

BUILDING DETAILS

Residential Unit Mix

Studios	42
1 Bedrooms	53
2 Bedrooms	34
3 Bedrooms	1
	130

Building Height

8 + 2 Stories

Parking / Bikes

63 Stalls / 151 Bikes

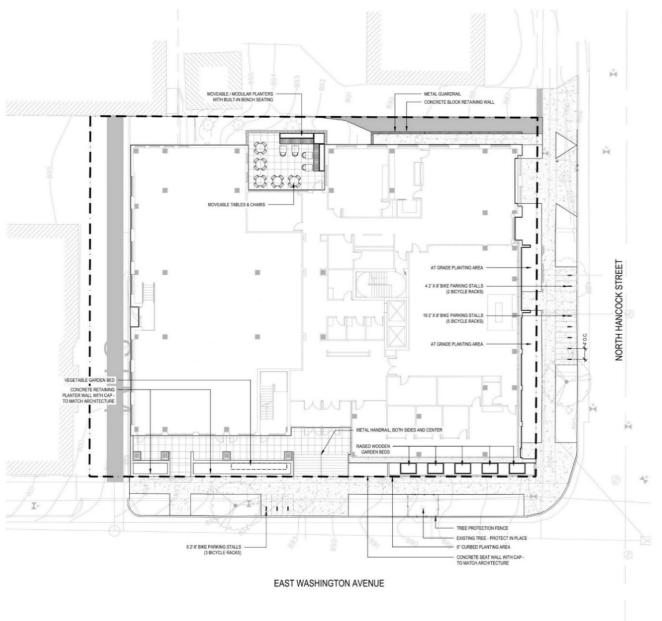
First Floor – St. John's Church

9,400 SF

First Floor - Non-Profit Space

5,400 SF





GROUND LEVEL & 1ST FLOOR SITE FURNISHING SCHEDULE

HARDSCAPE & SITE FURNISHINGS SCHEDULE

PROPERTY LINE

CONCRETE UNIT PAVERS ON PEDESTAL

BICYCLE RACK

UX BIKE RACK SURFACE MOUNT POWDER COAT FINISH: PLATINUM AVAILABLE FROM MADRAX: 608.849.1080

MOVEABLE TABLES & CHAIRS



OUTDOOR DINING



NOTES:

- ALL PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY WILL REQUIRE A DEVELOPERS AGREEMENT AND WILL BE COORDINATED WITH CITY ENGINEERING, TRAFFIC ENGINEERING, FORESTRY, AND OTHER CITY DEPARTMENTS AS REQUIRED.
- BICYCLE STALLS SHALL BE A MINIMUM OF 7-0" BY 8'-0". PLACEMENT SHALL NOT RESULT IN THE OBSTRUCTION OF A WALKWAY.
- 3. BICYCLE RACKS SHALL BE SPACED 4-0" APART AS INDICATED.

