

Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI  
2019.25.00



# LAND USE SUBMITTAL - 05/20/2020

Drawing Index      (Automatic Index)

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

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



500 West Washington  
Redevelopment  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

2019.25.00

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## COVER DRAWING

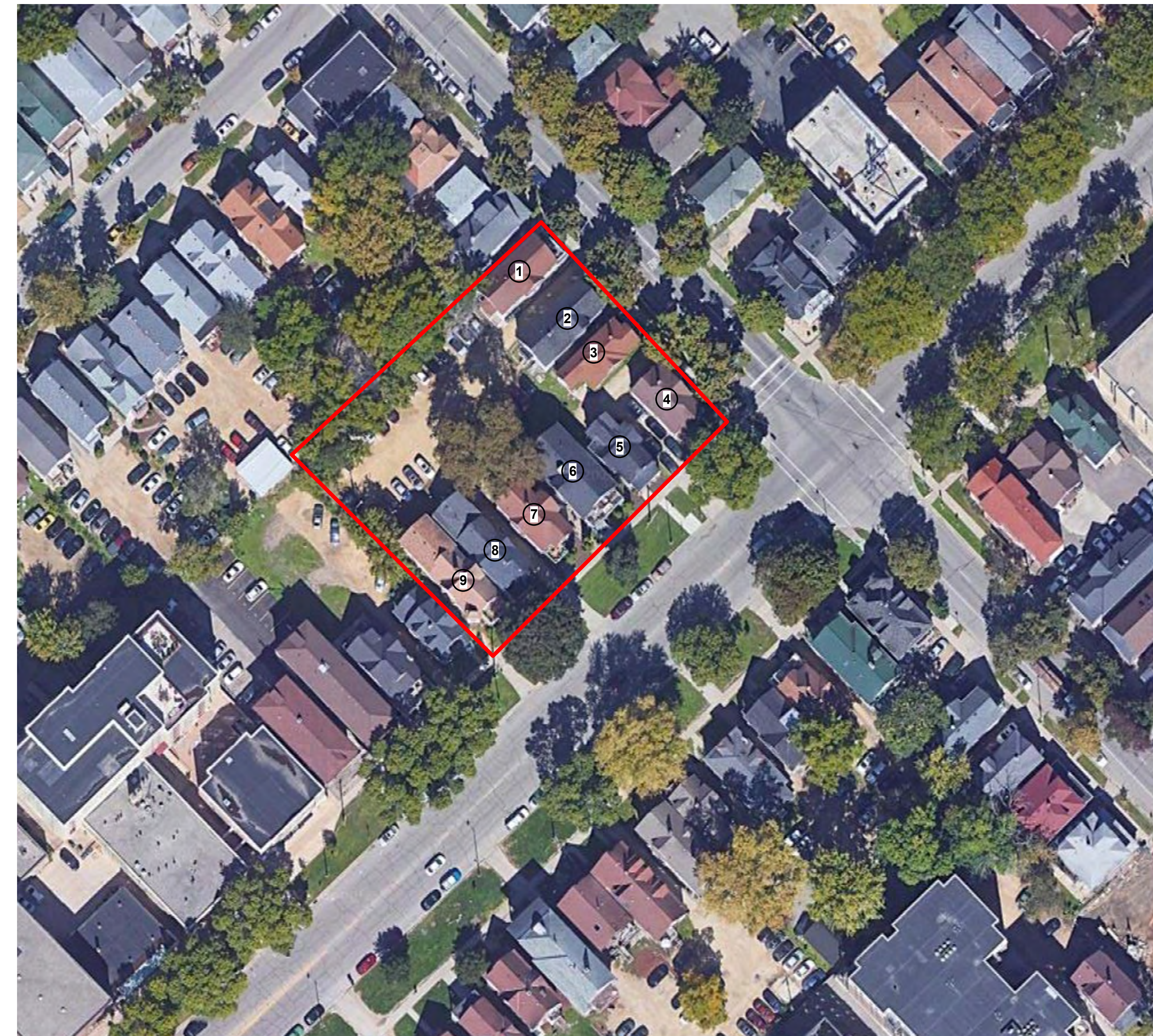
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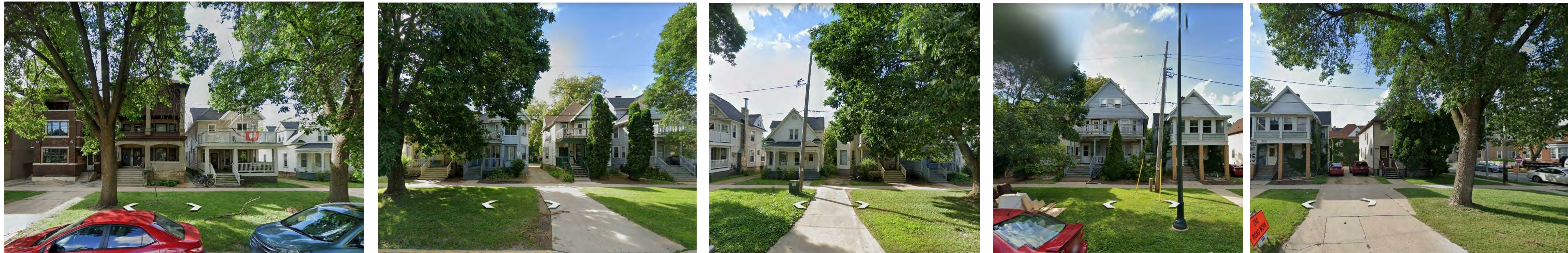
- EXISTING SITES INCLUDED IN REDEVELOPMENT**
1. 8 NORTH BASSETT STREET
  2. 10 NORTH BASSETT STREET
  3. 14 NORTH BASSETT STREET
  4. 504 WEST WASHINGTON AVENUE
  5. 506 WEST WASHINGTON AVENUE
  6. 508 & 510 WEST WASHINGTON AVENUE
  7. 512 WEST WASHINGTON AVENUE
  8. 514 WEST WASHINGTON AVENUE
  9. 516 WEST WASHINGTON AVENUE



## DEMOLITION OF EXISTING CONDITIONS



## SITE LOCATION - 500 BLOCK OF WEST WASHINGTON AVENUE



## WEST WASHINGTON AVENUE EXISTING CONDITIONS



## NORTH BASSETT STREET EXISTING CONDITIONS

PRELIMINARY  
NOT FOR CONSTRUCTION

500 West Washington  
Redevelopment  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

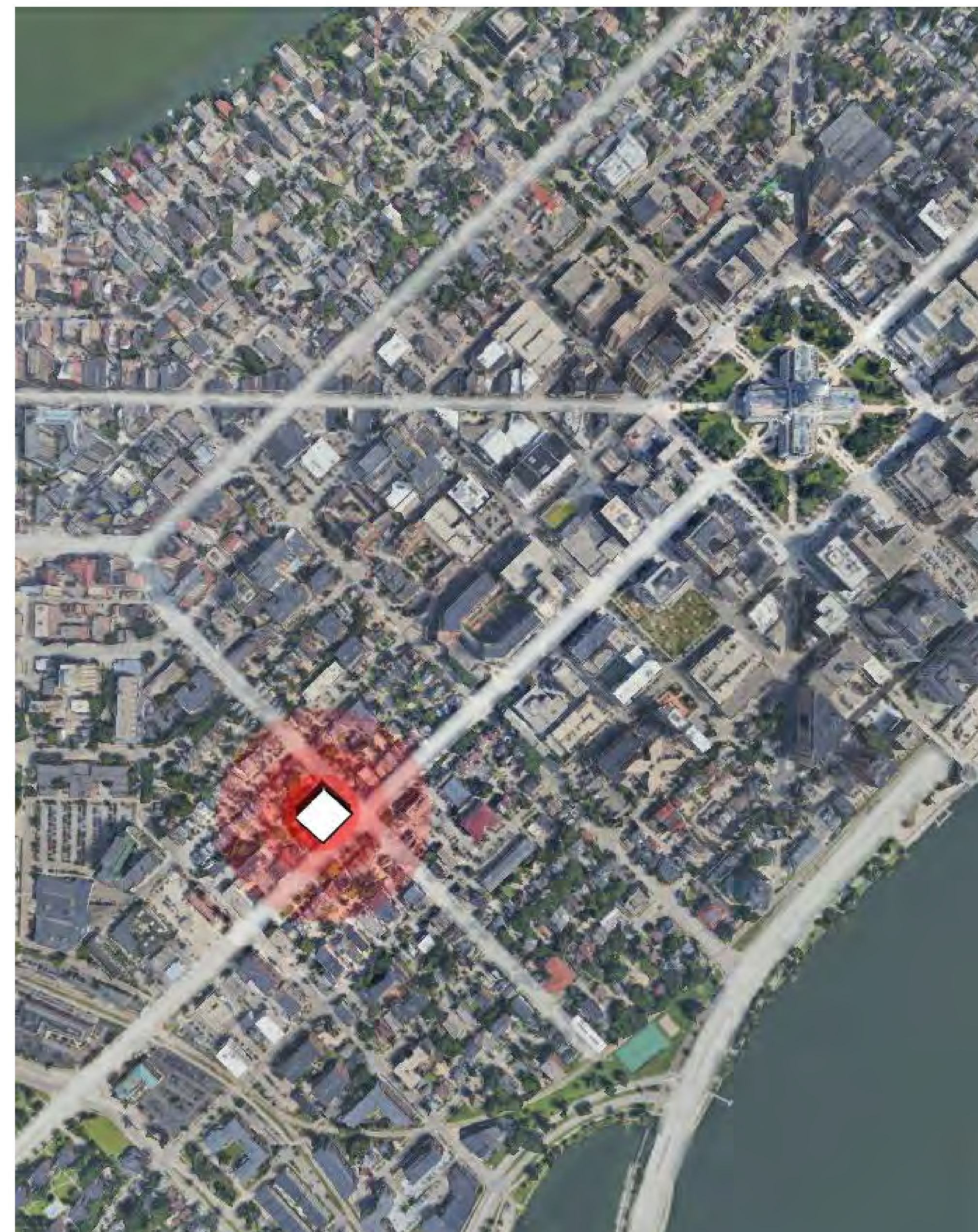
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# SITE LOCATION EXISTING CONDITIONS

