APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: January 8, 2014

UDC MEETING DATE: January 22, 2014

Action Requested
___ Informational Presentation
_X_ Initial Approval and/or Recommendation
___ Final Approval and/or Recommendation

PLEASE PRINT! **PLEASE PRINT!**

PROJECT ADDRESS: 901 East Washington Avenue

ALDERMANIC DISTRICT: 6 - Alder Marsha Rummel

OWNER/DEVELOPER (Partners and/or Principals)
Archipelago Village, LLC
P.O. Box 512
Madison, WI 53701-0512

ARCHITECT/DESIGNER/OR AGENT:
Steve Harms
Tri-North Builders

CONTACT PERSON: Steve Harms
Address: Tri-North Builders
2625 Research Park Drive, Fitchburg, WI 53711
Phone: 608-271-8717
Fax: _____
E-mail address: sharms@tri-north.com

TYPE OF PROJECT:
(See Section A for:)
___ Planned Unit Development (PUD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
_X_ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)

___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

ARCHIPELAGO VILLAGE

901 EAST WASHINGTON AVE.
MADISON, WI



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003 Demolition Plan

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A202 Elevations

ELECTRICAL
E101 New Site Plan Illuminance Levels
E102 New Site Plan Luminaire Selections

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JOB NO: 13-8090

SEAL

SCHEMATIC DESIGN NOT FOR CONSTRUCTION ARCHITECTURAL

ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

KEY PLAN

DRAWN BY	AJG
APPROVED BY	MLS
CHECKED BY	MLS
ISSUE DATE	JANUARY 8, 2014

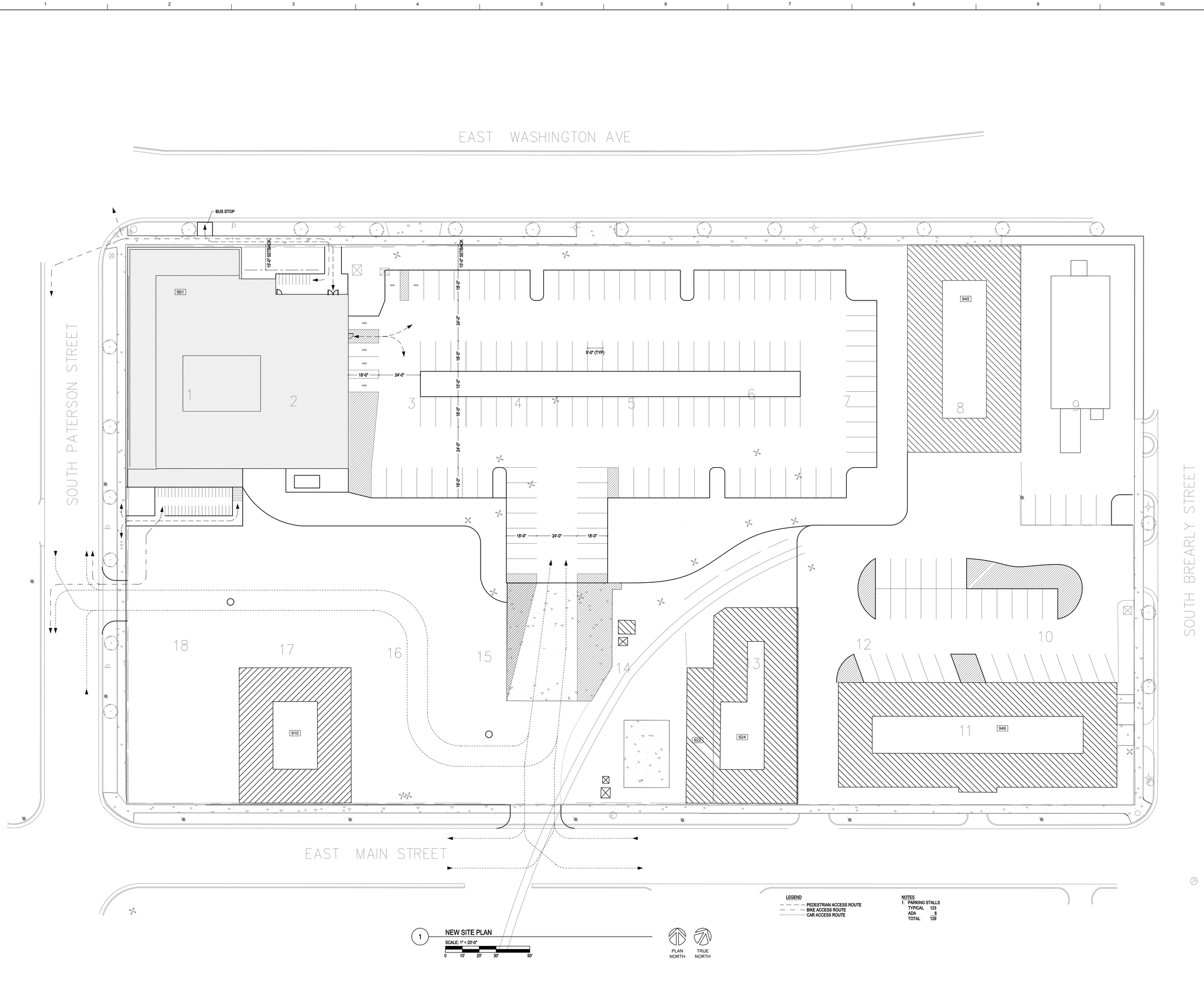
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
COVER SHEET

000
SHEET NO.

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VINEY, JOSH
1/8/2014 9:29 AM



1 NEW SITE PLAN

SCALE: 1" = 20'-0"

0 10' 20' 30' 50'

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VINEY, JOSH
1/8/2014 9:40 AM

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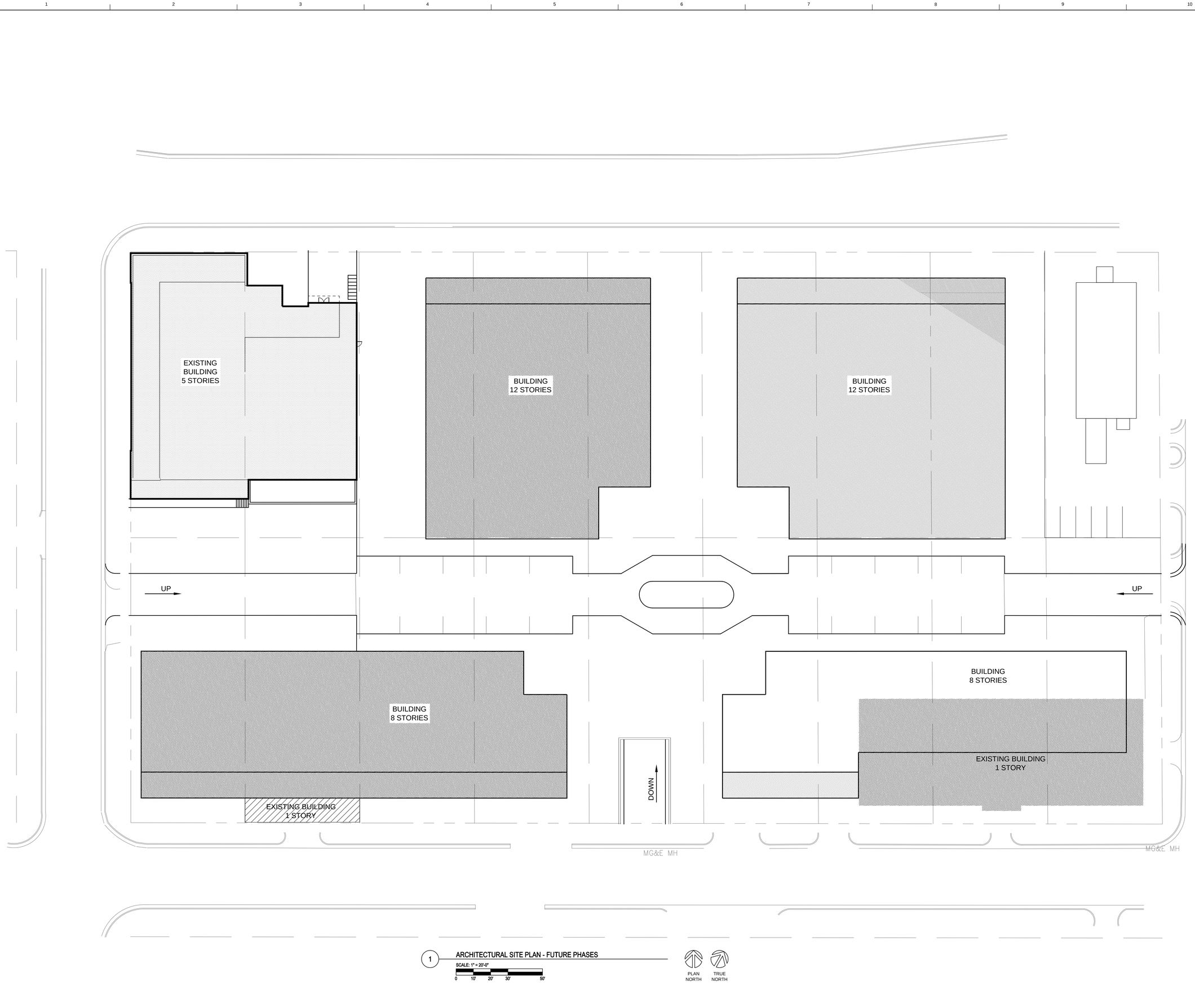
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
ARCHITECTURAL SITE PLAN - PHASE ONE

001

SHEET NO.



