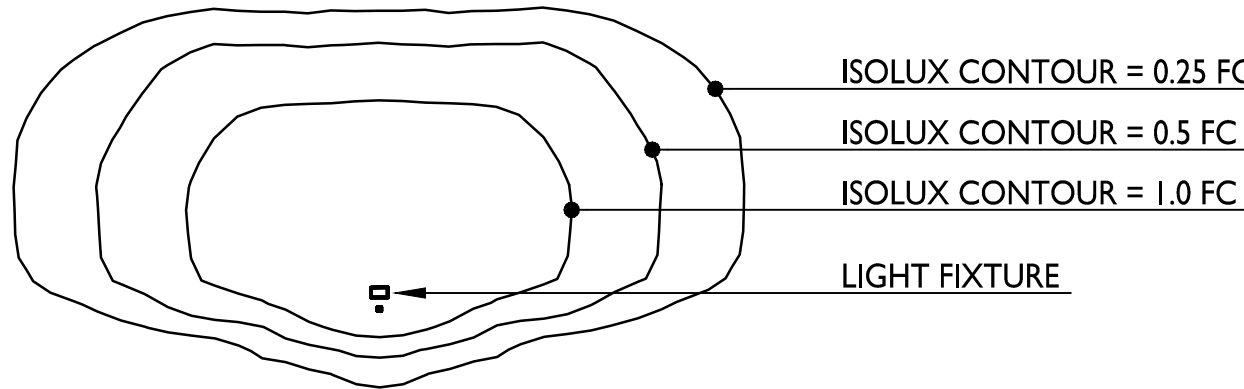
3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
Site Lighting Plan

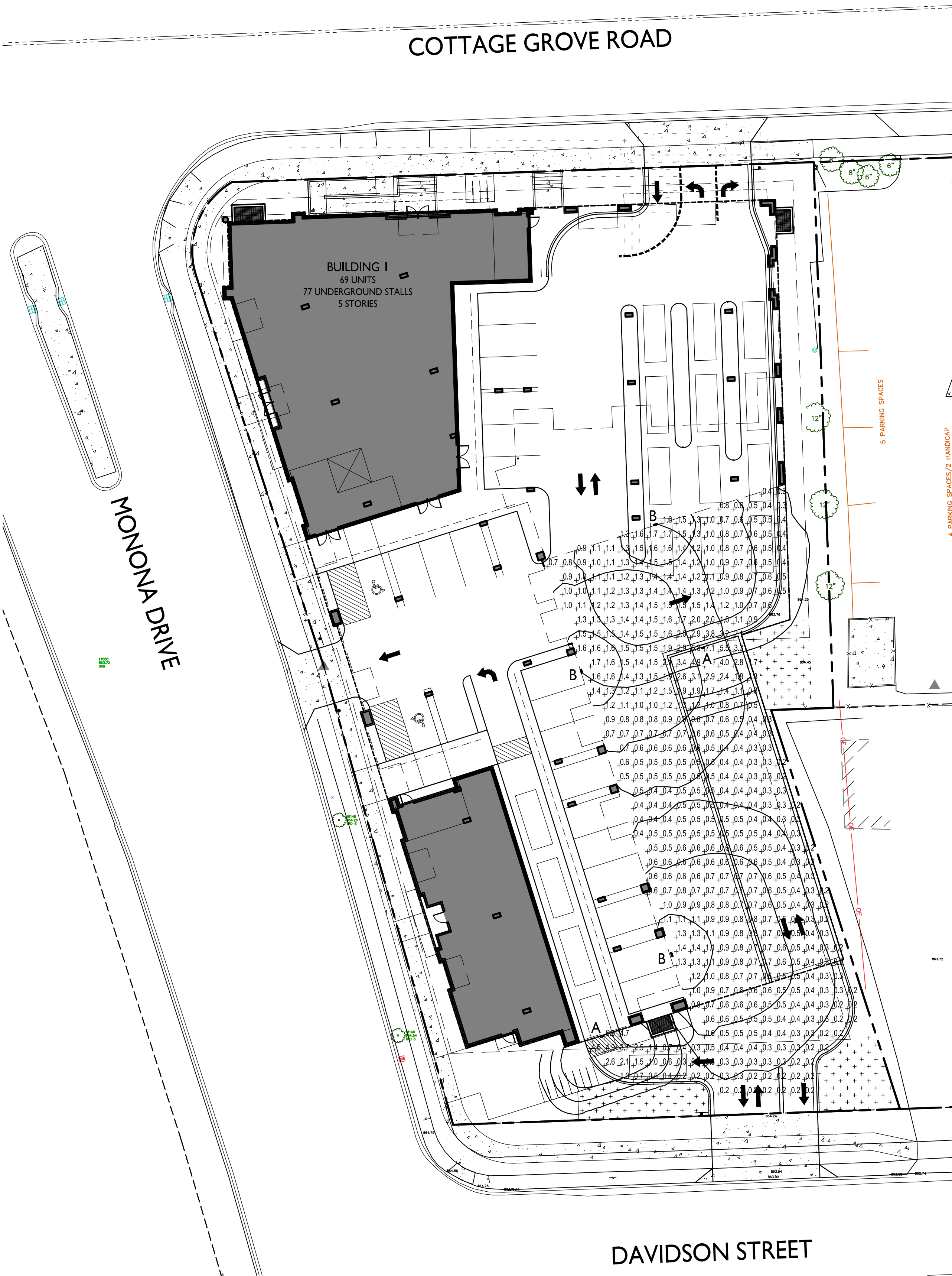
SHEET NUMBER

C-1.2

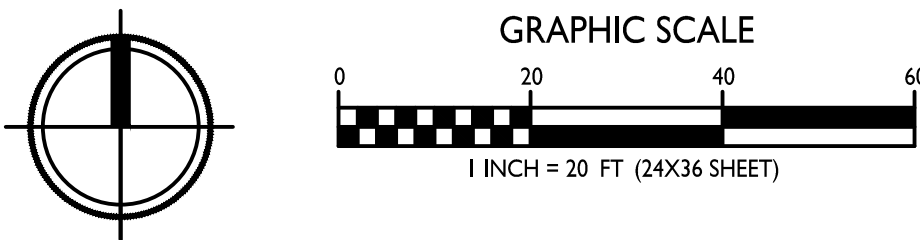
PROJECT NO. 2150  
© Knothe & Bruce Architects, LLC

LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle and Security Lighting	+	0.9 fc	7.1 fc	0.2 fc	35.5:1	4.5:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WPXI LED PI 30K MVOLT	WPXI LED WALLPACK, 1500LM, 3000K COLOR TEMP., 120-277 VOLTS	WPXI_LED_PI_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	3	LITHONIA LIGHTING	DSXWI LED 10C 1000 30K T4M MVOLT WITH HOUSE SIDE SHIELD	DSXWI LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 1000mA, WITH HOUSE SIDE SHIELD	DSXWI_LED_10C_1000_30K_T4M_MVOLT_HS.ies	18'-0" ABOVE GRADE ON BUILDING
<div>EXAMPLE LIGHT FIXTURE DISTRIBUTION</div> <div></div>							



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











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ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE  
**Threshold  
Development**

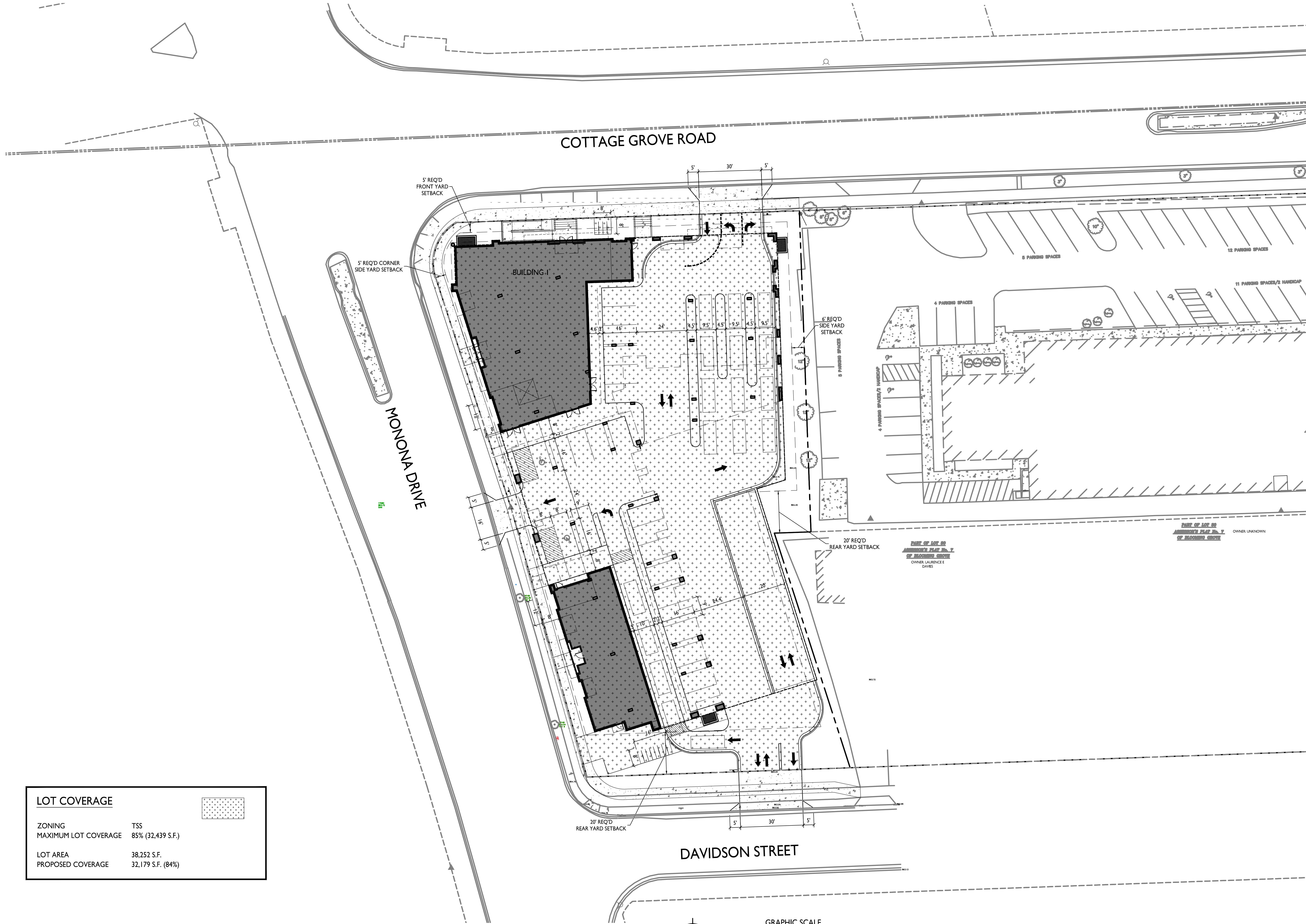
3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**C-1.4**

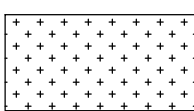
PROJECT NO. **2150**

© Knothe & Bruce Architects, LLC

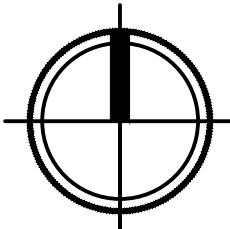


**LOT COVERAGE**

ZONING	TSS
MAXIMUM LOT COVERAGE	85% (32,439 S.F.)
LOT AREA	38,252 S.F.
PROPOSED COVERAGE	32,179 S.F. (84%)



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



GRAPHIC SCALE  
0 20 40 60  
IN INCHES = 20 FT. (24X36 SHEET)





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ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE  
**Threshold  
Development**

3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
**Usable Open  
Space**

SHEET NUMBER

**C-1.5**

PROJECT NO. 2150  
© Knothe & Bruce Architects, LLC

COTTAGE GROVE ROAD

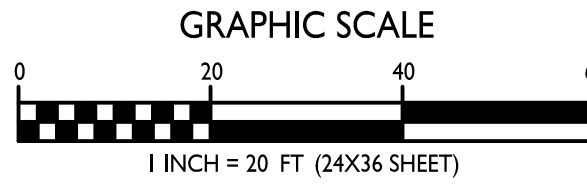
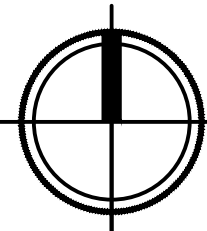
MONONA DRIVE

DAVIDSON STREET

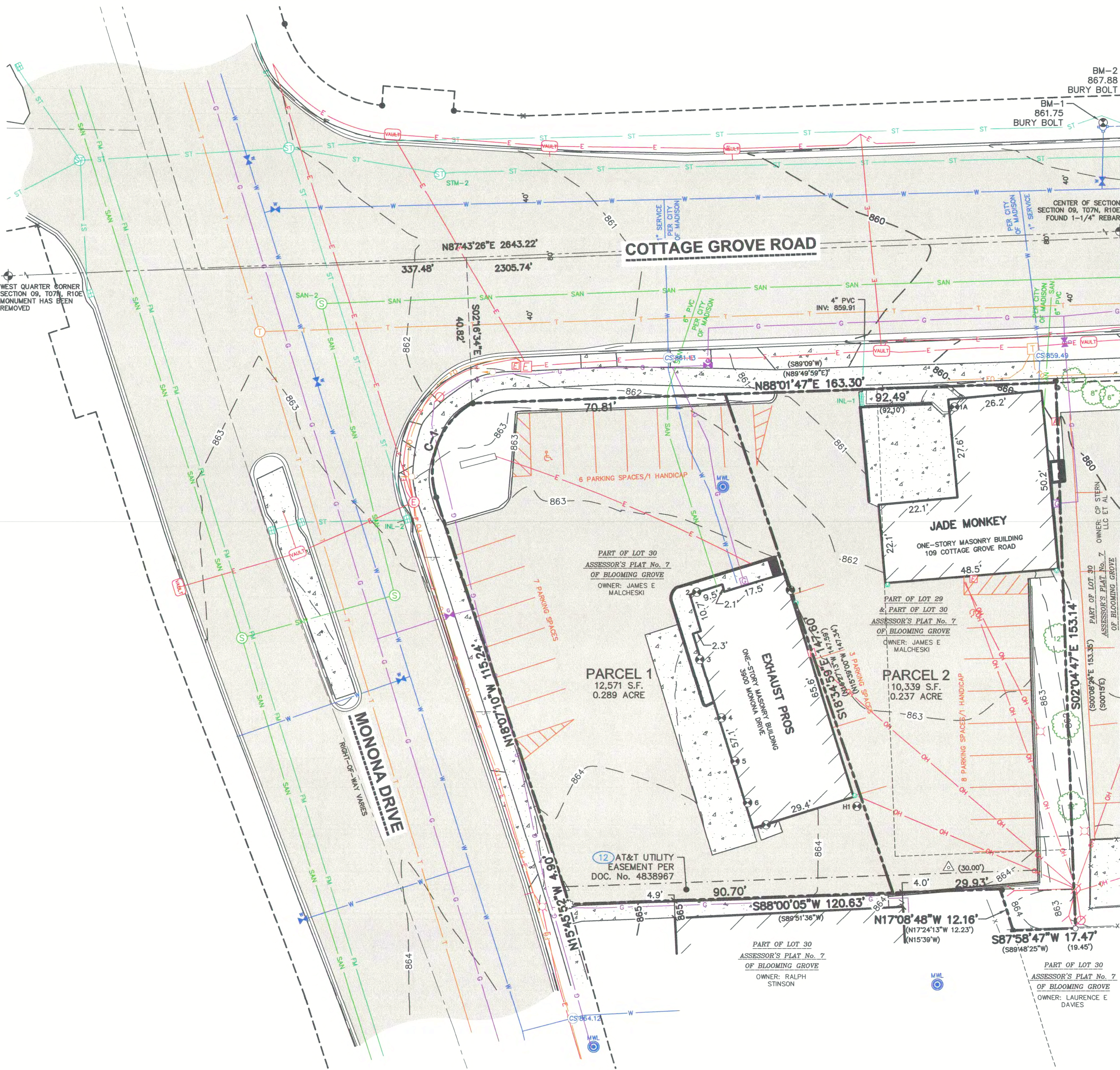
**USABLE OPEN SPACE**

ZONING	TSS
REQUIRED OPEN SPACE	40 S.F. / D.U.
DWELLING UNITS	69
40 S.F. X 69 D.U. =	2,760 S.F. OPEN SPACE REQUIRED
OPEN SPACE PROVIDED	
BALCONIES	3,820 S.F. (SEE FLOOR PLANS)
PRIVATE ROOF DECKS	310 S.F.
COMMON ROOF DECK	1,964 S.F.
SURFACE	1,218 S.F.
TOTAL	7,312 S.F. PROVIDED

**USABLE OPEN SPACE**  
1" = 20'-0"







CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	30.51'	22.50'	18.12	77°41'55"	28.23'	N20°46'56"E