GROUND LEVEL & 1ST FLOOR SITE FURNISHINGS



MOVEABLE / MODULAR PLANTERS WITH BUILT-IN BENCH SEATING



MOVEABLE TABLES & CHAIRS



RAISED WOODEN GARDEN BEDS



Success by Design



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St. Johns Luther Church

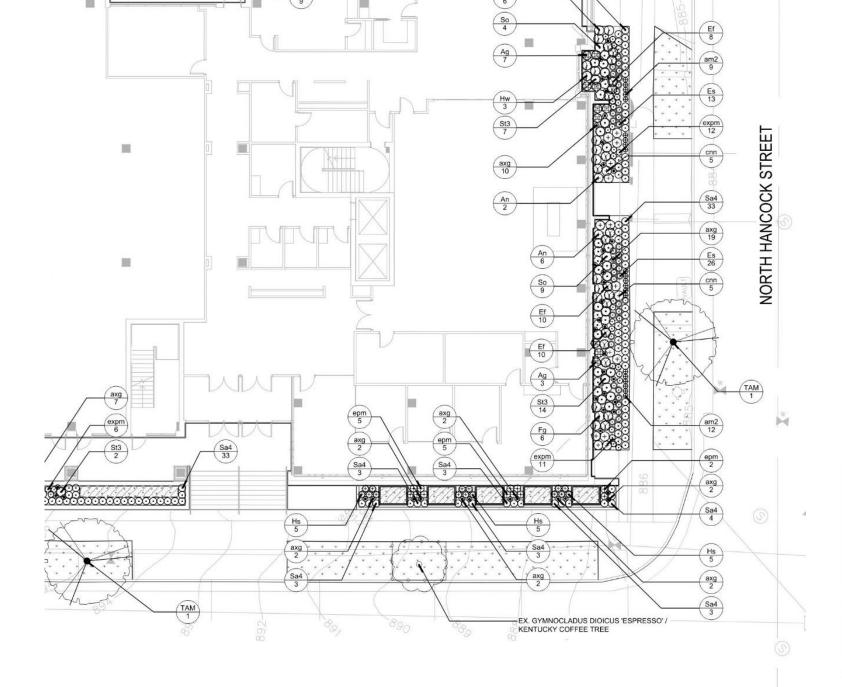
332 East Washington Avenue Madison, WI

2021.09.00

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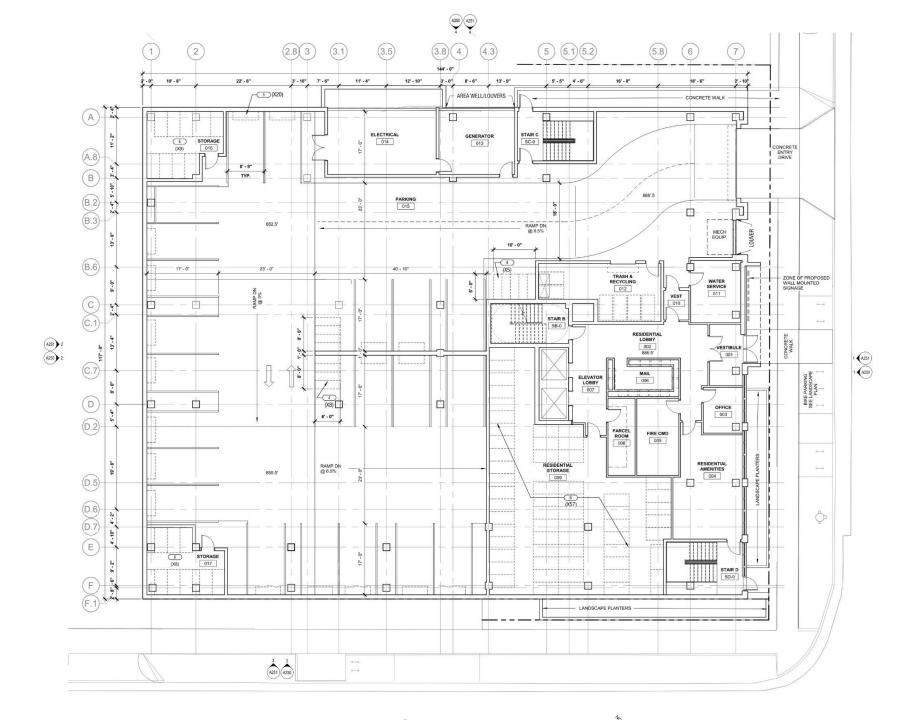
GROUND LEVEL & 1ST FLOOR SITE FURNISHING LAYOUT PLAN

L100





RAISED WOODEN GARDEN BEDS





Notes:

GENERAL NOTES:

 ALL PARKING STALLS ARE 8-9" X 17-9" U.O.N.
 ALL BIKE STALLS ARE 2-0" X 6"-0" HORIZONTA ORIENTED FLOOR MOUNTED U.O.N.