1 ARCHITECTURAL SITE PLAN - FUTURE PHASES

SCALE: 1" = 20'-0"

0 10' 20' 30' 50'

PLAN NORTH

TRUE NORTH

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VNEY, JOSH
10/9/2014 9:37 AM

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ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

KEY PLAN

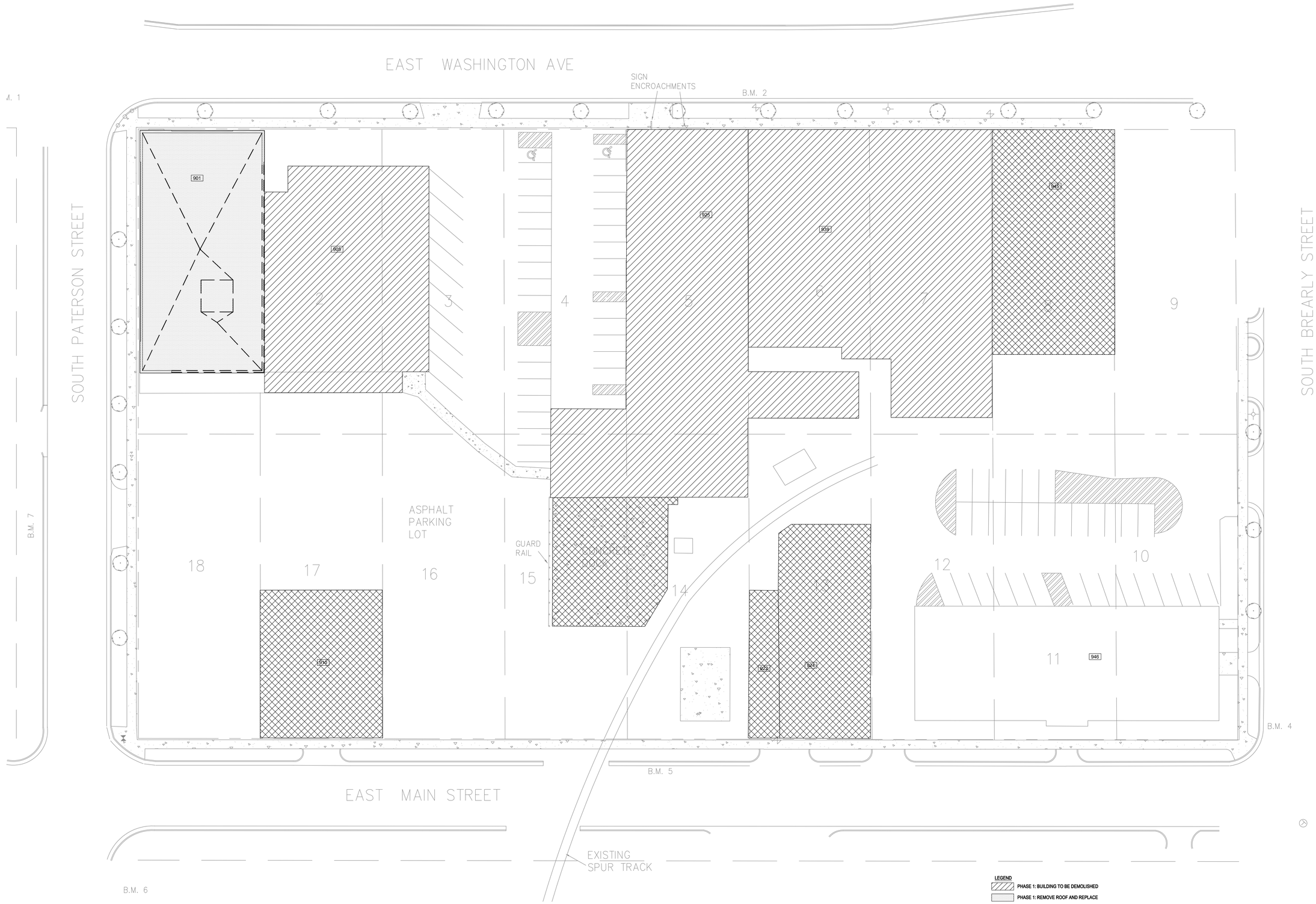
DRAWN BY	AJG
APPROVED BY	MLS
CHECKED BY	MLS
ISSUE DATE	JANUARY 8, 2014

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
ARCHITECTURAL SITE PLAN - FUTURE PHASES

002
SHEET NO.



1 **EXISTING SITE PLAN**

SCALE: 1" = 20'-0"

0 10' 20' 30' 50'

PLAN NORTH

TRUE NORTH

LEGEND

- PHASE 1: BUILDING TO BE DEMOLISHED
- PHASE 1: REMOVE ROOF AND REPLACE
- FUTURE PHASE DEMOLITION

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VINEY, JOSH
1/8/2014 9:41 AM

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ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

KEY PLAN

DRAWN BY	AJG
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CHECKED BY	MLS
ISSUE DATE	JANUARY 8, 2014

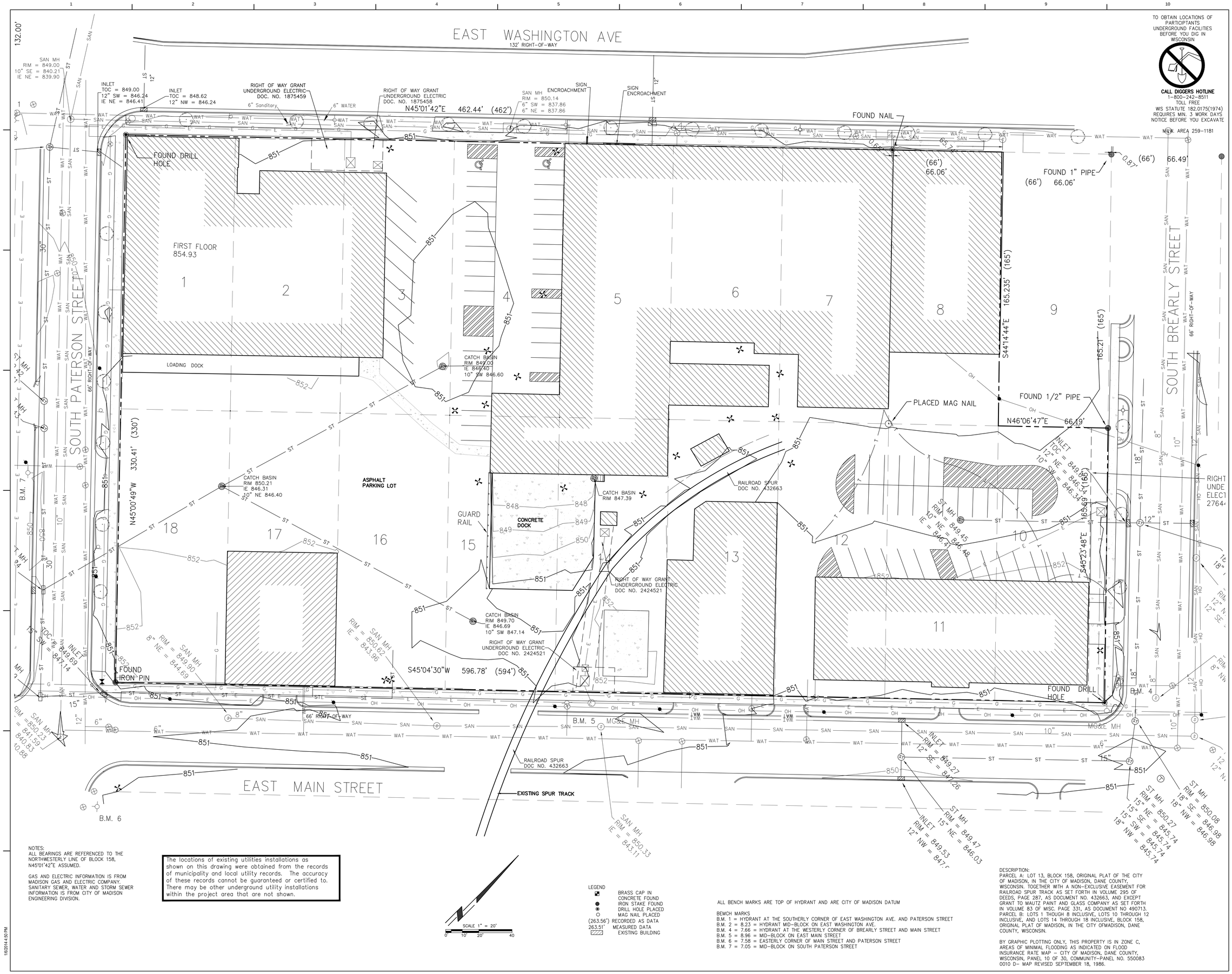
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
DEMOLITION PLAN

003

SHEET NO.



TO OBTAIN LOCATIONS OF PARTICIPTANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
M.E.W. AREA 259-1181

NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF BLOCK 158, N45°01'42"E ASSUMED.

GAS AND ELECTRIC INFORMATION IS FROM MADISON GAS AND ELECTRIC COMPANY. SANITARY SEWER, WATER AND STORM SEWER INFORMATION IS FROM CITY OF MADISON ENGINEERING DIVISION.

The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.

SCALE 1" = 20'
0 10' 20' 40

LEGEND
- BRASS CAP IN CONCRETE FOUND
- IRON STAKE FOUND
- DRILL HOLE PLACED
- MAG NAIL PLACED
- (263.56') RECORDED AS DATA
- 263.51' MEASURED DATA
- EXISTING BUILDING

ALL BENCH MARKS ARE TOP OF HYDRANT AND ARE CITY OF MADISON DATUM

BEMCH MARKS
B.M. 1 = HYDRANT AT THE SOUTHERLY CORNER OF EAST WASHINGTON AVE. AND PATERSON STREET
B.M. 2 = 8.23 = HYDRANT MID-BLOCK ON EAST WASHINGTON AVE.
B.M. 4 = 7.66 = HYDRANT AT THE WESTERLY CORNER OF BREARLY STREET AND MAIN STREET
B.M. 5 = 8.96 = MID-BLOCK ON EAST MAIN STREET
B.M. 6 = 7.58 = EASTERLY CORNER OF MAIN STREET AND PATERSON STREET
B.M. 7 = 7.05 = MID-BLOCK ON SOUTH PATERSON STREET

DESCRIPTION:
PARCEL A: LOT 13, BLOCK 158, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR RAILROAD SPUR TRACK AS SET FORTH IN VOLUME 295 OF DEEDS, PAGE 287, AS DOCUMENT NO. 432663, AND EXCEPT GRANT TO MAUTZ PAINT AND GLASS COMPANY AS SET FORTH IN VOLUME 83 OF MISC. PAGE 331, AS DOCUMENT NO 490713. PARCEL B: LOTS 1 THOUGH 8 INCLUSIVE, LOTS 10 THROUGH 12 INCLUSIVE, AND LOTS 14 THROUGH 18 INCLUSIVE, BLOCK 158, ORIGINAL PLAT OF MADISON, IN THE CITY OFMADISON, DANE COUNTY, WISCONSIN.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING AS INDICATED ON FLOOD INSURANCE RATE MAP – CITY OF MADISON, DANE COUNTY, WISCONSIN, PANEL 10 OF 30, COMMUNITY-PANEL NO. 550083 0010 D– MAP REVISED SEPTEMBER 18, 1986.

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ARCHITECTURAL

ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

CITY OF MADISON SUBMITTAL

DRAWN BY	AJG
APPROVED BY	MLS
CHECKED BY	MLS
ISSUE DATE	January 8, 2014

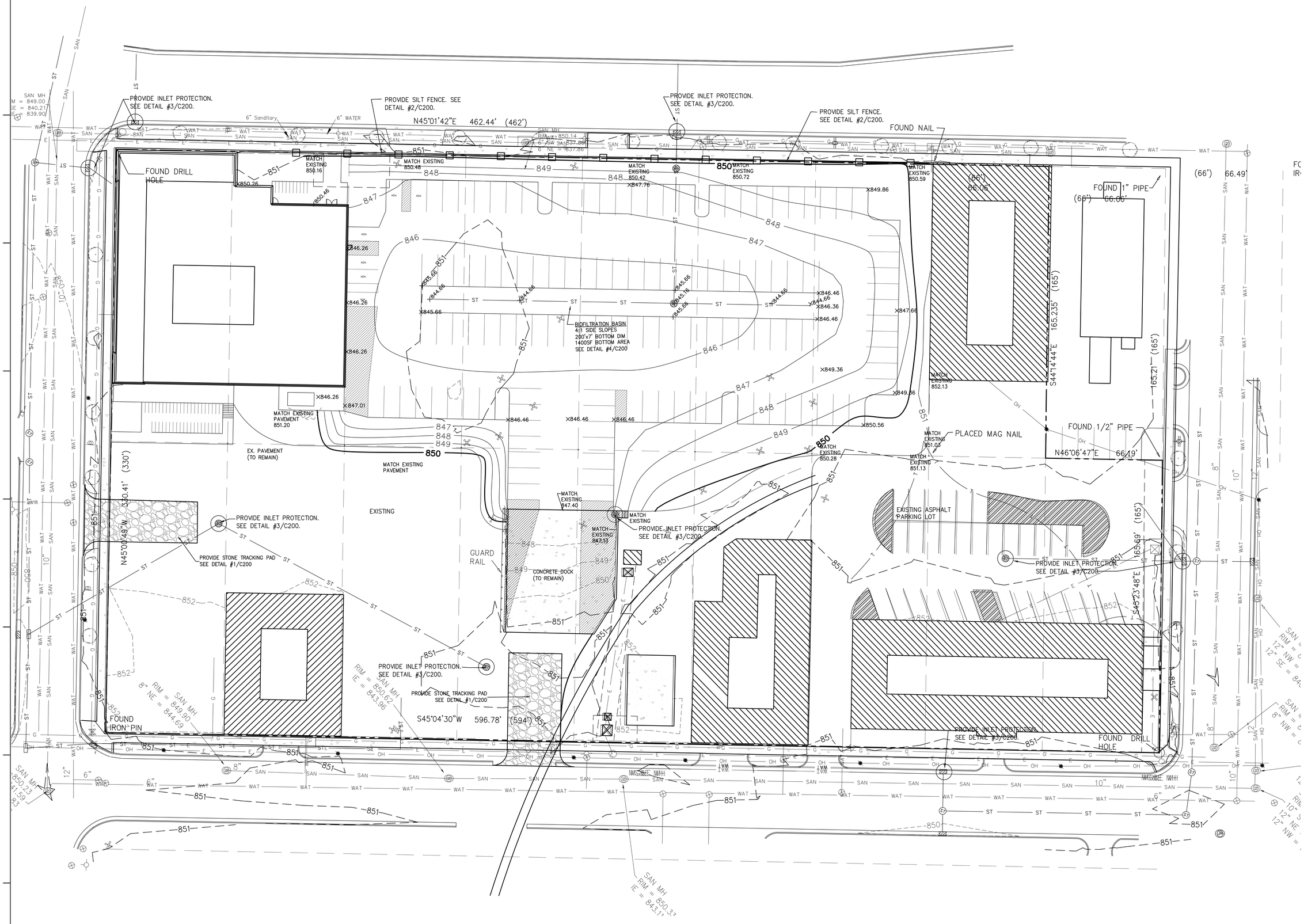
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
EXISTING CONDITIONS SITE PLAN
TOPOGRAPHIC SURVEY

SV100
SHEET NO.

1/6/2014 4:50 PM



1 SITE GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'-0"

0 10' 20' 30' 50'

PLAN NORTH

TRUE NORTH

1/7/2014 10:21 AM

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900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

CITY OF MADISON SUBMITTAL

DRAWN BY	AJG
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ISSUE DATE	January 8, 2014

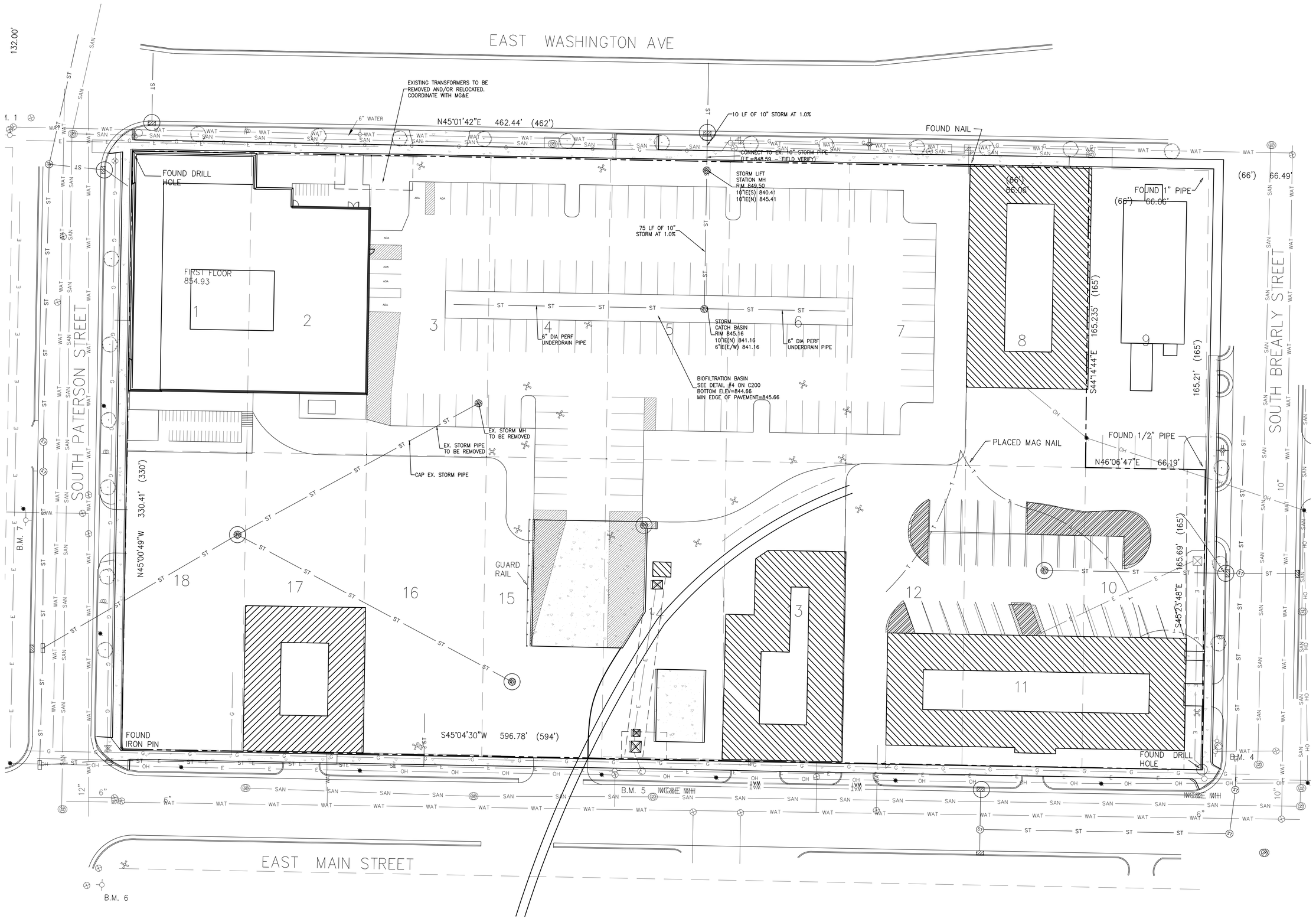
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
SITE GRADING AND EROSION CONTROL PLAN

C102

SHEET NO.



1 STORM DRAIN AND STORM WATER MANAGEMENT PLAN

SCALE: 1" = 20'-0"

0 10' 20' 30' 50'

PLAN NORTH

TRUE NORTH

1/7/2014 10:16 AM

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ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

CITY OF MADISON SUBMITTAL

DRAWN BY	AJG
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CHECKED BY	MLS
ISSUE DATE	January 8, 2014

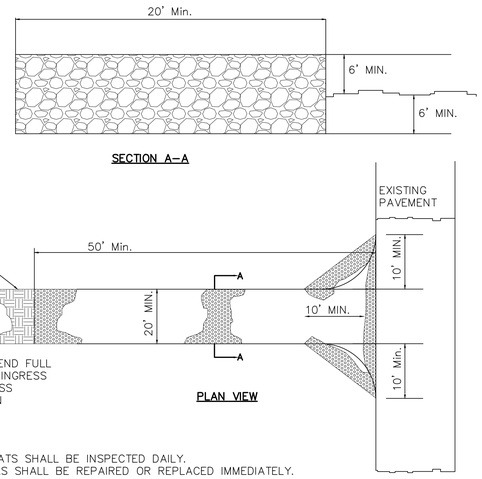
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
STORM DRAIN AND STORM WATER MANAGEMENT PLAN

C103

SHEET NO.

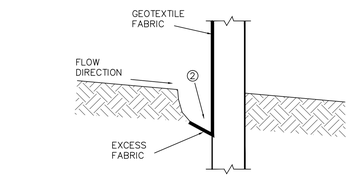


TRACKING MAT
FOR CONSTRUCTION EGRESS POINTS

NOTES:

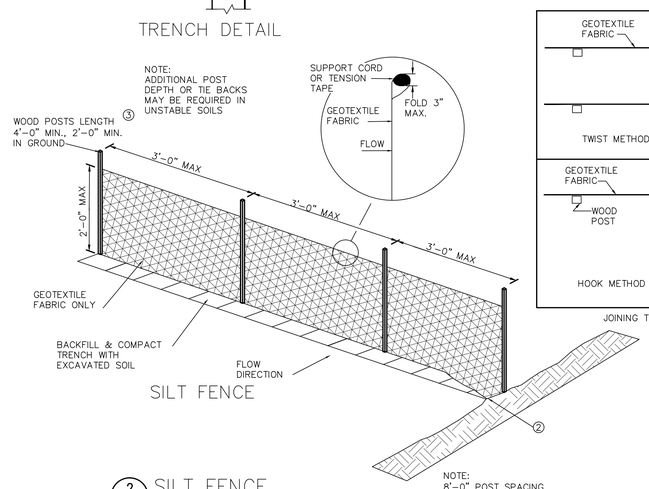
1) TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
2) LENGTH – MINIMUM OF 50'
3) WIDTH – 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDED A TURNING RADIUS.
4) STONE – CLEAR OR WASHED (3"–6" SHALL BE PLACED AT LEAST 12" DEEP OVER THE LENGTH 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.

1 C200 STONE TRACKING PAD NTS



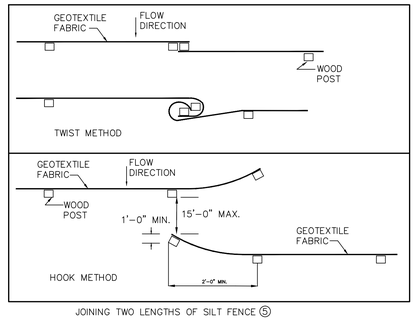
TRENCH DETAIL

GENERAL NOTES
DETAILS OF CONSTRUCTION NOT SHOWN SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1–⅛" X 1–⅝" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°, B)HOOK THE END OF EACH SILT FENCE LENGTH.

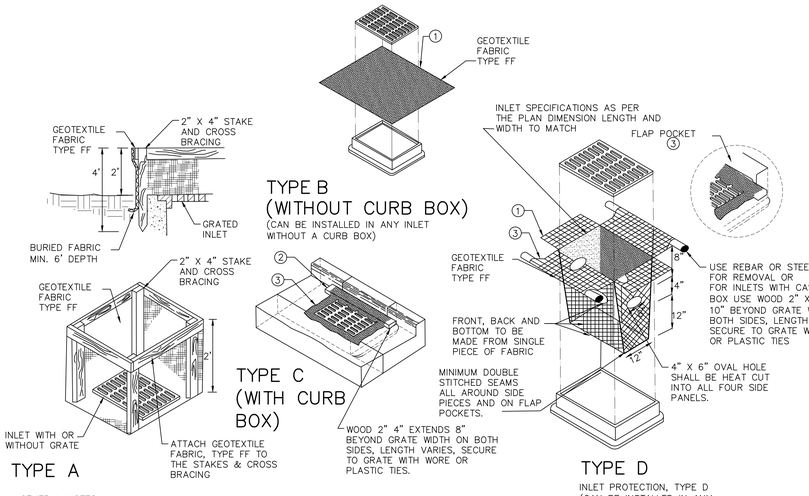


SILT FENCE

2 C200 SILT FENCE NTS



JOINING TWO LENGTHS OF SILT FENCE ⑤



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 ACCEPTIBILITY 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 OB 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDIDTIONAL 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 MEHTOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

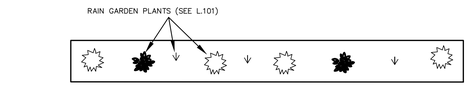
TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

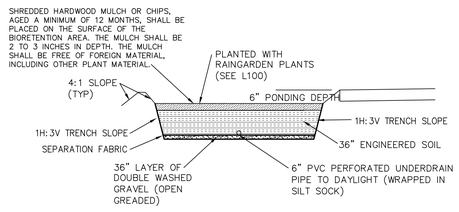
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL OINCH TH BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PALCED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

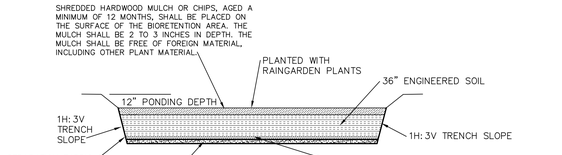
3 C200 INLET PROTECTION NTS



PLAN VIEW



CROSS SECTION



PROFILE

4 C200 BIOFILTRATION BASIN NTS

ENGINEERED SOIL COMPOSITION– THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
(1) THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF SAND AND COMPOST. THE MIX SHALL BE DESIGNED TO APPROXIMATE THE FOLLOWNG PERCENTAGES:

ENGINEERED SOIL COMPONENT	PERCENTAGE COMPOSITION (BY VOLUME)
MINERAL (SIO2) SAND	70% – 85%
COMPOST	15% – 30%

NOTE: THIS MIXTURE MEETS THE EQUIVALENCY REQUIREMENTS OF S. NR 151.12(5)(C), WIS. ADM. CODE.

(2) THE SAND SHALL MEET OF THE FOLLOWING GRADATION REQUIREMENTS:
- USDA COARSE SAND (.02 – .04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)

THE SAND COMPONENT SHALL CONSIST OF MINERAL SAND THAT IS AT LEAST 97% SIO2. SUBSTITUTIONS, SUCH AS CALCIUM CARBONATED SAND, DOLOMITIC SAND, MANUFACTURED SAND OR STONE DUST ARE NOT ALLOWED. THE SAND SHALL BE WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL–DRAINED PRIOR TO MIXING.

(3) THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NOOTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.

(4) THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.

(5) THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

CONSTRUCTION SEQUENCING AND OVERSIGHT – A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE. THE FOLLOWING APPLY:

1. CONSTRUCTION SITE STABILIZATION – CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL NOT BE ALLOWED TO ENTER THE BIORETENTION DEVICE. RUNOFF FROM PERVIOUS AREAS SHALL BE DIVERTED FROM THE DEVICE UNTIL THE PERVIOUS AREAS HAVE UNDERGONE FINAL STABILIZATION.

2. SUITABLE WEATHER – CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.

3. COMPACTION AVOIDANCE – COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE BIORETENTION AREA, AND COMPACTION OF THE SOILS USED FOR BACKFILL IN THE SOIL PLANTING BED, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE BIORETENTION DEVICE SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BIORETENTION DEVICE INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE–TRACK LOADERS.

4. COMPACTION REMEDIATION – IF COMPACTION OCCURS AT THE BASE OF THE BIORETENTION DEVICE, THE SOIL SHALL BE REFRACTURED TO A DEPTH OF AT LEAST 24 INCHES. IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO–TILLING.

5. PLACEMENT AND SETTLING OF ENGINEERED SOIL – THE FOLLOWING APPLY:

A. PRIOR TO PLACEMENT IN THE BIORETENTION DEVICE, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.

B. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12 INCHES IN DEPTH.

C. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE–STYLE COMPACTORS SHALL NOT BE USED TO INDUCE SETTLING.

6. PLANTING – THE ENTIRE SOIL PLANTING BED SHALL BE MULCHED PRIOR TO PLANTING VEGETATION TO HELP PREVENT COMPACTION OF THE PLANTING SOIL DURING THE PLANTING PROCESS. MULCH SHALL BE PUSHED ASIDE FOR THE PLACEMENT OF EACH PLANT.

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ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

CITY OF MADISON SUBMITTAL

DRAWN BY	AJG
APPROVED BY	MLS
CHECKED BY	MLS
ISSUE DATE	January 8, 2014

REVISIONS

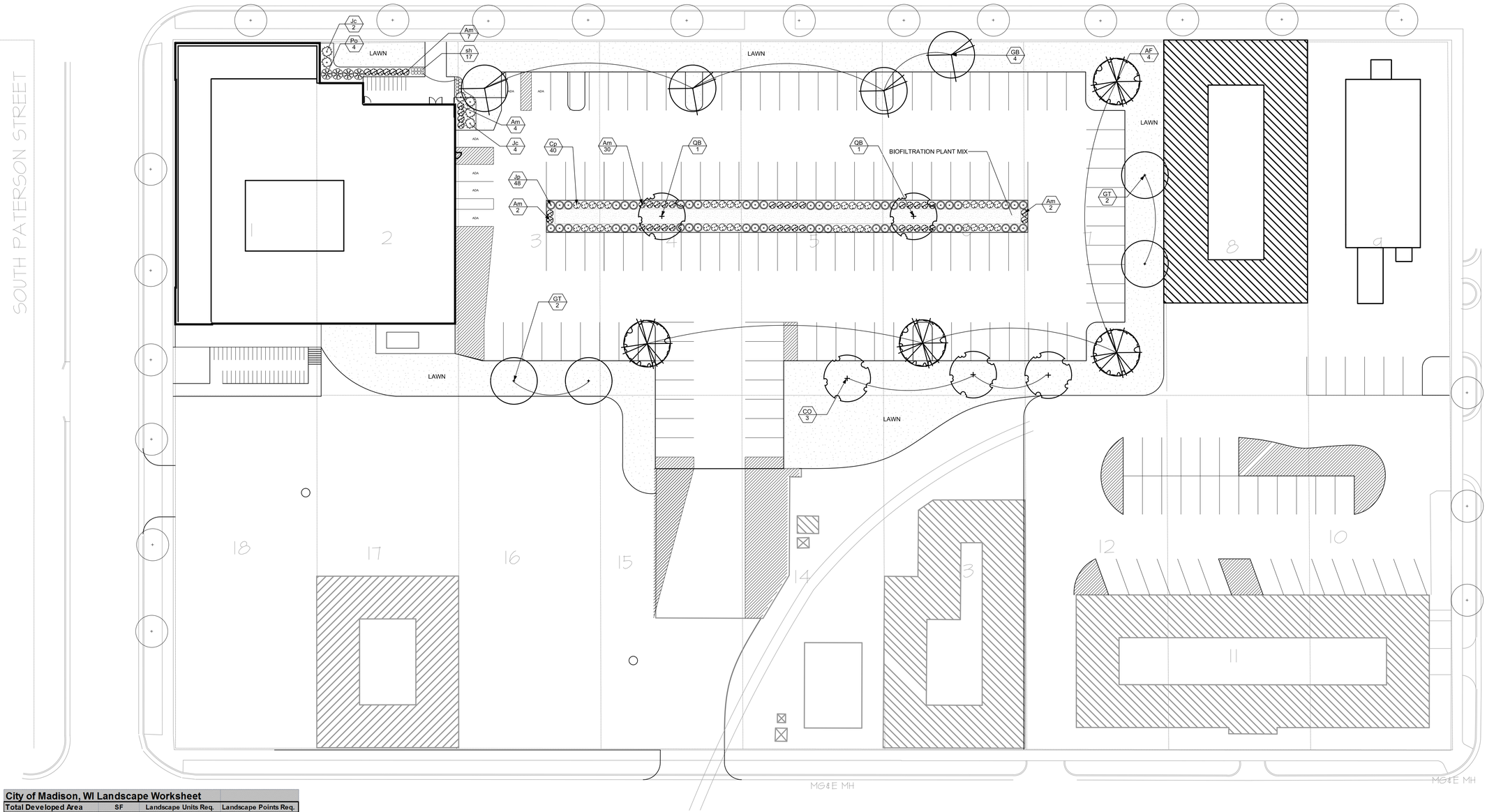
NO.	DATE	DESCRIPTION

SHEET TITLE:
EROSION CONTROL AND STORMWATER DETAILS

C200

SHEET NO.

1/6/2014 4:47 PM



City of Madison, WI Landscape Worksheet

Total Developed Area	SF	Landscape Units Req.	Landscape Points Req.
	80,253	268	1338
Element	**Point Value**	**Quantity**	**Total Points**
Overstory Deciduous Tree	35	22	770
Ornamental Tree	15	0	0
Evergreen Tree	15	0	0
Shrub, deciduous	2	89	178
Shrub, evergreen	3	54	162
Ornamental Grass	2	186	372
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
		total points provided	**1482**

Development Frontage	LF	Overstory Tree Req. (or x2 for Orn./Evergreen Tree Sub.)	Shrubs Req.
Total LF of Street Frontage Between Bldg./Parking & street	394	13	13
Element	**Point Value**	**Quantity**	**Total Points**
Overstory Deciduous Tree	35	5	175
Ornamental Tree	15	0	0
Evergreen Tree	15	0	0
Shrub, deciduous	2	15	30
Shrub, evergreen	3	6	18

Interior Parking Lots	SF	Overstory Tree Req. (or x2 for Orn. Tree Sub.)
Total Parking Lot Area	44,355	
Req. Parking Lot Islands (5%)	2,218	14
Element	**Point Value**	**Quantity**	**Total Points**
Overstory Deciduous Tree	35	17	595
Ornamental Tree	15	0	0

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	Deciduous Trees					
AF	*Acer x freemanii* 'Autumn Blaze'	Freeman Maple	4	2.5" cal.	B&B	
CO	*Celtis occidentalis*	Common Hackberry	3	2.5" cal.	B&B	
GT	*Gleditsia triacanthos var. inermis* 'Skyline'	Skyline Honey Locust	4	2.5" cal.	B&B	
GB	*Ginkgo biloba* 'Princeton Sentry'	Princeton Sentry Ginkgo	4	2.5" cal.	B&B	
QB	*Quercus bicolor*	Swamp White Oak	2	2.5" cal.	B&B	
	Deciduous Shrubs					
Am	*Aronia melanocarpa* 'Morton'	Iroquois Beauty Chokeberry	45	18" ht.	Cont.	Space 3'-0" o.c.
Cp	*Comus pumila*	Dwarf Red-tipped Dogwood	40	18" ht.	Cont.	Space 3'-0" o.c.
Po	*Physicarpus opulifolius* 'Seward'	Summer Wine Eastern Ninebark	4	24" ht	Cont.	Space 5'-0" o.c.
	Evergreen Shrubs					
Jc	*Juniperus chinensis* 'Kallay's Compact'	Kallay's Compact Juniper	6	24" ht	Cont.	Space 5'-0" o.c.
Js	*Juniperus squamata* 'Blue Star'	Blue Star Juniper	48	18"ht.	Cont.	Space 4-0" o.c.
	Perennials					
sh	*Sporobolus heterolepis*	Prairie Dropseed	17	4"	pot	space 18" o.c.
	Bioretention Plan Mix (Plugs)					
	Aster laevis	Smooth Aster	84	2 1/2"	pot	
	Asclepias incarnata	Swamp Milkweed	84	2 1/2"	pot	
	Carex flacca	Blue Sedge	42	2 1/2"	pot	
	Carex vulpinoidea	Fox Sedge	42	2 1/2"	pot	
	Echinacea purpurea	Purple Conflower	85	2 1/2"	pot	
	Glyceria striata	Fowl Manna Grass	42	2 1/2"	pot	
	Liatris spicata	Marsh Blazing Star	85	2 1/2"	pot	
	Rudbeckia hirta	Black-eyed Susan	85	2 1/2"	pot	mix species randomly in planting, space 18"
	Solidago rigida	Stiff Goldenrod	85	2 1/2"	pot	on center; ratio of grasses to flowers is
	Sporobolus heterolepis	Prairie Dropseed	43	2 1/2"	pot	25:75 in planting area (1523 sf)

1 L.101 LANDSCAPE PLAN
1"=20'
0' 10' 20' 30'

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ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

KEY PLAN

DRAWN BY	KSD
APPROVED BY	KSD
CHECKED BY	KSD
ISSUE DATE	JANUARY 8, 2014

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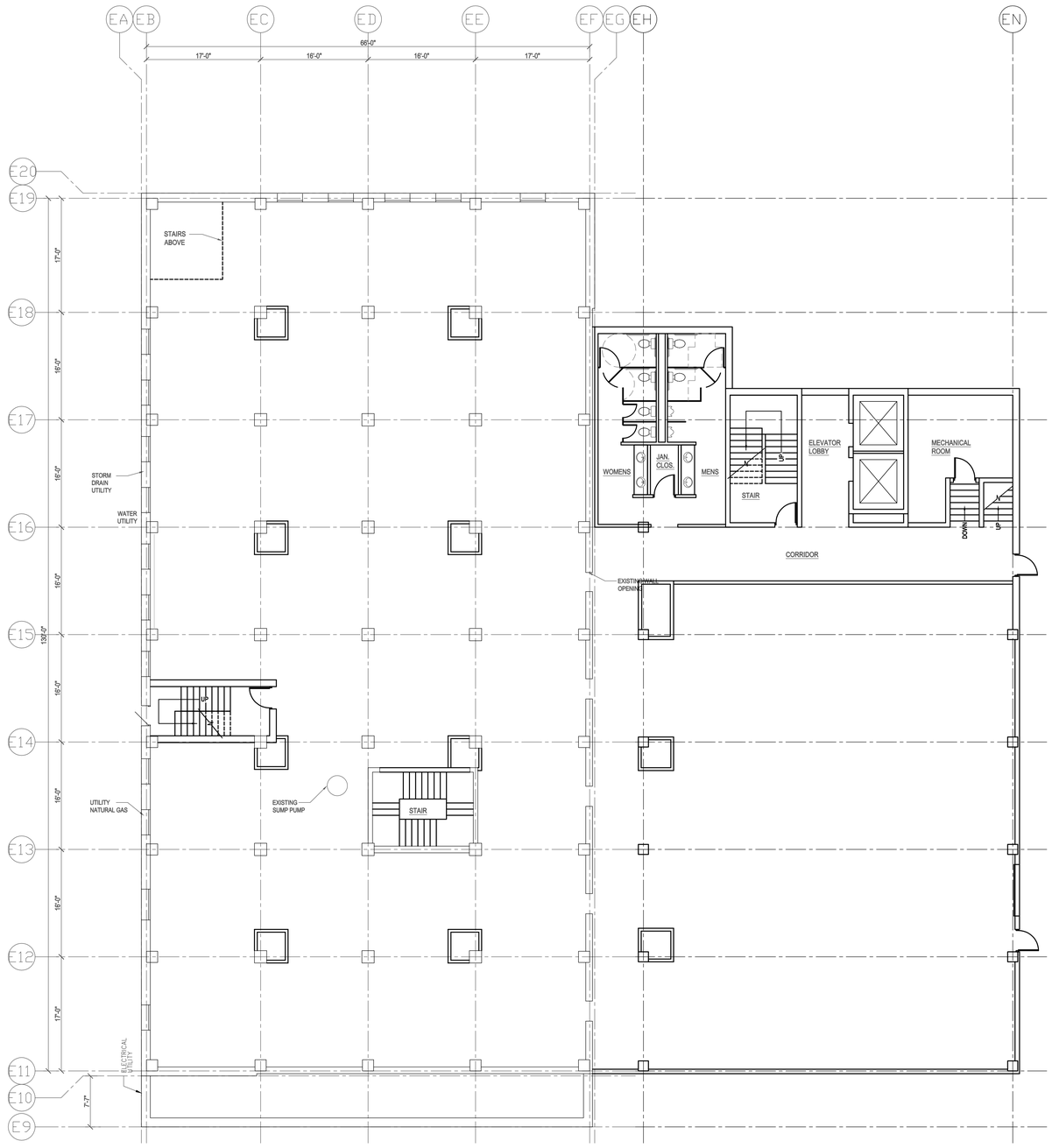
NO.	DATE	DESCRIPTION

SHEET TITLE:

KEN SAIKI DESIGN INC
LANDSCAPE ARCHITECTS
303 S. PATERSON SUITE ONE
MADISON, WI 53703
Phone: 608 251-3000
Fax: 608 251-0330
www.ksd-la.com

L.101
SHEET NO.

L:_STRUCTURAL\Mike Building ECAD Rev\HE Dwgs\C.101.dwg
VINEY, JOSH
10/28/2013 11:42 AM



1 **BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

PLAN NORTH

TRUE NORTH

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1/7/2014 7:09 PM

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KEY PLAN

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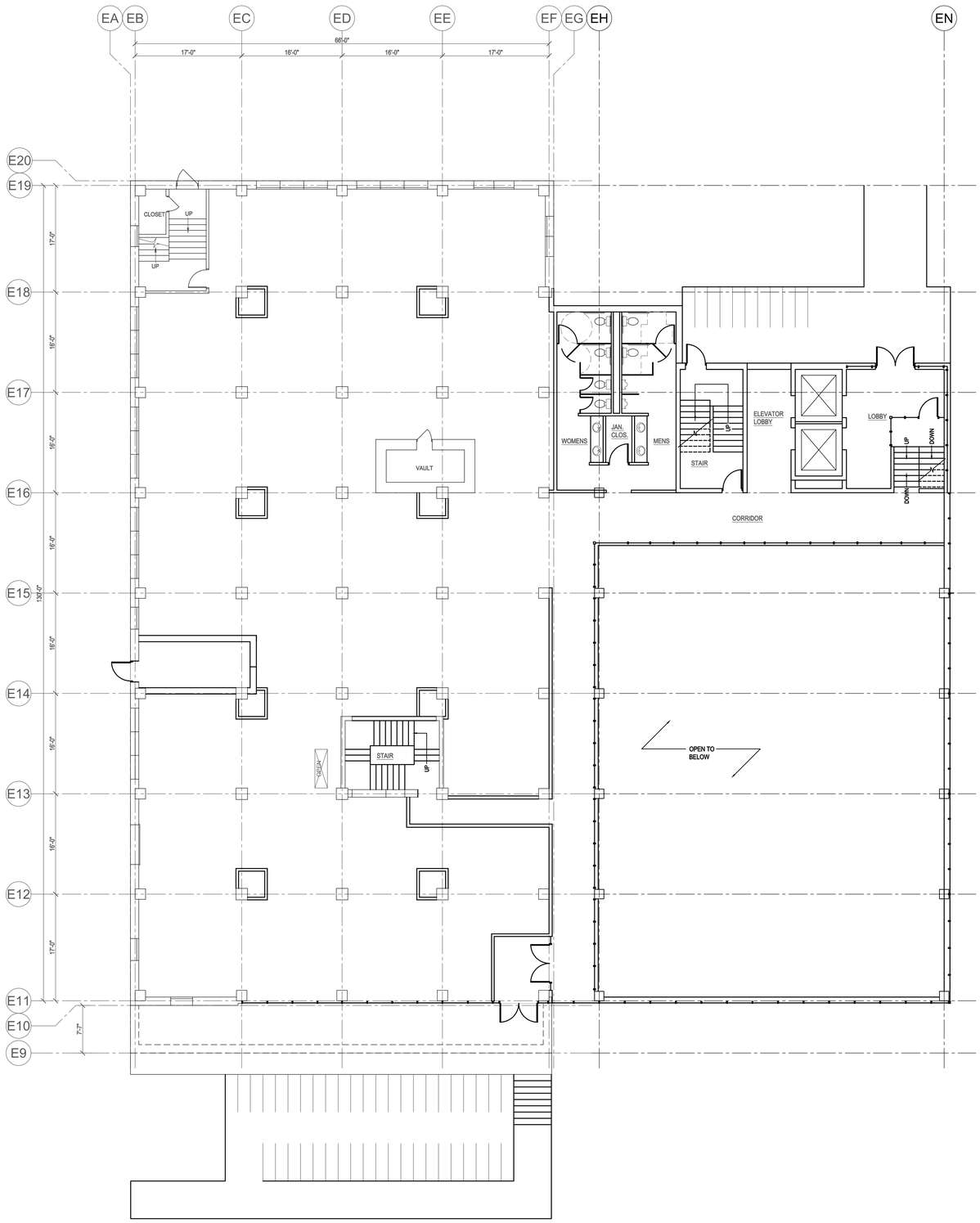
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
BASEMENT FLOOR PLAN

A.100

SHEET NO.



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

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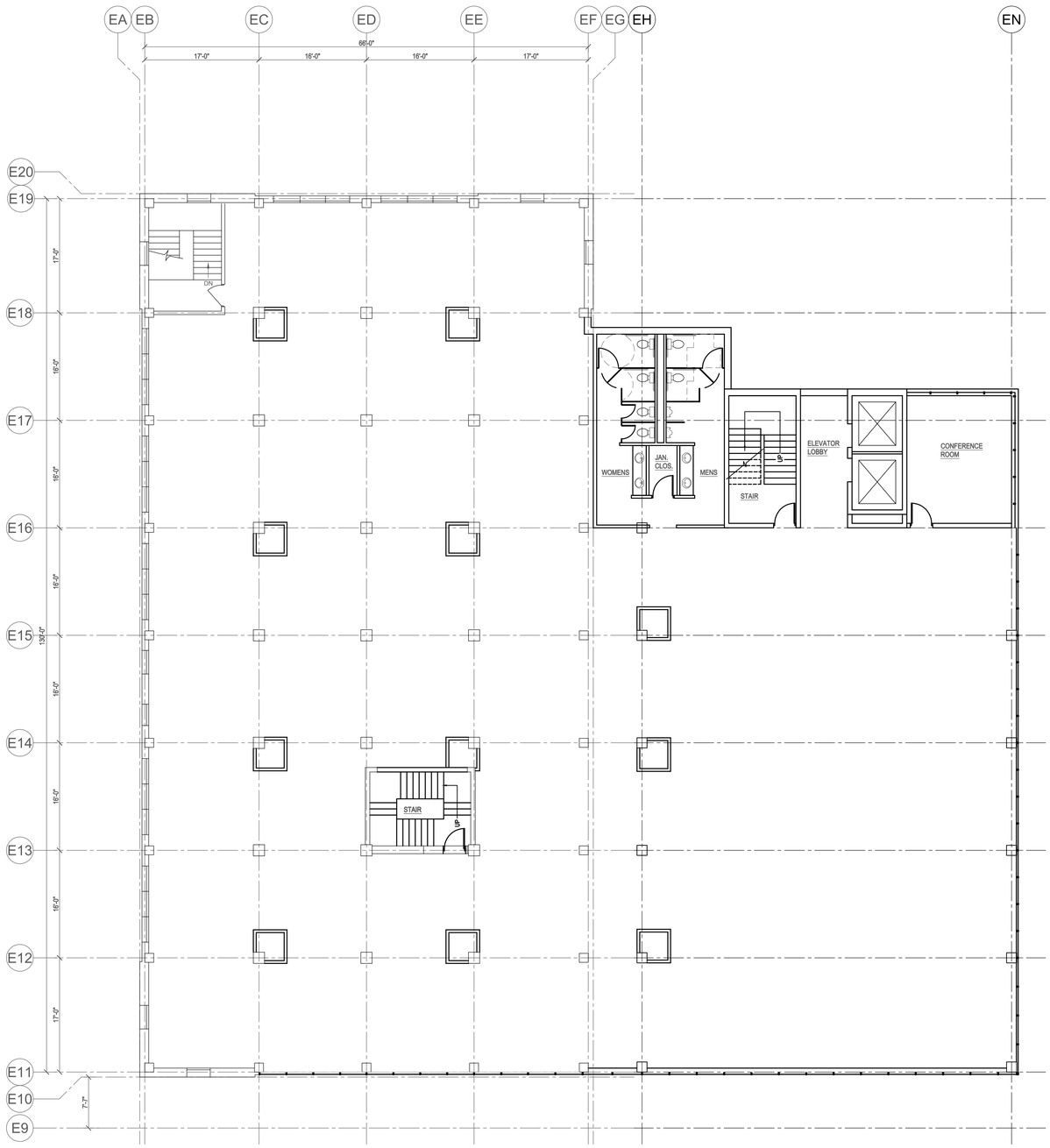
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SHEET TITLE:
FIRST FLOOR PLAN

A.101

SHEET NO.

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1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

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900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

KEY PLAN

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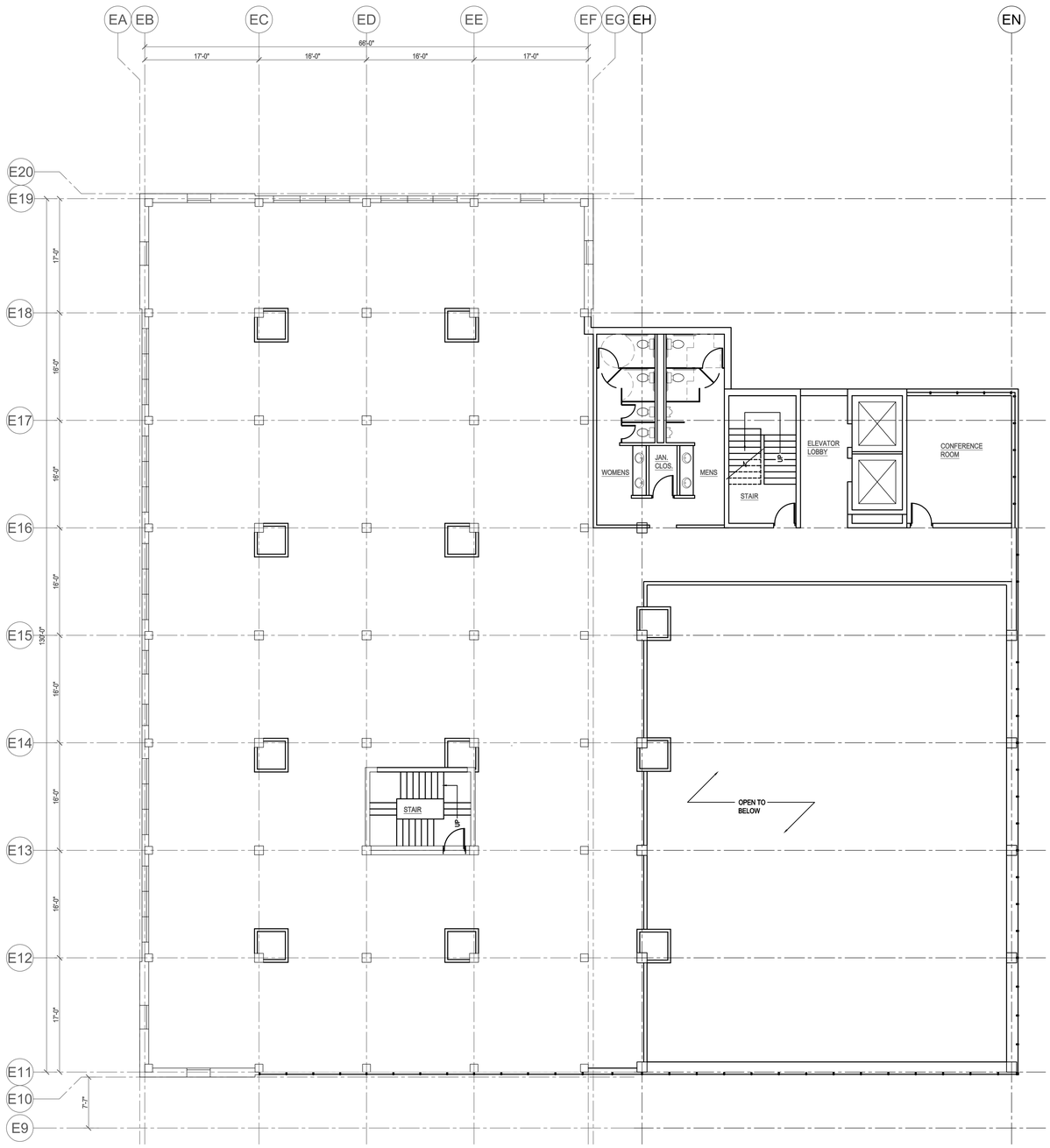
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SECOND FLOOR PLAN

A.102

SHEET NO.

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1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

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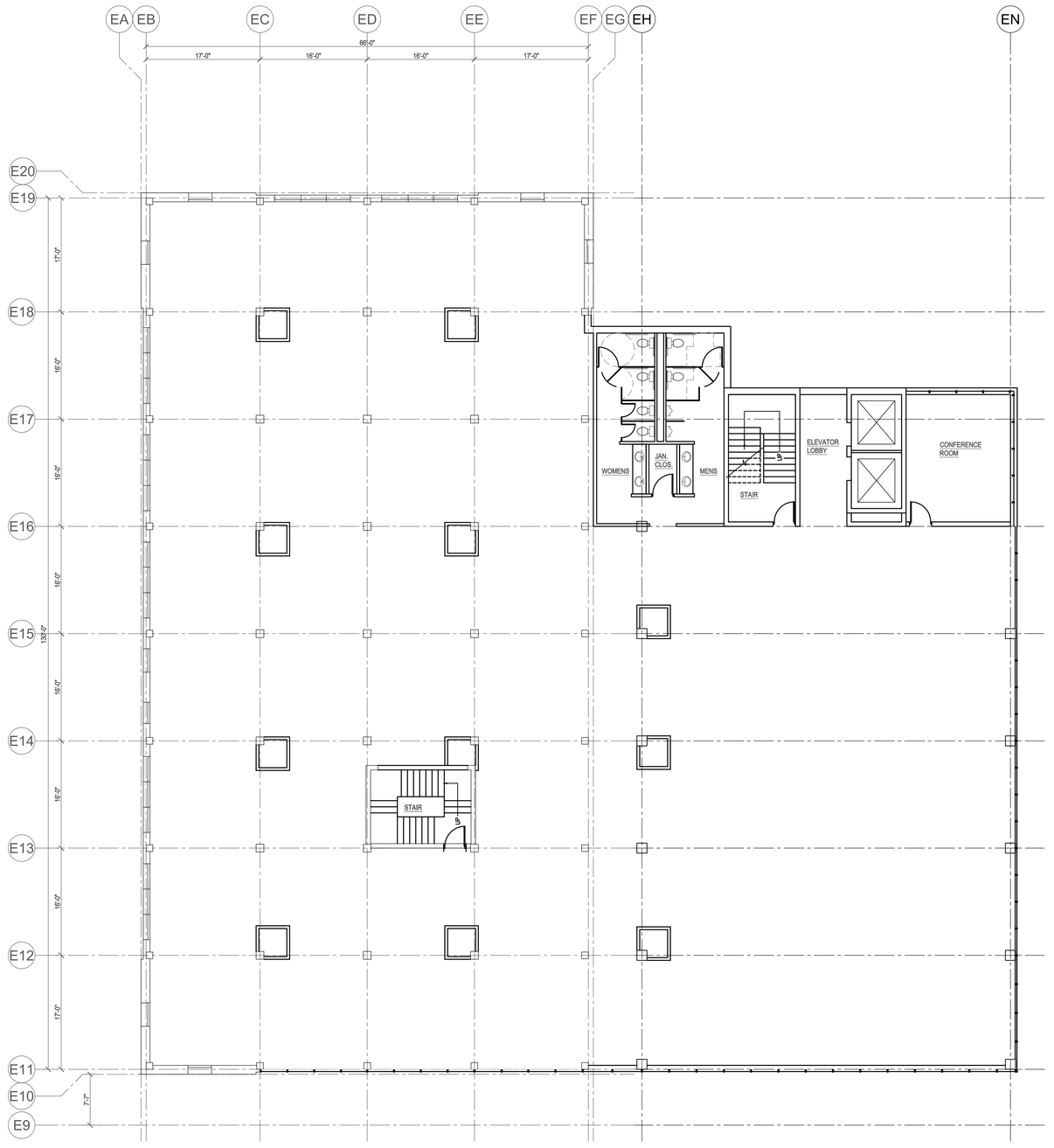
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THIRD FLOOR PLAN

A.103

SHEET NO.

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VINEY, JOSH
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1 FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

PLAN NORTH

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KEY PLAN

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ISSUE DATE	JANUARY 8, 2014

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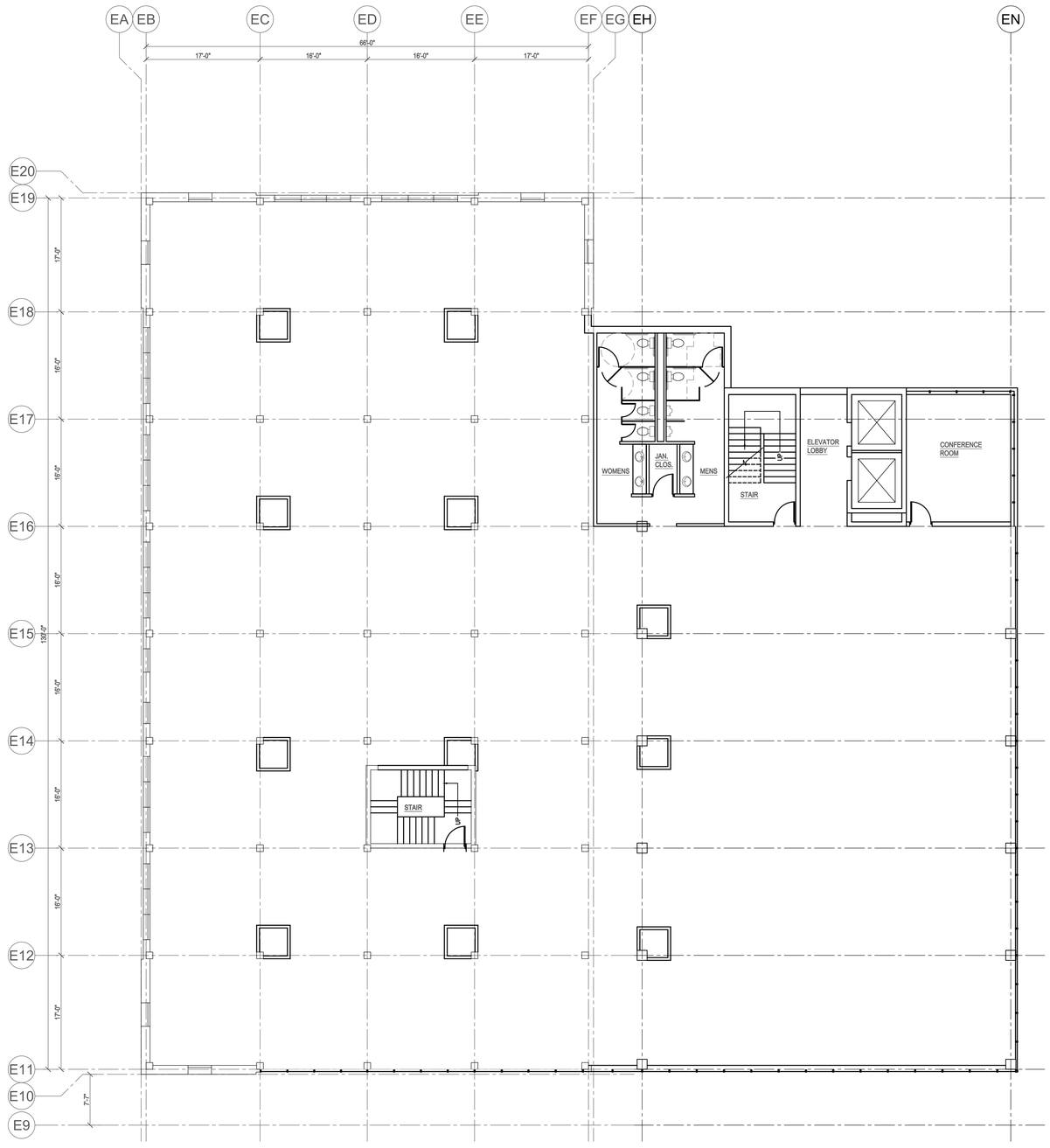
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FOURTH FLOOR PLAN

A.104

SHEET NO.

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1 FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

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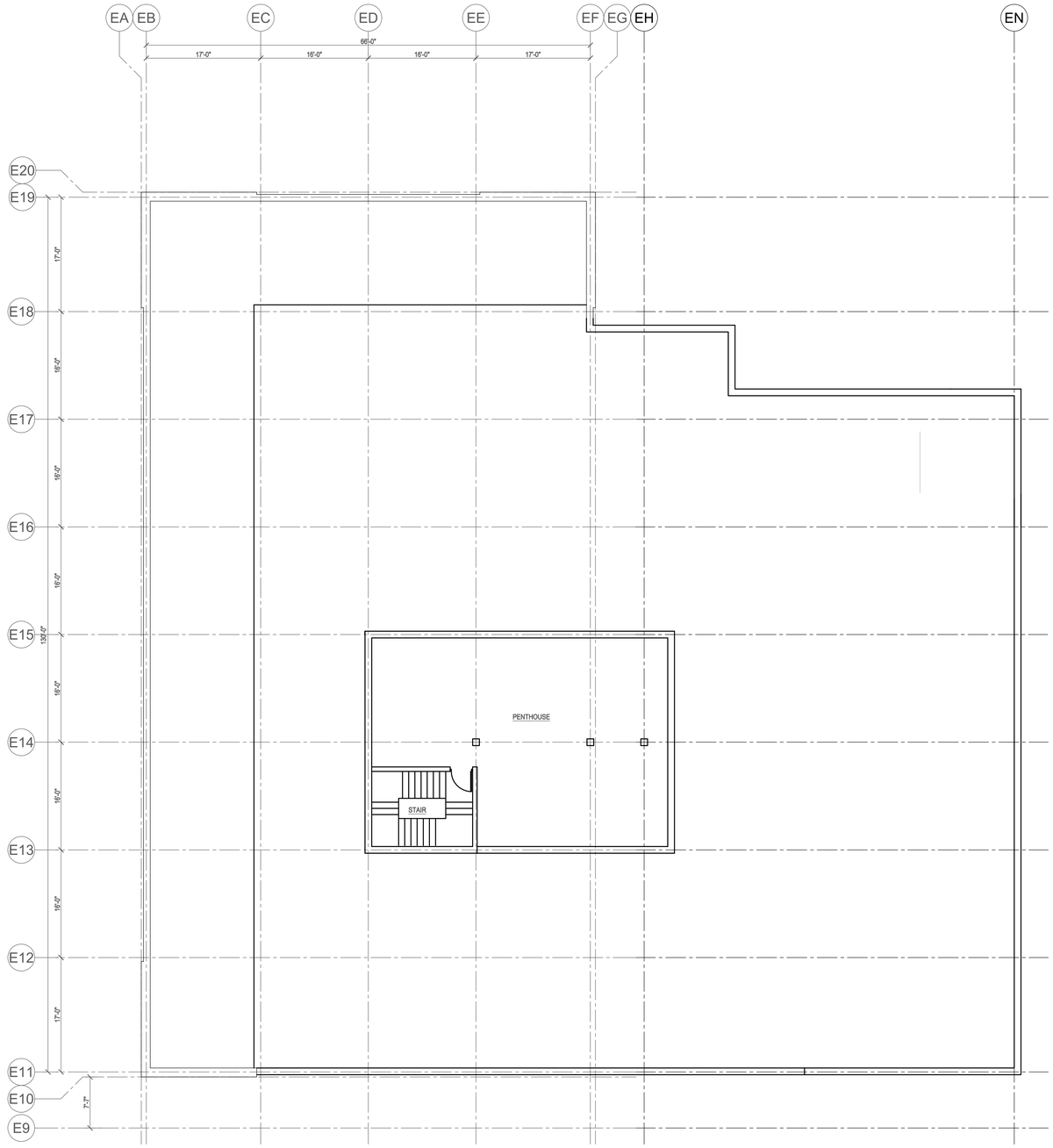
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SHEET TITLE:
FIFTH FLOOR PLAN

A.105

SHEET NO.

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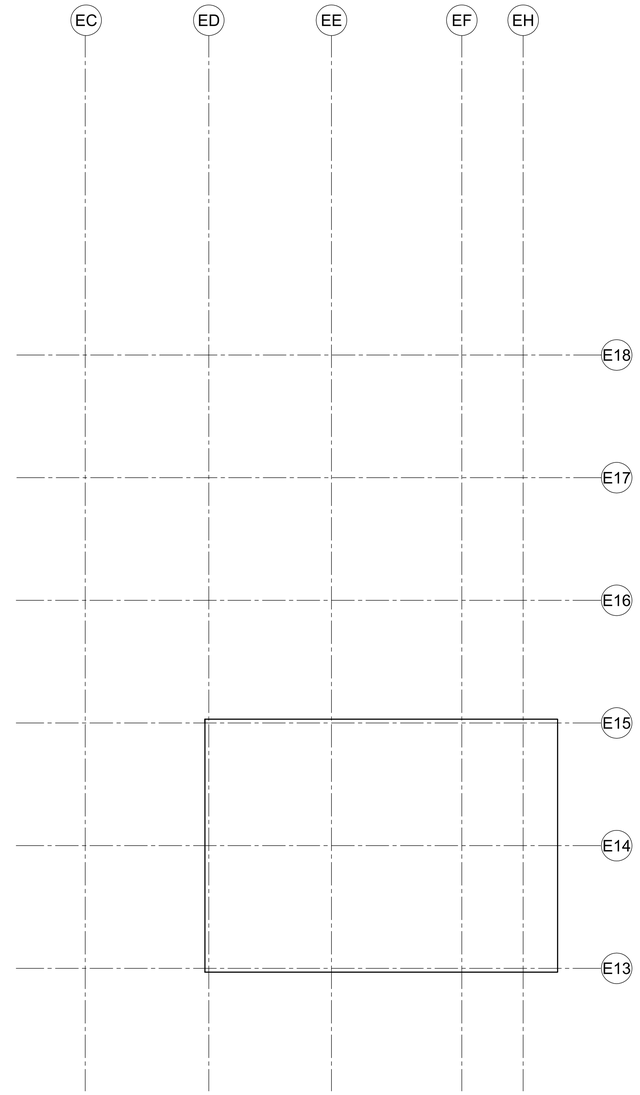
1 ROOF PLAN

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

PLAN NORTH

TRUE NORTH



2 PENTHOUSE ROOF

SCALE: 1/8" = 1'-0"

12" 0 1' 5' 10' 20'

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NO.	DATE	DESCRIPTION

SHEET TITLE:
ROOF PLAN

A.106
SHEET NO.

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04 A201 EXISTING KLUETER BUILDING
NTS



02 A201 NORTH PERSPECTIVE
NTS



03 A201 SOUTH PERSPECTIVE
NTS



01 A201 EAST PERSPECTIVE
NTS

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Notes:

Archipelago Village

900 Block East Washington Ave, Madison WI
2013.43

Date	Issuance/Revisions	Symbol
04/08/14	UDC SUBMITTAL	
10/08/13	LAND USE APPROVAL	

Elevations Perspectives / Perspective

A201



06 A202 SOUTHEAST ELEVATION PERSPECTIVE
3/32" = 1'-0"



03 A202 SOUTHEAST ELEVATION
3/32" = 1'-0"



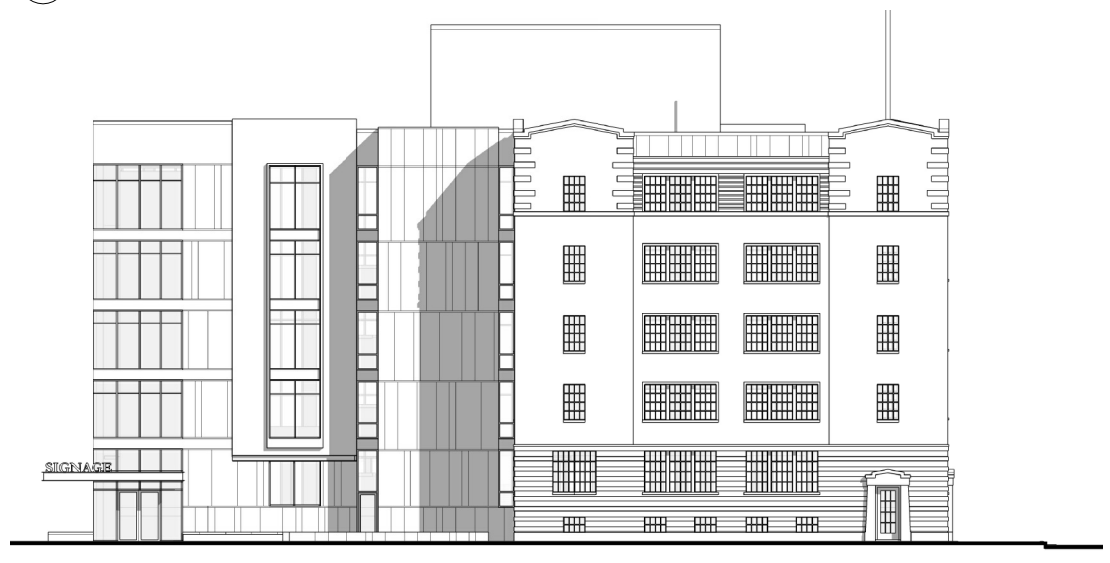
05 A202 NORTHEAST ELEVATION PERSPECTIVE
3/32" = 1'-0"



02 A202 NORTHEAST ELEVATION
3/32" = 1'-0"



04 A202 NORTHWEST ELEVATION PERSPECTIVE
3/32" = 1'-0"



01 A202 NORTHWEST ELEVATION
3/32" = 1'-0"

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2013.43

Date	Issuance/Revisions	Symbol
04/08/14	UDC SUBMITTAL	
10/08/13	LAND USE APPROVAL	

Elevations

A202

Calculation Summary							
	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Pavement	Illuminance	Fc	1.11	2.6	0.5	2.22	5.20

EAST WASHINGTON AVE

SOUTH BLAIR STREET

EAST MAIN STREET

TYPE W1

TYPE W1

TYPE W1

TYPE 2S4
25' MOUNTING HEIGHT, TYPICAL OF ALL

TYPE 2S4

TYPE 2S4

PHASE 1

FUTURE PHASES

PHASE 1

FUTURE PHASES

TYPE 1S4

TYPE 1S4

PHASE 1

FUTURE PHASES

TYPE 1S4

1 NEW SITE PLAN - ILLUMINANCE LEVELS

SCALE: 1" = 20'-0"

0 10' 20' 30' 50'

PLAN NORTH

TRUE NORTH

L:\8090DRAWINGS\E.101.dwg
BIDDICK, BRAD
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ARCHIPELAGO VILLAGE
900 BLOCK EAST WASHINGTON AVENUE, MADISON WI

KEY PLAN

DRAWN BY	AJG
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CHECKED BY	MLS
ISSUE DATE	JANUARY 8, 2014

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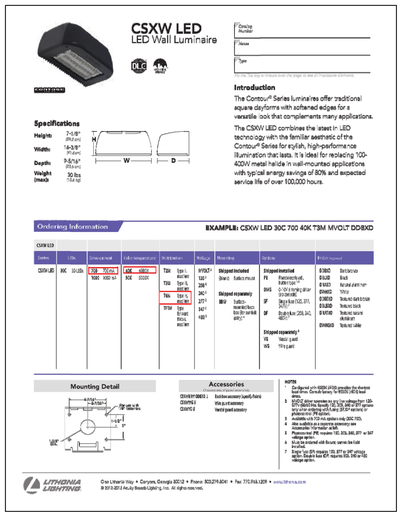
NO.	DATE	DESCRIPTION

SHEET TITLE:
NEW SITE PLAN
ILLUMINANCE LEVELS

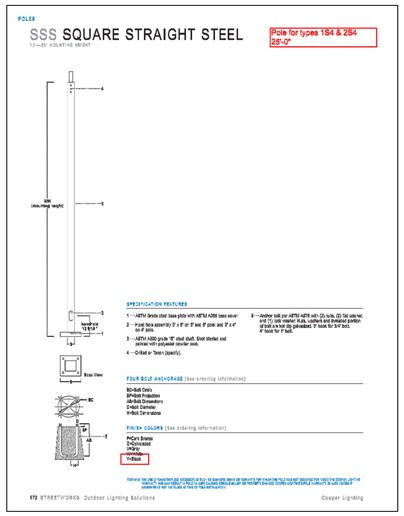
E.101

SHEET NO.

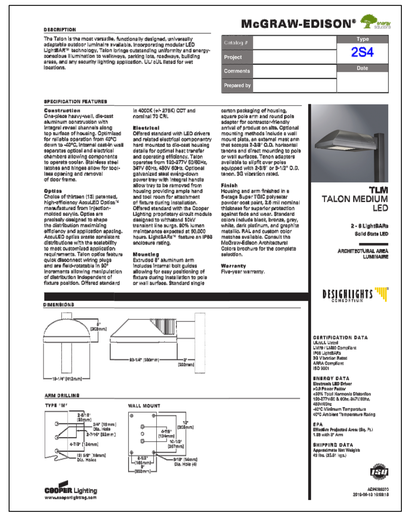
TYPE W1: WALL MOUNTED LED, IES TYPE 4



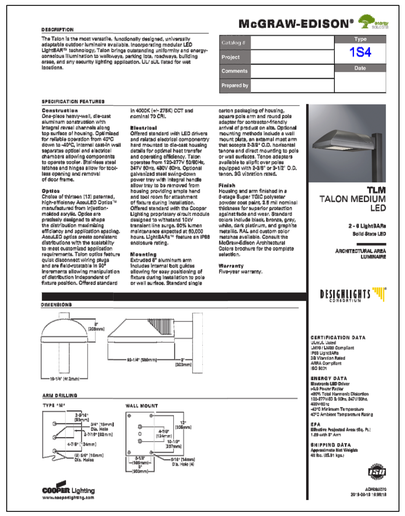
POLE SPECIFICATION



TYPE 2S4: DUAL HEAD LED, IES TYPE 4



TYPE 1S4: SINGLE HEAD LED, IES TYPE 4



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NO.	DATE	DESCRIPTION

SHEET TITLE:
NEW SITE PLAN
LUMINAIRE SELECTIONS

E.102
SHEET NO.

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1/8/2014 8:33 AM