

NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL TREES SHOWN TO BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED DURING CONSTRUCTION WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. PERFORM ALL WORK IN THE RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF MADISON STANDARD 107.13 "TREE PROTECTION SPECIFICATION".
4. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
5. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
6. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR PER CITY STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL OBTAIN PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY.
10. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5-FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, 266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
11. CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFMANN, 266-4816) AT LEAST ONE WEEK PRIOR TO PLANTING ANY NEW TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO SCHEDULE INSPECTING THE NURSERY STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.

555 West Washington Madison, WI 20-Jun-18 Downtown & Urban Districts: Urban Mixed-Use (UMX) Zoning				
Developed Lots		SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)		4,113	0.09	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)				69
Landscape Points Required				69

Development Frontage - West Washington Avenue				
Total LF of Street Frontage		Overstory Trees Required *		Shrubs Required
Between Parking/Building & Street		82		14
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10	1		10
Shrub, deciduous	3	23		69
Shrub, evergreen	4	9		36
Ornamental Grass/Perennial	2	68		136
Development Frontage Points Total				266

Development Frontage - South Bedford Street				
Total LF of Street Frontage		Overstory Trees Required *		Shrubs Required
Between Parking/Building & Street		148		25
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35			0
Tall Evergreen Tree	35			0
Ornamental Tree	15	2		30
Upright Evergreen Shrub	10	4		40
Shrub, deciduous	3	27		81
Shrub, evergreen	4	22		88
Ornamental Grass/Perennial	2	230		460
Development Frontage Points Total				699

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Existing Overstory Deciduous Tree (caliper " at DBH)	14		1	14
Overstory Deciduous Tree	35		4	140
Tall Evergreen Tree	35			0
Ornamental Tree	15			0
Upright Evergreen Shrub	10			0
Shrub, deciduous	3	21		63
Shrub, evergreen	4	16		64
Ornamental Grass/Perennial	2	72		144
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	20.5		82
Foundation Plantings Total				507
TOTAL LANDSCAPE POINTS				1472

* 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.

PLANT LIST		Quantity	Size	Spec	Comments	Mature Size
Key	Botanical Name					
Deciduous Trees						
ARH	Amelanchier x grandiflora 'Robin Hill'	2	2" Cal.	B&B	Upright multi-stem	20-25' ht x 12-15' sp
CCF	Carpinus caroliniana 'J.N. Upright'	1	2" Cal.	B&B	Upright multi-stem	20' ht x 8-10' sp
QC	Quercus robur 'Crimschmidt'	4	2" Cal.	B&B	Single, straight leader	45' ht x 15' sp
Evergreen Trees						
JT	Juniperus chinensis 'Trautman'	5	5' Ht.	B&B		12' ht x 4' sp
Deciduous Shrubs						
Aml	Aronia melanocarpa Low Scape Mound	20	2 Gal.	Cont.	Space 2'-0" o.c.	1-2' ht x 2-3' sp
Hq	Hydrangea quercifolia 'Pee Wee'	24	2 Gal.	Cont.	Space 2.5'-0" o.c	2-4' ht x 2-3' sp
Pdm	Physocarpus opulifolius 'Donna May'	12	2" Cal.	Cont.	Space 2.5'-0" o.c	3-4' ht x 3-4' sp
Sbt	Spiraea betulifolia 'Tor'	22	2" Cal.	Cont.	Space 2'-0" o.c.	2-3' ht x 2-3' sp
Evergreen Shrubs						
Jpk	Juniperus chinensis 'Pfitzeriana Kallay'	25	2 Gal.	Cont.	Space 3.5'-0" o.c.	3' ht x 6-8' sp
Js	Juniperus sabina 'Buffalo'	5	2 Gal.	Cont.	Space 4'-0" o.c.	1' ht x 4-6' sp
Tmt	Taxus x media 'Tauntonii'	28	2 Gal.	Cont.	Space 4'-0" o.c.	3-5' ht x 6-8' sp
Perennials/Grasses/Groundcovers						
asb	Allium tanguticum 'Summer Beauty'	185	4-Inch	Pot	Space 1'-0" o.c.	1-1.5' ht x 1.5-2' sp
abi	Amsonia tabernaemontana 'Blue Ice'	11	4-Inch	Pot	Space 1.5'-0" o.c.	1-1.5' ht x 1.5-2' sp
acs	Aralia cordata 'Sun King'	6	2 Gal.	Cont.	Space 3'-0" o.c.	3-4' ht x 3-4' sp
expm	Echinacea x 'Pixie Meadowbrite'	74	4-Inch	Pot	Space 1.5'-0" o.c.	1.5-2' ht x 1.5-2' sp
gck	Geranium x cantabrigiense 'Karmina'	40	4-Inch	Pot	Space 1.5'-0" o.c.	5-1' ht x 5-1' sp
hmr	Heuchera x 'Midnight Rose'	9	4-Inch	Pot	Space 1'-0" o.c.	1-2' ht x 1-1.5' sp
hbc	Hosta x 'Blue Cadet'	23	4-Inch	Pot	Space 1.5'-0" o.c.	1' ht x 2-3' sp
hgs	Hosta x 'Gold Standard'	20	4-Inch	Pot	Space 2'-0" o.c.	2-3' ht x 2' sp
lsk	Liatis spicata 'Kobold'	28	4-Inch	Pot	Space 1'-0" o.c.	1.5-3' ht x 1.5-2' sp
nk	Nepeta x faassenii 'Kit Kat'	18	4-Inch	Pot	Space 2'-0" o.c.	1' ht x 2' sp
pdd	Penstemon digitalis 'Dark Towers'	14	4-Inch	Pot	Space 1.5'-0" o.c.	3-4' ht x 1.5-2' sp
rfv	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	24	4-Inch	Pot	Space 1'-0" o.c.	2-3' ht x 1.5-2' sp
snc	Salvia nemorosa 'Caradonna'	18	4-Inch	Pot	Space 1.5'-0" o.c.	2-2.5' ht x 1.5' sp
snm	Salvia nemorosa 'Marcus'	8	4-Inch	Pot	Space 1.5'-0" o.c.	8-12' ht x 1.5' sp
sa	Sesleria autumnalis	31	1 Gal.	Cont.	Space 1'-0" o.c.	1-1.5' ht x 1-1.5' sp