# G100





**PRELIMINARY**  
NOT FOR CONSTRUCTION

500 West Washington  
Redevelopment  
Keller Real Estate Group

502 West Washington Avenue  
Madison, WI

2019.25.00

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## NEIGHBORHOOD CONTEXT







**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE	ISSUANCE/REVISIONS	
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

[illegible]

# C100









**PRELIMINARY**  
NOT FOR CONSTRUCTION

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# C102





**PRELIMINARY**  
NOT FOR CONSTRUCTION

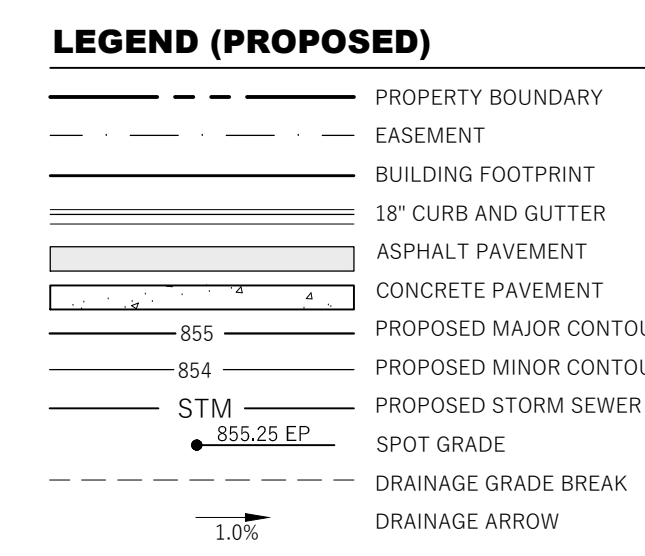
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# C200





NOTE:  
SPOT GRADES ARE AS FOLLOWS:  
FFE - FINISHED FLOOR GRADE  
EP - EDGE OF ASPHALT PAVEMENT  
EC - EDGE OF CONCRETE PAVEMENT  
BC - BACK OF CURB  
SW - EDGE OF SIDEWALK  
FG - FINISH GRADE  
TW - FINISH GRADE ADJACENT TOP OF WALL  
BW - FINISH GRADE ADJACENT BOTTOM OF  
WALL (NOT FOOTING)



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MARCH 23, 2020. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF THE INADEQUACY OF THE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.

2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.


3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.

4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OTHER CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISPUTATIONARY ACTIONS BY REGULATORY AGENCIES.

5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**Potter  
Lawson**  
Success by **Design**



WYSER  
ENGINEERING

500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

[illegible]

# C201

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511 -or- 811  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)



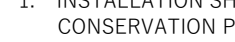
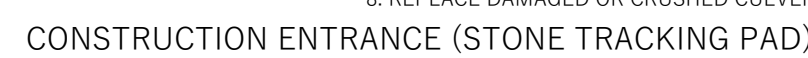
**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE	ISSUANCE/REVISIONS	
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

# C300

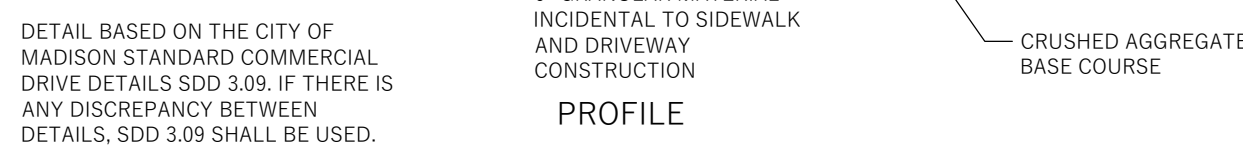






1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
3. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
4. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE PROJECT, THE MATERIALS USED TO CONSTRUCT THE FACILITIES WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

### CONCRETE WASHOUT



Notes:

2019.25.00

05/20/20 CITY OF MADISON LAND USE &amp; UDC SUBMITTAL

[illegible]

## DETAILS

# C400



PLANT SCHEDULE SITE PLANTING PLAN						
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
THW	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B & B			6' HT (MIN.)	14
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
ARH	Ametanther x grandiflora 'Robin Hill' / Robin Hill Serviceberry	B & B	UPRIGHT MULTI-STEM		6' HT (MIN.)	3
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	QTY
AMM	Acer myriophyllum 'Morton' TM / State Street Myriophyllum Maple	B & B	2' Cal		6' HT (MIN.)	3
AGJ	Aesculus glabra 'J.N. Select' / Sunset Buckeye	B & B	2' Cal			3
ASF	Ametanther laevis 'Spring Flurry' / Spring Flurry Serviceberry	B & B	2' Cal			2
QRC	Quercus robur x alba 'Crimscmidt' TM / Crimson Spire Oak	B & B	2' Cal			3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
Ami	Aronia melanocarpa Low Spacing Mound / Low Spacing Mound Aronia	2 gal	18" SPR. (MIN.)			32
Amh	Aronia melanocarpa Low Spacing Mound / Low Spacing Mound Chokeberry	3 gal	CONT.		18" HT. (MIN.)	12
Hpl	Hydrangea paniculata 'Little Lamb' / Little Lamb Hydrangeas	3 gal	18" HT. (MIN.)			18
Rgl	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" HT. (MIN.)			9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
Ppg	Picea pungens 'Glaucous Globosa' / Globe Blue Colorado Spruce	B & B	18" HT. (MIN.)			2
Tog	Taxus canadensis 'Gracilis' / Gracilis Hemlock	3 gal				14
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
alb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	QUART				45
ang	Allium x 'Globemaster' / 'Globemaster' Giant Allium	bulb				46
abi	Amonia tabernaemontana 'Blue Ice' / Blue Ice Blue Star	1 gal				2
agh	Athyrium x 'Ghost' / Ghost Fern	4" pot	CONT.			6
bes	Baptisia x 'Sparkling Sapphire' TM / Decadence Blue Wild Indigo	1 gal	CONT.			8
had	Heuchera americana 'Dale's Strain' / Dale's Strain Prairie Alum Root	4" pot	CONT.			13
hps	Heuchera x 'Palace Purple' / Palace Purple Coral Bells	4" pot	CONT.			22
icb	Itis sibirica 'Caesar's Brother' / Caesar's Brother Siberian Itis	QUART				3
ldb	Ligularia dentata 'Britt Marie Crawford' / Britt Marie Crawford Ligularia	1 gal	CONT.			6
lip	Liriope spicata / Creeping Lily Turf	4" pot	CONT.			548
plm	Paeonia x 'Festiva Maxima' / Festiva Maxima Double Peony	2 gal	CONT.		24" HT. (MIN.)	7
sbb	Stachys byzantina 'Big Ears' / Lamb's Ear	QUART				7
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES	QTY
abr	Calamagrostis brachytricha / Fall Blooming Feather Reed Grass	1 gal	CONT.			3
msl	Miscanthus sinensis 'Morning Light' / Morning Light Maidenhair Grass	1 gal				4
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal				7
sa	Scirpus autumnalis / Autumn Moor Grass	QUART				33
she	Sporobolus heterolepis / Prairie Dropseed	1 gal	CONT.			14