KEYNOTES:

ADA PARKING SIGNAGE

COMPACT VEHICLE PARKING SIGNAGE

(3) NEW EV CHARGING STATION AND SIGNAGE

4 GROUND OR FLOOR MOUNTED BKE RACKS

WALL MOUNTED SIKE RACKS

3-0" X F-0" X F-0" STORAGE LOCKERS

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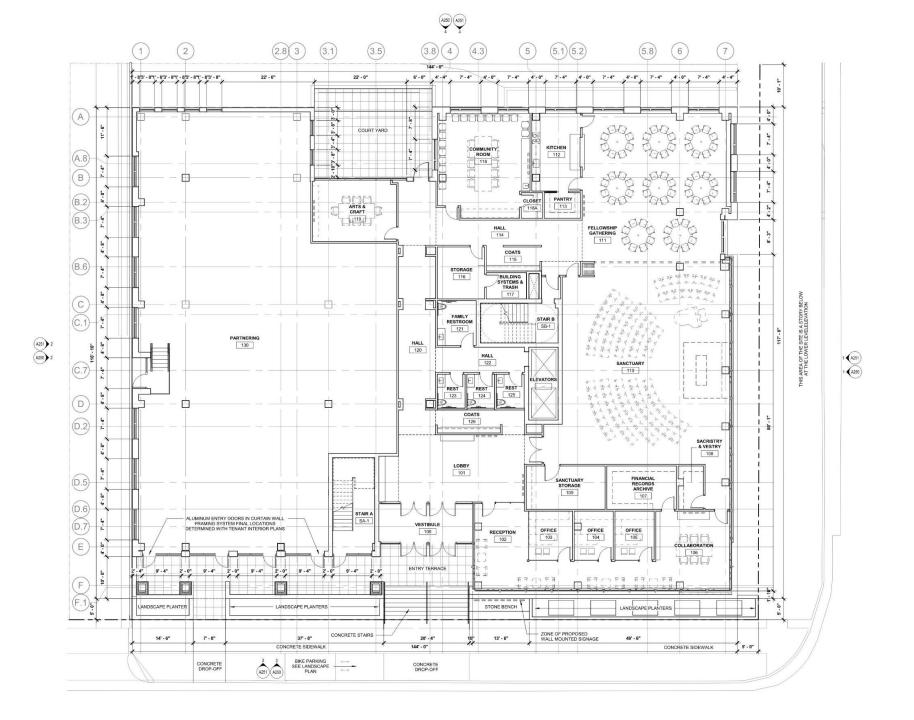
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LOWER LEVEL Plan

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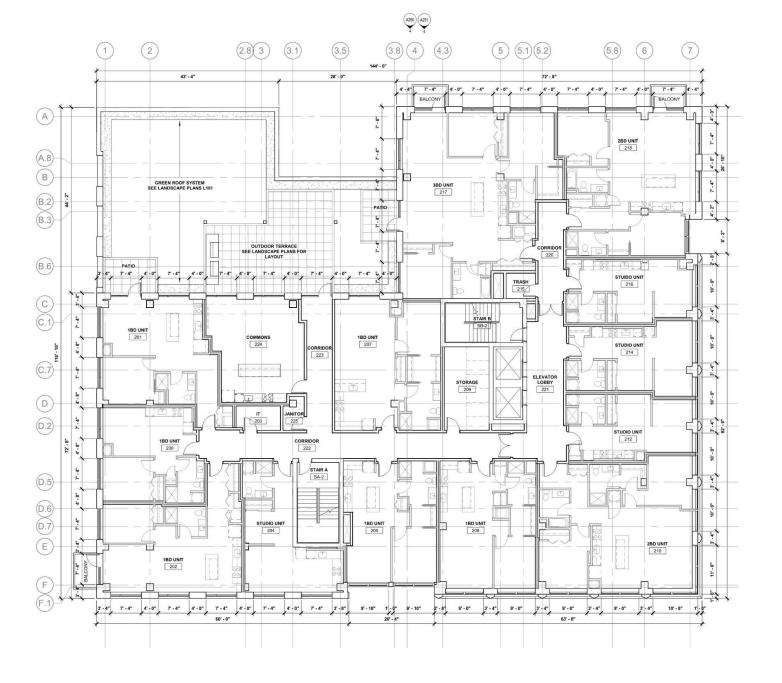
St. Johns Lutheran Church