FINISHED FLOOR ELEVATIONS		
DOORWAY	ELEVATION	DESCRIPTION
1A	861.51	ON DOOR SILL
1	863.11	ON DOOR SILL
2	864.63	ON DOOR SILL
3	864.57	ON DOOR SILL
4	864.51	GARAGE BAY DOOR SILL
5	864.53	GARAGE BAY DOOR SILL
6	864.54	GARAGE BAY DOOR SILL
7	864.60	ON DOOR SILL
H1	877.52	BUILDING HEIGHT AT OVERHANG

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	858.84	W	850.30	18"	PVC
		E	850.20	10"	PVC
SAN-2	862.51	E	852.63	10"	PVC
		S	852.86	8"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	858.30	W	853.82	18"	RCP
		E	853.82	18"	RCP
		S	854.07	15"	RCP
STM-2	861.49	NW	852.48	18"	RCP
		E	852.48	18"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	860.43	N	860.02	4"	PVC
INL-2	862.58	W	858.87	12"	RCP
		N	856.28	12"	RCP

## ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 29 AND PART OF LOT 30, BLOOMING GROVE ASSESSOR'S PLAT NO. 7, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### LEGEND

○	COTTON SPINDLE SET	■	ELECTRIC METER	— SAN —	SANITARY SEWER
○	3/4" x 24" REBAR SET (1.50 LBS/LF)	■	ELECTRIC TRANSFORMER	— W —	WATER LINE
⊕	GOVERNMENT CORNER	■	AIR CONDITION UNIT	— ST —	STORM SEWER
✕	CHISELED "X" FOUND	■	LIGHT POLE	— G —	NATURAL GAS
✕	3/4" REBAR FOUND	■	POWER POLE W/GUY	— OH —	OVERHEAD LINE
▲	CONTROL POINT	■	TRAFFIC SIGNAL	— E —	UNDERGROUND ELECTRIC
△	BENCHMARK	■	VAULT	— FO —	FIBER OPTIC
●	FINISHED FLOOR SHOT LOCATION	■	TELEPHONE MANHOLE	— T —	UNDERGROUND TELEPHONE
●	BOLLARD	■	TELEPHONE PEDESTAL	— B —	BUILDING
—	SIGN	■	DECIDUOUS TREE	— 875 —	INDEX CONTOUR
—	SANITARY MANHOLE	—	HANDICAP PARKING	— 874 —	INTERMEDIATE CONTOUR
—	WATERMAIN OR GASMAIN VALVE	—	CHORD LINE	—	EDGE OF BITUMINOUS
—	HYDRANT	—	CENTERLINE	—	EDGE OF PAVEMENT
—	CURB STOP/SERVICE VALVE	—	RIGHT-OF-WAY LINE	—	CONCRETE CURB & GUTTER
—	STORM MANHOLE	—	SECTION LINE	—	BITUMINOUS PAVEMENT
—	SQUARE CASTED INLET	—	PARCEL BOUNDARY	—	RETAINING WALL
—	CURB INLET	—	PROPERTY LINE	—	CONCRETE PAVEMENT
—	DOWNSPOUT	—	EASEMENT LINE	—	PAVEMENT STRIPING
—	GAS REGULATOR/METER	—	FENCE LINE	( )	DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
—	ELECTRIC PEDESTAL	—	GUARD OR SAFETY RAIL		

### NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE; THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09 BEARS N87°44'31"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 09, T07N, R10E, ELEVATION = 854.08'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20201712725, 20201712748, 20201712779, AND 20201712822, WITH A CLEAR DATE OF APRIL 24, 2020, AND DIGGER'S HOTLINE PRINTS TICKET NO. 20201712792 AND 20201712842, WITH A CLEAR DATE OF MAY 01, 2020.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
CITY OF MONONA TDS METROCOM  
CITY OF MADISON ENGINEERING CHARTER COMMUNICATIONS  
MADISON METRO SEWERAGE DIST MADISON GAS & ELECTRIC BEAR COMMUNICATIONS LLC  
MADISON GAS & ELECTRIC AT&T DISTRIBUTION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

### NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 9 THERE ARE 24 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 26 PARKING SPACES.
- ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 18 NO DELINEATION MARKERS OBSERVED AT THE TIME OF THIS SURVEY.

### NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1010355-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

- 12 UTILITY EASEMENT TO WISCONSIN BELL INC., d/b/a AT&T-WISCONSIN, DATED JANUARY 3, 2012, RECORDED/FILED FEBRUARY 1, 2012 AS DOCUMENT NO. 483897.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

### LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1010355-MAD, EFFECTIVE DATE: APRIL 13, 2020 AT 8:00 A.M.)

### PARCEL 1:

A PART OF LOT 30, ASSESSOR'S PLAT NO. 7 OF THE TOWN OF BLOOMING GROVE NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MONONA DRIVE AND THE SOUTH LINE OF COTTAGE GROVE ROAD; THENCE SOUTH ALONG THE EAST LINE OF MONONA DRIVE, 155 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF DAVIDSON STREET, 100 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF MONONA DRIVE, 155 FEET, MORE OR LESS, TO THE SOUTH LINE OF COTTAGE GROVE ROAD; THENCE WEST ALONG THE SOUTH LINE OF THE COTTAGE GROVE ROAD, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF: PART OF LOT 30, ASSESSOR'S PLAT NO. 7 OF THE TOWNSHIP OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, A RECORDED PLAT IN SECTION 9, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MONONA DRIVE WITH THE SOUTH LINE OF COTTAGE GROVE ROAD AS PLATTED IN THE ASSESSOR'S PLAT NO. 7 OF THE TOWNSHIP OF BLOOMING GROVE, A RECORDED PLAT IN SECTION 9, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN; THENCE SOUTHEASTERLY 33.9 FEET ALONG THE EAST LINE OF MONONA DRIVE TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT CONVEX TO THE NORTHWEST HAVING A RADIUS OF 20 FEET AND A LONG CHORD THAT BEARS NORTH 34°26' EAST, 31.8 FEET TO A POINT THAT IS 40 FEET SOUTH OF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE EAST 74.8 FEET ALONG A LINE THAT IS PARALLEL TO AND 40 FEET SOUTH OF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 TO A POINT 100 FEET EAST OF THE EAST LINE OF MONONA DRIVE, MEASURED ALONG THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY 7.7 FEET ALONG A LINE THAT IS PARALLEL TO THE EAST LINE OF MONONA DRIVE TO THE SOUTH LINE OF COTTAGE GROVE ROAD; THENCE WEST 100 FEET ALONG THE SOUTH LINE OF COTTAGE GROVE ROAD TO THE POINT OF BEGINNING, AS DESCRIBED IN AWARD OF DAMAGES RECORDED MAY 4, 1966, IN VOLUME 444, PAGE 102, AS DOCUMENT NO. 1159824.

FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED JANUARY 27, 2012 AS DOCUMENT NO. 4837133.

### PARCEL 2:

LOT 29 AND PART OF LOT 30, ASSESSOR'S PLAT NO. 7, IN THE TOWN OF BLOOMING GROVE, NOW IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, ASSESSOR'S PLAT NO. 7, THENCE NORTH 15°39'00" WEST, 135 FEET; THENCE NORTH 89°51'36" EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°39'00" WEST, 147.34 FEET; THENCE NORTH 89°51'36" EAST, 92.10 FEET; THENCE SOUTH 00°08'24" EAST, 153.35 FEET; THENCE SOUTH 89°48'25" WEST, 19.45 FEET; THENCE NORTH 15°39' WEST, 12.16 FEET; THENCE SOUTH 89°51'36" WEST, 30.00 FEET TO THE POINT OF BEGINNING. FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 209 COTTAGE GROVE ROAD, MADISON, WI

TAX KEY NUMBER: 251/0710-093-0312-5

### SURVEYOR'S CERTIFICATE

TO:

- FIRST AMERICAN TITLE INSURANCE COMPANY,
- KRUPP-GROVE FAMILY LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP,
- JAMES E. MALCHESKI

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 5, 7(a), 8, 9, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 05, 2020.

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR  
Email: todd.buhr@jdsinc.com  
Website: www.jdsinc.com

DATE  
6-30-2020



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE  
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**PRIME URBAN  
PROPERTIES, LLC**

CLIENT ADDRESS:  
**2010 EASTWOOD DRIVE, SUITE 201  
MADISON, WI 53704-5387**

PROJECT:  
**3900 MONONA DRIVE**

PROJECT LOCATION:  
**CITY OF MADISON, WI  
DANE COUNTY**



SCALE IN FEET  
20' 0 20'

Design/Drawn: CJO 05/06/20  
Approved: TJB 05/07/20

SHEET TITLE:

**ALTA/NSPS  
LAND TITLE  
SURVEY**

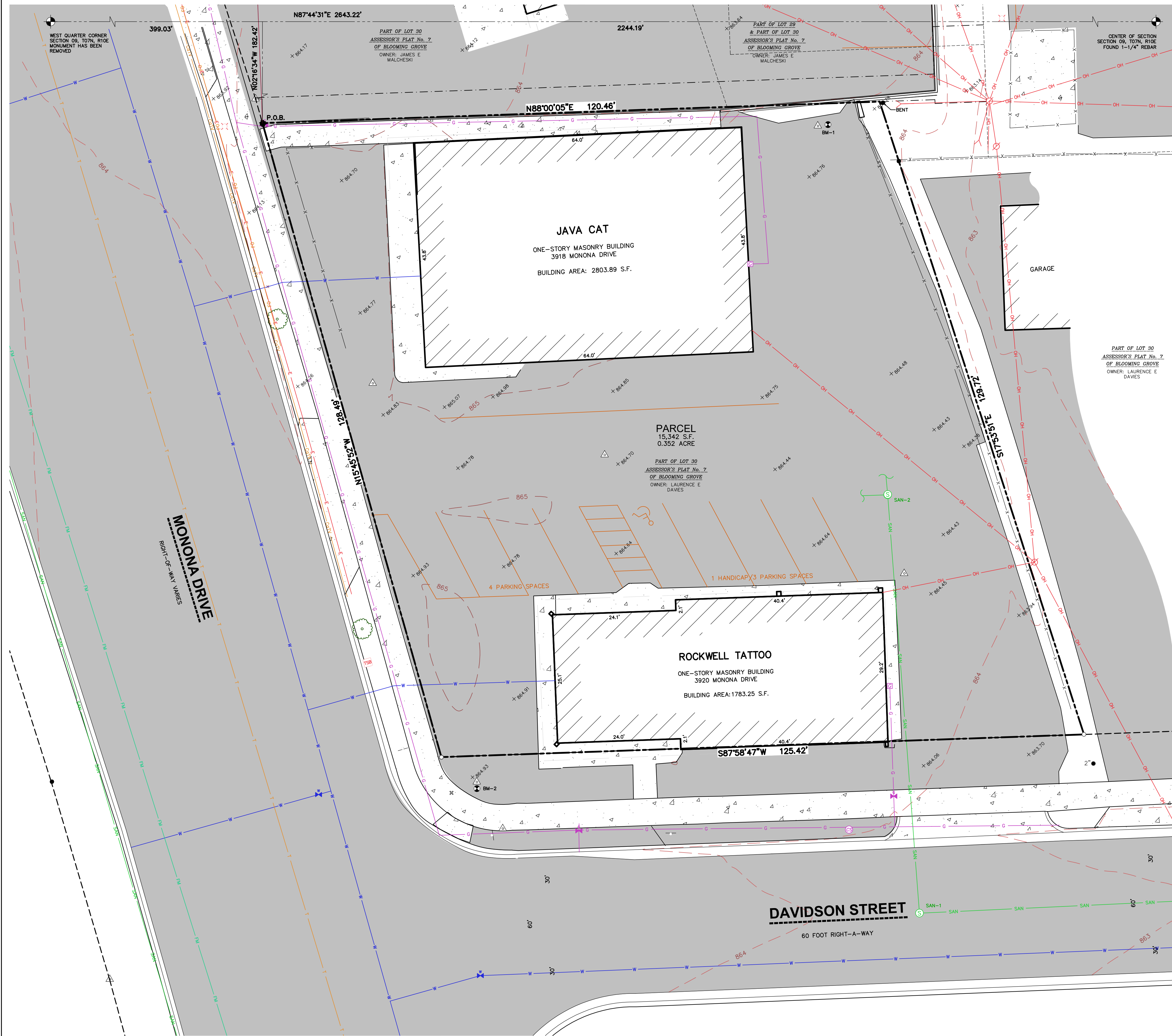
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**1 OF 1**

JSD PROJECT NO: 20-9688S



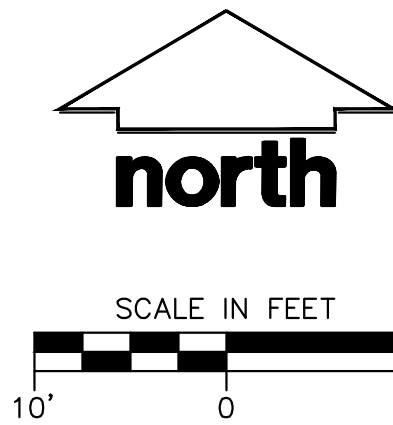
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STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	863.69	E	852.66	8"	PVC
		N	853.66	8"	PVC
		SW	854.04	8"	CLAY
		SE	854.09	8"	CLAY
		NE	854.14	8"	CLAY
SAN-2	864.44				

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	864.73	MAG NAIL IN ASPHALT NEAR NORTHEAST CORNER OF SITE
BM-2	864.96	MAG NAIL IN ASPHALT NEAR SOUTHWEST CORNER OF SITE

\*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



## EXISTING CONDITIONS SURVEY

PART OF LOT 30, BLOOMING GROVE ASSESSOR'S PLAT NO. 7, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP  
(NOT TO SCALE)

- LEGEND**
  - COTTON SPINDLE SET
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - GOVERNMENT CORNER
  - 1/4" REBAR FOUND
  - CONTROL POINT
  - BENCHMARK
  - BOLLARD
  - SIGN
  - SANITARY MANHOLE
  - WATERMAIN OR GASMAIN VALVE
  - HYDRANT
  - CURB STOP/SERVICE VALVE
  - STORM MANHOLE
  - CURB INLET
  - DOWNSPOUT
  - GAS REGULATOR/METER
  - ELECTRIC PEDESTAL
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - LIGHT POLE
  - POWER POLE W/GUY
  - VAULT
  - TELEPHONE PEDESTAL
  - HANDICAP PARKING
  - CHORD LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
- SECTION LINE
  - PARCEL BOUNDARY
  - PROPERTY LINE
  - EASEMENT LINE
  - FENCE LINE
  - GUARD OR SAFETY RAIL
  - SANITARY SEWER
  - WATER LINE
  - FORCE MAIN
  - NATURAL GAS
  - OVERHEAD LINE
  - UNDERGROUND ELECTRIC
  - FIBER OPTIC
  - UNDERGROUND TELEPHONE
  - BUILDING
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - EDGE OF BITUMINOUS
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - BITUMINOUS PAVEMENT
  - RETAINING WALL
  - CONCRETE PAVEMENT
  - PAVEMENT STRIPING
  - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

### NOTES

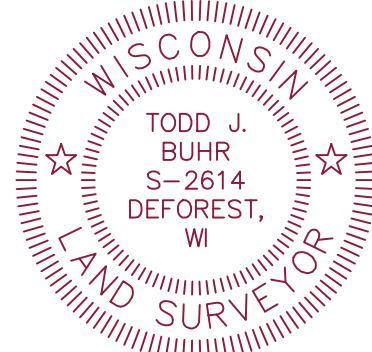
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 23-24, 2021
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE; THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09 BEARS N87°44'31"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGER'S HOTLINE MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE LOCATE TICKET NO. 20214701975, 20214701985, 20214701958 WITH A CLEAR DATE OF NOVEMBER, 18 2021, AND DIGGER'S HOTLINE PRINTS TICKET NO. 20214701964, WITH A CLEAR DATE OF NOVEMBER, 25 2021.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
  - CITY OF MONONA
  - CITY OF MADISON ENGINEERING
  - MADISON METRO SEWERAGE DIST
  - MADISON GAS & ELECTRIC
  - AT&T DISTRIBUTION
  - TDS METROCOM
  - CHARTER COMMUNICATIONS
  - MCI
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

### SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614 HEREBY CERTIFY THAT UNDER THE DIRECTION OF THRESHOLD DEVELOPMENT, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR  
Email: todd.buhr@jadic.com  
Website: www.jadic.com

DATE



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MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**THRESHOLD DEVELOPMENT**

CLIENT ADDRESS:  
**1954 ATWOOD AVENUE  
MADISON, WI 53704**

PROJECT:  
**3900 & 3916 MONONA DRIVE REDEVELOPMENT**

PROJECT LOCATION:  
**3900 & 3916 MONONA DRIVE  
MADISON, DANE COUNTY  
WI, 53716**

#	Date:	Description:
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Prepared By: CMD 12/16/21

Reviewed By: CJO 12/16/21

Approved By:

SHEET TITLE:  
**EXISTING CONDITIONS SURVEY**

SHEET NUMBER:  
**1 OF 1**

PROJECT NO.: 21-11068

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**MADISON REGIONAL OFFICE**  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
**P. 608.848.5060**

CLIENT: **THRESHOLD  
DEVELOPMENT GROUP**

CLIENT ADDRESS:  
1952 ATWOOD AVENUE  
MADISON, WISCONSIN 53704

PROJECT:  
**3900 MONONA DRIVE  
REDEVELOPMENT**

**PROJECT LOCATION:**  
**3900 MONONA DRIVE**  
**MADISON, DANE COUNTY**  
**WISCONSIN 53716**

PLAN MODIFICATIONS:		
#	Date:	Description:
1	04.11.22	LAND USE - UDC SUBMITTAL
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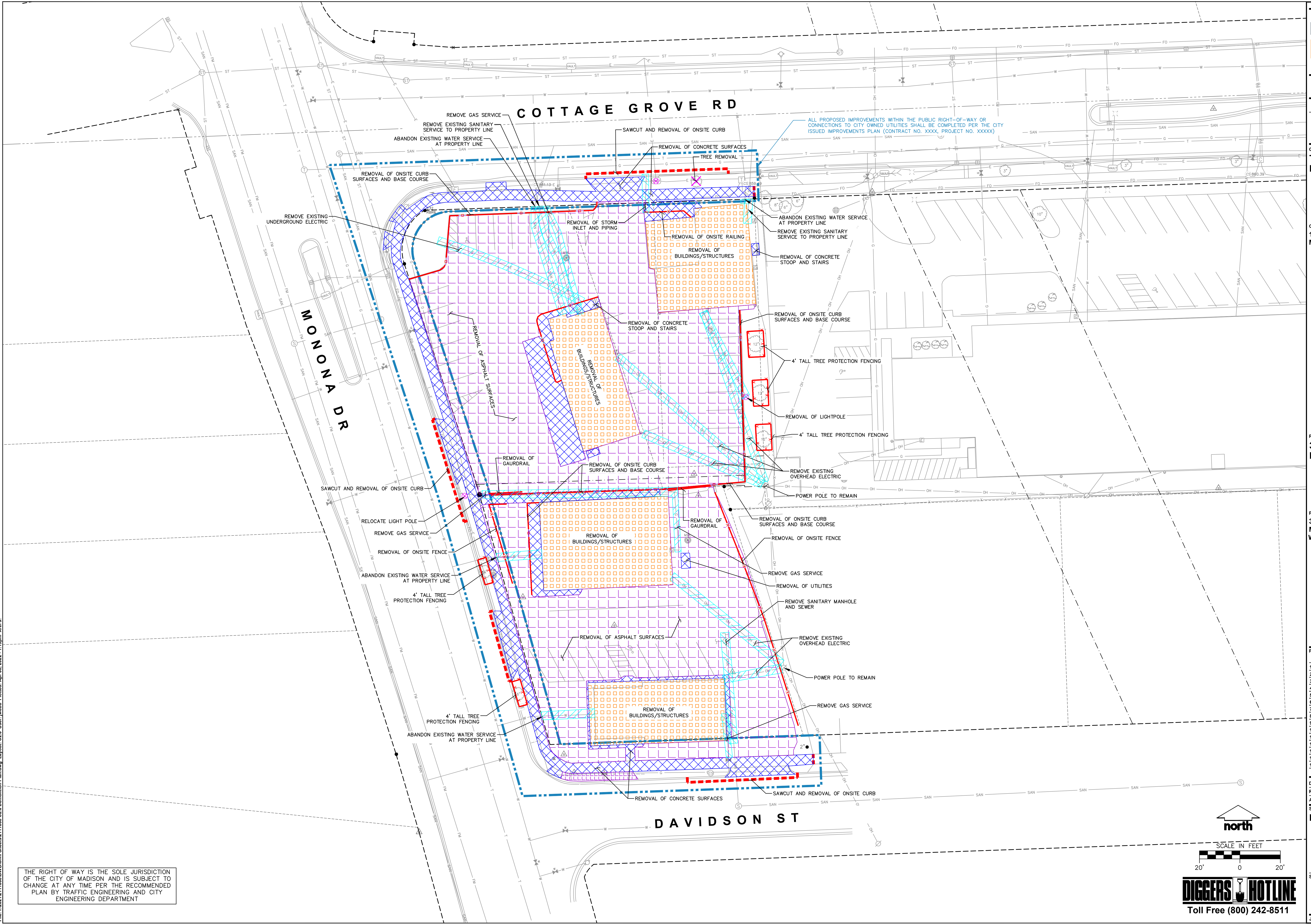
Designed By:	JAW
Reviewed By:	ACG
Approved By:	KJY

## DEMOLITION PLAN

SHEET NUMBER: \_\_\_\_\_

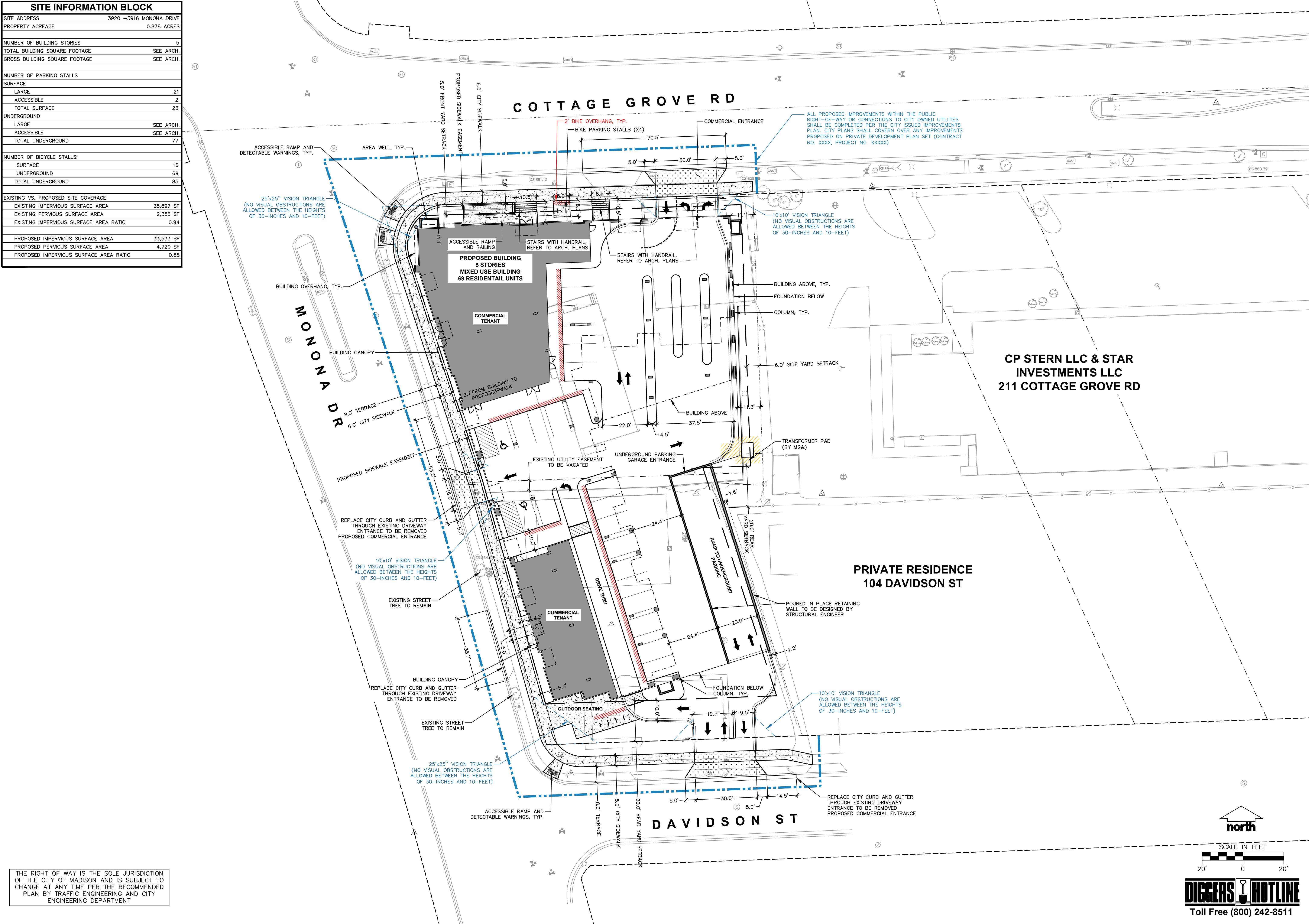
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USD PROJECT NO: 21-11068





SITE INFORMATION BLOCK	
SITE ADDRESS	3920 -3916 MONONA DRIVE
PROPERTY ACREAGE	0.878 ACRES
NUMBER OF BUILDING STORIES	5
TOTAL BUILDING SQUARE FOOTAGE	SEE ARCH.
GROSS BUILDING SQUARE FOOTAGE	SEE ARCH.
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	21
ACCESSIBLE	2
TOTAL SURFACE	23
UNDERGROUND	
LARGE	SEE ARCH.
ACCESSIBLE	SEE ARCH.
TOTAL UNDERGROUND	77
NUMBER OF BICYCLE STALLS:	
SURFACE	16
UNDERGROUND	69
TOTAL UNDERGROUND	85
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	35,897 SF
EXISTING PERVIOUS SURFACE AREA	2,356 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.94
PROPOSED IMPERVIOUS SURFACE AREA	33,533 SF
PROPOSED PERVIOUS SURFACE AREA	4,720 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.88



THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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CLIENT:

THRESHOLD  
DEVELOPMENT GROUP

CLIENT ADDRESS:

1952 ATWOOD AVENUE  
MADISON, WISCONSIN 53704

PROJECT:

3900 MONONA DRIVE  
REDEVELOPMENT

PROJECT LOCATION:

3900 MONONA DRIVE  
MADISON, DANE COUNTY  
WISCONSIN 53716

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Designed By:

JAW

Reviewed By:

ACG

Approved By:

KJY

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C3.0

JSD PROJECT NO:

21-11068

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PROJECT:  
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Designed By: JAW  
Reviewed By: ACG  
Approved By: KJY

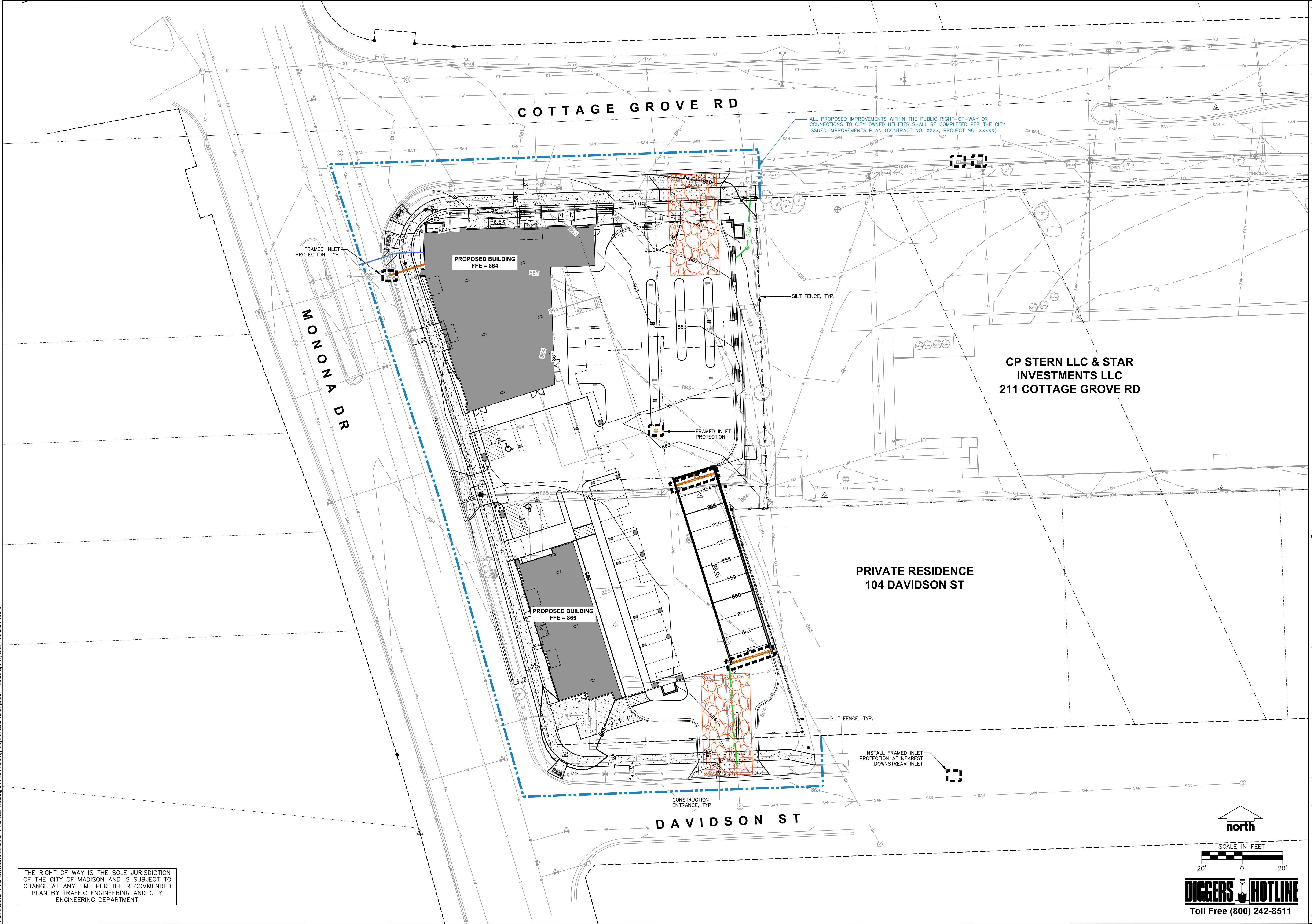
SHEET TITLE:  
**GRADING AND EROSION  
CONTROL PLAN**

SHEET NUMBER:

**C4.0**

JSD PROJECT NO: 21-11068

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PLAN BY TRAFFIC ENGINEERING AND CITY  
ENGINEERING DEPARTMENT



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DEVELOPMENT GROUP

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MADISON, WISCONSIN 53704

PROJECT:  
3900 MONONA DRIVE  
REDEVELOPMENT

PROJECT LOCATION:  
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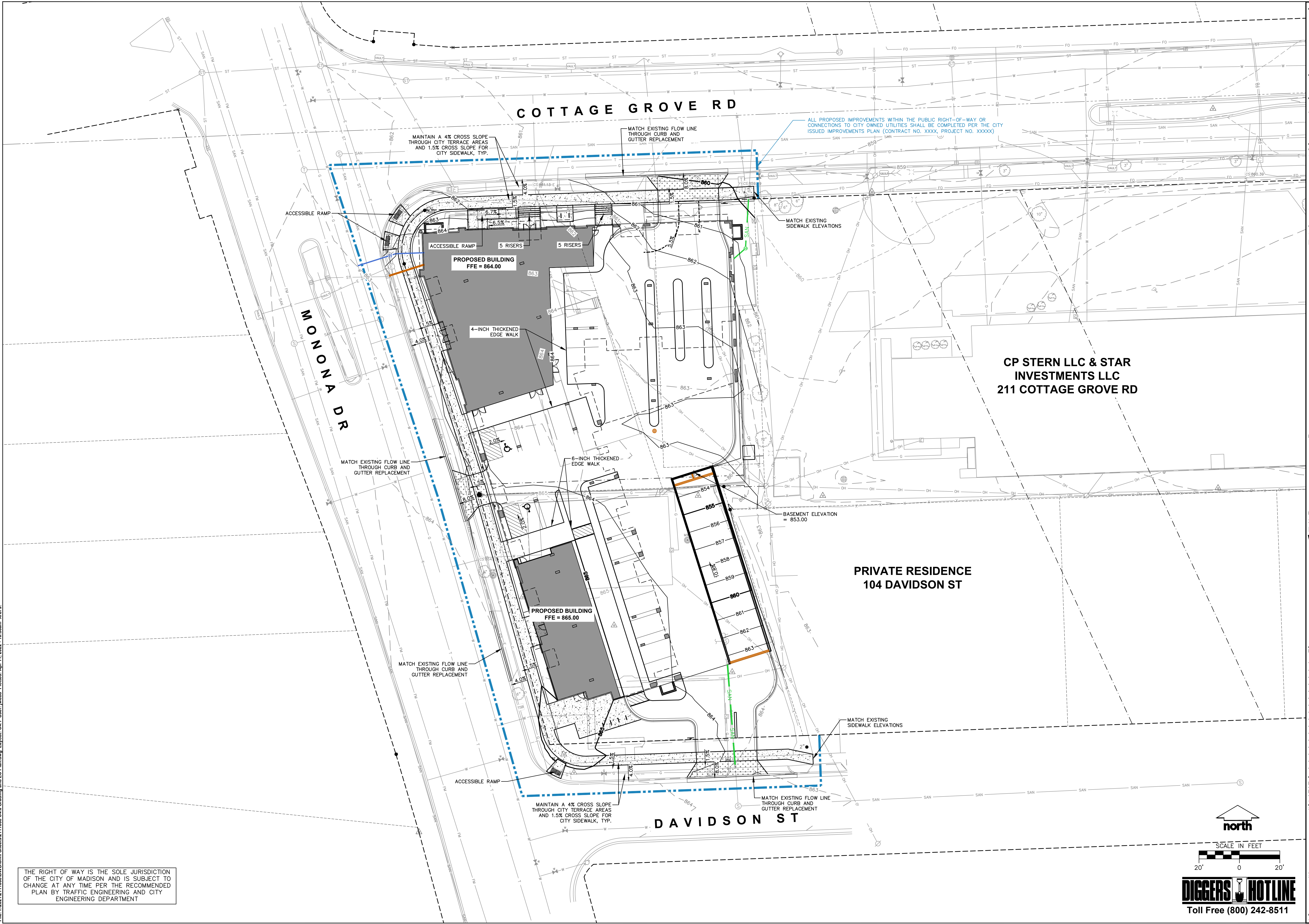
Designed By: JAW  
Reviewed By: ACG  
Approved By: KJY