**City of Madison Landscape Worksheet**  
901 East Main Street  
May 20, 2020

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	8,951	n/a	30	149
Landscape Points Required				149

Development Frontage - W Washington Avenue	LF	Overstory Tree Req. (or x2 for Orn./Evgrn. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	199	7	33

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	210
Overstory Evergreen Tree	15	0	0	0
Shrub, deciduous	2	28	0	56
Shrub, evergreen	3	0	0	15
Ornamental Grass	2	28	0	56
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	74	0	297
Development Frontage Points Total				382

Development Frontage - N Bassett Street	LF	Overstory Tree Req. (or x2 for Orn./Evgrn. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	135	5	23

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	175
Overstory Evergreen Tree	15	0	0	0
Shrub, deciduous	2	31	0	62
Shrub, evergreen	3	0	0	0
Ornamental Grass	2	0	0	0
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
Development Frontage Points Total				237

Interior Parking Lots	N/A			
Total Parking Lot Area	n/a			

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Overstory Evergreen Tree	15	0	0	0
Shrub, deciduous	2	16	0	32
Shrub, evergreen	3	14	0	42
Ornamental Grass	2	22	0	44
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
General Site Plantings Total				328

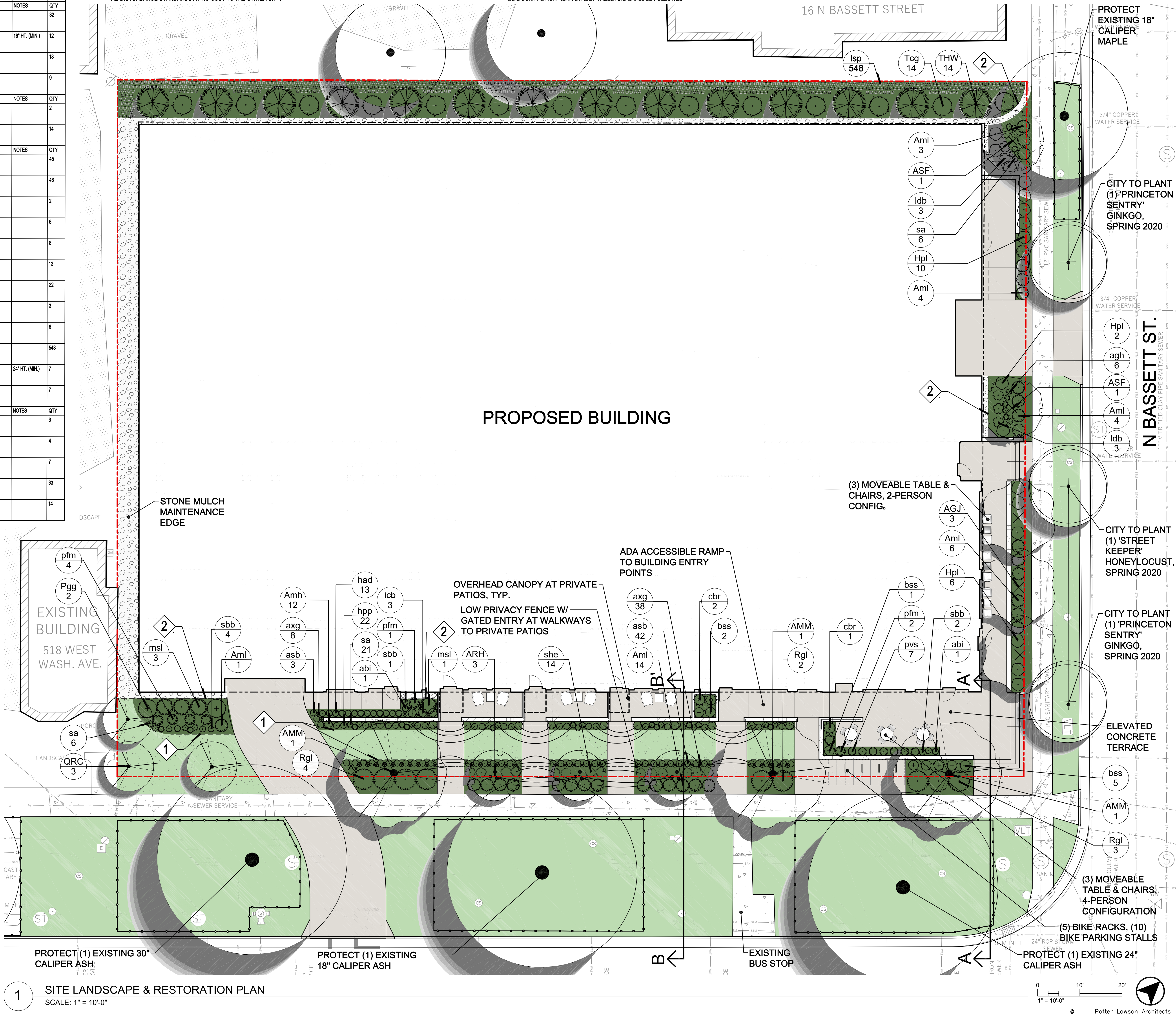
TOTAL LANDSCAPE POINTS 710

## NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS THAT ARE DISTURBED SHALL BE RE-SEEDING AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER/CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- 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.
- 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.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-266-4816) PRIOR TO EXCAVATION. CITY OF MADISON PERSONNEL SHALL ASSESS THE IMPACT OF THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY 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 (608-266-4816).
- SECTION 107.13(g) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED

## LEGEND

- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- PLANTING BED
- SODDED LAWN
- SEEDING LAWN
- STONE MULCH
- SHOVEL-CUT EDGE
- METAL EDGE
- CONCRETE PAVEMENT
- C.I.P. CONCRETE RETAINING WALL
- PROPERTY LINE



**1 SITE LANDSCAPE & RESTORATION PLAN**  
SCALE: 1" = 10'-0"

Notes:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

500 West Washington  
Development  
Keller Real Estate Group

502 West Washington Avenue  
Madison, WI

ISSUANCE/REVISIONS  
05/11/20 MADISON LAND USE APPLICATION

**SITE LANDSCAPE & RESTORATION PLAN**

**L100**





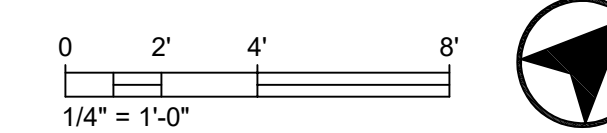


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## 2ND FLOOR GREEN ROOFS PLANS

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### L200







LEGEND

- SEDUM CARPET
- 3'x6' RAISED PLANTER
- METAL LANDSCAPE EDGING
- 2'x2' PRECAST CONCRETE PAVERS, COLOR 1
- 2'x2' PRECAST CONCRETE PAVERS, COLOR 2
- MOVEABLE FURNITURE
- OUTDOOR DINING TABLE
- BBQ STATION

1 5TH FLOOR GREEN ROOF PLAN  
SCALE: 1/8" = 1'-0"

EXTENSIVE GREEN ROOF, **TYPE A:**  
SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING SEDUM SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL.

- SEDUM SPURIUS 'FULDAGLUT'
- SEDUM SPURIUS 'JOHN CREECH'
- SEDUM SPURIUS 'RED CARPET'
- SEDUM KAMTSCAHTICUM 'VARIEGATUM'
- SEDUM KAMTSCAHTICUM
- SEDUM KAMT. VAR. FLORIFERUM
- 'WEIHENSTEPHANER GOLD'
- SEDUM TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM IMMERGRUNCHEN
- SEDUM SUBSP. RUPESTRE 'ANGELINA'
- SEDUM SUBSP. RUPESTRE 'BLUE SPRUCE'
- SEDUM ACRE 'AUREUM'
- SEDUM ACRE 'GOLDMOSS'
- SEDUM ALBUM 'CORAL CARPET'
- SEDUM ALBUM 'MURALE'
- SEDUM HISPANICUM
- SEDUM SEXANGULARE
- SEDUM STEFCO

IN ADDITION TO SEDUM SPECIES, THE FOLLOWING ACCENT PERENNIAL PLUG MATERIAL MAY BE INCLUDED IN THIS AREA:

- ALLIUM SCHOENOPRASUM
- GEUM TRIFLORUM
- HEUCHERA RICHARDSONII
- PENSTEMON 'DAKOTA BURGUNDY'

EXTENSIVE GREEN ROOF, **TYPE B:**  
SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING SEDUM SPECIES IN APPROXIMATELY EQUAL QUANTITIES, PRE-GROWN AND DELIVERED TO THE SITE AS A SOD-LIKE MATERIAL.

- SEDUM SPURIUS 'FULDAGLUT'
- SEDUM SPURIUS 'JOHN CREECH'
- SEDUM SPURIUS 'RED CARPET'
- SEDUM KAMTSCAHTICUM 'VARIEGATUM'
- SEDUM KAMTSCAHTICUM
- SEDUM KAMT. VAR. FLORIFERUM
- 'WEIHENSTEPHANER GOLD'
- SEDUM TAKESIMENSIS 'GOLDEN CARPET'
- SEDUM IMMERGRUNCHEN
- SEDUM SUBSP. RUPESTRE 'ANGELINA'
- SEDUM SUBSP. RUPESTRE 'BLUE SPRUCE'
- SEDUM ACRE 'AUREUM'
- SEDUM ACRE 'GOLDMOSS'
- SEDUM ALBUM 'CORAL CARPET'
- SEDUM ALBUM 'MURALE'
- SEDUM HISPANICUM
- SEDUM SEXANGULARE
- SEDUM STEFCO

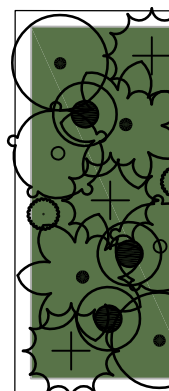
IN ADDITION TO SEDUM SPECIES, THE FOLLOWING ACCENT PERENNIAL PLUG MATERIAL MAY BE INCLUDED IN THIS AREA:

- ALLIUM SCHOENOPRASUM
- HEUCHERA RICHARDSONII
- CAMPANULA ROTUNDIFOLIA
- COREOPSIS PALMATA

EXTENSIVE GREEN ROOF, **TYPE C:**  
SUBJECT TO AVAILABILITY, THIS AREA WILL BE COMPOSED OF THE FOLLOWING PERENNIAL PLUG MATERIAL:

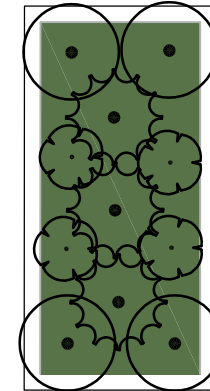
- VINCA MINOR
- ASARUM CANADENSE
- HEUCHERA RICHARDSONII
- PHLOX DIVARICATA

A



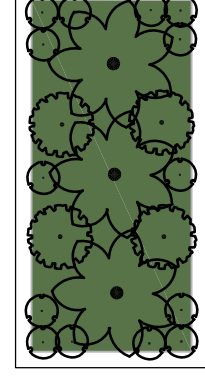
PLANT SCHEDULE A			
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	2
	asg	Allium x 'Globemaster' / 'Globemaster' Giant Allium	3
	pds	Penstemon digitalis 'Dark Towers' / Beard-tongue	2
	szs	Sedum x 'Dazzleberry' / Dazzleberry Stonecrop	2
	abb	Stachys byzantina 'Big Ears' / Lamb's Ear	2
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
	asb	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	3

B



PLANT SCHEDULE B			
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
	asb	Allium tanguticum 'Summer Beauty' / Summer Beauty Allium	4
	ane	Anemone sylvestris / Snowdrop Anemone	4
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	QTY
	sa	Sedum autumnale / Autumn Moor Grass	3

C



PLANT SCHEDULE C			
HERBACEOUS PERENNIALS	CODE	BOTANICAL / COMMON NAME	QTY
	hr	Hosta x 'Krossa Regal' / Krossa Regal Hosta	3
	ph	Penstemon nitidus / Hairy Beard-tongue	4
	vma	Vinca minor 'Alba' / White Dwarf Periwinkle	14

2 SEDUM COMPOSITION AND RAISED PLANTER PLANTING DESIGN



DEVELOPMENT SUMMARY

UNITS	
STUDIO	21
ONE BEDROOM	62
TWO BEDROOM	20
TOTAL	103

PARKING	
REGULAR STALLS	66
SMALL STALLS	29
ADA STALLS	3
VAN ADA STALL	1
TOTAL STALLS	99

BIKES	
RESIDENT BIKES	103
VISITOR BIKES	10

Keynotes	
Key Value	Keynote Text
1.01	SMALL CAR SIGNAGE
1.04	WALL MOUNTED HORIZ. BIKE STALL
1.06	WALL MOUNTED VERT. BIKE STALL

PRELIMINARY  
NOT FOR CONSTRUCTION

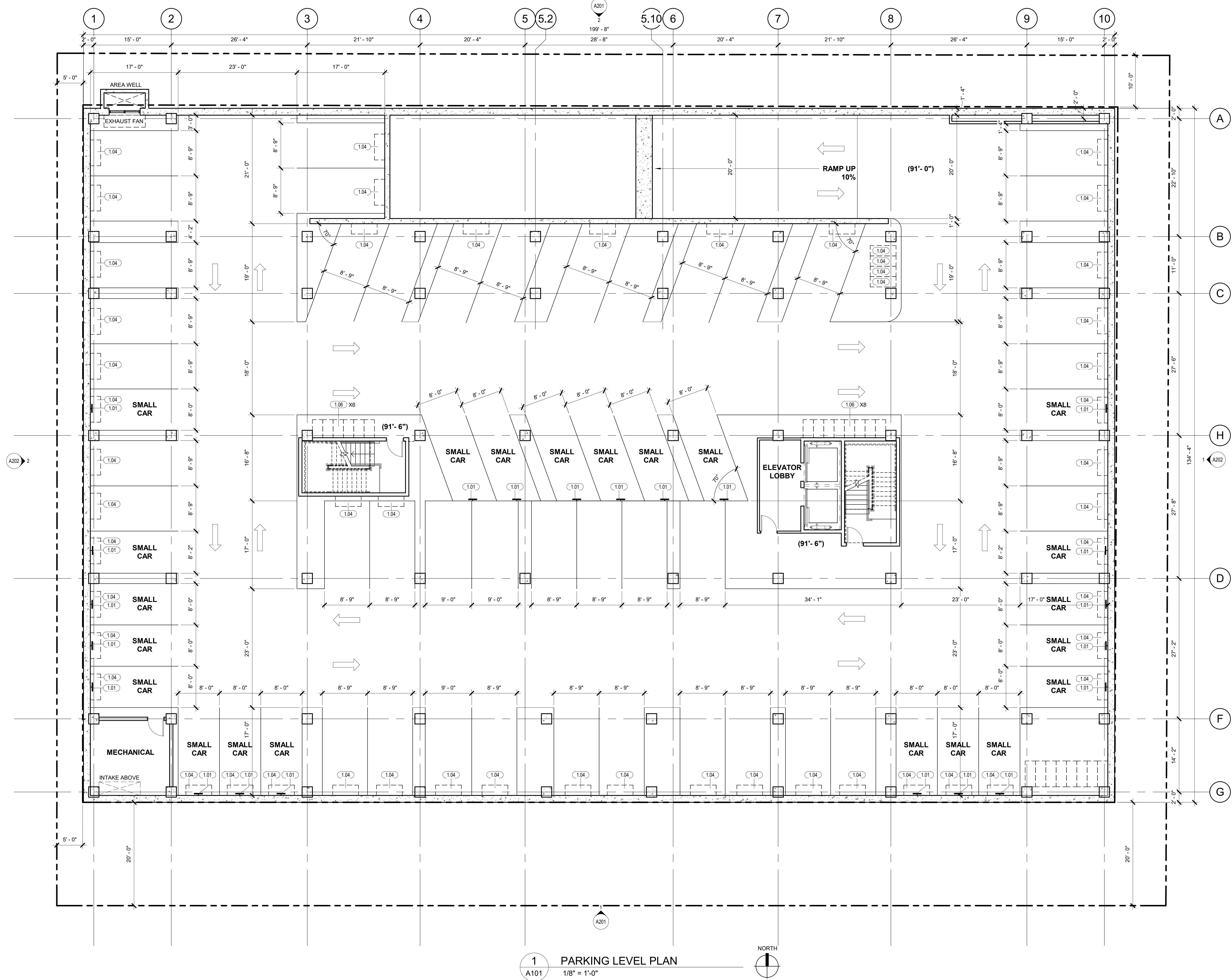
500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

PARKING LEVEL

A101





Keynotes	
Key Value	Keynote Text
1	SMALL CAR SIGNAGE.
2	ADA PARKING SIGNAGE.
3	ADA VAN PARKING SIGNAGE.
4	WALL MOUNTED HORIZ. BIKE STALL
5	FLOOR MOUNTED HORIZ. BIKE STALL
6	FIRE DEPARTMENT CONNECTION.
7	STAINLESS STEEL HANDRAIL.

100 West Washington  
Development  
Miller Real Estate Group  
102 West Washington Avenue  
Madison, WI

[illegible]

# A102





## UNITS 20

UNITS 20

**PRELIMINARY**  
NOT FOR CONSTRUCTION

502 West Washington Avenue  
Madison, WI

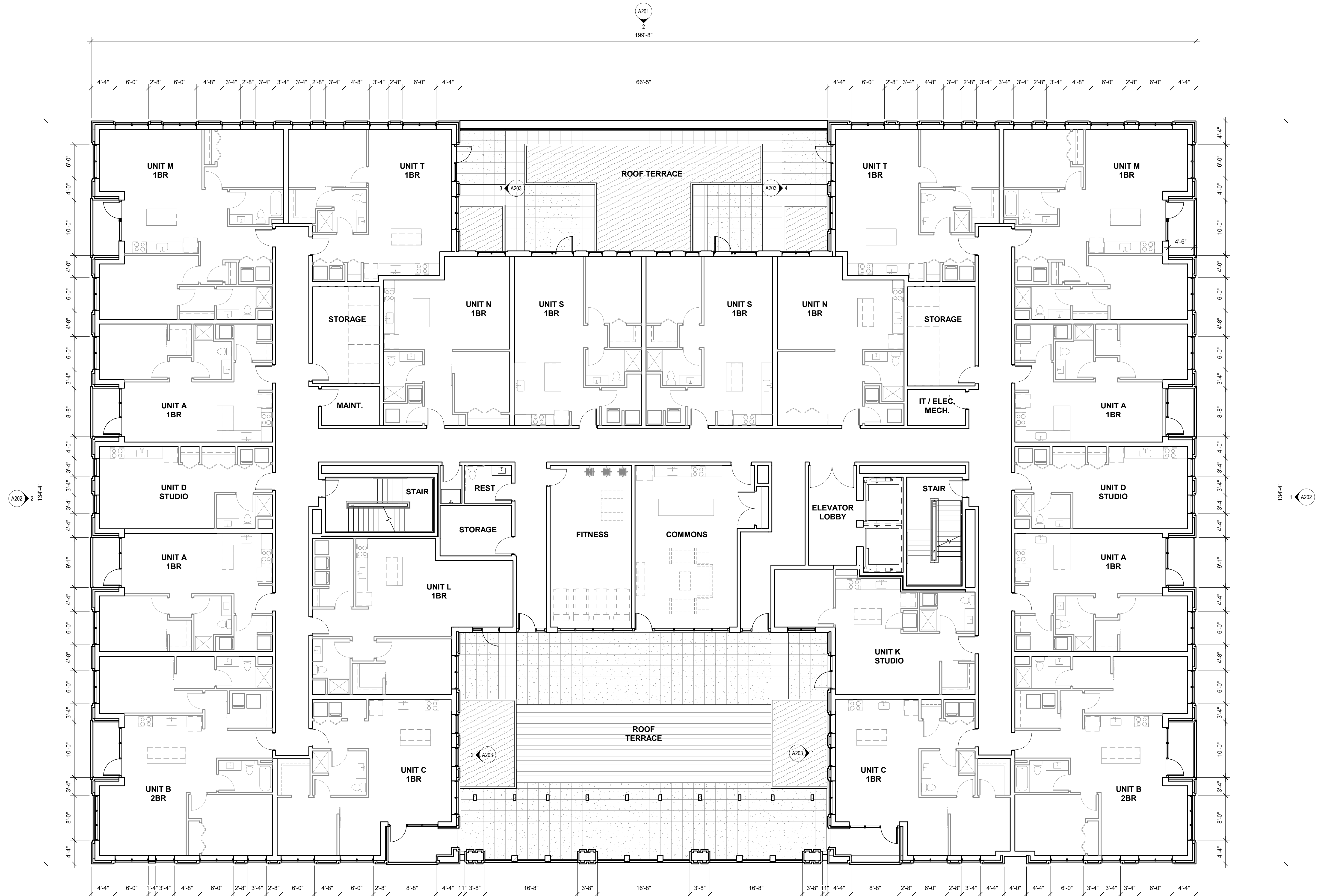
2019.25.00

DATE	ISSUANCE/REVISIONS	
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

[illegible]

## SECOND FLOOR PLAN

# A103



1 SECOND FLOOR PLAN  
A103 1/8" = 1'-0"





### THIRD FLOOR SUMMARY

UNITS 23

**PRELIMINARY**  
NOT FOR CONSTRUCTION

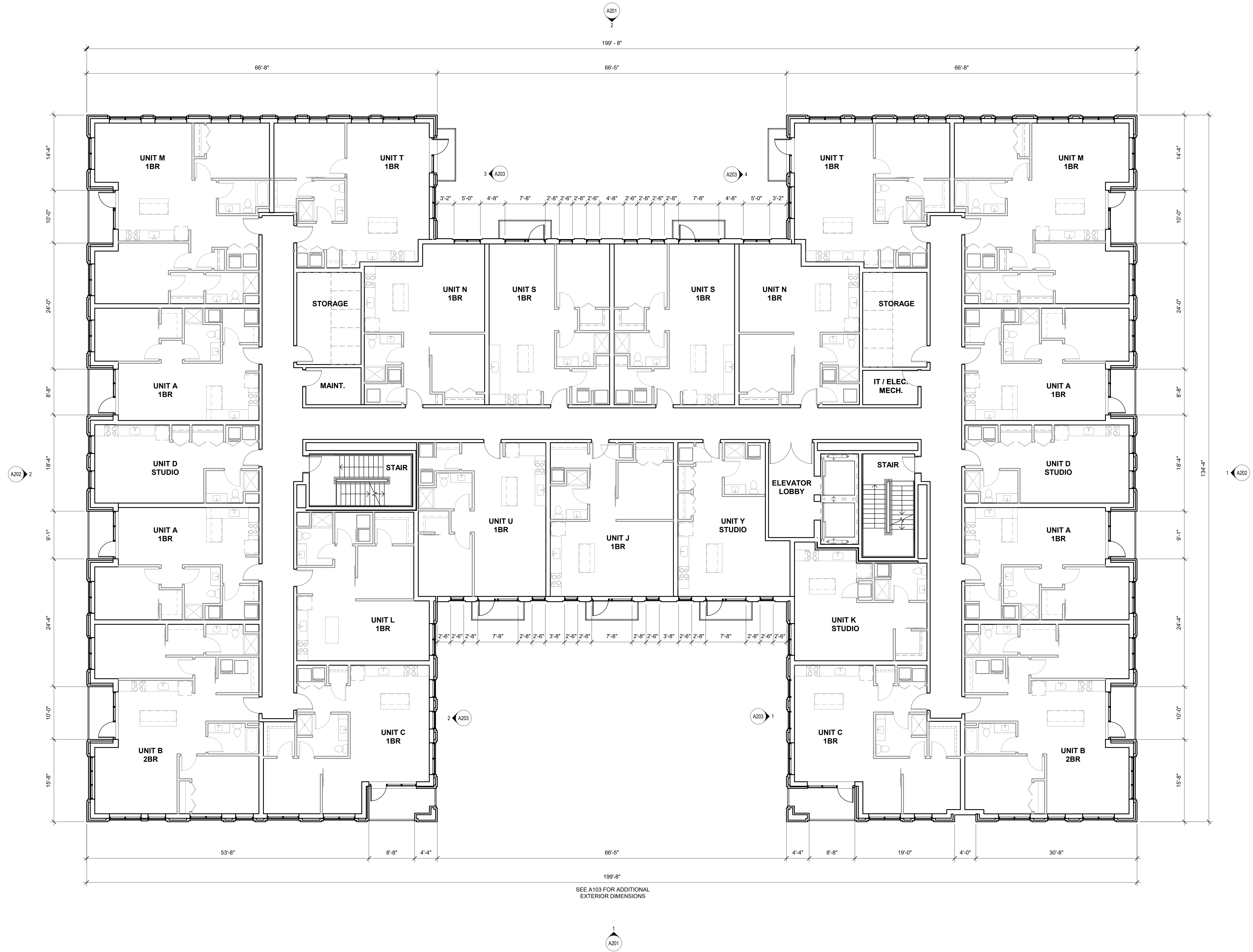
500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

2019.25.00

[illegible]