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2021.09.00



FIRST FLOOR PLAN





Notes:

UNIT COUNT
(4) STUDIOS
(6) 1 BEDROOM UNIT
(2) 2 BEDROOM UNIT
(1) 3 BEDROOM UNIT

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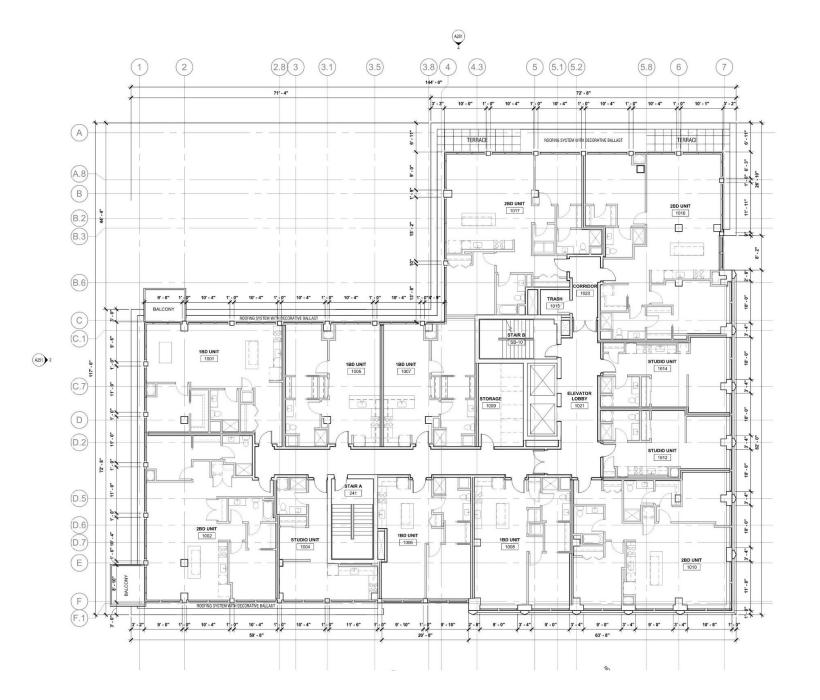
St. Johns Lutheran Church