SHEET TITLE:  
DETAILED GRADING PLAN

SHEET NUMBER:

C4.1

JSD PROJECT NO: 21-11068



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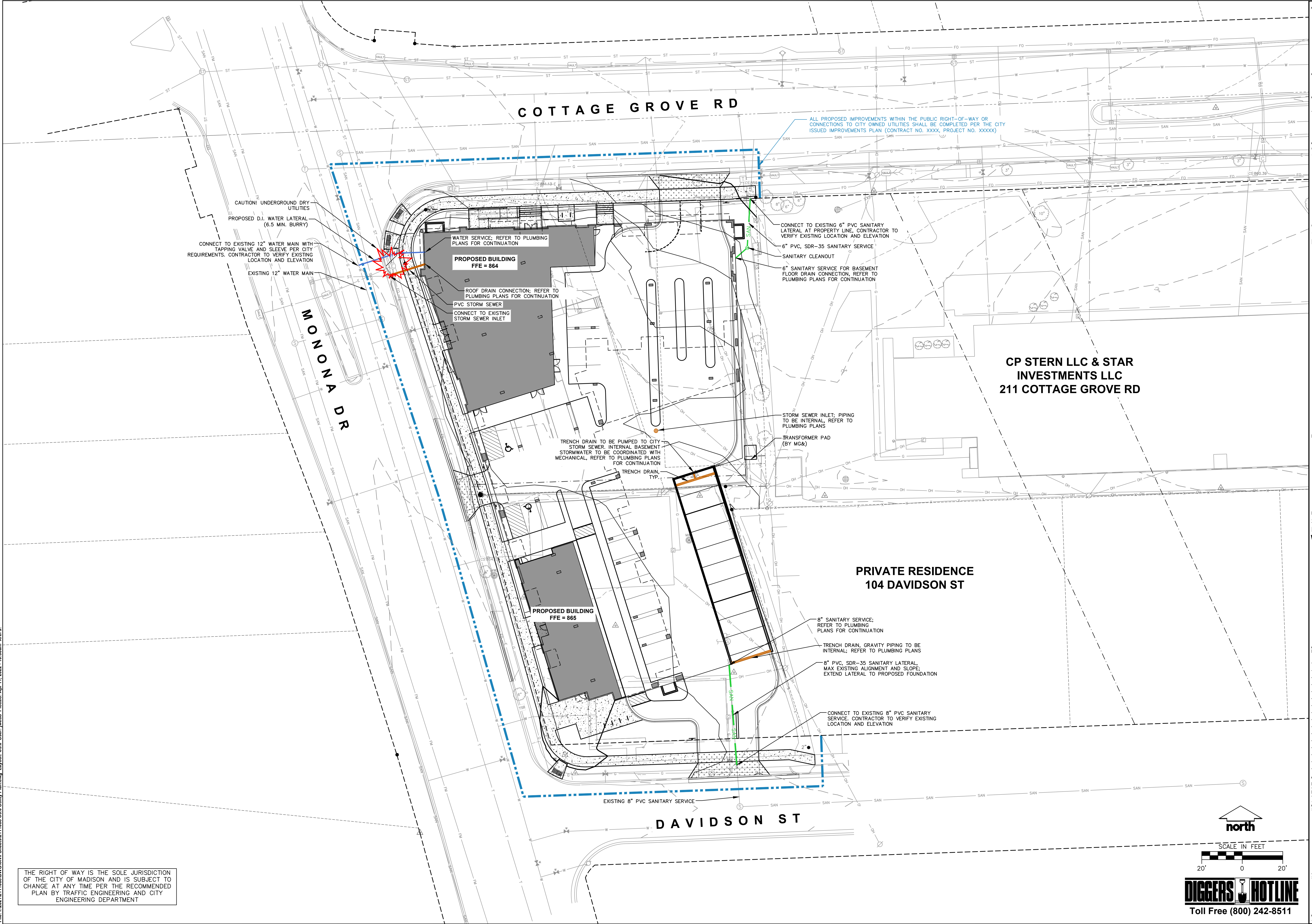
Designed By: JAW  
Reviewed By: ACG  
Approved By: KJY

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:

**C5.0**

JSD PROJECT NO: 21-11068



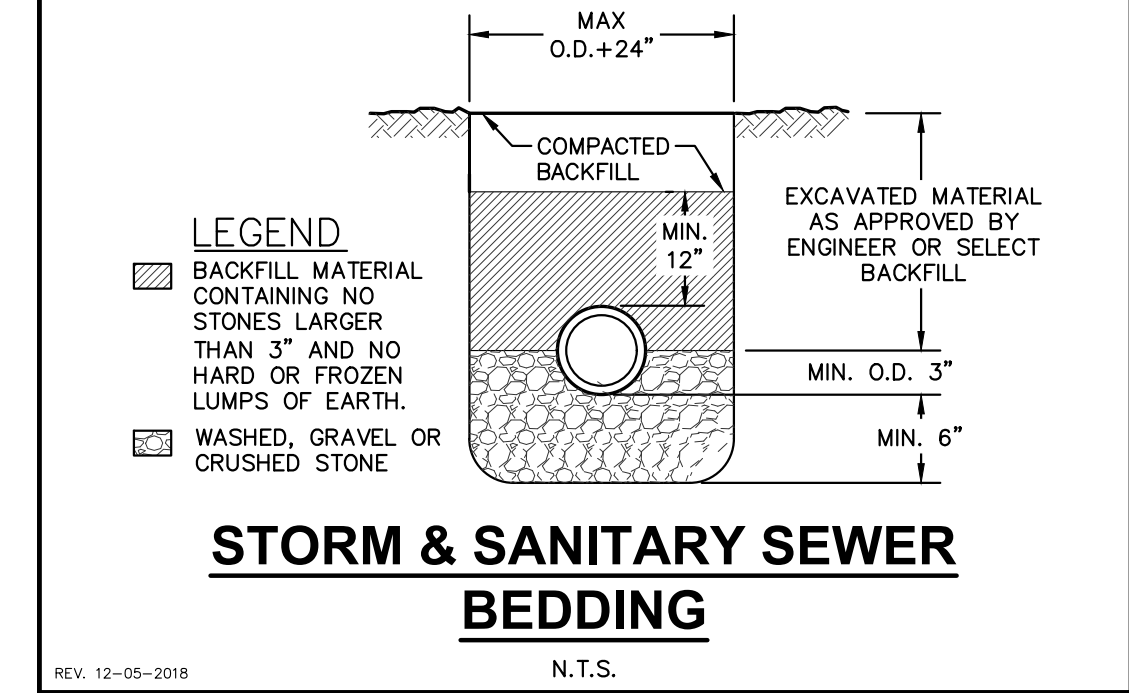
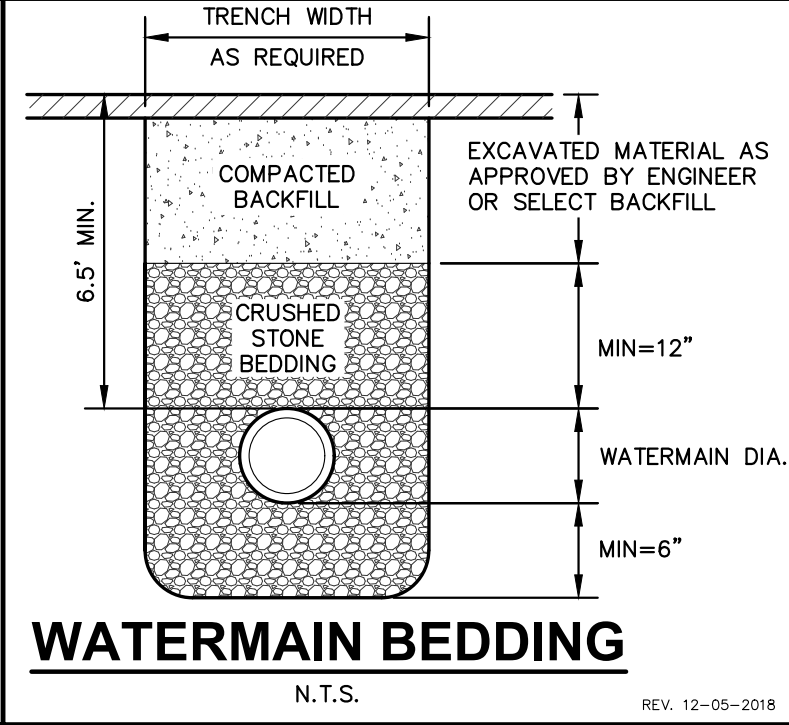
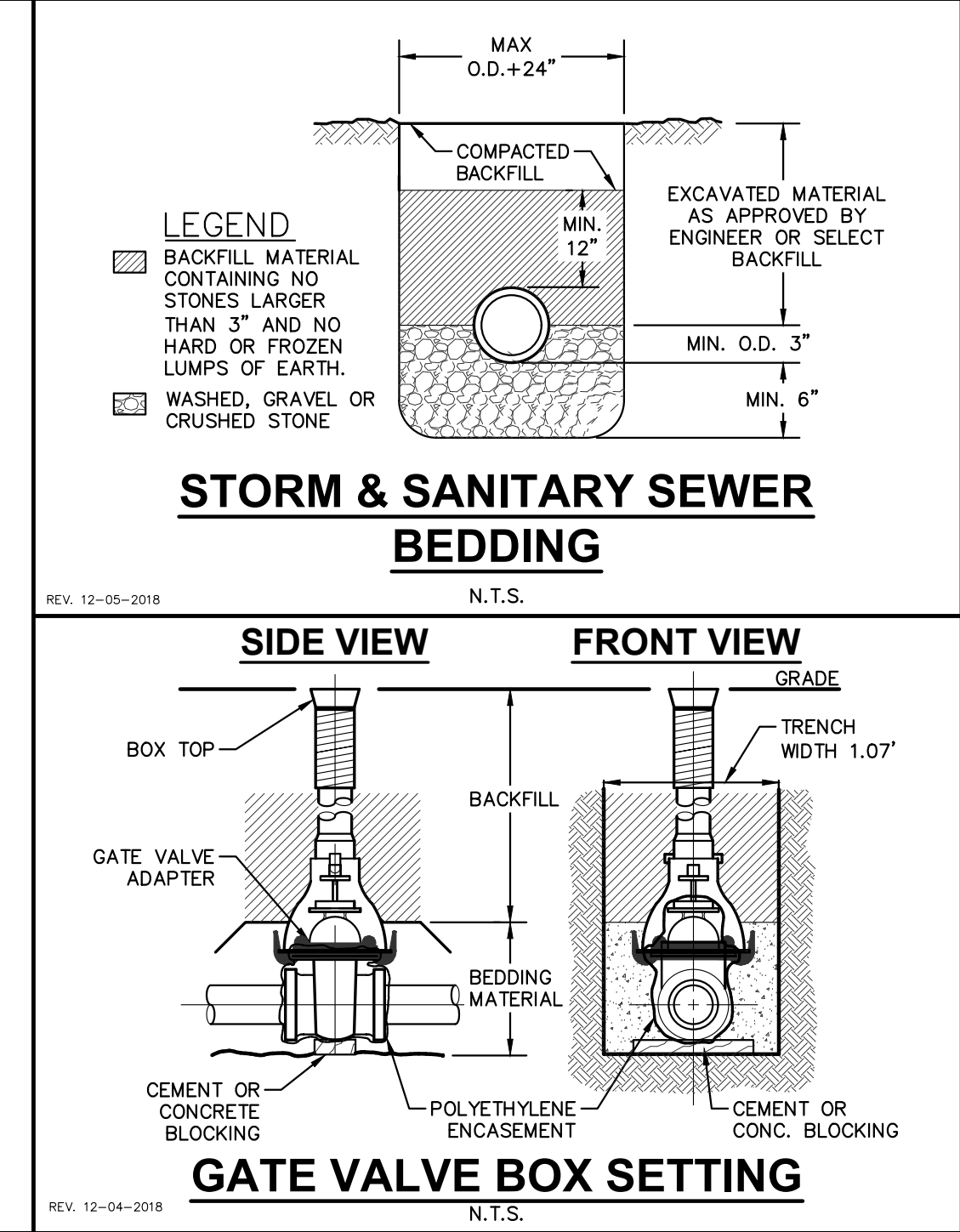
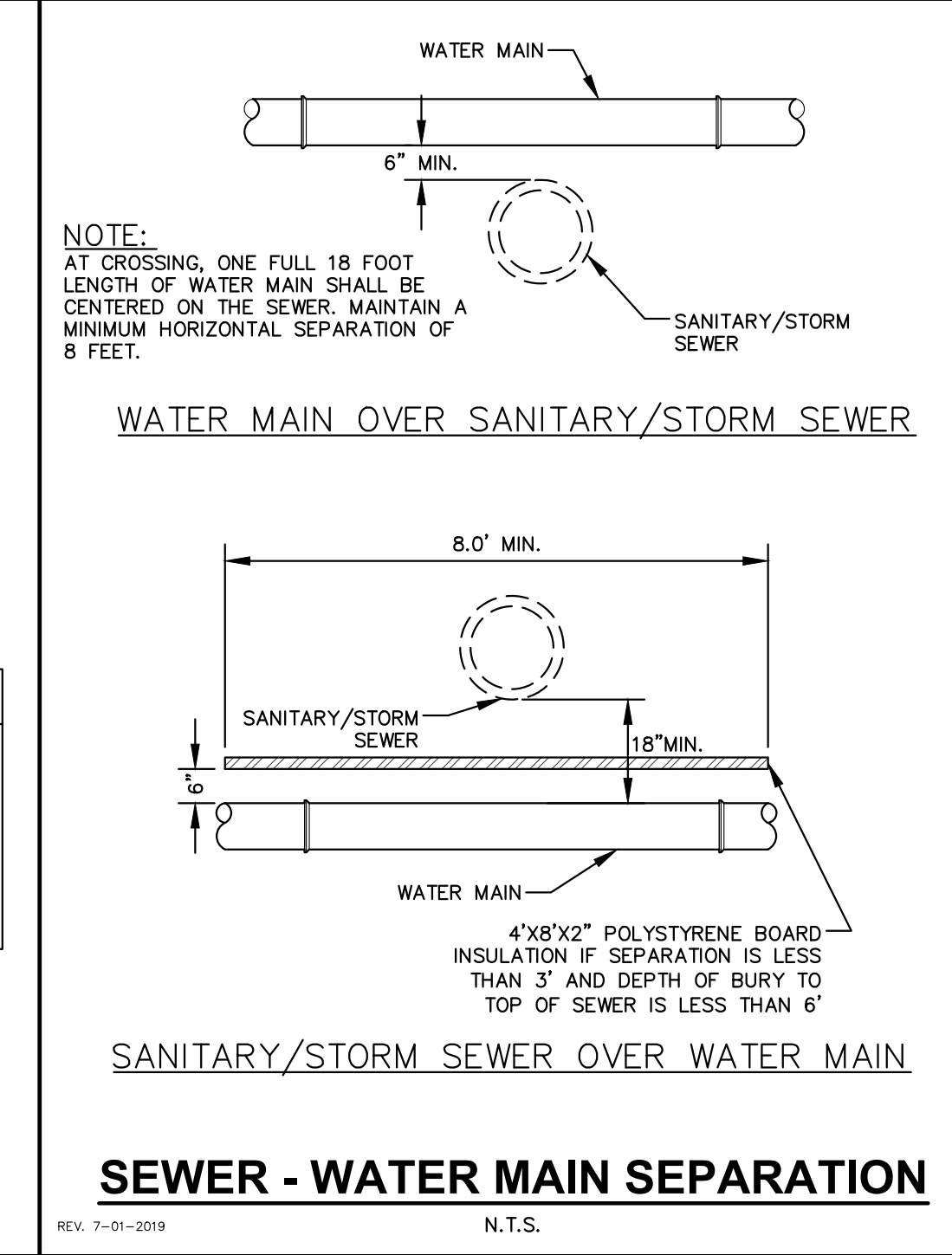
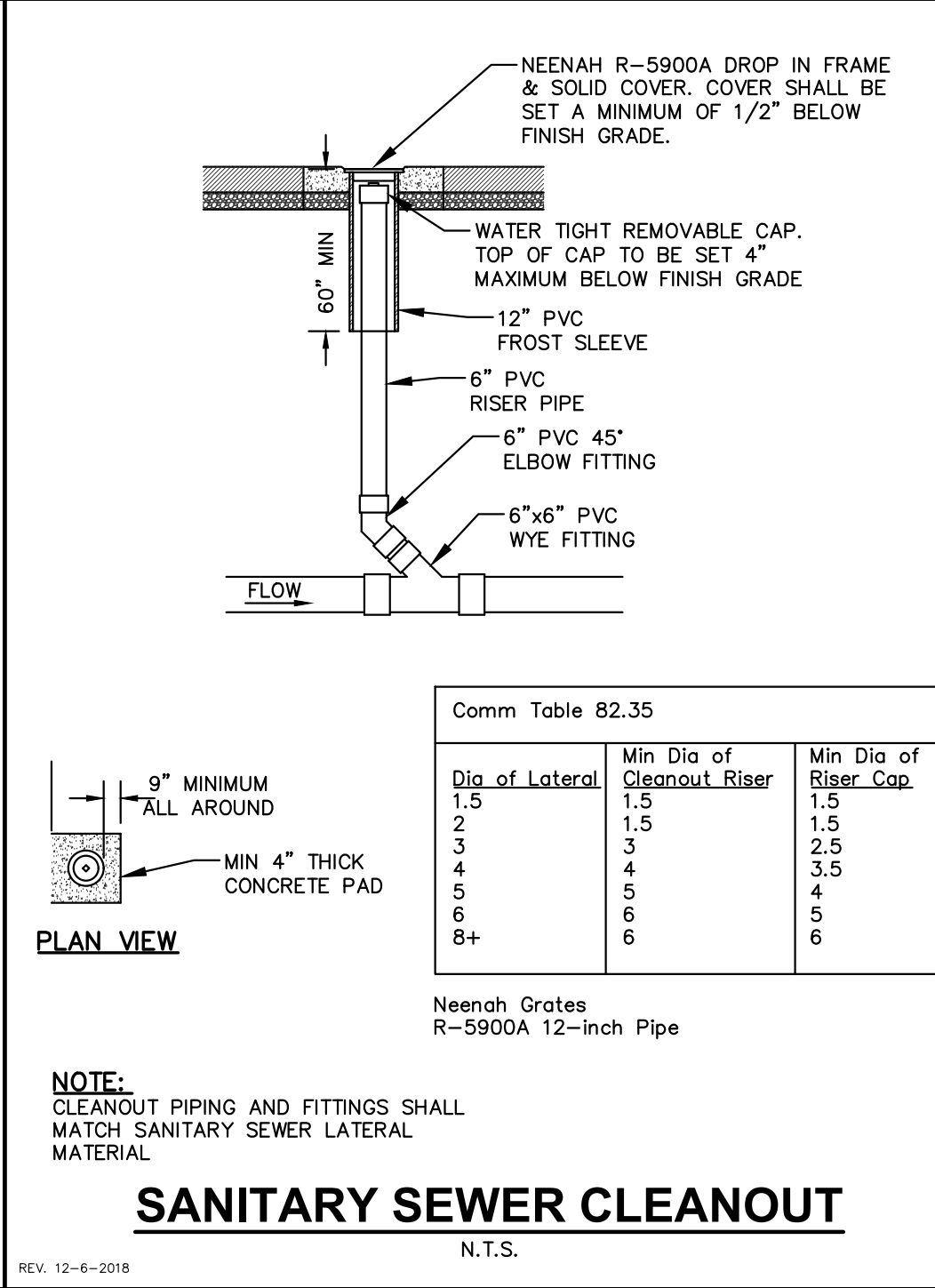
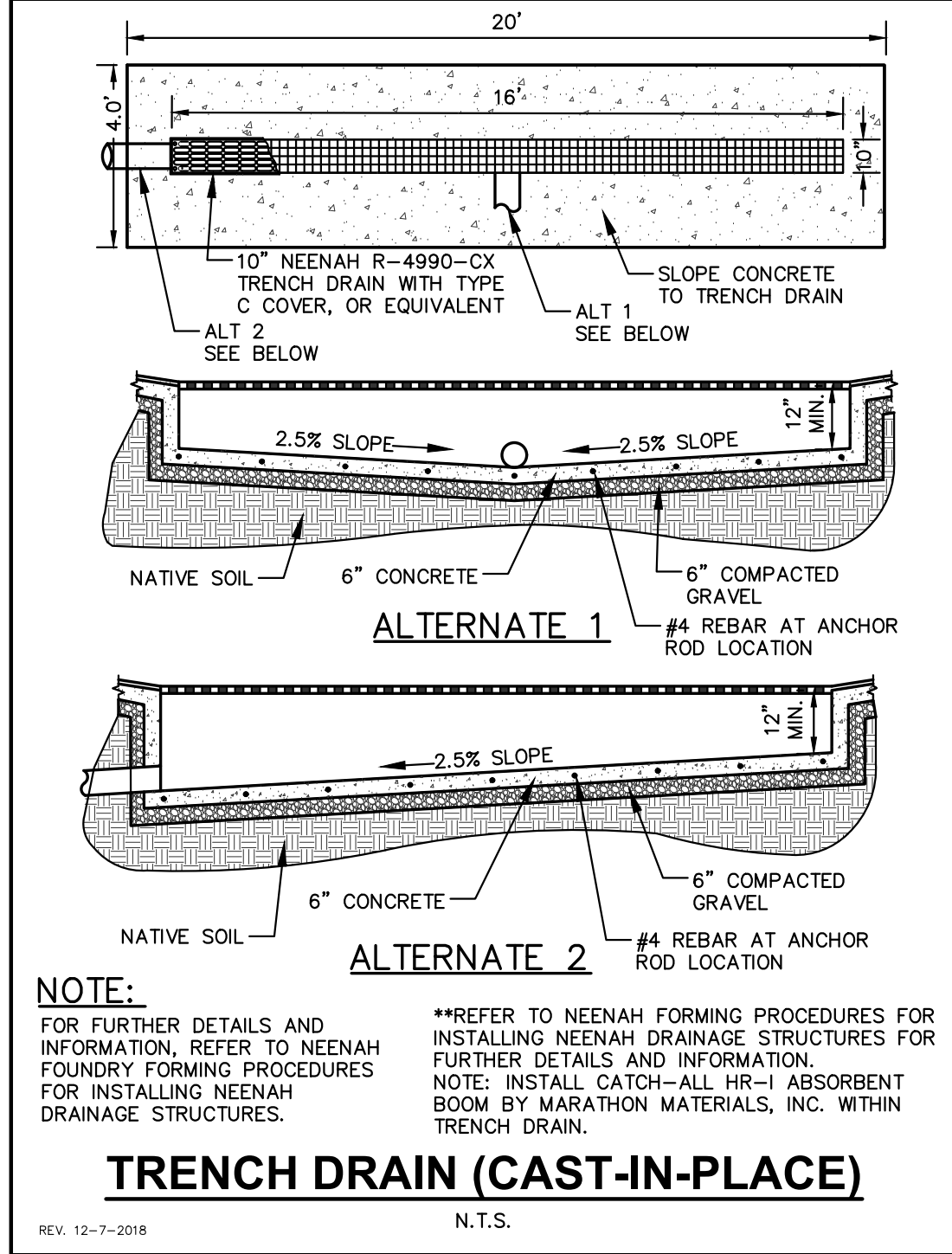
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P. 608.848.5060

