

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 1/29/24 11:58 a.m.

☐ Initial Submittal

Paid _____

☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed Land Use Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 929 East Washington Ave.

Title: 929 East Washington Ave. Hotel

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 28, 2024

- ☐ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☐ Initial Approval ☒ Final Approval

3. Project Type

- ☒ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☒ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in Sec. 31.043(3), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Curt Brink
Street address 701 E. Washington, Suite 105
Telephone (608) 575-4845

Company Archipelago Village, LLC
City/State/Zip Madison, WI 53703
Email curtbrink@hotmail.com

Project contact person Doug Hursh
Street address 749 University Row, Suite 300
Telephone (608) 274-2741

Company Potter Lawson
City/State/Zip Madison, WI 53705
Email dough@potterlawson.com

Property owner (if not applicant) Archipelago Village, LLC
Street address P.O. Box 512, 505 N. Carroll Street
Telephone (608) 255-8633

City/State/Zip Madison, WI 53701
Email matt.carlson@carlsonblack.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per Sec. 31.043(3))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

5. Required Submittal Materials

☒ Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☒ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☒ Development Plans (Refer to checklist on Page 4 for plan details)

☒ Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

☒ Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☒ Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks, Jessica Vaughn on October 12, 2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Curt Brink Relationship to property Developer

Authorizing signature of property owner  Date January 29, 2024

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per §33.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



February 19, 2024 – UDC resubmittal for final approval

City of Madison
Urban Design Commission

Re: **Letter of Intent for Proposed Development
929 East Washington Avenue Hotel**

Dear Commission Members and City Staff:

The following summarizes the changes that have been made to the project based on the comments from the last UDC meeting of January 10, 2024:

1. Public Parking, additional information:
 - a. The parking structure is shared with the other buildings on the block including the WHEDA building and the Hotel Indigo.
 - b. The addition to the parking structure will add approximately 150 vehicle stalls for a total of approximately 540 stalls, 17% to 27% of the stalls will be available for public use, which equates to 91 to 145 stalls.
 - c. The parking floors can be expanded for future buildings on the block.
 - d. Three floors of parking are located above the first floor along East Washington Avenue and are enclosed and screened with translucent glazing.
 - e. The parking addition is accessed by the current entry points to the ramp, one entrance is located on the internal through-block drive and one entry point is accessed from South Brearly Street.
 - f. The ramp has a Parking Access and Revenue Control System (PARCS) with automatic gates at both entries and exits to control access and to collect payment. The automated system prints a ticket which is used to track time in the ramp and is scanned when a vehicle leaves the ramp. Payment is collected by the kiosk based on the vehicle time in the ramp.
 - g. The ramp is open 24/7.
 - h. Signage for the parking is visible along East Washington Avenue at the through-block drive and at the entrance to the parking at both the internal drive and South Brearly Street. A signage package will be submitted separately for city approval that addresses these signs.
 - i. The parking plans have been included in the submittal.
2. Through-block pedestrian path and through-block drive:
 - a. The pedestrian path and drive has been augmented with terrace landscaping, light poles to illuminate the sidewalk and drive, decorative lighting bollards, shade trees and gabion benches along the path that relate to the gabion walls on the Hotel Indigo site. The benches provide seating along the path and add interest in the winter.
 - b. The bare CMU ground floor wall of the parking structure will be painted with a mural to add interest to the through block passage. The mural art is thought to have a dark background with small scale artwork to be viewed at close range by pedestrians and vehicles in the drive. An artist will be selected to provide the artwork, the renderings are illustrative of the intent.
 - c. The drop off area for the Hilton Hotel is designed to be a bright well-lit uplifting space, with up-lighting along the back wall. The back wall will have a decorative wall finish that relates to the interior design concept for the hotel and will create a transition from the exterior building design to the interior design

- theme. There is a bench along the back wall that shields the up-lighting and provides a place for guests to wait for taxi's, shuttles, and Ubers. The bench will have underlighting.
3. Revise the drawings to show a building setback of 15' at East Washington Avenue.
 - a. Section 33.24(15)(e)2 of the City of Madison Code of ordinance states that the minimum & maximum setback for East-West streets shall be 15 feet, but instructs that the Urban Design Commission may allow greater setbacks for the development of additional usable public open spaces, such as pedestrian plazas, as long as the design elements are included to maintain a uniform character in the district.
 - b. The proposed building is currently set back 16.26' to 16.68' from the property line. However, we are creating an enhanced pedestrian experience that will be lively and inviting with the full terrace that has been created to face East Washington Avenue. The terrace is currently sized to allow for table and chair seating, similar to the Hotel Indigo and other properties in the district which will maintain a consistency within the streetscape.
 4. Revised lighting plans that better meet the lighting ordinance requirements are submitted for review.
 5. Landscaping plans are submitted that correct the planter type 8 to match planter type 9, (staghorn sumac instead of cherry tree).
 6. Building Top:
 - a. The 15th floor exterior design has been refined. The exterior corners of that floor have been set back, giving more depth to the façade. When viewed from an angle, the top floor appears to have a subtle set back. This refinement creates a larger recess at the corners to better accept uplighting, providing a stronger expression of the building corner elements at night.

The body of the previous letter of intent follows with revisions to the parking and sustainability sections:

We are pleased to present the enclosed documents for a new 15 story dual brand hotel, with an extended stay and lifestyle inspired brand. This project is the next phase of the development of the 900 block of East Washington Avenue. Previous phases of development on the block include the Hotel Indigo and the restoration of the historic Kleuter Building, the WHEDA office building at 908 East Main Street as well as phase one of the mid-block shared parking structure.

This phase of the project will require a major alteration to an approved Conditional Use for a building taller than 5 stories located in the TE zoning district. The project is located within Urban Design District 8 along the East Washington Capitol Gateway Corridor in Sub Block 13 A. The project follows the established requirements for building heights, façade height, minimum and maximum setback, and step back requirements.

The 929 East Washington Avenue Hotel will have approximately 265 rooms and will add approximately 148 parking stalls. The hotel and parking structure will be an addition to the existing parking structure. The first floor of the hotel will house the main lobby, a café and bar, a vehicular drop off along with a banquet hall and prefunction space. The street level terrace along East Washington Avenue is designed to accommodate outdoor seating and dining associated with the café, bar, and banquet space.

The exterior architecture is designed to relate to the other buildings on the block while expressing a unique character of its own. All the new buildings on the block are influenced by the historic brick Kleuter building as well as the historic industrial nature of the East Rail Corridor. Exterior materials for the Hotel include a tumbled buff-colored brick with dark metal and precast concrete accents. The black accents and articulated window framing relate to both the Hotel Indigo, the Kleuter Building and the WHEDA building, while the buff color brick, similar to the character of a Cream City or Old Chicago brick, provides a contrast to the other red and brown brick buildings on the block. Thus, breaking up the block into distinct building elements which is more indicative of a city block developed over time with varying materials and varying building scales.

The set back and step back requirements of Urban Design District 8 create a podium building with a terrace on the 6th floor. The terrace on the sixth floor will provide a destination amenity space for the hotel that includes outdoor dining, a hot tub, outdoor seating, and recreation space. A bar, lounge space and meeting rooms on the 6th floor will open on to the terrace and provide views overlooking Breese Stevens field. A portion of the outdoor amenities will be located to the south of the hotel on the existing parking structure roof. A portion of the upper roof will be a green roof for storm water management.

Emergency generators and transformers are enclosed in the parking structure behind metal louvers that are integrated into the overall architectural design and face the internal drive. A screened trash enclosure is located on the ground floor along South Brearly Street. Rooftop equipment is kept to a minimum and screened by a parapet wall.

Parking

Parking is provided in the expanded parking structure above the first floor and in the center of the block. The hotel project will be an addition to the existing parking structure. The parking structure is shared with the other buildings on the block including the future 920 East Main Street condominiums, the WHEDA building and the Hotel Indigo. The addition to the parking structure will add approximately 150 vehicle stalls for a total of approximately 540 stalls, 17% to 27% of the stalls will be available for public use. Three floors of parking are located above the first floor along East Washington Avenue and are enclosed and screened with translucent glazing. The parking addition is accessed by the current entry points to the ramp. The ramp has a PARCS system with gates at both entries and exits to control access and to collect payment. The ramp is open 24/7. Signage for the parking is provided along East Washington Avenue and at the entrance to the parking at both the internal drive and Patterson Street. A signage package will be submitted separately for city approval.

Site Description

The overall block is a 4.3-acre property located on the 900 block of East Washington Avenue, bounded by South Paterson Street, East Main Street, South Brearly Street and East Washington Avenue, except for a 10,800 square foot parcel for the Madison Credit Union, on the corner of South Brearly Street and East Washington Avenue. The Hotel building site footprint is 22,867 SF and 0.52 acres.

Project Data

Zoning District: TE, Traditional Employment
Urban Design District 8
Aldermanic District 6, Marsha Rummel
Building Use: Hotel, Banquet Hall, Bar, Café and Parking
Building Stories: 15 Stories
First Floor Elevation: 852' (18" above grade)
Building Height: 155' - 10", tops out at elevation: 1007' - 2"
Maximum height allowed per FAA within 3-mile radius of the airport: Elevation: 1009' or 157.0' tall.
Setback from property line along East Washington: 15'

City Ordinances

Bike Parking:
Required: 50 bike stalls
Supplied: 50 total bike stalls, 34 internal bike racks within the parking structure, and 16 bike stalls on site.
EV Parking 28.141.8(e):
The ordinance requires 1% EV ready spaces for hotels, the project has 148 new parking stalls and includes 2 EV charging stations which equates to 1.35%. The ordinance also requires 10% EV ready spaces which equates to 15 EV ready spaces.
Bird Glass Ordinance
The building has less than 50% glass. For the building facades below 60 feet the percentage of glass is 20%. The glass is broken down into units that are smaller than 50 SF with mullion framing that is wider than 6". The windows on the 15th floor are larger than 50 SF but those are above the 60' height. Also, most all of the window areas are broken up by frames that further delineate the location of the windows for birds.

Urban Design District Eight – Preliminary Summary of Standards & Requirements: Block 13.a

1. Building Height Requirements:
 - a. 12 stories maximum with 3-5 stories at the street level.

- b. Building Height provided: 15 stories with 4 stories at street level (14 stories as viewed from East Washington Ave.)
- c. Building Height requirement: Maximum height without bonus stories: 147'
- d. Building height proposed: approximately 155'-10", this is only 8'-10" over the maximum that the building height allows before the bonus story allowance.
- e. 3 bonus stories are allowed on block 13 A.
- f. Bonus story requirements are fulfilled by one element from Sec. 33.24(15)(e)12.c.i:
 - i. Structured parking shared by multiple users with space for public use – for visitors, restaurant, and bar parking.
 - ii. The structured parking will accommodate multiple users: WHEDA, Hotel Indigo, Hilton Hotel and Public users.
 - iii. The expanded parking structure will have 541 parking stalls.
 - 1. The WHEDA building will utilize 225 stalls.
 - 2. The Hotel Indigo will utilize approximately 55 to 70 stalls.
 - 3. The Hilton Dual Brand Hotel will utilize approximately 100 to 150 stalls.
 - 4. The remainder of stalls for public use by patrons of both on and off site uses: Approximately 96 to 161 stalls. (17% to 27%)
- g. Also, **for reference only**, the following additional elements from Sec.33.24(15)(e)12.c.ii are mentioned for your consideration:
 - i. Mid-block and through block public pedestrian, bike and or vehicular connections are provided as part of the overall multi-use block redevelopment.
 - 1. A new pedestrian sidewalk along the internal mid-block drive is provided with the hotel project. The pedestrian experience is enhanced with extensive landscaping in the terrace including shade trees adjacent to the sidewalk as well as pole lighting, decorative bollards, a mural on the parking structure first floor, and benches along the path creating a pleasant pedestrian experience.
 - 2. The internal through block drive provides access points for both hotels reducing access drives on the public streets creating a better pedestrian experience.
 - 3. The internal drive also provides access for fire truck access, trash trucks and loading areas keeping most of these functions off of the city streets.
 - ii. Rehabilitation of historic structures: the Kleuter Building has been restored as part of the overall multi-use block redevelopment.
 - iii. 50% Green Roof cover: the 15th floor roof is 17,850 SF and will have 10,656 SF of green roof which is a vegetative cover of 60%. The occupiable 6th floor roof terraces will have less than 50% vegetative cover, but these terraces are designed for active use by the patrons of the hotel and restaurant. The roofs will have a hybrid, green/blue/purple roof component.
 - iv. The 15-story height for the hotel (1007'-10") is lower than the height of our previously approved 11-story office building (1008'-5"). The floor-to-floor heights are lower for the hotel than the office building proposal.
 - v. The building will have several sustainable measures mentioned later in the letter.
- 2. Building Location and Orientation Requirements:
 - a. Building Location and Orientation provided: 15' setback along East Washington
- 3. Parking and Service Area Requirements:
 - a. Parking should be located behind or along the side of the building. No additional access points shall be added along East Washington.
 - b. Parking and Service Areas Provided: Structured parking is in the center of the block and behind the current proposed development. Loading and trash are in a screened trash/loading enclosure off Brearly St. to the northeast. Subsequent future phases will continue to enclose and screen the centrally located parking structure. No new surface parking is proposed for this phase.
 - c. The main parking access is from East Washington Ave, South Brearly and South Paterson Streets.
- 4. Landscaping and Open Space Requirements:

- a. Street façade along East Washington shall provide a dual canopy of trees along both the building setback and the public right of way.
 - b. Landscaping and Open Space Provided: A dual tree canopy is provided along East Washington along with a raised terrace for outdoor seating.
 - c. A green roof is located above the parking structure. An additional green roof for stormwater management is located on the uppermost roof.
5. Building Massing and Articulation Requirements:
 - a. All visible sides of the building shall be designed with details that complement the façades. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Mechanical equipment shall be screened and integrated with the building design.
 - b. Building Massing and Articulation Provided: The ground floor of the building provides glazing and transparency to the public hotel spaces and banquet hall pre-function space, along with an articulated façade of masonry with metal panel accents. First floor uses are intended to activate the street and outdoor terrace.
 - c. The 4-story building base is articulated with translucent glazing concealing the parking structure floors above the first floor. The upper floor volume continues the brick façade detailing accentuating the verticality of the building with large windows. The building massing is configured to hold the corner of East Washington Avenue and the internal drive and to maximize the green roof amenity space/bar for greater interaction with the street.
6. Materials and Color Requirements:
 - a. Exterior material shall be durable, high-quality materials and appropriate for external use.
 - b. Materials and Colors Provided: Durable materials shall be used. The building is mostly a brick building, along with metal panel and precast concrete accents.
7. Window and Entrance Requirements:
 - a. In non-retail buildings 40% of the ground floor shall be windows. Window and Entrances provided: 43% of the ground floor will be windows on the primary ground floor street façade.
 - b. A positive visual termination at the top of the building with decorative cornices or parapets should be provided. The design has an articulated termination at the top floor of the building.
 - c. New corner building should be located near the sidewalk edge and should define the street intersection with distinctive architectural features...such as recessed entries. The project has a recessed entry with decorative light fixture to highlight the hotel pedestrian entry point at the corner of East Washington Avenue and the internal drive and through block pedestrian connection.
8. Restoration of Buildings with Historic Value Requirements: Owners are encouraged to restore the original character of historically significant buildings. Restoration of Buildings with Historic Values Provided:
 - a. While part of the overall multi-use block master plan, but not part of this current project, the Kleuter building was restored as part of the Hotel Indigo by the same owners and developers. The Kleuter Wholesale Grocery Warehouse building was designed by Alvin E. Small and built in 1915. It was built for Kleuter and Co, one of Madison's most well-known wholesale groceries at the time. The five-story building consisted of brick and cast-in-place reinforced concrete. The primary façades along East Washington Avenue and South Peterson Street are brick façades and were designed in the prairie school style. These façades remain largely unaltered. All exterior façades were restored to their original character as part of the historic restoration and reuse as the Hotel Indigo by the same developer and landowner.
9. Signage
 - a. Branding and wayfinding signage will be incorporated into the architecture of the building and site entrances.
 - b. A signage package is not part of this submittal and will be completed separately for submittal to the Urban Design Commission.
 - c. Signage will be included for both brands of the hotel along with signage for the café and 6th floor bar and restaurant, as well as directional signage for parking.

Sustainability and Energy Efficiency

The project has several sustainable and energy efficiency measures. Located in an urban redevelopment district the project provides increased density on an underutilized site in downtown Madison, reducing sprawl and saving greenspace. Two

historic buildings on the block will remain, one has been restored and the other will be restored in the future. The project contains all structured parking within the center of the block creating a better pedestrian experience at the street level. The public will be able to use the parking structure which will reduce the amount of parking in the neighborhood and provide parking to encourage other retail establishments nearby further adding to the vibrancy of the area. Green roofs will create a connection to nature and allow users to be outside within a landscaped area in the center of the city. The green roofs will have a blue/purple roof component and will hold water during a storm event reducing the strain on the storm sewer system and will reduce storm water runoff from the site as well as reduce the urban heat island effect. The 15th floor roof has 60% vegetative cover. The 6th floor roofs create valuable exterior activated space for hotel and restaurant guests. The building will have less than 40% glazing creating exterior walls with higher insulative value.

The HVAC system for the hotel has been upgraded from a VTAC system to a heat pump system. The system will have a recirculating water or refrigerant loop that allows heating and cooling to occur at the same time, creating efficiencies by extracting heat to cool a portion of the building while using that extracted heat to heat another portion of the building. The boilers will be high efficiency condensing boilers with an efficiency rating of 95%. Hot water heaters have a 94% efficiency rating, and the fluid coolers will utilize high efficiency motors with added variable fan drives to increase efficiency. The building will utilize LED light fixtures throughout saving electrical energy. Back of house areas will be on occupancy sensors, the parking structure will also utilize LED lighting on occupancy sensors. EV charging stations will be incorporated to meet City of Madison Ordinances. The team is working with Focus on Energy to study additional energy efficiency measures.

Project Team

Owner Developer:	Archipelago Village, LLC PO Box 512 505 N Carrol Street Madison WI 53701	Curt Brink, Mike Engen
Hotel Management:	Great Lakes Management Group	Neil Densmore
Architect & Interiors:	Potter Lawson, Inc.	Doug Hursh, Jaime Denman & Brenda McClure
Civil Engineer:	OTIE	John Thousand
Landscape Architect:	Saiki Design	Rebecca DeBoer
Lighting Designers:	Lighting Ergonomics	Mandar Bankhele
Traffic/TDM Engineer:	Strand Associates	Jeff Held
Parking Consultant:	Walker Parking Consultants	Brad Navarro
Attorneys:	Carlson Black O'Callaghan & Battenberg	Matt Carlson & Dan O'Callaghan

Schedule

The project is scheduled to start construction in the spring/summer of 2024 and be completed and occupied by winter of 2025, approximately 16 months of construction.

Thank you for reviewing the proposed development documents. We are excited to present the design for this new mixed-use, urban infill development. Please contact me if you have any questions regarding this submittal.

Sincerely,



Douglas R. Hursh, AIA, LEED AP
Principal-in-charge of Design

929 East Washington Avenue Hotel

Madison, WI

2016.36.02.4

01/29/2024 URBAN DESIGN COMMISSION SUBMITTAL, ARCHITECTURAL

Drawing Index

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only



Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

PRELIMINARY
NOT FOR CONSTRUCTION

929 East Washington Avenue
Hotel

929 E. Washington Ave.
Madison, WI

2016.36.02.4

[illegible]

COVER DRAWING

CD-01



Project site along E. Washington Ave. (Phase 1 Parking Ramp is visible in background)



Project site viewed from Phase 1 Parking Ramp looking toward Hotel Indigo



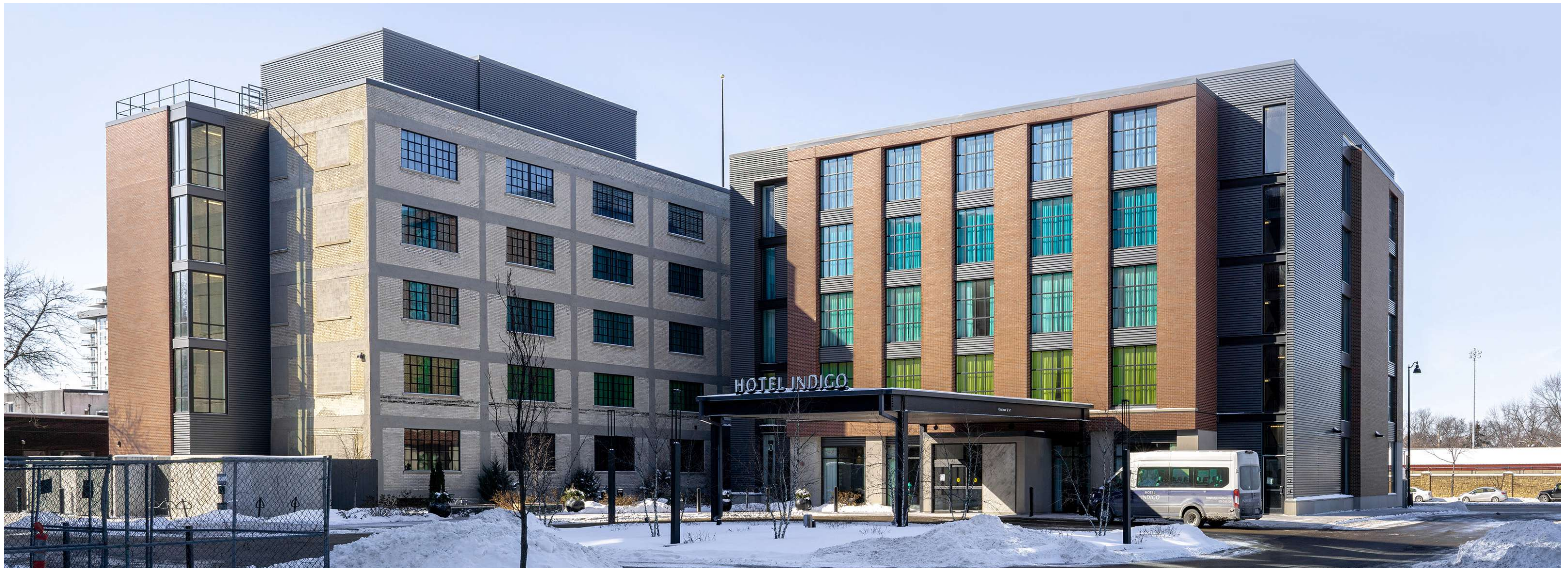
Hotel Indigo at E. Washington Ave. and S. Paterson St.



Project site with Phase 1 Parking Ramp, Madison Credit Union, and Hotel Indigo in distance



Project site from S. Brearly St.



Hotel Indigo viewed from Phase 1 Parking Ramp



WHEDA Building at E. Main St. and S. Paterson St.



WHEDA Building and Phase 1 Parking Ramp along E. Main St.



Madison Credit Union at E. Washington Ave. and S. Brearly St.



Wisconsin Telephone Company Building at E. Main St. and S. Brearly St.



Lyric Apartments and side of Madison Credit Union



E. Washington Ave. toward Galaxie Apartments



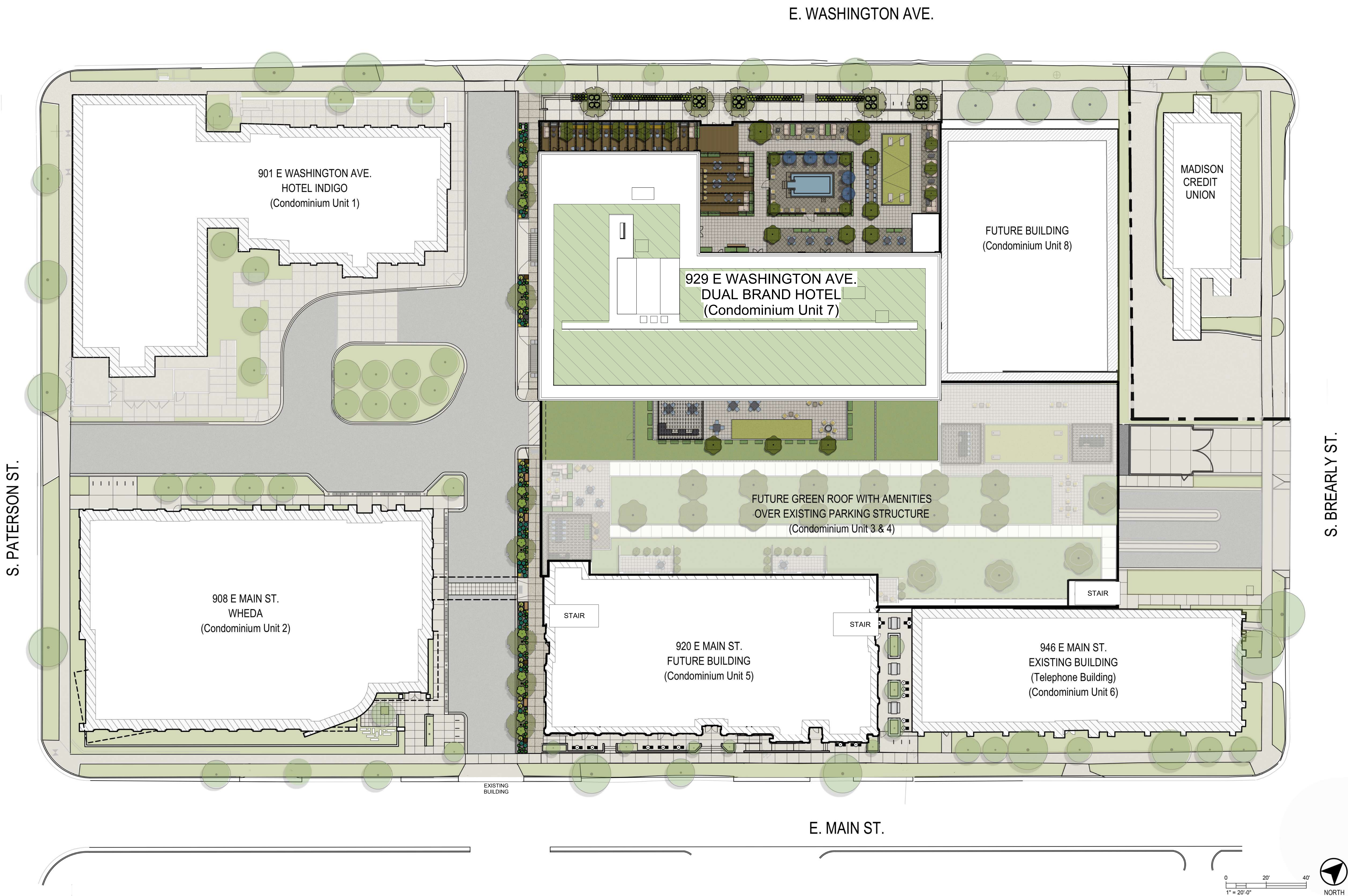
The Sylvee from the South Livingston Street Garage



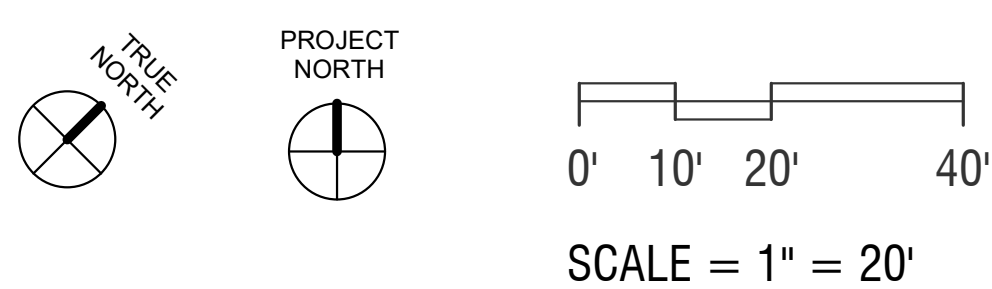
The Constellation on E. Washington Ave.

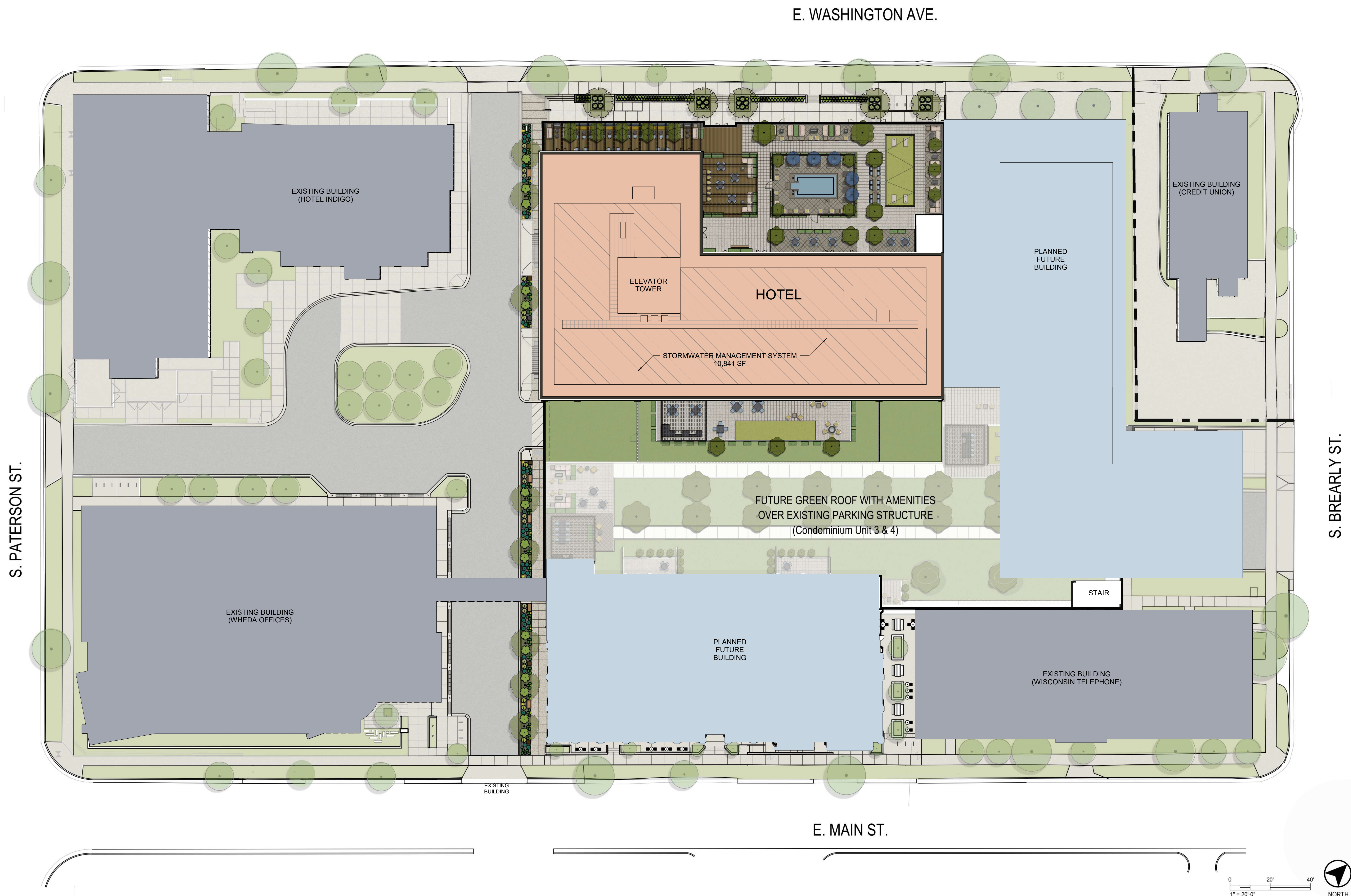


The Spark on E. Washington Ave.