332 East Washington Avenue Madison, WI

2021.09.00



SECOND FLOOR Plan





UNIT COUNT
(3) STUDIOS
(5) 1 BEDROOM UNITS
(4) 2 BEDROOM UNITS
(12) UNITS

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2021.09.00



TENTH FLOOR Plan





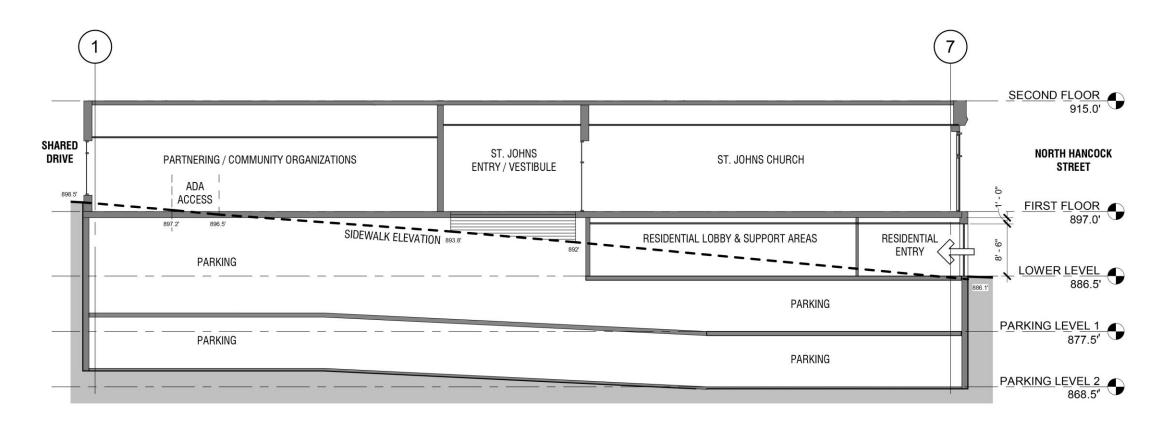






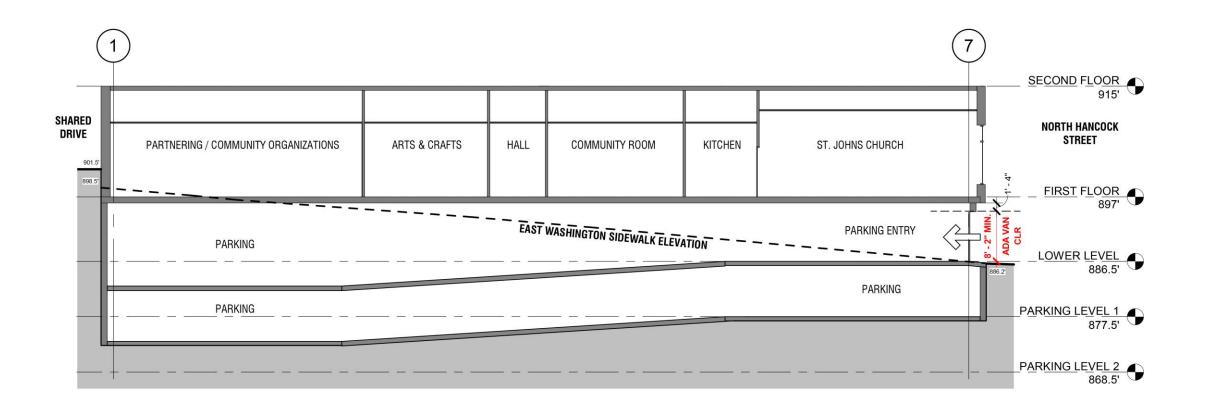


PROPOSED PLANS: SECTON AT RESIDENTIAL ENTRY



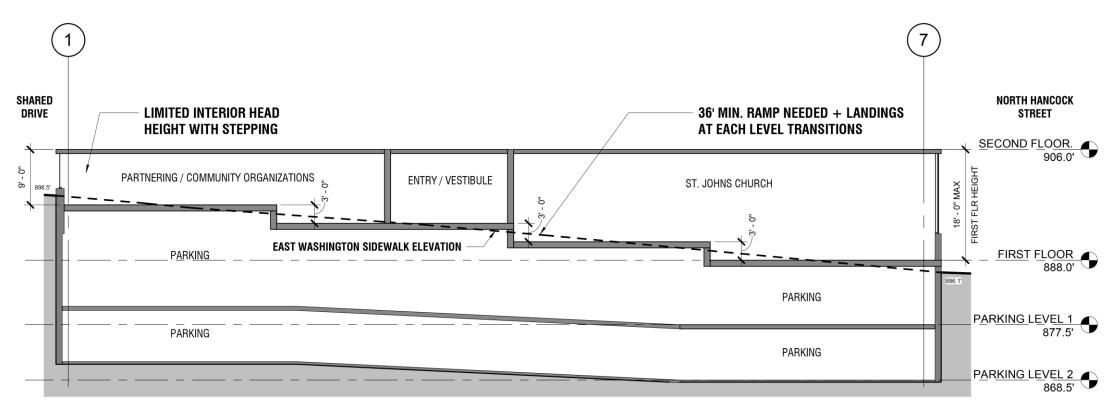


PROPOSED PLANS: SECTON AT PARKING ENTRY





ALTERNATE A: STEPPED FIRST FLOOR

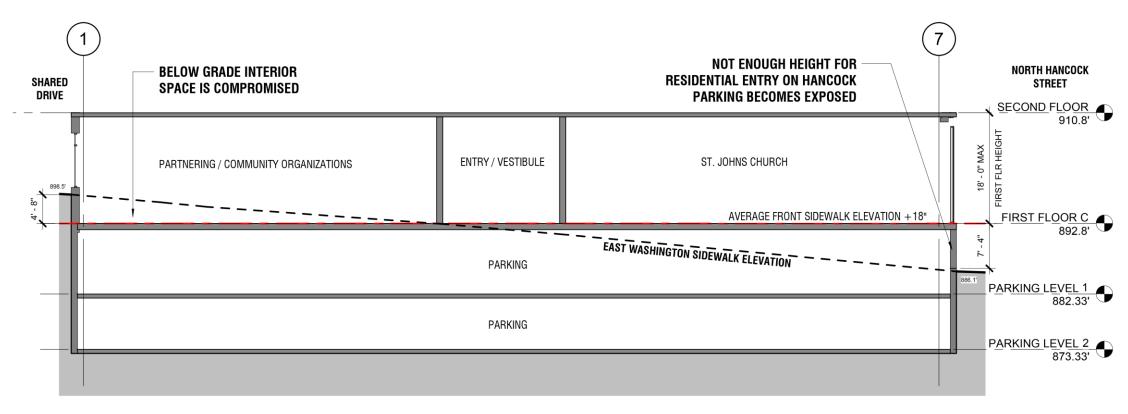


MULITPLE LEVELS REQUIRE INTERNAL RAMPING FOR ACCESSIBILITY AND EGRESS. FLOORS BECOME NONFUNCTIONAL AND RESTRICT FLEXIBILITY / ADAPTABLILITY OF SPACE.