## THIRD FLOOR PLAN

# A104



1 THIRD FLOOR PLAN  
A104 1/8" = 1'-0"





## UNITS 23

UNITS 23

PRELIMINARY  
NOT FOR CONSTRUCTION

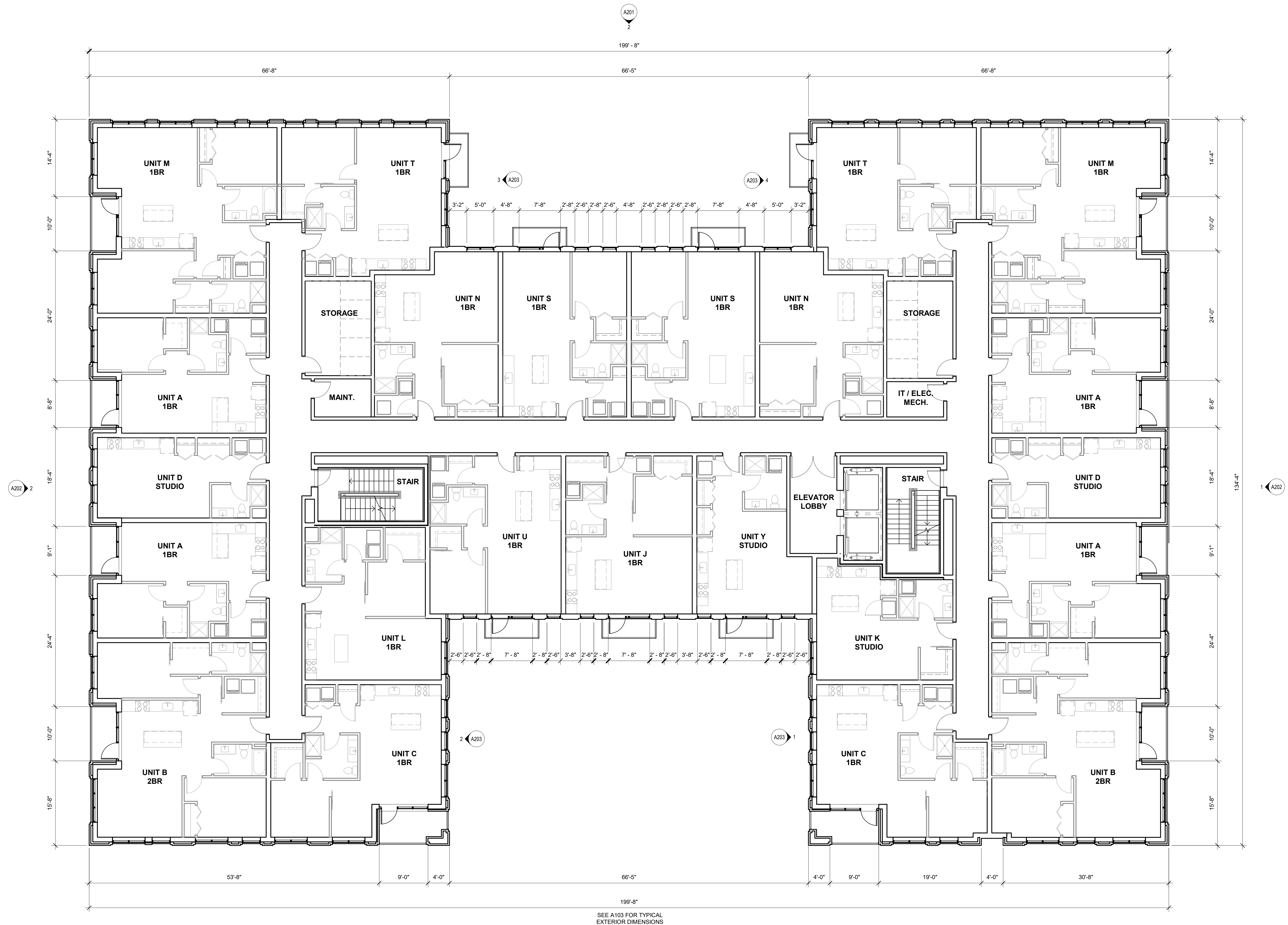
502 West Washington Avenue  
Madison, WI

2019.25.00

[illegible]

## FOURTH FLOOR PLAN

# A105



1 FOURTH FLOOR PLAN  
A105 1/8" = 1'-0"





## UNITS 17

17

PRELIMINARY  
NOT FOR CONSTRUCTION

502 West Washington Avenue  
Madison, WI

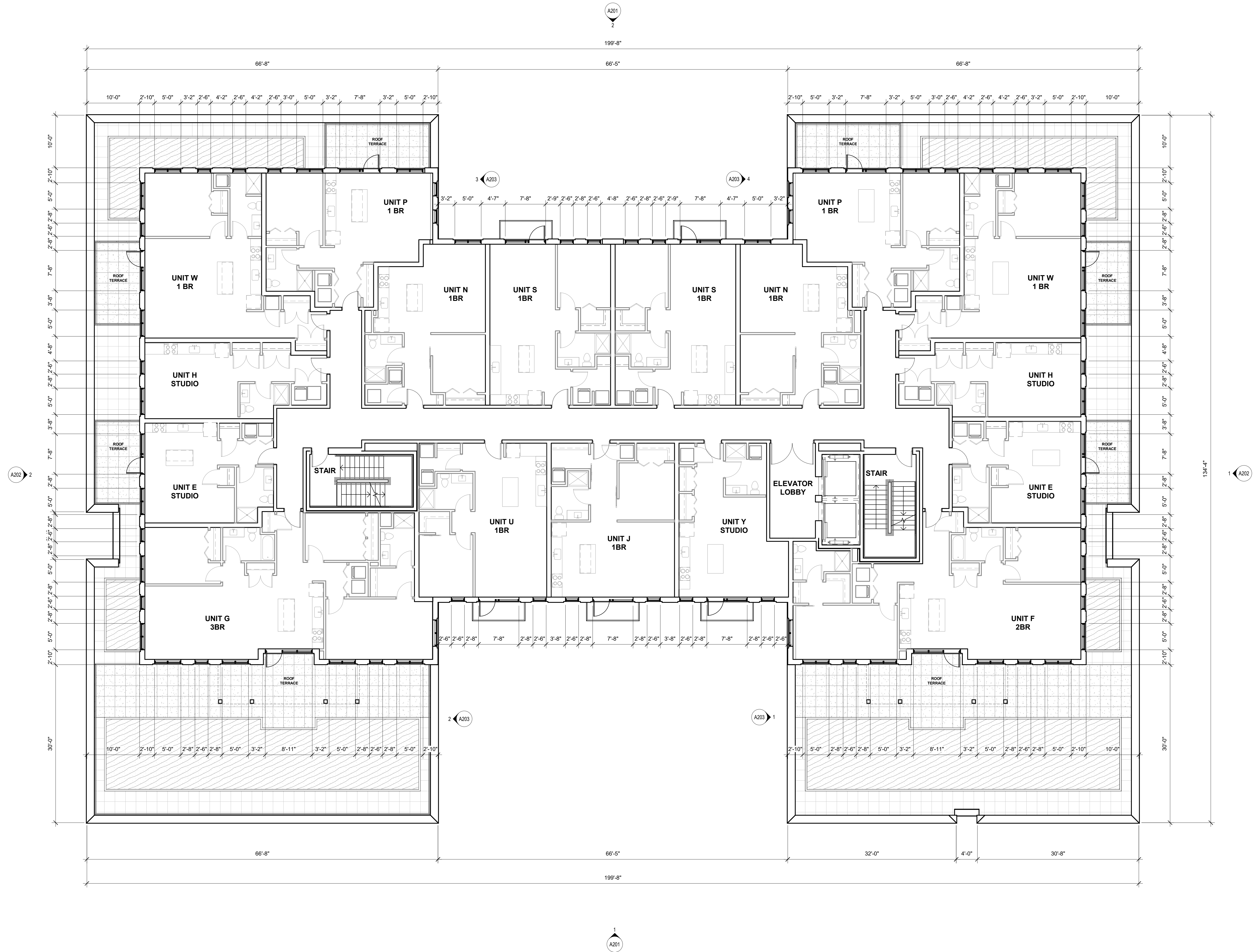
2019.25.00

DATE	ISSUANCE/REVISIONS	
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

[illegible]

## FIFTH FLOOR PLAN

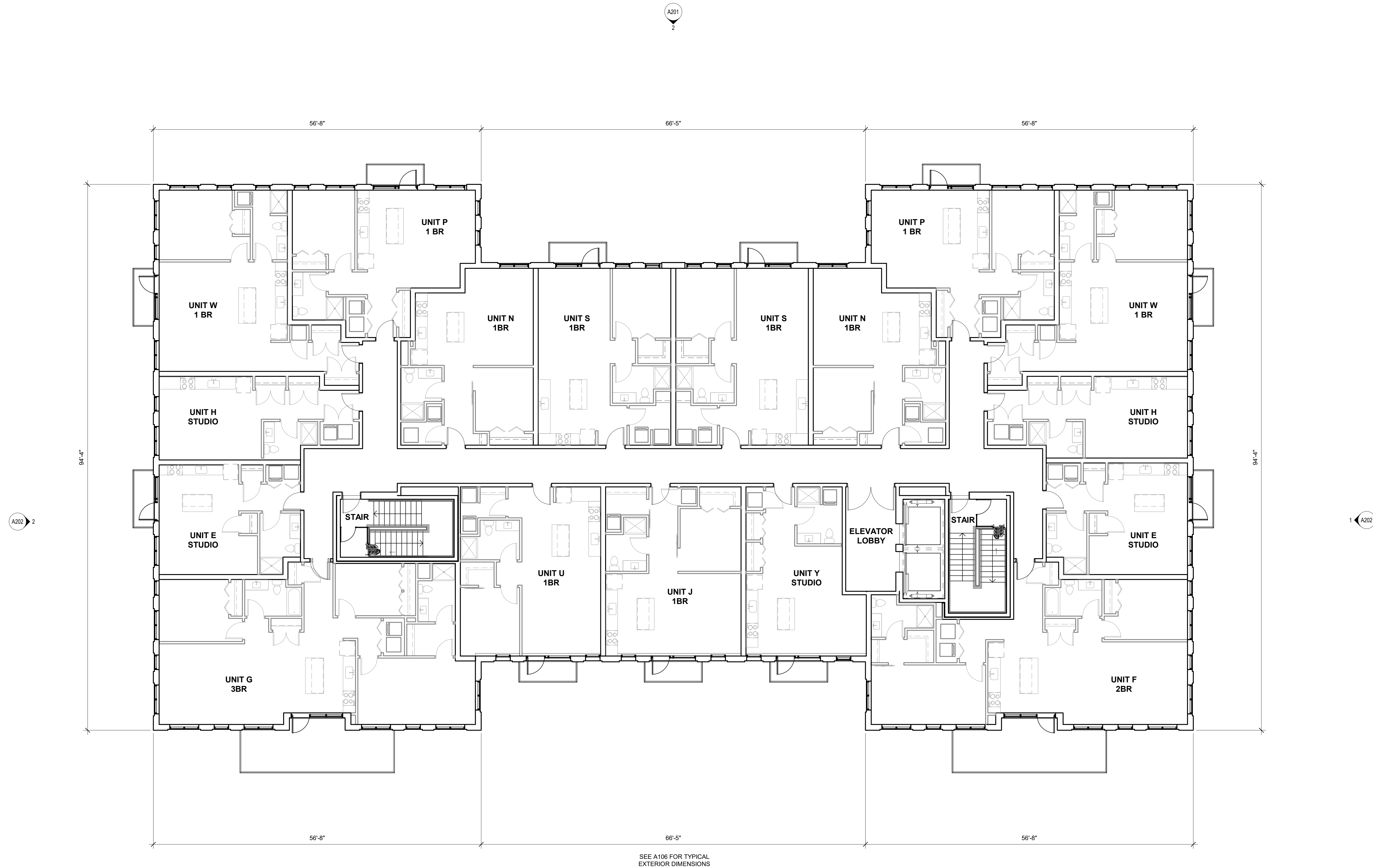
# A106



1 FIFTH FLOOR PLAN  
A106 1/8" = 1'-0"







## SIXTH FLOOR SUMMARY

UNITS 17

**PRELIMINARY**  
NOT FOR CONSTRUCTION

500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

2019.25.00

[illegible]

## SIXTH FLOOR PLAN

# A107





NOT FOR CONSTRUCTION

502 West Washington Avenue  
Madison, WI

2019.25.00

[illegible]

1

$$1/8'' = 1'-0''$$






1 WEST WASHINGTON STREET (SOUTH) ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"

- KEYNOTES
- 1 BRICK TYPE 1: RUNNING, WHITE
  - 2 BRICK TYPE 1: SOLDIER, WHITE
  - 3 BRICK TYPE 2: HARRINGSTONE, GREY
  - 4 BRICK TYPE 2: SOLDIER, GREY
  - 5 METAL CLAD BALCONIES WITH ALUMINUM RAILINGS: BLACK
  - 6 ALUMINUM STOREFRONT: COLOR, BLACK
  - 7 CAST STONE COPING: LIGHT GREY
  - 8 ALUMINUM RAILINGS: BLACK
  - 9 METAL CLAD CANOPY: COLOR, BLACK
  - 10 HIGH SPEED ROLLING GARAGE DOOR
  - 11 ALUMINUM WALL LOUVER: COLOR, BLACK
  - 12 METAL WALL COPING
  - 13 PATIO DOOR COLOR: BLACK
  - 14 WINDOW UNITS: COLOR, BLACK
  - 15 METAL ACCENT PANEL: PAINTED, BLACK
  - 16 METAL ACCENT PANEL AROUND WINDOWS: PAINTED, BLACK
  - 17 WOOD RESIDENTIAL DOOR FINISH: STAINED
  - 18 FIRE DEPARTMENT CONNECTION
  - 19 METAL CLAD COLUMNS: PAINTED, BLACK
  - 20 STEEL CHANNEL HEADER: PAINTED, BLACK
  - 21 METAL PERGOLA: PAINTED, BLACK
  - 22 TIE-BACK ROD: COLOR, BLACK
  - 23 STAINLESS STEEL HANDRAIL
  - 24 FIBER CEMENT HORIZONTAL LAP SIDING: PAINTED, GREY

- INSULATING GLASS TYPES (IGU)
- ALL IGU TYPES ARE TYPE "A" UNLESS NOTED OTHERWISE
- IGU - A: VISION CLEAR LOW-E
- IGU - B: TRANSLUCENT

PRELIMINARY  
NOT FOR CONSTRUCTION

500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

BUILDING  
ELEVATIONS

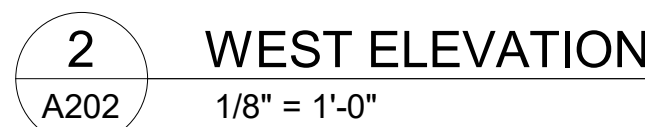
A201







# A202







1 NORTH BASSETT STREET (EAST) ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

- KEYNOTES
- 1 BRICK TYPE 1: RUNNING, WHITE
  - 2 BRICK TYPE 1: SOLDIER, WHITE
  - 3 BRICK TYPE 2: HARRINGBONE, GREY
  - 4 BRICK TYPE 2: SOLDIER, GREY
  - 5 METAL CLAD BALCONIES WITH ALUMINUM RAILINGS: BLACK
  - 6 ALUMINUM STOREFRONT: COLOR, BLACK
  - 7 CAST STONE COPING: LIGHT GREY
  - 8 ALUMINUM RAILINGS: BLACK
  - 9 METAL CLAD CANOPY: COLOR, BLACK
  - 10 HIGH SPEED ROLLING GARAGE DOOR
  - 11 ALUMINUM WALL LOUVER: COLOR, BLACK
  - 12 METAL WALL COPING
  - 13 PATIO DOOR COLOR, BLACK
  - 14 WINDOW UNITS: COLOR, BLACK
  - 15 METAL ACCENT PANEL: PAINTED, BLACK
  - 16 METAL ACCENT PANEL AROUND WINDOWS: PAINTED, BLACK
  - 17 WOOD RESIDENTIAL DOOR FINISH: STAINED
  - 18 FIRE DEPARTMENT CONNECTION
  - 19 METAL CLAD COLUMNS: PAINTED, BLACK
  - 20 STEEL CHANNEL HEADER: PAINTED, BLACK
  - 21 METAL PERGOLA: PAINTED, BLACK
  - 22 TIE-BACK ROD: COLOR, BLACK
  - 23 STAINLESS STEEL HANDRAIL
  - 24 FIBER CEMENT HORIZONTAL LAP SIDING: PAINTED, GREY

- INSULATING GLASS TYPES (IGU)
- ALL IGU TYPES ARE TYPE "A" UNLESS NOTED OTHERWISE
- IGU - A: VISION CLEAR LOW-E
- IGU - B: TRANSLUCENT

