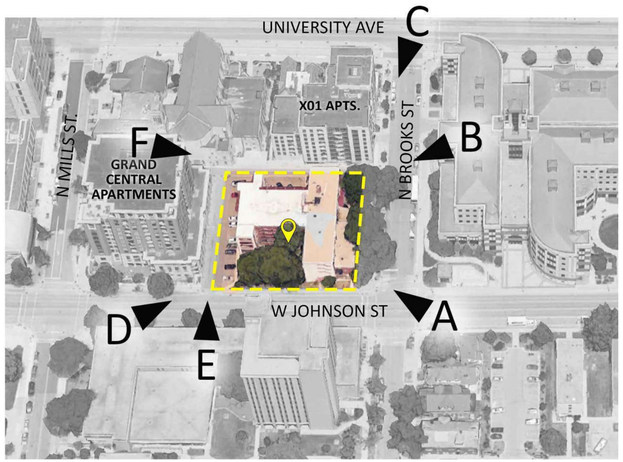


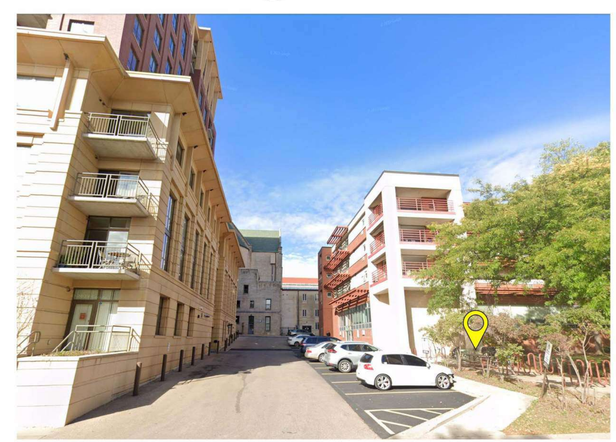
SITE MAP

A

B

C

D



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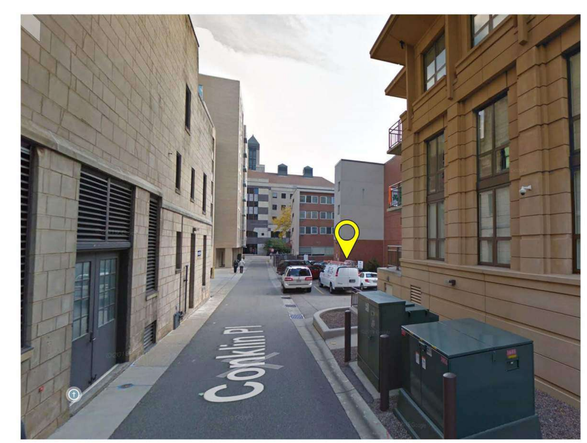


F

CONTEXT IMAGES

REDEVELOPMENT
306 N. BROOKS ST., MADISON

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. 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.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. 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.

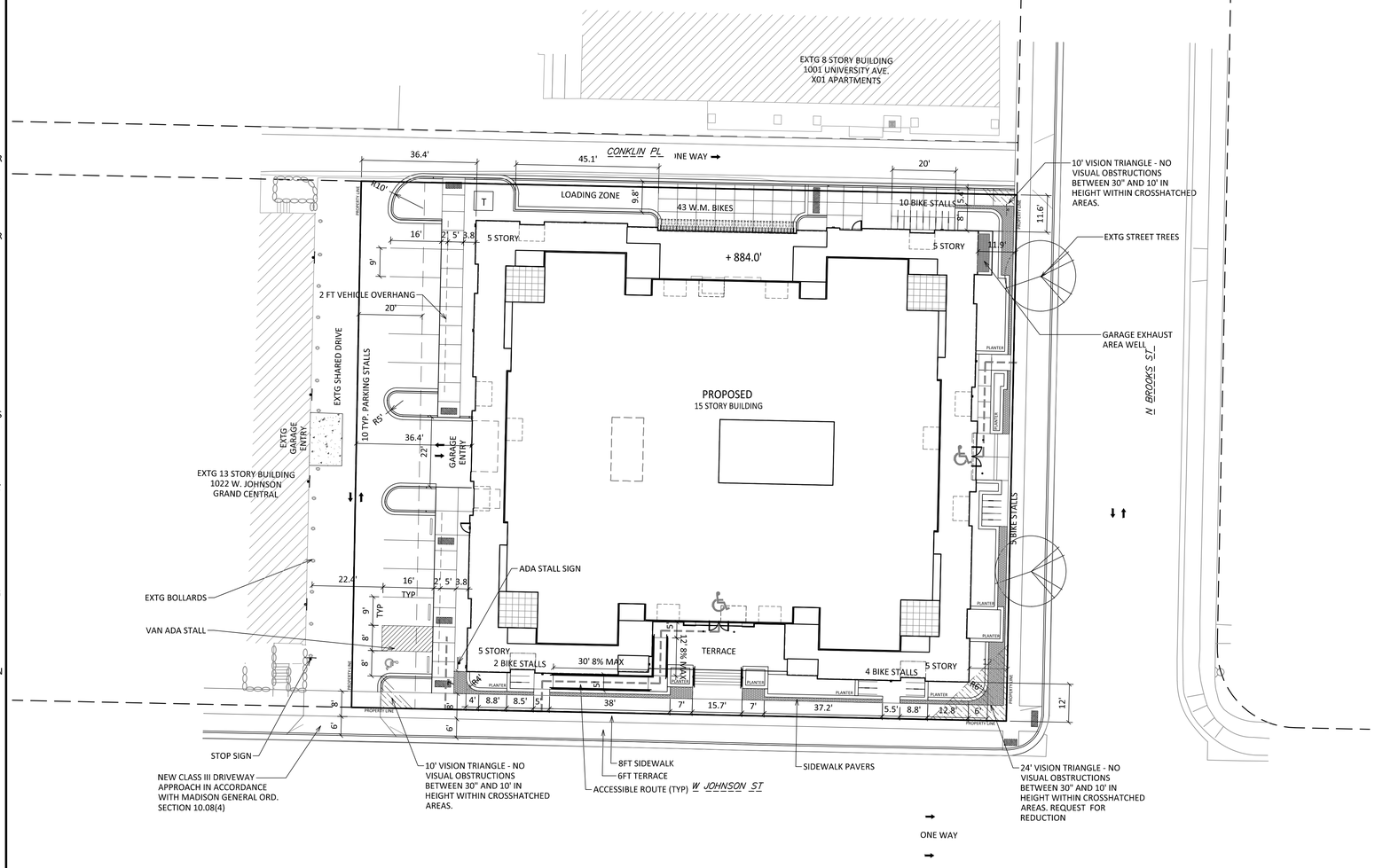
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE 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.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

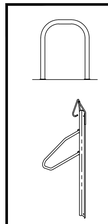
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



1 / C201 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

SITE DEVELOPMENT DATA:	
ZONING	RMX REGIONAL MIXED-USE
DENSITIES:	
LOT AREA	34,269 S.F./.78 ACRES
DWELLING UNITS	189 UNITS
LOT AREA / D.U.	181 S.F./D.U.
DENSITY	242 UNITS/ACRE
LOT COVERAGE	28,859 S.F. (84%)
BUILDING HEIGHT (ABV GRADE)	15 STORIES
BUILDING GROSS AREA (INCLUDES PARKING LEVELS)	298,777 S.F.
DWELLING UNIT MIX:	
STUDIO	8
ONE BEDROOM	14
TWO BEDROOM	56
THREE BEDROOM	74
FOUR BEDROOM	29
FIVE BEDROOM	8
TOTAL DWELLING UNITS	189
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	101 (INCL. 1 ADA)
EV READY	13
EV INSTALLED	3 (INCL. 1 ADA)
SURFACE	11 (INCL. 1 VAN ADA)
TOTAL	128
BICYCLE PARKING:	
GARAGE - LONG-TERM	222
SURFACE - LONG-TERM	45
SURFACE - SHORT-TERM	19
TOTAL	286



BIKE RACKS

EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LU SUBMITTAL - 05-13-2024

PROJECT TITLE
BROOKS ST.

306 N. BROOKS ST.
MADISON, WI

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER 2405

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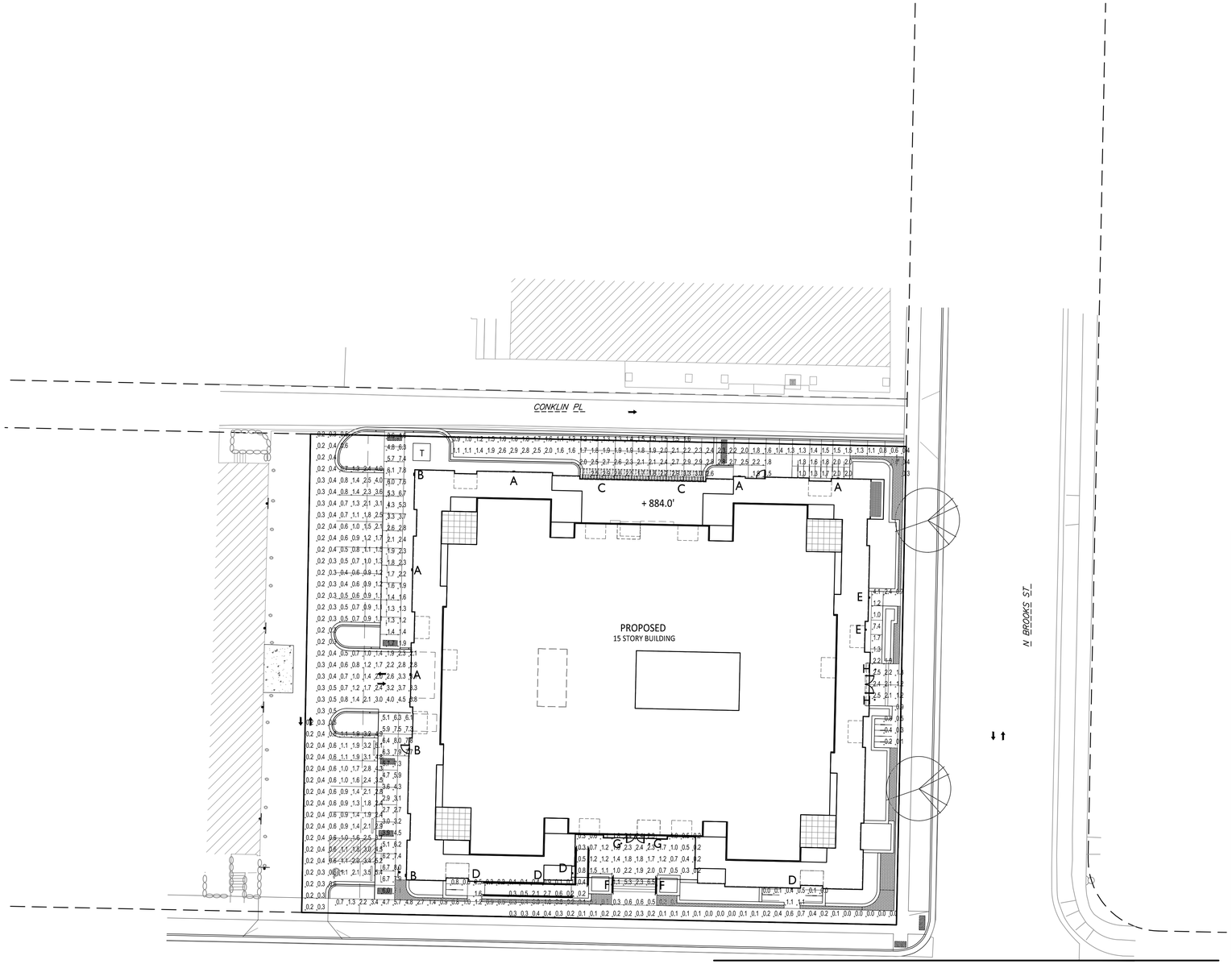


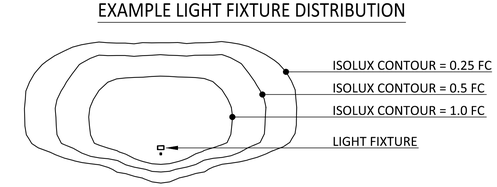
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Enterance Walk Area	+	1.8 fc	3.3 fc	0.3 fc	11.0:1	6.0:1
East Enterance Walk Area	+	1.7 fc	7.4 fc	0.1 fc	74.0:1	17.0:1
South Enterance Walk Area	+	1.2 fc	6.5 fc	0.1 fc	65.0:1	12.0:1
Northwest Sidewalk Area	+	3.4 fc	7.8 fc	1.2 fc	6.5:1	2.8:1
South Sidewalk Area	+	2.4 fc	8.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.2 fc	5.4 fc	0.2 fc	27.0:1	12.0:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	5	LITHONIA LIGHTING	WPX1 LED P1 30K Mvolt	WPX1 LED WALLPACK 1500LM 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_ MVOLT.IES	14'-0" ABOVE GRADE ON BUILDING
	B	3	LITHONIA LIGHTING	WPX2 LED 30K Mvolt	WPX2 LED WALLPACK 6000LM 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX2_LED_30K_ MVOLT.IES	14'-0" ABOVE GRADE ON BUILDING
	C	2	LITHONIA LIGHTING	WPX1 LED P1 30K Mvolt	WPX1 LED WALLPACK 1500LM 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_P1_30K_ MVOLT.IES	12'-0" ABOVE GRADE ON BUILDING
	D	4	FC/SSL Lighting	FCSL550	Exterior Die-Cast Aluminum Steplight for Masonry Applications	L004005FCSL54 04K.IES	6'-0" ABOVE GRADE ON BUILDING
	E	2	FC/SSL Lighting	FCSL550	Exterior Die-Cast Aluminum Steplight for Masonry Applications	L004005FCSL54 04K.IES	2'-6" ABOVE GRADE ON BUILDING
	F	2	FC/SSL Lighting	FCSL550	Exterior Die-Cast Aluminum Steplight for Masonry Applications	L004005FCSL54 04K.IES	1'-0" ABOVE GRADE ON CONC.
	G	2	LITHONIA LIGHTING	WF3 LED 30K	3" Matte White LED Ultra-Thin Wafer Downlight, 3000K CCT, Lextar 2835 LED	WF3_LED_30K.IES	11'-0" ABOVE CONC. PAD
	H	2	LITHONIA LIGHTING	WF3 LED 30K	3" Matte White LED Ultra-Thin Wafer Downlight, 3000K CCT, Lextar 2835 LED	WF3_LED_30K.IES	10'-3" ABOVE CONC. PAD

EXAMPLE LIGHT FIXTURE DISTRIBUTION



1 C202 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LU SUBMITTAL - 05-13-2024

PROJECT TITLE
BROOKS ST.