LOSS THE ABILITY TO LOCATE THE RESIDENTIAL LOBBY ON HANCOCK STREET



ALTERNATE B: LOWERED FIRST FLOOR



LOSS THE ABILITY TO LOCATE THE RESIDENTIAL LOBBY ON HANCOCK STREET

PARKING BECOMES EXPOSED ON HANCOCK STREET

PARTNERING / COMMUNITY ORGANIZATION SPACE IS BELOW GRADE ON SOUTHWESTERN SIDE OF THE BUILDING

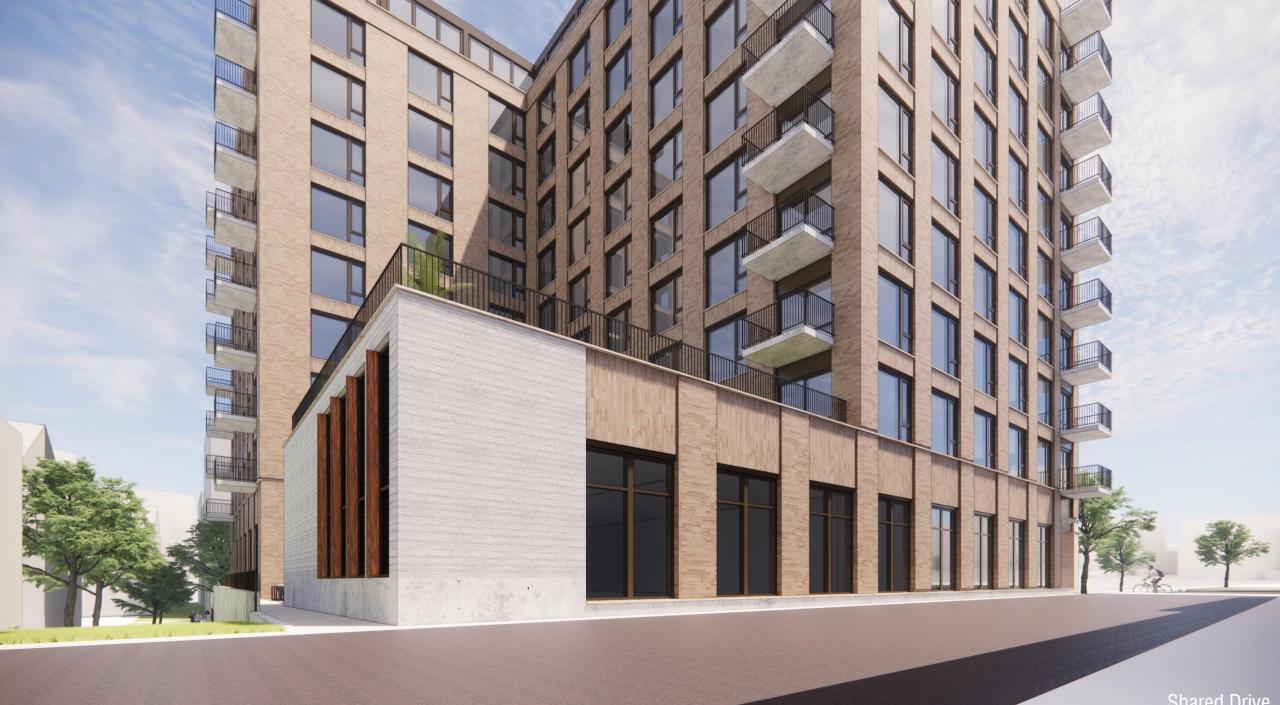
















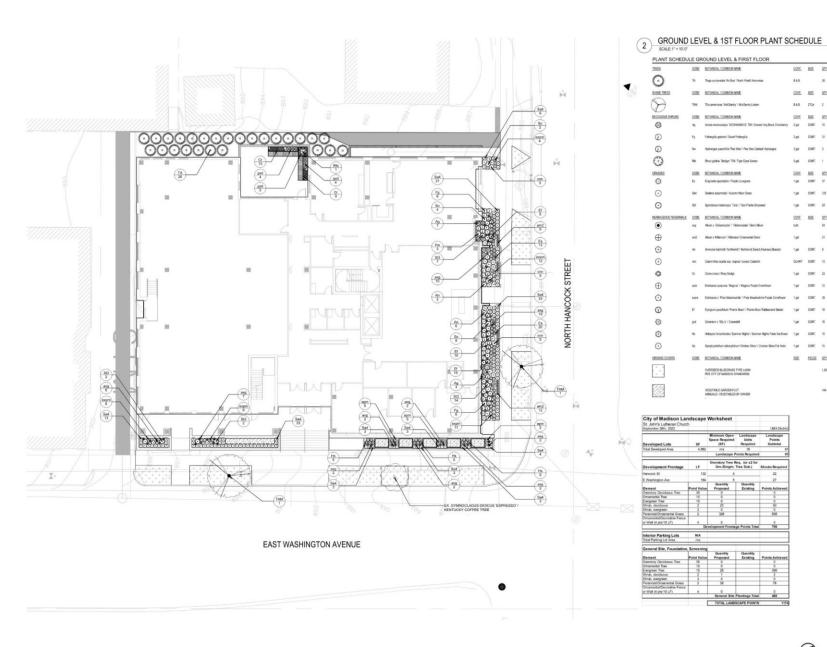
BUILDING ELELVATIONS

A250





BUILDING ELELVATIONS







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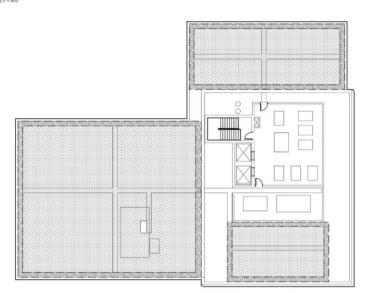
2021.09.00

Dote	Issuance/Revisions	Symb
09/26/2022	LAND USE & UDC APPLICATION	-
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GROUND LEVEL & 1ST FLOOR PLANTING PLAN L200



2ND FLOOR PLANTING PLAN



2ND FLOOR PLANT SCHEDULE

CONCEPT PLANT SCHEDULE 2ND FLOOR



PART SHACE SEDUM CARPET & PERENNIAL PLUGS OVER 12" SEMI-INTENSIVE CHEEN ROOF CHOWING MEDIA



STONE MULCH BALLAST

NOTES:

1. SUBJECT TO AVAILABLITY THE PART-SHADE SUBJECT TO AVAILABILITY, THE PART-SHADE PLANTING AREA WILL BE COMPOSED OF THE NOTED PERENNIAL SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND PLANTED AS PLUGS OR 4" POTS, AND PLANTED DIRECTLY

2. PART-SHADE SEDUM CARPET SPECIES PART-SPAGE SELVING CAPPET SPECIES COMPOSITION SUBJECT TO AVAILABILITY, SEDUM CARPET WILL BE COMPOSED OF THE NOTED SPECES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND CELVERED TO THE SITE AS A SOO-LIKE MATERIAL.