CLIENT:  
**THRESHOLD DEVELOPMENT GROUP**

CLIENT ADDRESS:  
**1952 ATWOOD AVENUE  
MADISON, WISCONSIN 53704**

PROJECT:  
**3900 MONONA DRIVE REDEVELOPMENT**

PROJECT LOCATION:  
**3900 MONONA DRIVE  
MADISON, DANE COUNTY  
WISCONSIN 53716**

PLAN MODIFICATIONS:

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Designed By: JAW  
Reviewed By: ACG  
Approved By: KJY

SHEET TITLE:  
**UTILITY DETAILS**

SHEET NUMBER:  
**C6.1**

JSD PROJECT NO: 21-11068

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MADISON, WISCONSIN 53704**

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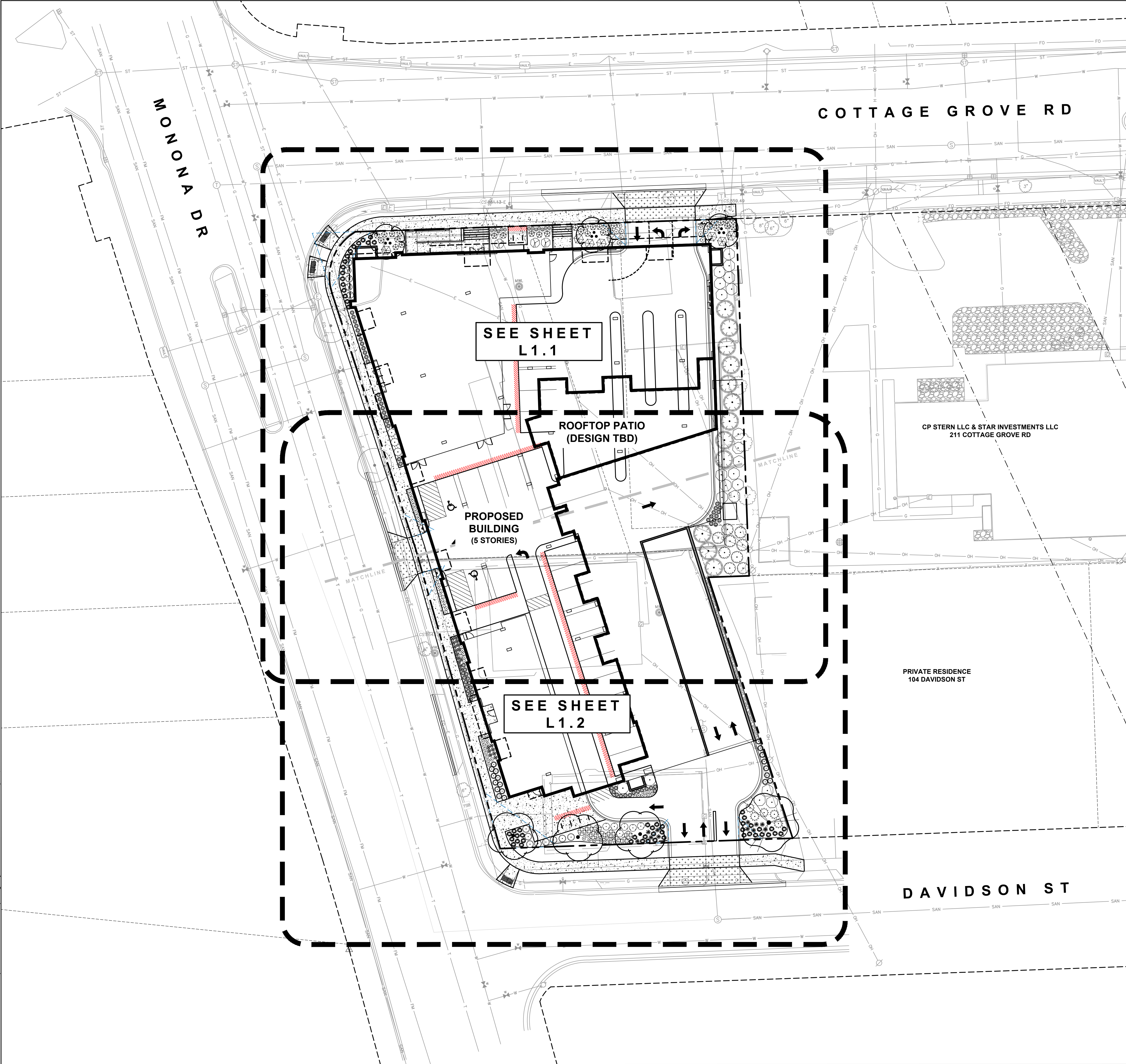
Designed By: MWS  
Reviewed By: KJY  
Approved By: KJY

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:

**L1.0**

JSD PROJECT NO: 21-11068

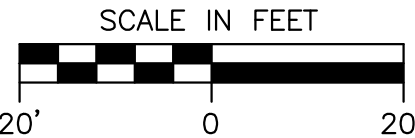


**GENERAL NOTES**

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

**CONTRACTOR NOTES**

1. ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
2. REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE.

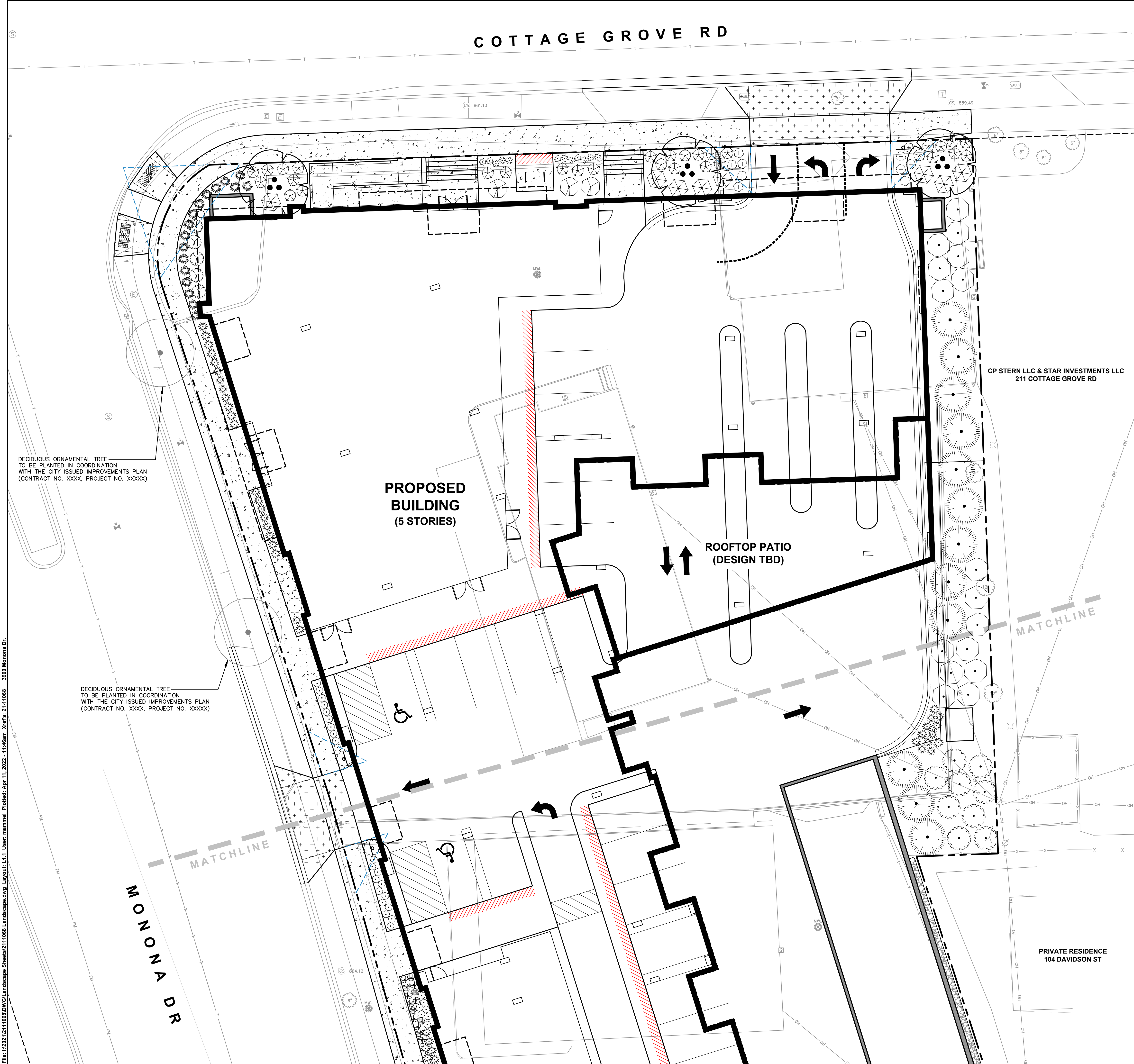


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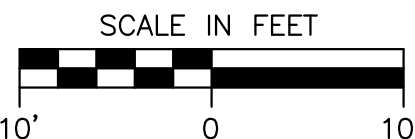


#### PLANT LIST

REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE		
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	AF	Acer x freemanii 'Marmo' / Marmo Freeman Maple
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry
	HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
	PC	Physocarpus opulifolius 'Jefam' PPAF / Amber Jubilee Ninebark
	PO	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
	HQ	Syringa Oleacea 'Bloomerang' / Bloomerang Lilac
	VJ	Syringa patula 'Miss Kim' / Miss Kim Lilac
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood
	RE	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron
	TG3	Taxus x media 'Dark Green' / Dark Green Yew
	TM	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	AS	Allium x 'Summer Beauty' / Summer Beauty Allium
	AM2	Astilbe chinensis 'Maggie Daley' / Maggie Daley Chinese Astilbe
	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower
	EP	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower
	HX	Heuchera x 'Lava Lamp' / Lava Lamp Coral Bells
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	SS	Schizachyrium scaparium 'Standing Ovation' / Standing Ovation Little Bluestem
	SH2	Sporobolus heterolepis / Prairie Dropseed

#### CONTRACTOR NOTES

- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE DEPICTED.
- REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE.