knothe + bruce
ARCHITECTS
Phone: 7601 University Ave. Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
8/8/2018

PROJECT TITLE
BAXTER
West
Washington
Development

555 W
Washington Ave.
SHEET TITLE
Landscape
Plan

SHEET NUMBER

L-100

PROJECT NO. 1713
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	PLANT LIST						
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
ARH	Amelanchier x grandiflora `Robin Hill`	Robin Hill Serviceberry	2	2" Cal.	B&B	Upright multi-stem	20-25' ht x 12-15' sp
CCF	Carpinus caroliniana `J.N. Upright`	Firespire Musclemwood	1	2" Cal.	B&B	Upright multi-stem	20' ht x 8-10' sp
QC	Quercus robur `Crimschmidt`	Crimson Spire English Oak	4	2" Cal.	B&B	Single, straight leader	45' ht x 15' sp
	Evergreen Trees						
JT	Juniperus chinensis `Trautman`	Trautman Juniper	5	5' Ht.	B&B		12' ht x 4' sp
	Deciduous Shrubs						
Aml	Aronia melanocarpa Low Scape Mound	Low Scape Mound Aronia	20	2 Gal.	Cont.	Space 2'-0" o.c.	1-2' ht x 2-3' sp
Hq	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	24	2 Gal.	Cont.	Space 2.5'-0" o.c	2-4' ht x 2-3' sp
Pdm	Physocarpus opulifolius `Donna May`	Little Devil Ninebark	12	2 Gal.	Cont.	Space 2.5'-0" o.c	3-4' ht x 3-4' sp
Sbt	Spiraea betulifolia `Tor`	Birchleaf Spirea	22	2 Gal.	Cont.	Space 2'-0" o.c.	2-3' ht x 2-3' sp
	Evergreen Shrubs						
Jpk	Juniperus chinensis `Pfitzeriana Kallay`	Kallays Compact Pfitzer Juniper	25	2 Gal.	Cont.	Space 3.5'-0" o.c.	3' ht x 6-8' sp
Js	Juniperus sabina `Buffalo`	Buffalo Juniper	5	2 Gal.	Cont.	Space 4'-0" o.c.	1' ht x 4-6' sp
Tmt	Taxus x media `Tauntonii`	Tauton Yew	28	2 Gal.	Cont.	Space 4'-0" o.c.	3-5' ht x 6-8' sp
	Perennials/Grasses/Groundcovers						
asb	Allium tanguticum `Summer Beauty`	Summer Beauty Allium	185	4-Inch	Pot	Space 1'-0" o.c.	1-1.5' ht x 1.5-2' sp
abi	Amsonia tabernaemontana `Blue Ice`	Blue Ice Blue Star	11	4-Inch	Pot	Space 1.5'-0" o.c.	1-1.5' ht x 1.5-2' sp
acs	Aralia cordata `Sun King`	Sun King Aralia	6	2 Gal.	Cont.	Space 3'-0" o.c.	3-4' ht x 3-4' sp
expm	Echinacea x `Pixie Meadowbrite`	Pixie Meadowbrite Purple Coneflower	74	4-Inch	Pot	Space 1.5'-0" o.c.	1.5-2' ht x 1.5-2' sp
gck	Geranium x cantabrigiense `Karmina`	Biokovo Cranesbill	40	4-Inch	Pot	Space 1.5'-0" o.c.	.5-1' ht x .5-1' sp
hmr	Heuchera x `Midnight Rose`	Coral Bells	9	4-Inch	Pot	Space 1'-0" o.c.	1-2' ht x 1-1.5' sp
hbc	Hosta x `Blue Cadet`	Plantain Lily	23	4-Inch	Pot	Space 1.5'-0" o.c.	1' ht x 2-3' sp
hgs	Hosta x `Gold Standard`	Gold Standard Plantain Lily	20	4-Inch	Pot	Space 2'-0" o.c.	2-3' ht x 2' sp
lsk	Liatris spicata `Kobold`	Kobold Spike Gayfeather	28	4-Inch	Pot	Space 1'-0" o.c.	1.5-3' ht x 1.5-2' sp
nk	Nepeta x faassenii `Kit Kat`	Kit Kat Catmint	18	4-Inch	Pot	Space 2'-0" o.c.	1' ht x 2' sp
pdd	Penstemon digitalis `Dark Towers`	Beard-tongue	14	4-Inch	Pot	Space 1.5'-0" o.c.	3-4' ht x 1.5-2' sp
rfv	Rudbeckia fulgida speciosa `Viette's Little Suzy`	Black-Eyed Susan	24	4-Inch	Pot	Space 1'-0" o.c.	2-3' ht x 1.5-2' sp
snc	Salvia nemorosa `Caradonna`	Cardonna Sage	18	4-Inch	Pot	Space 1.5'-0" o.c.	2-2.5' ht x 1.5' sp
snm	Salvia nemorosa `Marcus`	Woodland Sage	8	4-Inch	Pot	Space 1.5'-0" o.c.	8-12" ht x 1.5' sp
sa	Sesleria autumnalis	Autumn Moor Grass	31	1 Gal.	Cont.	Space 1'-0" o.c.	1-1.5' ht x 1-1.5' sp



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8/8/2018

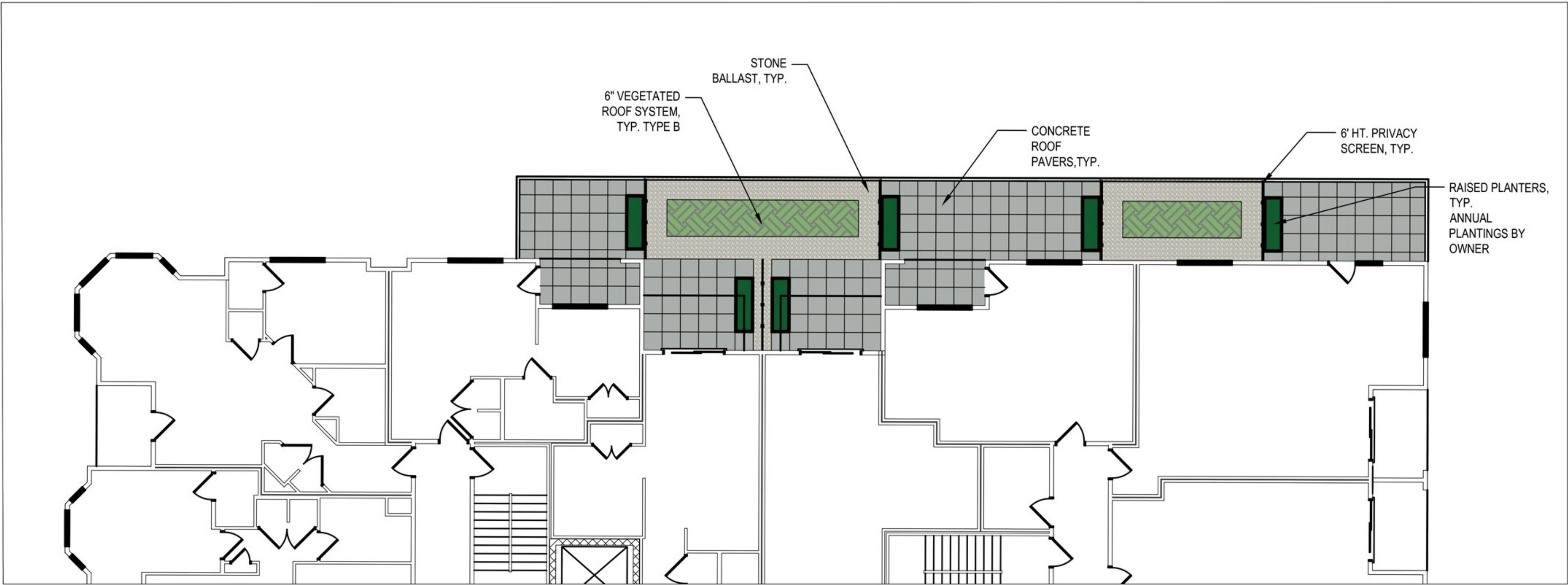
PROJECT TITLE
BAXTER
West
Washington
Development

555 W
Washington Ave.
SHEET TITLE
Site Plan
Image Board

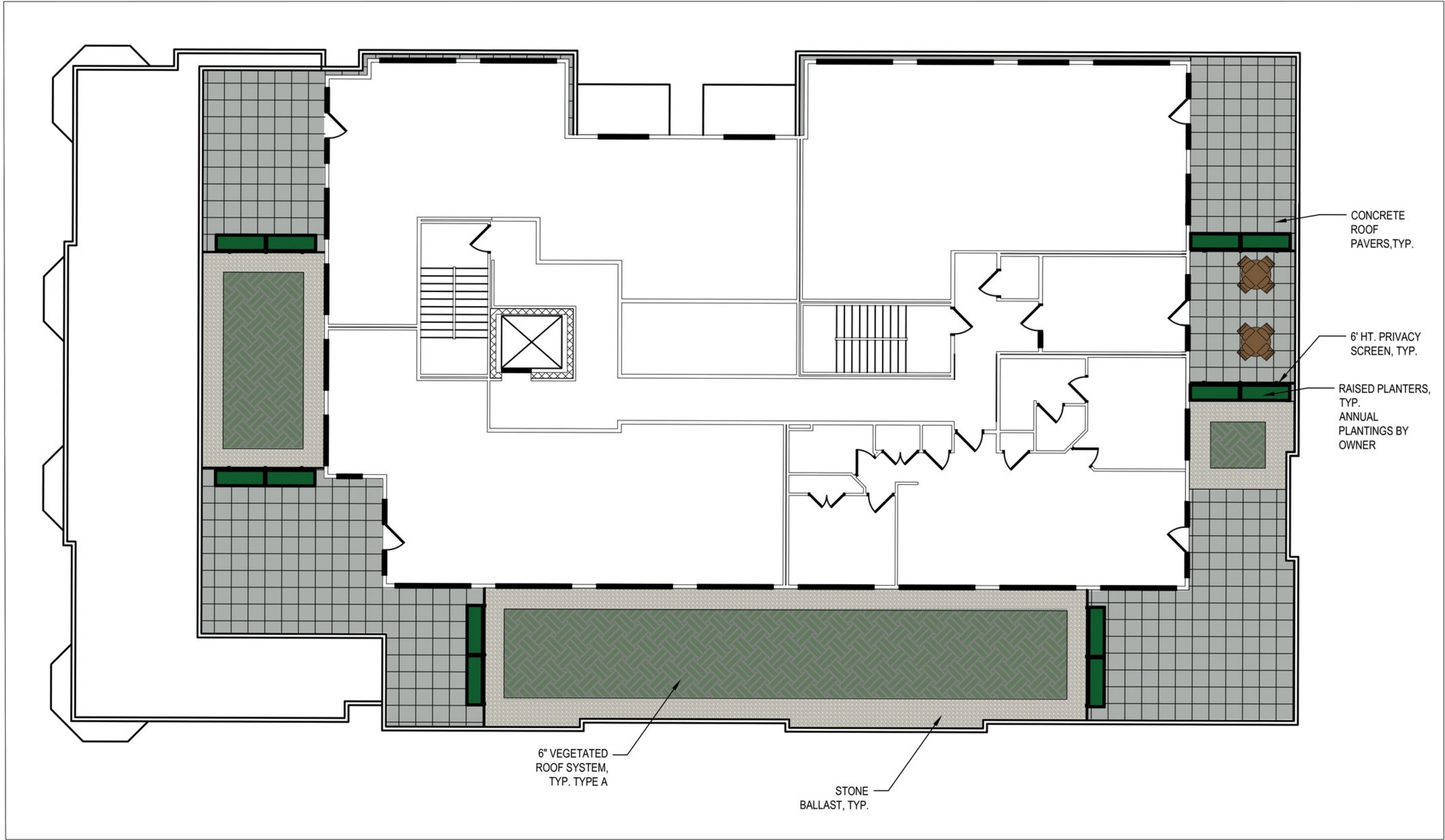
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L-200

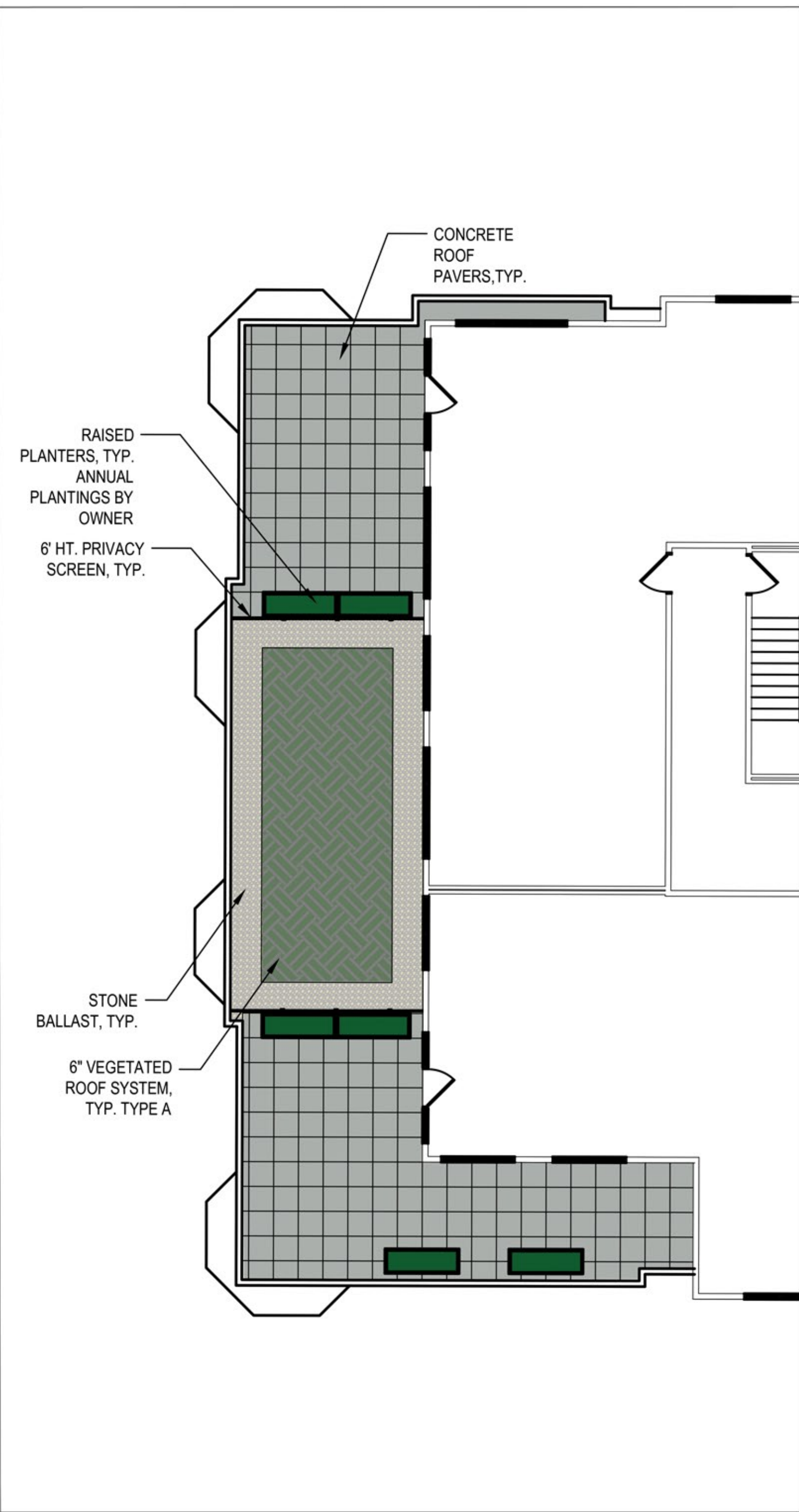
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SECOND FLOOR TERRACE

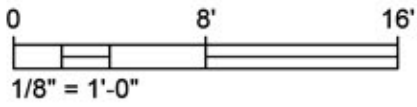


FIFTH FLOOR TERRACE

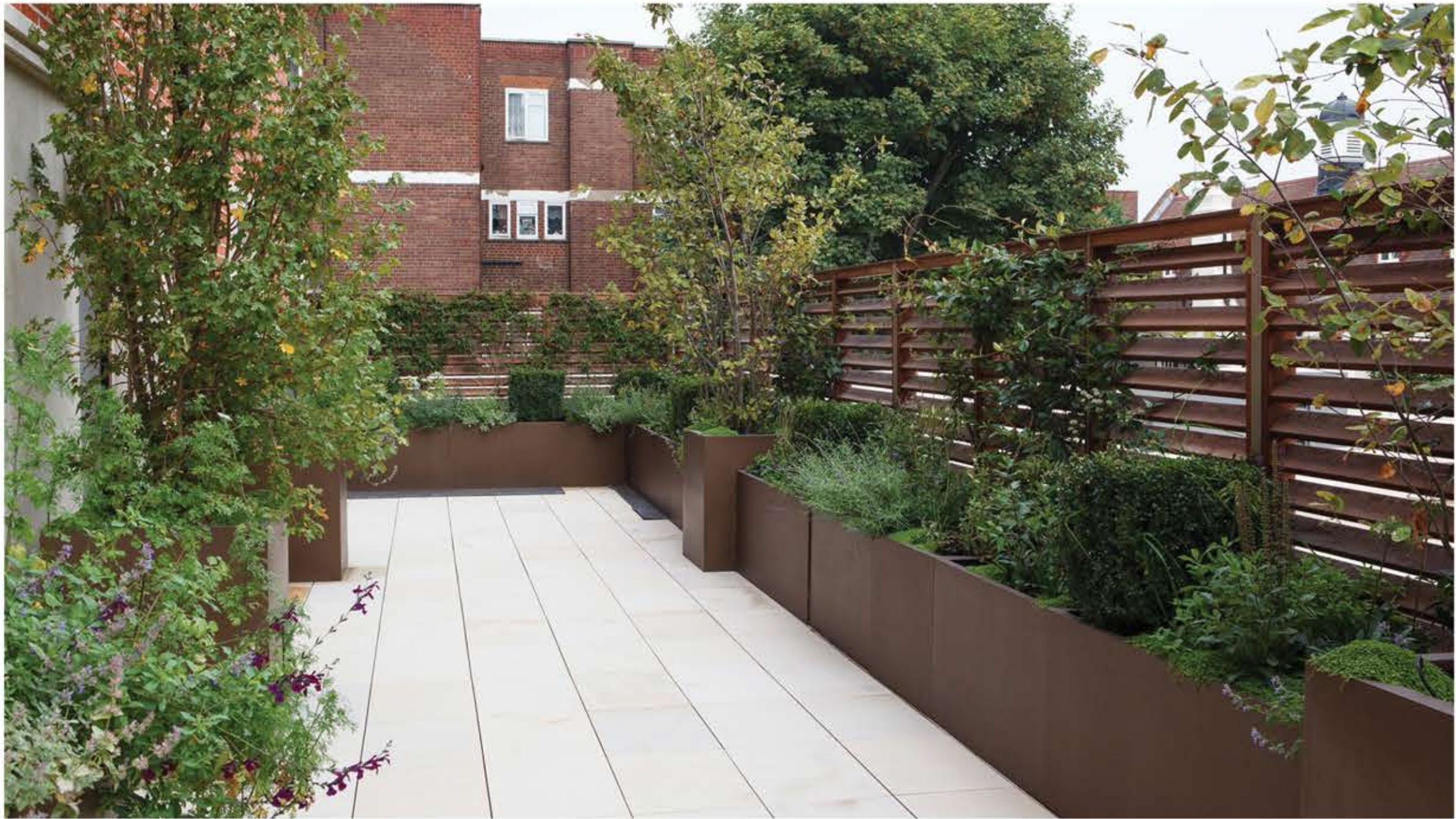


FOURTH FLOOR TERRACE

Type A:	
Propagated Sedum Tray 'Tough Extreme Mix' by Liveroof or approved equal. Interplant with 2.5" perennial plugs.	
Perennial Plugs	
Allium tanguticum 'Summer Beauty'	Summer Beauty Allium
Calamintha nepeta 'Montrose White'	Montrose White Calamint
Sedum kamtschaticum 'Takahira Dake'	Takahira Dake Stonecrop
Sedum spectabilie 'Neon'	Neon Stonecrop
Sesleria autumnalis	Autumn Moor Grass
Type B:	
Propagated Sedum Tray 'Shade Serene Mix' by Liveroof or approved equal. Interplant with 2.5" perennial plugs.	
Perennial Plugs	
Geranium maculatum	Wild Geranium
Heuchera villosa var. atropurpurea	Maple-leaved Alum Root
Smilacina racemosa	False Solomon's Seal
Dryopteris marginalis	Leatherleaf Woodfern
Tiarella cordifolia	Foamflower



Type A:	
Propagated Sedum Tray 'Tough Extreme Mix' by Liveroof or approved equal. Interplant with 2.5" perennial plugs.	
Perennial Plugs	
Allium tanguticum 'Summer Beauty'	Summer Beauty Allium
Calamintha nepeta 'Montrose White'	Montrose White Calamint