ROOF PLANT SCHEDULE

CHL SUN SEDUM CARPET OVER 12" SEMI-INTENSIVE GREEN ROOF MEDIA

CONCEPT PLANT SCHEDULE ROOF

STONE MULCH BALLAST

FULL-SUN SEDUM CARPET SPECIES COMPOSITION SUBJECT TO AVAILABILITY, SEDUM CARPET VAIL BE COMPOSED OF THE NOTED SPECIES IN APPROXIMATELY EQUIAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOCIAL MATERIAL

- VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL
 PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION, ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- 2. CONTRACTOR SHALL PROTECT BENCHMARKS.
- 3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS
- 4 ALL WRAPPINGS WIRE BASKETS BURLAP AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- 5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL SEE SPECIFICATIONS FOR MORE INFORMATION.
- 7. CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN. BHOFMANN@CITYOFMADISON.COM - OR -608-266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING IN THE RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE
- 8. CITY FORESTRY MAY DETERMINE FINAL STREET TREE SPECIES SELECTION.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF AND GRASSES, PLANTS, VEGETATED ROOF SYSTEMS. AND EXTERIOR SITE FURNISHINGS. THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- 10. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- 11. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD 12. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE.

 ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT, ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING.



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St. Johns Luther Church

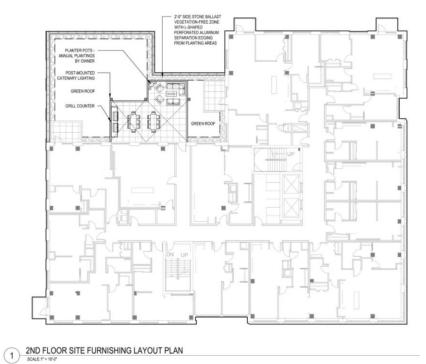
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2021.09.00

Date	Issuance/Revisions	Sym
09/26/2022	LAND USE & UDC APPLICATION	
_		_

2ND FLOOR & ROOF PLANTING PLANS

0 10' 20'



2'4" SIDE STONE BALLAST VEGETATION-FREE ZONE WITH L.SHAPED PERFORATED ALUMINUM SEPARATION EDGING FROM PLANTING AREAS

2ND FLOOR SITE FURNISHING SCHEDULE (2)

HARDSCAPE & SITE FURNISHINGS SCHEDULE

CONCRETE UNIT PAVERS ON PEDESTAL

STONE MULCH BALLAST

LOUNGE FURNITURE

OUTDOOR DINING

OUTDOOR FIRE TABLE WITH PLUMBED GAS LINE & EMERGENCY SHUT OFF



GREEN ROOF OUTDOOR RESIDENTIAL TERRACE



OUTDOOR FIRE TABLE AND LOUNGE SEATING



OUTDOOR DINING AND GRILL COUNTERS WITH CATENARY LIGHTING



ROOF SITE FURNISHING SCHEDULE

HARDSCAPE & SITE FURNISHINGS SCHEDULE

GREEN ROOF

STONE MULCH BALLAST

GREEN ROOF TYPOLOGY



FULL SUN SEDUM CARPET GREEN ROOF WITH BALLAST EDGING - SEE PLANTING PLAN FOR MORE INFORMATION







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St. Johns Luther Church

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2ND FLOOR & ROOF SITE FURNISHING **LAYOUT PLANS**

L101





























Notes

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St. Johns Lutheran Church

332 East Washington Avenue Madison, WI

2021.09.00

DATE ISSUANCE/REVISIONS
09:26:2822 LAND USE & USC APPLICATION

LOCATOR MAP, EXISTING CONTEXT & DEMO PHOTOS

G100