PRELIMINARY  
NOT FOR CONSTRUCTION

500 West Washington  
Redevelopment  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

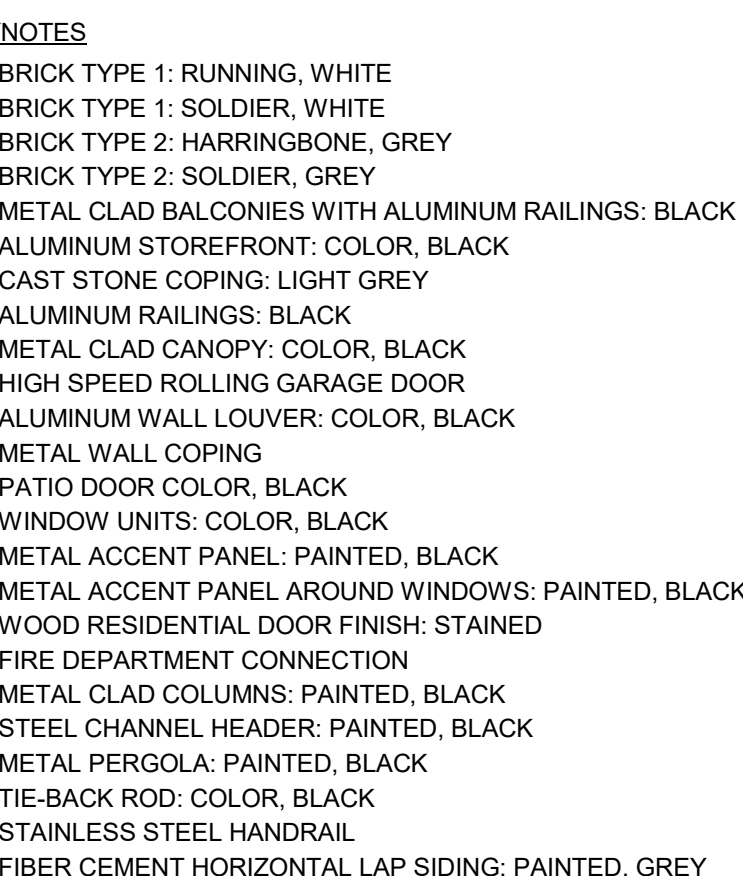
2019.25.00

DATE	ISSUANCE/REVISIONS	
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL	

BUILDING  
ELEVATIONS

A202



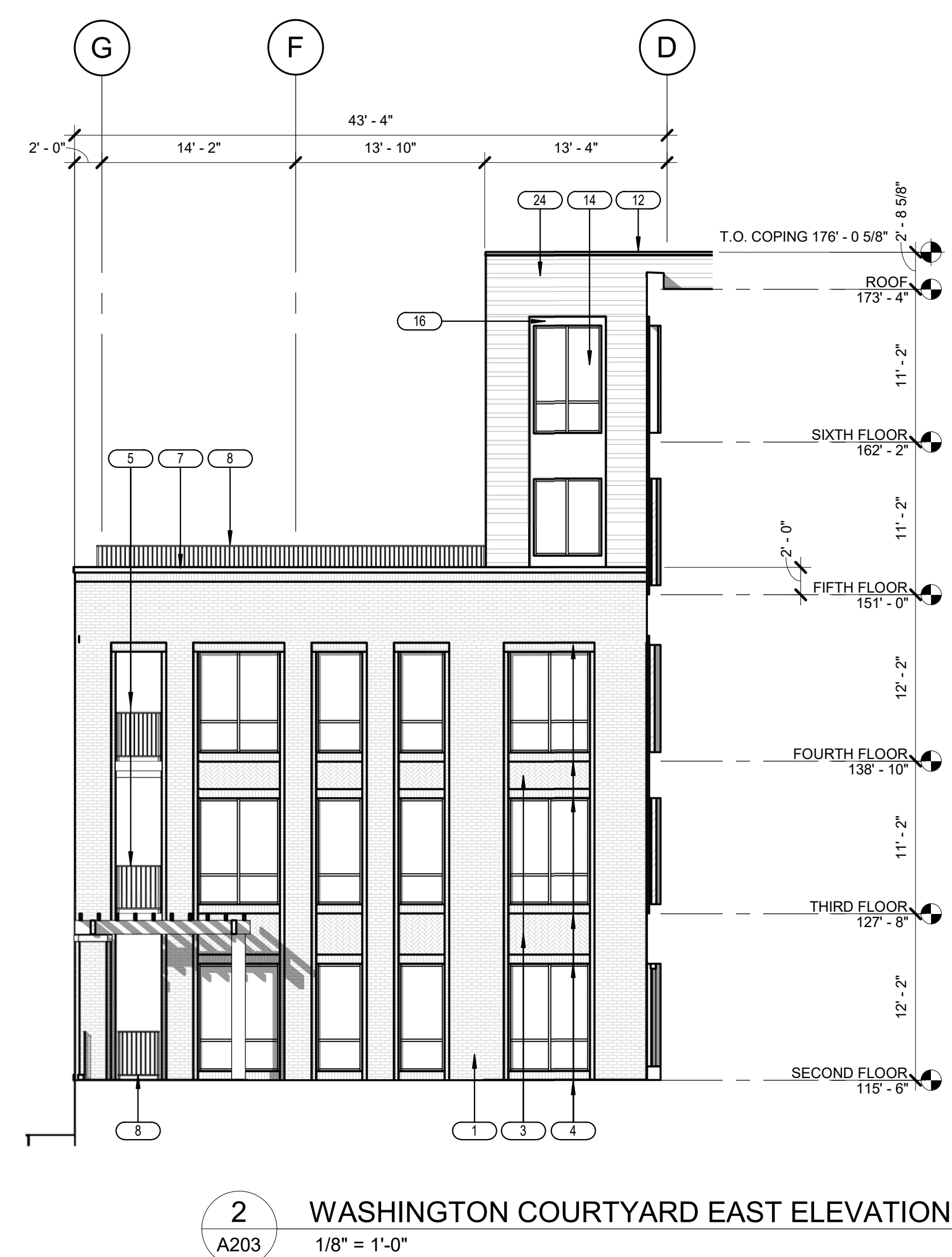


PRELIMINARY  
NOT FOR CONSTRUCTION

2019.25.00

[illegible]

# A203







# A210





500 West Washington  
Development  
Keller Real Estate Group

502 West Washington Avenue  
Madison, WI

2019.25.00

## EXTERIOR PERSPECTIVE



[illegible]

A212





SECOND FLOOR ROOF TERRACE PERSPECTIVE



FIFTH FLOOR ROOF TERRACE PERSPECTIVE

PRELIMINARY  
NOT FOR CONSTRUCTION

500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

2019.25.00

DATE	ISSUANCE/REVISIONS
05/20/20	CITY OF MADISON LAND USE & UDC SUBMITTAL

EXTERIOR  
PERSPECTIVES





## WEST WASHINGTON AVENUE FIRST FLOOR UNIT ENTRIES



NORTH BASSETT STREET PERSPECTIVE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

500 West Washington  
Development  
Keller Real Estate Group  
502 West Washington Avenue  
Madison, WI

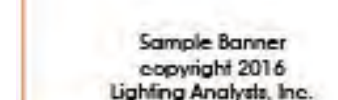
2019.25.00

[illegible]

## EXTERIOR PERSPECTIVES

A214

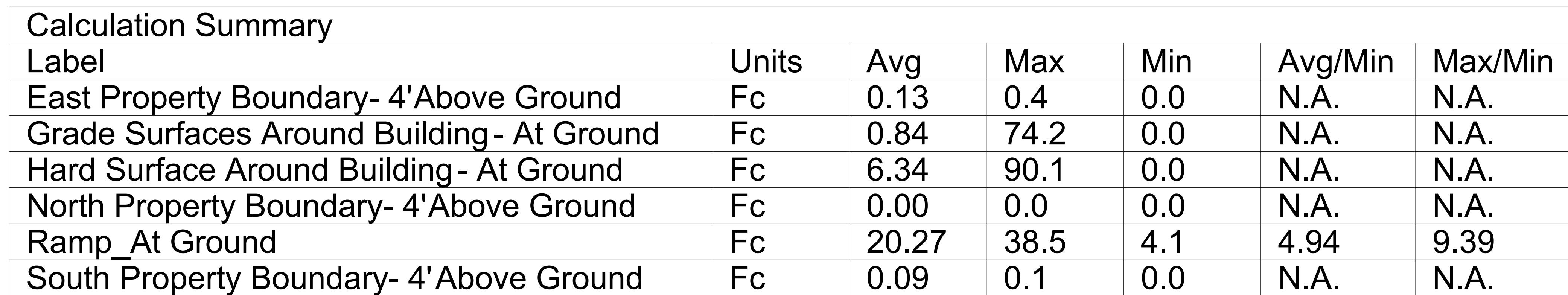








[illegible]

## Lighting Calculations Option 2

Drawn By: LG
Checked By:
Date: 5/19/2020

500 W Washington



Luminaire Schedule					
Symbol	Tag	Qty	Manufacturer	Label	Lumens
	LA	13	TARGETTI	STNPWFLFEBSS40	1163
	LC	9	USAI	B4RD-09G1-40KS-25-S-MOD	728
	LD	9	USAI	B4RD-12G1-40KS-25-S-MOD	1000
	LE	16	R&B Wagner	LULS40K4070TA-12	242
	LH	2	BEGA Converted	33514_BEGA_IES	204
	LJ	2	TARGETTI	STNPWFLFEMF140	312