306 N. BROOKS ST.
MADISON, WI

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
C202

PROJECT NUMBER 2405

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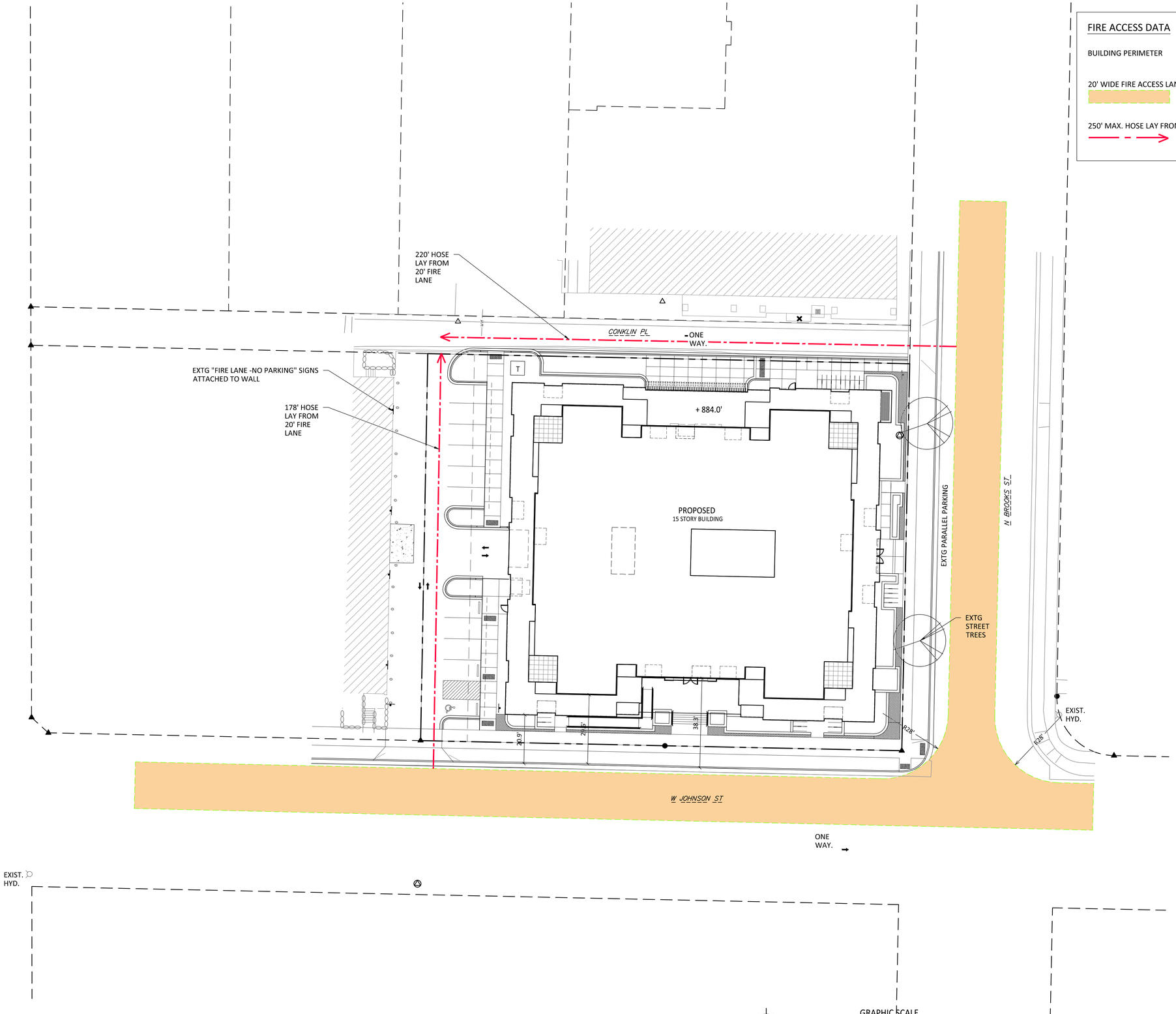

1 C203 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

1 INCH = 20 FT (24X36 SHEET)

FIRE ACCESS DATA

BUILDING PERIMETER 600 LINEAR FEET

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

knothe • bruce ARCHITECTS

Phone: 608.836.3690

8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LU SUBMITTAL - 05-13-2024

PROJECT TITLE
BROOKS ST.

306 N. BROOKS ST.
MADISON, WI

SHEET TITLE
FIRE DEPT. ACCESS PLAN

SHEET NUMBER
C203

PROJECT NUMBER 2405

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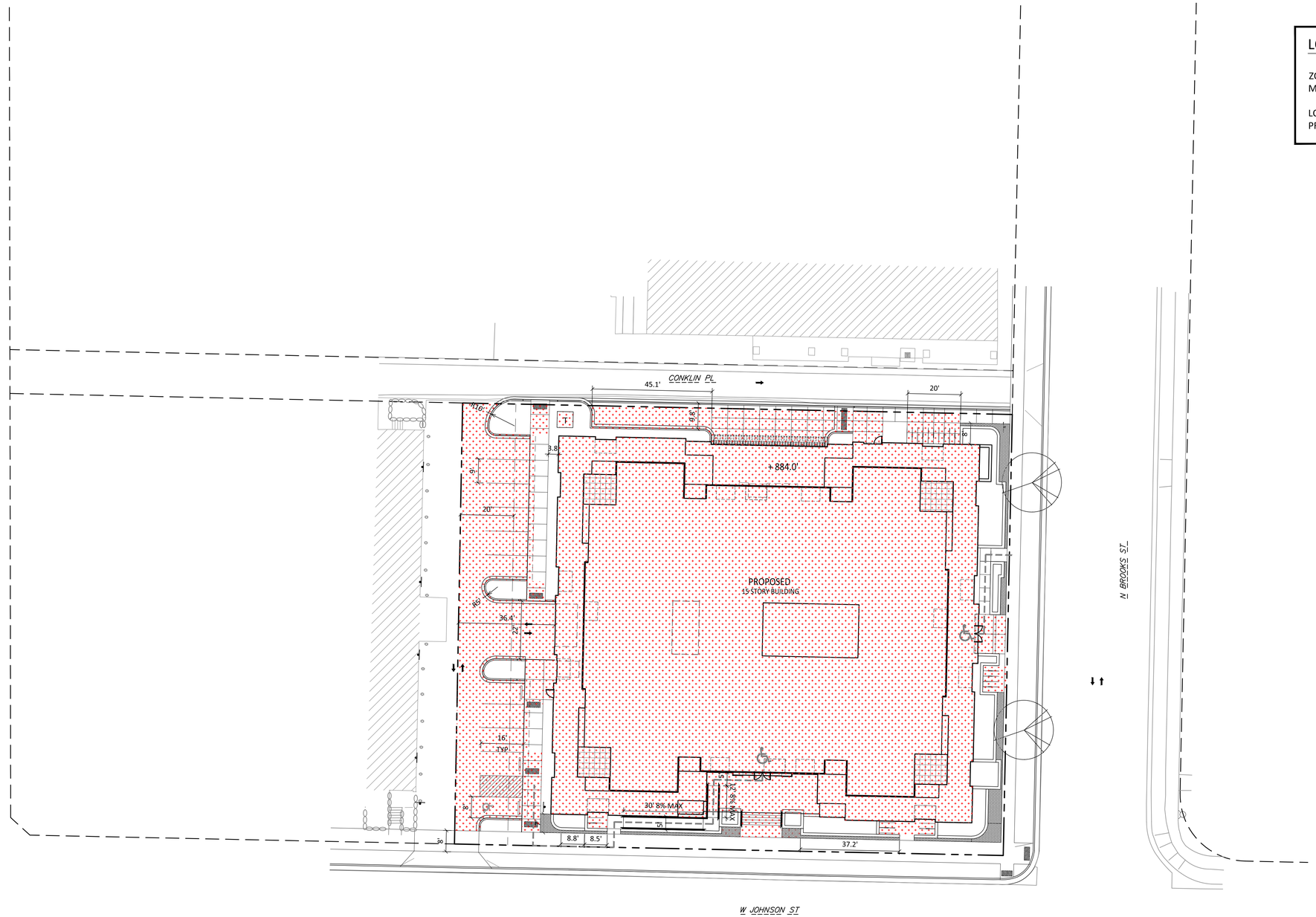

LOT COVERAGE

ZONING	RMX
MAXIMUM LOT COVERAGE	90% (30,842 S.F.)
LOT AREA	34,269 S.F.
PROPOSED COVERAGE	84% (28,859 S.F.)

1 C204 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

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8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LU SUBMITTAL - 05-13-2024

PROJECT TITLE
BROOKS ST.

306 N. BROOKS ST.
MADISON, WI

SHEET TITLE
LOT COVERAGE

SHEET NUMBER
C204

PROJECT NUMBER 2405

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TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING RAILING
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING AWNINGS
- EXISTING SIDEWALK PAVERS

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% — PROPOSED SLOPE ARROWS
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON–SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE **CITY OF MADISON** EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7–CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25–FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN–WORKED FOR A PERIOD OF MORE THAN 7–CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE–WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE–WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP–RAP SIZING. IN NO CASE WILL RIP–RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL–PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE–APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
21. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
22. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
23. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
24. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
25. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
26. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
27. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

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GENERAL NOTES

306 N BROOKS STREET
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 05/10/24
DRAFTER EKAA
CHECKED TSCH
PROJECT NO. 240107

C100

10 May 2024 - 2:56p M:\LI Ventures\240107_306 N Brooks St\CADD\240107_ExCon.dwg by: ekaa

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GRAPHIC SCALE, FEET
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EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	877.50	867.95	E
S2	SMH	873.43	865.50	W
			863.42	S
			863.43	NE
S3	SMH	869.23	860.91	N
			860.89	S
S4	SMH	867.98	858.58	N
			858.62	E
			858.55	W

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S6	CIN	875.37	867.95	E
S7	CIN	875.19	873.51	E
			873.61	W
S8	CIN	874.95	872.80	E
			873.11	W
S9	FIN	873.98	872.48	NE
S10	CIN	873.83	871.60	E
			871.40	W
S11	CIN	872.75	870.85	W
			869.74	S
S12	CIN	868.75	865.35	N
			865.17	E
S13	CIN	869.13	866.94	SE
			866.52	NW
S14	STMH	869.09	860.02	MIDDLE
S15	CIN	866.52	863.43	N
			863.72	MIDDLE
S16	CIN	866.63	862.67	MIDDLE
S17	STMH	868.21	860.57	N
			859.01	S1
			859.02	S2
			-	E
			860.65	W

ABBREVIATIONS

STMH – STORM MANHOLE
FIN – FIELD INLET
CIN – CURB INLET
SMH – SANITARY MANHOLE

NOTES:

1. This survey is based upon field survey work completed on March 5, 2024. Any changes in site conditions after this date are not reflected by this survey.
2. The existing property lines shown on this plan are based upon found monuments, surveys of record and the recorded deeds.
3. This map is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20240810585, 20240810598 and 20240810608. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
5. Sewer and water structures were surveyed. Sewer pipes are shown per the City of Madison utilities website.
6. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
7. This existing conditions plan was prepared at the request of: LZ Ventures, LLC, 5603 Surrey Lane, Waunakee, WI 53597

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EXISTING CONDITIONS

306 N BROOKS STREET
CITY OF MADISON
DANE COUNTY, WI

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10 May 2024 - 3:30p M:\LZ Ventures\240107_306 N Brooks St\CADD\240107_ExCon.dwg by: jgol

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CONKLIN PLACE

REMOVE SANITARY LATERAL

REMOVE STORM LATERAL

REMOVE CURB & GUTTER (TYP.)

24' WIDE JOINT DRIVEWAY EASEMENT DOC NO 4409641

12'

12'

REMOVE CHAIN-LINK FENCE (TYP.)

REMOVE TELEPHONE LINE (TYP.)

REMOVE CABLE TV (TYP.)

REMOVE STORM FIELD INLET (TYP.)

REMOVE SANITARY STRUCTURE (TYP.)

REMOVE ELECTRIC SERVICE (TYP.)

SAWCUT (TYP.)

REMOVE STORM CLEANOUT (TYP.)

BUILDING

EXISTING 4-STORY APARTMENT BUILDING

SEE NOTE 1

REMOVE A/C (TYP.)

REMOVE BIKE RACK (TYP.)

REMOVE ROCK (TYP.)

REMOVE TREE (TYP.)

REMOVE SIGN (TYP.)

27.3'

15' WIDE STORM SEWER EASEMENT DOC NO 2855426

EASEMENT TO BE RELEASED

REMOVE BUSH (TYP.)

REMOVE PLANTERS (TYP.)

6' WIDE UNDERGROUND ELECTRIC EASEMENT DOC NO 3603277

REMOVE FIRE DEPARTMENT CONNECTION (TYP.)

REMOVE RAILING (TYP.)

REMOVE WALL

5.5'

3' PUBLIC SIDEWALK EASEMENT DOC NO 4407810

W JOHNSON ST

N BROOKS ST

PROVIDE TREE PROTECTION, SEE LANDSCAPE PLAN

REMOVE SIGN (TYP.)

REMOVE LANDSCAPE CURB (TYP.)

REMOVE LIGHT (TYP.)

REMOVE AWNING (TYP.)

REMOVE FLAGPOLE (TYP.)

PROVIDE TREE PROTECTION, SEE LANDSCAPE PLAN

S2 S3 S5 S6 S7 S7 S10 S11 S12 S13 S14 S15 S16 S17

GRAPHIC SCALE, FEET

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NOTES:

1. EXISTING 4-STORY APARTMENT BUILDING TO BE DEMOLISHED

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DEMOLITION PLAN

306 N BROOKS STREET
CITY OF MADISON
DANE COUNTY, WI

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DATE 05/10/24

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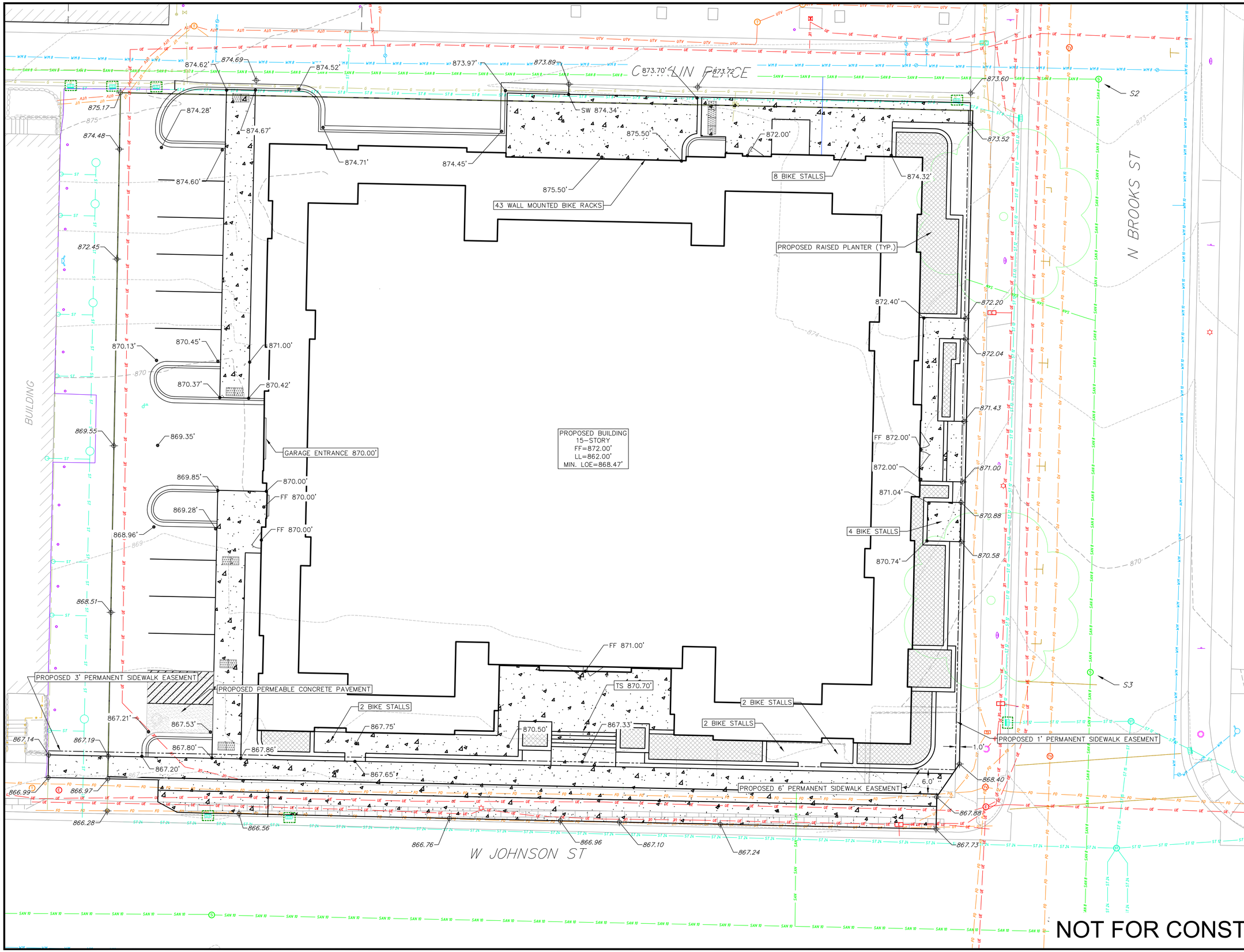

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GRADING & EROSION CONTROL

306 N BROOKS STREET
CITY OF MADISON
DANE COUNTY, WI

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NO.	DATE	REMARKS	

DATE 05/10/24

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C300

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CONKLIN PLACE

N BROOKS ST

W JOHNSON ST

PAVEMENT REMOVAL AND REPLACEMENT

8" D.I. FIRE SERVICE W/ 8" VALVE. CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS.