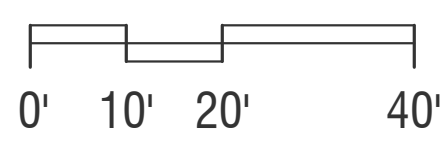
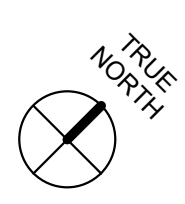


ILLUSTRATIVE SITE PLAN
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24

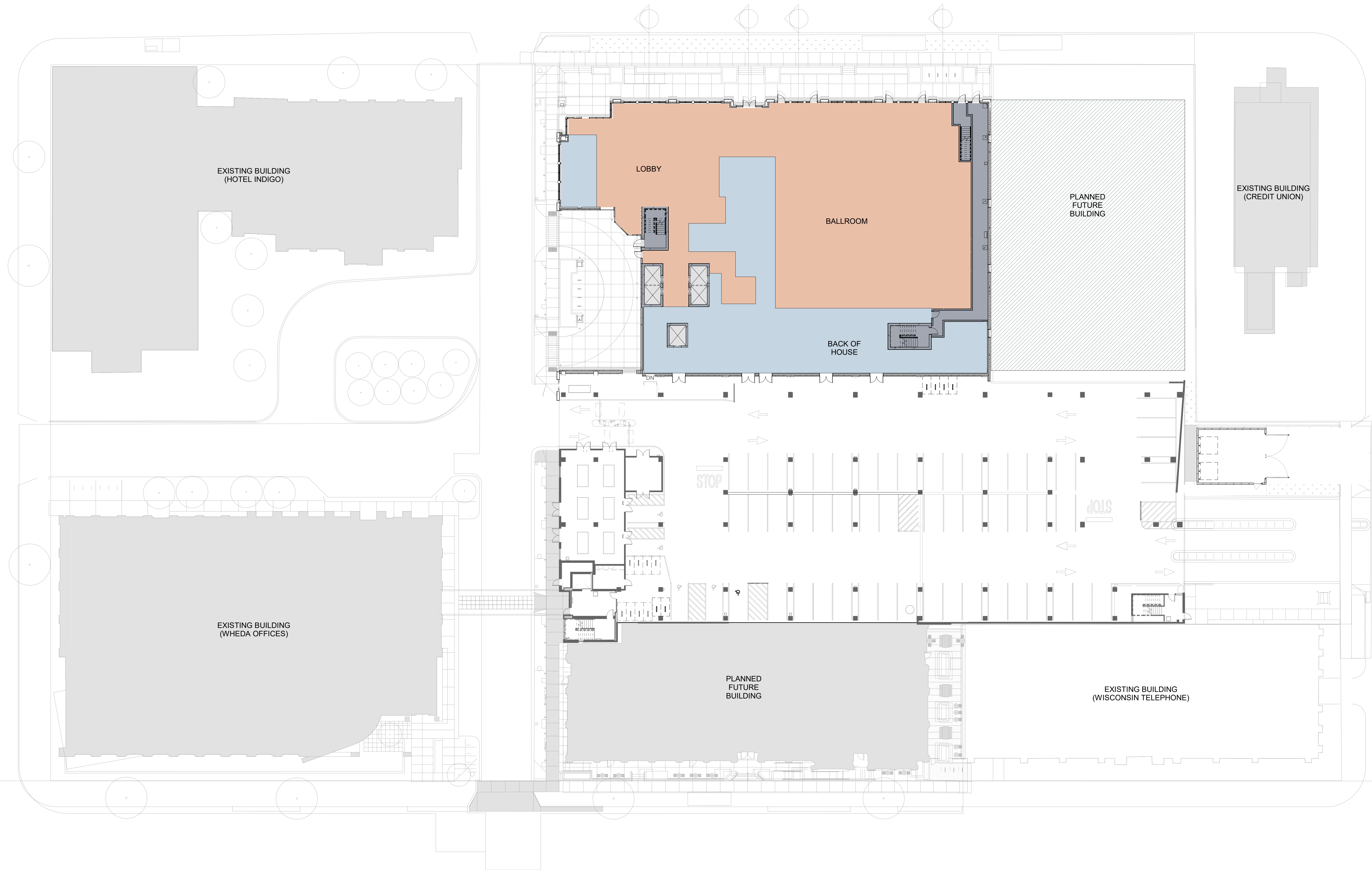




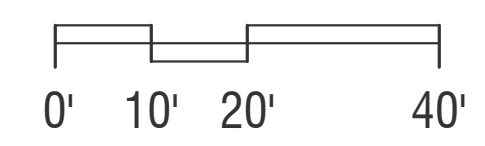
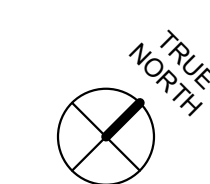
SITE PLAN WITH FUTURE BUILDINGS
929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24



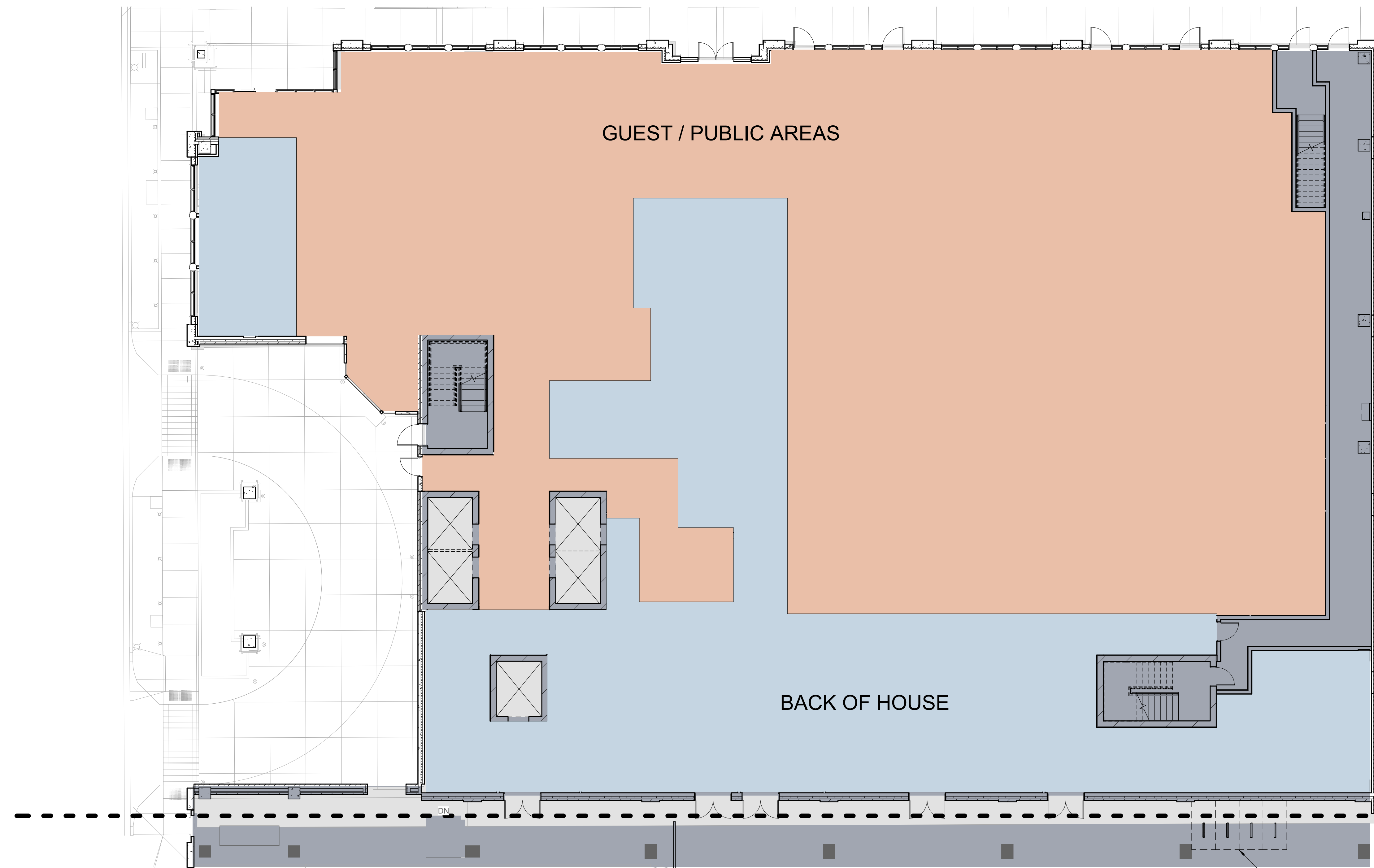
SCALE = 1" = 20'



SITE PLAN WITH FIRST FLOOR
929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24

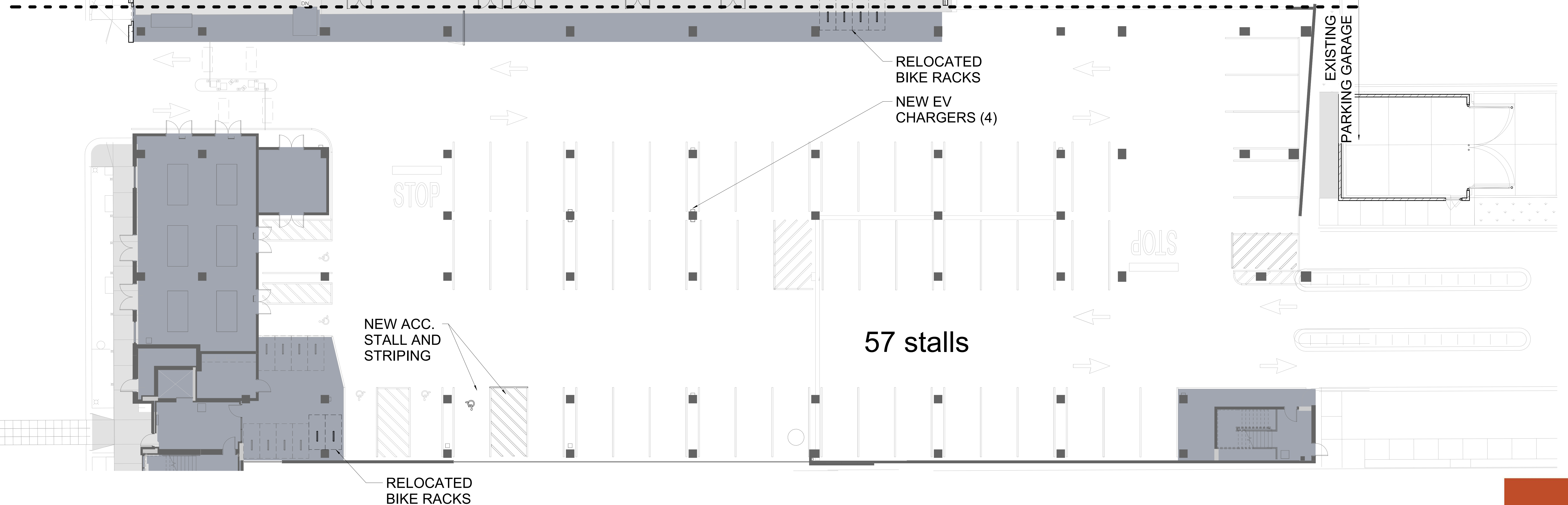


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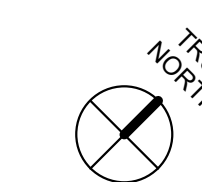


Parking Summary

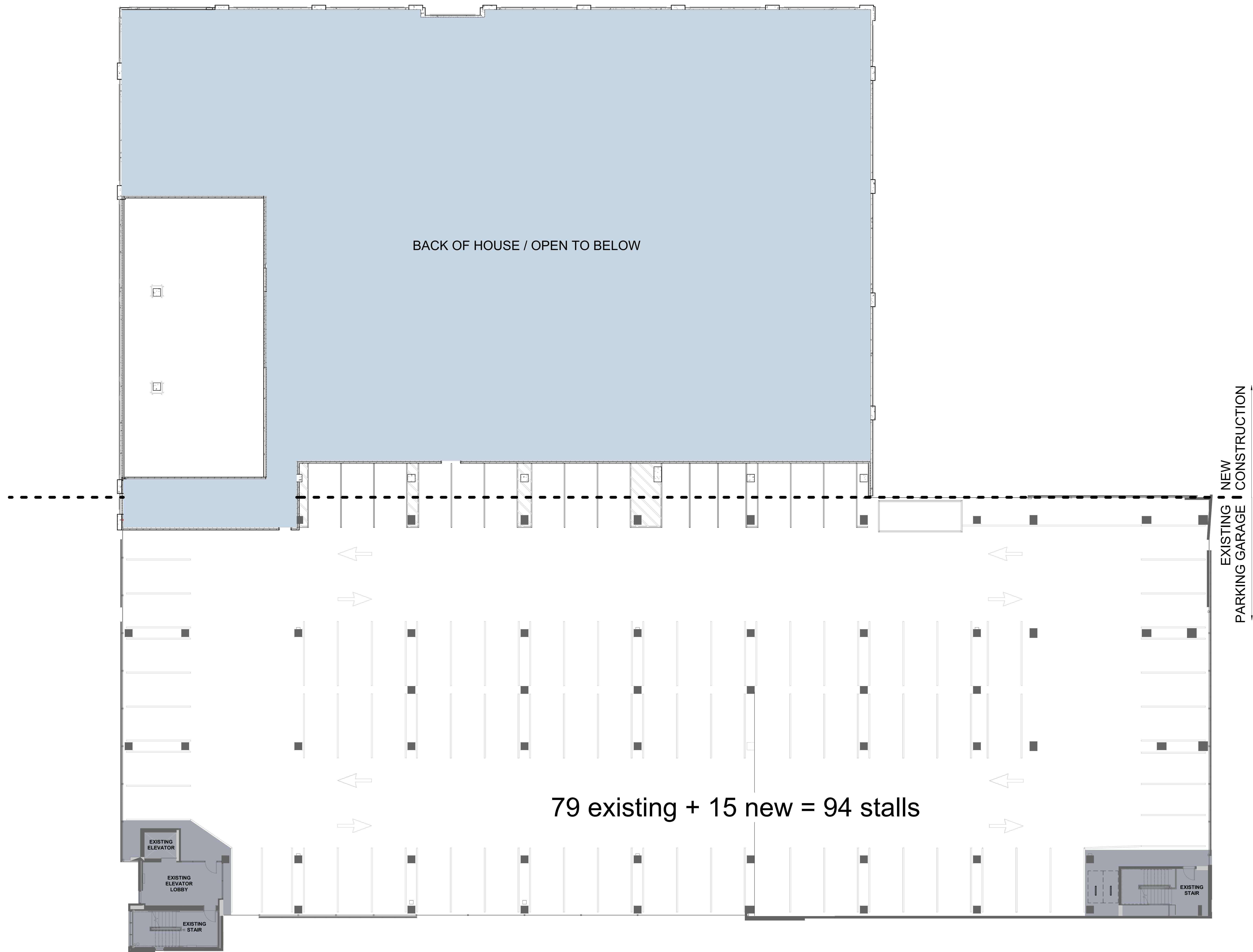
Use	Stalls
WHEDA Building	225
Hotel Indigo	55 to 70
Hilton Hotel	100 to 150
Public Use Stalls	96 to 161 (17% to 27%)
Total Stalls	541



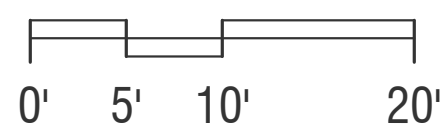
FIRST FLOOR OVERALL PLAN
929 East Washington Avenue Hotel - 2016.36.02.4
 01/22/24



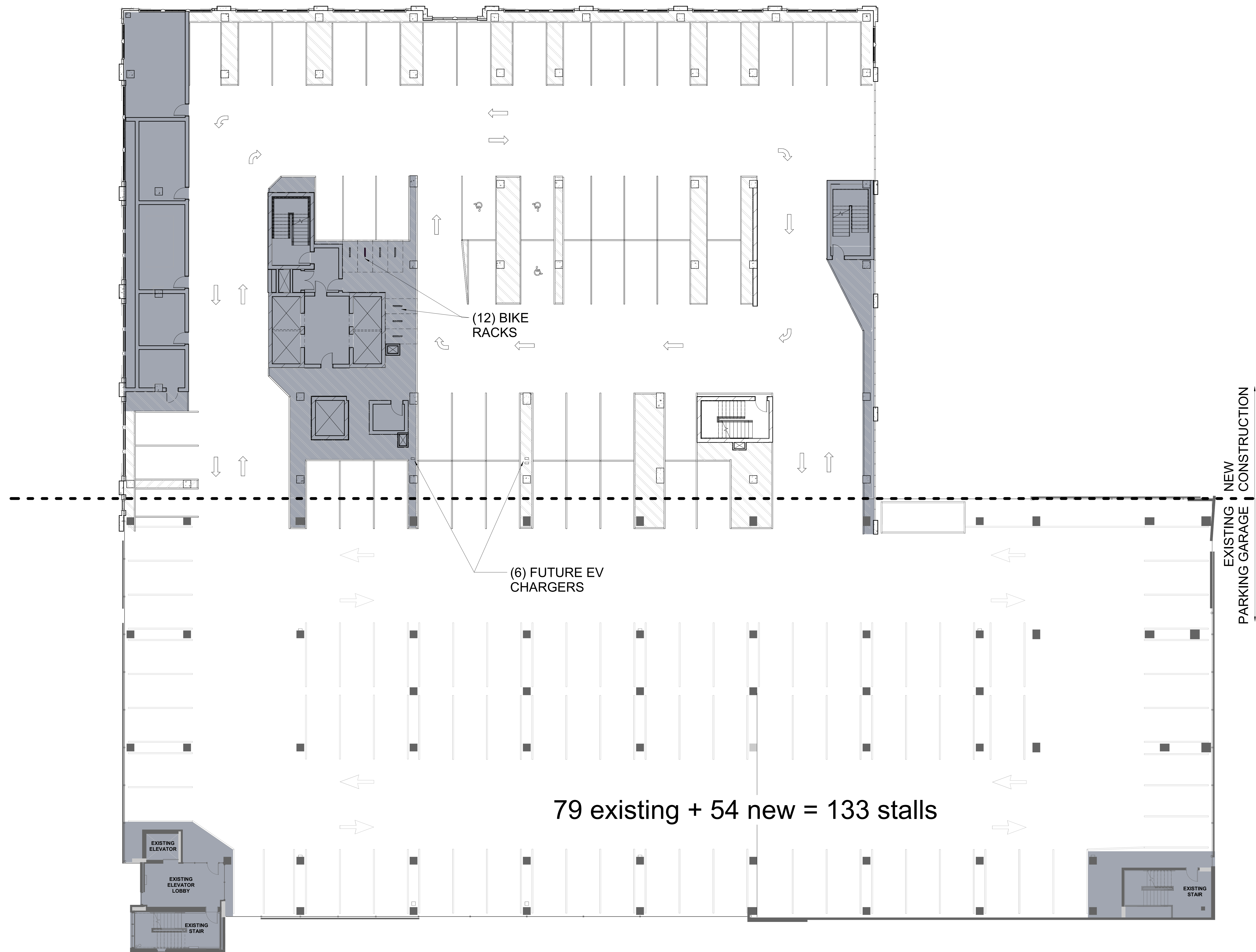
0' 5' 10' 20'
 SCALE = 1" = 10'-0"



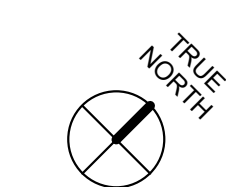
SECOND FLOOR OVERALL PLAN
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/22/24



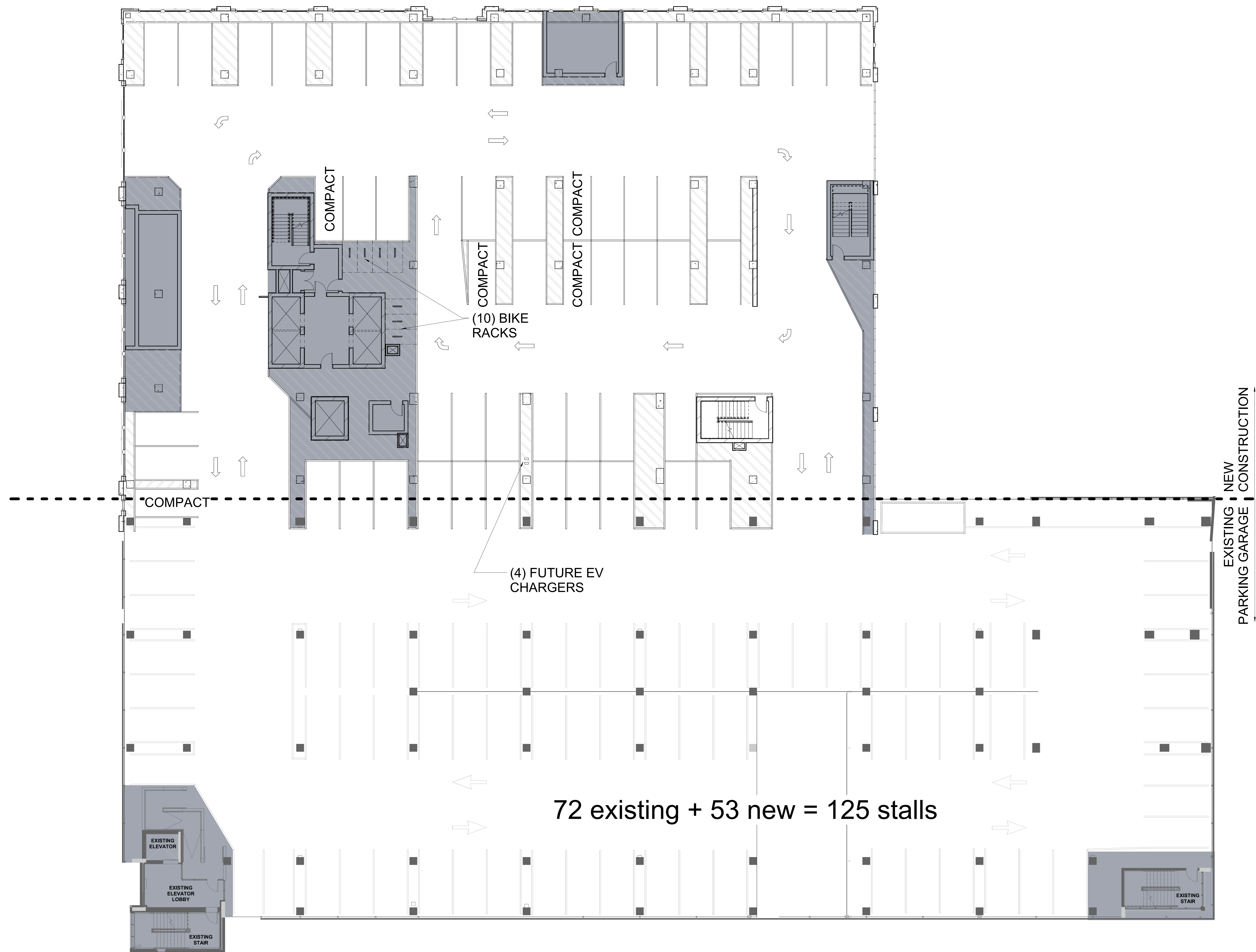
SCALE = 1" = 10'-0"



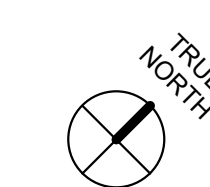
THIRD FLOOR OVERALL PLAN
929 East Washington Avenue Hotel - 2016.36.02.4
 01/22/24



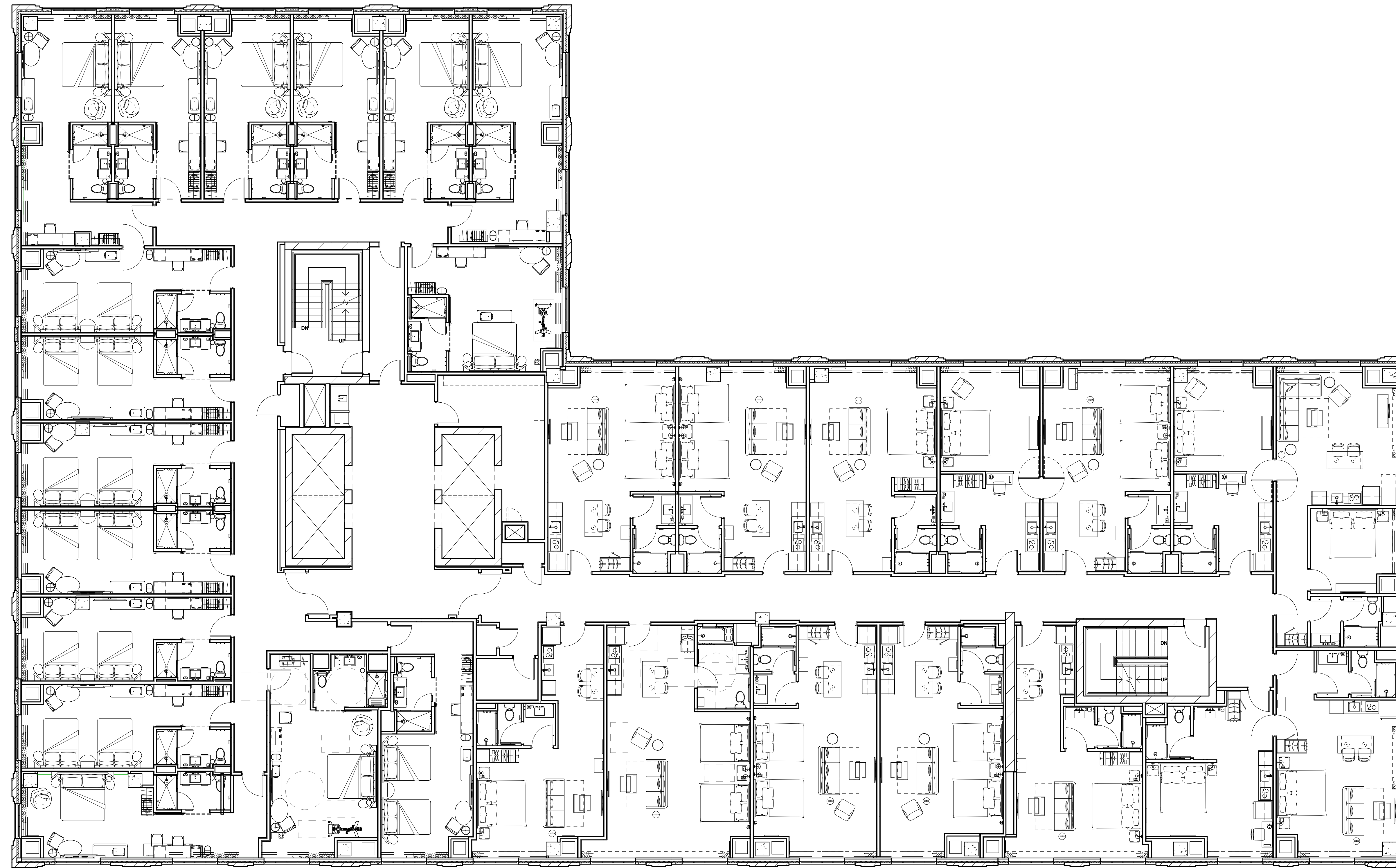
0' 5' 10' 20'
 SCALE = 1" = 10'-0"



FIFTH FLOOR OVERALL PLAN
929 East Washington Avenue Hotel - 2016.36.02.4
 01/22/24

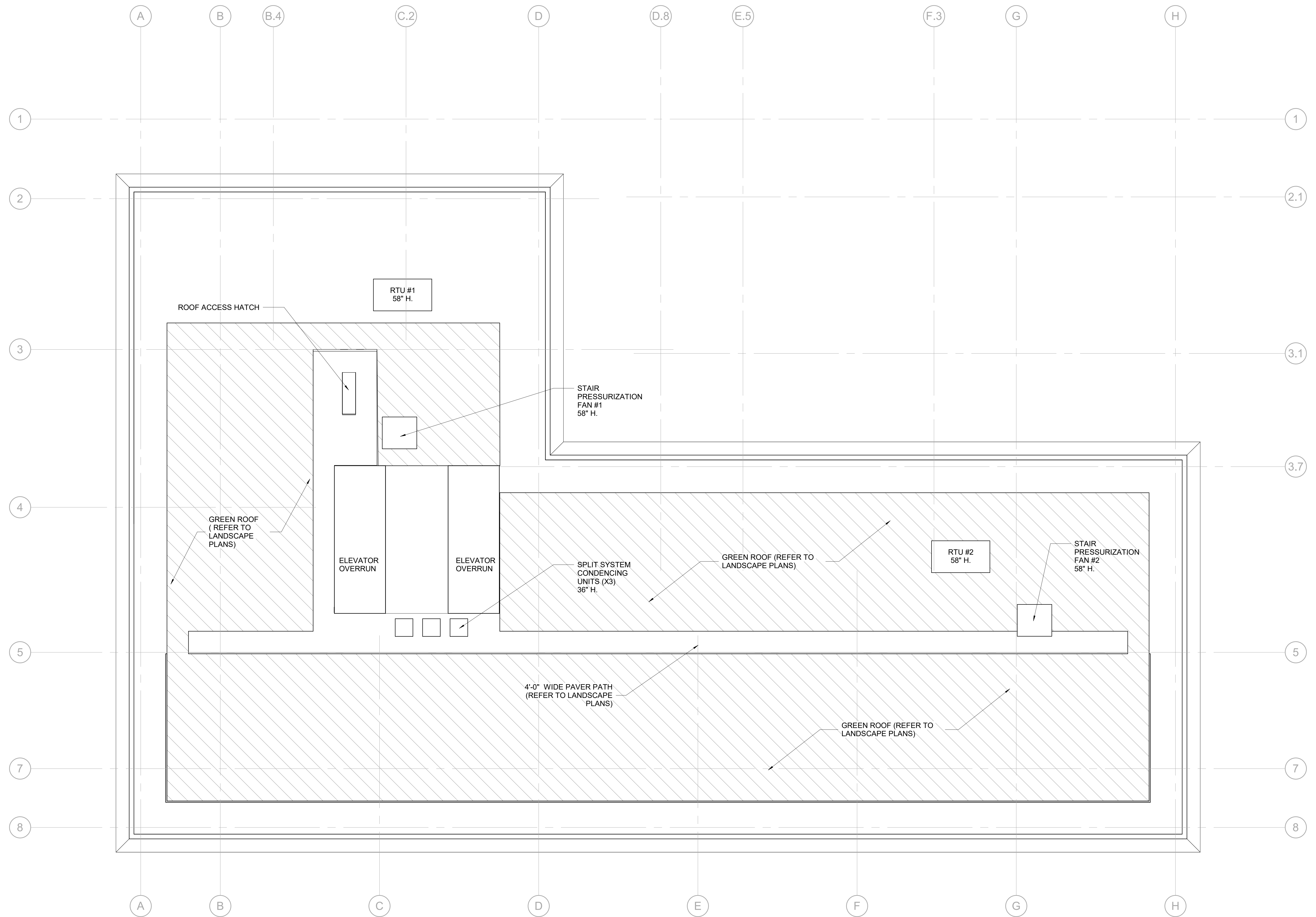


0' 5' 10' 20'
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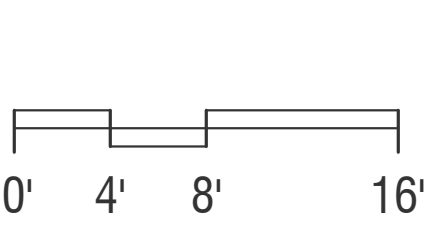


TYPICAL GUESTROOM FLOORPLAN
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24





UPPER ROOF PLAN
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24

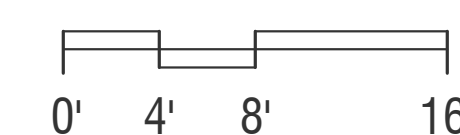




ELEVATION KEY NOTES

- 1 BRICK VENEER
- 2 PAINTED METAL PANEL, MATTE BLACK
- 3 PRECAST CONCRETE BAND, BLACK
- 4 CONCEALED FASTENER FORMED METAL PANEL, MATTE BLACK
- 5 STEEL CHANNEL, PAINTED MATTE BLACK
- 6 ALUMINUM OR FIBERGLASS COMPOSITE WINDOW SYSTEM, BLACK
- 7 ALUMINUM OR STEEL TRELLIS
- 8 ALUMINUM STOREFRONT SYSTEM, BLACK
- 9 CAST CONCRETE WITH BOARD FORMED LINER
- 10 ALUMINUM HANDRAIL, BLACK
- 11 STEEL TURNBUCKLE AND CROSS-BRACING
- 12 METAL CORNICE, MATTE BLACK
- 13 PAINTED STEEL CHANNEL COLUMN, BLACK
- 14 EXISTING PARKING STRUCTURE
- 15 METAL PANELS SALVAGED FROM PARKING STRUCTURE
- 16 STONE OR CAST STONE BASE COURSE, BLACK
- 17 GLASS AT GARAGE LEVELS TO BE TRANSLUCENT
- 18 METAL LOUVERED PANELS, BLACK

E. WASHINGTON AVE. BUILDING ELEVATION
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24

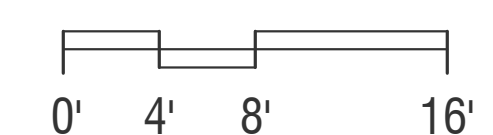




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NORTHEAST BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
01/29/24

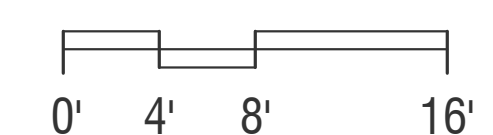




ELEVATION KEY NOTES

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SOUTHEAST BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
01/29/24

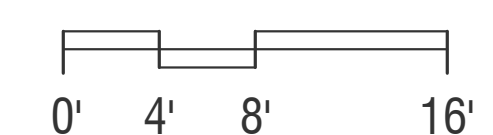




ELEVATION KEY NOTES

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SOUTHWEST BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
01/29/24





AERIAL MASSING RENDERING
929 East Washington Avenue Hotel - 2016.36.02.4
01/29/24

PRELIMINARY RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



DISTANT GROUND-LEVEL VIEW FROM PATERSON AND EAST WASHINGTON



GROUND-LEVEL VIEW FROM PATERSON AND EAST WASHINGTON



GROUND-LEVEL VIEW FROM DIRECTLY ACROSS EAST WASHINGTON



GROUND-LEVEL VIEW FROM BREARLY AND EAST WASHINGTON



EVENING VIEW FROM EAST WASHINGTON AVENUE



EVENING VIEW OF SIXTH FLOOR TERRACE



EVENING VIEW OF SIXTH FLOOR TERRACE



AERIAL VIEW OF SIXTH FLOOR TERRACE



CORNER VIEW AT EAST WASHINGTON AND INTERNAL DRIVE



VIEW ALONG PEDESTRIAN PATH THROUGH BLOCK



PEDESTRIAN PATH NEAR HOTEL DROP-OFF AREA



DETAIL OF TERRACE PLANTINGS AND DECORATIVE "LANTERNS"



VIEW AT HOTEL DROP-OFF AREA



VIEW AT HOTEL DROP-OFF AREA



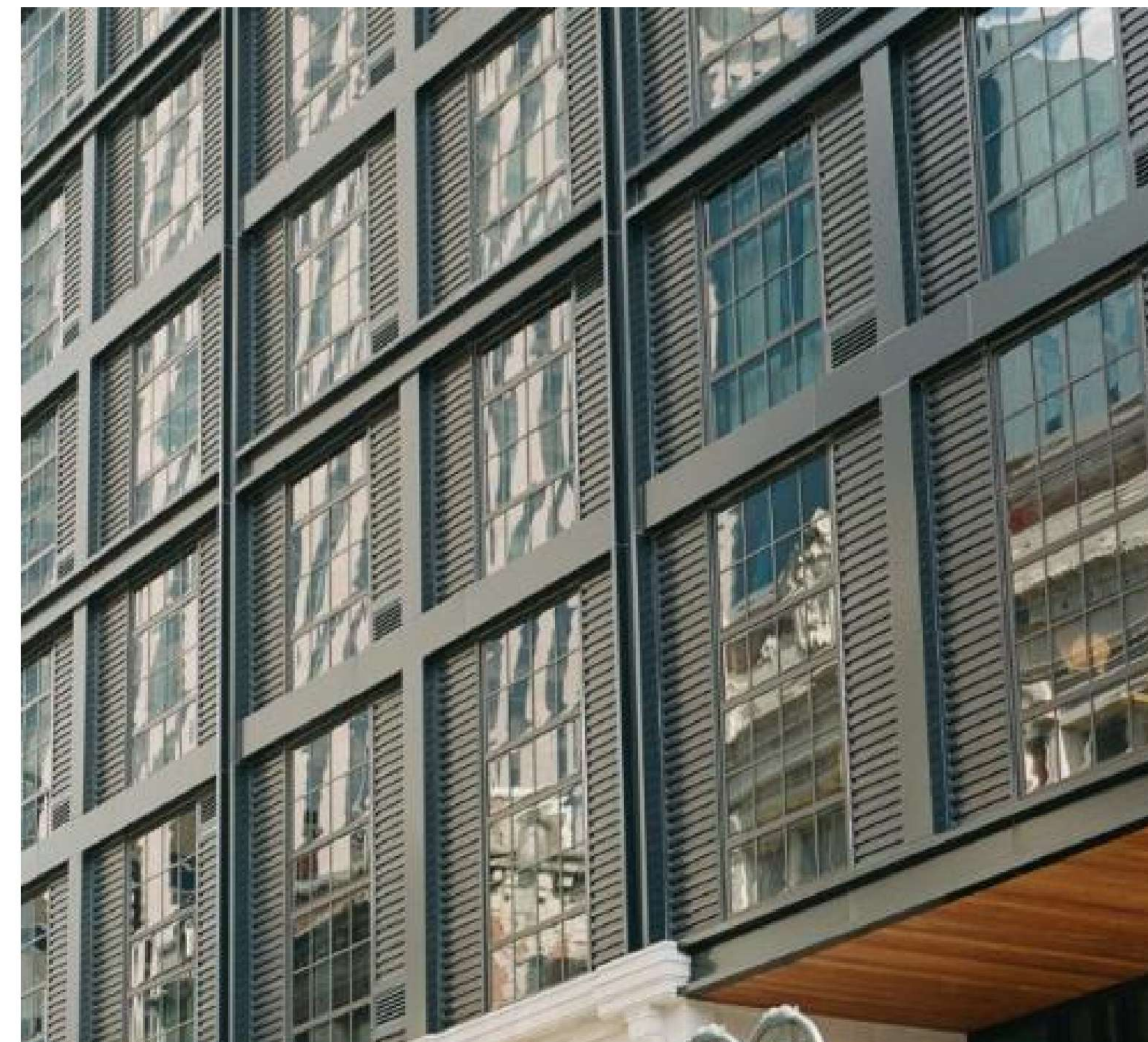
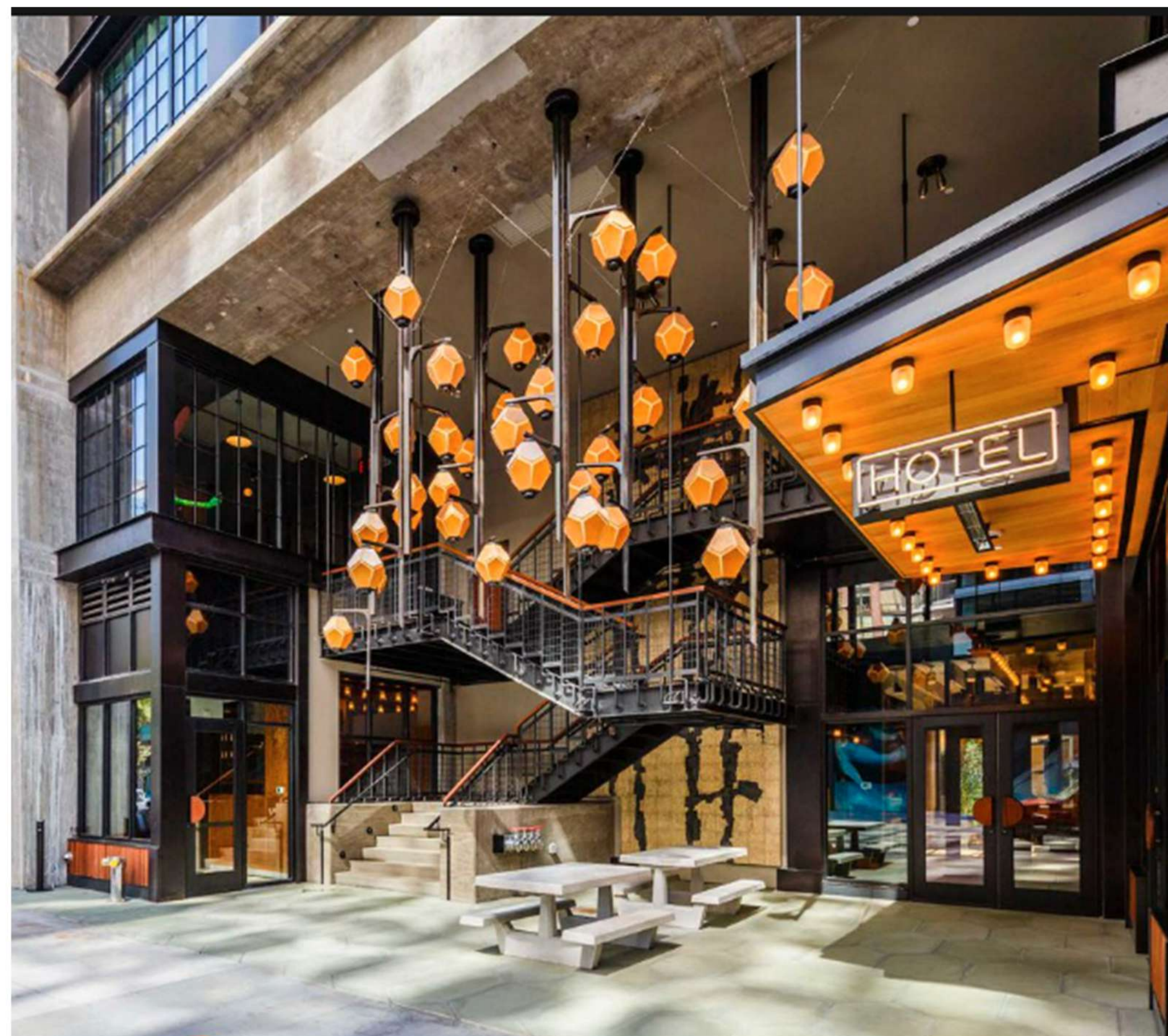
VIEW FROM INTERNAL COURTYARD TOWARDS PARKING GARAGE



VIEW OF NEW MURAL AT PARKING GARAGE WALL

EXTERIOR RENDERINGS - PEDESTRIAN CONNECTION
929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24

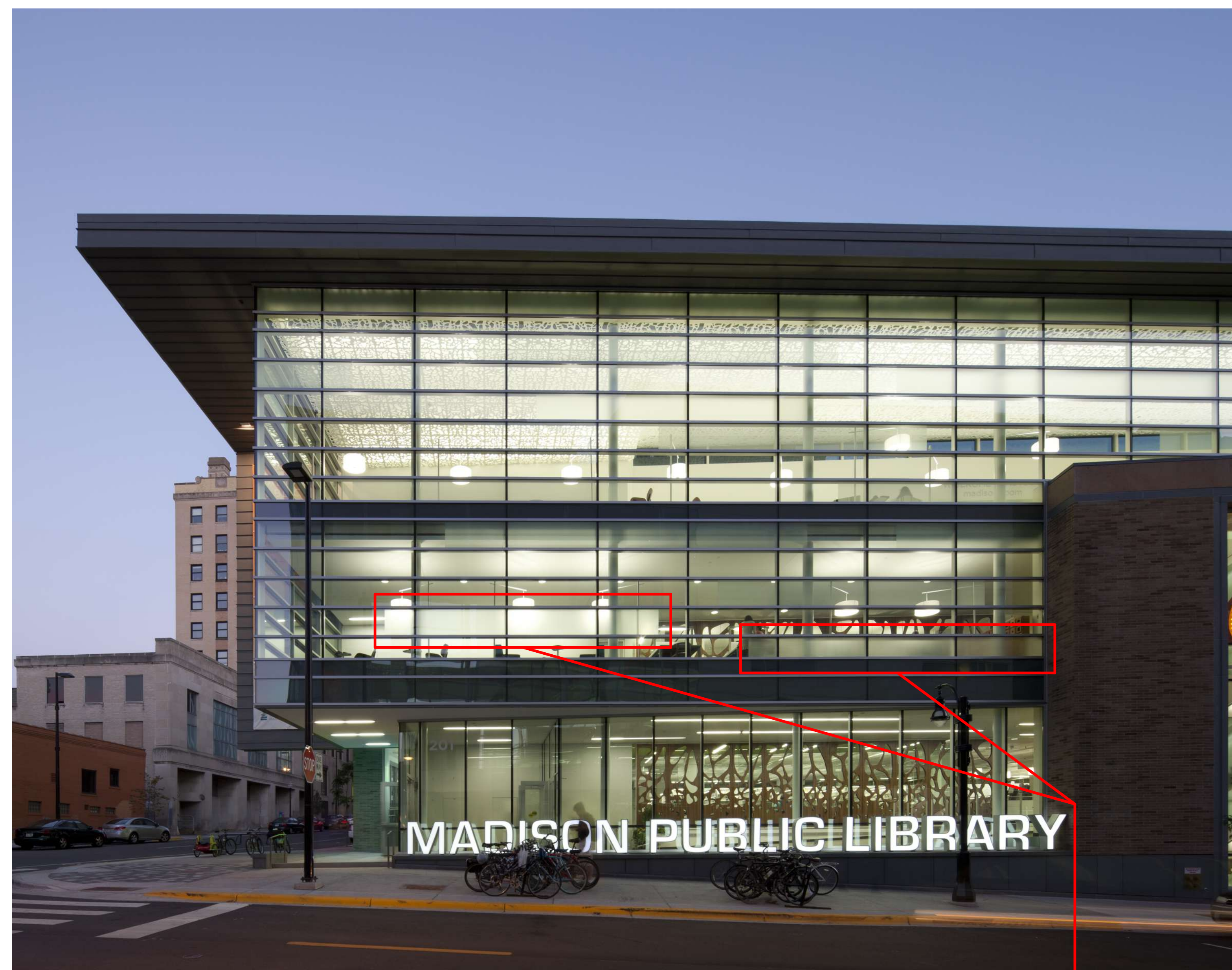
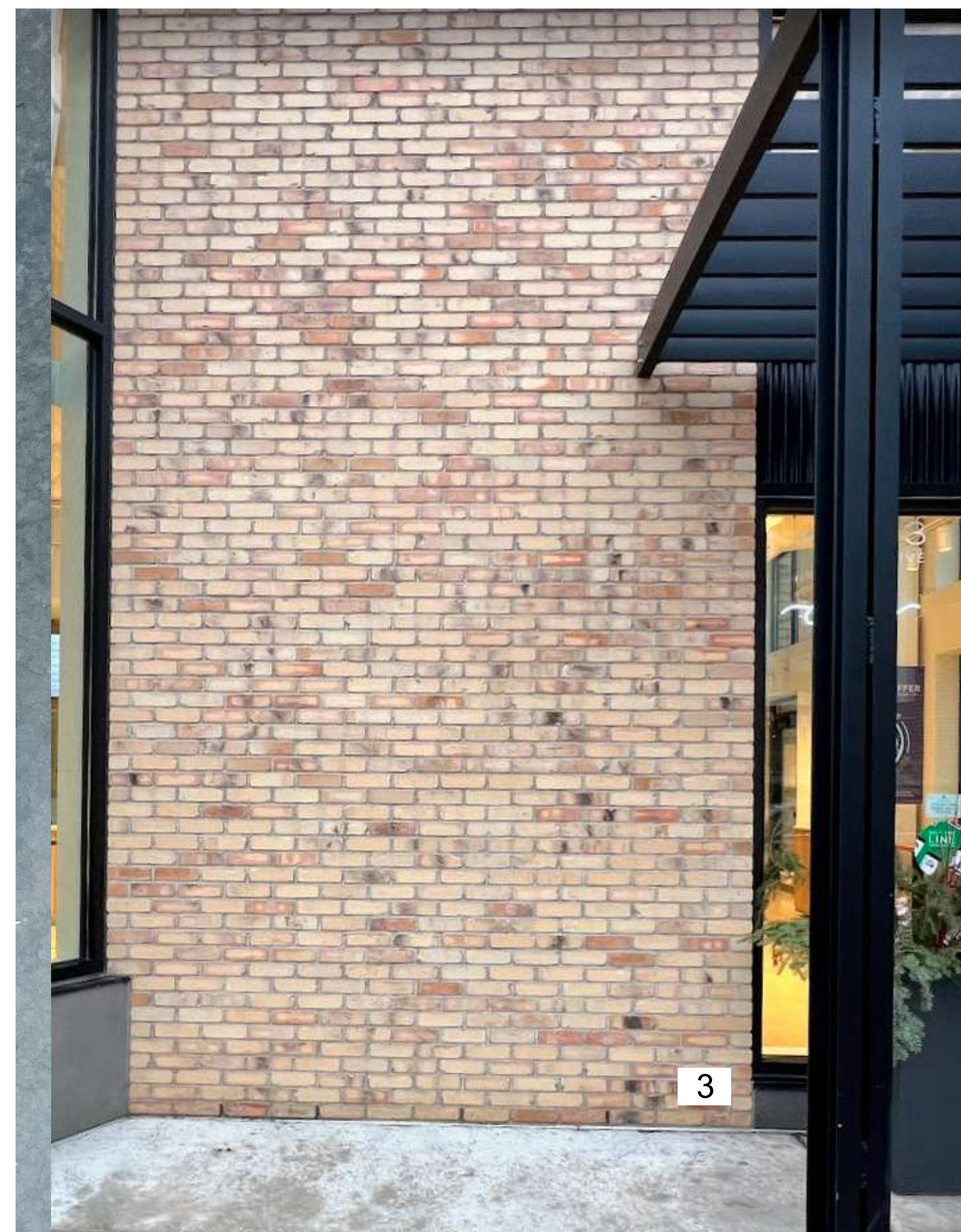
PRELIMINARY RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



EXTERIOR MATERIAL INSPIRATION
 929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24



- 1 Black Precast Panels
- 2 Black Granite Stone Base
- 3 Brick - Old Chicago
- 4 Brick - Black
- 5 Aluminum Window Frames - Black Anodized
- 6 Painted Metal Panels and Louvers - Matte Black
- 7 Steel - Painted Black
- 8 Translucent Glass - Parking Floors



Translucent glass lit up from behind at night.

BUILDING MATERIALS
929 East Washington Avenue Hotel - 2016.36.02.4
 01/29/24



3 1 5 8 6 Decorative custom light fixture placeholder. 7 2

Notes: _____

929 EAST WASHINGTON
AVENUE HOTEL

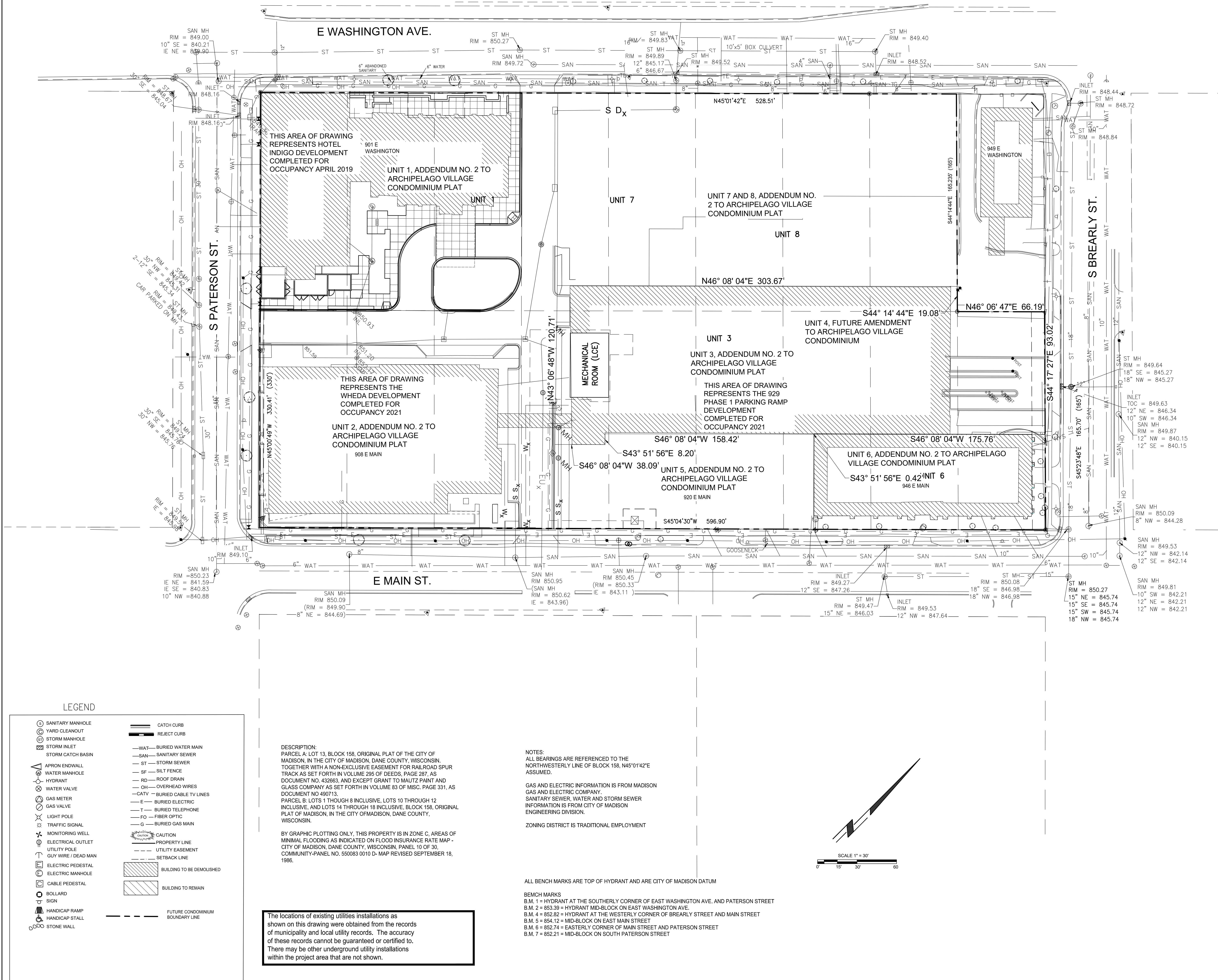
929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	

EXISTING
SITE PLAN

SV100



Notes:

929 EAST WASHINGTON
AVENUE HOTEL

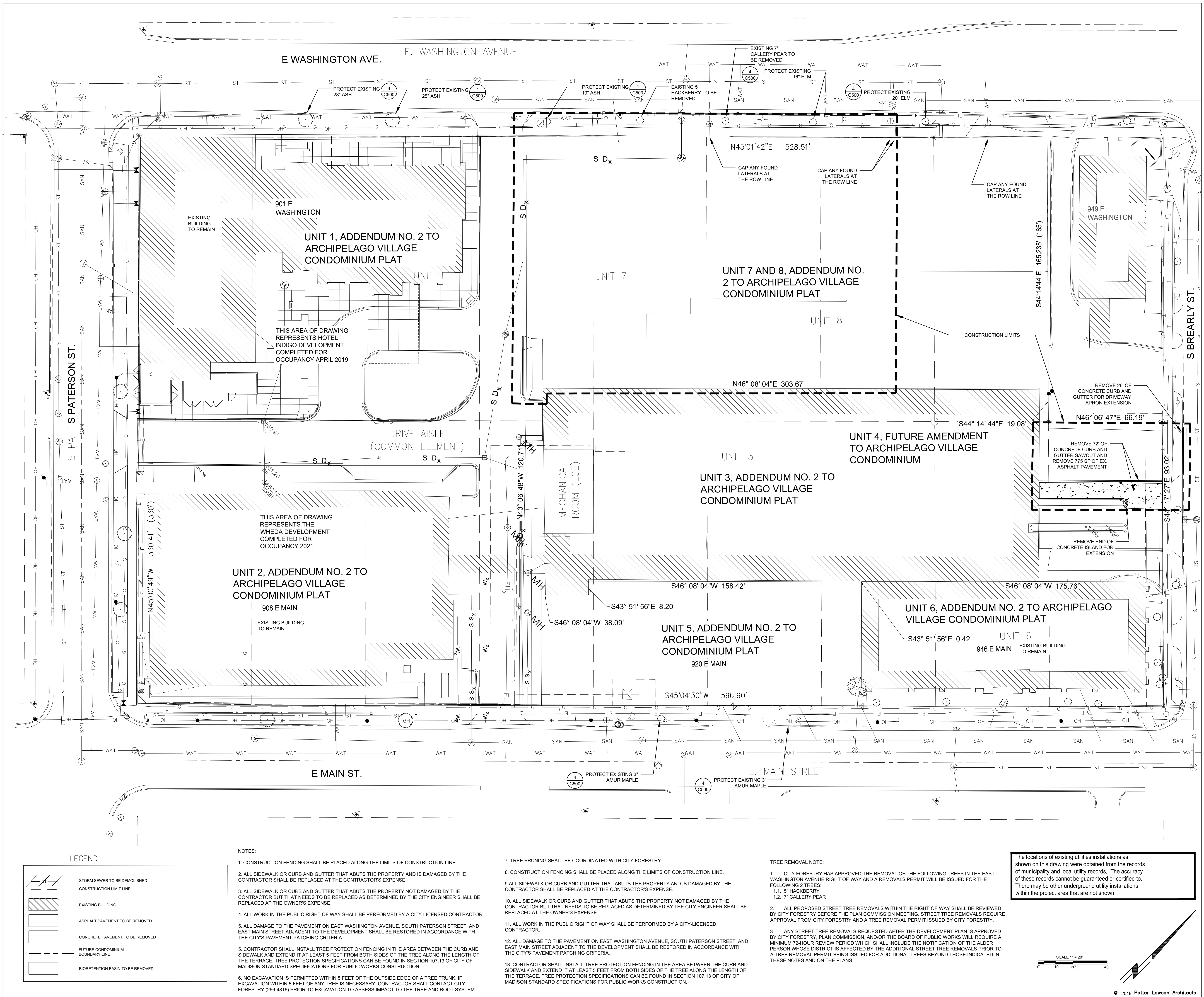
929 E Washington Ave
Madison, Wisconsin

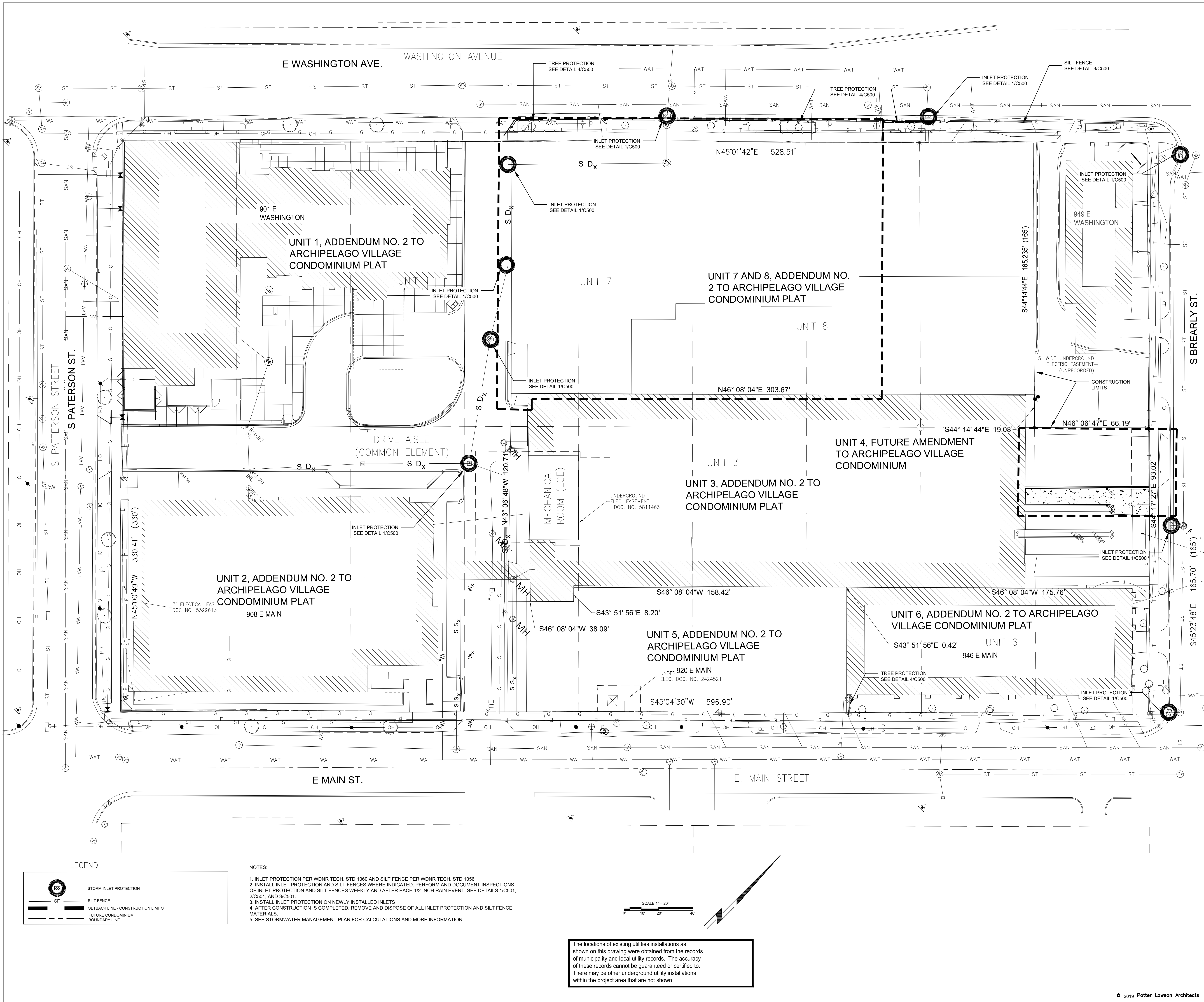
2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	

SITE
DEMOLITION PLAN

C100





Notes:

929 EAST WASHINGTON
AVENUE HOTEL

929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	

EROSION
CONTROL PLAN

C101

Notes: _____

929 EAST WASHINGTON
AVENUE HOTEL

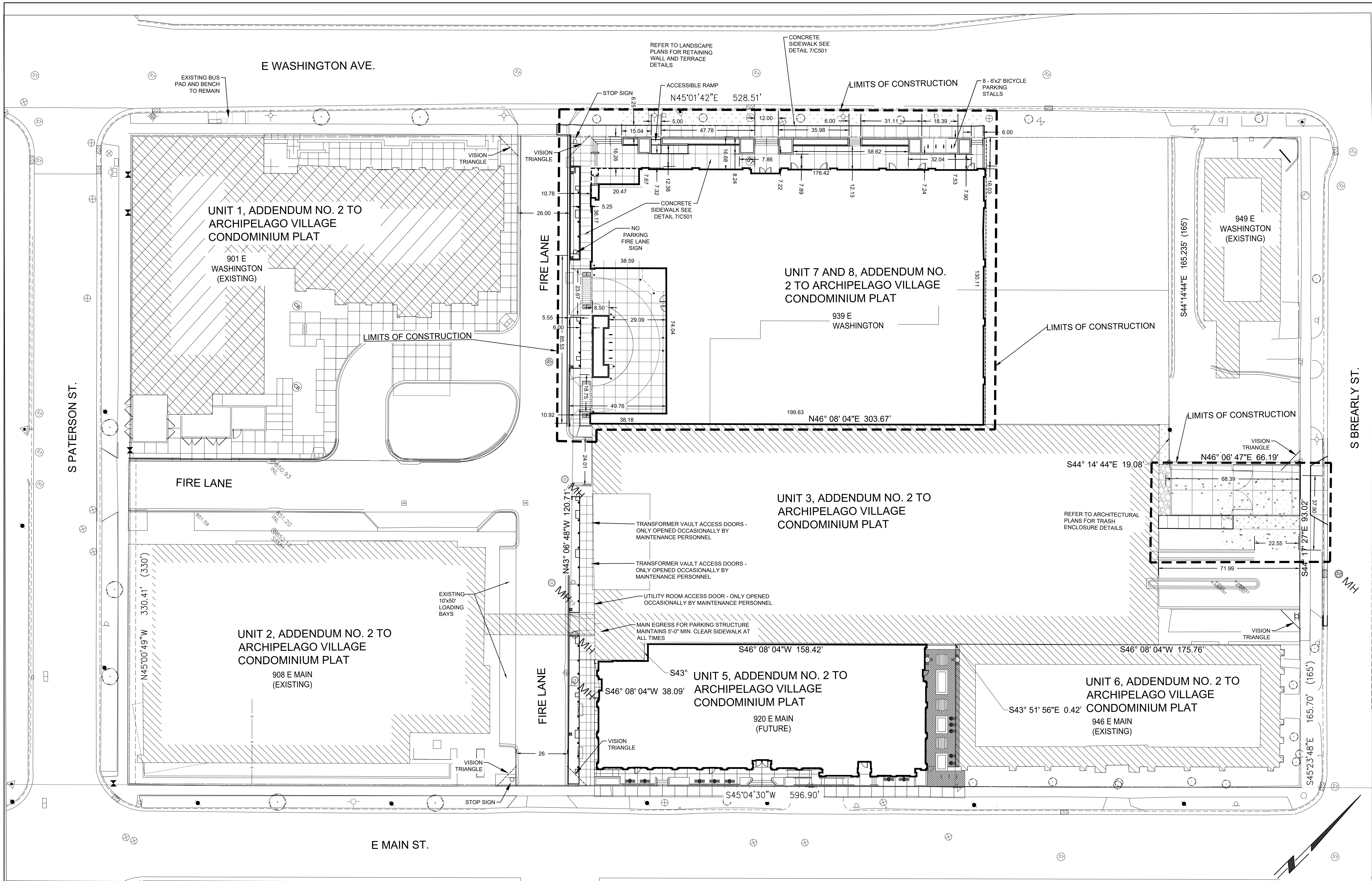
929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	

SITE
LAYOUT PLAN

C102



GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
2. ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 6, 2007.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
4. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE OWNER, OR THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
6. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
7. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
8. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
10. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.
11. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
12. WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
13. THERE ARE NO FRONT OR SIDE YARD SETBACKS.
14. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
15. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER WHICH ABUTS THE CURB, AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED DUE TO UNDESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
16. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
17. NO VISUAL OBSTRUCTIONS TO BE LOCATED WITHIN VISION TRIANGLES BETWEEN THE HEIGHTS OF 2.5'-10' - 25' BEHIND THE PROPERTY LINE AT STREETS AND 10' BEHIND THE PROPERTY LINE AT DRIVEWAYS.

CURB, GRADE BEAM CURB, SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.
2. CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.
3. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
4. ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.
5. CONCRETE JOINTING FOR THE SIDEWALK AROUND THE BUILDING WILL BE TOOLED JOINTS. THE UPPER TERRACE ALONG EAST WASHINGTON AVE. AND THE CROSS WALK THAT CUTS THROUGH THE NORTH-SOUTH FIRE LANE WILL BE SAW CUT JOINTS.
6. CLEARLY DEFINED FIVE-FOOT WALKWAYS TO ASSIST CITIZENS WITH DISABILITIES IS PROVIDED FOR THIS PROJECT TO AID IN CIRCULATION WITHIN THE ENTIRE DEVELOPMENT AND TO BUILDING ENTRANCE DOORS. EXCEPTIONS DO OCCUR ALONG THE WESTERN FACE OF THE 920 EAST MAIN / PHASE 1 PARKING LOT. STRUCTURE 929 EAST WASHINGTON BUILDING FACADE FOR SOME UTILITY ROOMS WHICH WILL BE ACCESSED INFREQUENTLY AND BY QUALIFIED MAINTENANCE PERSONNEL. THESE EXCEPTIONS ARE EXPLICITLY NOTED ON THE PLANS.

Land Use Summary Table	
Site Area	Lot 4.27 Ac / Disturbed 3.25Ac
Total Building Sq.Ft.	318,017 G.S.F. (929)
Building Footprint Sq.Ft.	22,867 Sq. Ft. (929)
Building Type	Commercial (929)
Lot Coverage (Block)	59%

Land Cover Analysis Table	
Lot Area	Lot 186,001 Sq. / 4.27 Ac
Building Footprint Sq.Ft.	17,209 SF
Building Footprint Sq.Ft.	5,658 SF
(929 Impervious)	
Building Footprint Sq.Ft.	70,813 SF
(Other Buildings)	
Site Paving	33,541 SF
Green Roof	
(Other Buildings)	19,502 SF
Landscape Area	9,387 SF
Total Green (Incl. Green Roof)	46,098 SF
Total Impervious	110,012 SF

LEGEND

- SANITARY MANHOLE
- YARD CLEANOUT
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- APRON ENDWALL
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- LIGHT POLE
- TRAFFIC SIGNAL
- MONITORING WELL
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE / DEAD MAN
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- CABLE PEDESTAL
- BOLLARD
- SIGN
- HANDICAP RAMP
- HANDICAP STALL
- STONE WALL
- CATCH CURB
- REJECT CURB
- WAT — BURIED WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- SF — SILT FENCE
- RD — ROOF DRAIN
- OH — OVERHEAD WIRES
- CATV — BURIED CABLE TV LINES
- E — BURIED ELECTRIC
- T — BURIED TELEPHONE
- FO — FIBER OPTIC
- G — BURIED GAS MAIN
- CAUTION
- PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN
- FUTURE CONDOMINIUM BOUNDARY LINE

Notes: _____

929 EAST WASHINGTON
AVENUE HOTEL

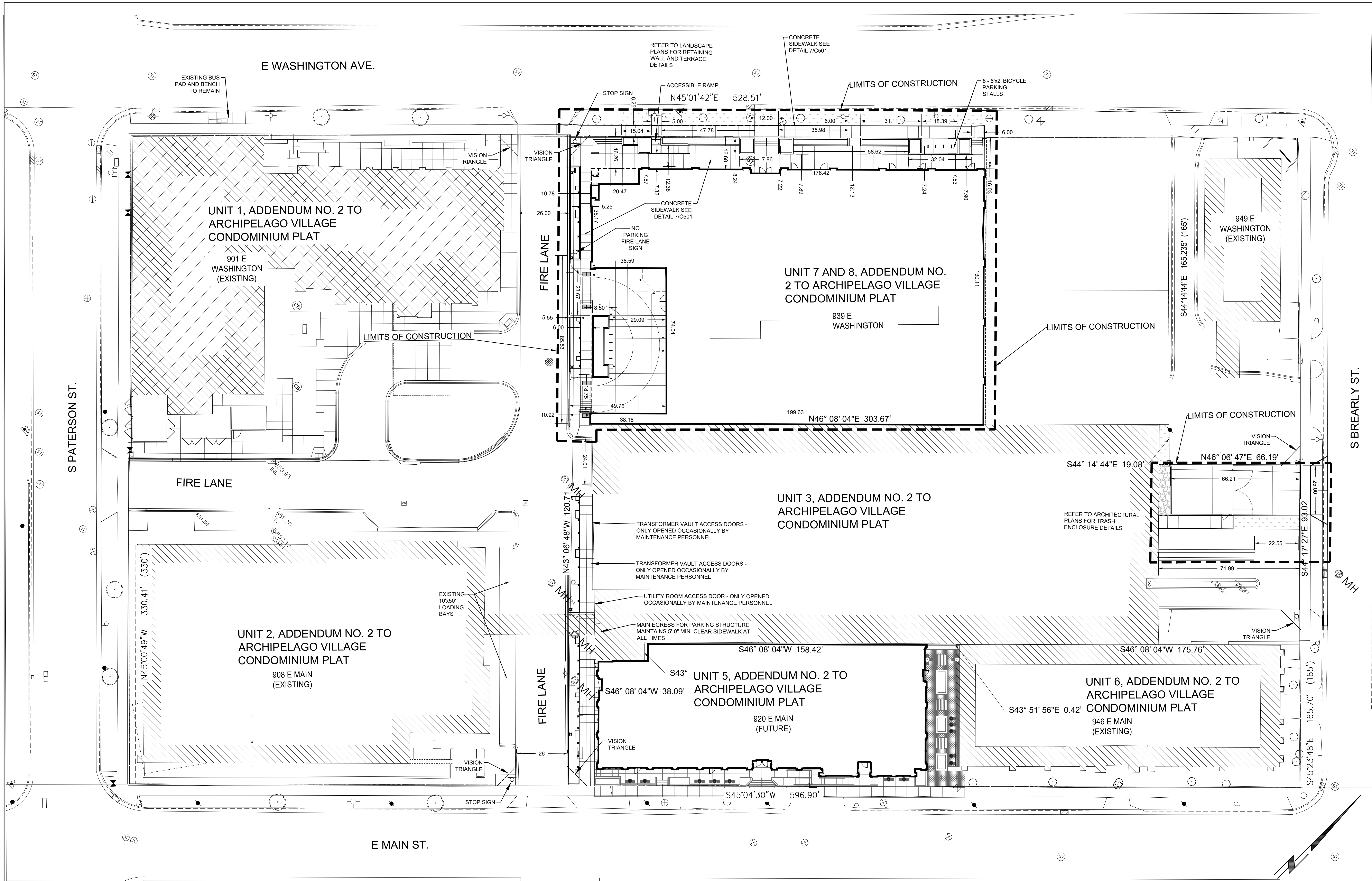
929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	

SITE
LAYOUT PLAN

C102



GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
2. ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 6, 2007.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
4. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADES FOR ANY SECTION OF THE WORK HEREIN DESCRIBED SHALL BE SET BY THE OWNER, OR THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
6. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
7. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
8. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
10. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.
11. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
12. WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
13. THERE ARE NO FRONT OR SIDE YARD SETBACKS.
14. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
15. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER WHICH ABUTS THE CURB, AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED DUE TO UNDESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
16. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
17. NO VISUAL OBSTRUCTIONS TO BE LOCATED WITHIN VISION TRIANGLES BETWEEN THE HEIGHTS OF 2.5'-10' - 25' BEHIND THE PROPERTY LINE AT STREETS AND 10' BEHIND THE PROPERTY LINE AT DRIVEWAYS.

CURB, GRADE BEAM CURB, SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.
2. CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.
3. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
4. ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAWED AND REMOVED OR THE ENTIRE CURB AND GUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.
5. CONCRETE JOINTING FOR THE SIDEWALK AROUND THE BUILDING WILL BE TOOLED JOINTS. THE UPPER TERRACE ALONG EAST WASHINGTON AVE. AND THE CROSS WALK THAT CUTS THROUGH THE NORTH-SOUTH FIRE LANE WILL BE SAW CUT JOINTS.
6. CLEARLY DEFINED FIVE-FOOT WALKWAYS TO ASSIST CITIZENS WITH DISABILITIES IS PROVIDED FOR THIS PROJECT TO AID IN CIRCULATION WITHIN THE ENTIRE DEVELOPMENT AND TO BUILDING ENTRANCE DOORS. EXCEPTIONS DO OCCUR ALONG THE WESTERN FACE OF THE 920 EAST MAIN / PHASE 1 PARKING LOT. STRUCTURE 929 EAST WASHINGTON BUILDING FACADE FOR SOME UTILITY ROOMS WHICH WILL BE ACCESSED INFREQUENTLY AND BY QUALIFIED MAINTENANCE PERSONNEL. THESE EXCEPTIONS ARE EXPLICITLY NOTED ON THE PLANS.

Land Use Summary Table	
Site Area	Lot 4.27 Ac / Disturbed 3.25Ac
Total Building Sq.Ft.	318,017 G.S.F. (929)
Building Footprint Sq.Ft.	22,867 Sq. Ft. (929)
Building Type	Commercial (929)
Lot Coverage (Block)	59%

Land Cover Analysis Table	
Lot Area	Lot 186,001 Sq. Ft. / 4.27 Ac
Building Footprint Sq.Ft.	17,209 SF
Building Footprint Sq.Ft.	5,658 SF
Green Roof (Other Buildings)	70,813 SF
Site Paving	33,541 SF
Green Roof (Other Buildings)	19,502 SF
Landscape Area	9,387 SF
Total Green (Incl. Green Roof)	46,098 SF
Total Impervious	110,012 SF

LEGEND

- ① SANITARY MANHOLE
- ② YARD CLEANOUT
- ③ STORM MANHOLE
- ④ STORM INLET
- ⑤ STORM CATCH BASIN
- ⑥ APRON ENDWALL
- ⑦ WATER MANHOLE
- ⑧ HYDRANT
- ⑨ WATER VALVE
- ⑩ GAS METER
- ⑪ GAS VALVE
- ⑫ LIGHT POLE
- ⑬ TRAFFIC SIGNAL
- ⑭ MONITORING WELL
- ⑮ ELECTRICAL OUTLET
- ⑯ UTILITY POLE
- ⑰ GUY WIRE / DEAD MAN
- ⑱ ELECTRIC PEDESTAL
- ⑲ ELECTRIC MANHOLE
- ⑳ CABLE PEDESTAL
- ⓪ BOLLARD
- ⓫ SIGN
- ⓬ HANDICAP RAMP
- ⓭ HANDICAP STALL
- ⓮ STONE WALL
- CATCH CURB
- REJECT CURB
- BURIED WATER MAIN
- SANITARY SEWER
- ST — STORM SEWER
- SF — SILT FENCE
- RD — ROOF DRAIN
- OH — OVERHEAD WIRES
- CATV — BURIED CABLE TV LINES
- E — BURIED ELECTRIC
- T — BURIED TELEPHONE
- FO — FIBER OPTIC
- G — BURIED GAS MAIN
- CAUTION
- PROPERTY LINE
- UTILITY EASEMENT
- SETBACK LINE
- BUILDING TO BE DEMOLISHED
- BUILDING TO REMAIN
- FUTURE CONDOMINIUM BOUNDARY LINE

SCALE 1" = 20'

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Notes: _____

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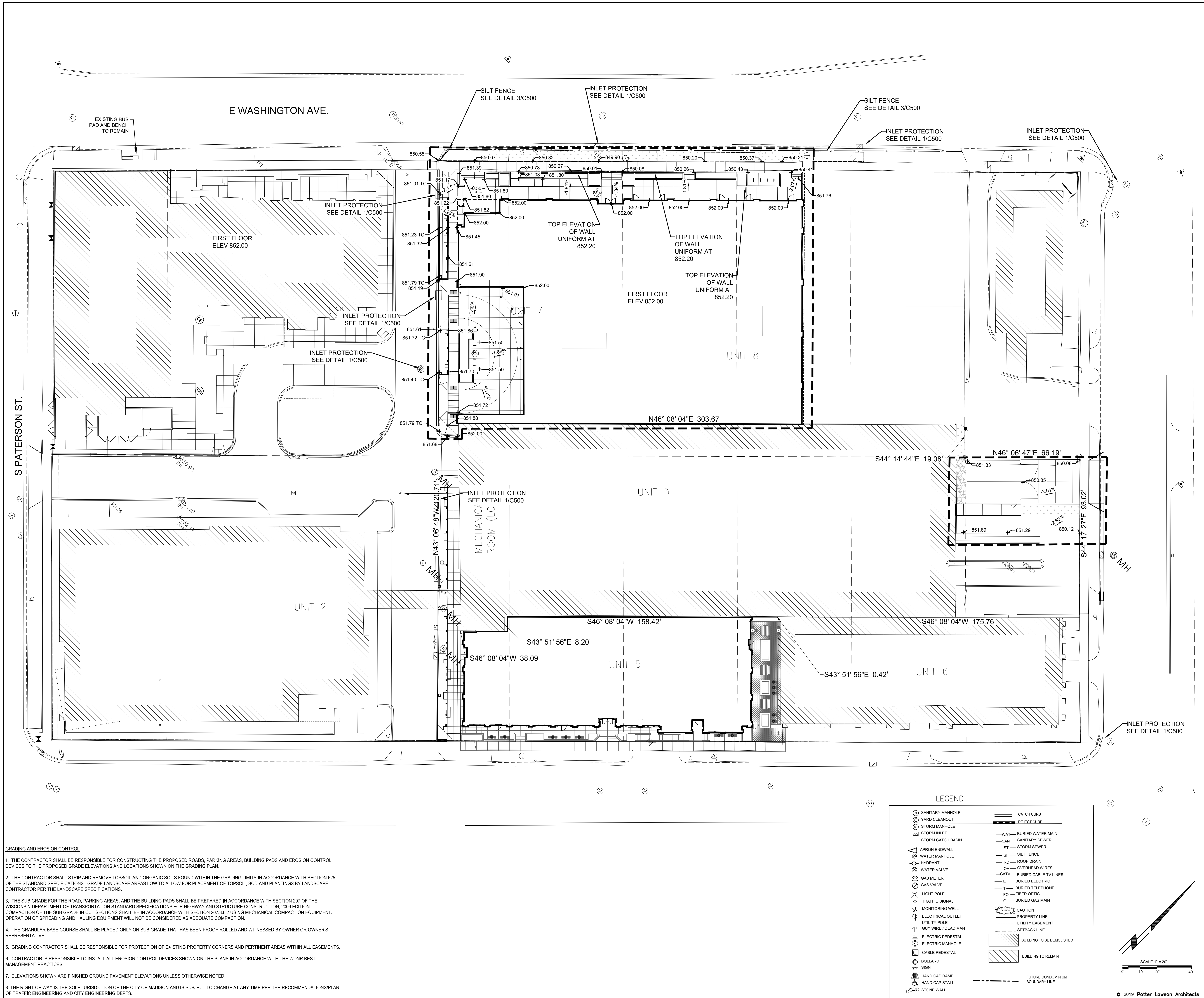
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SITE
GRADING PLAN

C104





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Lawson**

GENERAL NOTES:
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

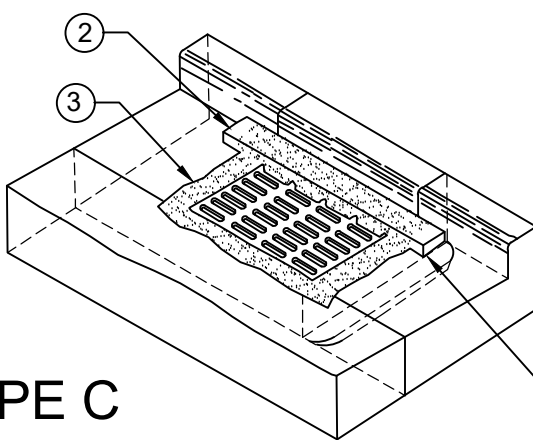
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 X 4.

INSTALLATION NOTES:
TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE B (WITHOUT CURB BOX) (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

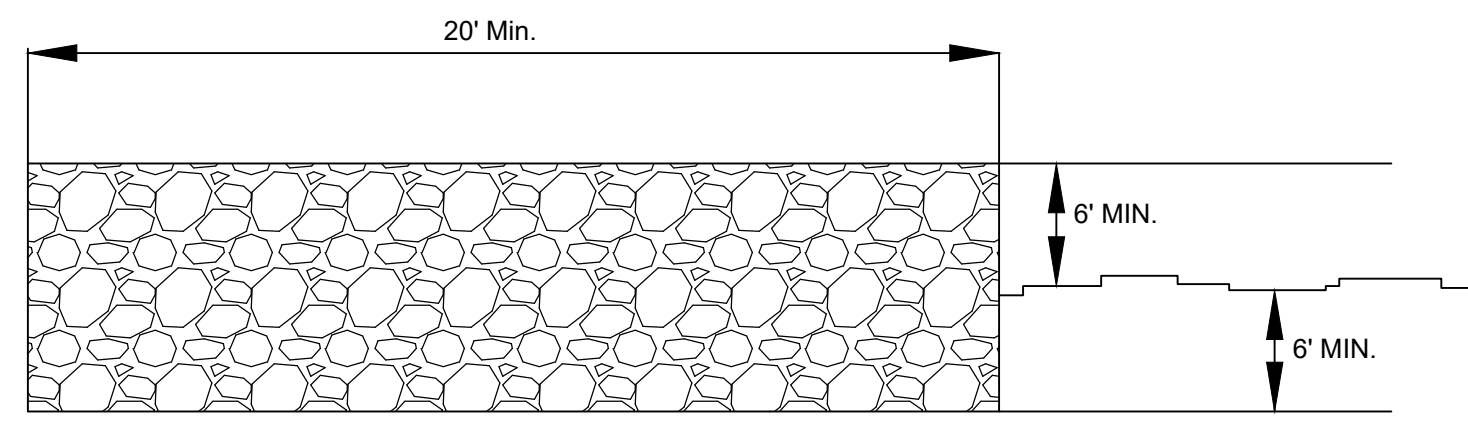


WOOD 2" X 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE TO GRATE WITH WORE OR PLASTIC TIES.

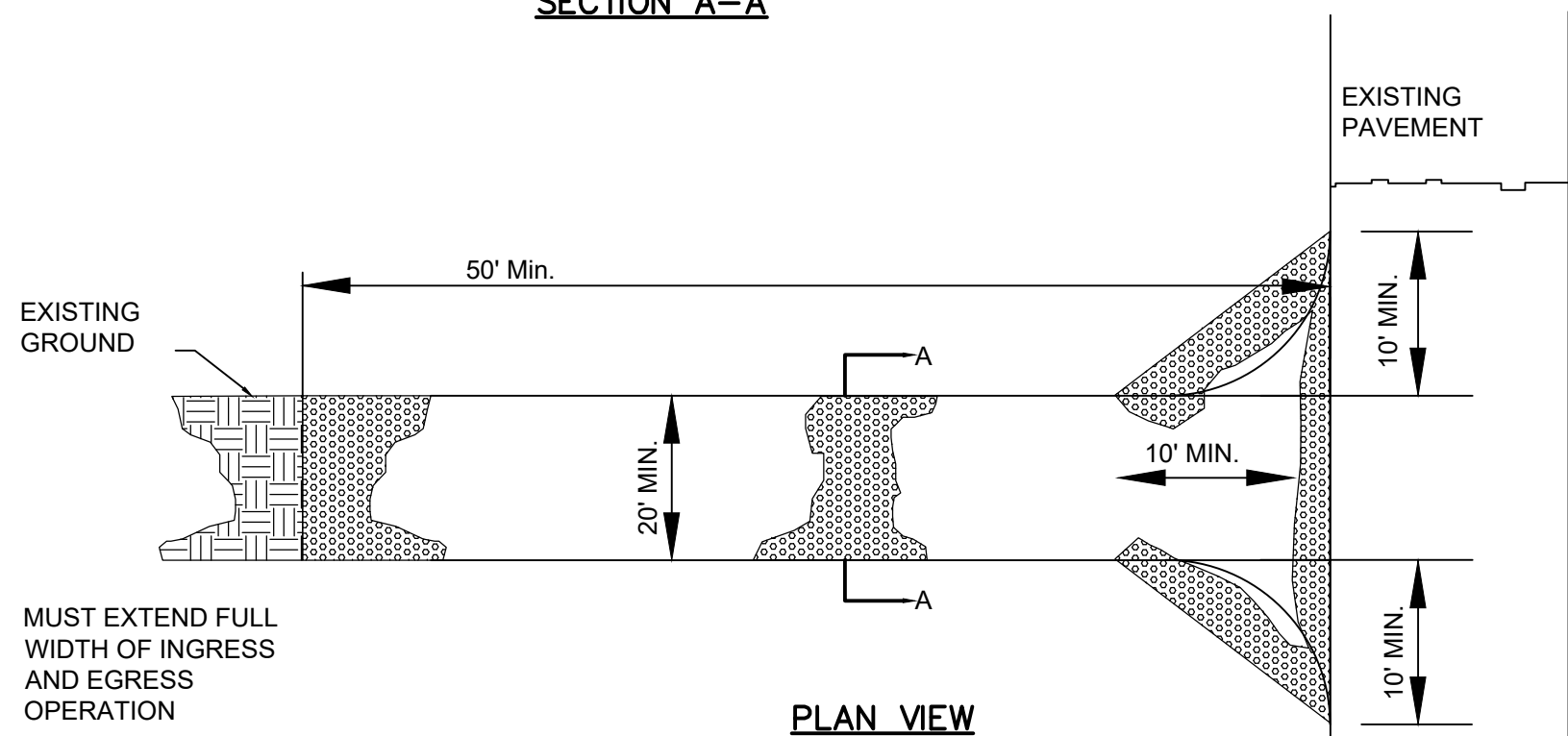
TYPE C (WITH CURB BOX)

1 INLET PROTECTION

NTS



SECTION A-A



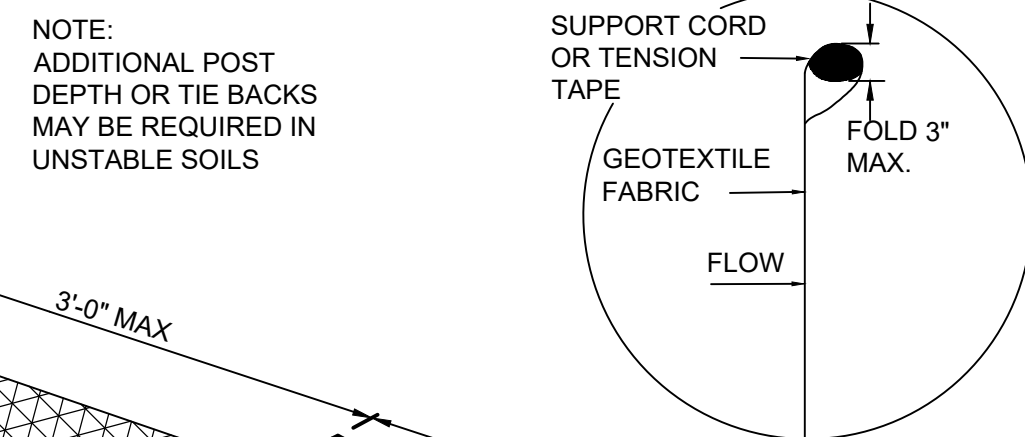
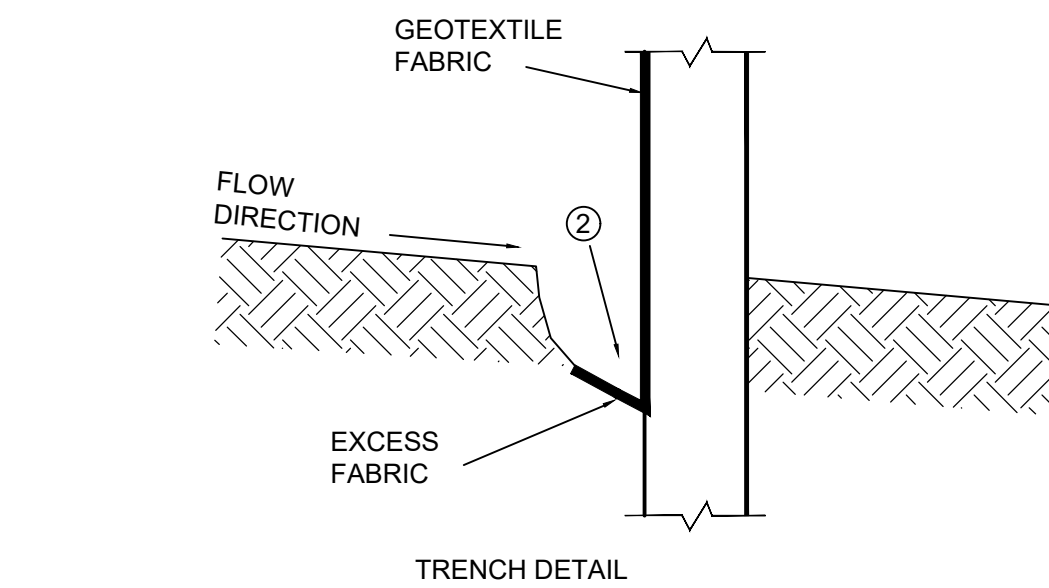
PLAN VIEW

NOTES:

- 1) TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- 2) LENGTH - MINIMUM OF 50'
- 3) WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDED A TURNING RADIUS.
- 4) STONE - CLEAR OR WASHED (3"-6" SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH AND WIDTH OF ENTRANCE.
- 5) SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" OF STONE OVER THE PIPE TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
- 6) LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

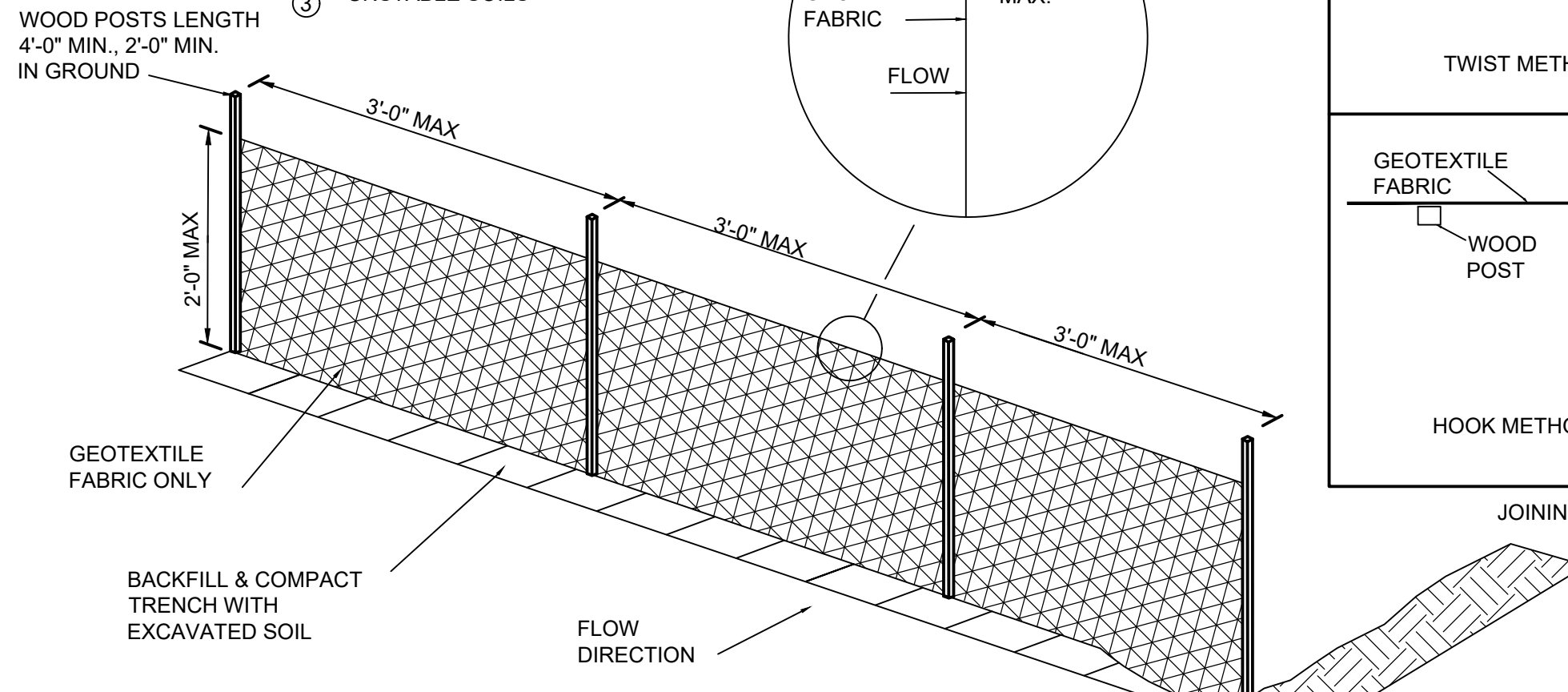
2 STABILIZED CONST. ENTRANCE

NTS



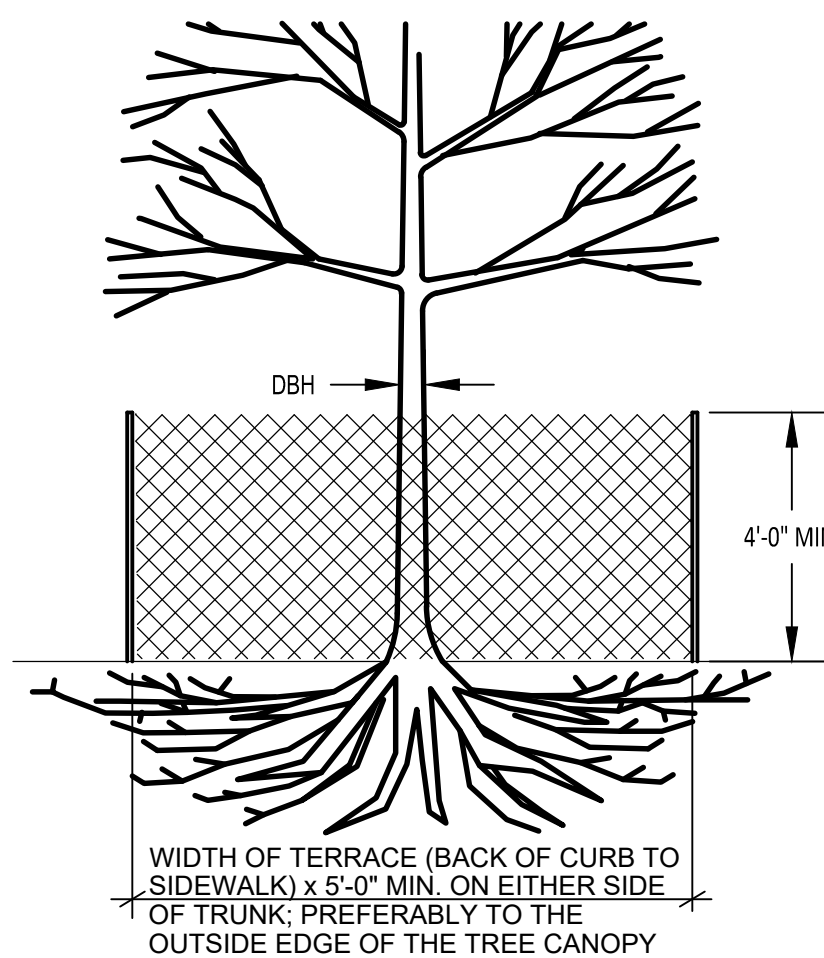
NOTE:

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



3 SILT FENCE

NTS



NOTES:

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16 "SELECTIVE TREE PROTECTION AND REMOVAL" AND PERFORM ALL WORK IN THE RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF MADISON STANDARD 107.13 "TREE PROTECTION SPECIFICATION".
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES MAY BE STORED IN THE TREE PROTECTION AREA.
3. INSTALL TREE PROTECTION FENCE STAKES AT 6'-0" O.C., MAX.
4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE, PREFERABLY TO THE OUTSIDE EDGE OF THE TREE CANOPY (OVERHEAD). NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL COORDINATED WITH CITY FORESTRY. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

4 TREE PROTECTION

NTS

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Notes: _____

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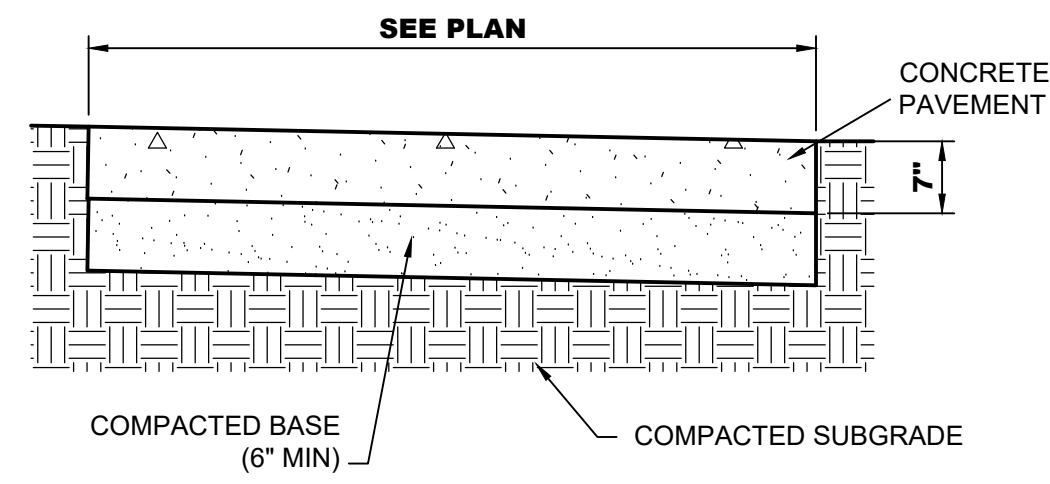
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EROSION
CONTROL DETAILS

C500

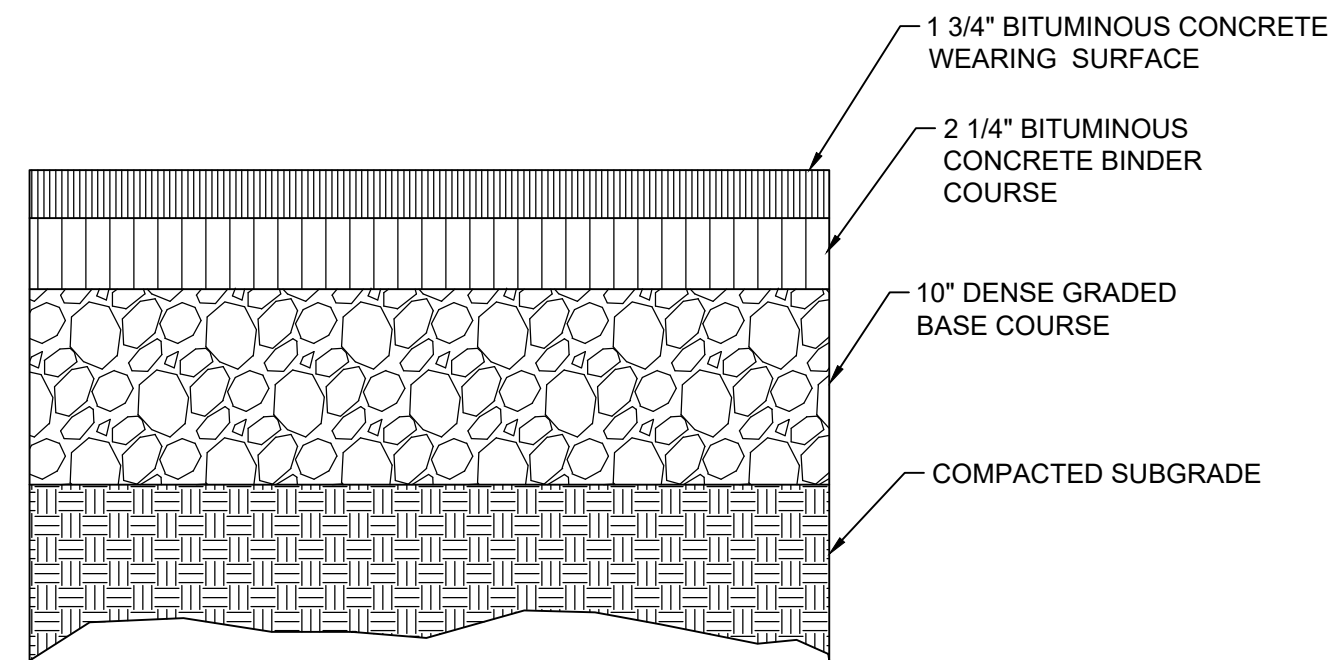


1. DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
2. BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).
3. SEE DETAIL 9/C501 FOR CONTROL JOINTS
4. SEE DETAIL 11/C501 FOR EXPANSION JOINTS
5. SEE SCORING PATTERN IN PLANS FOR CROSSWALK.

1 HD CONCRETE CROSSWALK

NTS

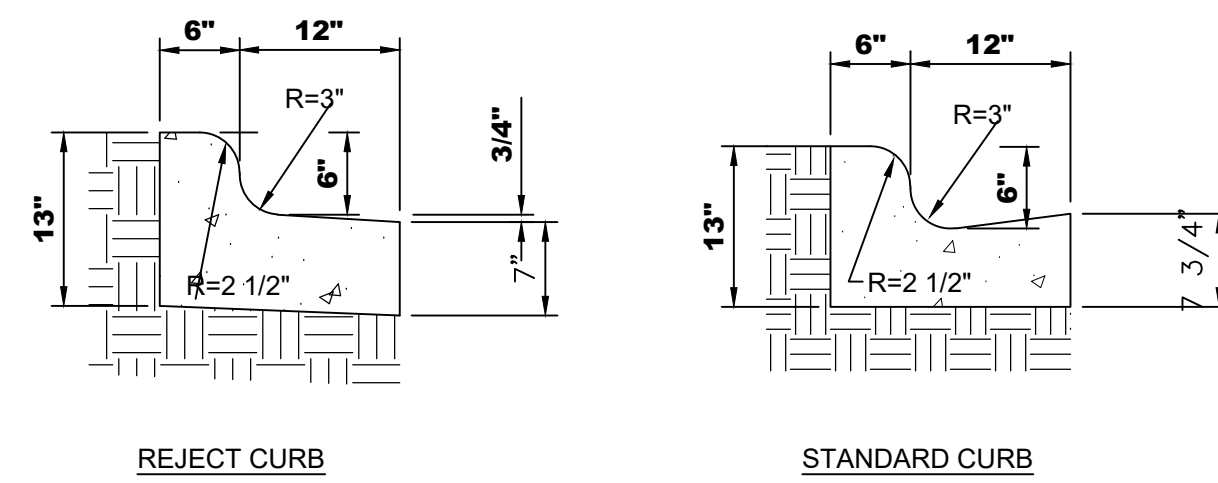
REFER TO LANDSCAPE PLANS FOR RETAINING WALL AND TERRACE DETAILS



- NOTES:
1. HMA PAVEMENT WisDOT SUPERPAVE TYPE E-1 MIX DESIGN, WITH A MAXIMUM NOMINAL AGGREGATE SIZE OF 12.5MM COMPACTED TO 92% OF THE MAXIMUM SPECIFIC GRAVITY AS DETERMINED BY ASTM D2041.
 2. DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT STANDARD SPECIFICATIONS 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION. BASE COURSE MATERIAL SHALL BE PLACED IN INDIVIDUAL 5\"/>
 3. SEE DETAIL 9/C501 FOR CONTROL JOINTS
 4. SEE DETAIL 11/C501 FOR EXPANSION JOINTS

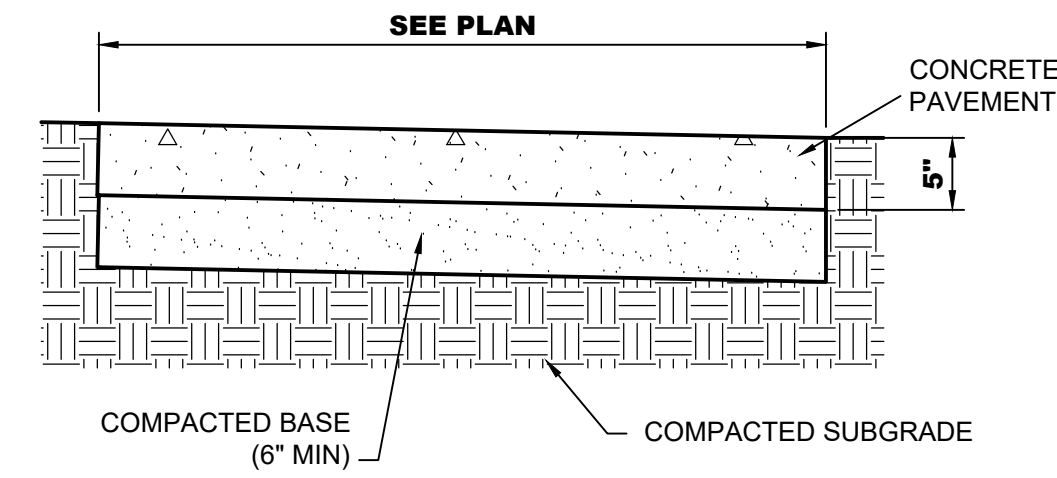
2 HMA PAVEMENT - HEAVY DUTY DRIVE AREAS

NTS



- GENERAL NOTES:
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3\"/>
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2\"/>
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

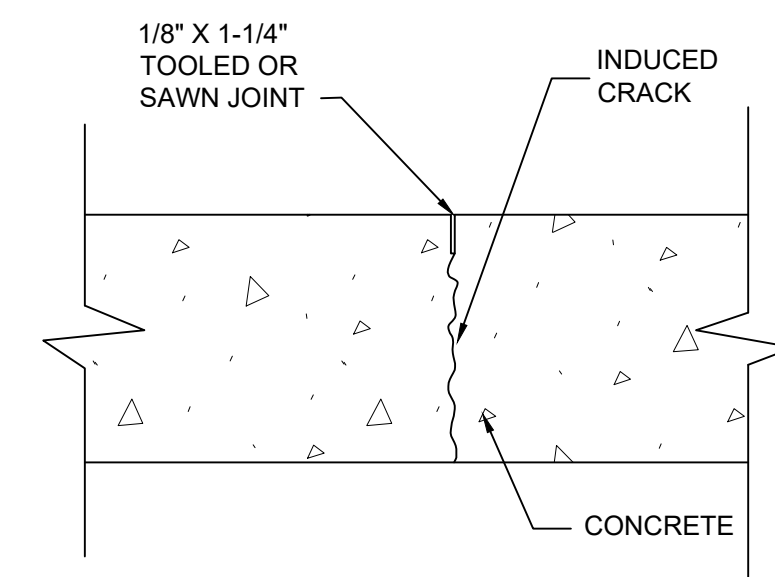
8 18\"/>



1. DENSE GRADED BASE COURSE SHALL CONFORM TO WisDOT 305.2.2.1, 1 1/4-INCH MAXIMUM DIAMETER SPECIFICATION.
2. BASE COURSE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM 1557).
3. SEE DETAIL 9/C501 FOR CONTROL JOINTS
4. SEE DETAIL 11/C501 FOR EXPANSION JOINTS

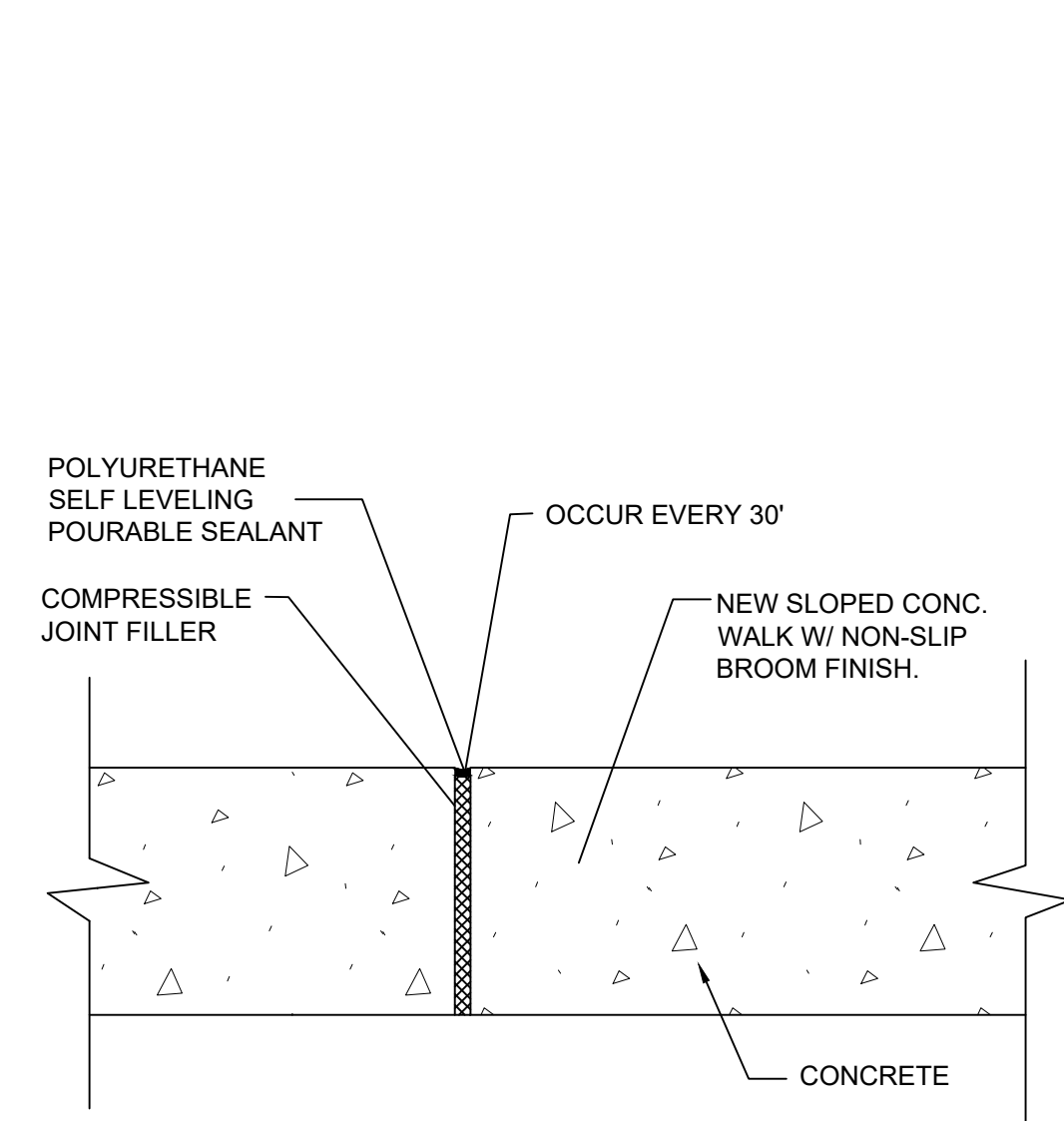
7 CONCRETE SIDEWALK

NTS



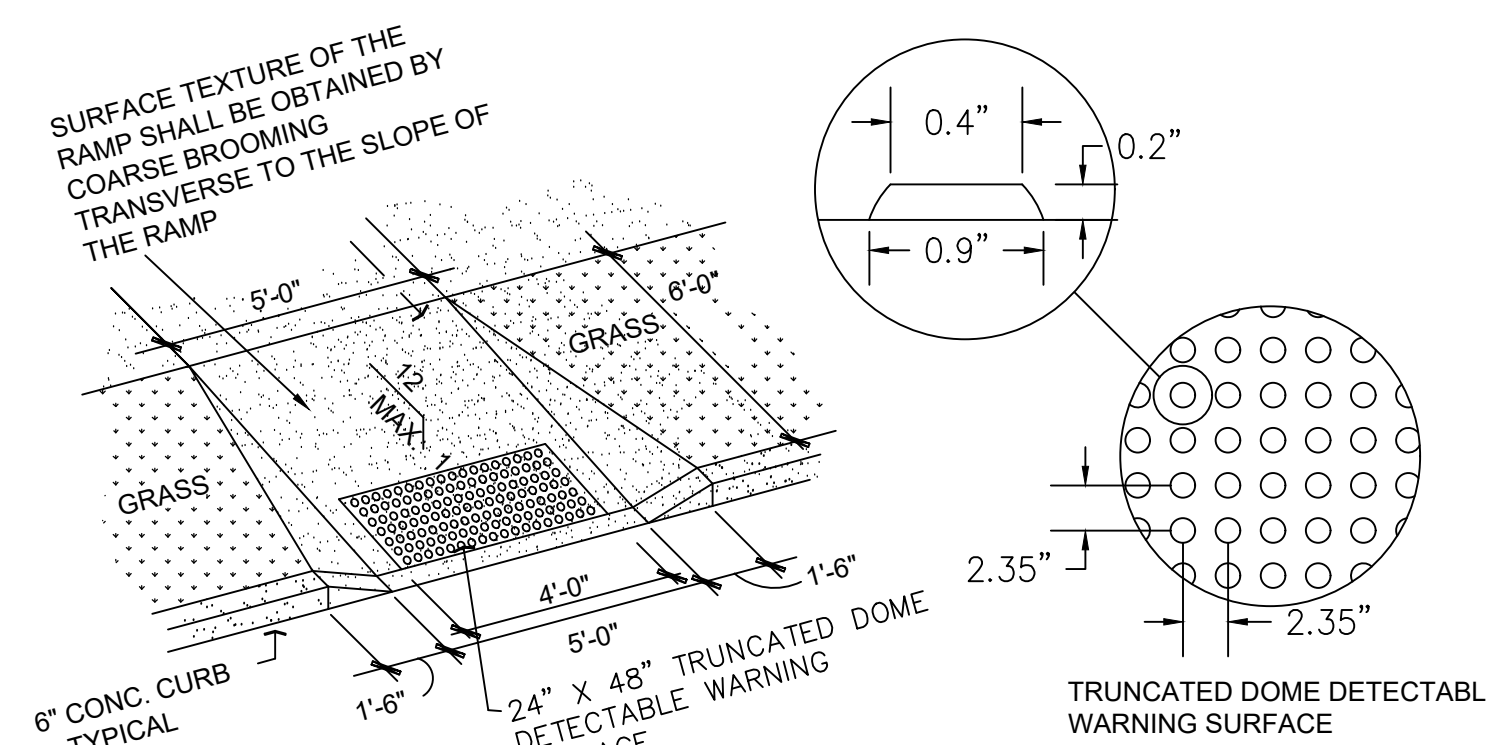
9 CONTROL JOINT

NTS



11 EXPANSION JOINT

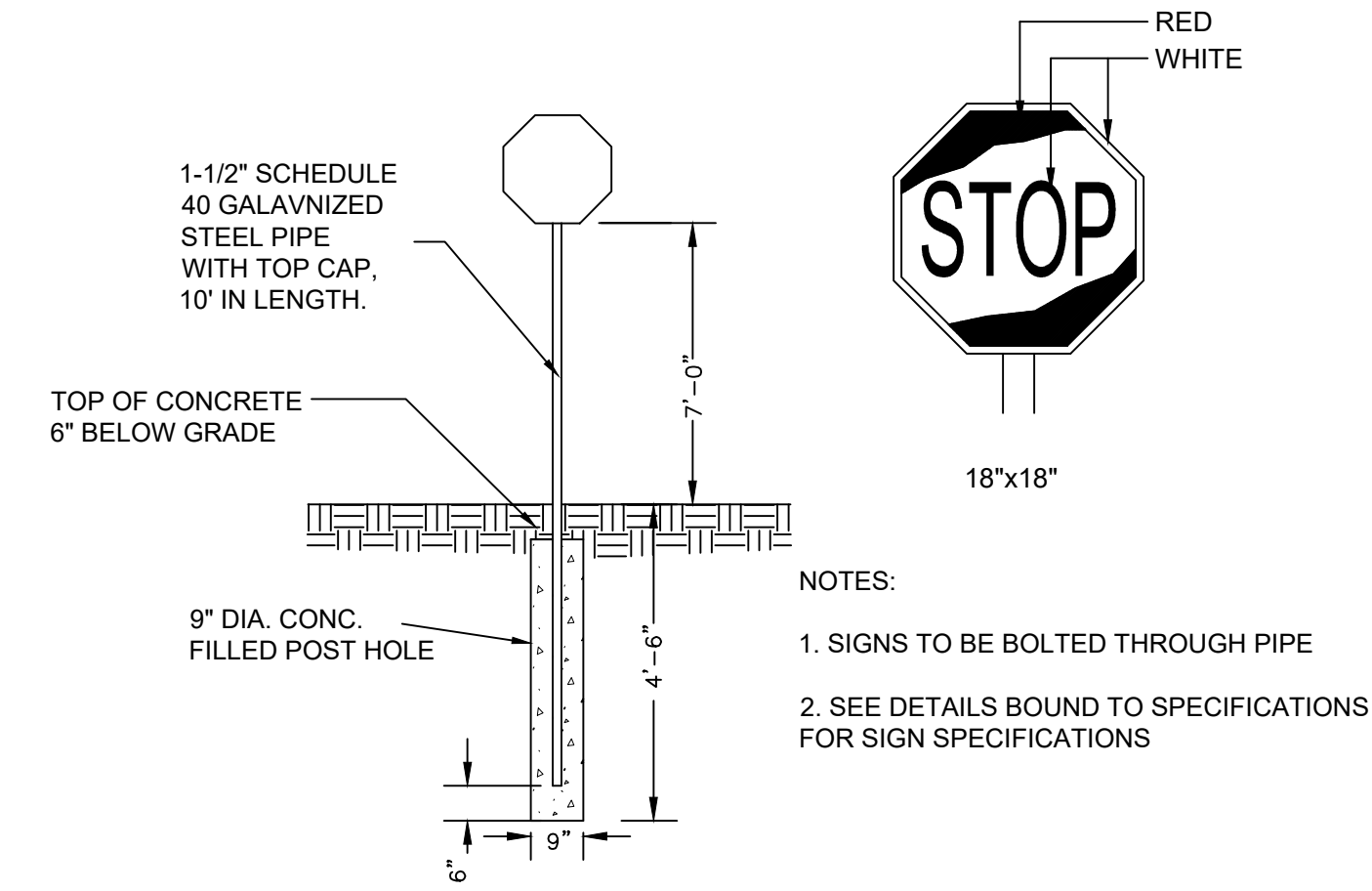
NTS



- NOTES:
1. DETECTABLE WARNING SURFACE SHALL BE STAMPED INTO THE CONCRETE OR ARMOR-TILE MODEL ADA-C2448YW MAY BE CAST IN PLACE RAMP AT THE TIME OF CONSTRUCTION. ARMOR-TILE MODEL ADA-S2448YW MAY BE USED AFTER THE RAMP IS POURED.
 2. DETECTABLE WARNING SURFACE SHALL BE PAINTED YELLOW.
 3. ALTERNATE METHODS OF CREATING THE DETECTABLE WARNING SURFACE MUST BE APPROVED BY THE ENGINEER.
 4. SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

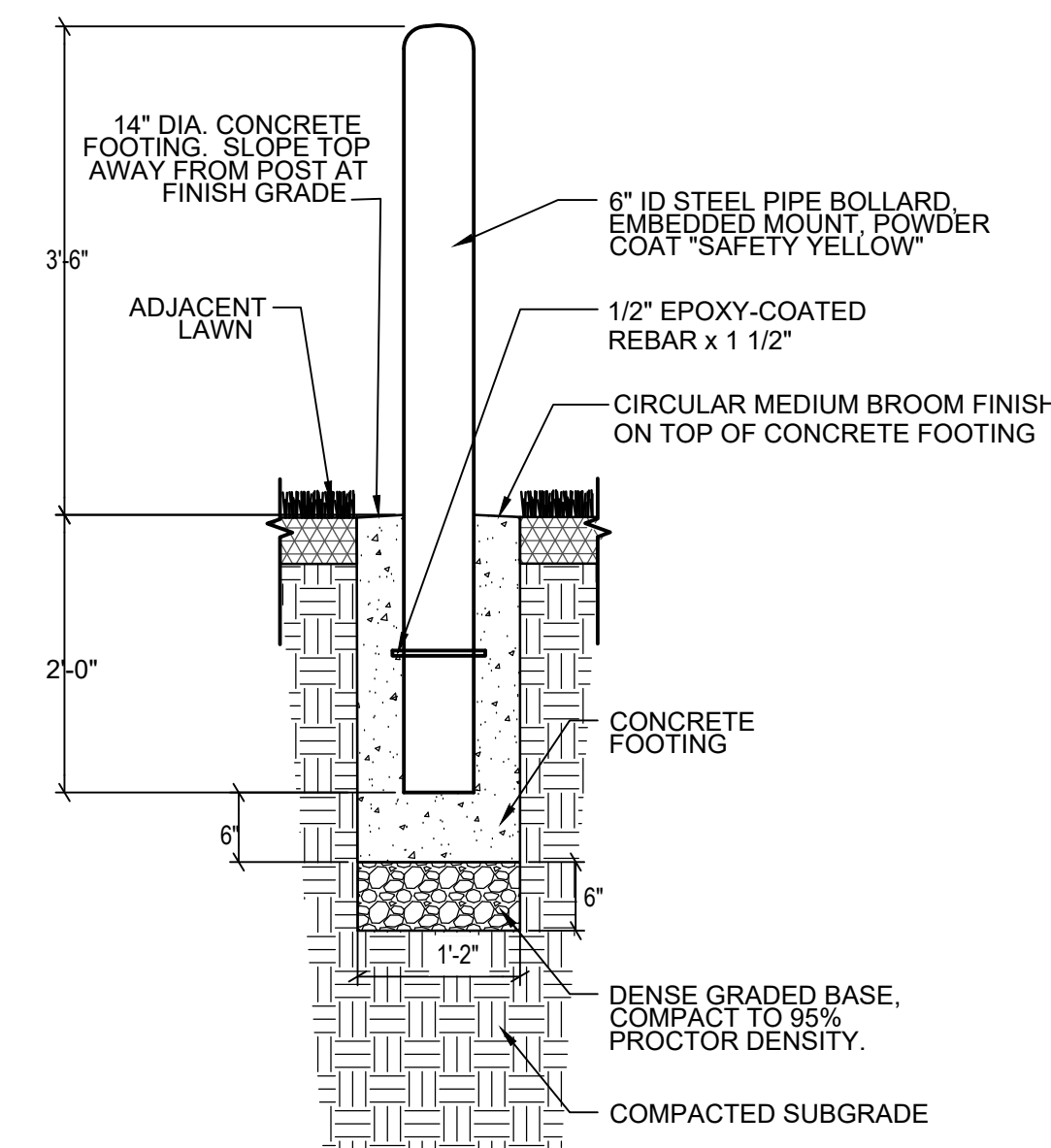
12 CURB RAMP

NTS



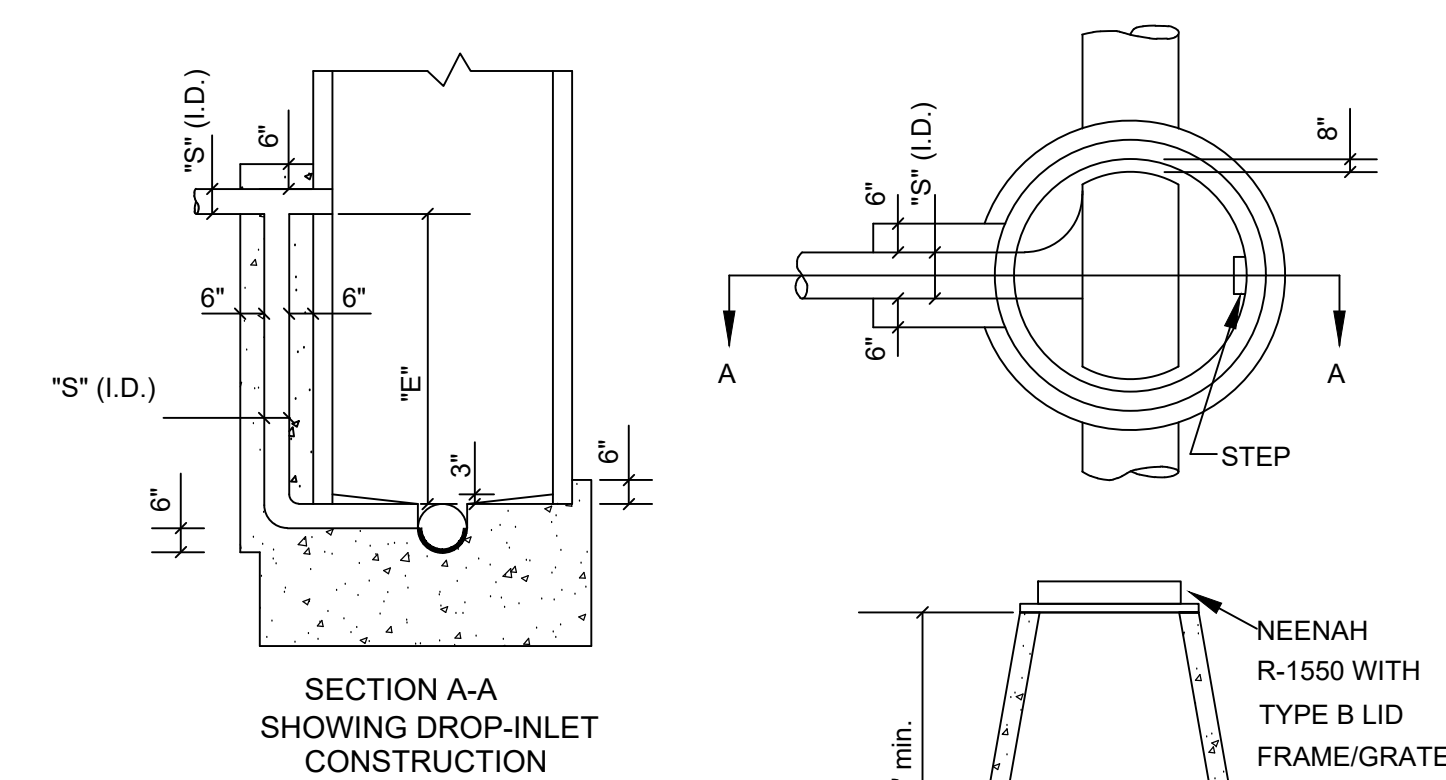
5 STOP SIGN

NTS



10 BOLLARD

NTS



- NOTES:
1. PRECAST MANHOLE SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478.
 2. A CONTINUOUS SEWER SHALL BE LAID THROUGH THE MANHOLE EXCEPT AT JUNCTIONS AND ANGLES.
 3. THE SEWER SHALL BE SUPPORTED AT THE MIDPOINT OF THE MANHOLE WITH A SOLID CONCRETE UNIT PRIOR TO POURING THE BASE.
 4. STEPS SHALL BE INSTALLED IN ALL MANHOLES ON 16\"/>
 5. FOR CASTING DESIGNATION REFER TO MANHOLE COVER DETAIL.
 6. OFFSET CONE SHALL BE INSTALLED UNLESS OTHERWISE DIRECTED.
 7. DROP INLET SHALL BE BUILT WHEN "E" IS GREATER THAN 18\"/>

13 SANITARY MANHOLE

NTS

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EROSION
CONTROL DETAILS

C501

LEGEND

- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - VEHICULAR
- DECORATIVE CONCRETE PAVING - VEHICULAR
- SEEDED BLUEGRASS LAWN
- TREE PROTECTION FENCE
- LANDSCAPE EDGE
- METAL EDGE
- SHOVEL CUT EDGE
- PROJECT BOUNDARY
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- BOLLARD - TYP. OF (13)

NOTES

1.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD 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.

PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES AND OTHER IMPROVEMENTS THAT ARE INTENDED TO REMAIN FROM DAMAGE DURING CONSTRUCTION; IF DAMAGE OCCURS, FULLY AND COMPLETELY RESTORE DAMAGED AREAS TO MATCH PRE-CONSTRUCTION CONDITIONS UNLESS OTHERWISE INDICATED BY OWNER'S PROJECT REPRESENTATIVE OR CITY REPRESENTATIVE.
4.

ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING. APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
5.

ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION UNLESS OTHERWISE DIRECTED BY CITY FORESTRY FOR RIGHT-OF-WAY TREES OR LANDSCAPE ARCHITECT FOR TREES ON PRIVATE PROPERTY.
6.

ANY LAWN OR LANDSCAPED AREA OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT IS DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
7.

CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL AND LAWNS - SEE SPECIFICATIONS.
8.

THIS PROJECT PROPOSES THE REMOVAL OF (2) TREES IN THE EAST WASHINGTON AVE. TERRACE: (1) 5" CAL. HACKBERRY AND (1) 7" CAL. CALLERY PEAR. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 608-266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR THESE (2) TREES DUE TO CONSTRUCTION STAGING AND ACCESS CONFLICTS ALONG EAST WASHINGTON AVE.
9.

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.
10.

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 608-266-4816 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:
11.

WWW.CITYOFMADISON.COM/BUSINESS/IPW/SPECS.CFM
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 608-266-4816. PENALTIES AND REMEDIATION WILL BE ASSESSED TO THE CONTRACTOR.
13.

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 PROHIBITED.
14.

ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND A MIN. OF 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK, PREFERABLY EXTENDING TO THE OUTSIDE EDGES OF THE TREE

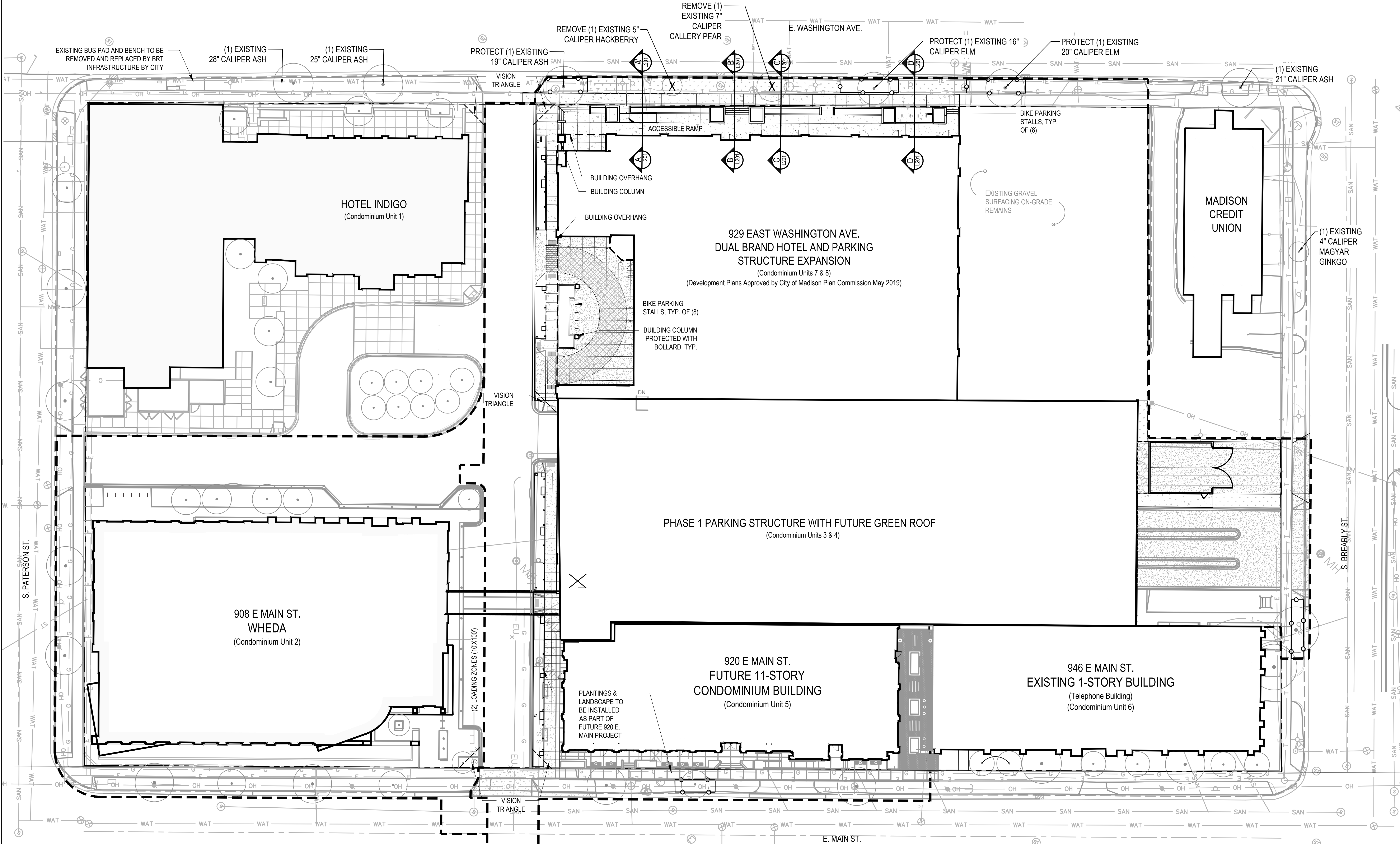
15.

CANOPY TAKING CARE NOT TO ENCRONCH ON ANY VISION TRIANGLES. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
16.

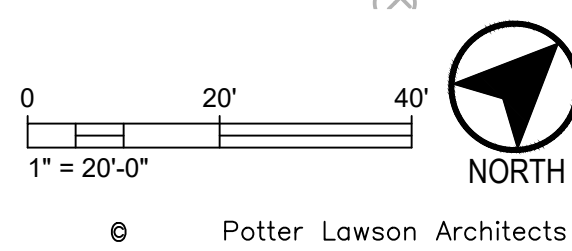
DO NOT PRUNE BRANCHES, LIMBS OR ROOTS ON CITY STREET TREES. IF PRUNING IS REQUIRED PRIOR TO OR DURING CONSTRUCTION AS A RESULT OF DAMAGE TO EXISTING STREET TREES THAT ARE TO REMAIN, THE CONTRACTOR SHALL IMMEDIATELY CONTACT CITY FORESTRY AND SHALL COORDINATE WITH FORESTERS TO HAVE PRUNING WORK PERFORMED BY CITY FORESTRY PERSONNEL.
17.

AT LEAST ONE WEEK PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT 608-266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
18.

CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATION SECTIONS RELATED TO SOIL PREPARATION, TURF AND GRASSES, AND PLANTS (SECTIONS 32.91.13, 32.92.00 & 32.93.00). THESE SECTIONS PROVIDE ADDITIONAL DETAILED INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.



1 OVERALL SITE RESTORATION PLAN
SCALE: 1" = 20'-0" (AT 30"x42" FULL SIZE SHEET)



Potter
Lawson

Success by Design



Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

929 East Washington Avenue
Hotel

929 E Washington Ave.
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/27/2023	LAND USE SUBMITTAL	
01/29/2024	UDC RESUBMITTAL	

OVERALL SITE
RESTORATION PLAN

L100

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS TREES					
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5" Cal	8
	CO	Celtis occidentalis / Common Hackberry NOTE: Inspection by City Forestry required prior to planting.	B & B	2" Cal	1
	GT	Gleditsia triacanthos 'Draves' PP 21698 / Street Keeper Honey Locust	B & B	2" Cal	5
	UP	Ulmus x 'New Horizon' / New Horizon Elm NOTE: Inspection by City Forestry required prior to planting.	B & B	2" Cal	1
SYMBOL CODE BOTANICAL / COMMON NAME SIZE SIZE QTY					
DECIDUOUS SHRUBS					
	Am	Aronia melanocarpa 'Low Scape Hedger' / Low Scape Hedger Chokeberry	3 gal	24" HT (MIN.)	4
	Hy	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3 gal	30" HT (MIN.)	5
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" SPR. (MIN.)	15
	Sc	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	2 gal	18" SPR. (MIN.)	20
GRASSES					
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.	18
	ssm	Schizachyrium scoparium 'MinnblueA' / Blue Heaven® Little Bluestem	1 gal	CONT.	38
	ses	Sesleria autumnalis / Autumn Moor Grass	1 gal	CONT.	154

LEGEND

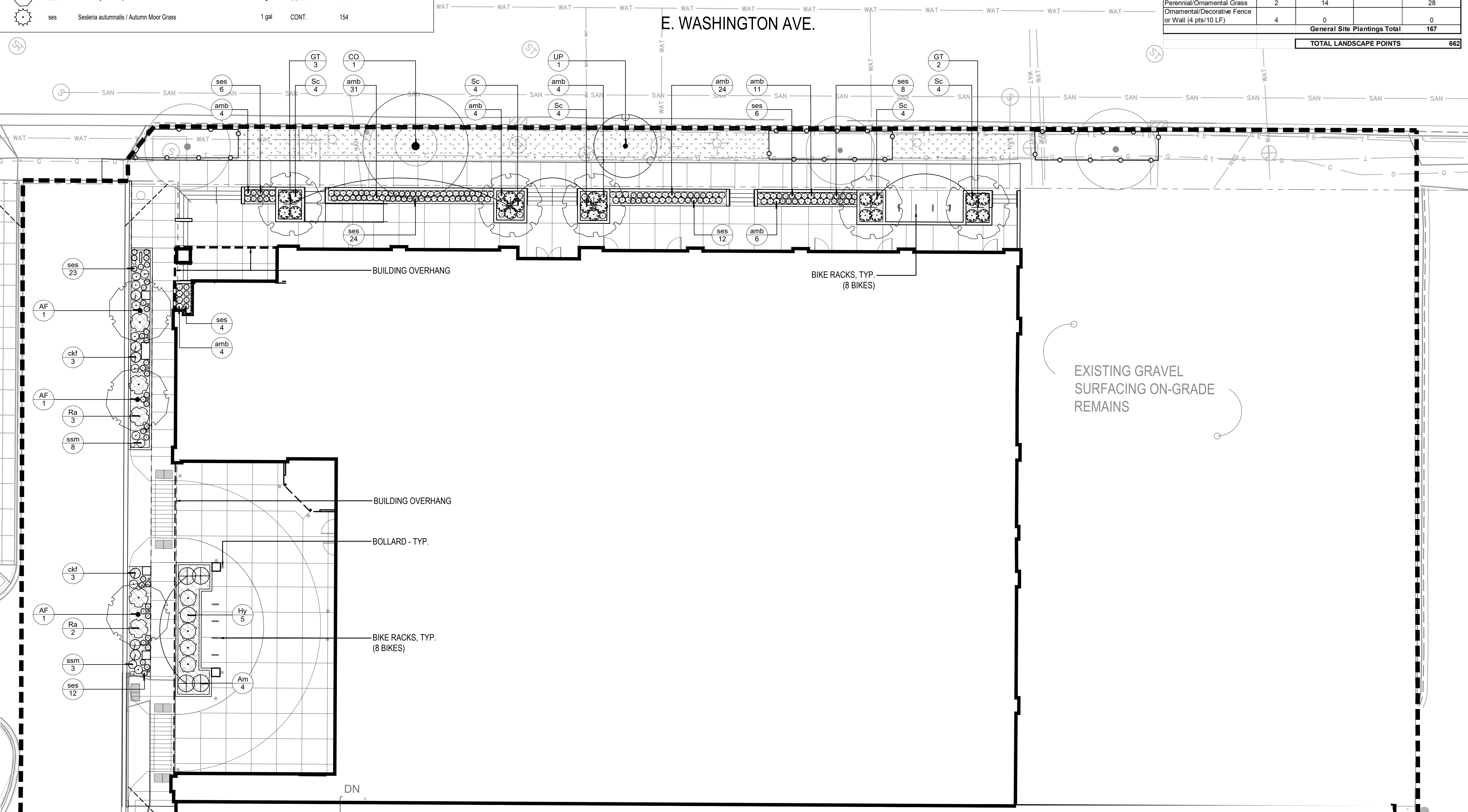
- SEEDED BLUEGRASS LAWN
- PLANTING BED
- STONE MULCH WITH METAL EDGE
- EXISTING TREE
- TREE PROTECTION FENCE
- LANDSCAPE EDGE
① METAL EDGE
② SHOVEL CUT EDGE
- PROJECT BOUNDARY

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD 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. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES AND OTHER IMPROVEMENTS FROM CONSTRUCTION RELATED ACTIVITIES.
3. TOPSOIL AND PLANTING SOILS USED FOR THIS PROJECT MUST BE HIGH-QUALITY. REFER TO SECTION 32 91 13 FOR TOPSOIL QUALITY AND TESTING REQUIREMENTS.
4. COMPACTED CONSTRUCTION AREAS MUST BE EXCAVATED AND DECOMPACTED PRIOR TO TOPSOIL OR PLANTING SOIL PLACEMENT. VERIFY THAT THESE REQUIREMENTS HAVE BEEN MET AND THAT THE SPECIFIED DEPTH OF TOPSOIL OR PLANTING SOIL HAS
- BEEN PROVIDED PRIOR SEEDING OR PLANTING; REFER TO SECTION 32 91 13.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY AND THOROUGHLY REVIEWING ALL INFORMATION IN DIVISION 31 AND 32 AND CONFORMING THE WORK TO THOSE ADDITIONAL PROJECT REQUIREMENTS.
6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
7. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDD AT NO COST TO OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
9. REFER TO L100 FOR NOTES ON TREE PROTECTION AND RIGHT-OF-WAY TREES.

City of Madison Landscape Worksheet

929 East Washington Avenue November 27, 2023 Traditional Employment Urban Design District 8				
Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	31,115	n/a	104	519
Landscape Points Required				519
Development Frontage				
Total LF of Street Frontage Between Bldg./Parking & Streets	200	Overstory Tree Req. (or x2 for Orn./Evgrn. Tree Sub.)	7	Shrubs Required
33				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Ornamental Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	20		40
Shrub, evergreen	3	0		0
Perennial/Ornamental Grass	2	140		280
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	18		7
Development Frontage Points Total				495
Interior Parking Lots				
Total Parking Lot Area	N/A	n/a		
General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	3		105
Ornamental Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	17		34
Shrub, evergreen	3	0		0
Perennial/Ornamental Grass	2	14		28
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
General Site Plantings Total				167
TOTAL LANDSCAPE POINTS				662



1 PLANTING & LANDSCAPE RESTORATION PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

929 East Washington Avenue
Hotel

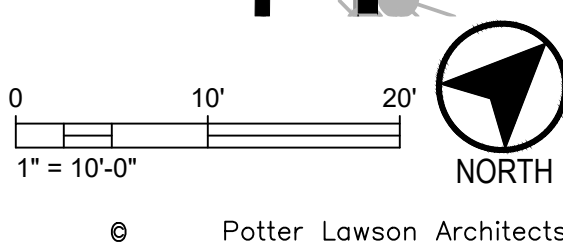
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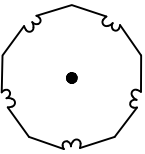
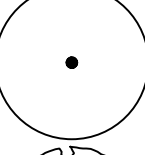
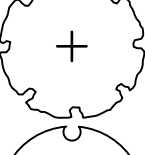
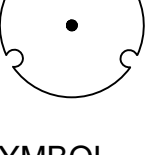
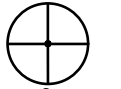






Date	Issuance/Revisions	Symbol
11/27/2023	LAND USE SUBMITTAL	
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PLANTING & LANDSCAPE
RESTORATION PLAN



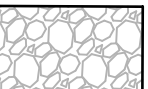
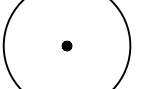
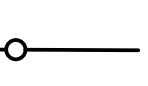


L200



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS TREES					
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5" Cal	8
	CO	Celtis occidentalis / Common Hackberry NOTE: Inspection by City Forestry required prior to planting.	B & B	2" Cal	1
	GT	Gleditsia triacanthos 'Draves' PP 21698 / Street Keeper Honey Locust	B & B	2" Cal	5
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GRASSES					
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.	18
	ssm	Schizachyrium scoparium 'MinnblueA' / Blue Heaven® Little Bluestem	1 gal	CONT.	38
	ses	Sesleria autumnalis / Autumn Moor Grass	1 gal	CONT.	154

LEGEND

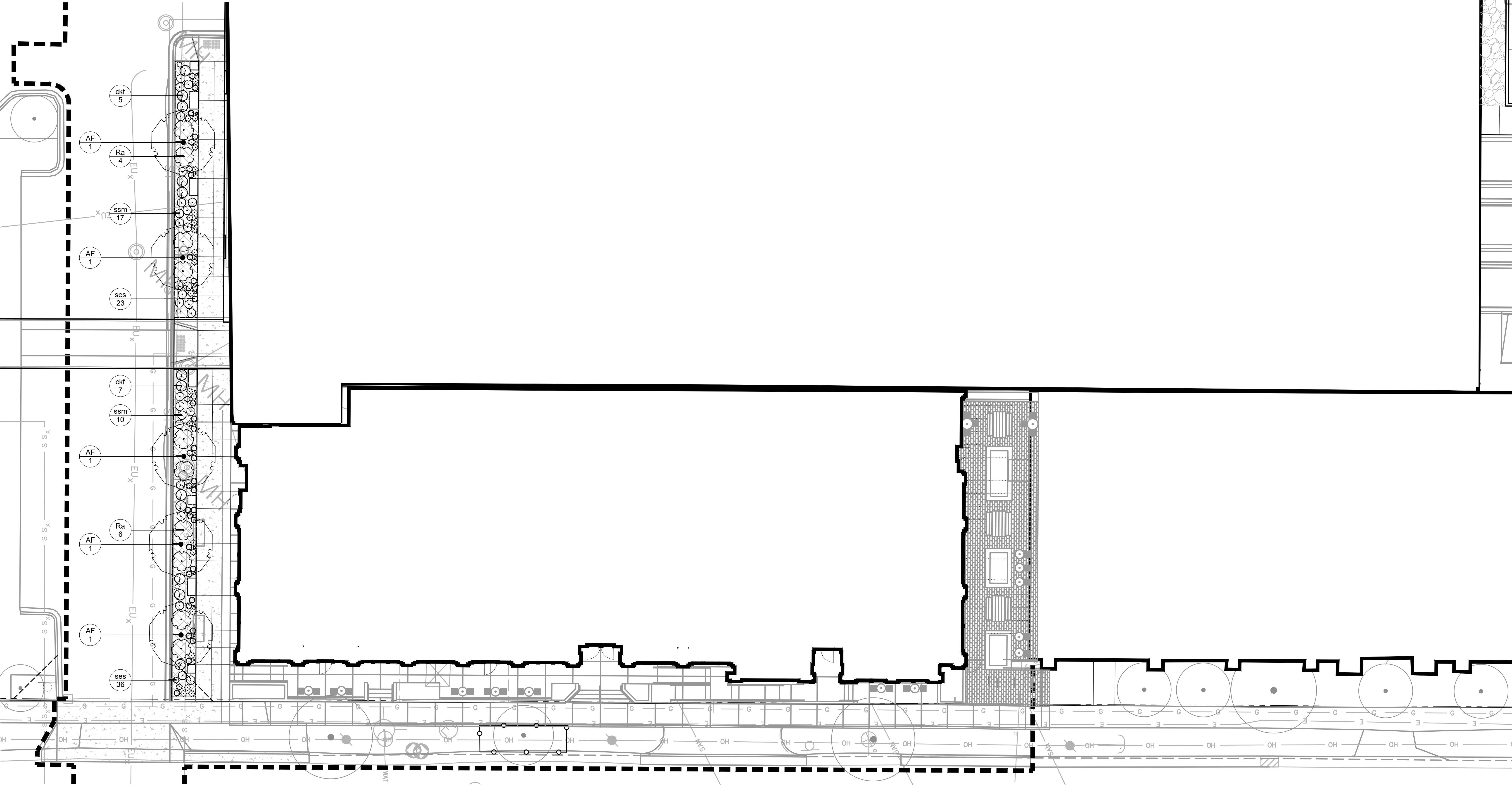
-  SEEDED BLUEGRASS LAWN
-  PLANTING BED
-  STONE MULCH WITH METAL EDGE
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City of Madison Landscape Worksheet

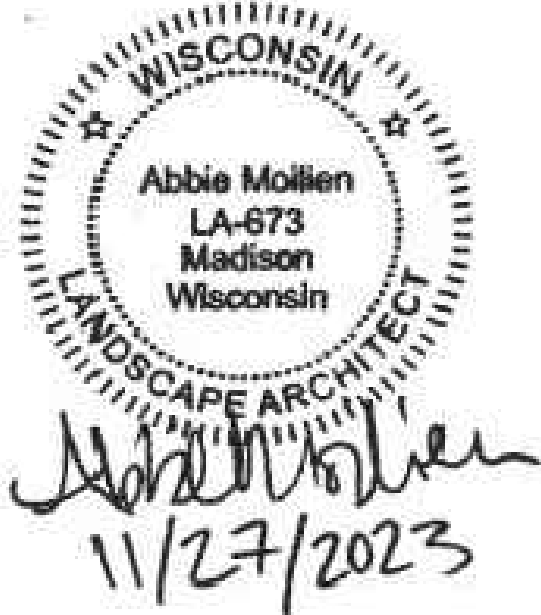
929 East Washington Avenue							
November 27, 2023							
Traditional Employment Urban Design District 8							
			Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal		
Developed Lots		SF					
Total Developed Area		31,115	n/a	104	519		
		Landscape Points Required				519	
Development Frontage		LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required		
Total LF of Street Frontage Between Bldg./Parking & Streets		200	7		33		
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved			
Overstory Deciduous Tree	35	5	5	175			
Ornamental Tree	15	0	0	0			
Evergreen Tree	15	0	0	0			
Shrub, deciduous	2	20		40			
Shrub, evergreen	3	0		0			
Perennial/Ornamental Grass	2	140		280			
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	18		7			
Development Frontage Points Total					495		
Interior Parking Lots		N/A					
Total Parking Lot Area		n/a					
General Site, Foundation, Screening			Quantity Proposed	Quantity Existing	Points Achieved		
Element	Point Value						
Overstory Deciduous Tree	35		3		105		
Ornamental Tree	15		0		0		
Evergreen Tree	15		0		0		
Shrub, deciduous	2		17		34		
Shrub, evergreen	3		0		0		
Perennial/Ornamental Grass	2		14		28		
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4		0		0		
			General Site Plantings Total				167
TOTAL LANDSCAPE POINTS							662



1 PLANTING & LANDSCAPE RESTORATION PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Notes:



PRELIMINARY
NOT FOR CONSTRUCTION

929 East Washington Avenue
Hotel

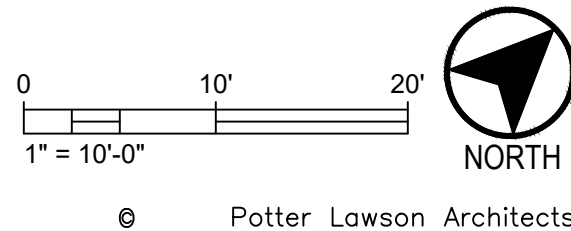
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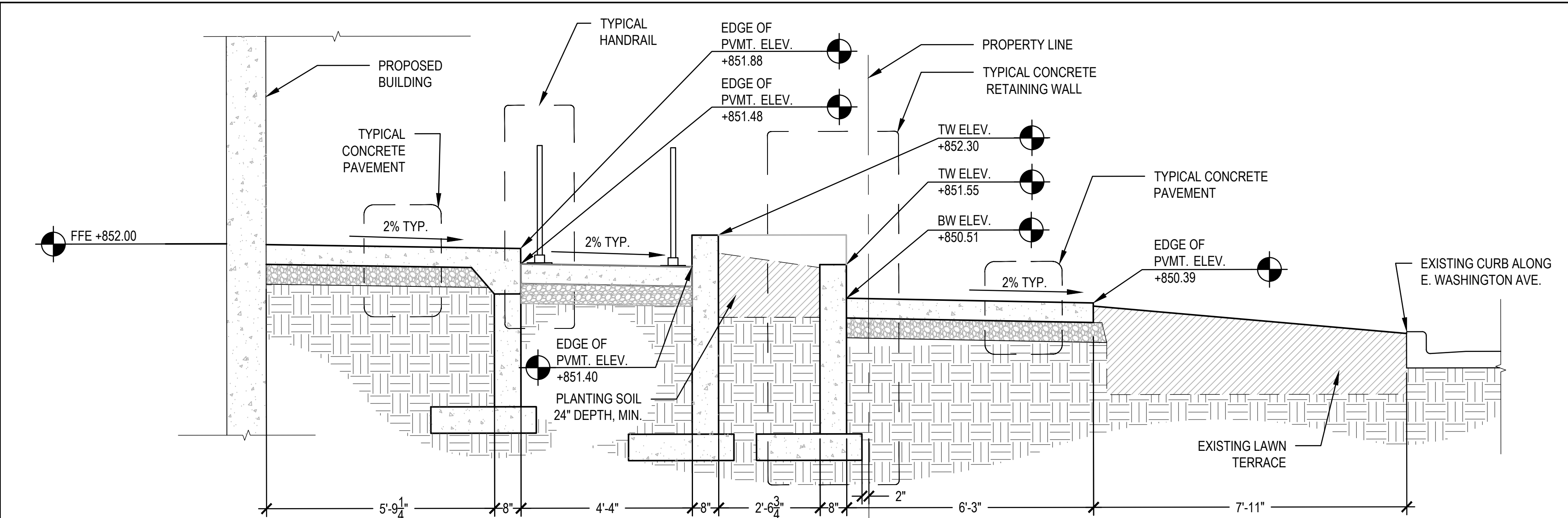
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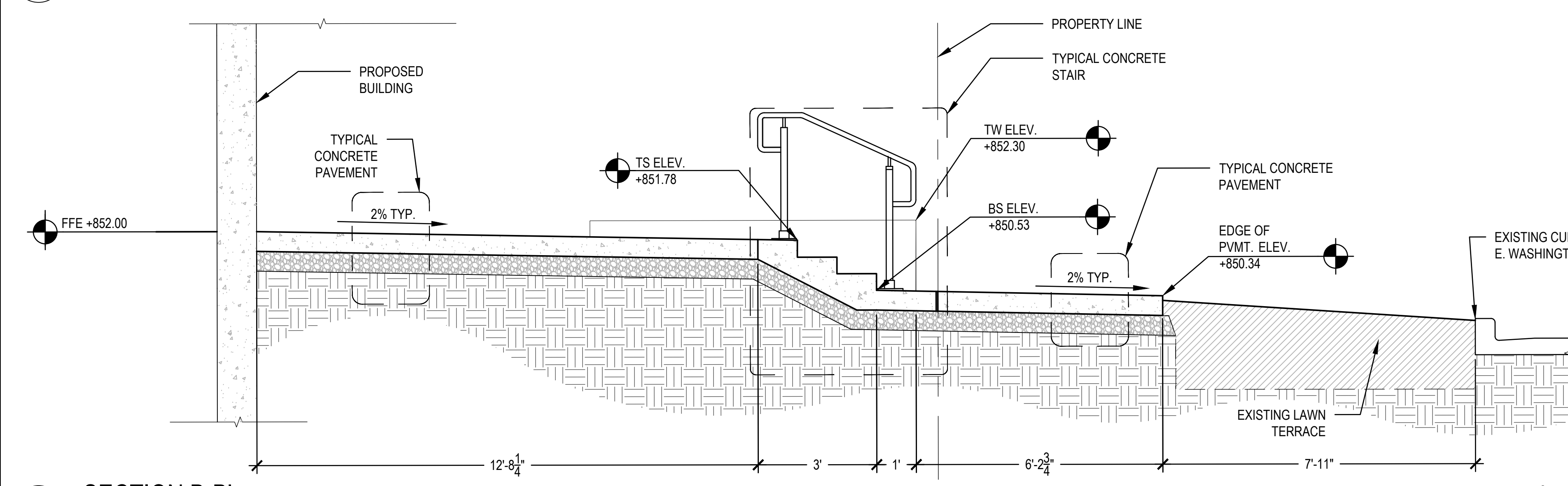
PLANTING & LANDSCAPE
RESTORATION PLAN

L201

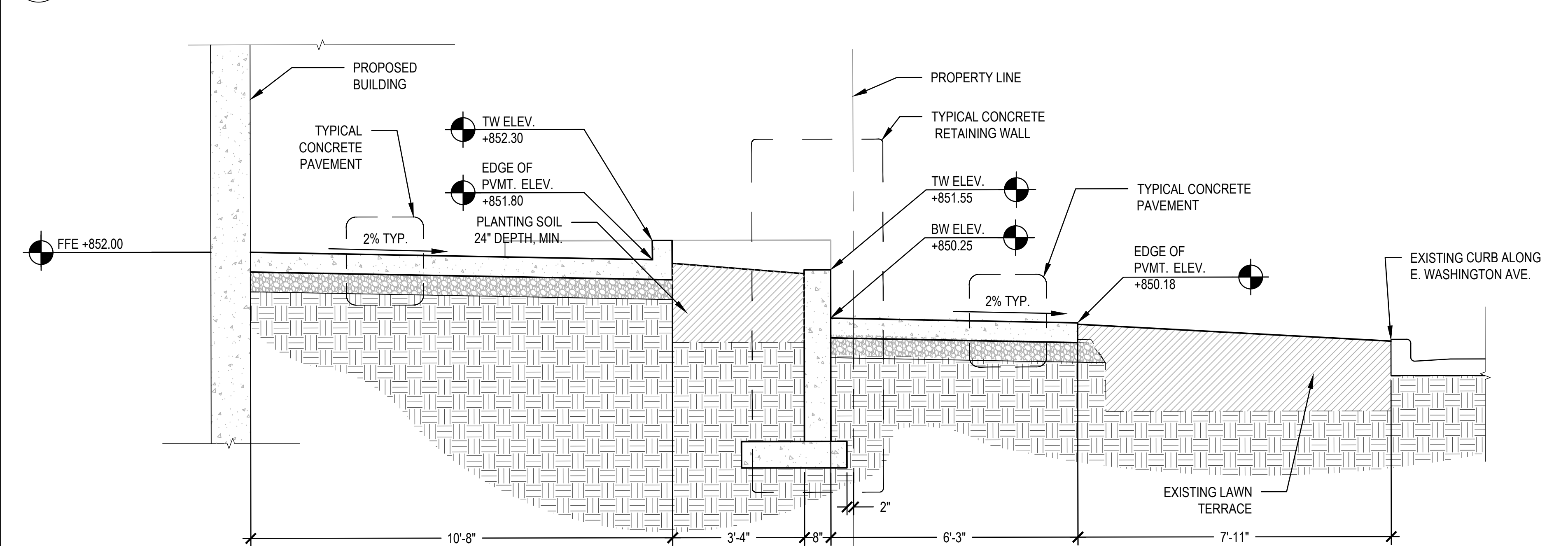




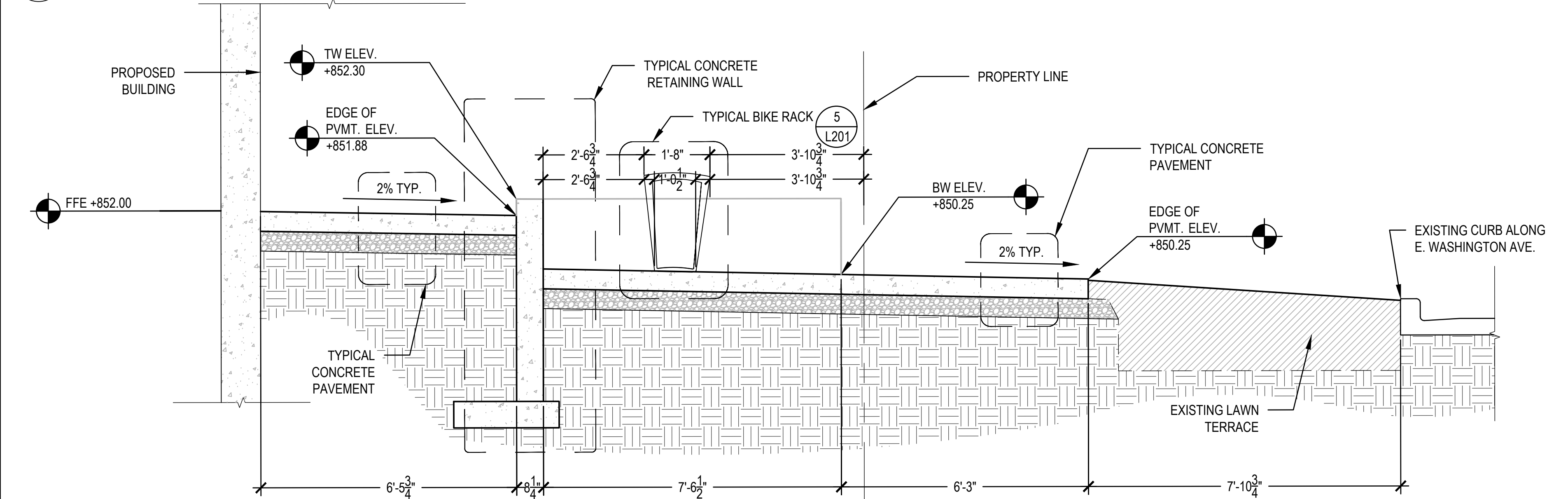
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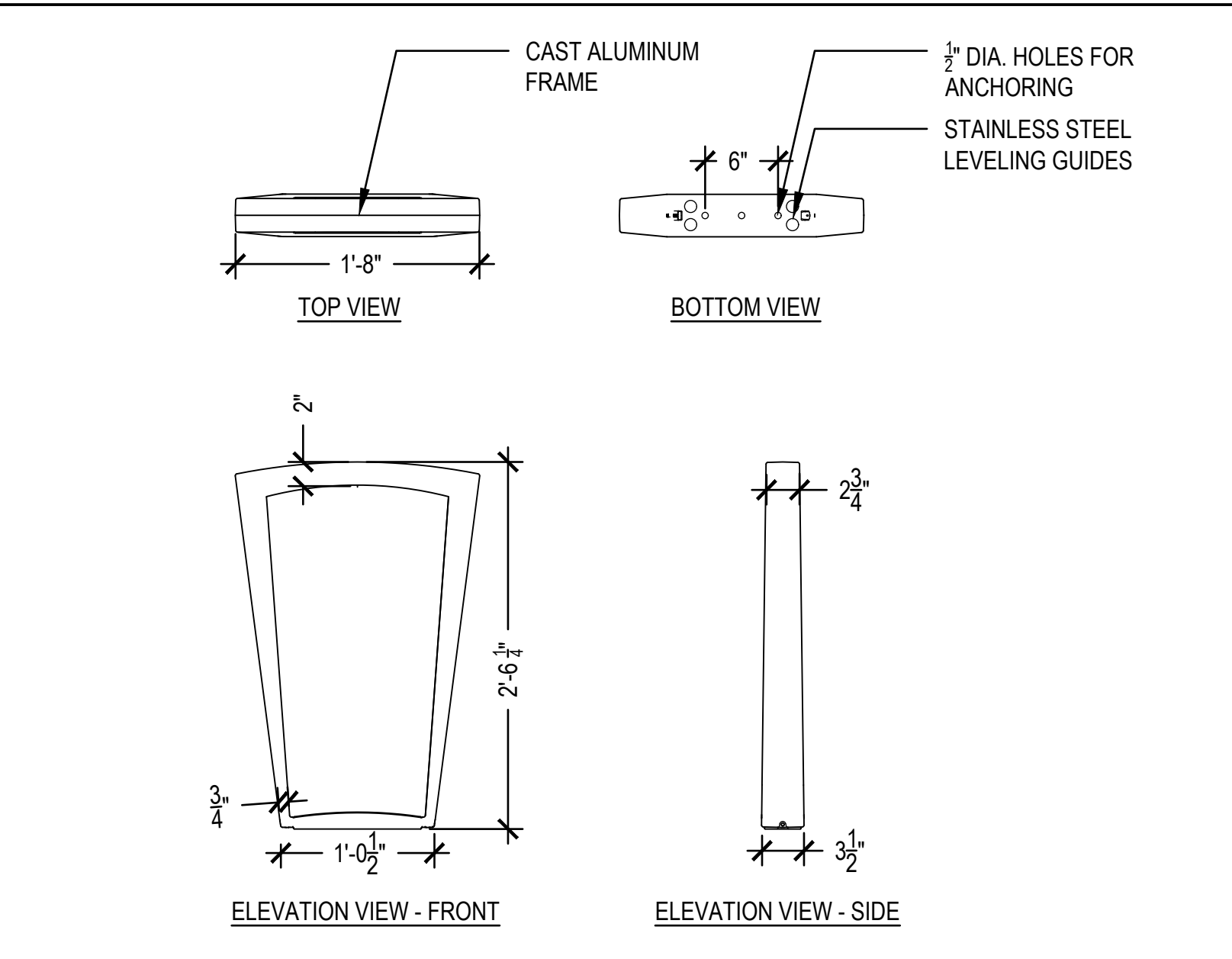
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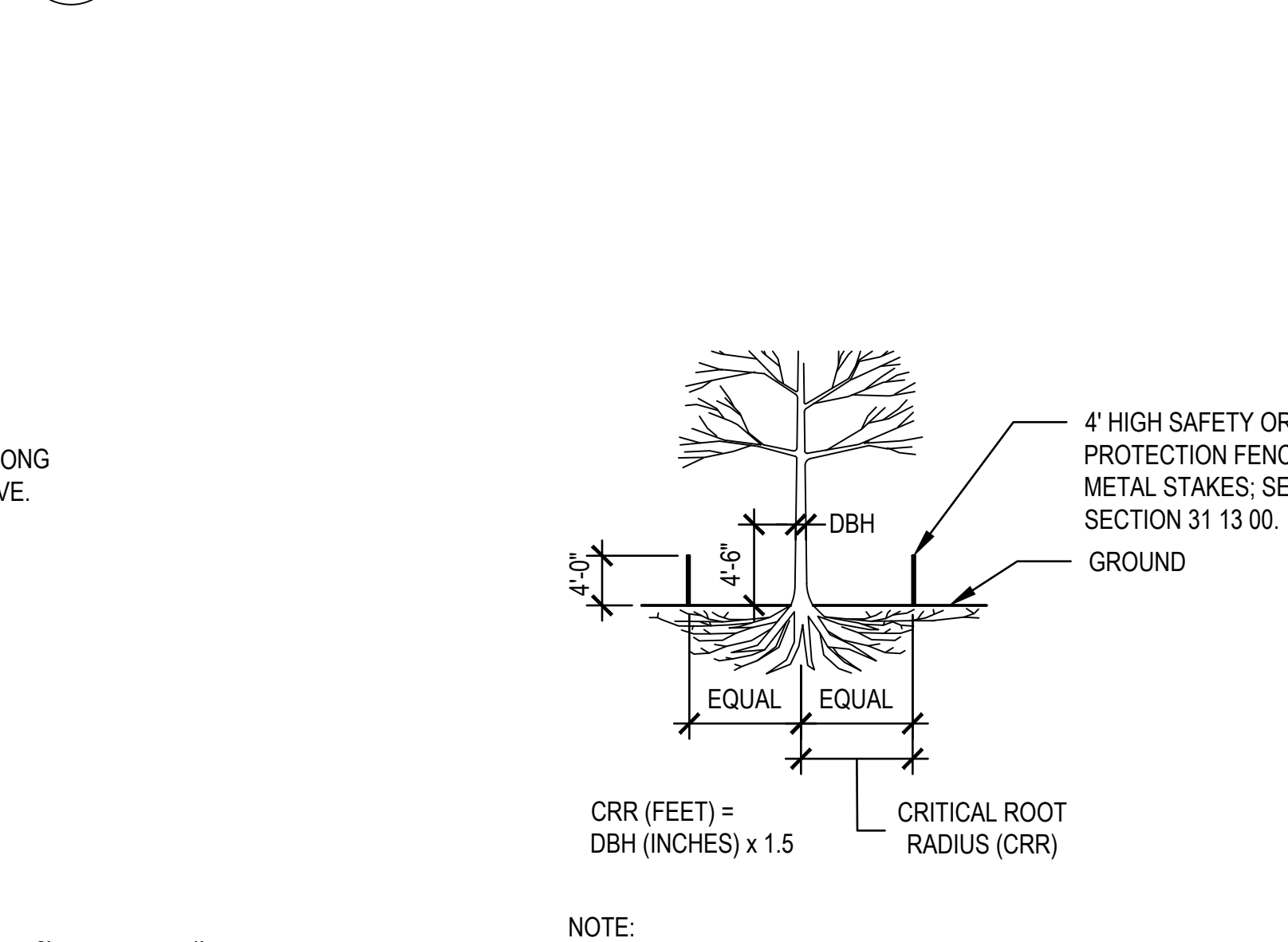
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4 SECTION D-D'
SCALE: 1/2" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

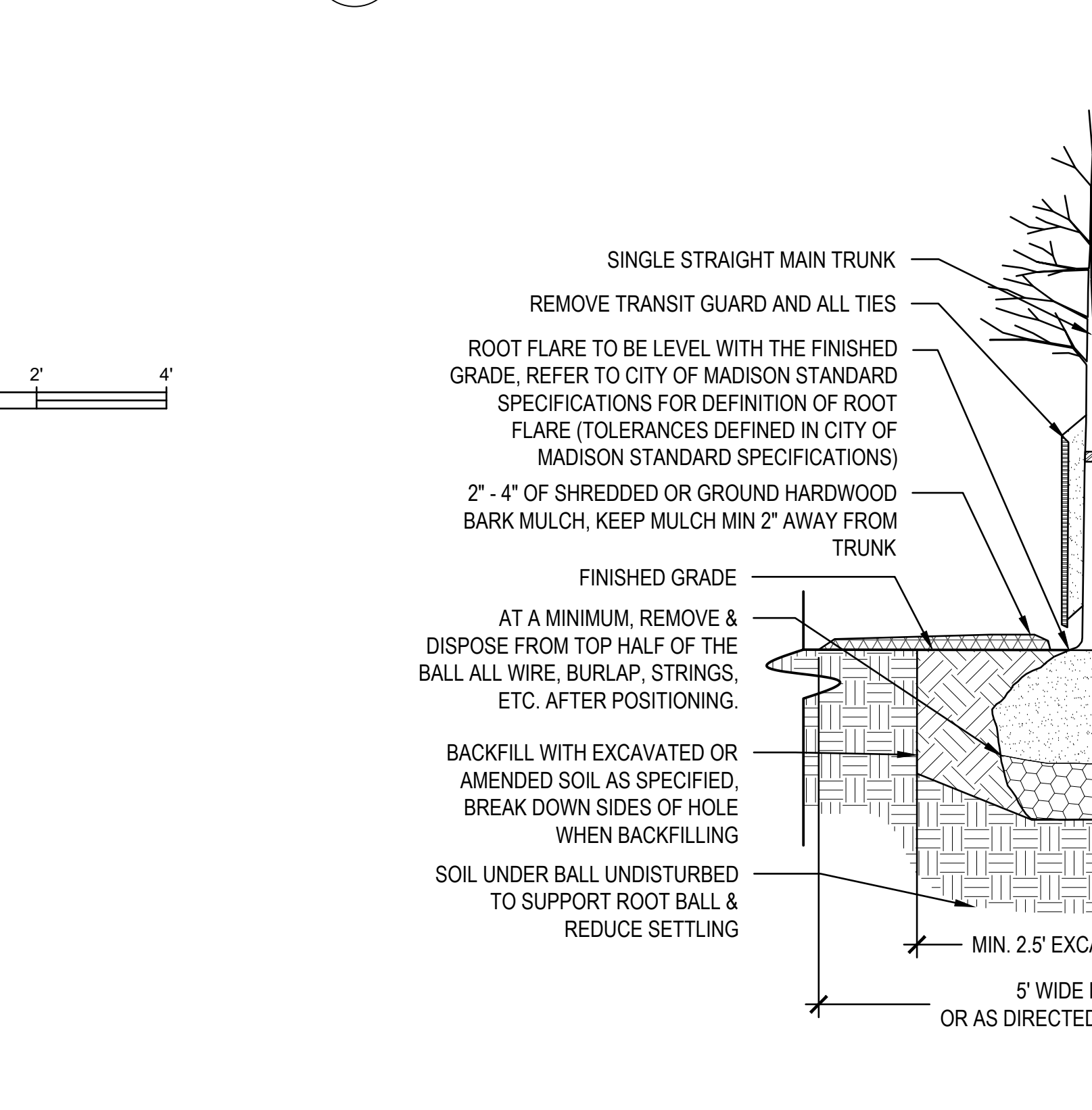


5 TYPICAL BIKE RACK
SCALE: 1" = 1'-0" (AT 30"x42" FULL SIZE SHEET)



- NOTE:
1. REFER TO SECTION 31 13 00, "TREE PROTECTION" FOR SPECIFIC INFORMATION RELATED TO TREE PROTECTING, INCLUDING CITY OF MADISON FORESTRY STANDARDS AND COORDINATION OF TREE PROTECTION MEASURES AND CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
 2. ALL TREES SHOWN TO BE RETAINED ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
 3. PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
 4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
 5. INSTALL FENCING TO THE OUTSIDE EDGES OF THE TREE CANOPY WHEREVER POSSIBLE; DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF THE TREE.
 6. NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES PERMITTED WITHIN TREE PROTECTION ZONES.
 7. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
 8. TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4'-6" ABOVE THE GROUND.
 9. TREE PROTECTION FENCE STAKES 6' O.C. MAX.

6 TREE PROTECTION FENCE
SCALE: 1/2" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

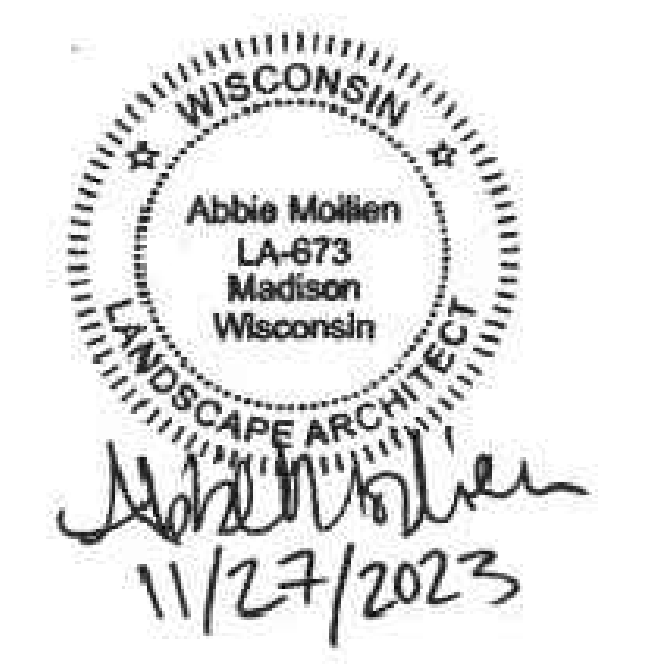


7 CITY TERRACE TREE PLANTING
SCALE: 1" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

GENERAL NOTES

1. ALL EXPOSED SITE WALLS ALONG EAST WASHINGTON ELEVATED PATIO SHALL HAVE A BOARD FORMED FINISH ON ALL EXPOSED FACES, INCLUDING INSIDE FACING RAMPS, PATIOS AND STAIRS (WHERE WALLS ARE EXPOSED TO VIEW ABOVE ANY SITE / TERRACE PAVEMENTS)
2. THESE SECTIONS ARE GRAPHIC IN NATURE TO CONVEY DESIGN INTENT AND RELATIONSHIPS FOR SITE CONSTRUCTION. WALL FOOTINGS, REINFORCING AND CONNECTIONS TO ADJACENT WORK WILL BE REQUIRED; CONTRACTOR SHALL ASSUME WALL CONSTRUCTION TO BE TYPICAL OF EXTERIOR CIP RETAINING WALLS IN MADISON IN THE ABSENCE OF DIMENSIONS OR REINFORCING SIZE AND SPACING INFORMATION INCLUDED IN THIS SET. CD DRAWINGS WILL PROVIDE ADDITIONAL INFORMATION ON FOOTING SIZE, REINFORCING SIZE AND SPACING, AND CONNECTION SIZE AND SPACING.
3. ALL CONCRETE FLATWORK FOR SIDEWALKS, PATIOS, STAIRS AND RAMPS SHALL HAVE A MEDIUM BROOM FINISH.
4. REFER TO CIVIL NOTES FOR ADDITIONAL INFORMATION ON HAND-TOOLED VS. SAW-CUT JOINTS.
5. ALL WORK WITHIN THE CITY OF MADISON RIGHT-OF-WAY SHALL CONFORM TOD CITY STANDARDS FOR THICKNESS, DETAILING, QUALITY CONTROL, ETC.

Notes:



PRELIMINARY
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929 East Washington Avenue
Hotel

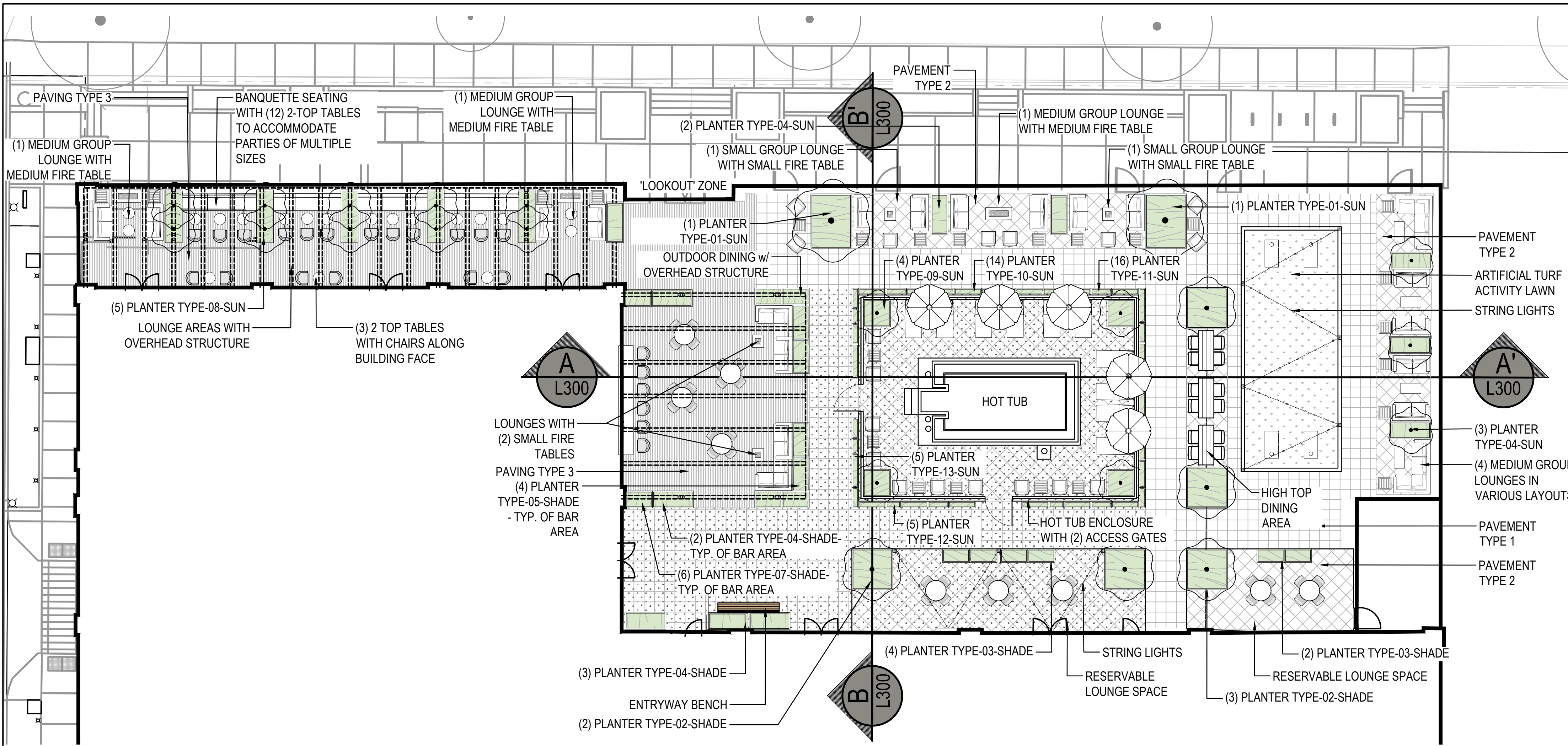
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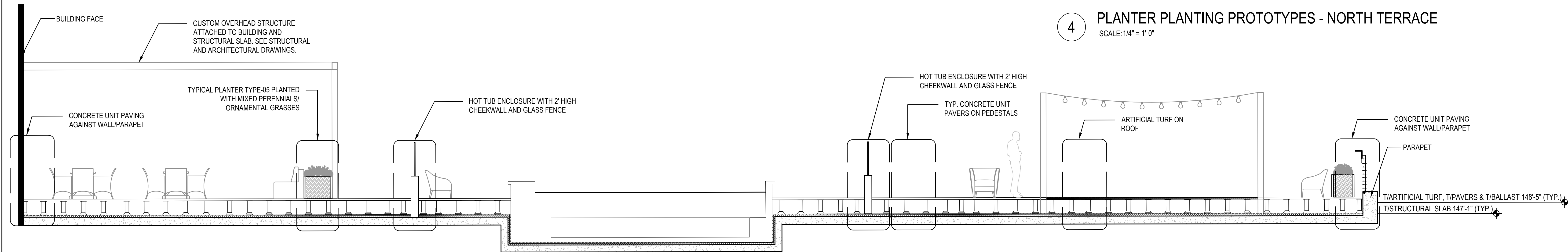
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**EAST WASHINGTON TERRACE
SECTIONS AND DETAILS**

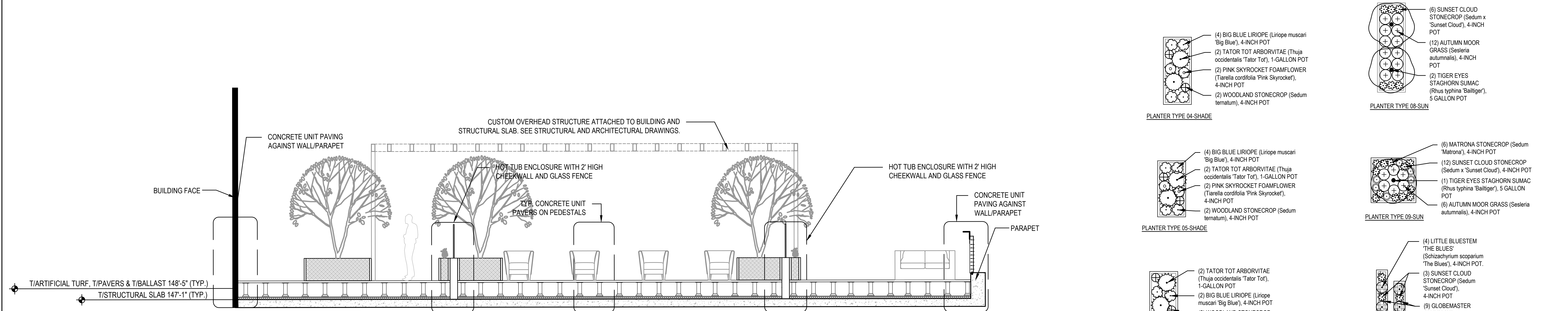
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1 6TH FLOOR NORTH ROOF TERRACE PLAN
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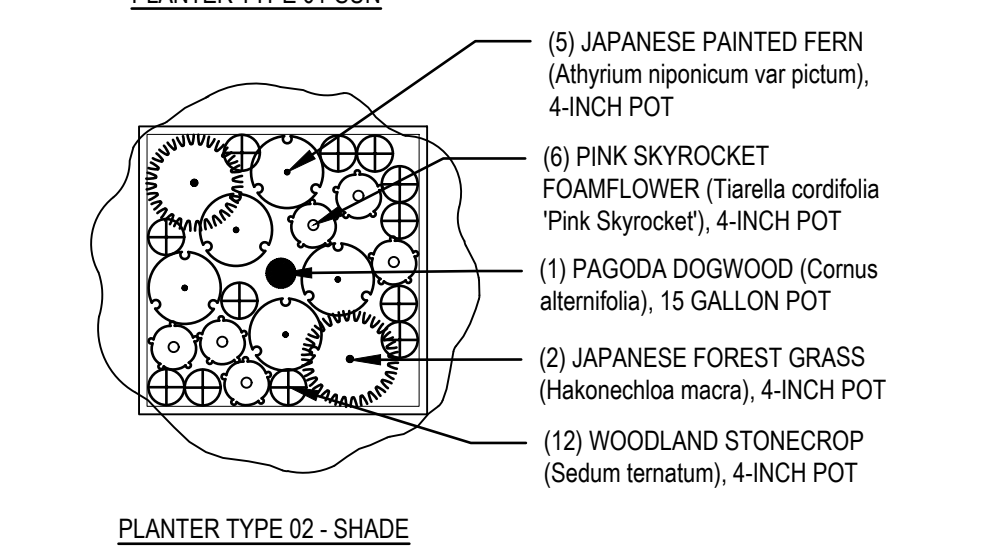
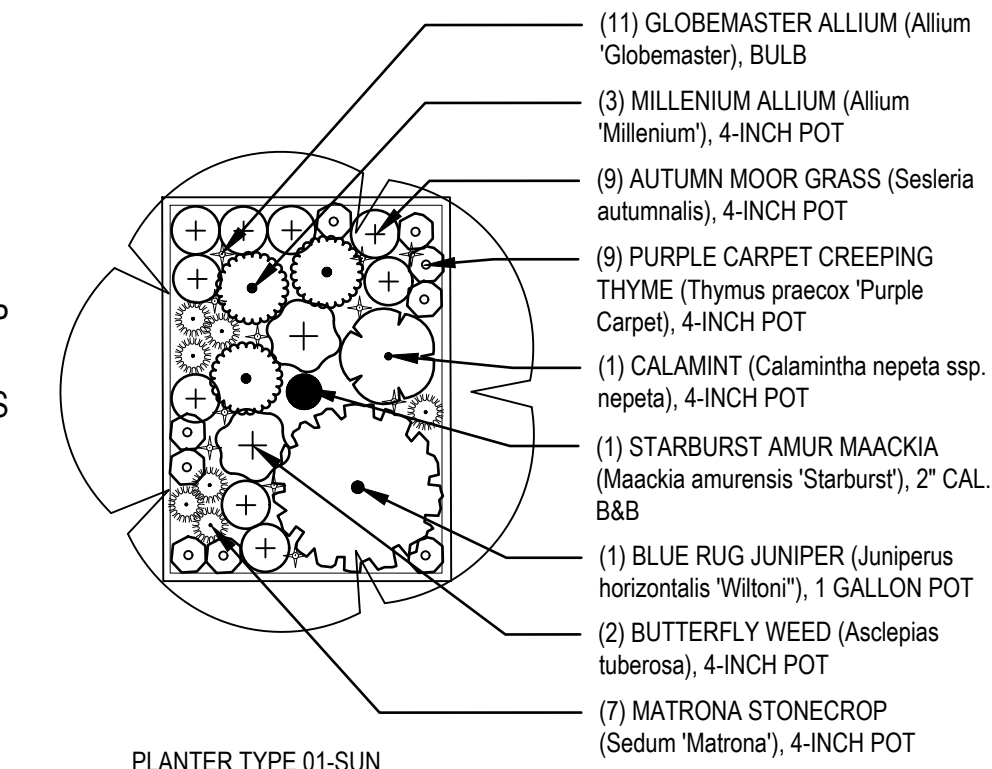
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SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)



3 SECTION B-B'
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

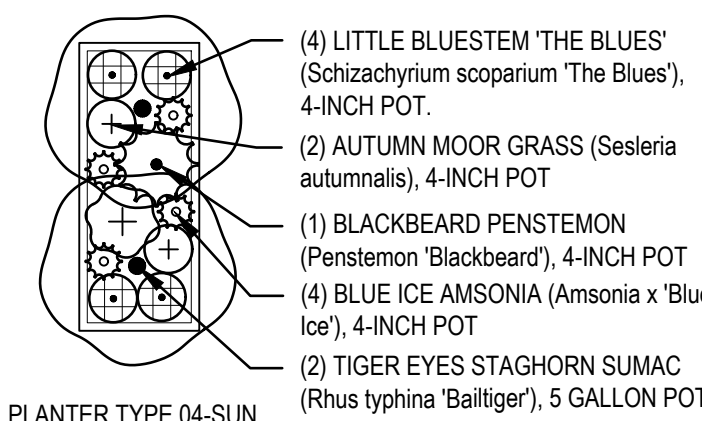
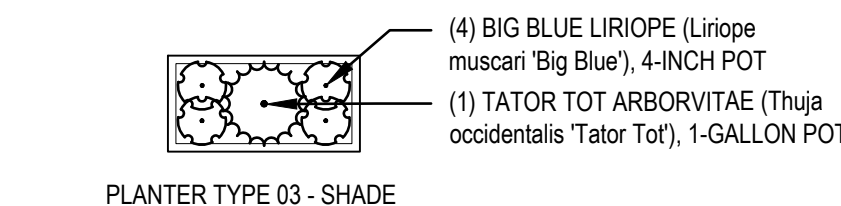
LEGEND

- ARTIFICIAL TURF ON PEDESTALS
- PAVING TYPE 1 - 24"x24" PRECAST UNIT PAVERS ON PEDESTALS
- PAVING TYPE 2 - 24"x24" PRECAST UNIT ACCENT PAVERS ON PEDESTALS
- PAVING TYPE 3 - COMPOSITE WOOD DECKING ON PEDESTALS
- HEATED PAVEMENT EXTENTS
- MODULAR / MOVEABLE PLANTER WITH DIVERSE PERENNIAL AND SHRUB PLANTINGS
- FIRE TABLE W/ PLUMBED GAS LINE AND SAFETY GRATE

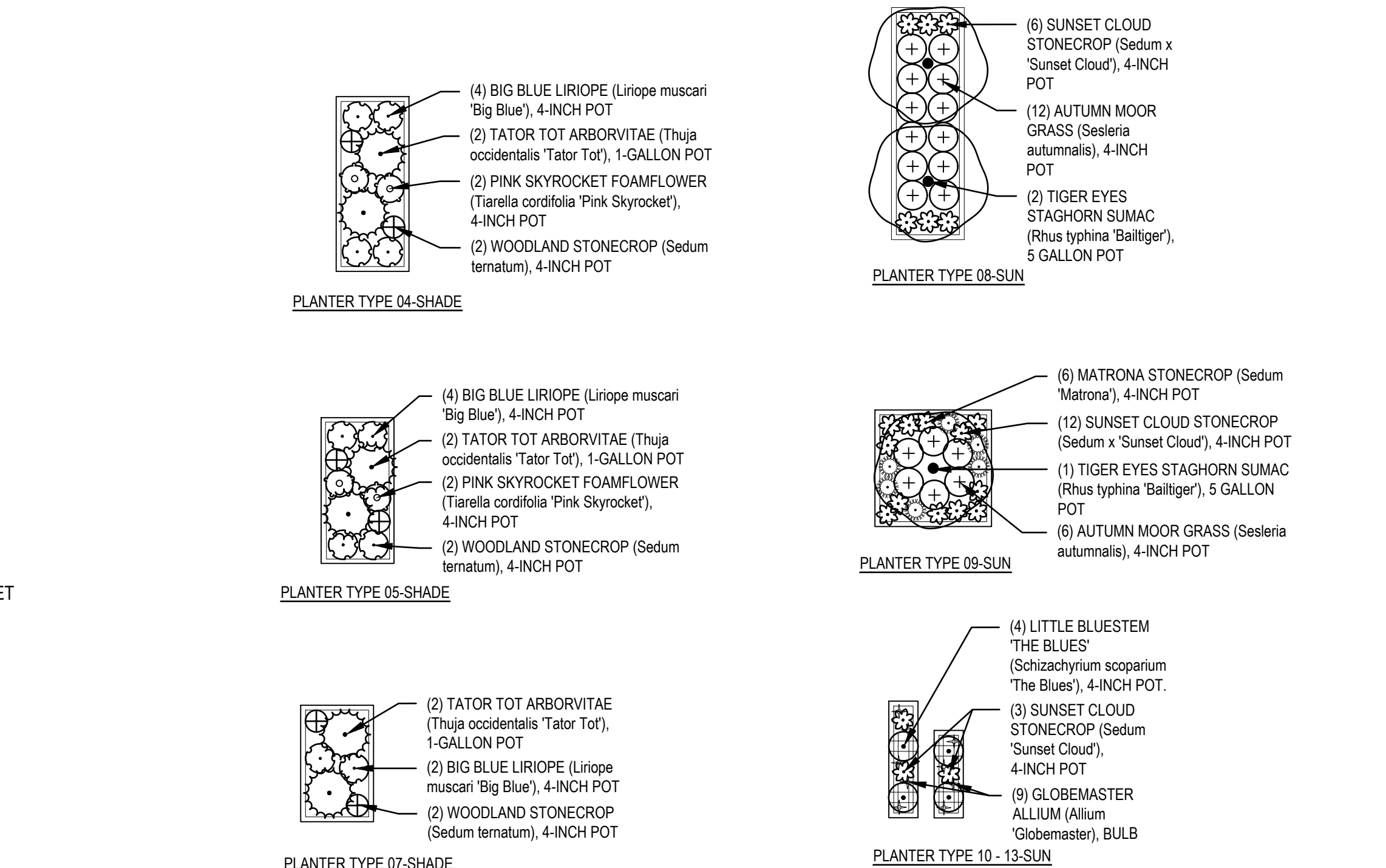


NOTES

- ROOFING CONTRACTOR SHALL EXAMINE WATERPROOF MEMBRANE AND DETERMINE IF ANY REPAIR OR OTHER WORK IS NECESSARY PRIOR TO INSTALLATION OF ROOF TERRACE IMPROVEMENTS / GREEN ROOF. ROOF ASSEMBLY AND ASSOCIATED WARRANTIES PER ROOFING CONTRACTOR.
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- CERTAIN EXISTING CONDITIONS AT THE INTERFACE OF THE EXISTING PHASE 1 PARKING STRUCTURE AND THE NEW 929 BUILDING MAY REQUIRE PATCHING, CUTTING AND FITTING. CONTRACTOR SHALL COMPARE PROPOSED IMPROVEMENTS WITH ACTUAL SITE CONDITIONS AND REPORT ANY DISCREPANCIES FOR RESOLUTION PRIOR TO CONSTRUCTION.
- WATERPROOFING, INSULATION, FLASHING, SEALANTS AND OTHER ROOFING COMPONENTS PER ROOFING CONTRACTOR.
- ADHERE LAYERS OF INSULATION TO ONE ANOTHER USING COMPATIBLE CONSTRUCTION ADHESIVE.
- ALL MOVEABLE SEATING, TABLES, AND COUCHES SHOWN IN THIS DRAWING ARE ASSUMED TO BE PART OF THE FFE PACKAGE OR OFOL. PRICING SHALL INCLUDE ALL PLANTERS AND FIRE TABLES OF VARIOUS SIZES ALONG WITH STRUCTURES, PAVEMENTS & SURFACES, HOT TUB, AND LIGHTING.



4 PLANTER PLANTING PROTOTYPES - NORTH TERRACE
SCALE: 1/4" = 1'-0"



5 PLANTER PLANTING PROTOTYPES - NORTH TERRACE (CONT.)
SCALE: 1/4" = 1'-0"

Notes:

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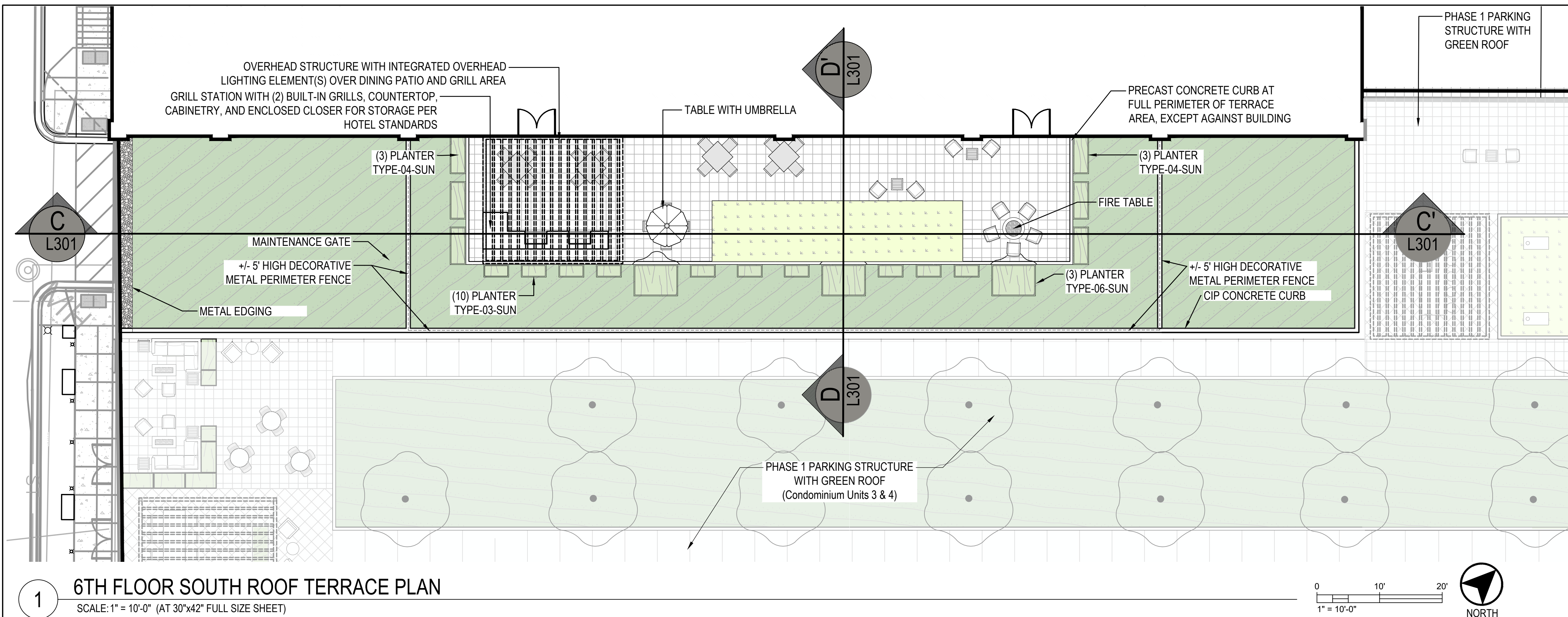
929 East Washington Avenue
Hotel

929 E Washington Ave.
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/27/2023	LAND USE SUBMITTAL	
01/29/2024	UDC RESUBMITTAL	

**6TH FLOOR NORTH
ROOF TERRACE PLAN**
L300



LEGEND

- SUN SEDUM CARPET IN BLUE-GREEN TRAY SYSTEM
- ARTIFICIAL TURF ON PEDESTALS
- 24"x24" PRECAST UNIT PAVERS ON PEDESTALS
- METAL EDGING
- PRECAST CONCRETE CURB
- STONE MULCH BALLAST
- MODULAR / MOVEABLE PLANTER
- FIRE TABLE W/ PLUMBED GAS LINE AND SAFETY GRATE

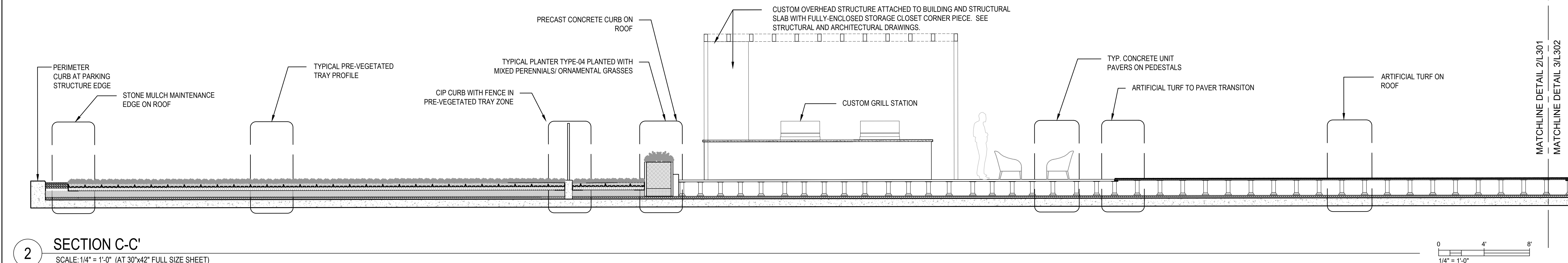
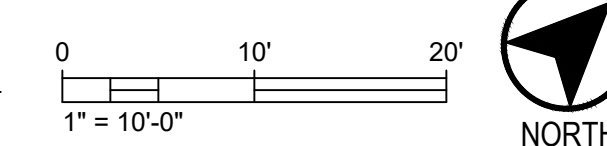
SUN [FULL TO PART SUN] SEDUM CARPET SPECIES COMPOSITION: SUBJECT TO AVAILABILITY, THE SEDUM CARPET WILL BE COMPOSED OF THE FOLLOWING SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS PRE-VEGETATED TRAYS:

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergruncheon
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

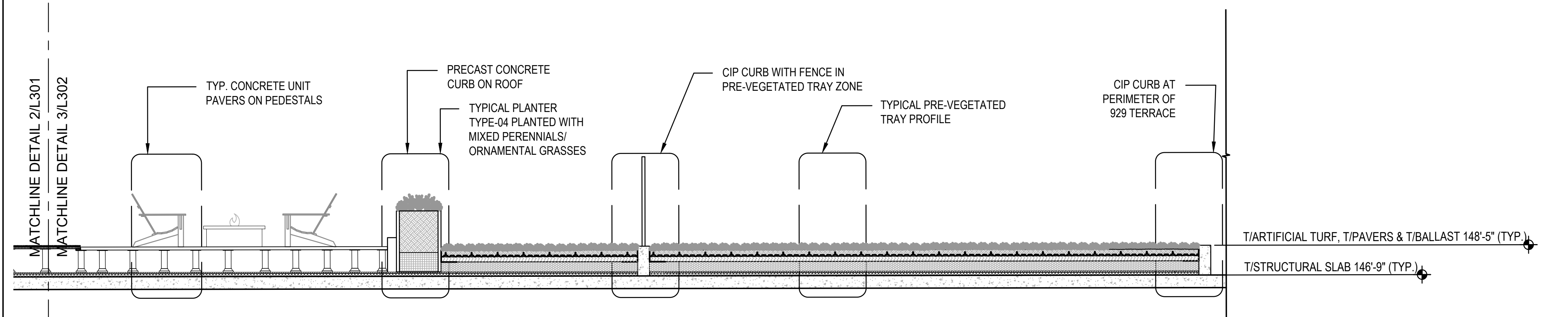
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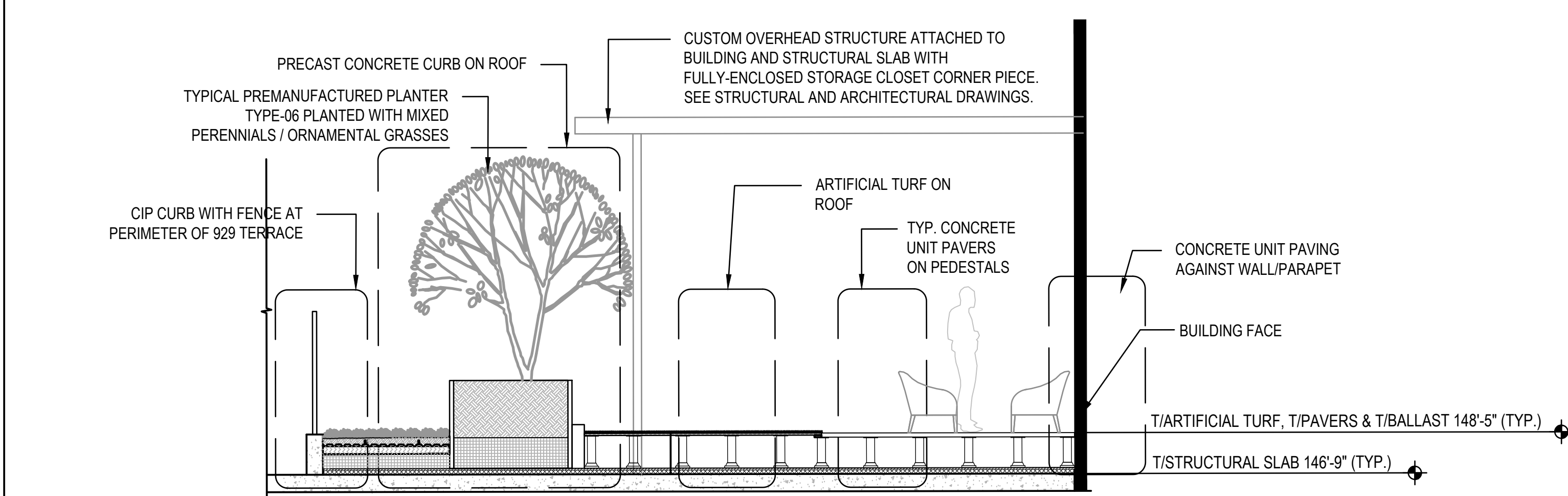
1 6TH FLOOR SOUTH ROOF TERRACE PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



2 SECTION C-C'
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

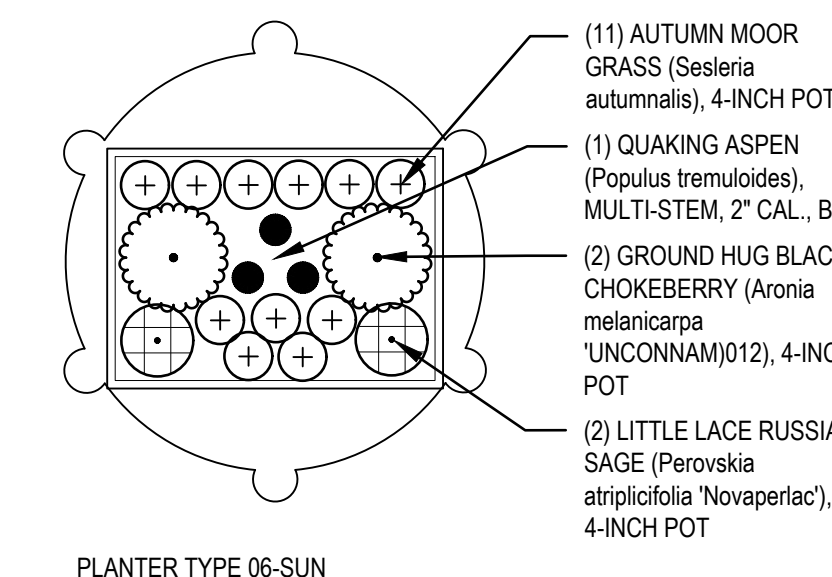
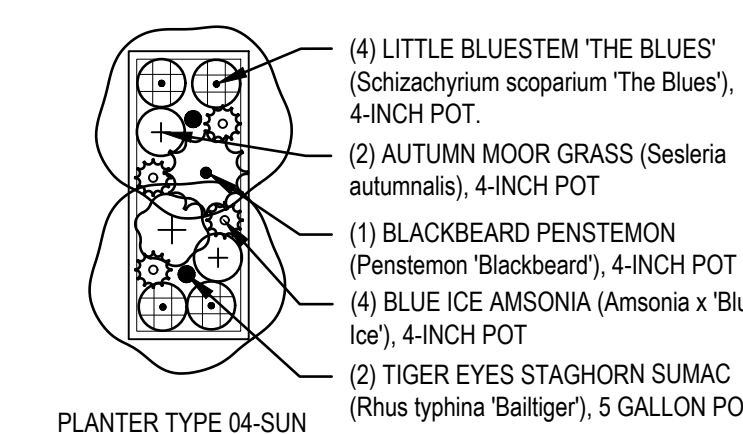
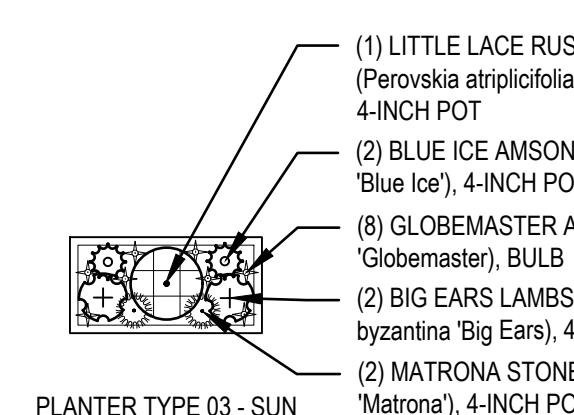


3 SECTION C-C'
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

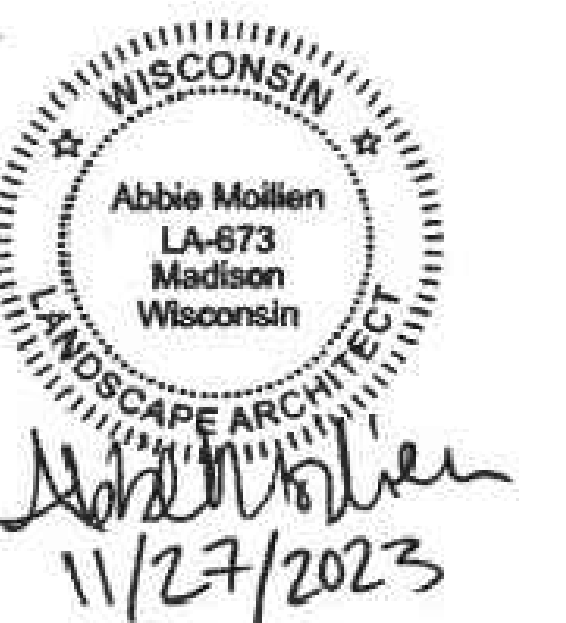


4 SECTION D-D'
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)

5 PLANTER PLANTING PROTOTYPE - SOUTH TERRACE
SCALE: 1/4" = 1'-0" (AT 30"x42" FULL SIZE SHEET)



Notes:



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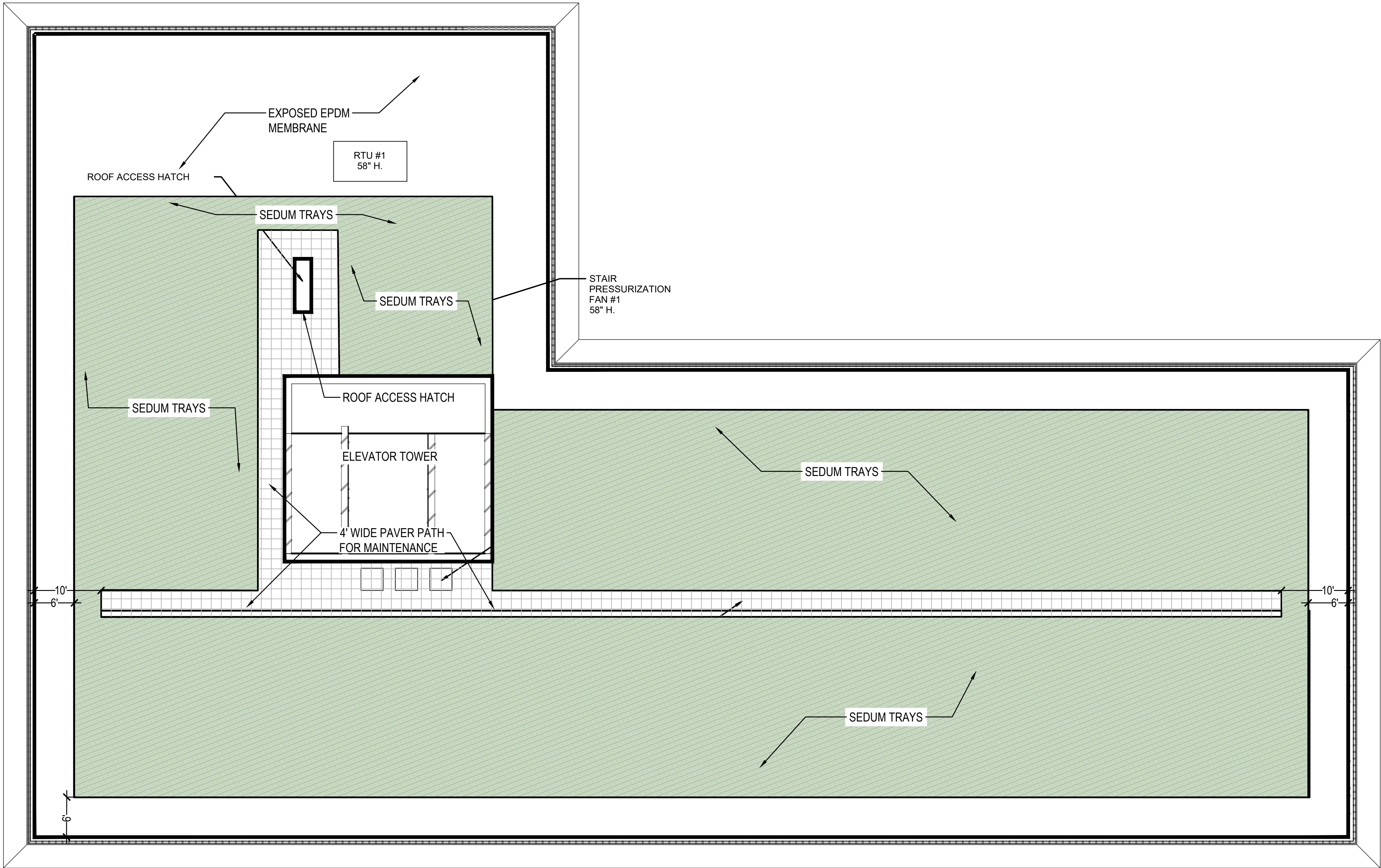
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**6TH FLOOR SOUTH
ROOF TERRACE PLAN**

L301



LEGEND

- PRE-VEGETATED SEDUM TRAYS - BLUE GREEN TRAY SYSTEM
- MAINTENANCE PAVERS PER ARCH. DRAWINGS

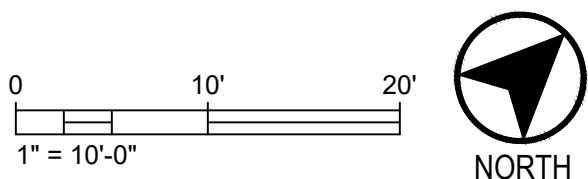
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- Sedum spurium 'Red Carpet'
- Sedum kamtschaticum
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum var. floriferum
- Sedum takesimensis 'Golden Carpet'
- Sedum x Immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Muralis'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

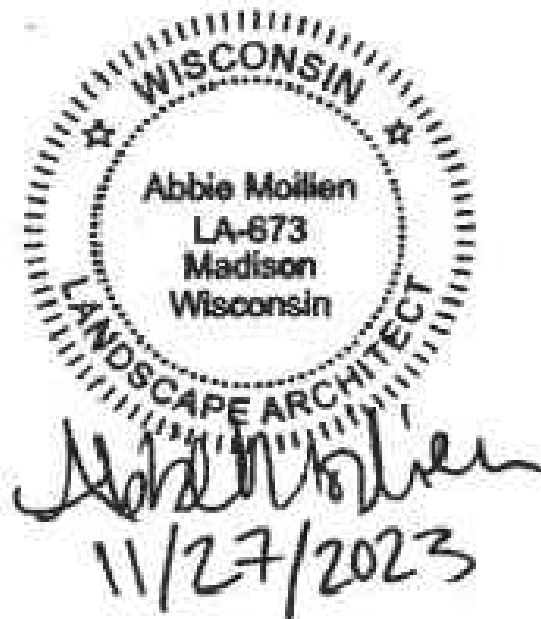
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1 PENTHOUSE LEVEL GREEN ROOF PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Notes:



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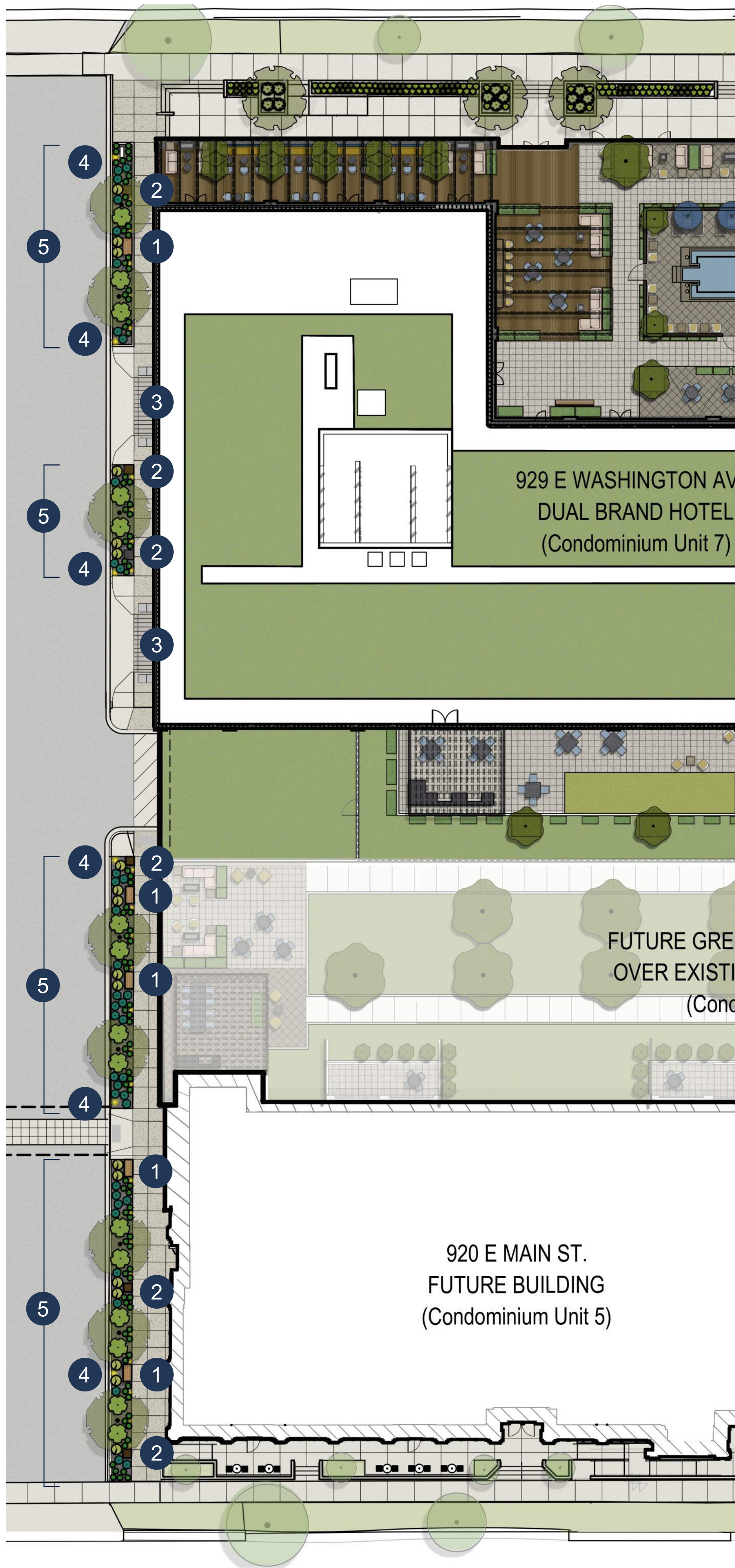
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PENTHOUSE LEVEL
GREEN ROOF PLAN

L302



Gro-low Sumac



Karl Foerster Grass



Blue Heaven Little Bluestem



Autumn Moor Grass



Armstrong Freeman Maple



KEY MAP

1 WOOD-TOPPED GABION SEAT WALLS - 4' x 2'



2 GABION SEAT WALLS - 2' x 2'



3 SPECIALTY PAVING



4 PEDESTRIAN AREA LIGHT



5 DECORATIVE LIGHT BOLLARDS



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Madison, WI
2016.36.02.4

Drawing Index

LD100 - Cover Sheet Exterior Lighting
LD101 - Site Plan Exterior Lighting
LD102 - Level 6 Exterior Lighting
LD103 - Level 15 Exterior Lighting

LD111 - Luminaire Schedule

LD121 - Luminaire Cutsheet 1
LD122 - Luminaire Cutsheet 2
LD123 - Luminaire Cutsheet 3



100 Sunbridge Ln,
Buffalo Grove (Chicago), IL 60089
Ph1: +1 312 994 2374,
mail@lightingergonomics.com

GENERAL NOTES

- ALL THE SHEETS IN THIS DESIGN DEVELOPMENT MANUAL, UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO 24" X 34" SHEET
- REFER TO LIGHTING LEGEND ON THE SIDE FOR THE FIXTURE SYMBOL & ABBREVIATION INFORMATION.
- REFER TO SHEET LD111 FOR LUMINAIRE SCHEDULE
- ALL DIMENSIONS ARE IN INCHES & FOOT UNLESS OTHERWISE SPECIFIED.
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.
- ALL THE REFERENCED HEIGHTS ARE FROM FINISHED FLOOR TO THE BOTTOM OF THE LUMINAIRE, UNLESS OTHERWISE NOTED.
- FOR ALL THE LINEAR LUMINAIRES, EXACT LENGTH TO BE DERIVED FROM THE ARCHITECTURAL CONDITIONS WITHIN WHICH THEY ARE INSTALLED.
- PROVISIONS FOR THE REMOTE DRIVER SHALL BE MADE IN THE NEAREST ACCESSIBLE LOCATION FOR EASY MAINTENANCE. DISTANCE OF THE DRIVER FROM THE LUMINAIRE SHALL BE MAINTAINED AS PER MANUFACTURER'S RECOMMENDATIONS
- RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.
- ALL MANUFACTURERS CONTAINED WITHIN THIS MANUAL ARE PRESENTED TO DEFINE DESIGN DIRECTION AND PERFORMANCE. ALL FINAL SELECTIONS OF MANUFACTURERS SHALL BE AS SPECIFIED OR EQUAL.

LIGHTING LEGEND

TYPE

CONTROL

SUGGESTED SUSPENSION POINT

CIRCUIT/SWITCH, OR LOW-VOLTAGE RELAY/ZONE DIMMING ZONE

POWER IN:

- HOLLOW CIRCLE - NORMAL POWER
- SOLID CIRCLE - EMERGENCY POWER
- LOCATION OF CIRCLE INDICATES SUGGESTED POWER ENTRY FEED TO THE LUMINAIRE

LUMINAIRE TYPE	
TYPE	DESCRIPTION
L	LUMINAIRE

RECESSED LINEAR LED PROFILE
MOUNTING LOCATION: FLOOR

 LINEAR LED PROFILE
MOUNTING LOCATION: HANDRAIL AND FURNITURE INTEGRATED

 WALL SURFACE
MOUNTING LOCATION: WALL

 BOLLARD
MOUNTING LOCATION: FLOOR

 RECESSED STEP LIGHT
MOUNTING LOCATION: WALL

 SURFACE MOUNT LIGHT FIXTURE
MOUNTING LOCATION: CEILING

 RECESSED DOWNLIGHT
MOUNTING LOCATION: FLOOR

 POLE LIGHT WITH HEADS
MOUNTING LOCATION: FLOOR

 DECORATIVE SUSPENDED FIXTURE
MOUNTING LOCATION: CEILING

OTHER SYMBOLS

NOTE DESIGNATION

1

 CONTROL NOTE



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[illegible]

COVER SHEET

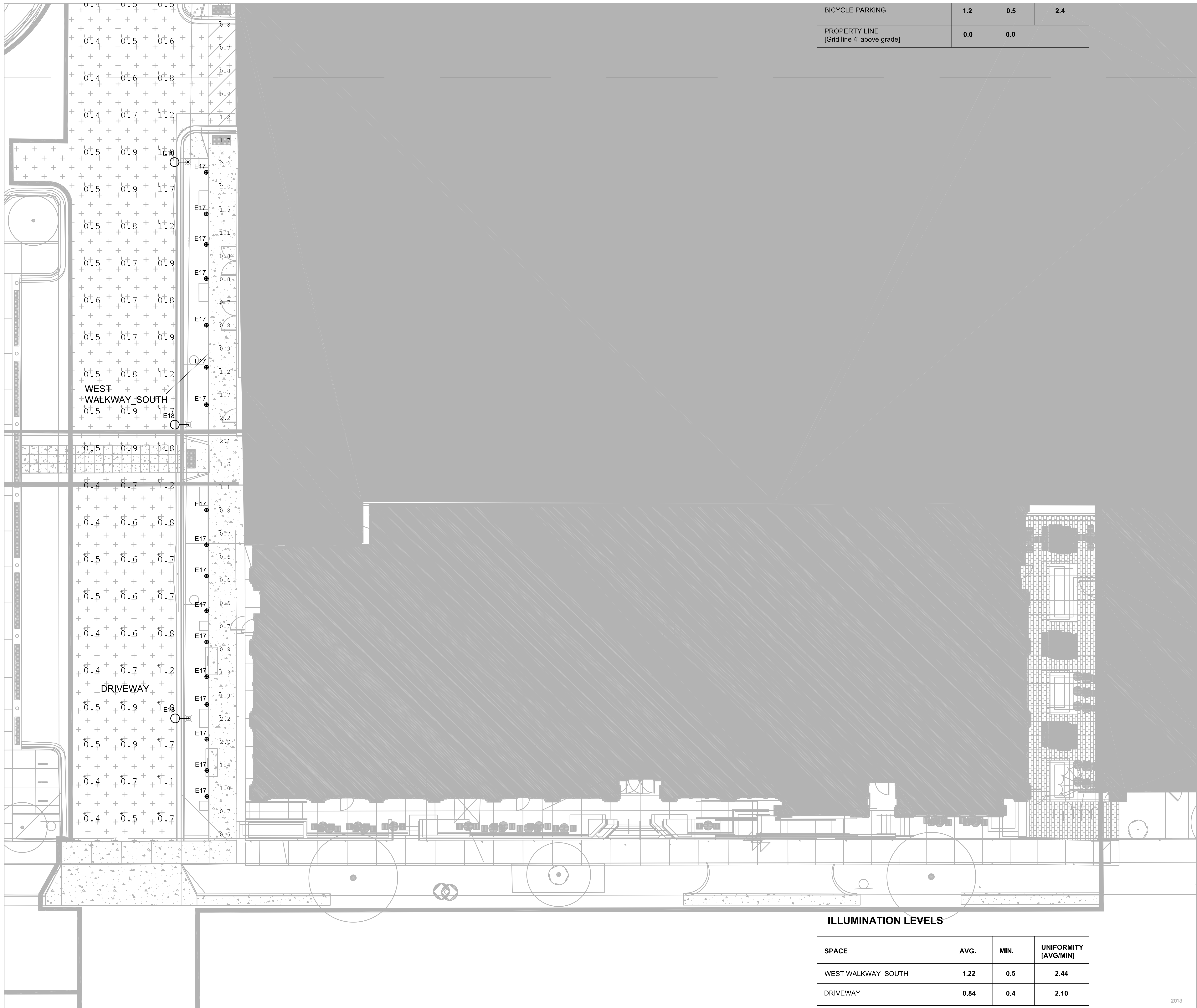
EXTERIOR LIGHTING

LD100

[illegible]

LD101A





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Madison, WI

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DATE	ISSUANCE/REVISIONS
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SITE PLAN
EXTERIOR LIGHTING

LD101B

[illegible]

SPACE	AVG.	MIN.	UNIFORMITY [AVG/MIN]
NORTH TERRACE: OUTDOOR BAR	2.22	0.6	3.7
NORTH TERRACE: CASUAL SEATING	1.75	0.8	2.19
NORTH TERRACE: HOT TUB DECK	2.28	0.5	4.56
NORTH TERRACE : SPORTS COURT	1.67	0.4	4.18
SOUTH TERRACE: GRILL AREA	2.29	1.4	1.64

LD102

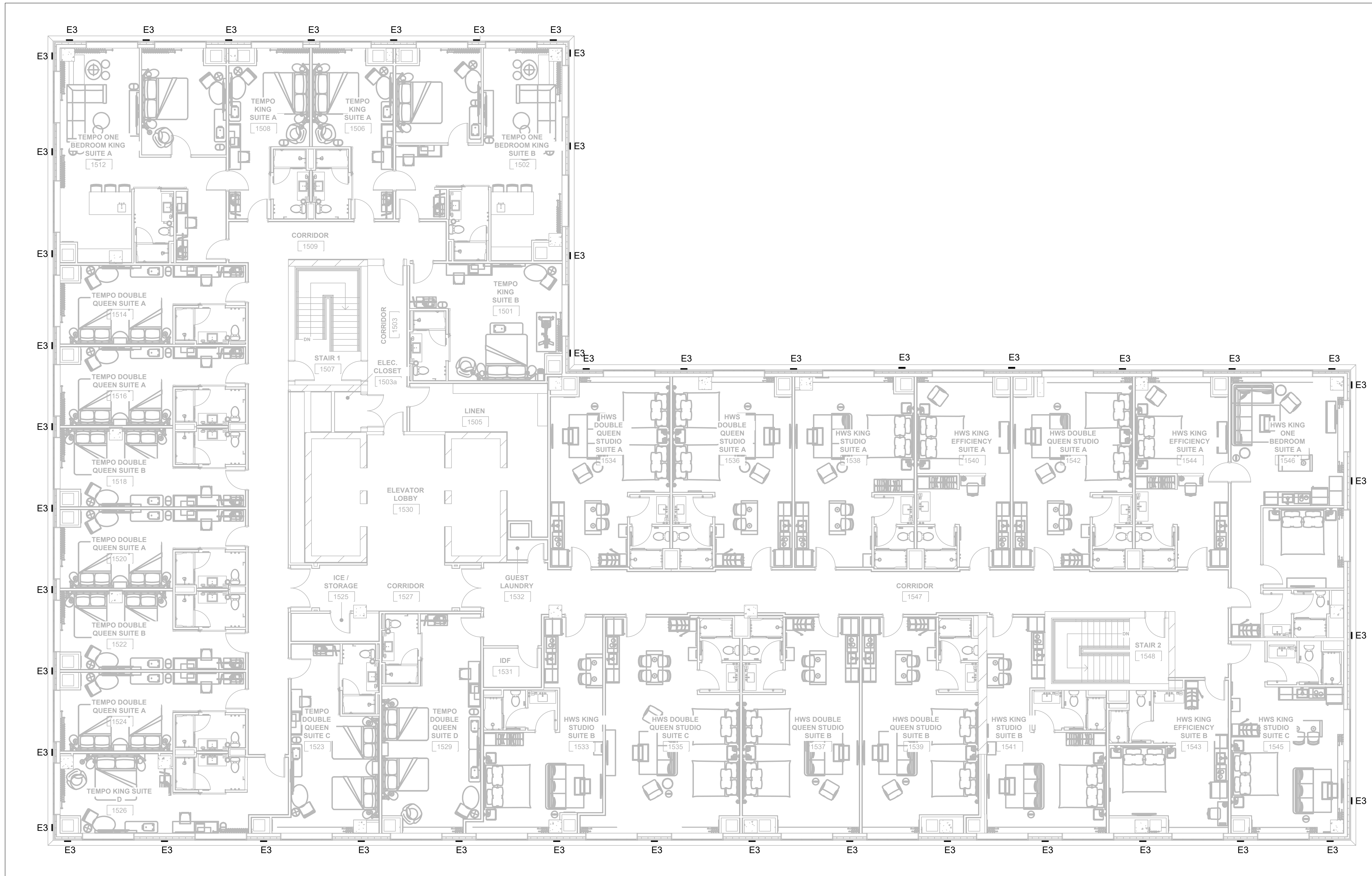
PRELIMINARY
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LEVEL 15 PLAN

EXTERIOR LIGHTING

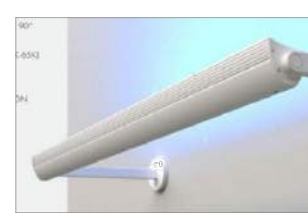
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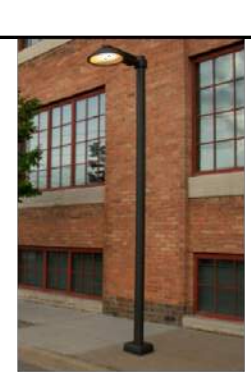


Potter Lawson



LIGHTING **ERGONOMICS**

E13	Landscape Exterior Handrail Integral Lighting		Integral Linear LED Module Lumens: 284 Lm/ft; Ra 88; 3000K CCT; Wagner Companies Catalog Number: LUIS 30K 40 120 MA + LumenPost Driver as Required. 120 Degree Beam in Center, 70 Degree at Sides	284 Lm on 6' Centers	3 W/ 5ft	3 Watt LED elements have been relocated in the handrail to six feet on center to achieve the desired even illumination	ON/OFF	Refer to Landscape and Architectural Plans and Specifications for Complete System. Only Lighting Equipment and General Electrical Information is Provided with this Lighting Document.	Refer to Landscape and Lighting Plans for Approximate Lengths and Locations	18 Locations of Various Type and Length
E14	Landscape Electrical Outlet Provision for Future Upper Tree String/Net Lighting		Provisions at Each Large Planter for Future Installation Controlled with Tree In-Grade Up-Light Circuit	N/A	20 Amp Receptacle	N/A	ON/OFF	Refer to Landscape Plans for All Large Planter Locations Power Outlet at 19 Locations Required	Refer to Landscape and Lighting Plans for Approximate Locations	14
E15	Landscape Retaining Wall Recessed Step Light		2.52"H x 11.97"W x 2.05"D Linear Step light with Louver and Sandstone Gray Finish 3000K. Targetti: ZEDGE Shielded View ZEL-41-FW-SG-L2-30- with 1E3447 (Installation Box)	1250	9	Downward projected optics prevent any stray light leaving fixture	ON/OFF	Mounting Height @15" Above Finished floor	Refer to Landscape and Lighting Plans for Approximate Locations	45
E16	Interior of Parking Garage Window		Nominal 4' long RGBW LED luminaire to illuminate the frosted glass of the Parking Garage Window from inside.	TBD	TBD	Linear indirect lighting is used to bounce light off the interior garage ceiling to produce a uniform soft glow through the frosted glazing with zero visible light elements	DMX Control	Luminaire will be concealed mounted in the interior space, aimed downwards to illuminate the frosted material of the Window glazing	Refer to Landscape and Lighting Plans for Approximate Locations	4
E17	Decorative Landscape Mounted Bollard with Textured Pattern		Custom Built 30" High x 8" Diameter Corten Steel Decorative Bollards. No Photometric information available.	400	5 W	Internal LED element is directed downward to prevent any uplighting whatsoever	On/Off via Building Energy Management System	Mounted on Grade in Landscaping	Refer to Landscape and Lighting Plans for Approximate Locations	25
E18	Decorative Landscape Mounted Bollard with Textured Pattern		Landscape Forms LED Series: LE330-T4-LO-CLR-30K-UVI-4A-NWS with a 16' Pole	2787 Lm	37 W	This is a full cut-off fixture Dark-Sky Approved	On/Off via Building Energy Management System	16' Pole	Refer to Landscape and Lighting Plans for Approximate Locations	6

E13	Landscape Exterior Handrail Integral Lighting		Integral Linear LED Module Lumens: 284 Lm/ft; Ra 88; 3000K CCT; Wagner Companies Catalog Number: LUIS 30K 40 120 MA + LumenPost Driver as Required. 120 Degree Beam in Center, 70 Degree at Sides	284 Lm on 6' Centers	3 W/ 5ft	3 Watt LED elements have been relocated in the handrail to six feet on center to achieve the desired even illumination	ON/OFF	Refer to Landscape and Architectural Plans and Specifications for Complete System. Only Lighting Equipment and General Electrical Information is Provided with this Lighting Document.	Refer to Landscape and Lighting Plans for Approximate Lengths and Locations	18 Locations of Various Type and Length
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E16	Interior of Parking Garage Window		Nominal 4' long RGBW LED luminaire to illuminate the frosted glass of the Parking Garage Window from inside.	TBD	TBD	Linear indirect lighting is used to bounce light off the interior garage ceiling to produce a uniform soft glow through the frosted glazing with zero visible light elements	DMX Control	Luminaire will be concealed mounted in the interior space, aimed downwards to illuminate the frosted material of the Window glazing	Refer to Landscape and Lighting Plans for Approximate Locations	4
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LD111