Sedum kamtschaticum 'Takahira Dake'	Takahira Dake Stonecrop
Sedum spectabilie 'Neon'	Neon Stonecrop
Sesleria autumnalis	Autumn Moor Grass
Type B:	
Propagated Sedum Tray 'Shade Serene Mix' by Liveroof or approved equal. Interplant with 2.5" perennial plugs.	
Perennial Plugs	
Geranium maculatum	Wild Geranium
Heuchera villosa var. atropurpurea	Maple-leaved Alum Root
Smilacina racemosa	False Solomon's Seal
Dryopteris marginalis	Leatherleaf Woodfern
Tiarella cordifolia	Foamflower





1 NorthEast
A-2.1 1/16" = 1'-0"



2 NorthWest
A-2.1 1/16" = 1'-0"

ISSUED
Issued for Land
Use - June 20,
2018

PROJECT TITLE

555 WEST
WASHINGTON
AVE.

SHEET TITLE

Exterior
Elevations

SHEET NUMBER

A-2.1

PROJECT NUMBER 1713

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2
A-2.2

SouthWest

1/16" = 1'-0"



1
A-2.2

SouthEast

1/16" = 1'-0"

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Issued For Land
Use - June 20,
2018

PROJECT TITLE

555 WEST
WASHINGTON
AVE.

SHEET TITLE

Exterior
Elevations

SHEET NUMBER

A-2.2

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555 West Washington
August 6, 2018





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