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P. 608.848.5060

CLIENT:  
**THRESHOLD  
DEVELOPMENT GROUP**

CLIENT ADDRESS:  
**1952 ATWOOD AVENUE  
MADISON, WISCONSIN 53704**

PROJECT:  
**3900 MONONA DRIVE  
REDEVELOPMENT**

PROJECT LOCATION:  
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WISCONSIN 53716**

PLAN MODIFICATIONS:		
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1	04.11.22	LAND USE - UDC SUBMITTAL
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Designed By: MWS  
Reviewed By: KJY  
Approved By: KJY

SHEET TITLE:  
**DETAILED LANDSCAPE  
PLAN - NORTH**

SHEET NUMBER:

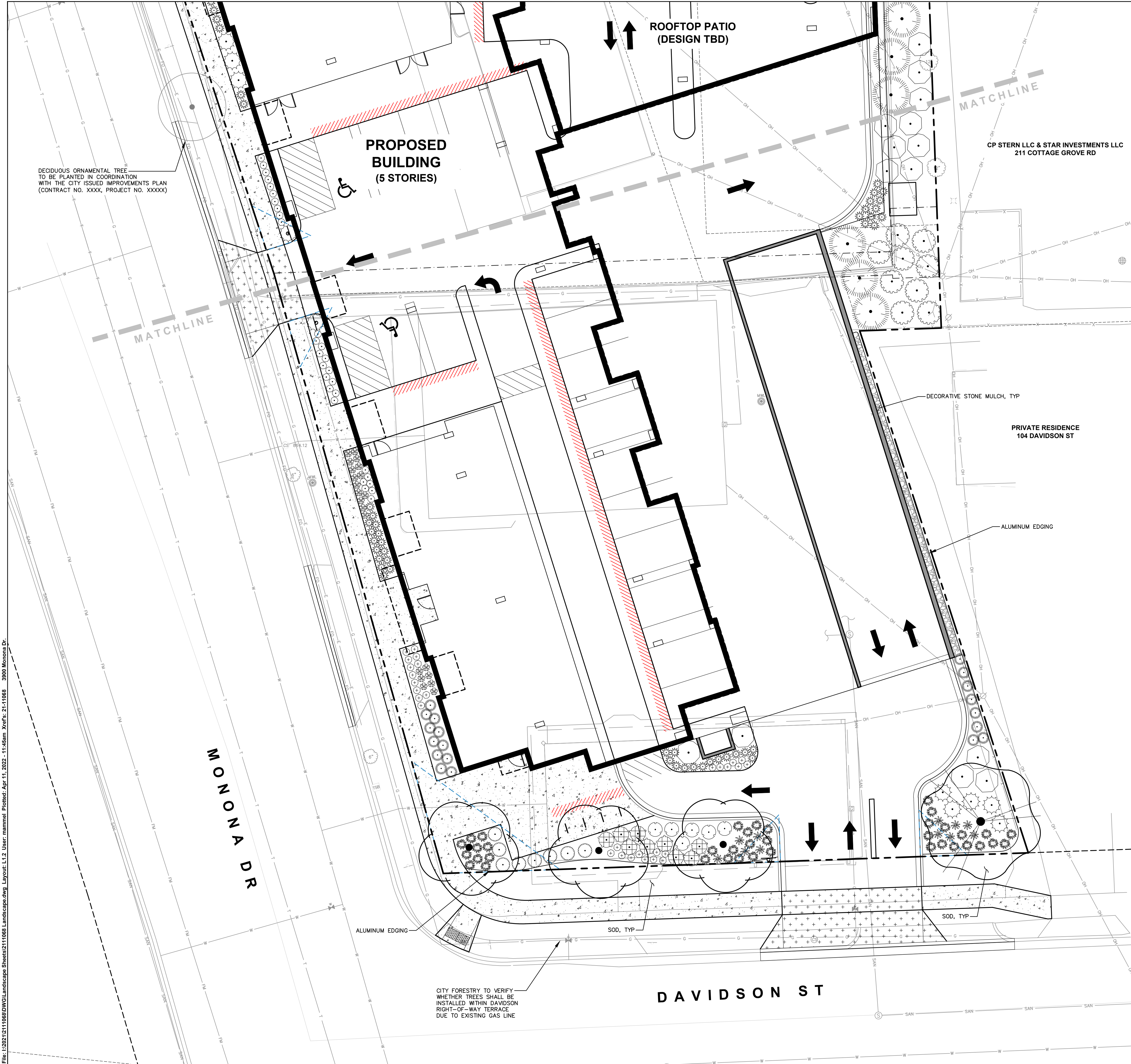
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JSD PROJECT NO: 21-11068

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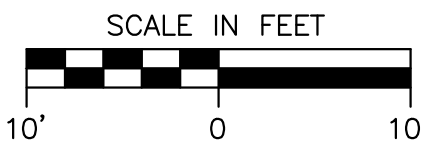
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PLANT LIST			REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	
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	PO	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	
	HQ	Syringa Oleacea 'Bloomerang' / Bloomerang Lilac	
	VJ	Syringa patula 'Miss Kim' / Miss Kim Lilac	
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood	
	RE	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	
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	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint	
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	
	EP	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower	
	HX	Heuchera x 'Lava Lamp' / Lava Lamp Coral Bells	
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	
	SS	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	
	SH2	Sporobolus heterolepis / Prairie Dropseed	

CONTRACTOR NOTES

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- REFER TO SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE.



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Designed By: MWS  
Reviewed By: KJY  
Approved By: KJY

SHEET TITLE:  
DETAILED LANDSCAPE  
PLAN - SOUTH

SHEET NUMBER:

L1.2

JSD PROJECT NO: 21-11068

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File: I:\02021\0211068DWGLandscape Sheets\2111068 Landscape.dwg Layout: L2.0 User: mammel Plotted: Apr 11, 2022 - 11:44am Xref's: 21-11068 3900 Monona Dr.

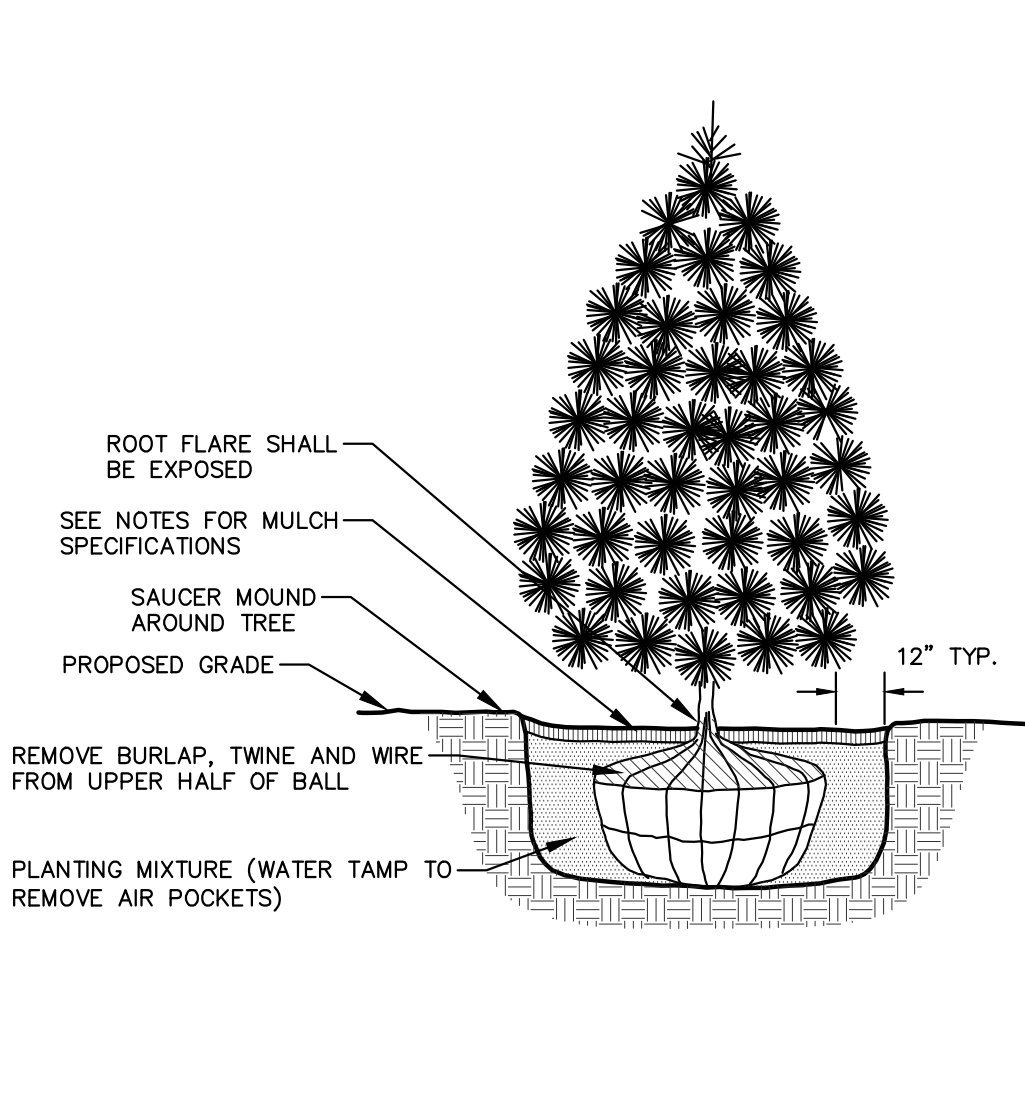
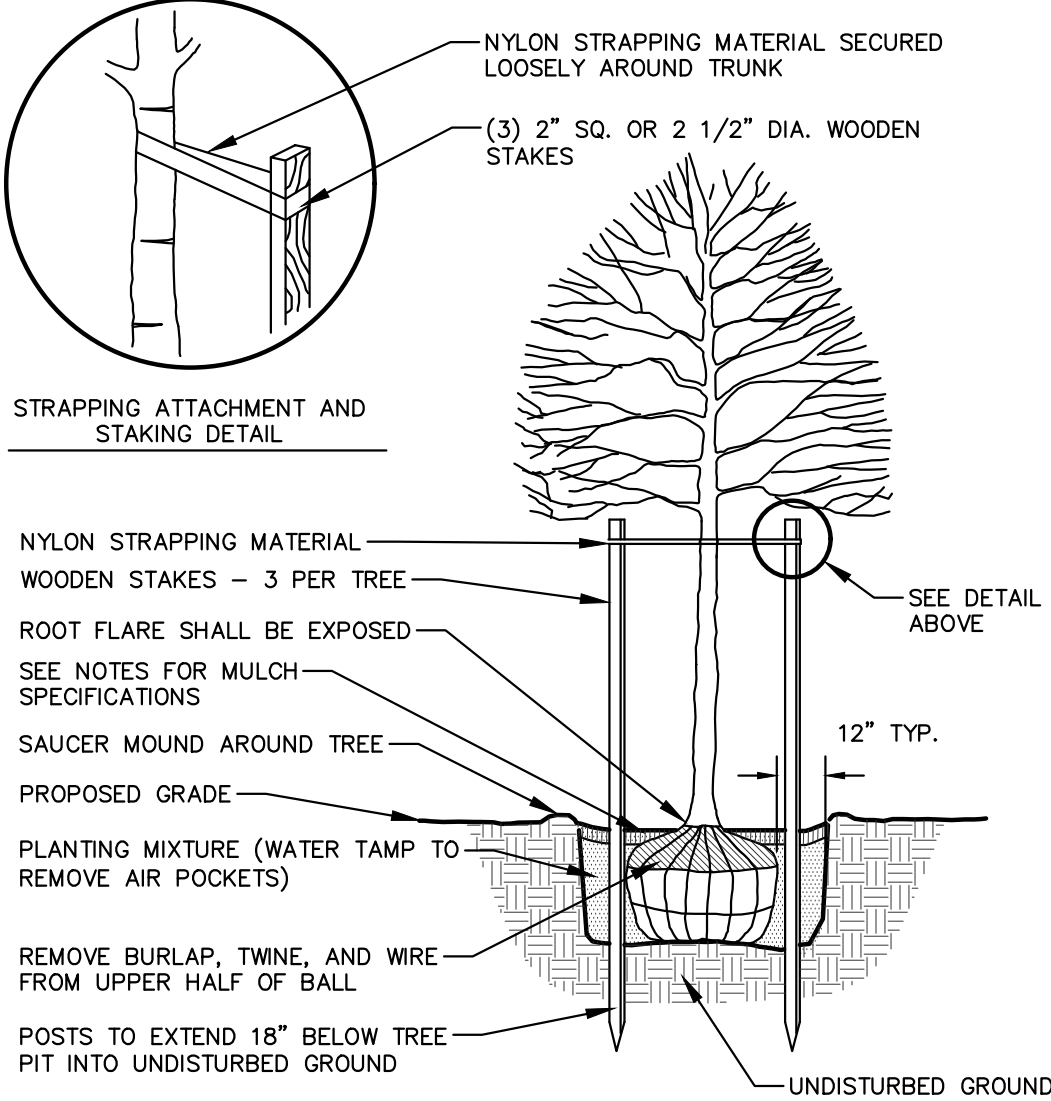
LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
- Total square footage of developed area: 16,297 SF
- Total landscape points required: 272 POINTS
- (B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
- Total square footage of developed area: \_\_\_\_\_
- Five (5) acres = \_\_\_\_\_
- First five (5) developed acres = \_\_\_\_\_
- Remainder of developed area: \_\_\_\_\_
- Total landscape points required \_\_\_\_\_
- (C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
- Total square footage of developed area: \_\_\_\_\_
- Total landscape points required: \_\_\_\_\_

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	4	140
TALL EVERGREEN TREE	5-6" TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	3	45
UPRIGHT EVERGREEN SHRUB	3-4" TALL MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	81	243
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	29	116
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	249	498
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICLY ACCESSIBLE DEVELOPED AREA - CANNOT COMPREHENSIVE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
SUBTOTAL				0		1,042
TOTAL NUMBER OF POINTS PROVIDED						1,042

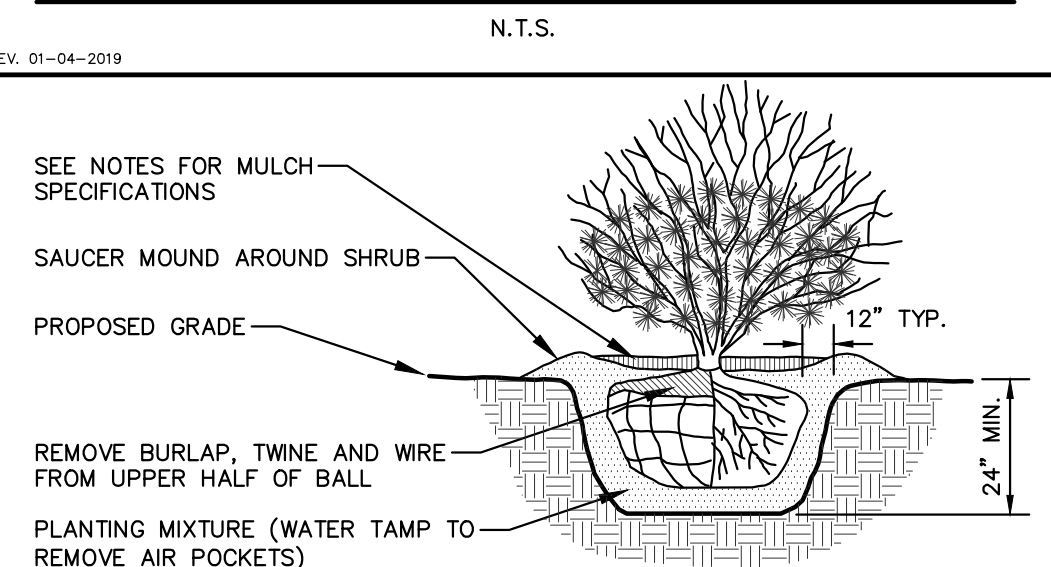


NOTE:

1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL



NOTE:

1. ROOT FLARE TO BE EXPOSED.

ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

COMPREHENSIVE PLANT SCHEDULE

EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	TP	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B & B	Min. 4' Ht.	12
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5" Cal (Multi-Stem)	3
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AF	Acer x freemanii 'Marmo' / Marmo Freeman Maple	B & B	2.5" Cal	1
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	2.5" Cal	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AB	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	6
	HI	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#3	Min. 12"-24"	31
	PC	Physocarpus opulifolius 'Jefam' PPAF / Amber Jubilee Ninebark	B & B	Min. 24" Ht.	21
	PO	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#3	Min. 12"-24"	5
	HQ	Syringa Oleacea 'Bloomerang' / Bloomerang Lilac	#3	Min. 12"-24"	9
	VJ	Syringa patula 'Miss Kim' / Miss Kim Lilac	#3	Min. 12"-24"	9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood	3 gal	Min. 12"-24"	8
	RE	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	B & B	Min. 24-36" Ht.	3
	TG3	Taxus x media 'Dark Green' / Dark Green Yew	B & B	Min. 18" Ht.	8
	TM	Taxus x media 'Everlow' / Everlow Yew	#3	Min. 12" Wide	10
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AS	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"	21
	AM2	Astilbe chinensis 'Maggie Daley' / Maggie Daley Chinese Astilbe	#1	Min. 8"-18"	12
	CN	Calamintha nepeta 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	29
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	Min. 8"-18"	11
	EP	Echinacea x 'CBG Cone 2' TM / Pixie Meadowbrite Purple Coneflower	#1	Min. 8"-18"	29
	HX	Heuchera x 'Lava Lamp' / Lava Lamp Coral Bells	#1	Min. 8"-18"	10
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	19
	SS	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	#1	Min. 8"-18"	63
	SH2	Sporobolus heterolepis / Prairie Dropseed	#1	Min. 8"-18"	55

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DEleterious MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE WASHED DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 6" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING:** EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SOD NOTES

- MATERIALS - SOD:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY HIGH OR WHEN THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE. (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:  
**THRESHOLD  
DEVELOPMENT GROUP**

CLIENT ADDRESS:  
**1952 ATWOOD AVENUE  
MADISON, WISCONSIN 53704**

PROJECT:  
**3900 MONONA DRIVE  
REDEVELOPMENT**

PROJECT LOCATION:  
**3900 MONONA DRIVE  
MADISON, DANE COUNTY  
WISCONSIN 53716**

PLAN MODIFICATIONS:		
#	Date:	Description:
1	04.11.22	LAND USE - UDC SUBMITTAL
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Designed By: JAW  
Reviewed By: ACG  
Approved By: KJY  
SHEET TITLE:  
**LANDSCAPE  
DETAILS & NOTES**

SHEET NUMBER:  
**L2.0**  
JSD PROJECT NO: 21-11068

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ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE

# Threshold Development

3900 Monona Drive  
Madison, Wisconsin

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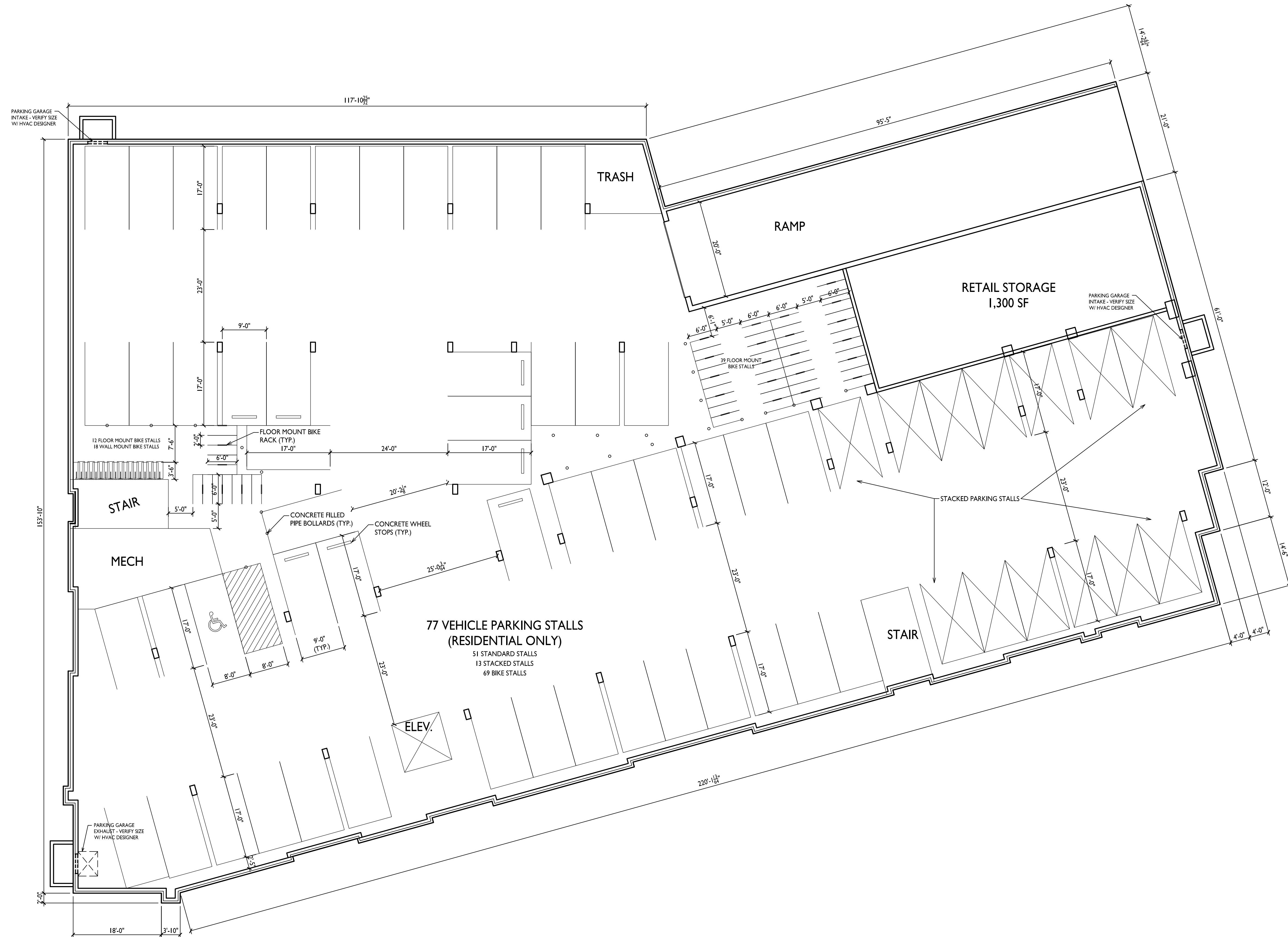
SHEET TITLE

**Basement Floor  
Plan**

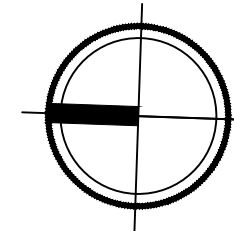
SHEET NUMBER

## A-1.0

PROJECT NO. **2150**  
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**BASEMENT FLOOR PLAN**







**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

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PROJECT TITLE  
**Threshold  
Development**

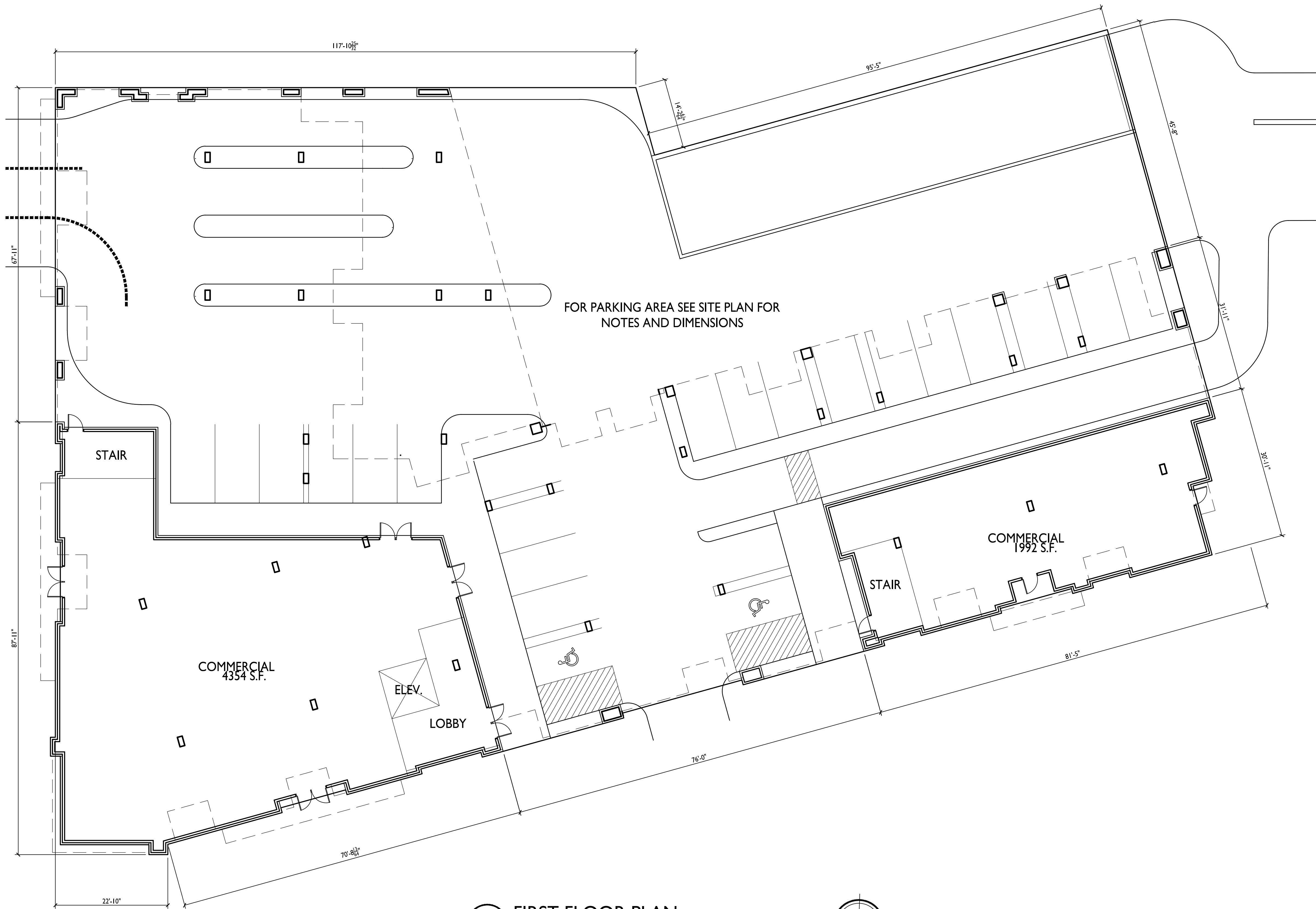
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Madison, Wisconsin  
SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

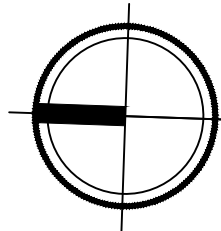
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PROJECT NO. **2150**

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







**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE  
**Threshold  
Development**

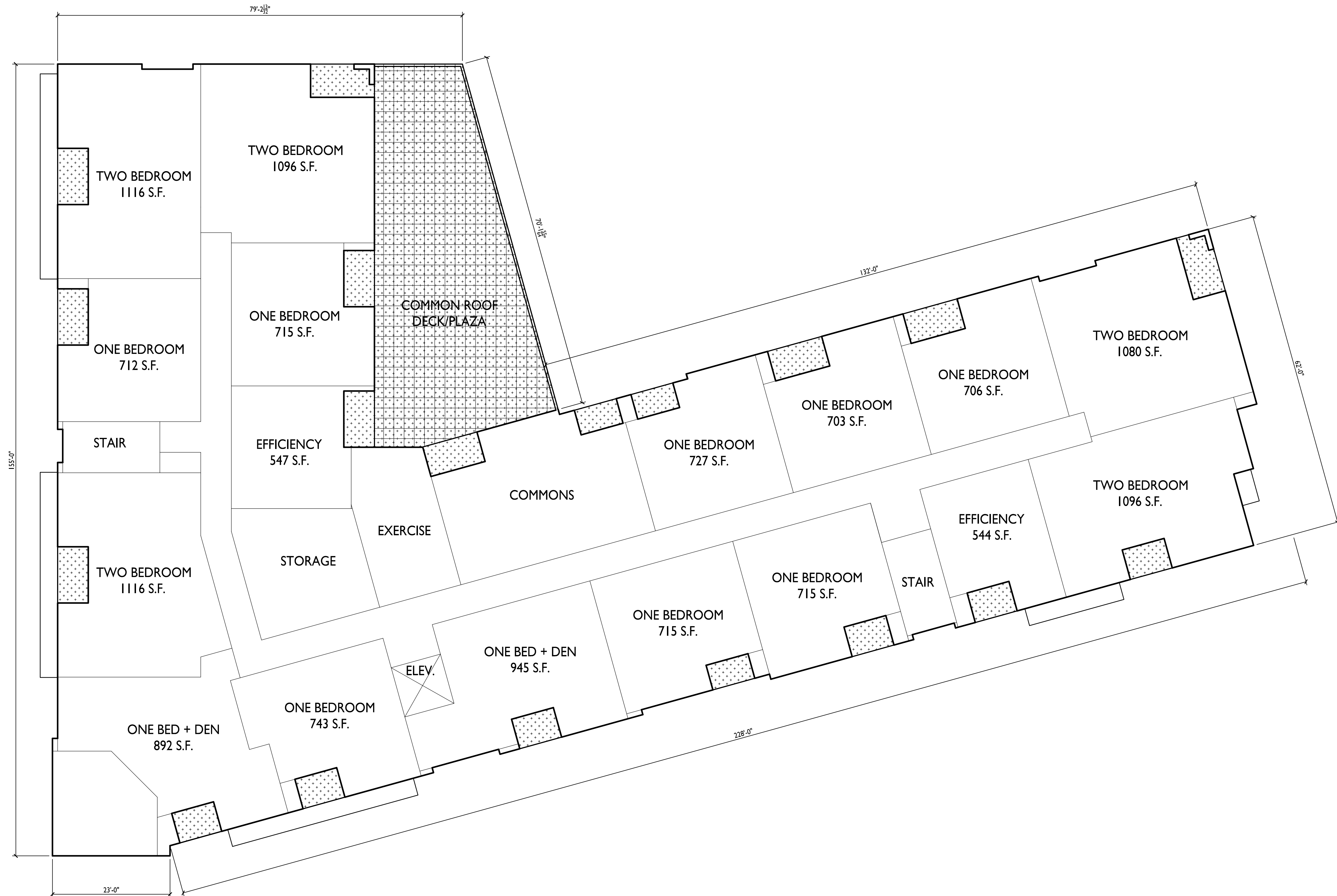
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Madison, Wisconsin  
SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER

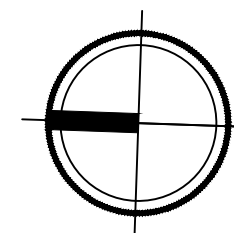
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PROJECT NO. **2150**

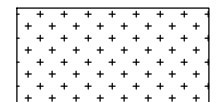
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**SECOND FLOOR PLAN**



USABLE OPEN SPACE







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ARCHITECTS

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608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE  
Threshold  
Development

3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
Third Floor Plan

SHEET NUMBER

A-1.3

PROJECT NO. 2150

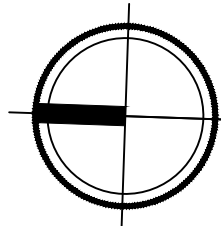
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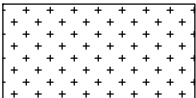
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A-1.3

THIRD FLOOR PLAN

3/32" = 1'-0"



USABLE OPEN SPACE







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ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE  
Threshold  
Development

3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
Fourth Floor Plan

SHEET NUMBER

A-1.4

PROJECT NO. 2150

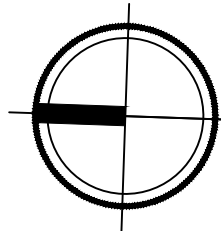
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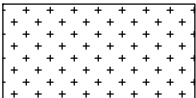
I  
A-1.4