S2

CONNECT TO EXISTING CI: S10
IE=871.60'

S18: 48" CONC SMH
RIM=873.74'
IE=866.05 (E)
IE=866.07 (W)
IE=866.15 (S)

16' – 8" PVC STORM LATERAL @ 1.04%. CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS.
IE=871.78'

19' – 8" PVC SANITARY LATERAL @ 1.04%. CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS.
IE=866.35'

PROPOSED BUILDING
15-STORY
FF=872.00'
LL=862.00'
MIN. LOE=868.47'

CONNECT TO EXISTING SMH: S3
RIM=869.23'
IE=860.91 (N)
IE=860.89 (S)

45' – 8" PVC SANITARY LATERAL @ 1.04%. CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS.
IE=861.46'

PAVEMENT REMOVAL & REPLACEMENT

S3

21' – 8" PVC STORM LATERAL @ 1.04%. CONFIRM SIZE, IE, AND LOCATION WITH PLUMBING PLANS.
IE=862.99'

CONNECT TO EXISTING CI: S16
IE=862.77'

N
W E
S

GRAPHIC SCALE, FEET
0 5 10 20

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UTILITY PLAN

306 N BROOKS STREET
CITY OF MADISON
DANE COUNTY, WI

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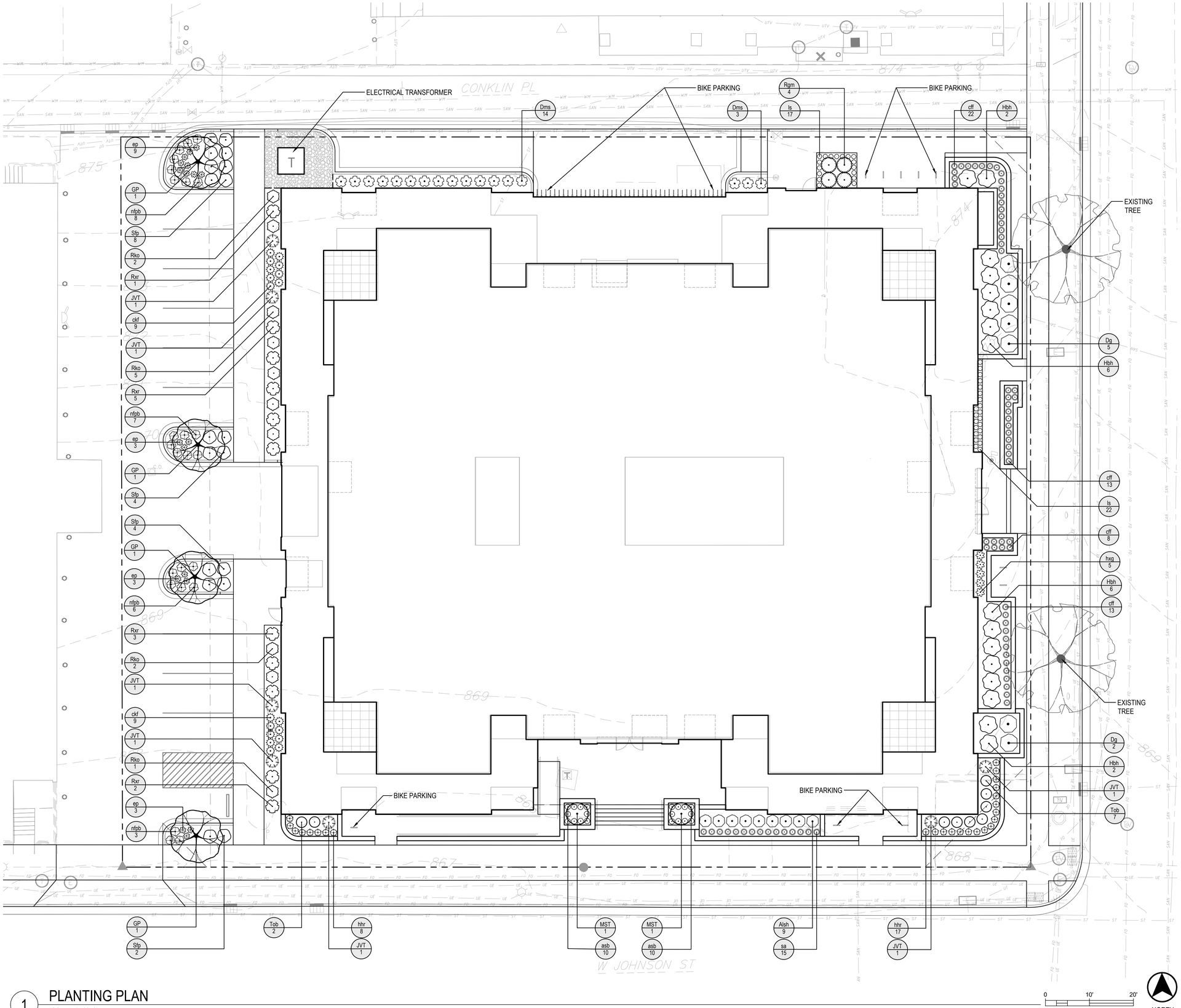

1 PLANTING PLAN

SCALE: 1"-10'-0"

LEGEND:

— — — —	PROPERTY LINE
	$1\frac{1}{2}$" DIAMETER, WASHED, DECORATIVE STONE MULCH
— — — — — — —	RIGID ALUMINUM EDGING.
858	EXISTING CONTOURS

NOTES:

1. SEE C102 FOR SITE DEMOLITION PLAN.
2. SEE C201 FOR SITE PLAN.
6. SEE C202 FOR SITE LIGHTING PLAN.
7. SEE C203 FOR FIRE ACCESS PLAN.
8. SEE C204 FOR LOT COVERAGE PLAN.
9. SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
10. SEE C400 FOR SITE UTILITIES PLAN.
11. ANY NEW TREES WITHIN PUBLIC ROW SHALL BE DETERMINED BY THE CITY FORESTER.
12. LAWN AREAS WITHIN STREET TERRACE SHALL BE SEEDED.
13. ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
14. PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.

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Middleton, WI 53562

FIGUREGROUND
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PROJECT TITLE
BROOKS ST.

306 N. BROOKS ST.
MADISON, WI

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L100

PROJECT NUMBER 2405

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City of Madison, WI Landscape Worksheet - 306 North Brooks Street
5/13/2024
Zoning: Regional Mixed-Use (RMX)

Developed Area (SF)	Landscape Points Required	Landscape Points Achieved
34,269	571	911

Points Tabulation

Plant Type/Element	Points	Quantity	Points Achieved
Overstory deciduous trees	35	4	140
Tall evergreen trees	35	7	245
Ornamental trees	15	2	30
Upright evergreen shrubs	10	0	0
Shrubs, deciduous	3	92	276
Shrubs, evergreen	4	9	36
Ornamental grasses/perennials	2	92	184
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
Total Points Achieved			**911**

Development Frontage Landscaping (1) overstory deciduous tree and (5) shrubs /30 LF *(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree	Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
W. Johnson St.	**206**	**7**	**3** [(1) overstory tree, (2) ornamental trees, and (2) evergreen trees]	**34**	**17**
N. Brooks St.	**166**	**6**	**0.50** [(1) evergreen tree]	**28**	**25**

***Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A**
(No surface parking lots with 20 or more parking spaces)

****In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.**

(Insufficient area for substantial landscaping between building and sidewalks)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
EVERGREEN TREES							
	JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8`	7
ORNAMENTAL TREES							
	MST	Malus sargentii 'Tina'	Tina Sargent Crabapple	See Height	B&B	4`	2
OVERSTORY DECIDUOUS TREES							
	GP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" Cal.	B&B	14`	4
DECIDUOUS SHRUBS							
	Alsh	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedger® Black Chokeberry	#3	Container	18"	9
	Dgn	Deutzia gracilis `Nikko`	Nikko Deutzia	#3	Container	18"	7
	Dms	Diervilla lonicera `Michigan Sunset`	Michigan Sunset Dwarf Bush Honeysuckle	#2	Container	24"	17
	Hbh	Hydrangea macrophylla 'PIHM-II'	Bloomstruck Hydrangea	#3	Container	30"	16
	Rgm	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	#3	Container	24"	4
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Shrub Rose	#3	Container	30"	11
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	10
	Sfp	Spiraea fritschiana 'J.N. Select A'	Pink-a-licious™ Fritch Spirea	#3	Container	24"	18
EVERGREEN SHRUBS							
	Tob	Thuja occidentalis 'Bobozam'	Mr. Bowling Ball® Arborvitae	#3	Container	18"	9
GRASSES & SEDGES							
	ckf	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	#1	Container	N/A	18
	cff	Carex x 'ET CRX01'	Feather Falls Sedge	#SP4	Flat	N/A	56
	ls	Liriope spicata	Creeping Lily Turf	#SP4	Flat	N/A	39
	sa	Sesleria autumnalis	Autumn Moor Grass	#1	Container	N/A	15
HERBACEOUS PERENNIALS							
	asb	Allium tanguticum `Summer Beauty`	Summer Beauty Allium	#1	Container	N/A	20
	ep	Echinacea purpurea `Pixie Meadowbrite`	Pixie Meadowbrite Coneflower	#1	Container	N/A	18
	hhr	Hemerocallis x `Happy Returns`	Happy Returns Daylily	#1	Container	N/A	25
	hxg	Hosta x `Guacamole`	Guacamole Hosta	#1	Container	N/A	5
	nfpb	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1	Container	N/A	24

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jporter@figureground-design.com
608-345-5101

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PROJECT TITLE
BROOKS ST.

306 N. BROOKS ST.
MADISON, WI

SHEET TITLE
PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

SHEET NUMBER
L101

PROJECT NUMBER 2405

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BROOKS ST.

306 N BROOKS ST. MADISON, WI

PROJECT NUMBER: 2405

G 000	COVER SHEET
C100	GENERAL NOTES
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C201	ARCHITECTURAL SITE PLAN
C202	SITE LIGHTING PLAN
C203	FIRE DEPT. ACCESS PLAN
C204	LOT COVERAGE
C300	GRADING & EROSION CONTROL
C400	UTILITY PLAN
L100	LANDSCAPE PLAN
L101	PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET
AC100-2B	LOWER PARKING LVL 02
AC100-2	PARKING LVL 02
AC100-1	PARKING LVL 01
AC101	LEVEL 01 PLAN
AC102	LEVELS 02-05 PLAN
AC106	LEVELS 06-11 PLAN
AC112	LEVELS 12-14 PLAN
AC115	LEVEL 15 PLAN
AC116	ROOF PLAN
AC201	EXTERIOR ELEVATIONS
AC202	EXTERIOR ELEVATIONS
AC203	EXTERIOR EVELATIONS
AC204	EXTERIOR ELEVATIONS
AC205	SOUTH ELEVATION - COLOR
AC206	EAST ELEVATION - COLOR
AC207	NORTH ELEVATION - COLOR
AC208	WEST ELEVATION - COLOR
AC209	BIRD-SAFE COMPLIANCE
AC210	BIRD-SAFE COMPLIANCE
AC901	RENDER IMAGE
AC902	RENDER IMAGE
AC903	RENDER IMAGE
AC904	RENDER IMAGE
AC905	RENDER IMAGE
AC906	RENDER IMAGE
AC907	RENDER IMAGE
AC908	RENDER IMAGE
AC909	RENDER IMAGE
AC910	RENDER IMAGE
AC911	SHADOW STUDY

GROSS AREAS

LEVEL	GROSS AREA
PARKING LEVEL 02 (LOWER)	3968 SF
PARKING LEVEL 02	22161 SF
PARKING LEVEL 01	22161 SF
LEVEL 01	21116 SF
LEVEL 02	19697 SF
LEVEL 03	19697 SF
LEVEL 04	19697 SF
LEVEL 05	19697 SF
LEVEL 06	15119 SF
LEVEL 07	15119 SF
LEVEL 08	15119 SF
LEVEL 09	15119 SF
LEVEL 10	15119 SF
LEVEL 11	15119 SF
LEVEL 12	15119 SF
LEVEL 13	15119 SF
LEVEL 14	15201 SF
LEVEL 15	14431 SF
TOTAL AREA	298777 SF

UNIT - TOTALS

STUDIO
8
ONE BEDROOM
14
TWO BEDROOM
56
THREE BEDROOM
74
FOUR BEDROOM
29
FIVE BEDROOM
8
TOTAL UNITS: 189 TOTAL BEDROOMS: 512

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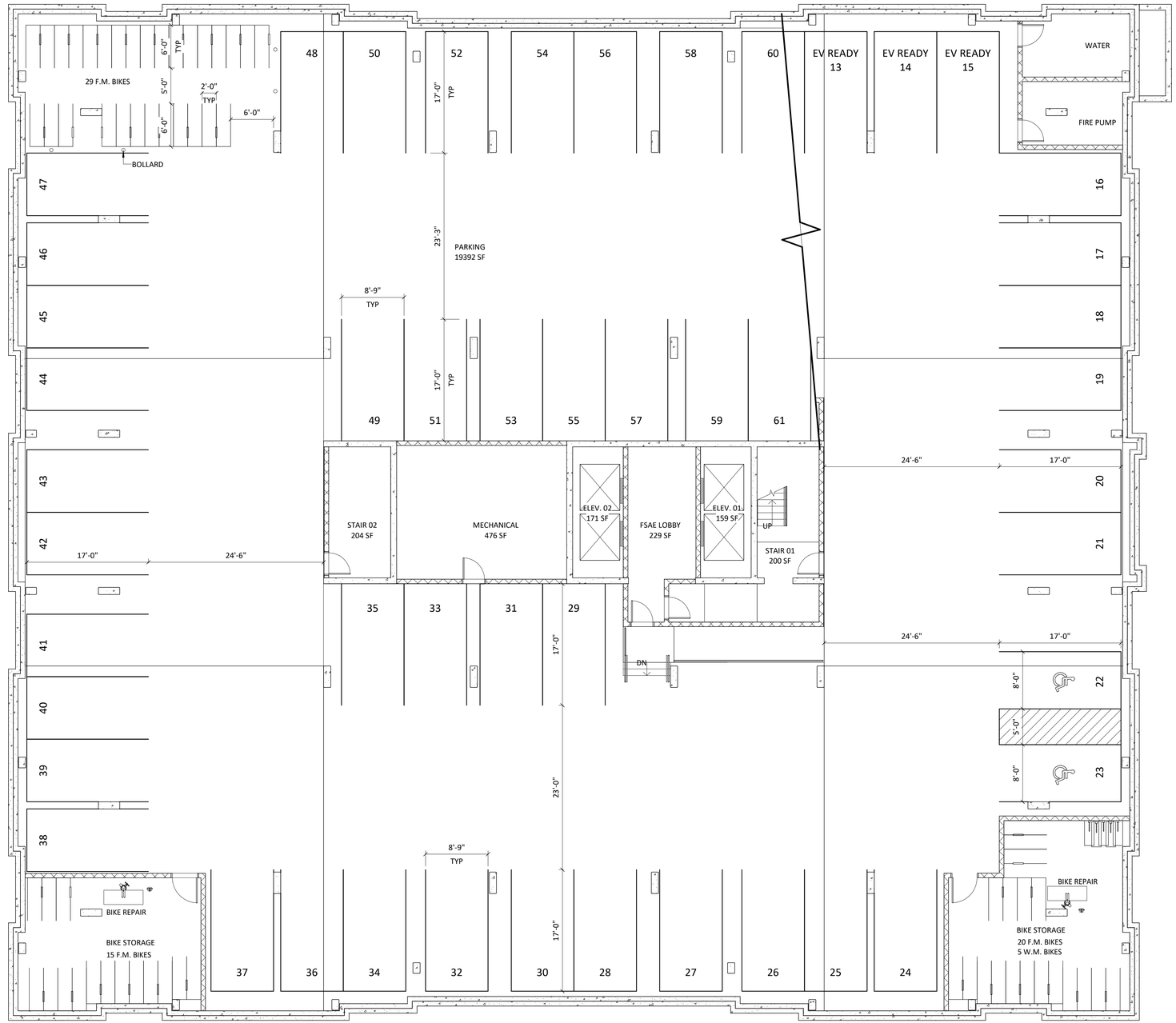

1 AC100-1 CITY - 00 - PARKING LEVEL 01
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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Middleton, WI 53562

KEY PLAN

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
PARKING LVL 01

SHEET NUMBER
AC100-1

PROJECT NUMBER
2405

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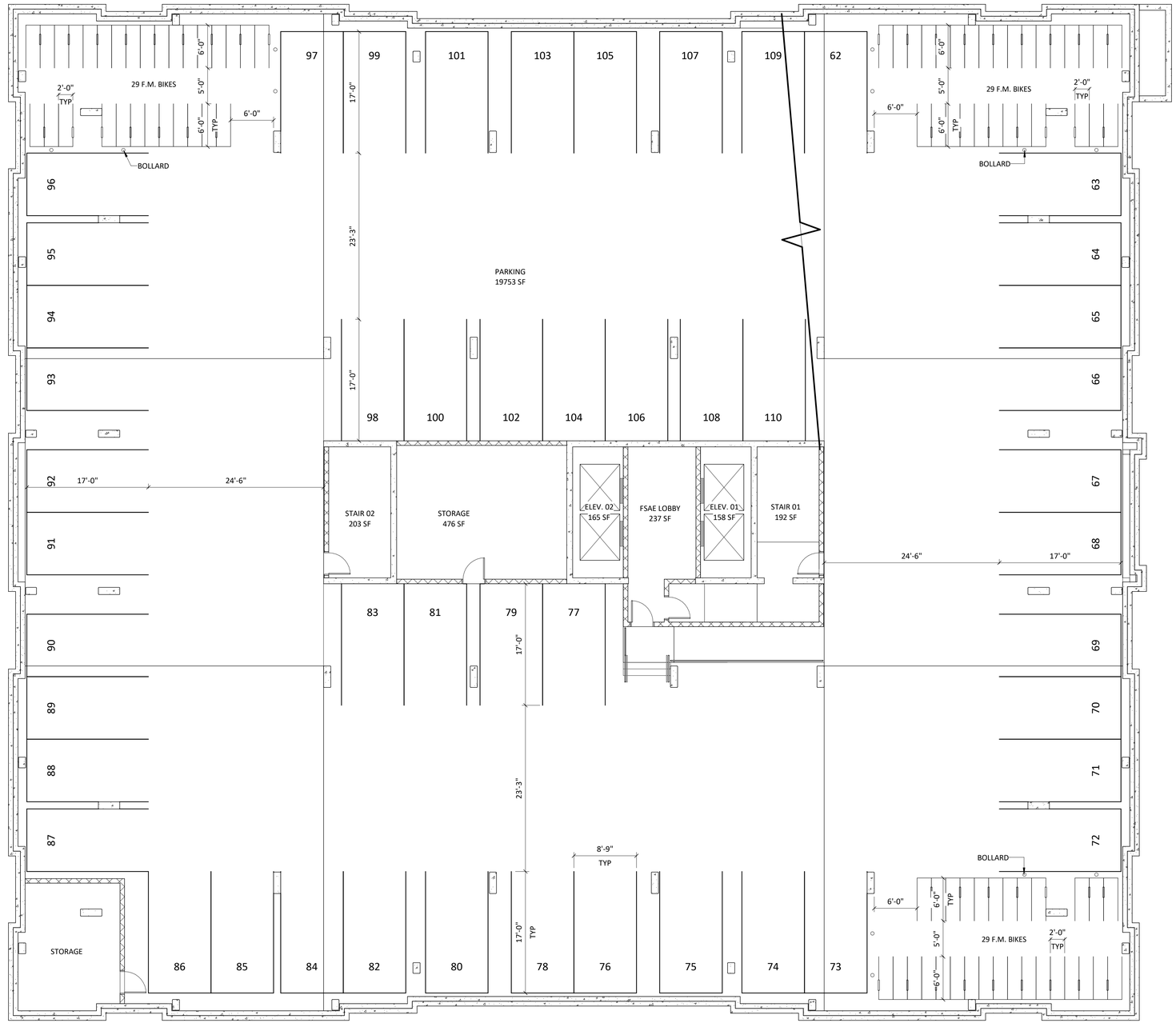

1 CITY -01 - PARKING LEVEL 02
AC100-2 1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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PROJECT TITLE
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MADISON, WI

SHEET TITLE
PARKING LVL 02

SHEET NUMBER
AC100-2

PROJECT NUMBER
2405

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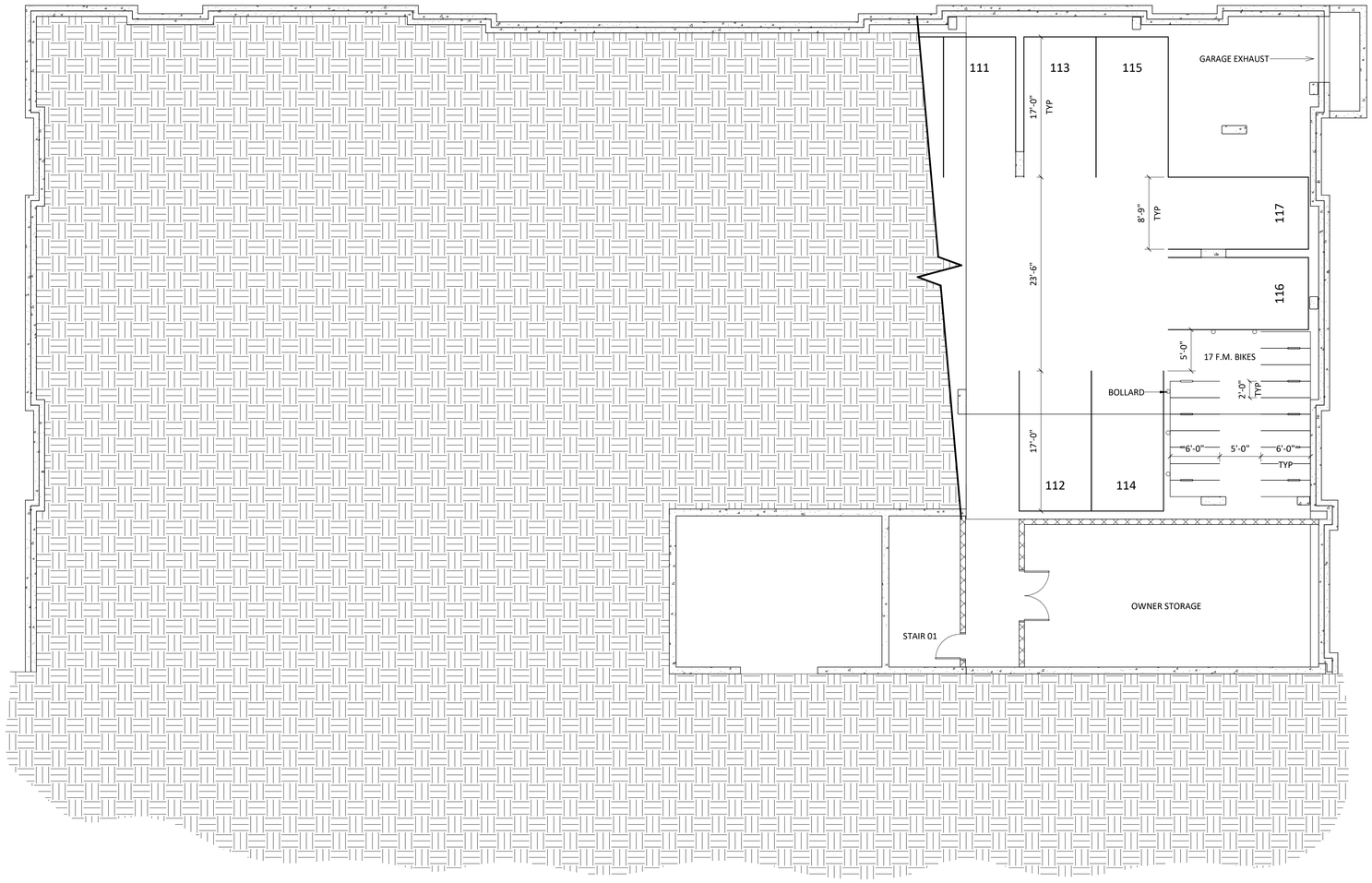

1 CITY -00 - LOWER P02
AC100-2B 1/8" = 1'-0"

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
LOWER PARKING
LVL 02

SHEET NUMBER
AC100-2B

PROJECT NUMBER
2405

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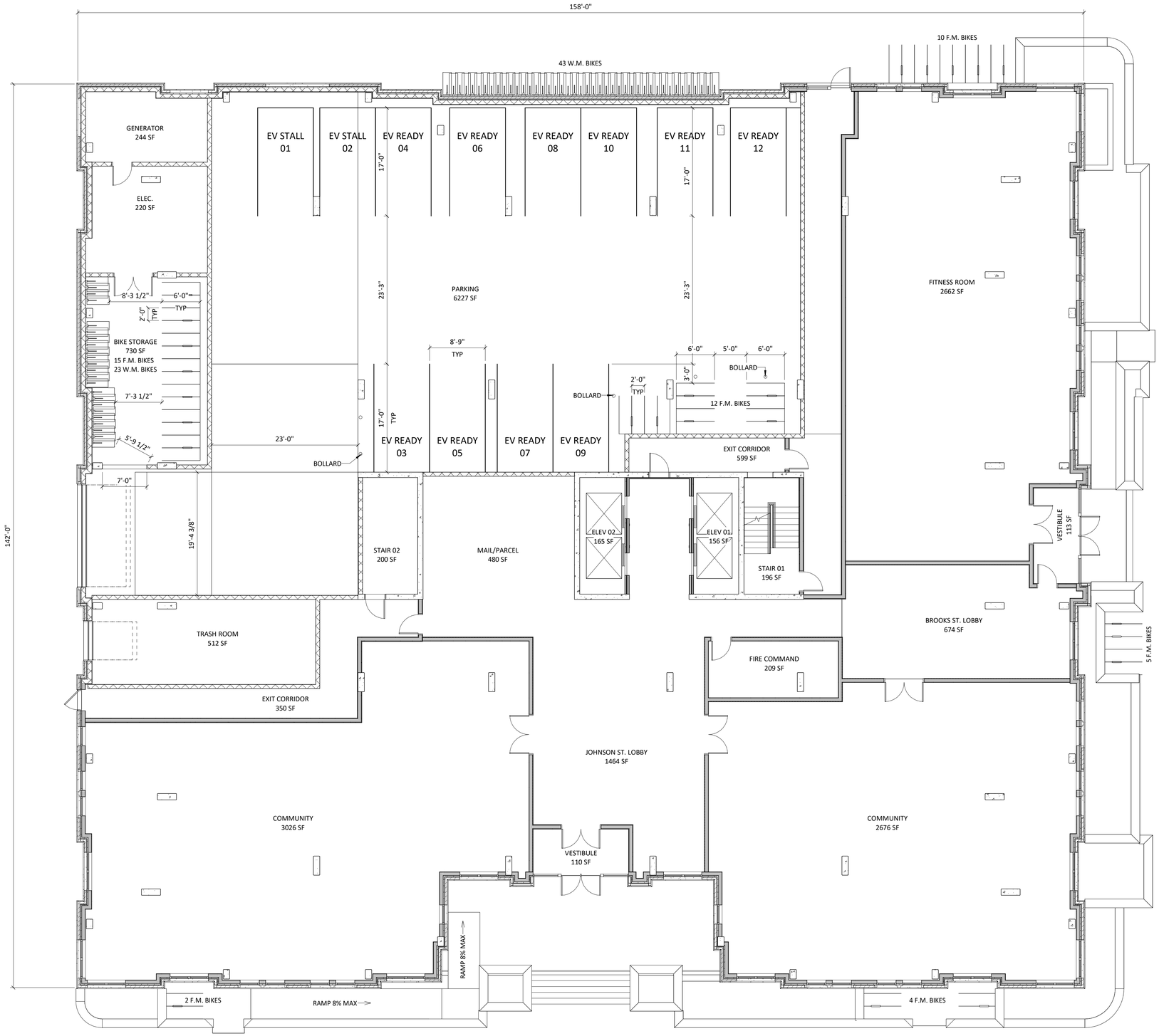

2 AC101 CITY - 01 - LEVEL 01
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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306 N BROOKS ST.
MADISON, WI

SHEET TITLE
LEVEL 01 PLAN

SHEET NUMBER
AC101

PROJECT NUMBER
2405

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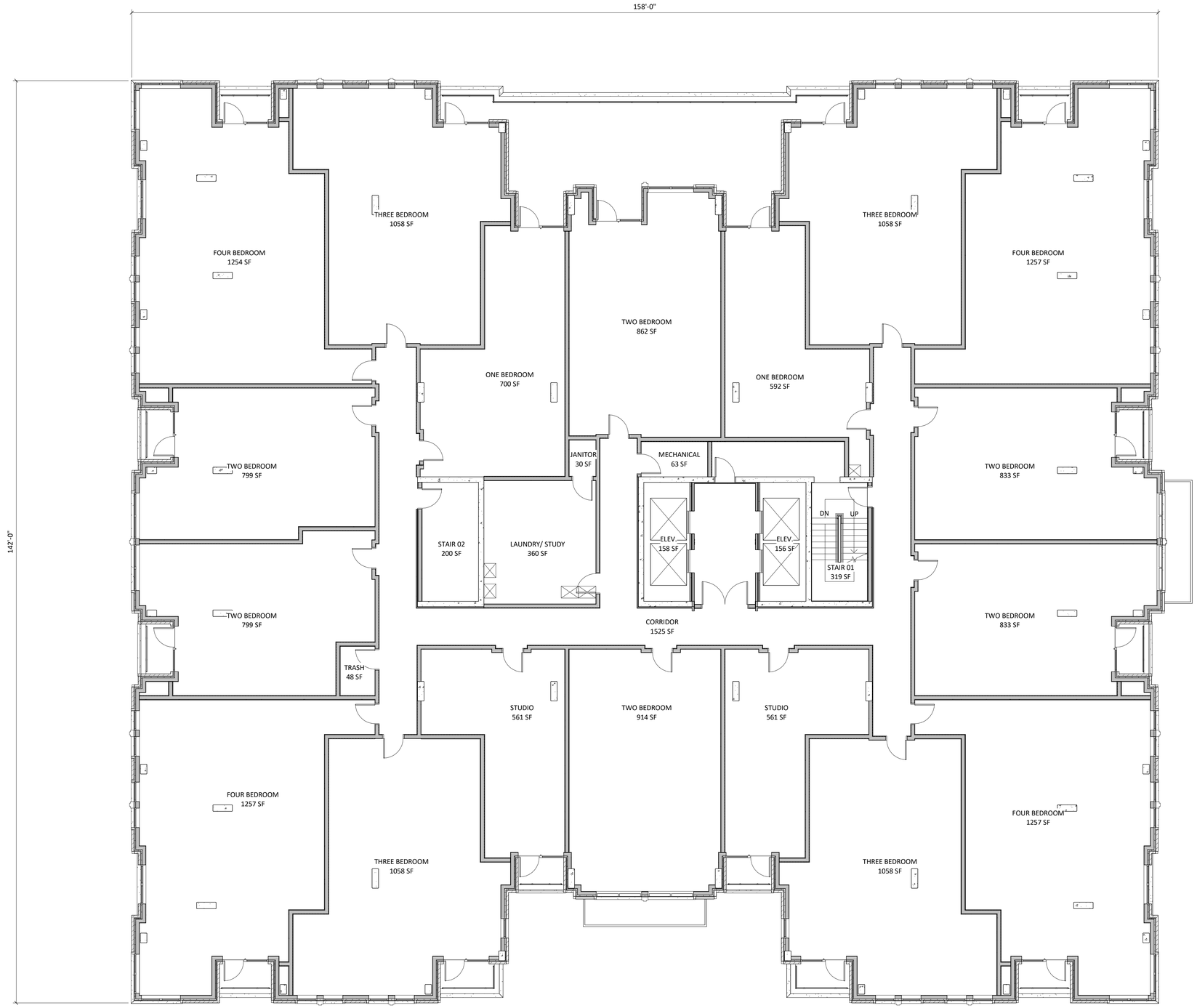

1 AC102 CITY - 02 - LEVELS 02-05
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
LEVELS 02-05
PLAN

SHEET NUMBER
AC102

PROJECT NUMBER
2405

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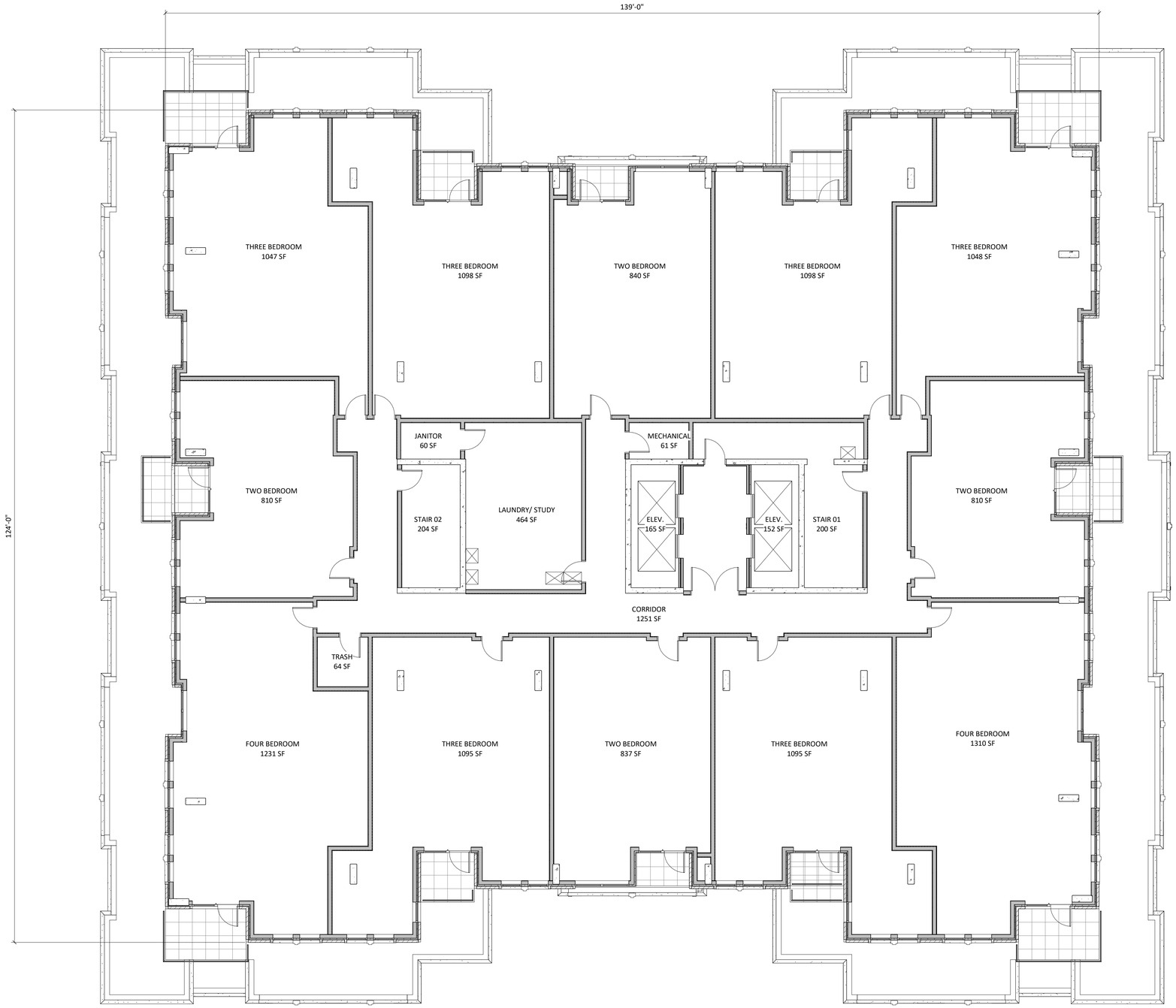

1 AC106 CITY - 06 - LEVELS 06-11
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
LEVELS 06-11
PLAN

SHEET NUMBER
AC106

PROJECT NUMBER
2405

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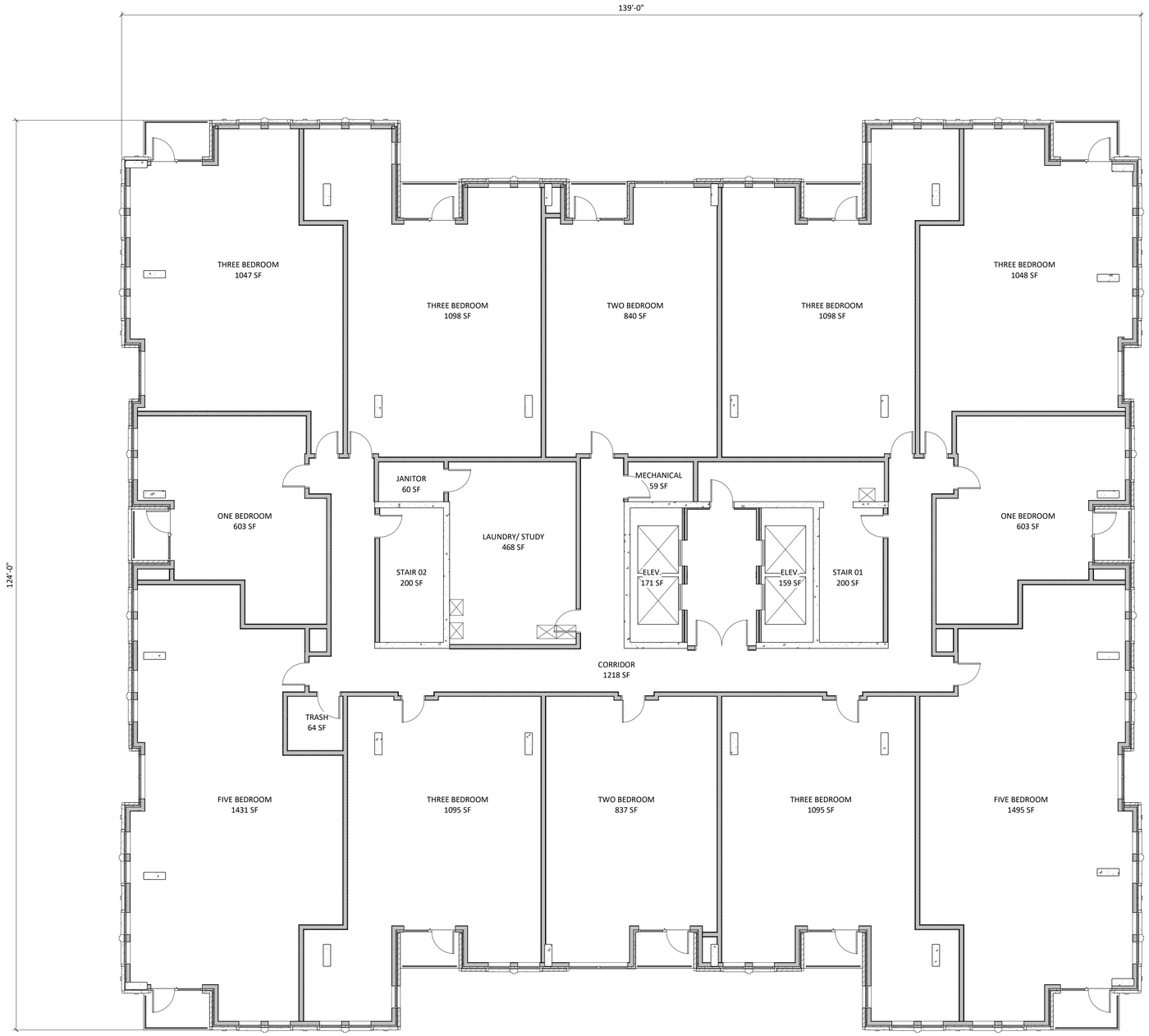

1 AC112 CITY - 12 - LEVELS 12-14
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
LEVELS 12-14
PLAN

SHEET NUMBER
AC112

PROJECT NUMBER
2405

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1 AC115 CITY - 15 - LEVEL 15
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
LEVEL 15 PLAN

SHEET NUMBER
AC115

PROJECT NUMBER
2405

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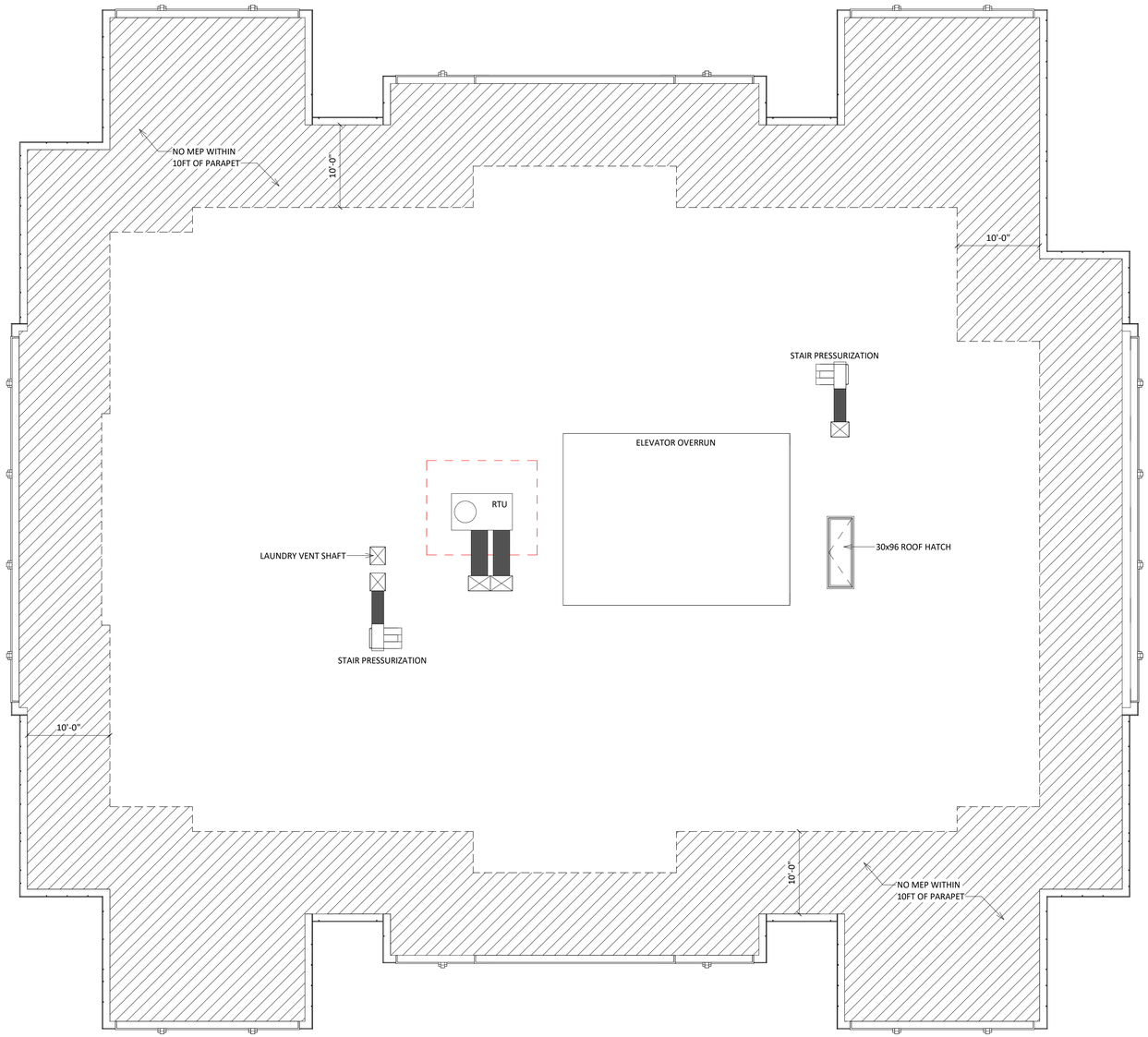

1 AC116 ROOF PLAN
1/8" = 1'-0"

0' 4' 8' 16'
1/8" = 1 '- 0"

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC116

PROJECT NUMBER
2405

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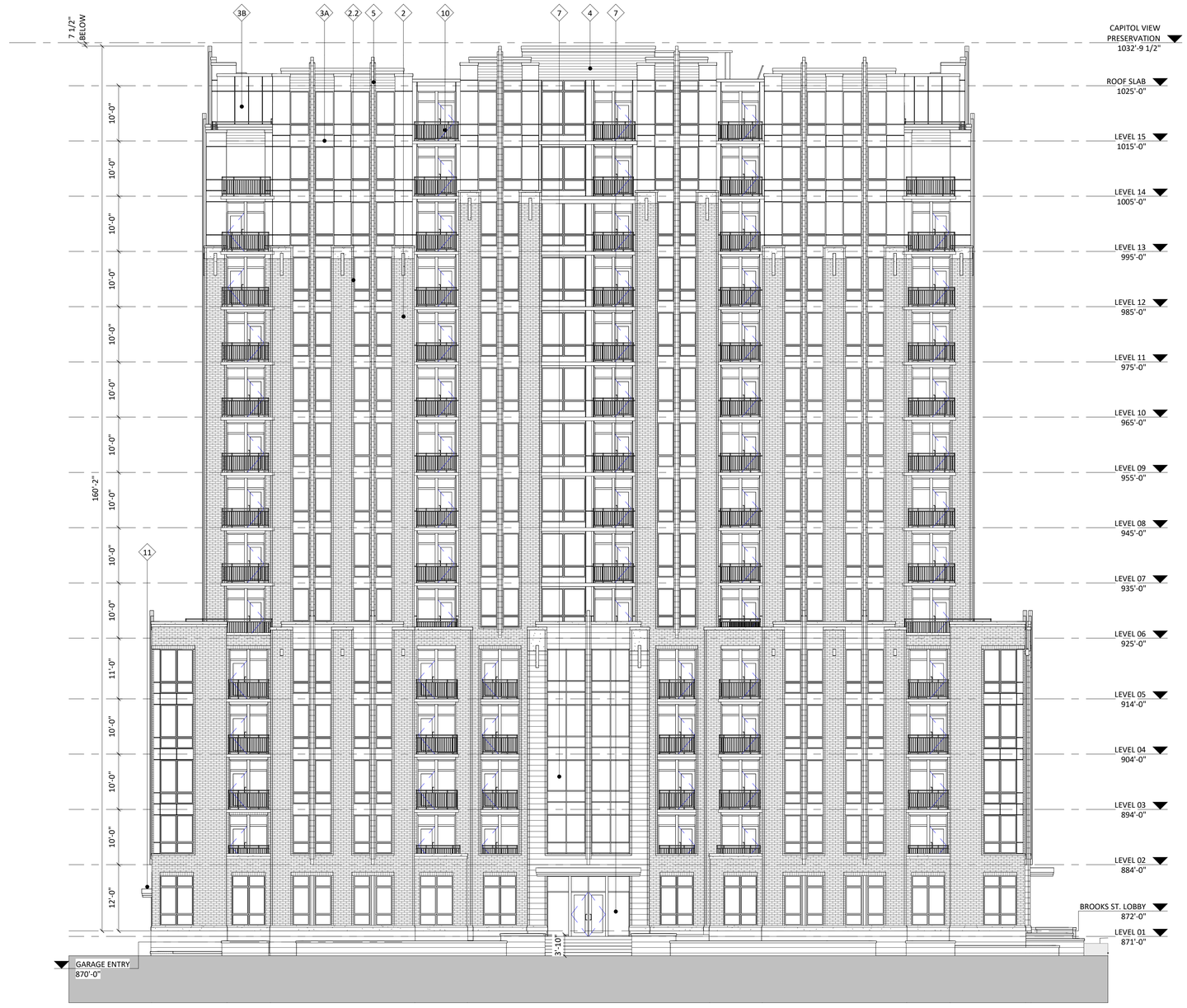

1 AC201 CITY ELEVATION - SOUTH
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER
2405

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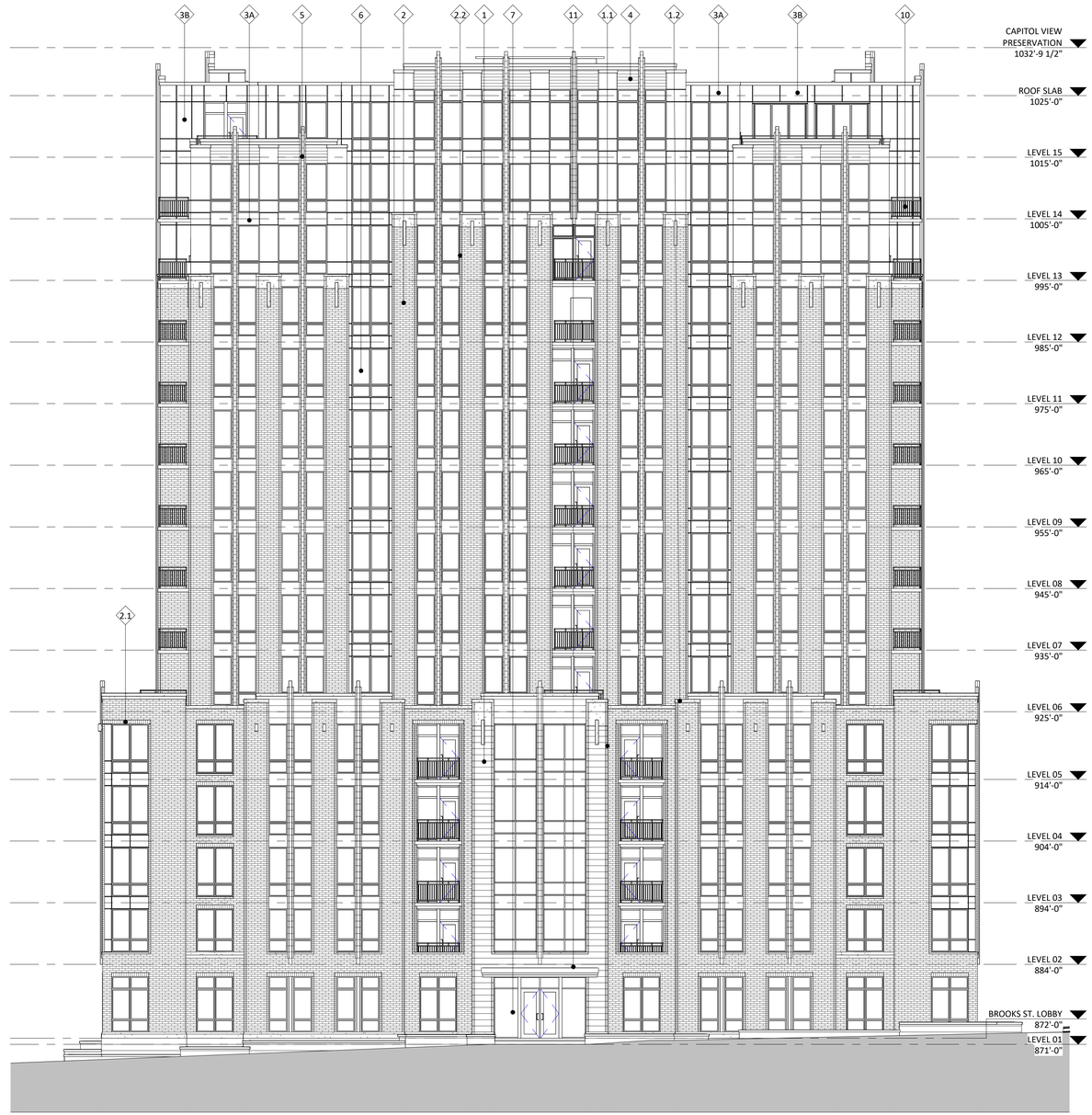

1 AC202 CITY ELEVATION - EAST
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER
2405

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1 AC203 CITY ELEVATION - NORTH
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
EXTERIOR EVELATIONS

SHEET NUMBER
AC203

PROJECT NUMBER
2405

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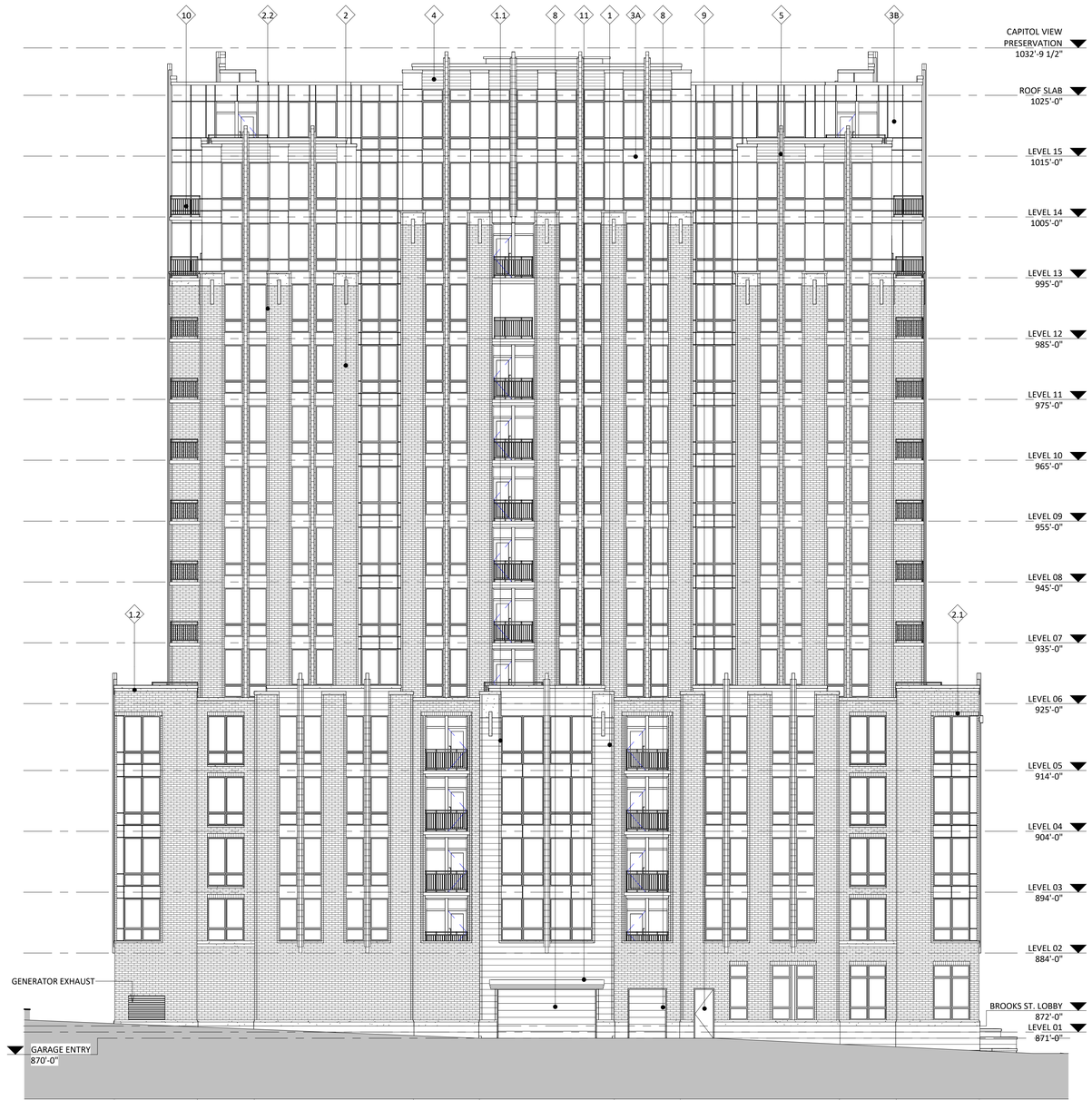

1 AC204 CITY ELEVATION - WEST
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC204

PROJECT NUMBER
2405

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1 AC205 CITY ELEVATION COLOR - SOUTH
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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KEY PLAN

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
SOUTH ELEVATION - COLOR

SHEET NUMBER
AC205

PROJECT NUMBER
2405

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1 AC206 CITY ELEVATION COLOR - EAST
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
EAST ELEVATION - COLOR

SHEET NUMBER
AC206

PROJECT NUMBER
2405

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1 AC207 CITY ELEVATION COLOR - NORTH
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
NORTH ELEVATION - COLOR

SHEET NUMBER
AC207

PROJECT NUMBER
2405

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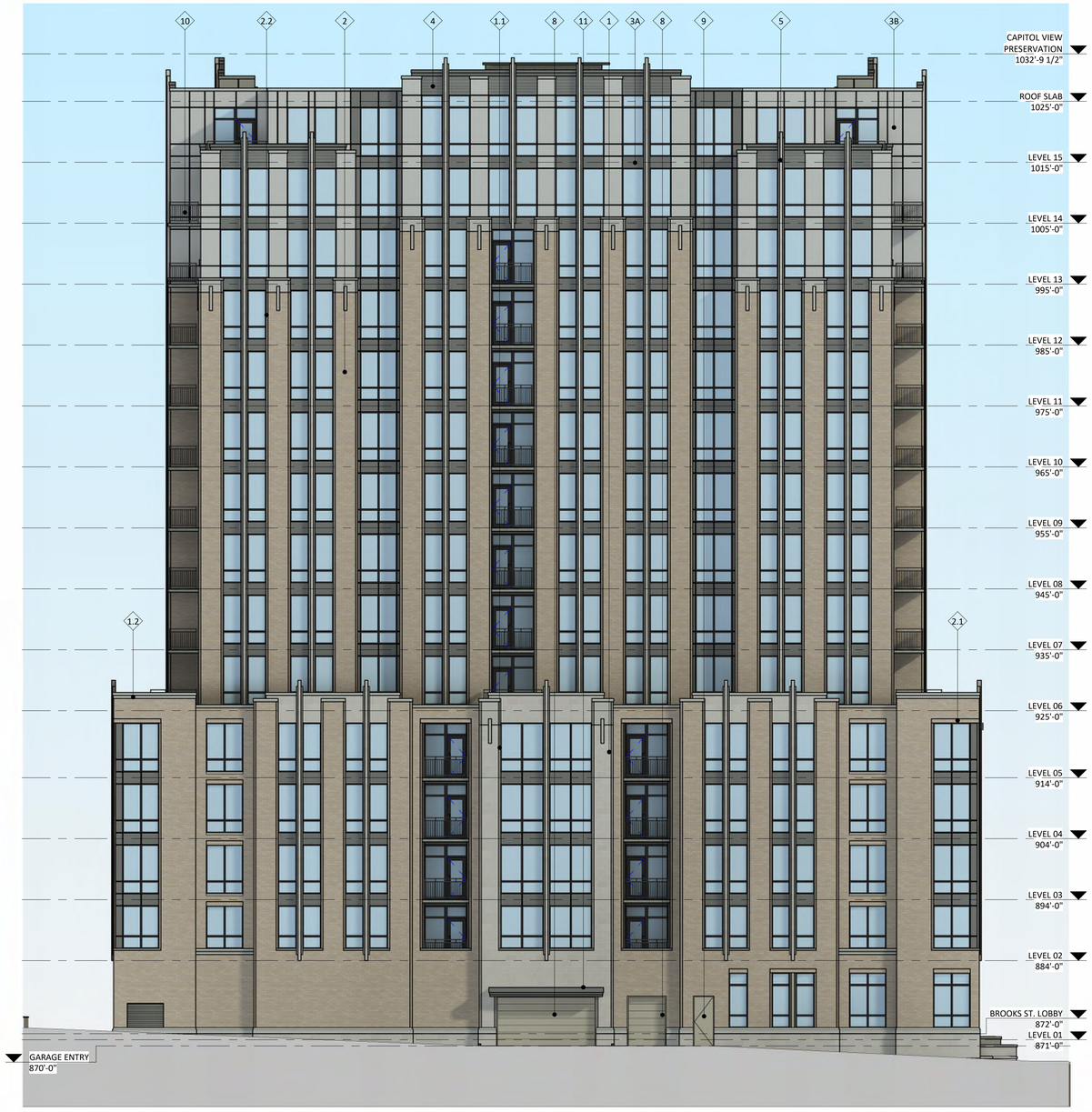

1 AC208 CITY ELEVATION COLOR - WEST
3/32" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	COLOR
1	CAST STONE - VENEER	BUFF STONE
1.1	CAST STONE - STACKED HEADER COURSE	BUFF STONE
1.2	CAST STONE - SILLS, BANDS, COINS	BUFF STONE
2	BRICK - VENEER	FRENCH GREY - CLOUD CERAMICS
2.1	BRICK - SOLDIER COURSE	FRENCH GREY
2.2	BRICK -STACKED HEADER COURSE	FRENCH GREY
3A	MCM PANEL	CHARCOAL
3B	MCM PANEL	ANODIC CLEAR MICA
4	6" HORIZONTAL MTL REVEAL PANEL SIDING	CHARCOAL
5	PRECAST FIN	BUFF STONE
6	COMPOSITE WINDOWS, PATIO DOORS	BLACK
7	ALUMINUM STOREFRONT	BLACK
8	O.H. GARAGE DOOR	MATCH - FRENCH GREY
9	INSULATED METAL DOORS & FRAMES	MATCH - FRENCH GREY
10	RAILINGS & HANDRAILS	BLACK
11	CANOPY SOFFITS	CHARCOAL

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PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
WEST ELEVATION - COLOR

SHEET NUMBER
AC208

PROJECT NUMBER
2405

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CollidEscape.org

Bird Collision Prevention Options

	CE Standard	CE Clear	CE Patterns
Variations	WHITE TINTED IMAGED	CLEAR TINTED	TAPES SHAPES DOTS
Bird Collision Prevention	Guaranteed	Guaranteed	50 to 90%
Frequency of client selection	40%	35%	25%
Shipping available worldwide	✓	✓	✓✓
Provide one-way Privacy	✓		
Easy to apply	✓✓	✓	✓✓✓
Stop Territorial Aggression	✓		
Reduce Startled threat Collision	✓	✓✓	✓
Stop Migratory Bird Collision	✓	✓	
Reduce Migratory Bird Collision	✓	✓	✓
See-through	✓	✓	✓
Applied to the exterior	✓	✓	✓
Material Widths available	60" (59" tinted)	60" (59" tinted)	any
CA Title 24 Eligible	✓	✓	
IEQc6.1 Credit Eligible	✓	✓	✓
IEQc8.1 Credit Eligible	✓	✓	✓
EAp2 Credit Eligible	✓	✓	✓
LEED Pilot Credit 55 eligible	✓	✓	✓
Provide 15% UV/IR reduction	✓	✓	
Provide 50% UV/IR reduction	✓		
Installation services available	✓	✓	✓
Can be imaged	✓	✓	✓
Can be tinted any color	✓	✓	✓
Can be shape-cut	✓	✓	✓
easy to clean	✓	✓	✓
removable	✓	✓	✓
Guaranteed collision prevention	✓	✓	
will not yellow	✓	✓	✓
Rated for Cold Climates	✓	✓	✓
10+ year performance	✓	✓	✓
3x performance vs. other solutions	✓	✓	Up to
NOTE: Pricing discounted in quantity	$3.50/ft^2 +$2/ft^2 tint	$4.50/ft^2 +$2/ft^2 tint	$2.00-6/ft^2

Bird Strike Prevention: Guaranteed Full-Coverage Screening vs. High-Performance Patterns

Vary depending on need:

- Window Strikes
- Territorial Aggression
- Glass Railing Strikes
- Privacy
- Energy Savings

Recognized by

U.S. GREEN BUILDING COUNCIL
LEED CERTIFIED
USGBC

as the best performing bird collision preventative

Guaranteed

CollidEscape.org

CollidEscape.org WHITE

CollidEscape.org CLEAR

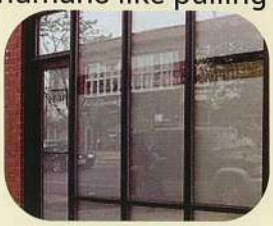
CollidEscape - Bird Strike Solutions

CollidEscape.org

CollidEscape Guaranteed™

The only guaranteed bird strike elimination solutions. The CollidEscape Guaranteed family offer full glass surface coverage to disrupt reflections, while preserving your view of the outdoors. They are designed for DIY installation; apply and trim just like wallpaper. Offered in four variations:

CE Guaranteed - Clear stop bird deaths but still allow all light. While not for Territorial aggession CE Clear is designed to disrupt the reflective properties of glass in a manner to duplcate the appearance pf a spider web. Birds, don't like preening web out of wings any more than humans like pulling web out of ones' hair!



CE Guaranteed - White Our Flagship product: is guaranteed to eliminate bird/window collisions *AND* territorial aggression while preserving your ability to see outside. It is also effective in enhancing privacy while being eligible for Federal energy savings grants.

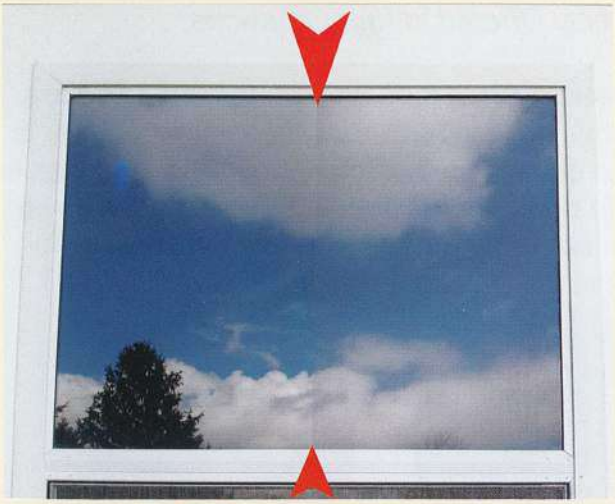
CE Guaranteed - Tinted CE White +added surface color. Performace & aesthetics - match to any color you want

Best Seller:
Charcoal tinted

CE Guaranteed - Imaged same performance, but add branding, architectural compliment or imaged beauty to your guaranteed protection

Visit
website
for details

GUARANTEED Bird Strike Elimination Solutions



CollidEscape.org CLEAR
&
CollidEscape.org WHITE

Options include:
- **Privacy**
- **Energy Savings**
- **Tinting**
- **Imagery**
- **Branding**

Like looking through a screen door!

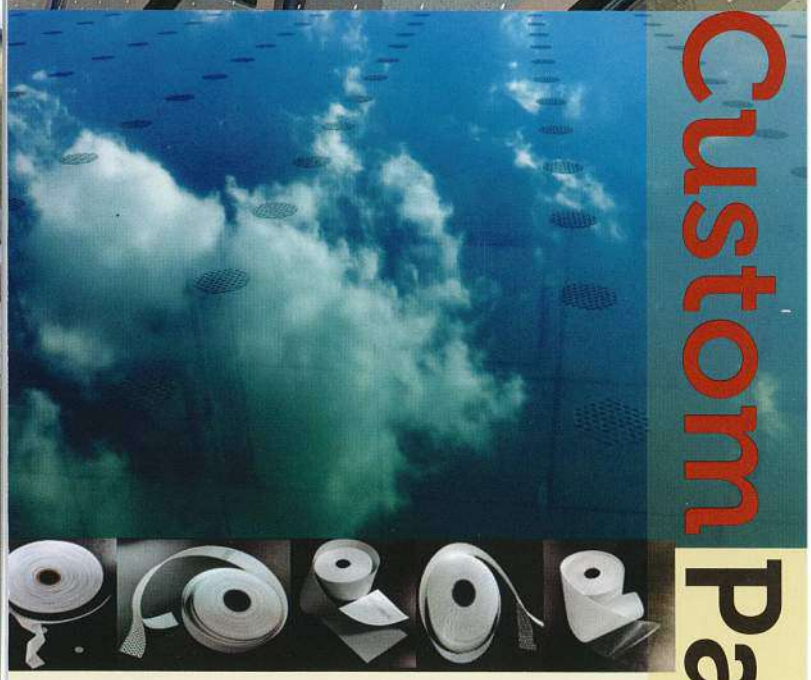
With careful analysis, it is possible to vary each of the options listed to achieve any aesthetic look desired, while maintaining execution as a Guaranteed strike elimination solution.

CollidEscape Guaranteed Solutions

CollidEscape Custom Patterns

High-Performance Tape & Pattern Solutions

LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN



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Options include:

- Color
- Opacity
- Shape
- Patterning
- Branding
- Budget Tapes

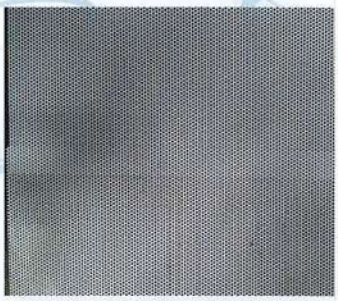
With careful analysis, it is possible to vary each of the options listed to achieve any aesthetic look desired, while maintaining execution as a High-Performance strike reduction solution

How to Seam

Covering a window that requires two pieces of CollidEscape? Create what is known as a "butt seam", which will make the transition between two pieces virtually disappear - from both the inside AND the outside.

Step 1: Overlap

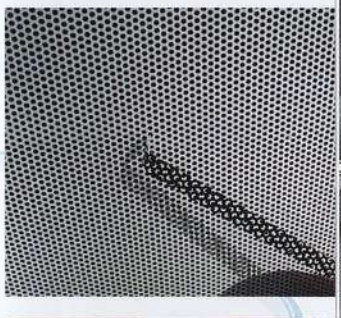
After a first piece of CollidEscape is fully applied to the surface of the glass, a second peace may be aligned to the first to complete the full coverage of the window. It's possible to use the micro-perforations as a guide to side the second piece into near perfect alignment with the first.



Apply following the standard instructions provided, but the key is wetting the surface of the glass as much as you can, so that the second piece to be easily slid into position, overlapping the original piece by a half inch or so, and aligning the holes

Step 2: Cut

Both pieces should now be fully applied to the surface of the glass, with only a doubling of the material at the seam. Using a straight edge and a sharp knife, make a cut that spits the overlap through both layers of CollidEscape to the surface of the glass.

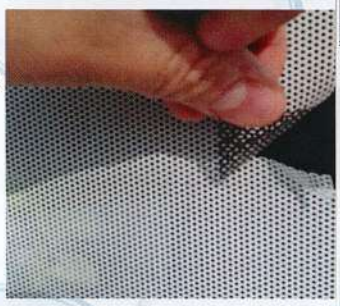


Step 3: Remove Overlap (part 1)

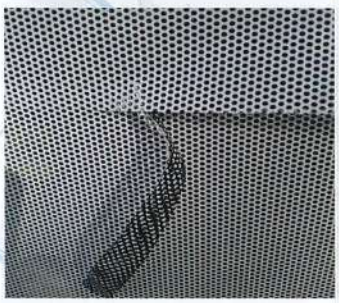
It should be possible now to remove a strip of overlap from the seam-simply peal off. But how toremove the excess CollidEscape trapped underneath?

Step 4: Remove Overlap (part 2)

There will now only be a small strip of overlap trapped under the second applied piece of CollidEscape – our Low initial tack adhesive backing to the rescue! Gently peal back one edge of the overlap and pulp the extra strip off the glass. Pull away from the second applied piece of CollidEscape, resulting in a slight hinge a flap of maternal now lifted of the surface of the glass. Gently re-apply this flap to the glass with your fingertip, and the holes along the seam should perfectly align!



It's just that simple. Feel free to contact us with ANY questions or concerns along the way.



Call Us: (830)255 7265 or email us at: installaton@coldescape.org

PRO TIP

Sometimes, minor stretching occurred during installation of the first place, and the holes might not line up perfectly by first tacking the material in place by working from the center, it is possible to gently pull on the outside edge of the second piece to gently stretch the second CollidEscape piece, and tacking the material down with your fingertip so that the holes align.

This is remarkably simple in practice. Ideally, the holes will align but if they do not perfectly, a hairline seam may be visible when complete. Either way, a lifetime of performance will still be enjoyed.

CollidEscape

How to Apply CollidEscape

CollidEscape Window Collision Prevention Material

To begin:

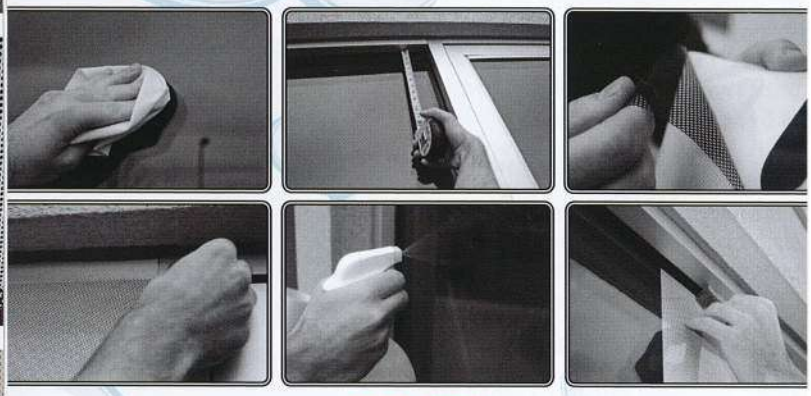
1. **Clean** and measure the outside surface of the window. Add one-half inch to measurements on all sides to provide excess material for easy install.

2. **Separate** CollidEscape from its protective liner. Note: the tacky adhesive is to be applied to the outside surface of the window to work as a bird strike preventative.

3. **Dampen** the entire surface of the window with a spray bottle or hose. This moisture can help prevent the tacky surface of the CollidEscape from adhering too aggressively during the initial positioning onto the window.

4. **Adhere** the CollidEscape,. If the window is wider than the provided CollidEscape, overlap two pieces, making sure to line up the holes/perforations. (see bonus seaming instructions for details).

5. **Trim** to remove the excess material with a utility knife, taking care to avoid any gasket or glazing. **Enjoy!**



PRO TIPS

•For larger pieces, only expose the top edge of adhesive, so when aligned to the pane of glass, only the top first inch or two of the adhesive is applied to establish position.

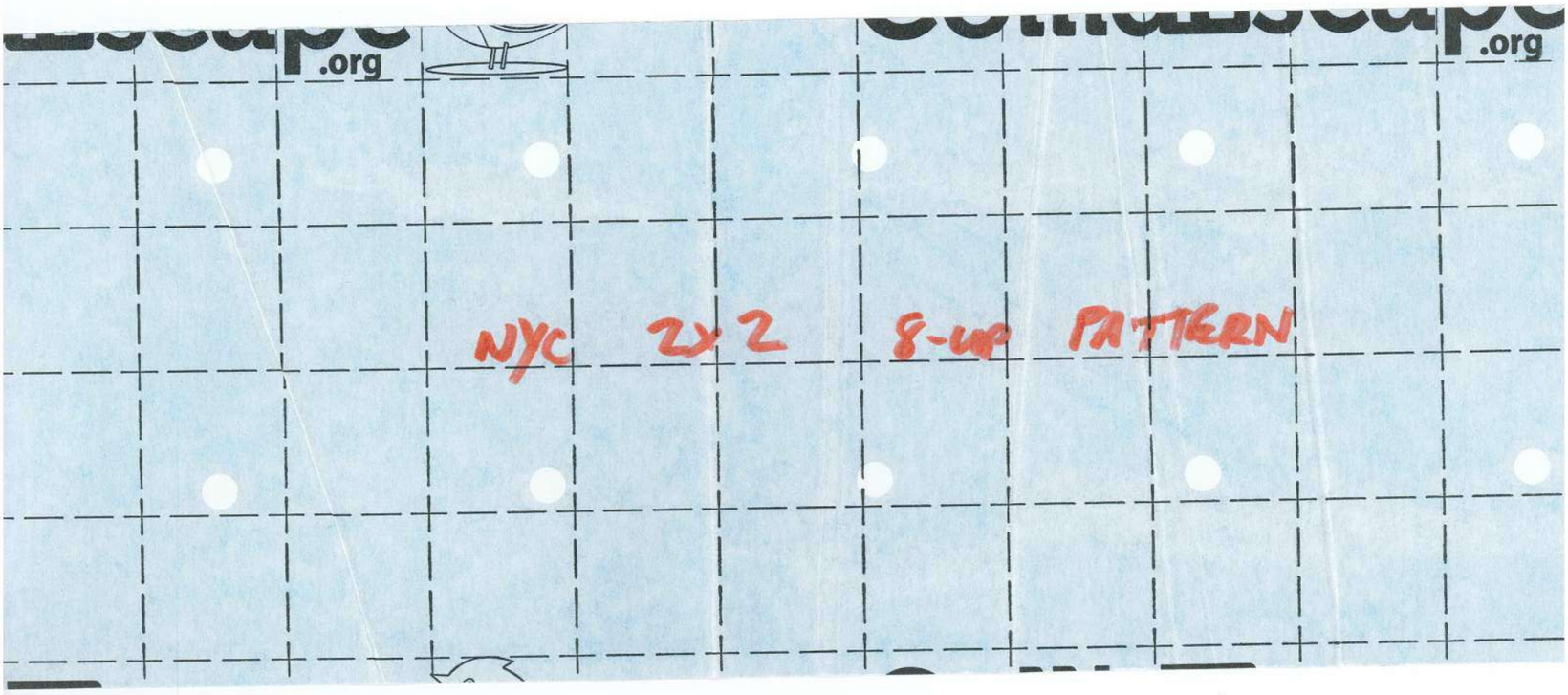
•A little mild soap in the water will make it even more slippery; NOT grease cutting! We recommend Ivory or equivalent.

•When doing large windows, or for really hot days, we skip the soap and turn on a fan sprinkler onto the top of the glass; the constant flow of water across the entire surface really makes installation a snap, lubricating the surface so the adhesive slides into position while keeping both the CollidEscape and the glass cool - this technique Will work all the way down to near freezing temperatures.

•Apply first to the top edge of window, leaving excess on all sides. If the top edge is adhered, gently pull down on the liner to expose more adhesive, gently applying the film as the liner is removed, smooth onto window surface with your fingertips or the gentle edge of a hard card.

Below 50F/ 5C? Careful - -CollidEscape can become brittle. Visit CollidEscape.org for additional Cold Weather Instructions

CollidEscape.org


.org
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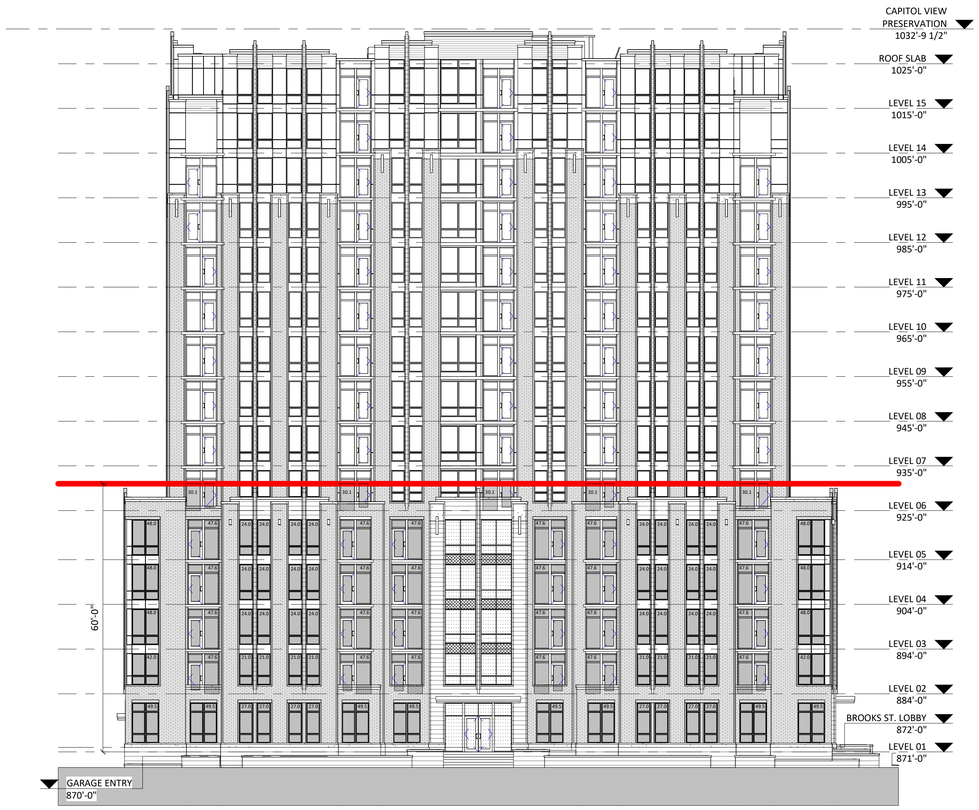
NYC 2x2 8-up PATTERN

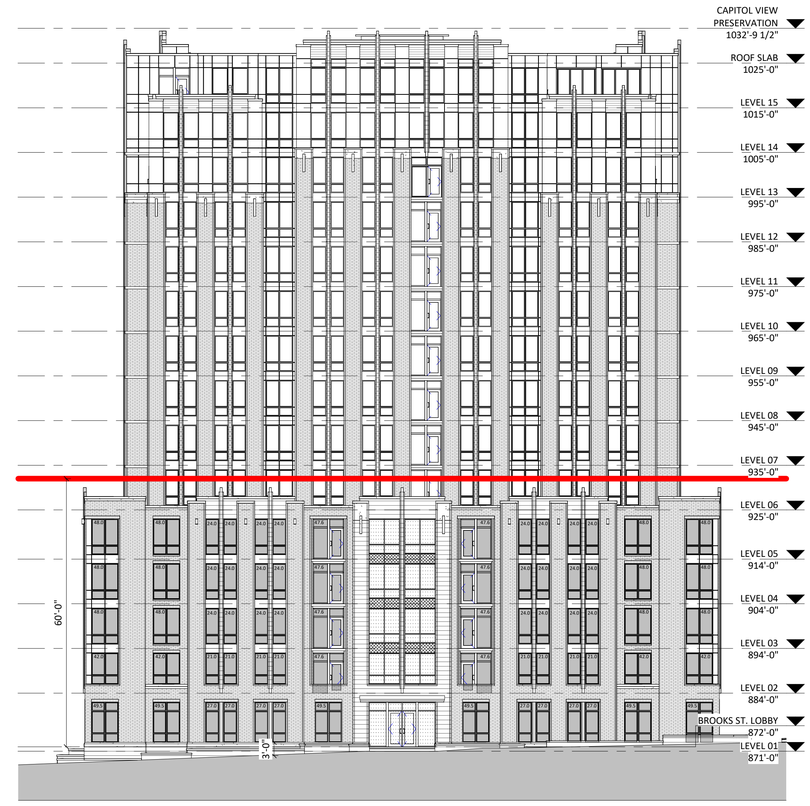
Coalescence

.org



FACADE AREA: 9,480 S.F.
GLASS AREA: 4,381 S.F. (46.2% OF FACADE)
FIRST FLOOR: 813 S.F. (39% OF FLOOR)
SECOND FLOOR: 742 S.F. (46.5% OF FLOOR)
THIRD-FIFTH FLOOR: 806 S.F. (50.7% OF FLOOR)
SIXTH FLOOR: 410 S.F. (43% OF FLOOR)

1 AC209 CITY ELEVATION - SOUTH BIRD-SAFE GLAZING
1/16" = 1'-0"



FACADE AREA: 8,590 S.F.
GLASS AREA: 3,573 S.F. (41.2% OF FLOOR)
FIRST FLOOR: 690 S.F. (40.5% OF FLOOR)
SECOND FLOOR: 602 S.F. (42% OF FLOOR)
THIRD-FIFTH FLOOR: 650 S.F. (45.8% OF FLOOR)
SIXTH FLOOR: 337 S.F. (33.8% OF FLOOR)

2 AC209 CITY ELEVATION - EAST BIRD-SAFE GLAZING
1/16" = 1'-0"

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:

A. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND
B. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED

FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.

INDICATES BIRD-SAFE GLAZING

INDICATES SPANDREL GLAZING

INDICATES BIRD-SAFE GLAZING NOT REQ'D

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, Suite 900
Middleton, WI 53562

ISSUED
LU SUBMITTAL - 05-13-2024

NOT FOR CONSTRUCTION

PROJECT TITLE
BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
BIRD-SAFE COMPLIANCE

SHEET NUMBER
AC209

PROJECT NUMBER
2405

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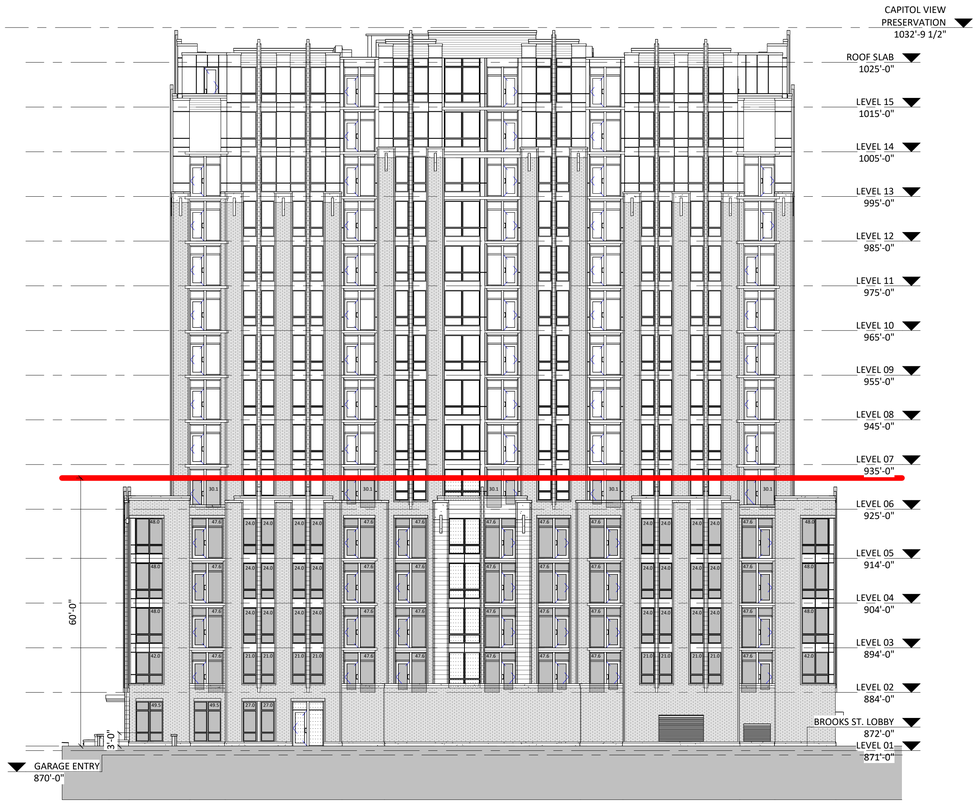
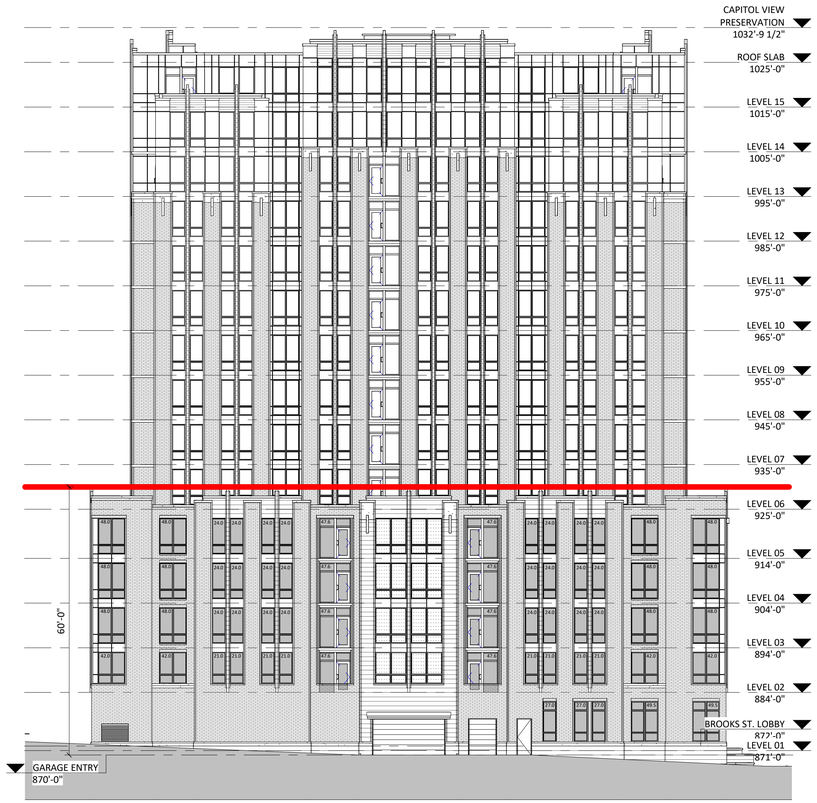


FACADE AREA: 9,460 S.F.
GLASS AREA: 3,820 S.F.

1 AC210 CITY ELEVATION - NORTH BIRD-SAFE GLAZING
1/16" = 1'-0"



FACADE AREA: 8,513 S.F.
GLASS AREA: 2,722 S.F. (32% OF FACADE)

2 AC210 CITY ELEVATION - WEST BIRD-SAFE GLAZING
1/16" = 1'-0"

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

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INDICATES BIRD-SAFE GLAZING

INDICATES SPANDREL GLAZING

INDICATES BIRD-SAFE GLAZING NOT REQ'D

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BROOKS ST.

306 N BROOKS ST.
MADISON, WI

SHEET TITLE
BIRD-SAFE COMPLIANCE

SHEET NUMBER
AC210

PROJECT NUMBER
2405

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BROOKS ST.

306 N BROOKS ST. MADISON, WI

RENDER IMAGE

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