FOURTH FLOOR PLAN

3/32" = 1'-0"



USABLE OPEN SPACE







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ISSUED  
Issued for Land Use Submittal - April 11, 2022

PROJECT TITLE  
Threshold  
Development

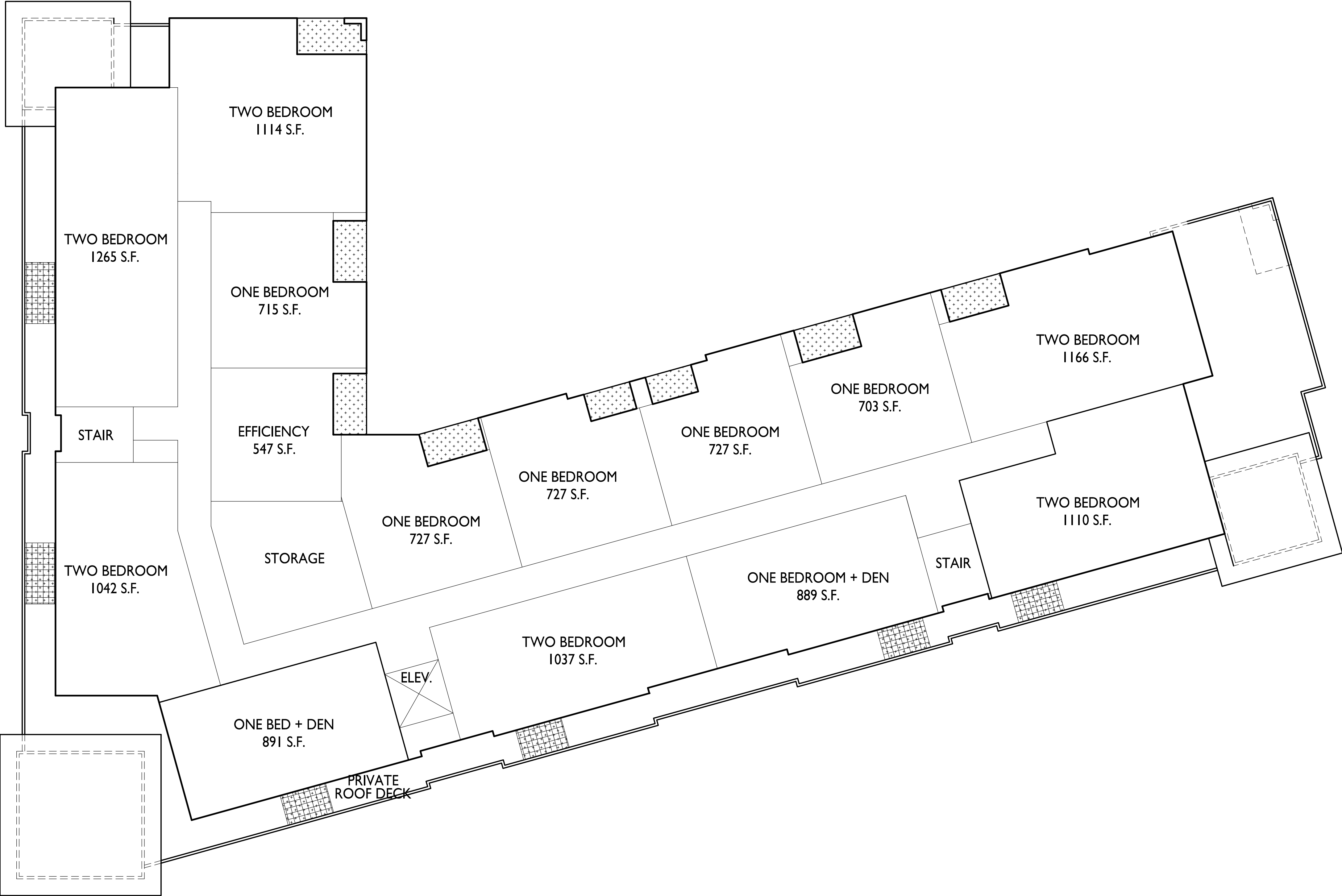
3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
Fifth Floor Plan

SHEET NUMBER

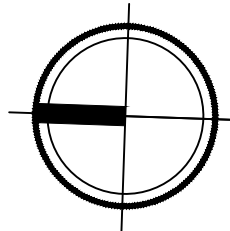
A-1.5

PROJECT NO. 2150

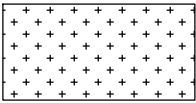
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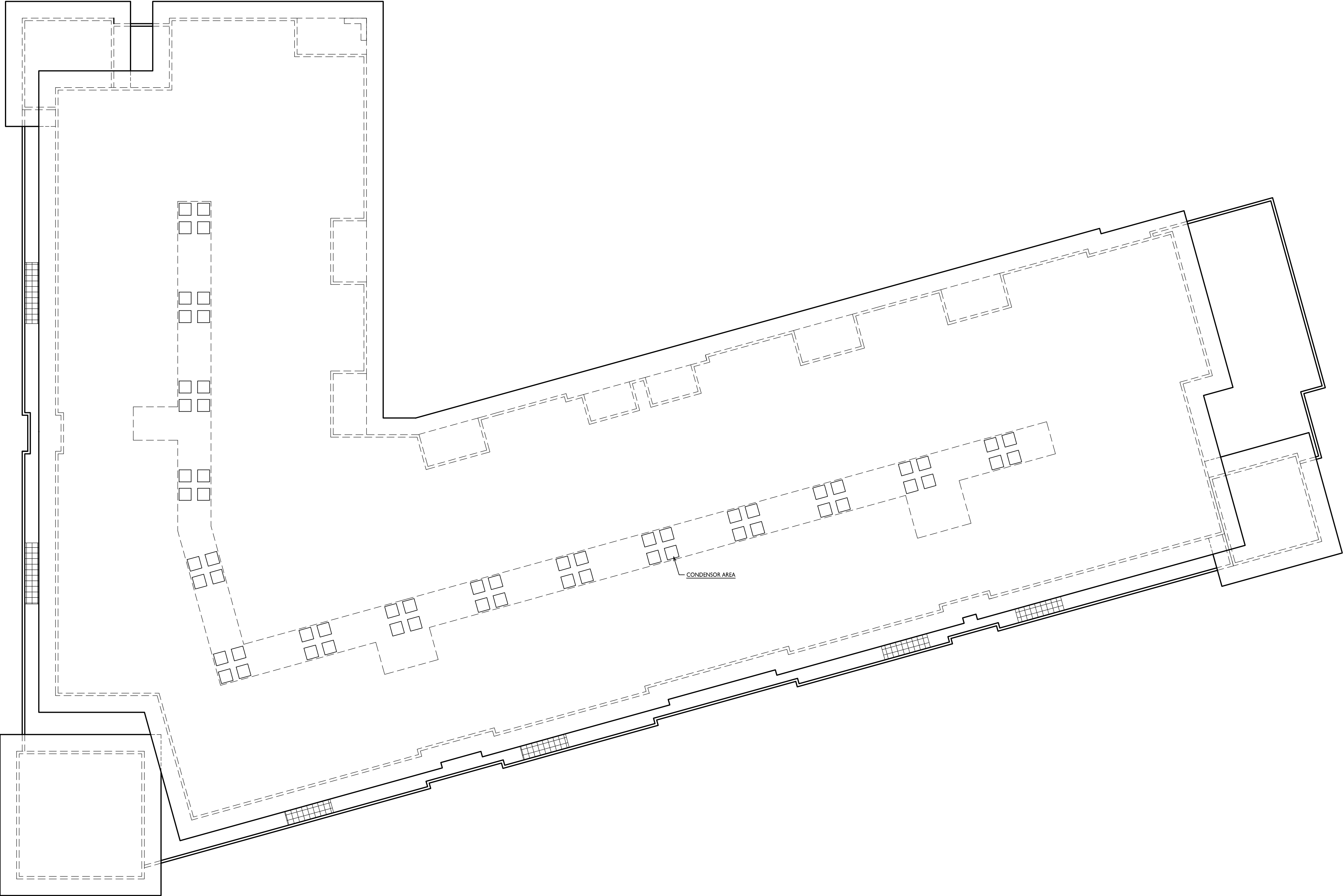
I  
A-1.5  
FIFTH FLOOR PLAN  
3/32" = 1'-0"



USABLE OPEN SPACE







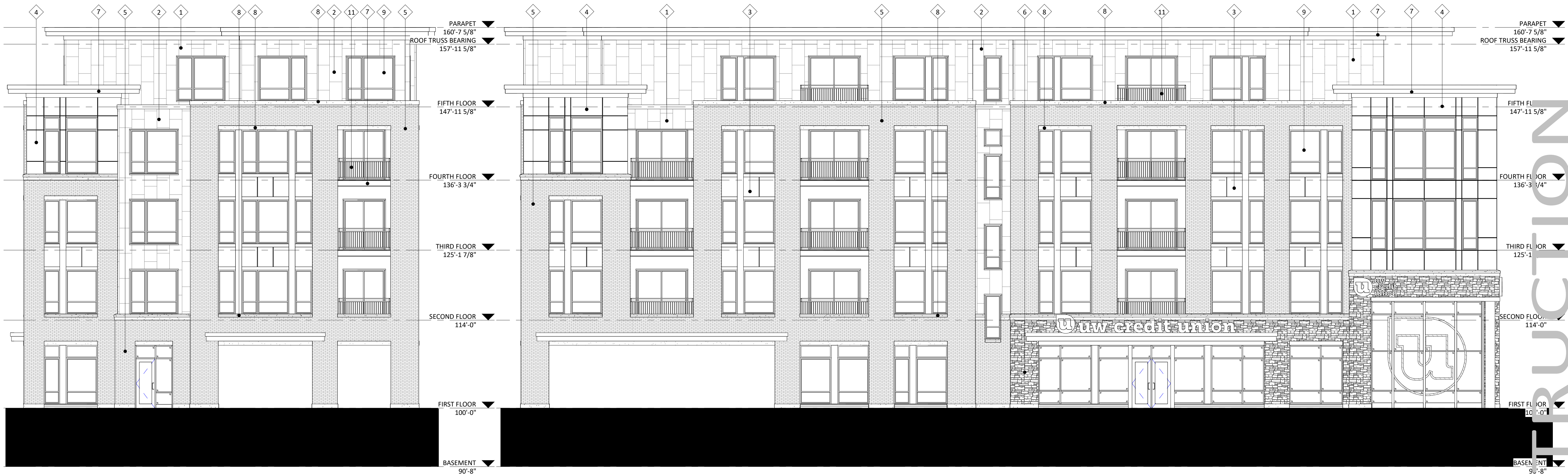
I  
A-1.6

ROOF PLAN

3/32" = 1'-0"

USABLE OPEN SPACE





2 ELEVATION - SOUTH  
A-2.1 1/8" = 1'-0"

1 ELEVATION - NORTH  
A-2.1 1/8" = 1'-0"

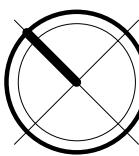
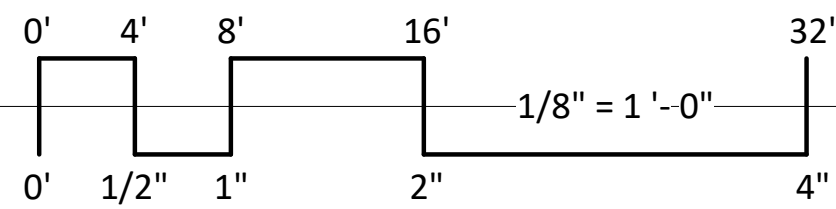


3 ELEVATION - SOUTH INTERIOR  
A-2.1 1/8" = 1'-0"



4 ELEVATION - EAST  
A-2.1 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#7) - COMPOSITE TRIM	TBD	TBD
(#2) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#8) - CAST STONE BANDS & SILLS & HEADERS	EDWARDS CAST STONE	TBD
(#3) - COMPOSITE PANEL SIDING	TBD	TBD	(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL SIDING	TBD	TBD	(#10) - ALUM. STOREFRONT	N/A	TBD
(#5) - BRICK VENEER	TBD	TBD	(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#6) - MASONRY VENEER	TBD	TBD	CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



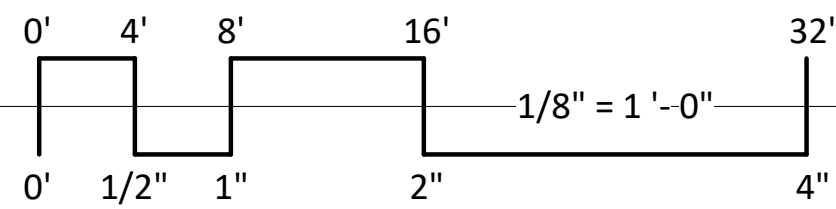




1 ELEVATION - WEST  
A-2.2 1/8" = 1'-0"



3 ELEVATION - EAST INTERIOR  
A-2.2 1/8" = 1'-0"



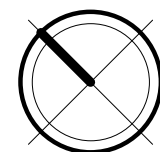
EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#7) - COMPOSITE TRIM	TBD	TBD
(#2) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#8) - CAST STONE BANDS & SILLS & HEADERS	EDWARDS CAST STONE	TBD
(#3) - COMPOSITE PANEL SIDING	TBD	TBD	(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL SIDING	TBD	TBD	(#10) - ALUM. STOREFRONT	N/A	TBD
(#5) - BRICK VENEER	TBD	TBD	(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#6) - MASONRY VENEER	TBD	TBD	CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



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TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE  
Threshold  
Development

3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A-2.2  
PROJECT NUMBER 2150





2 COLORED ELEVATION - SOUTH  
1/8" = 1'-0"

1 COLORED ELEVATION - NORTH  
1/8" = 1'-0"

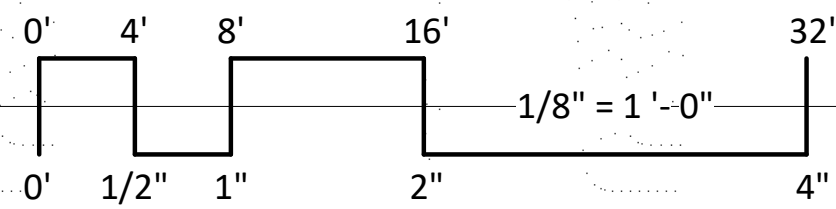


3 COLORED ELEVATION - SOUTH INTERIOR  
1/8" = 1'-0"

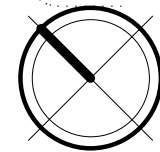


4 COLORED ELEVATION - EAST  
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#7) - COMPOSITE TRIM	TBD	TBD
(#2) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#8) - CAST STONE BANDS & SILLS & HEADERS	EDWARDS CAST STONE	TBD
(#3) - COMPOSITE PANEL SIDING	TBD	TBD	(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL SIDING	TBD	TBD	(#10) - ALUM. STOREFRONT	N/A	TBD
(#5) - BRICK VENEER	TBD	TBD	(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#6) - MASONRY VENEER	TBD	TBD	CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED



TRUE NORTH



KEY PLAN

ISSUED

PROJECT TITLE  
Threshold  
Development

3900 Monona Drive  
Madison, Wisconsin  
SHEET TITLE

EXTERIOR  
ELEVATIONS  
COLORED

SHEET NUMBER

A-2.3  
PROJECT NUMBER 2150

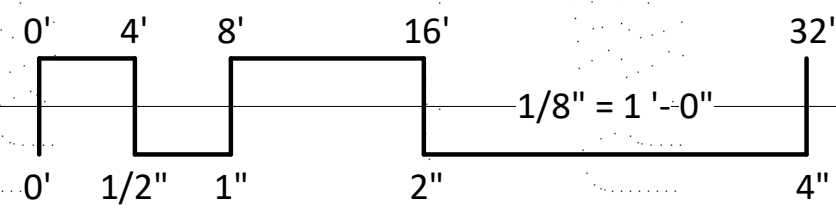




1 COLORED ELEVATION - WEST  
A-2.4 1/8" = 1'-0"



2 COLORED ELEVATION - EAST INTERIOR  
A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#7) - COMPOSITE TRIM	TBD	TBD
(#2) - VERTICAL METAL PANEL SIDING	TBD	TBD	(#8) - CAST STONE BANDS & SILLS & HEADERS	EDWARDS CAST STONE	TBD
(#3) - COMPOSITE PANEL SIDING	TBD	TBD	(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL SIDING	TBD	TBD	(#10) - ALUM. STOREFRONT	N/A	TBD
(#5) - BRICK VENEER	TBD	TBD	(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#6) - MASONRY VENEER	TBD	TBD	CANOPY & BAY SOFFITS	TBD	COLOR TO MATCH ADJ. TRIM/SIDING
			TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED