

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received 8/12/2020
Received by 11:31 a.m. **RECEIVED**
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: PART OF BLOCK 101, CITY OF MADISON, WI

Title: AMERICAN EXCHANGE DEVELOPMENT

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

UDC meeting date requested OCT 7

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

3. Project Type

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

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Signage Variance (i.e. modification of signage height, area, and setback)
☐ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name MARK BINKOWSKI
Street address 10 E. DOTY ST. #300
Telephone 608.268.7023

Project contact person MARK BINKOWSKI
Street address 10 E. DOTY ST. #300
Telephone 608.268.7023

Property owner (if not applicant) ULI PROPERTIES, LLC

Street address 10 E. DOTY ST. #300
Telephone 608.268.7023

Company D/B/A URBAN LAND INTERESTS
City/State/Zip MADISON, WI 53703
Email MBINKOWSKI@ULI.COM

Company URBAN LAND INTERESTS
City/State/Zip MADISON, WI 53703
Email MBINKOWSKI@ULI.COM

City/State/Zip MADISON, WI 53703
Email —

5. Required Submittal Materials

- ☒ Application Form
- ☒ Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ Development Plans (Refer to checklist on Page 4 for plan details)
- ☐ Filing fee
- ☒ Electronic Submittal*
- ☒ Notification to the District Alder
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE GLAESER on MAY 15, 2020. *UDC INFORMATIONAL PRESENTATION OCCURRED 5/27/20
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant MARK BUKOWSKI Relationship to property OWNER'S REP
 Authorizing signature of property owner  Date JULY 29, 2020

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- ☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX): \$150 (per §33.24(6)(b) MGO)
- ☐ Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

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

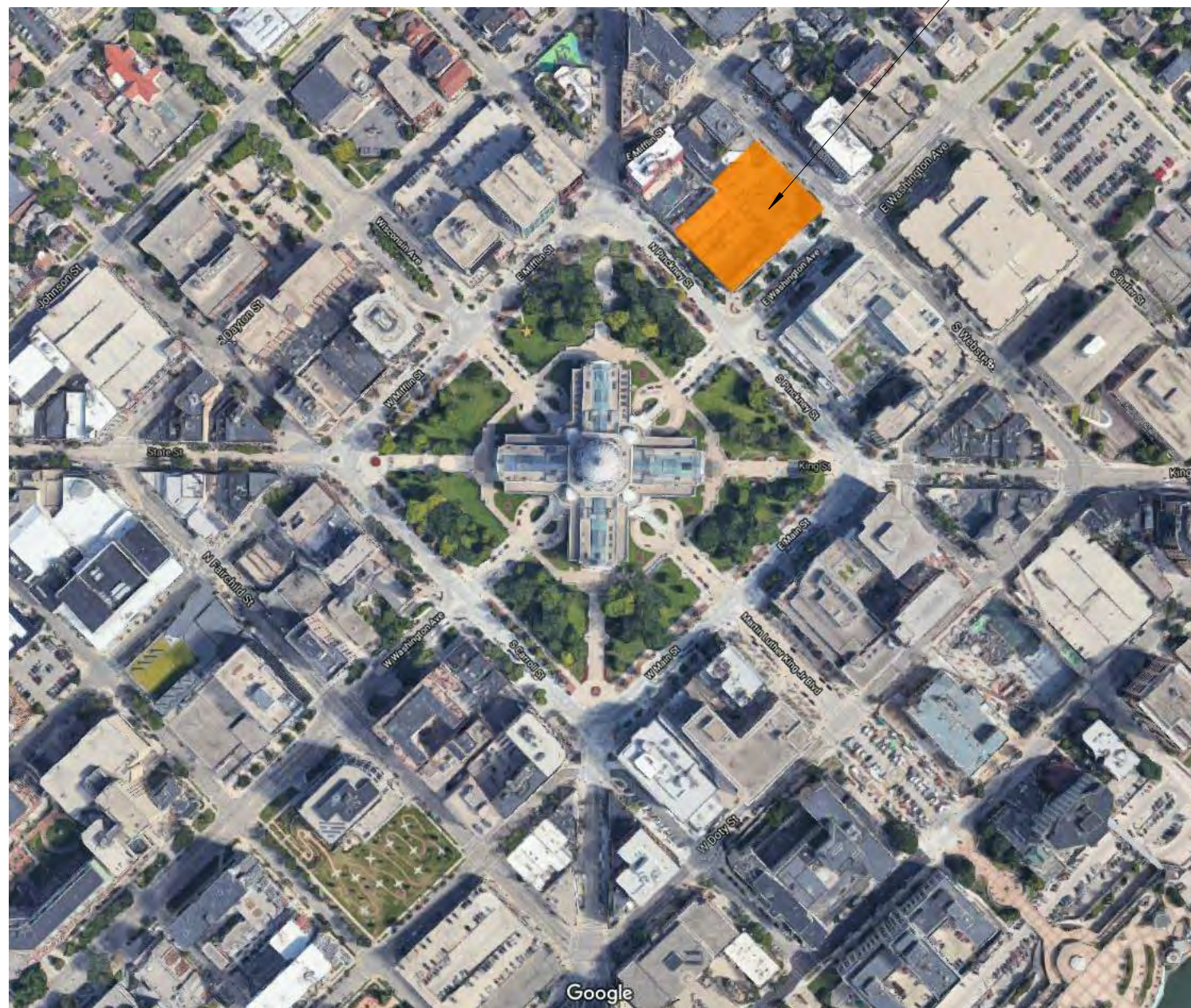
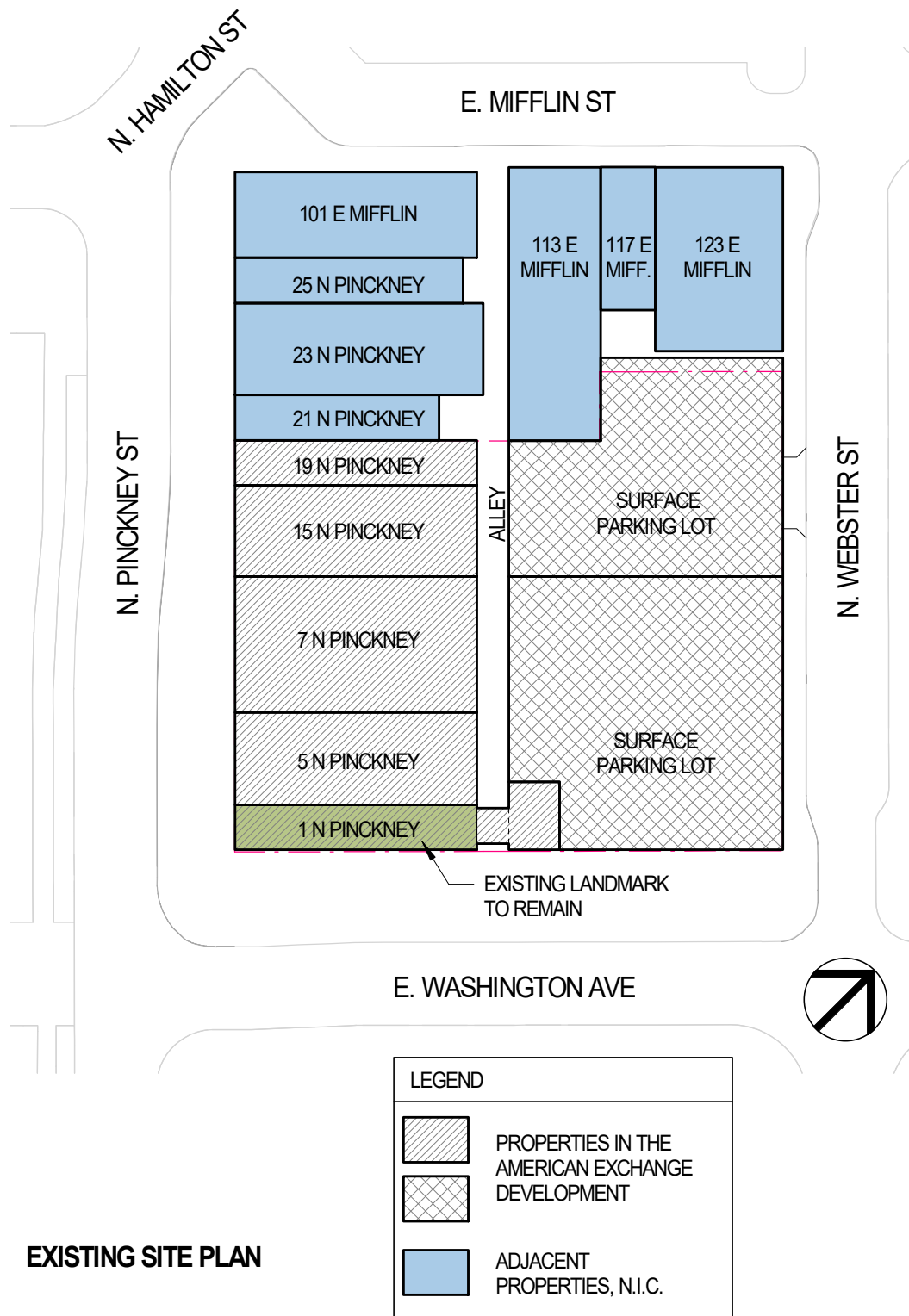
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP)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

An aerial photograph of a city, likely Madison, Wisconsin, featuring the large, ornate dome of the Wisconsin State Capitol in the lower-left foreground. The city is densely packed with buildings and green spaces, with a large body of water, Lake Monona, visible in the background under a clear sky. The entire image has a light blue color overlay.

AMERICAN EXCHANGE DEVELOPMENT

VALERIO
DEWALT
TRAIN

URBAN DESIGN COMMISSION SEPTEMBER 16, 2020



VALERIO DEWALT TRAIN

500 North Dearborn Street
Suite 900
Chicago, Illinois 60654
312.260.7300

Developer



Project Name

**AMERICAN
EXCHANGE
DEVELOPMENT**

Project Address

A Portion of Block 101
in the City of Madison,
Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

LOCATION MAP

Sheet Number

0-01

VALERIO DEWALT TRAIN

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CAPITOL HILL APARTMENTS

WAKELEY GILES BUILDING

BARTELL THEATER

YWCA BUILDING

OLD FASHIONED / HARVEST

PROJECT BOUNDARY

CAPITOL SQUARE

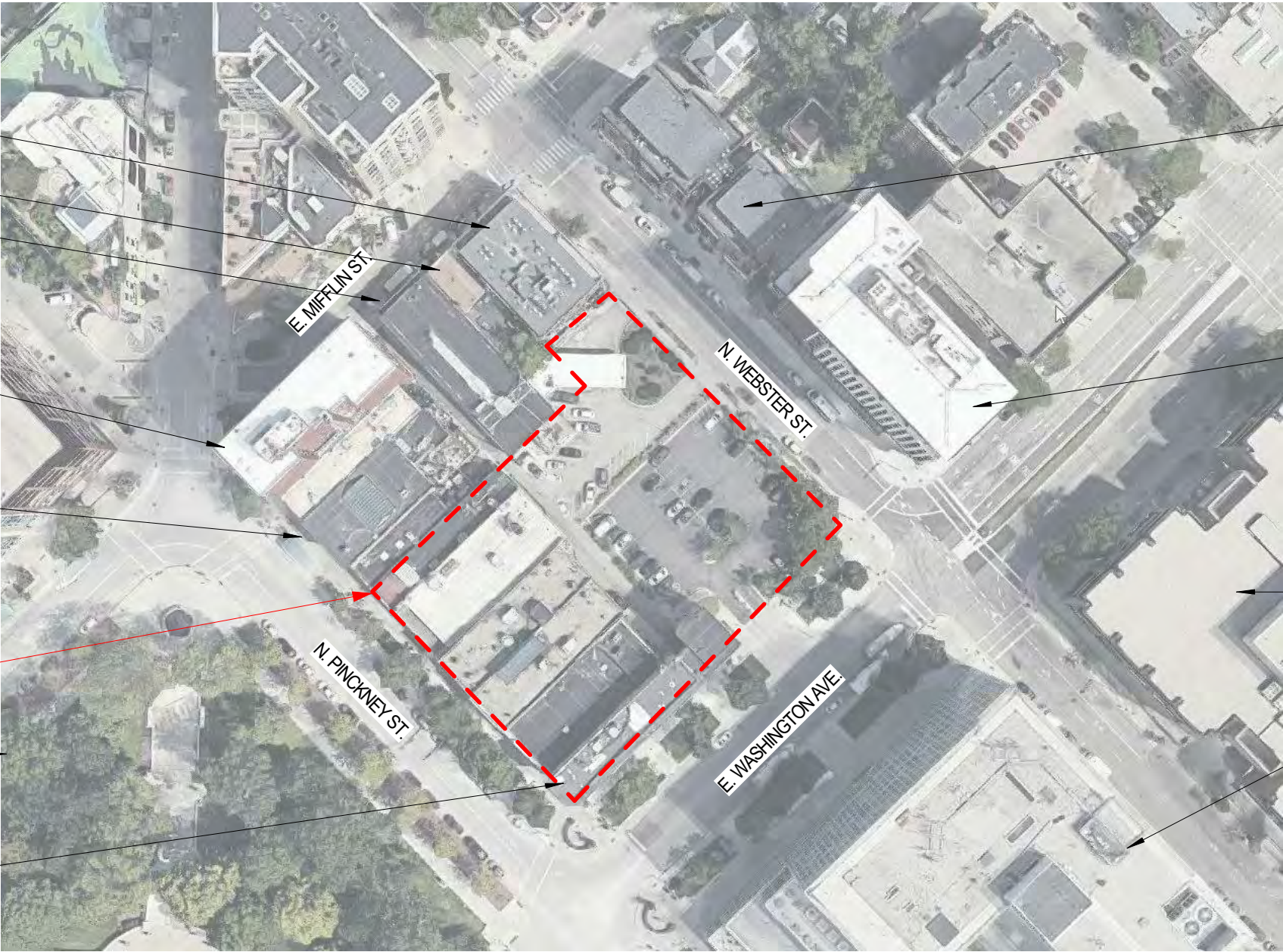
AMERICAN EXCHANGE
BANK BUILDING

CAPITOL'S EDGE
APARTMENTS

AC HOTEL

WISCONSIN DEPT. OF
WORKFORCE DEVELOPMENT /
WISCONSIN DEPT OF
CHILDREN AND FAMILIES

US BANK PLAZA



BLOCK 101 VICINITY MAP

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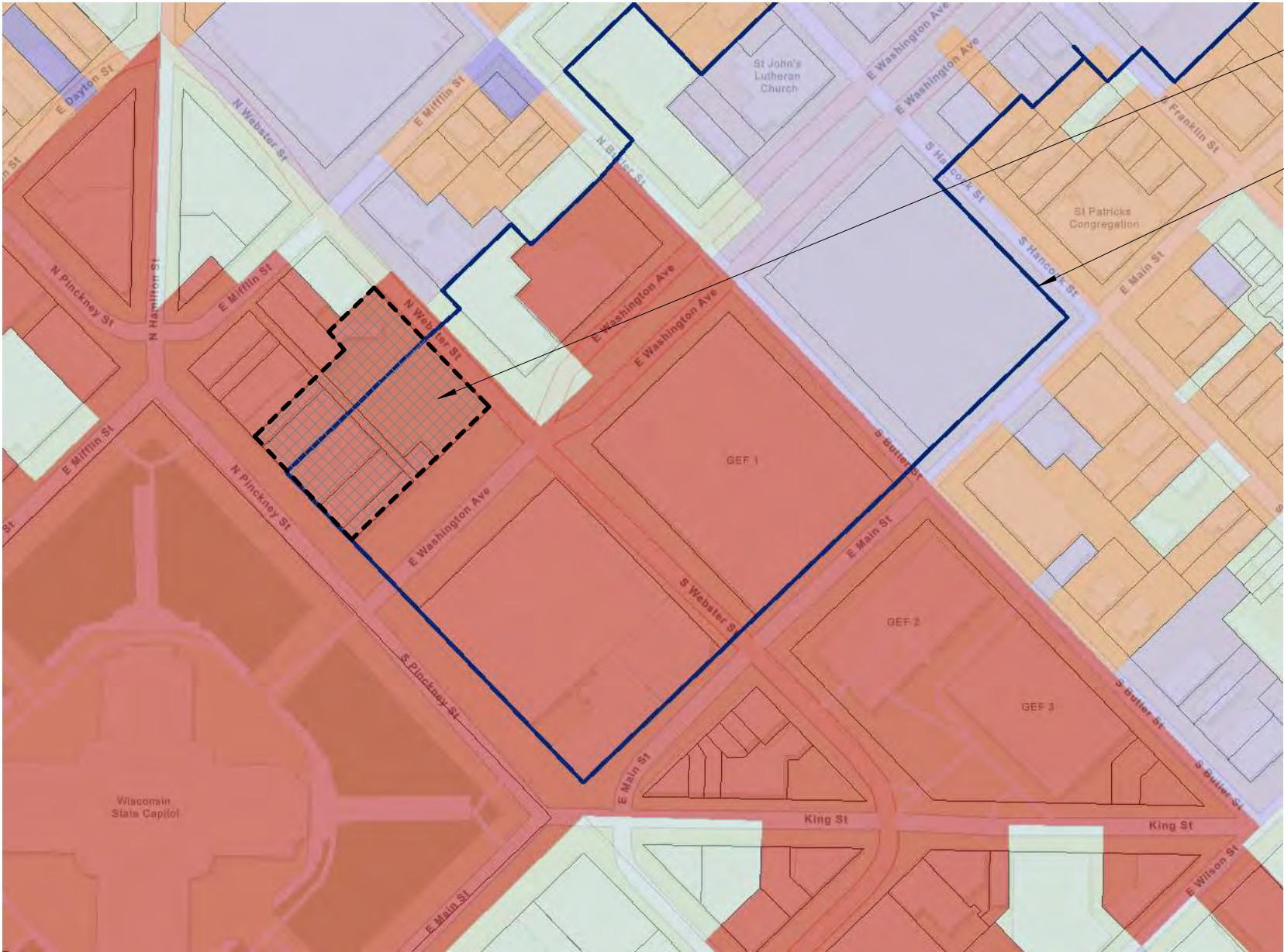
09/16/20

Sheet Name

VICINITY MAP

Sheet Number

0-02



CITY OF MADISON ZONING DISTRICTS

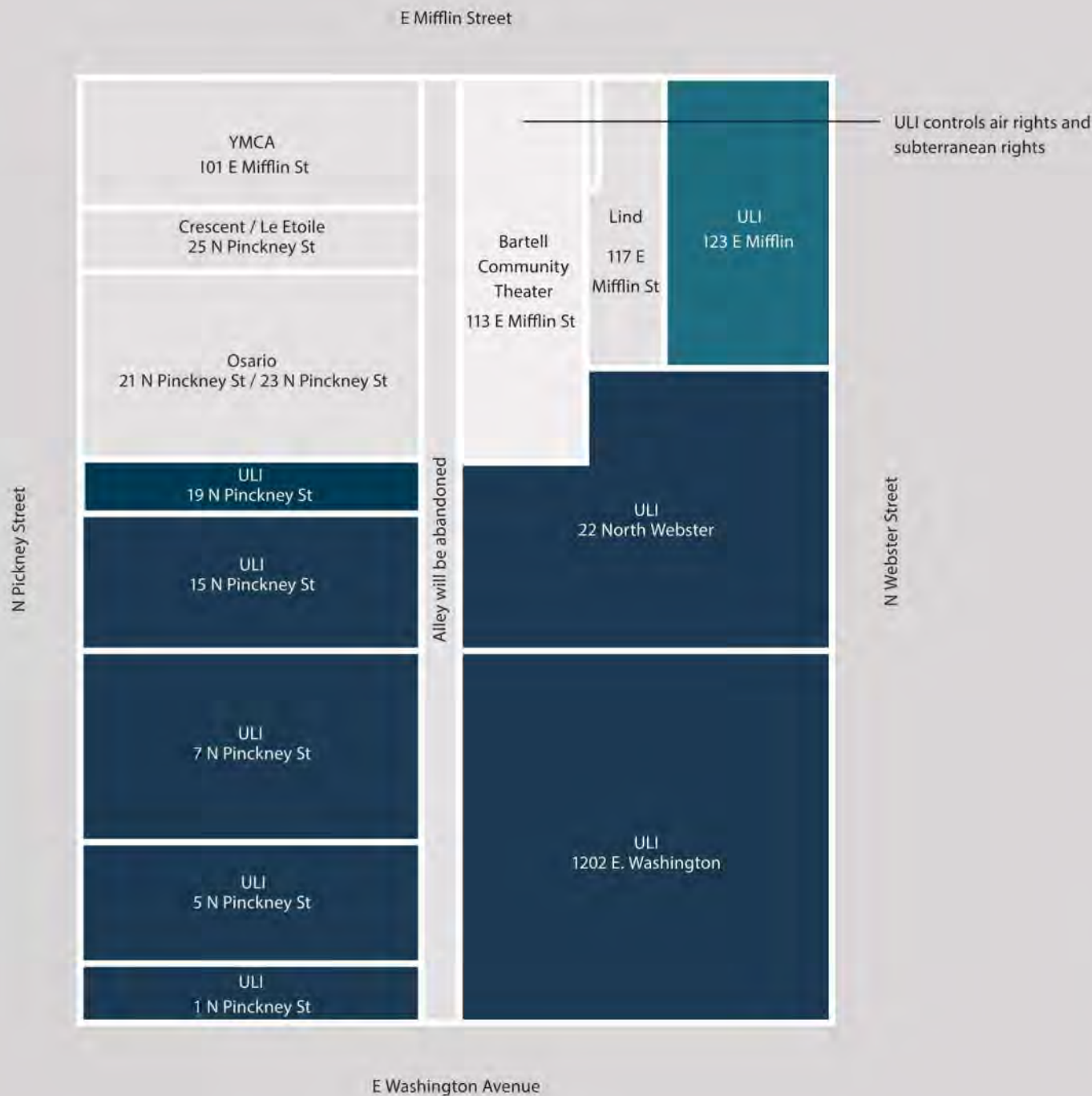
PROJECT SITE ZONING
CURRENT: DOWNTOWN CORE DISTRICT (DC)
PROPOSED: PLANNED DEVELOPMENT (PD)

URBAN DESIGN DISTRICT
4 BOUNDARY

Zoning Districts

Residential Districts		Employment Districts	
SR-C1	Suburban Residential - Consistent District 1	TE	Traditional Employment District
SR-C2	Suburban Residential - Consistent District 2	SE	Suburban Employment District
SR-C3	Suburban Residential - Consistent District 3	SEC	Suburban Employment Center District
SR-V1	Suburban Residential - Varied District 1	EC	Employment Campus District
SR-V2	Suburban Residential - Varied District 2	IL	Industrial - Limited District
TR-C1	Traditional Residential - Consistent District 1	IG	Industrial - General District
TR-C2	Traditional Residential - Consistent District 2		
TR-C3	Traditional Residential - Consistent District 3		
TR-C4	Traditional Residential - Consistent District 4		
TR-U1	Traditional Residential - Urban District 1		
TR-U2	Traditional Residential - Urban District 2		
TR-V1	Traditional Residential - Varied District 1		
TR-V2	Traditional Residential - Varied District 2		
TR-R	Traditional Residential - Rustic District		
TR-P	Traditional Residential - Planned District		
Commercial and Mixed-Use Districts		Downtown and Urban Districts	
LMX	Limited Mixed Use District	DC	Downtown Core District
NMX	Neighborhood Mixed Use District	UOR	Urban Office Residential District
TSS	Traditional Shopping Street District	UMX	Urban Mixed Use District
MXC	Mixed-Use Center District	DRI	Downtown Residential 1
CC-T	Commercial Corridor - Transitional District	DR2	Downtown Residential 2
CC	Commercial Center District		
Special Districts			
A	Agricultural District		
UA	Urban Agricultural District		
CN	Conservancy District		
PR	Parks and Recreation District		
AP	Airport District		
CI	Campus Institutional District		
PD	Planned Development District		
PMHP	Planned Mobile Home Park District		





55% of current
site area consists
of surface parking.

Lot Areas	
1 N Pinckney St	2,762 SF
5 N Pinckney St	5,280 SF
7 N Pinckney St	7,920 SF
15 N Pinckney St	5,640 SF
19 N Pinckney	2,280 SF
Am Ex Lot	16,302 SF
US Bank Drive Up	11,616 SF
Cap Hill	6,138 SF
Total	56,658 SF



EXISTING CONDITIONS

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Sheet Name

EXISTING CONDITIONS

Sheet Number

0-05



EXISTING CONDITIONS

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EXISTING CONDITIONS

Sheet Number

0-06



EXISTING CONDITIONS

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EXISTING CONDITIONS

Sheet Number

0-07



EXISTING CONDITIONS - OUTER LOOP

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EXISTING CONDITIONS
- OUTER LOOP

Sheet Number

0-08



The historic American Exchange Bank building, originally constructed in 1871, is situated at the most visible corner of the site. The building will be preserved and restored to ensure it will be the focal point of the new development. Urban Land Interests has engaged InSite Consulting Architects, a local historical preservation expert, to guide this process. The crumbling sandstone facade will be preserved while the historic finishes on the first floor maintained and incorporated into the completed project.



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Sheet Name

**HISTORIC
PRESERVATION -
AMERICAN EXCHANGE**

Sheet Number

0-09

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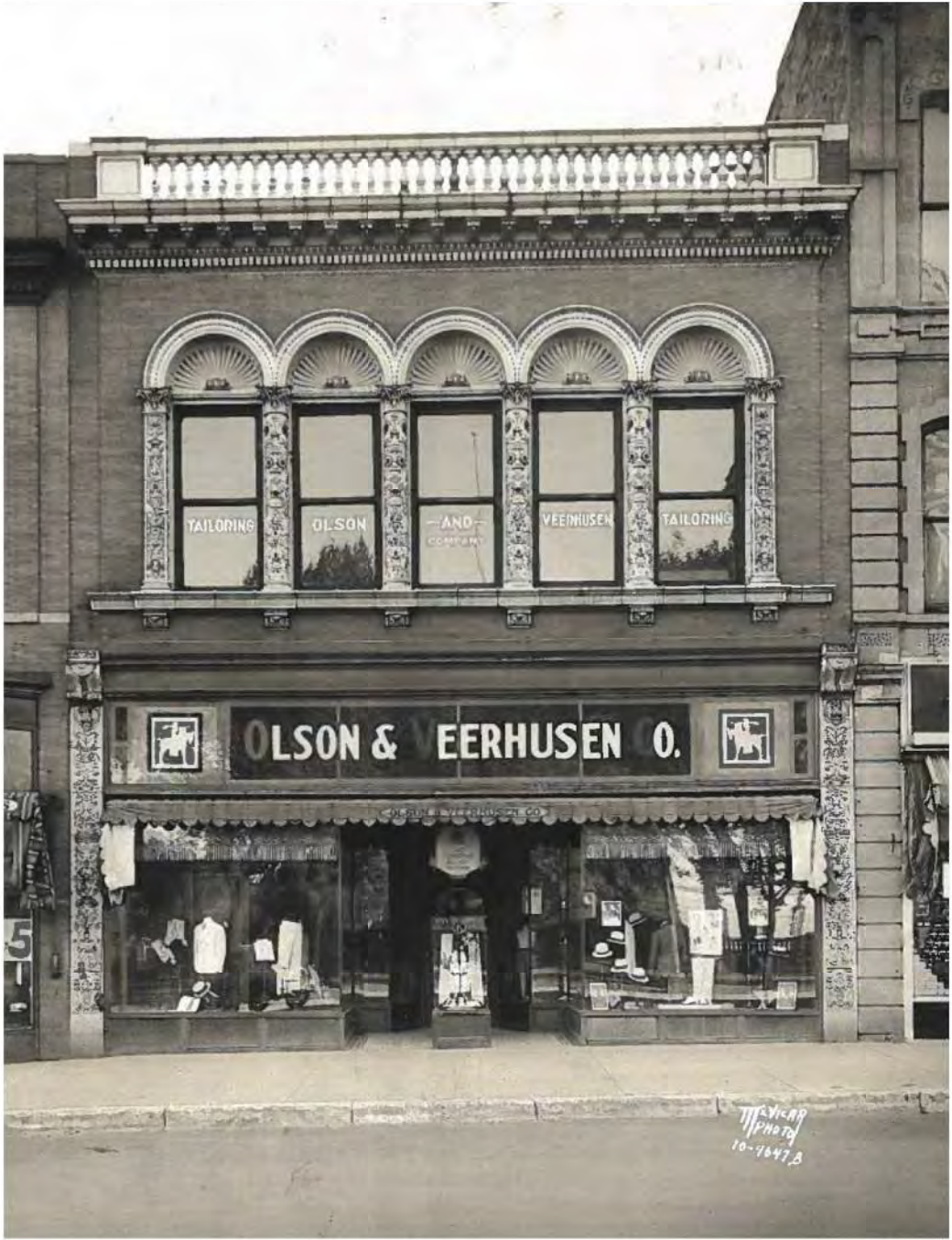
Sheet Name

HISTORIC
PRESERVATION -
CENTRE 7

Sheet Number

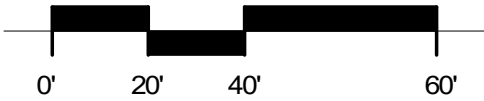
0-10

The City of Madison Landmarks Commission recently granted approval of ULI's variance request to allow for the demolition of the locally landmarked Centre7 building. Urban Land Interests intends to preserve the historic second floor windows in a reconstructed facade that more closely recalls the original structure.



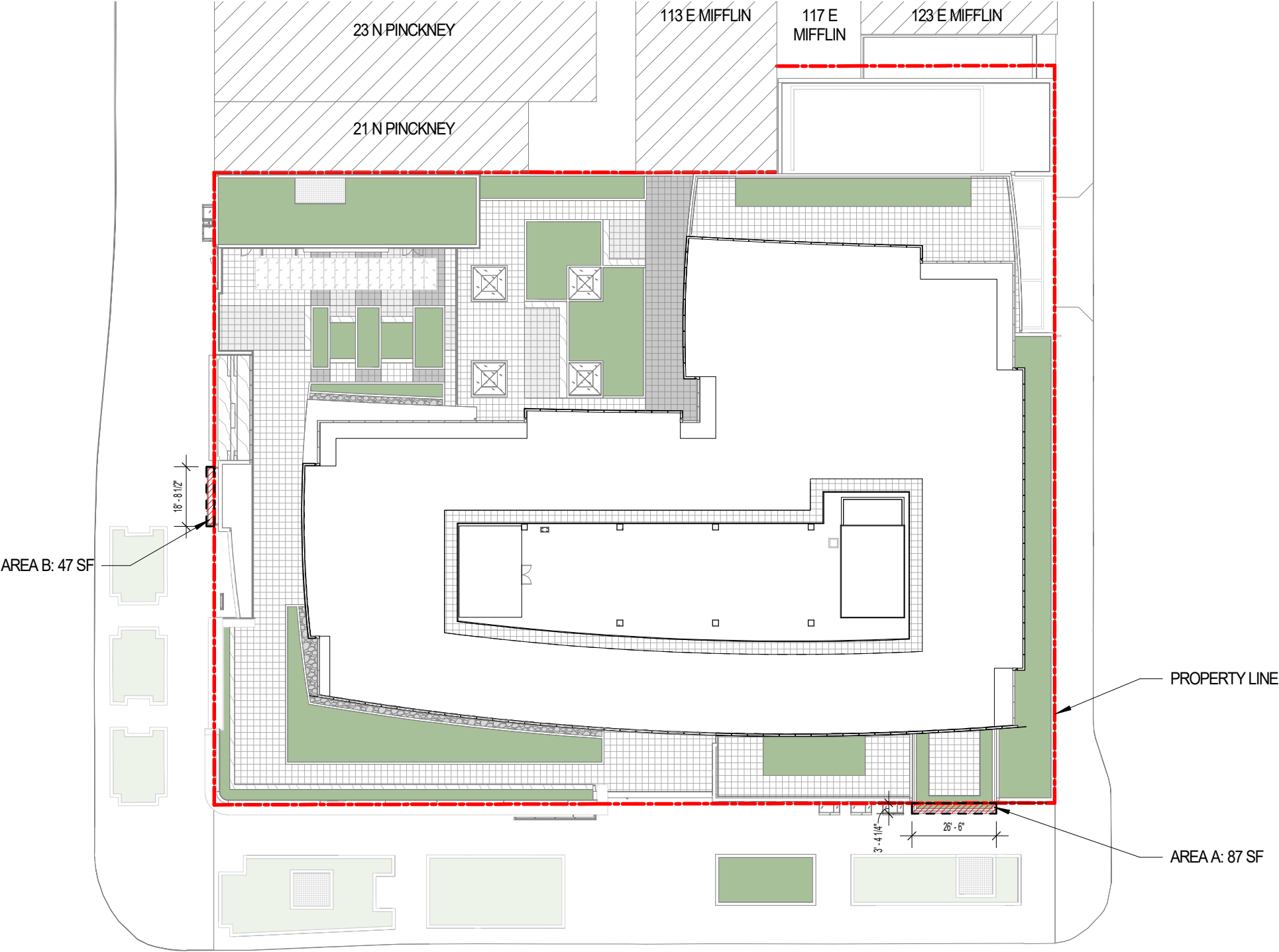
ABOVE GRADE ENCROACHMENT DIAGRAM

SCALE: 1" = 40'-0"



**ABOVE GRADE
ENCROACHMENT AREA**

AREA A:	87 SF
AREA B:	47 SF
TOTAL AREA:	134 SF



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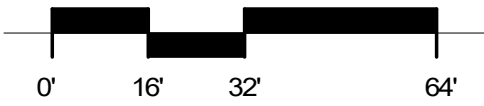
**ABOVE GRADE
ENCROACHMENT
DIAGRAM**

Sheet Number

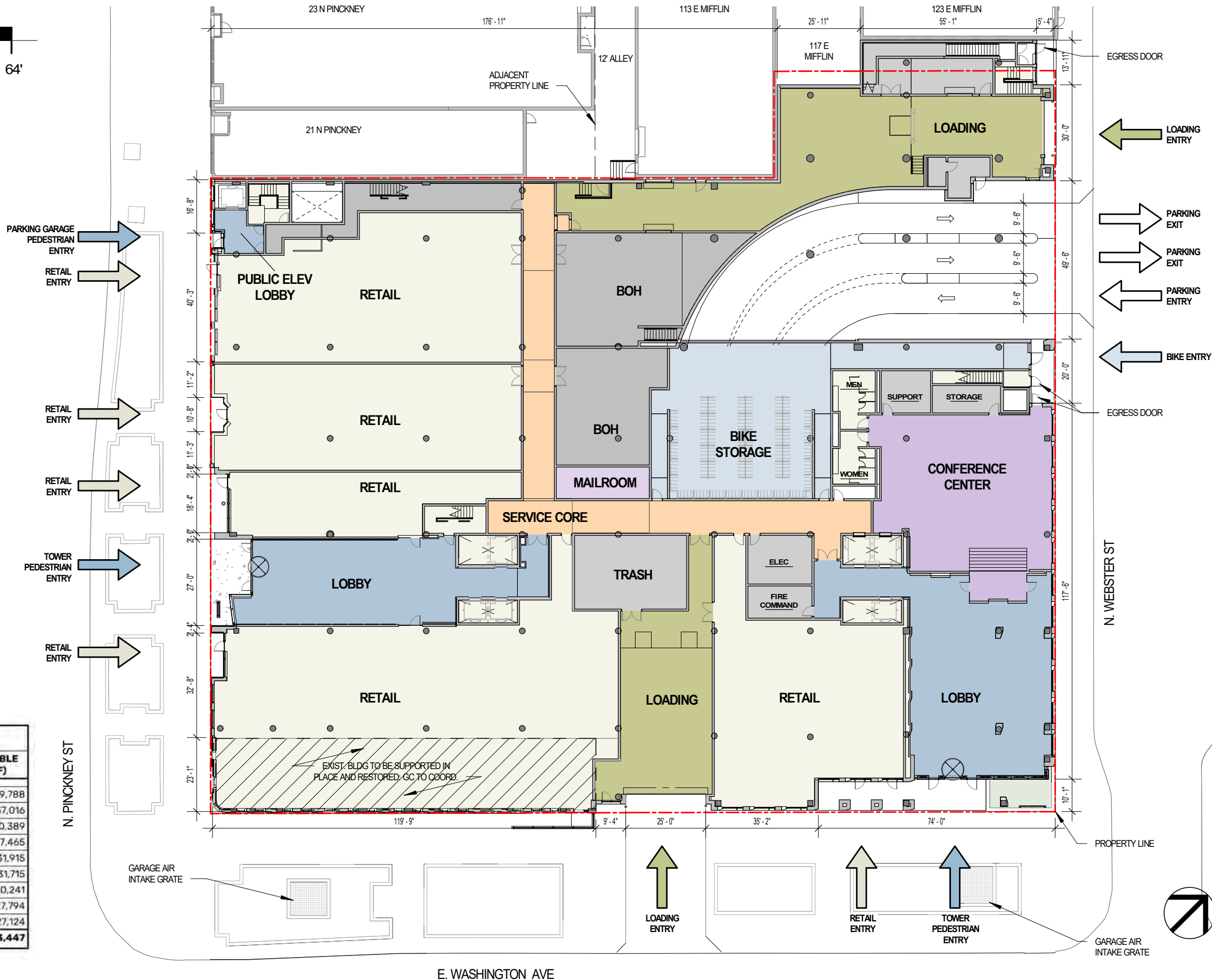
0-11

LEVEL 01 - RETAIL AND LOBBY PLAN

SCALE: 1/32" = 1'-0"



AREA SUMMARY		
LEVEL	INTERIOR GROSS AREA (SF)	FLOOR USABLE AREA (SF)
LEVEL 01	48,007	19,788
LEVEL 02	46,871	37,016
LEVEL 03	52,691	50,389
LEVEL 04	44,326	37,465
LEVEL 05	33,476	31,915
LEVEL 06	33,068	31,715
LEVEL 07	31,594	30,241
LEVEL 08	29,147	27,794
LEVEL 09	28,477	27,124
TOTAL	347,657	293,447



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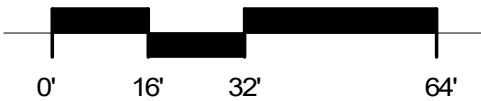
LEVEL 01 PLAN

Sheet Number

1-01

LEVEL 02 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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LEVEL 02 PLAN

Sheet Number

1-02



LEVEL 03 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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LEVEL 03 PLAN

Sheet Number

1-03



LEVEL 04 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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LEVEL 04 PLAN

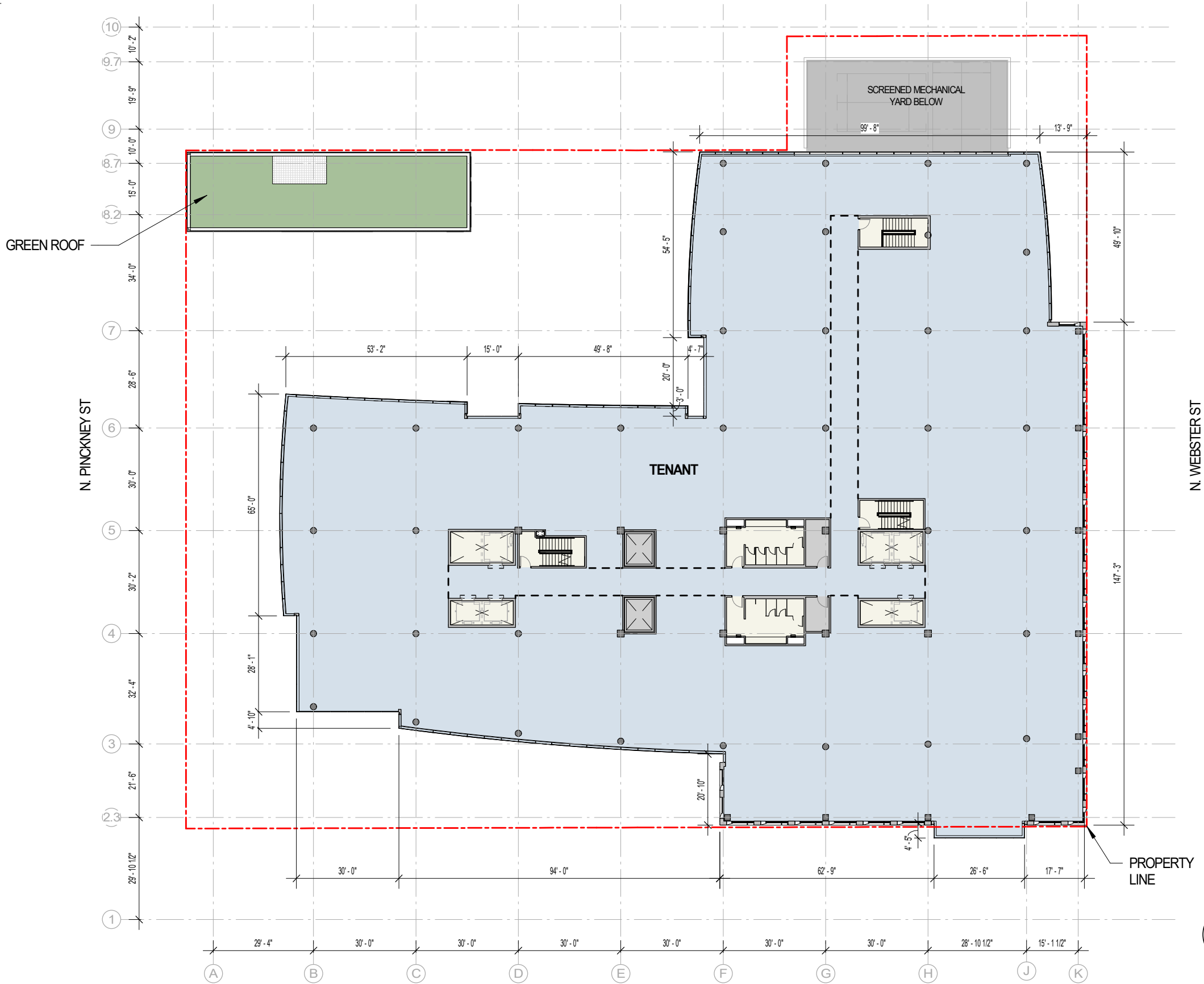
Sheet Number

1-04



LEVEL 05 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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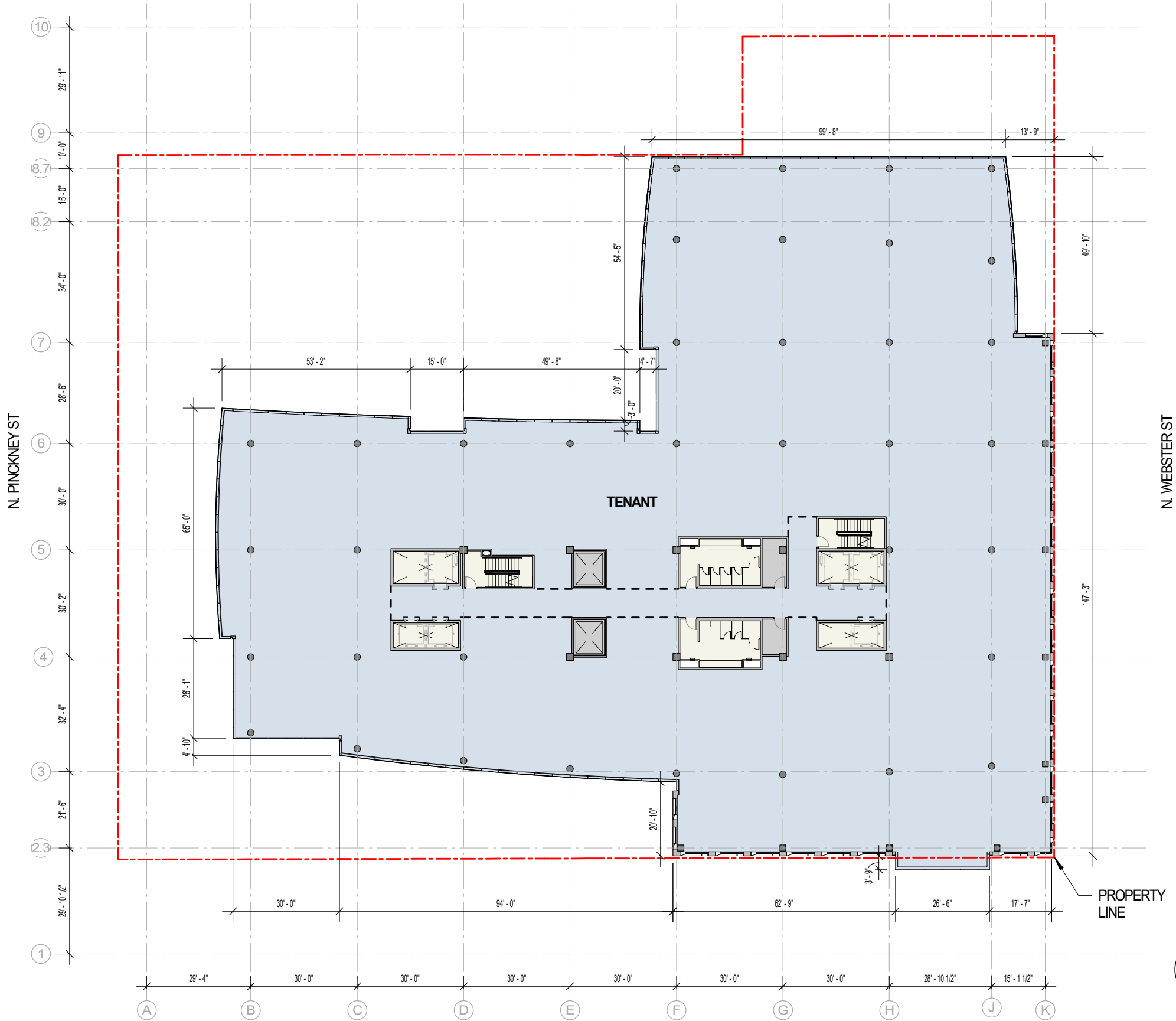
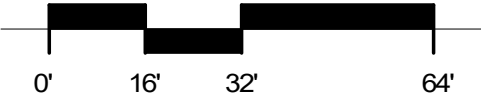
LEVEL 05 PLAN

Sheet Number

1-05

LEVEL 06 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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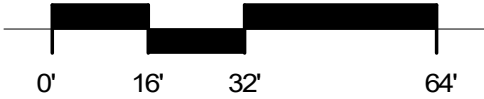
LEVEL 06 PLAN

Sheet Number

1-06

LEVEL 07 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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LEVEL 07 PLAN

Sheet Number

1-07

LEVEL 08 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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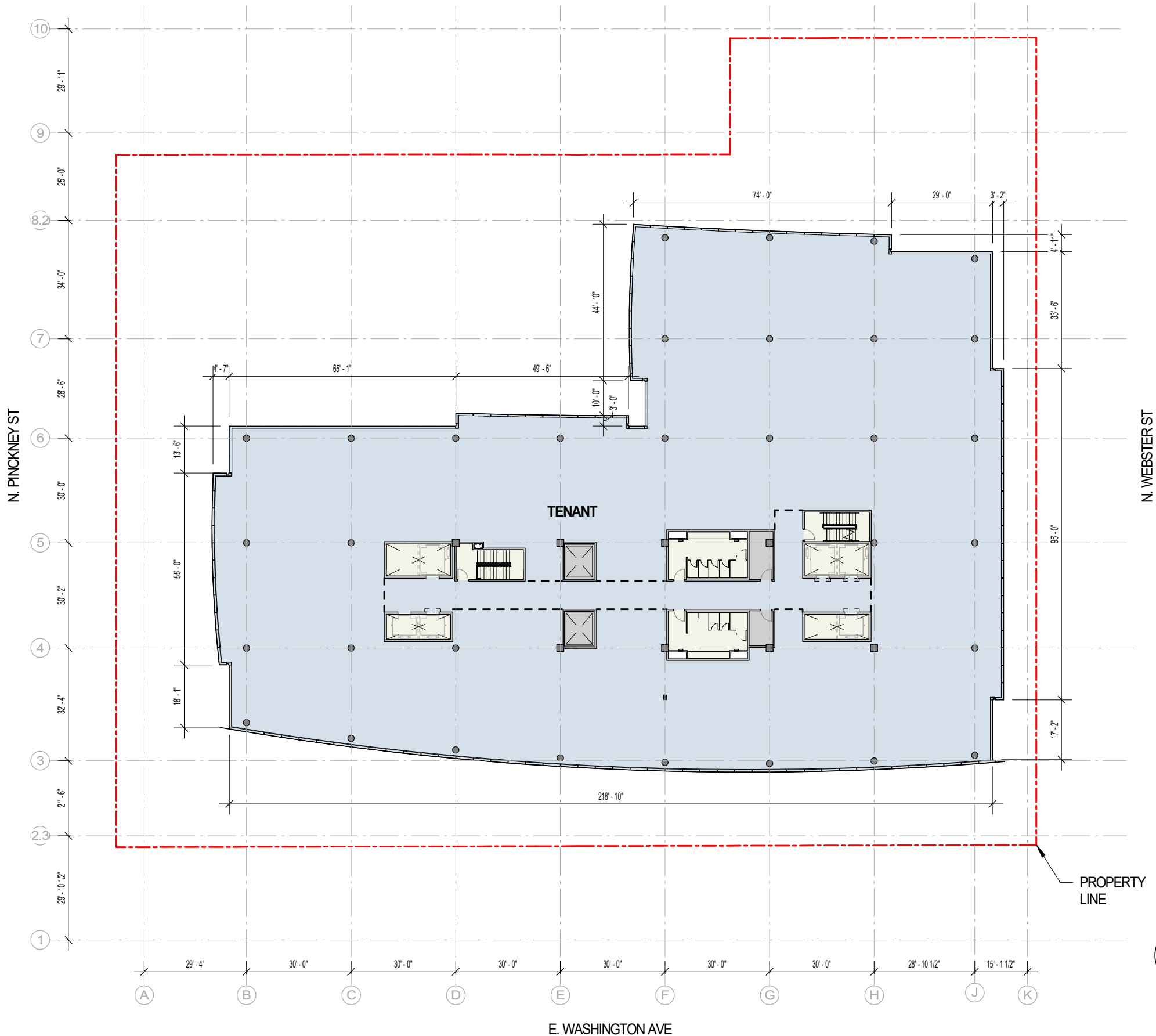
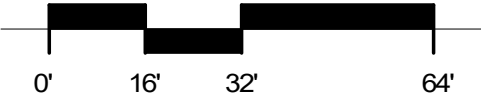
LEVEL 08 PLAN

Sheet Number

1-08

LEVEL 09 - OFFICE PLAN

SCALE: 1/32" = 1'-0"



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LEVEL 09 PLAN

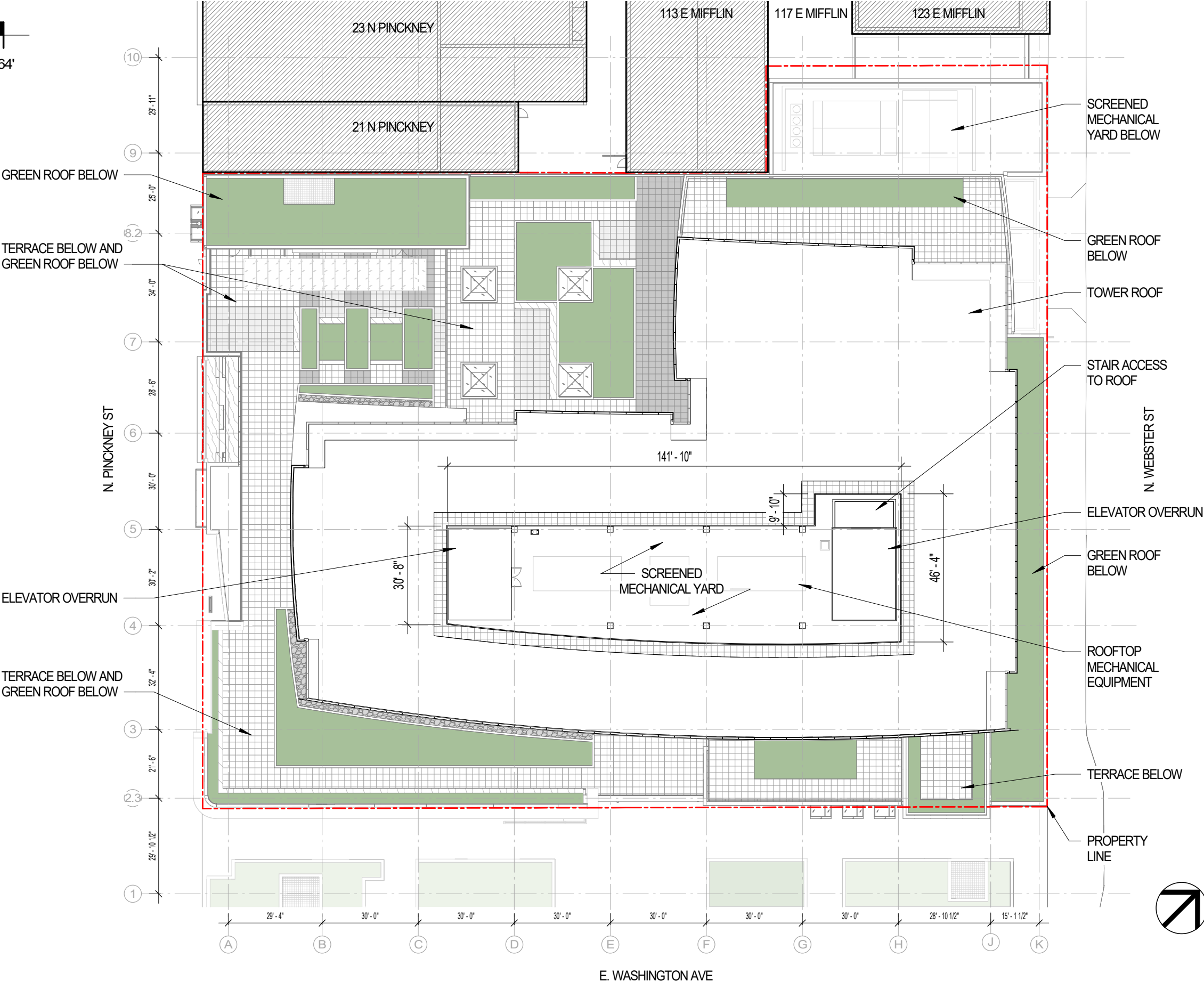
Sheet Number

1-09



ROOF PLAN

SCALE: 1/32" = 1'-0"



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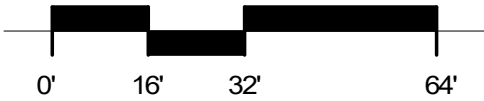
ROOF PLAN

Sheet Number

1-10

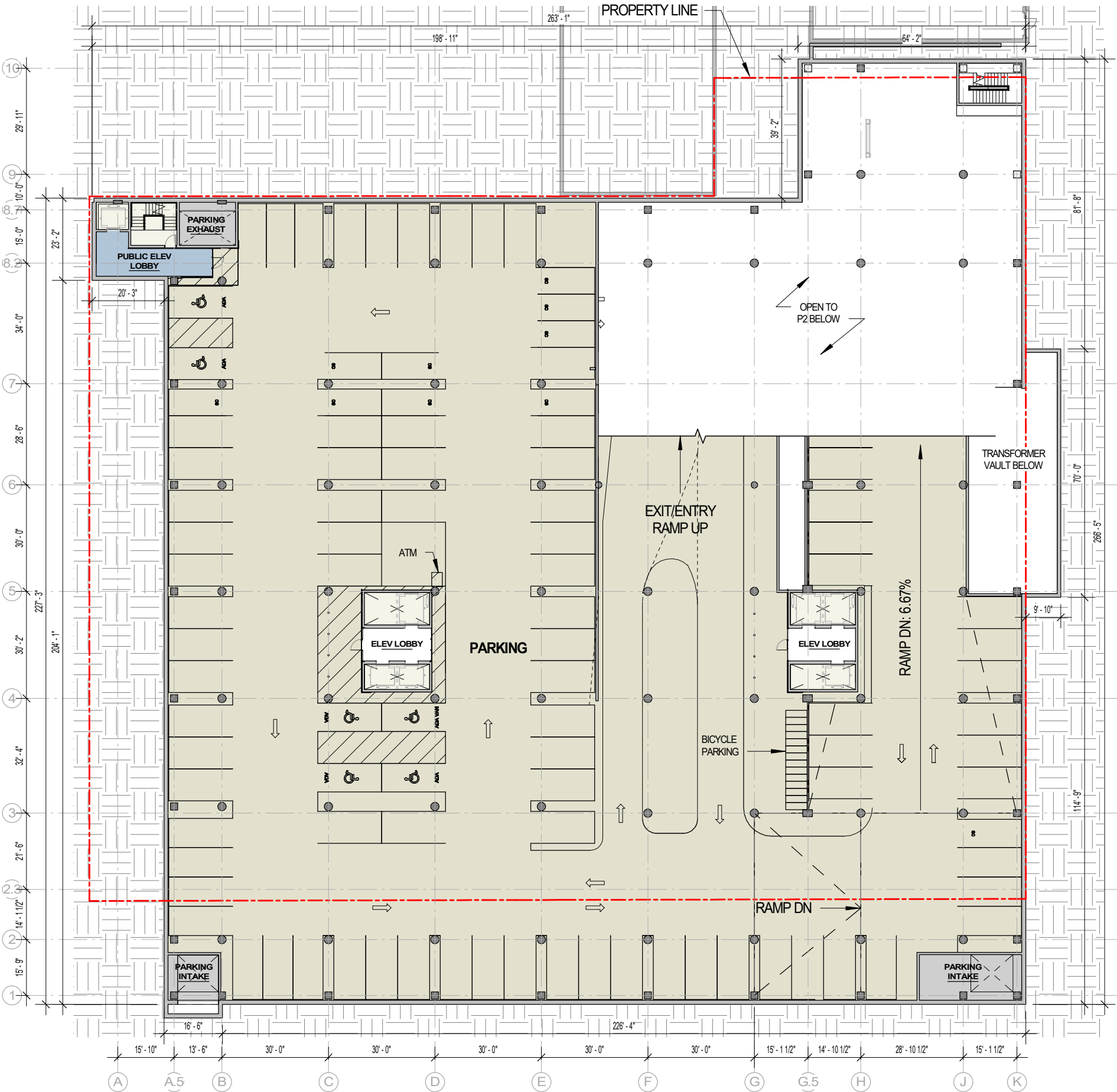
LEVEL P1 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



PARKING STALL COUNTS	
2.5 STALLS PER 1,000 SF OFFICE	
(844 STALLS; ~331,000 SF OFFICE)	
LEVEL	STALLS

LEVEL P1	85
LEVEL P2	144
LEVEL P3	149
LEVEL P4	154
LEVEL P5	154
LEVEL P6	158
TOTAL STALLS	844



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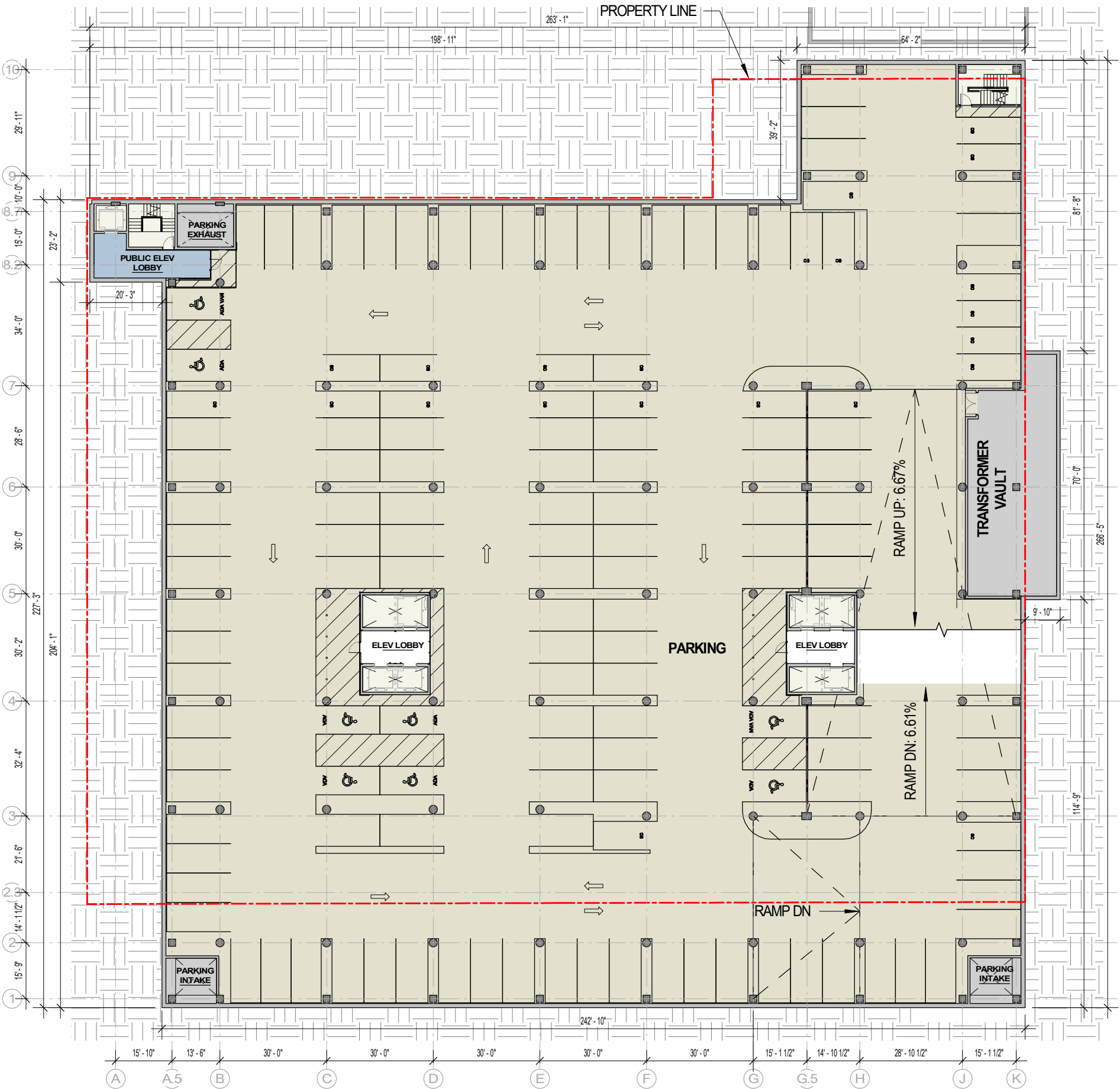
PARKING LEVEL P1

Sheet Number

1-P1

LEVEL P2 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



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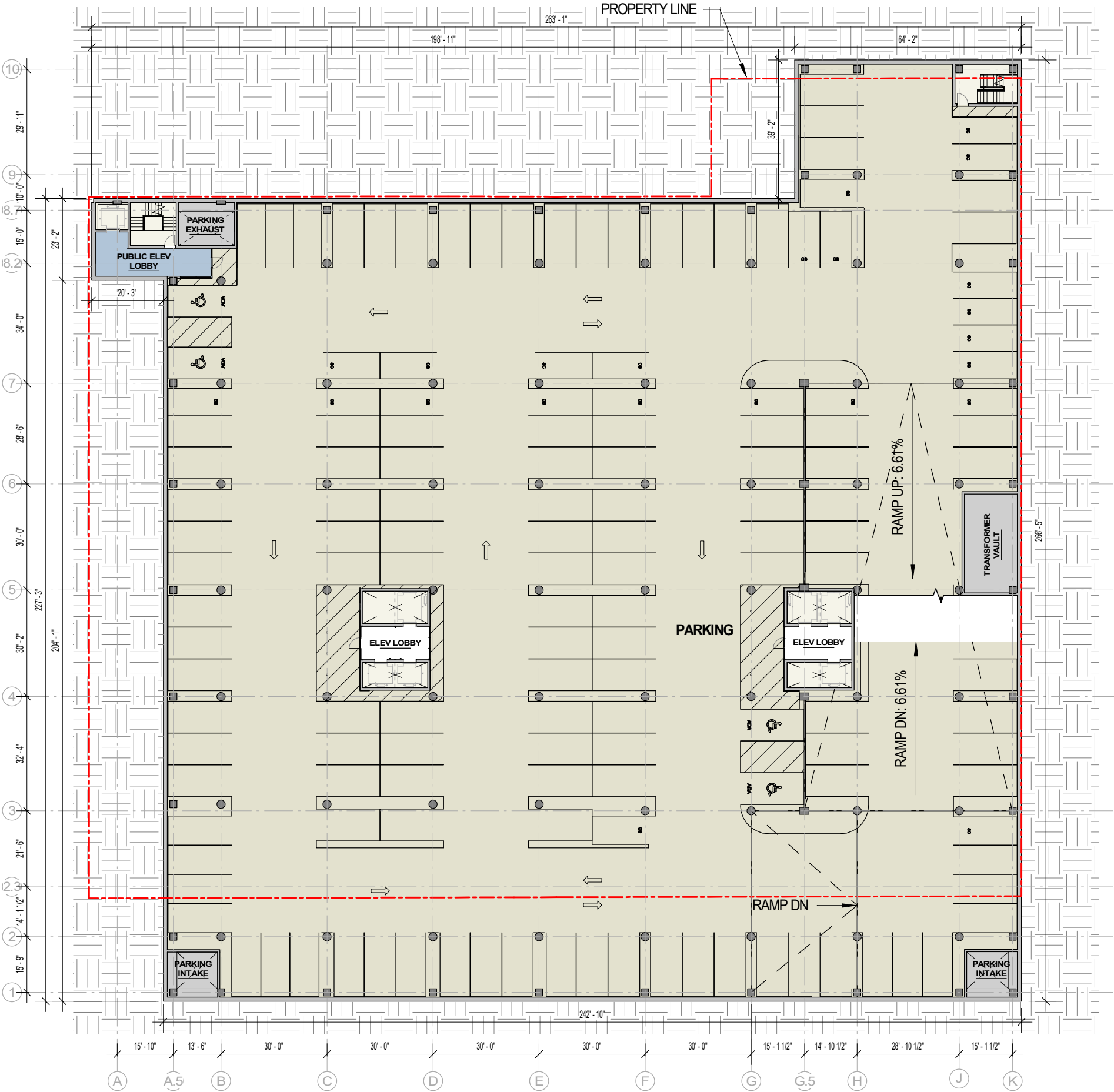
PARKING LEVEL P2

Sheet Number

1-P2

LEVEL P3 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



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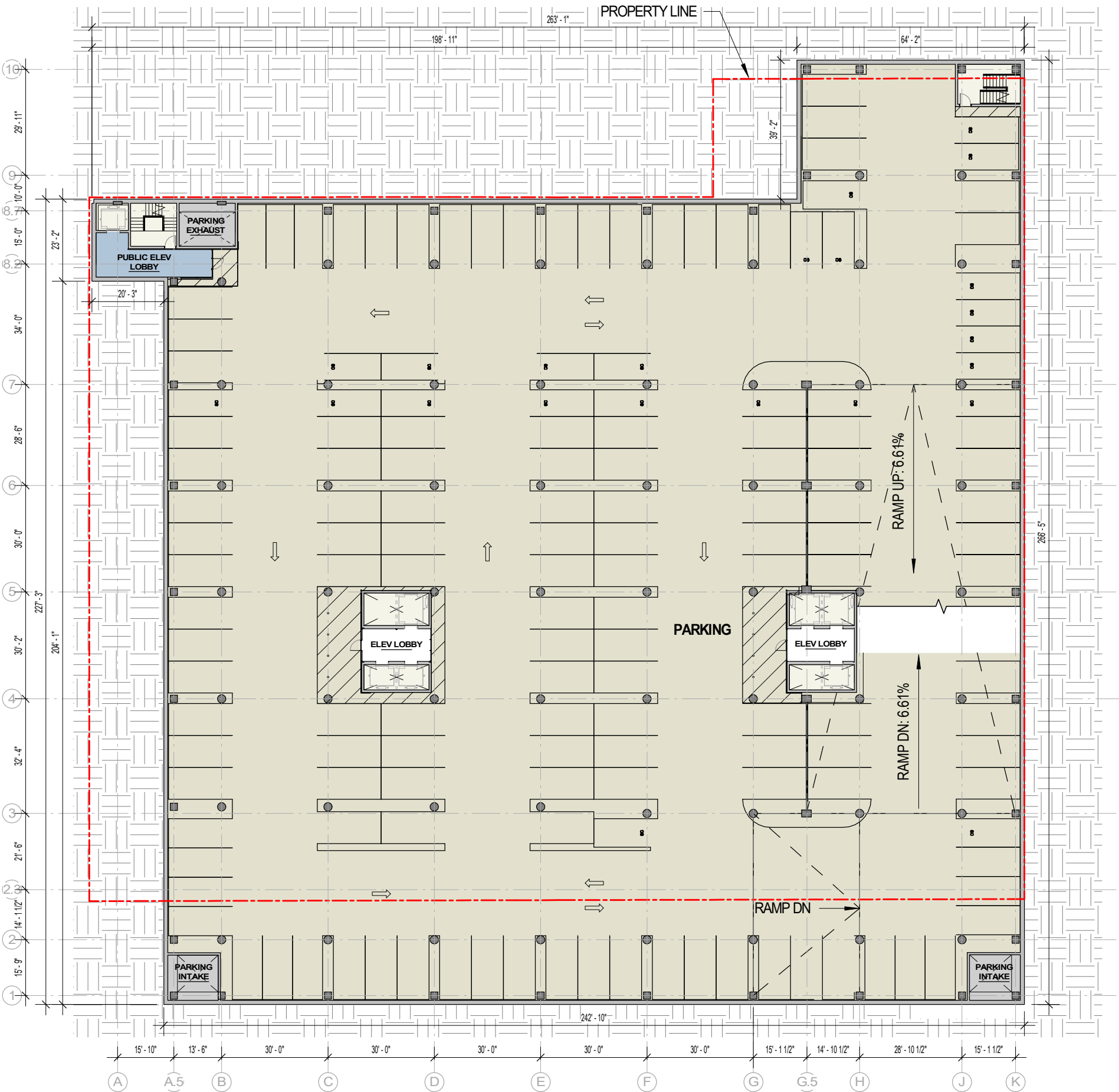
PARKING LEVEL P3

Sheet Number

1-P3

LEVEL P4 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



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Date

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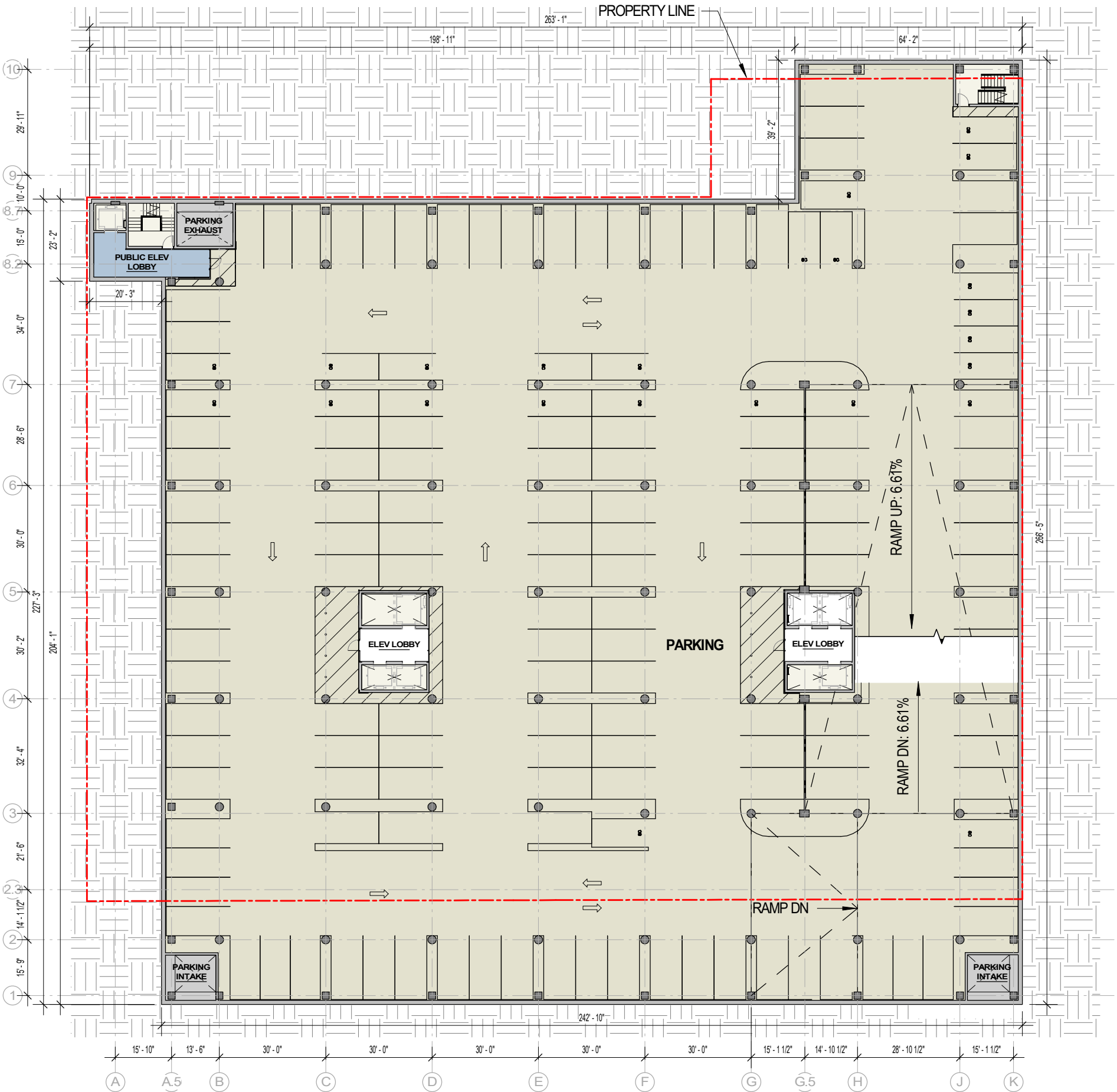
PARKING LEVEL P4

Sheet Number

1-P4

LEVEL P5 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



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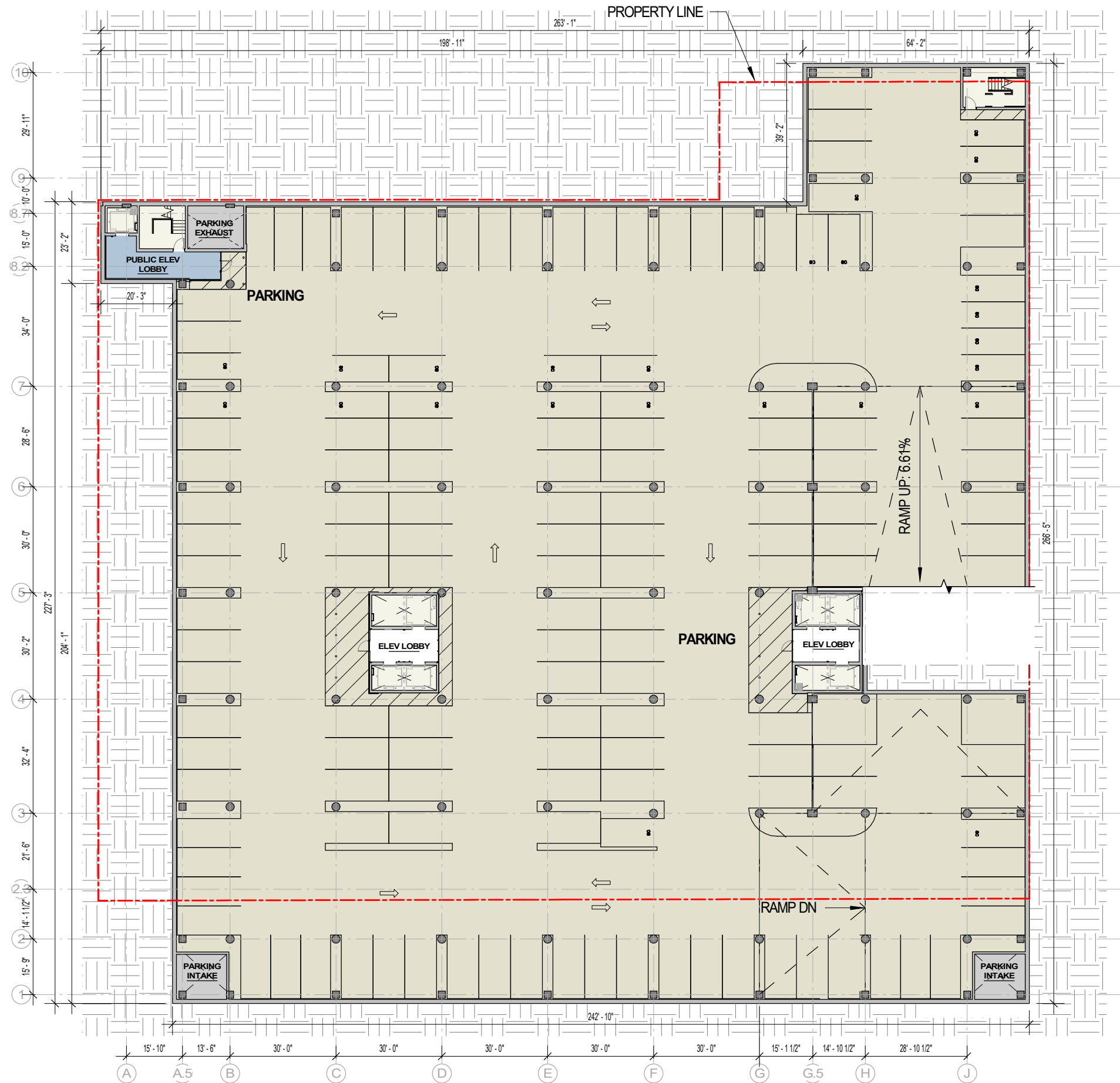
PARKING LEVEL P5

Sheet Number

1-P5

LEVEL P6 - LOWER LEVEL PARKING PLAN

SCALE: 1/32" = 1'-0"



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Sheet Name

PARKING LEVEL P6

Sheet Number

1-P6

EXTERIOR MATERIAL LEGEND

EXTERIOR MATERIAL LEGEND						
MARK	DESCRIPTION	MANUF.	PRODUCT NAME/ NO.		COLOR/ FINISH	COMMENTS
GLAZING SYSTEM						
CW-01	ALUM CURTAIN WALL - 4 SIDED SSG	KAWNEER	CLEARWALL			AT TOWER
CW-02	ALUM CURTAIN WALL - 2 SIDED SSG	KAWNEER	1600 SERIES 2			AT TOWER
CW-03	ALUM CURTAIN WALL W/ SPIDER FITTINGS	SADEV	CUSTOM			AT E. WASH LOBBY
CW-04						NOT USED
CW-05	ALUM CURTAIN WALL W/ GLASS MULLIONS	OLD CASTLE	CUSTOM			AT PINCKNEY LOBBY
CW-06						NOT USED
SF-01	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	CLEAR ANODIZED		ANODIZED
SF-02	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	DARK GRAY		TBD/MICA PAINT FINISH
SF-03	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	MEDIUM BRONZE		ANODIZED
SF-04						NOT USED
SF-05	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	CHAMPAGNE		ANODIZED
SF-06	ALUM THERMALLY BROKEN WINDOW SYSTEM	KAWNEER	NXT-3800 SERIES	LIGHT BRONZE		ANODIZED
SF-07	ALUM THERMALLY BROKEN WINDOW SYSTEM W/ EXTRUDED MULLION CAPS	KAWNEER	NXT-3800 SERIES	MEDIUM BRONZE		ANODIZED
GLASS						
GL-01	LOW IRON GLAZING					NOT USED
GL-02	STANDARD GLASS	VIRACON	RADIANT LOW-E	VRE1-59		
GL-02X	STANDARD GLASS SPANDREL	VIRACON	RADIANT LOW-E	TO MATCH GL-02		
GL-03	BLUE TINTED GLASS	VIRACON	LOW-E	VE6-42		
GL-03X	BLUE TINTED GLASS SPANDREL	VIRACON	LOW-E	TO MATCH GL-03		
GL-04	REDEED ART GLASS	TBD				AT RECONSTRUCTED CENTRE 7 FACADE
METAL PANEL						
MTL-01	COMPOSITE METAL PANEL		LIGHT BRONZE / MICA PAINT FINISH			COMPANION BUILDING ENTRY
MTL-02	COMPOSITE METAL PANEL		TBD/ MICA PAINT FINISH			WEBSTER EGRESS PAVILLION
MTL-03	COMPOSITE METAL PANEL		MICA FINISH TO MATCH CW-01			METAL TRIM AND SOFFITS AT TOWER
MTL-04	BRAKE METAL		TBD/ MICA PAINT FINISH			MATCH ADJACENT
MTL-05	SOFFIT PANEL		TBD/ MICA PAINT FINISH			MATCH ADJACENT
MTL-06	PLATE ALUMINUM		BRUSHED ALUMINUM			AT STEP BUILDING WINDOW SURROUNDS
MTL-07	METAL TRIM		MICA FINISH TO MATCH SF-03			AT FOUR STORY ENTRANCE
MTL-08	METAL TRIM		CHAMPAGNE			MISC TRIM AT SF-05
MTL-09	COLUMN ENCLOSURE		BRUSHED ALUMINUM			
MTL-10	PERFORATED CORRUGATED METAL EQUIPMENT SCREEN	CENTRIA	BR5-36	TBD/ MICA PAINT FINISH		
MTL-11	METAL TRIM FRAMING		CHAMPAGNE			MISC TRIM AT SF-05
MTL-12	METAL TRIM FRAMING		LIGHT BRONZE			CORNICE AT COMPANION BUILDING
MTL-13	METAL TRIM FRAMING		TBD/ MICA PAINT FINISH			CORNICE AT E. WASHINGTON LOADING DOCK
MTL-14	METAL TRIM FRAMING		CLEAR ANODIZED			TRIM @ PINCKNEY ENTRY
MASONRY						
ST-01	STONE PANEL		INDIANA LIMESTONE			HONED FINISH
ST-02	STONE PANEL	VETTER STONE	GLACIER BUFF			TAPESTRY FINISH
ST-03A	STONE PANEL	EARTHWORKS	EW GOLD			HONED FINISH
ST-03B	STONE PANEL	EARTHWORKS	EW GOLD			SANDBLASTED FINISH
ST-04	TERRACOTTA PANEL	TBD	NATURAL RED			FLAT AND CONVEX PROFILE AS NOTED
STB-01	STONE BASE		MASON GRANITE BEIGE			FLAMED FINISH
STB-02	STONE BASE	STONE DESIGN	WILLHOITE SUEDE			POLISHED FINISH
STB-03	STONE BASE	COLDSPRING	MESABI BLACK			FLAMED FINISH
STB-04	STONE BASE	COLDSPRING	LAC DU BONNET			POLISHED FINISH
STB-10	STONE BASE	POLYCOR	PICASSO			ANTIQUE FINISH
STB-11	STONE BASE	DAKOTA	MAHOGANY			POLISHED FINISH
STB-12	STONE BASE	COLDSPRING	MESABI BLACK			FLAMED FINISH
BR-01	BRICK	YANKEE HILL	G1 - SMOOTH			AT 4 STORY FACADE
BR-02						NOT USED
BR-03	BRICK	GLEN GERY	SIQUX CITY BRICK	GREY - VELOUR		AT WEBSTER LOADING DOCK
BR-04	BRICK	YANKEE HILL	FL TAN - SMOOTH			AT EAST WASHINGTON LOADING DOCK
CMU-01	CONCRETE MASONRY UNIT					ALLEY AND WALLS ADJACENT EXISTING BUILDINGS
CONCRETE						
CONC-01	CONCRETE COLUMN					
CONC-02	CONCRETE PLANTER					
SL-01	PRECAST CONCRETE SILL		COLOR TO MATCH BR-01			
SL-02	PRECAST CONCRETE SILL		NOT USED			
SL-03	PRECAST CONCRETE SILL		COLOR TO MATCH BR-03			
RAILING						
RL-01	CABLE RAIL					
RL-02	GLASS RAIL					
OTHER						
LV-01	MTL LOUVER		TBD/ MICA PAINT FINISH			
LV-02	MTL LOUVER		TBD/ MICA PAINT FINISH			

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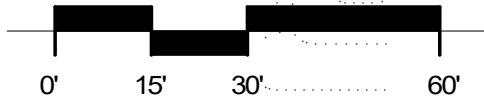
EXTERIOR MATERIAL
LEGEND

Sheet Number

2-00

N. PINCKNEY STREET - COLOR ELEVATION

SCALE: 1" = 30'-0"



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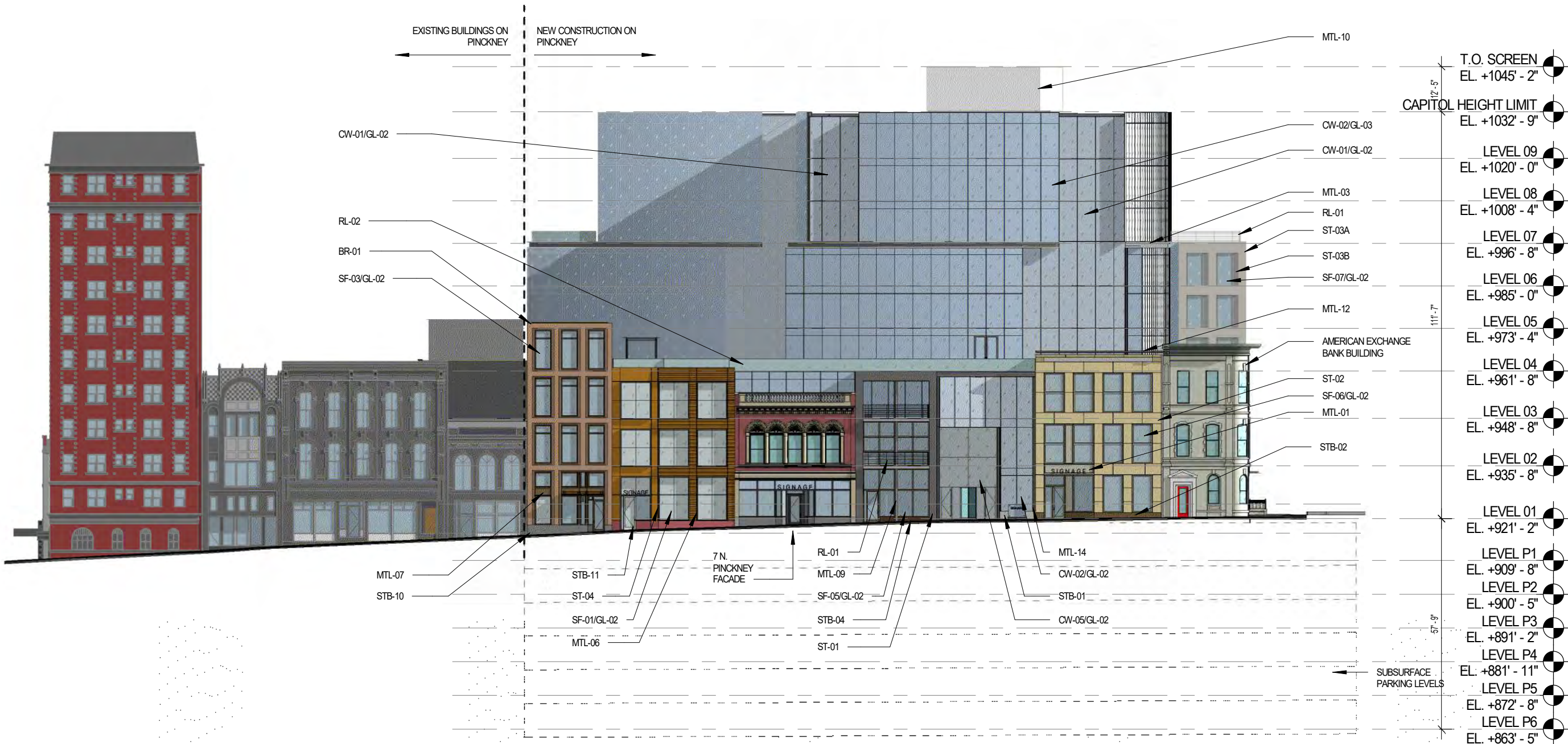
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PINCKNEY ELEVATION

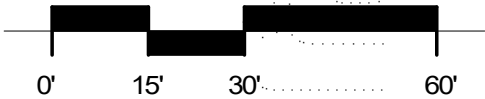
Sheet Number

2-01



E. WASHINGTON AVENUE - COLOR ELEVATION

SCALE: 1" = 30'-0"



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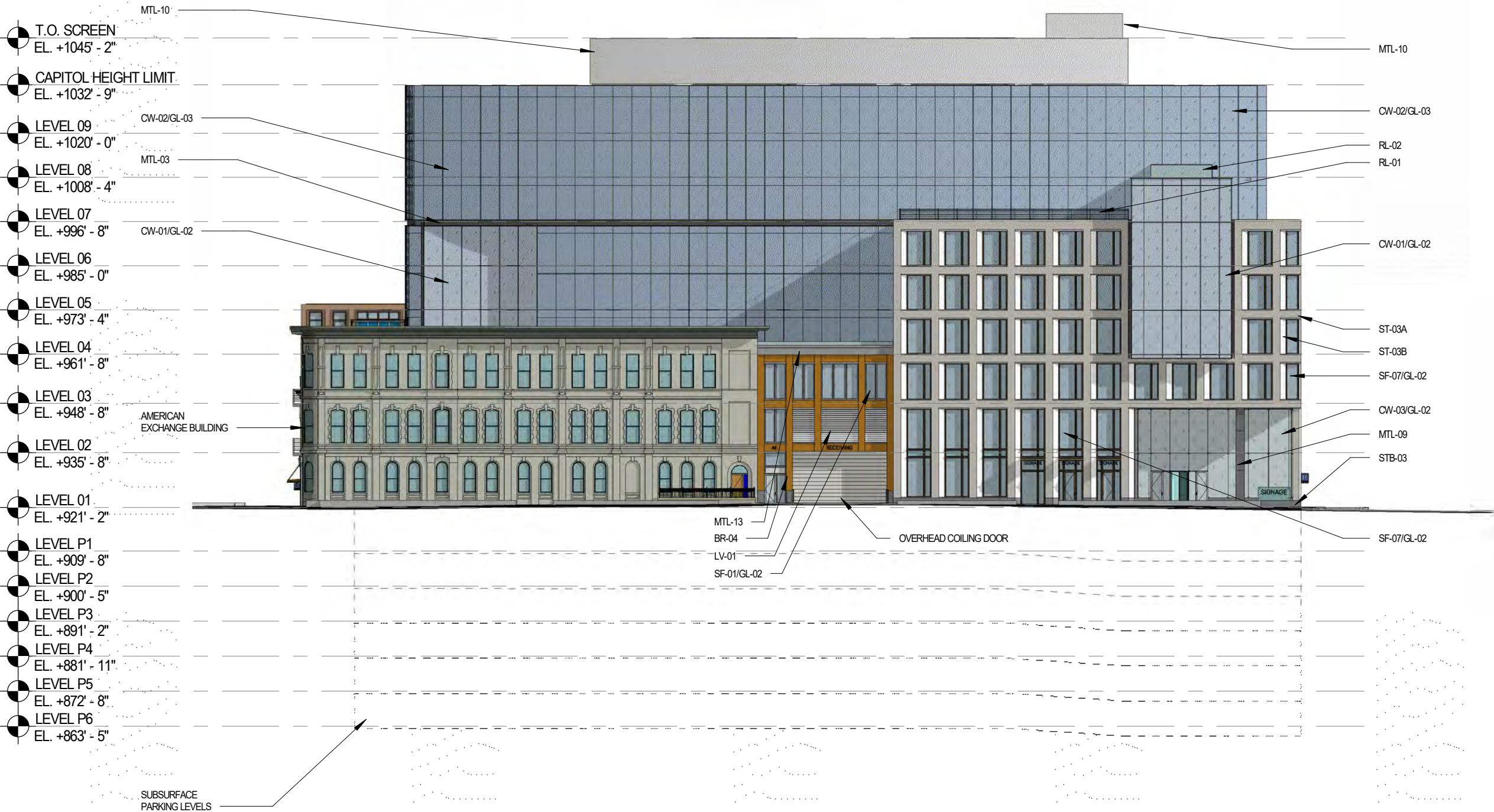
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Sheet Name

WASHINGTON
ELEVATION

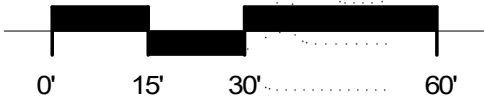
Sheet Number

2-02



N. WEBSTER STREET - COLOR ELEVATION

SCALE: 1" = 30'-0"



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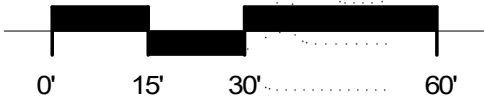
WEBSTER ELEVATION

Sheet Number

2-03

NORTH FACADE - COLOR ELEVATION

SCALE: 1" = 30'-0"



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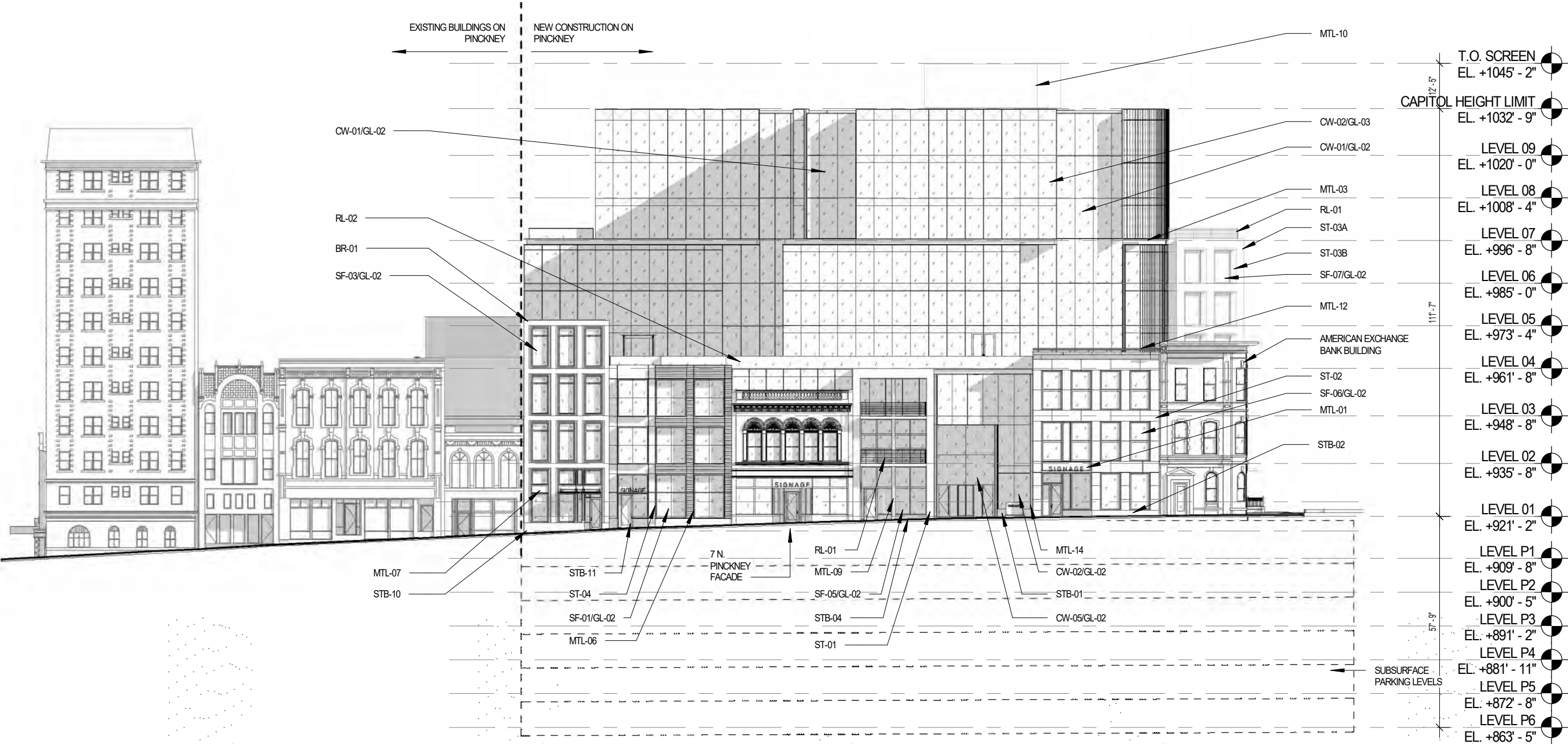
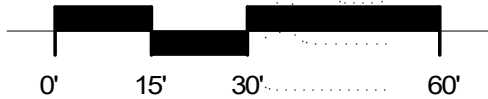
NORTH ELEVATION

Sheet Number

2-04

N. PINCKNEY STREET - ELEVATION

SCALE: 1" = 30'-0"



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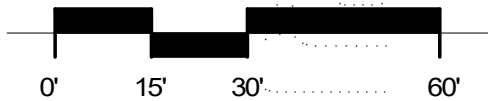
PINCKNEY ELEVATION

Sheet Number

2-11

E. WASHINGTON AVENUE - ELEVATION

SCALE: 1" = 30'-0"



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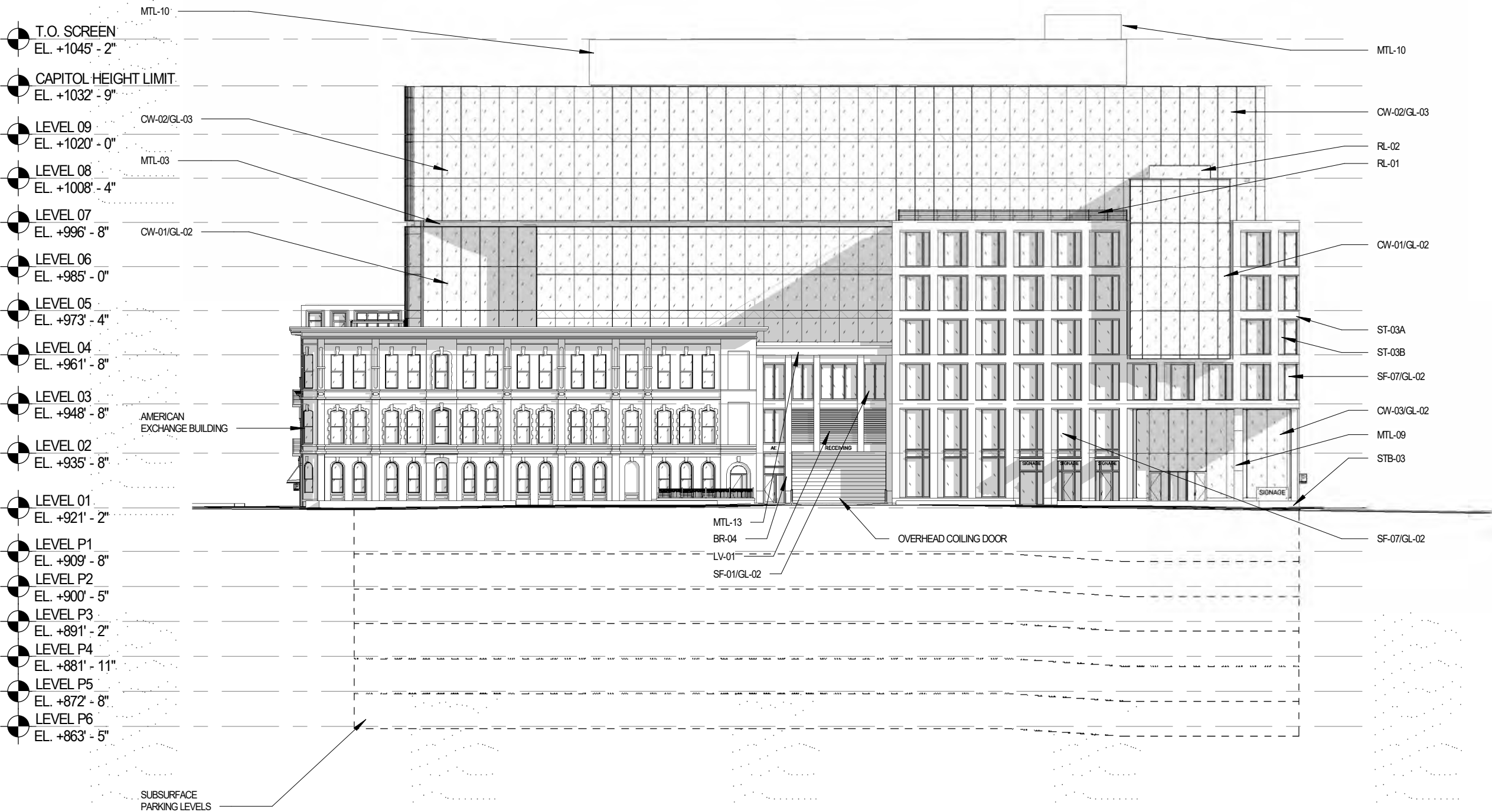
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WASHINGTON
ELEVATION

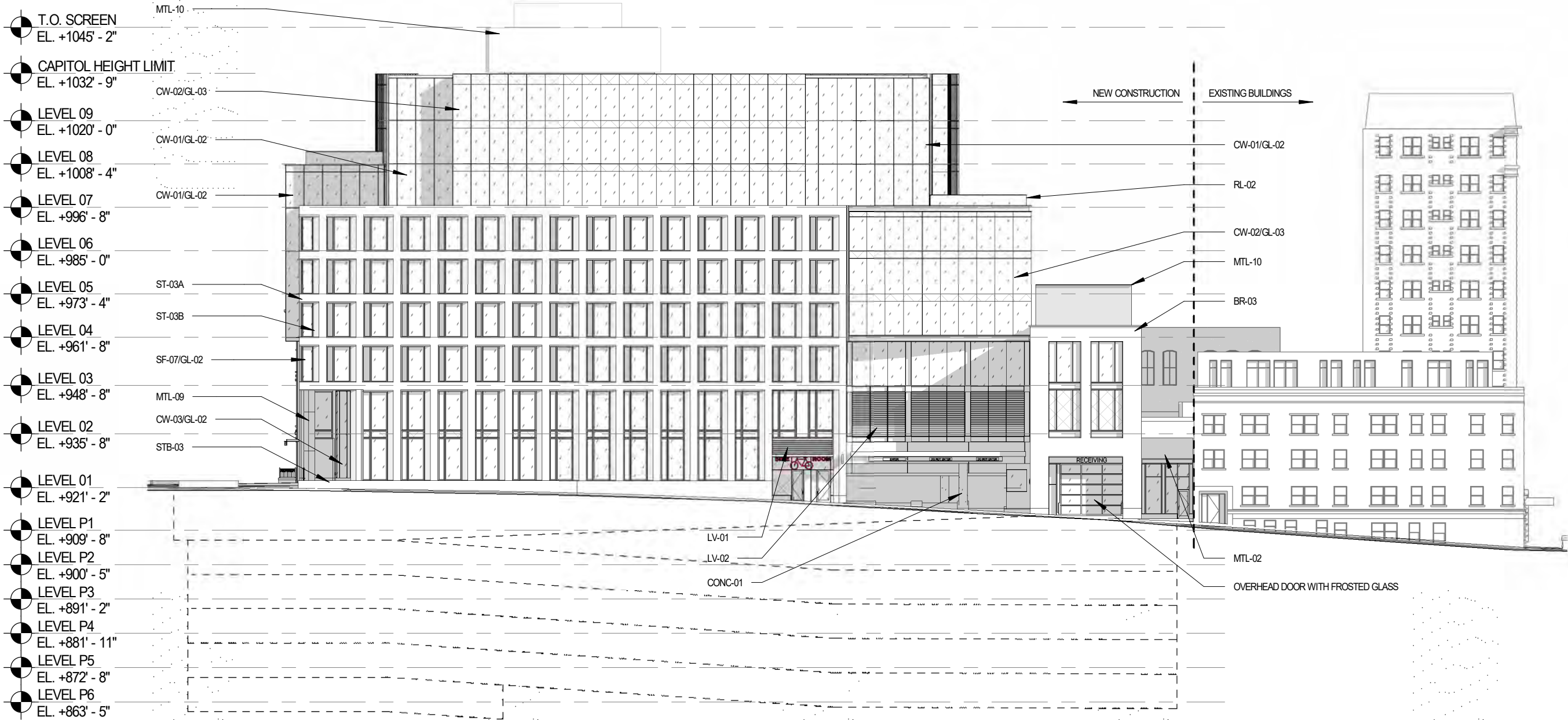
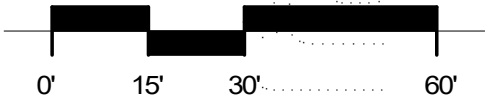
Sheet Number

2-12



N. WEBSTER STREET - ELEVATION

SCALE: 1" = 30'-0"



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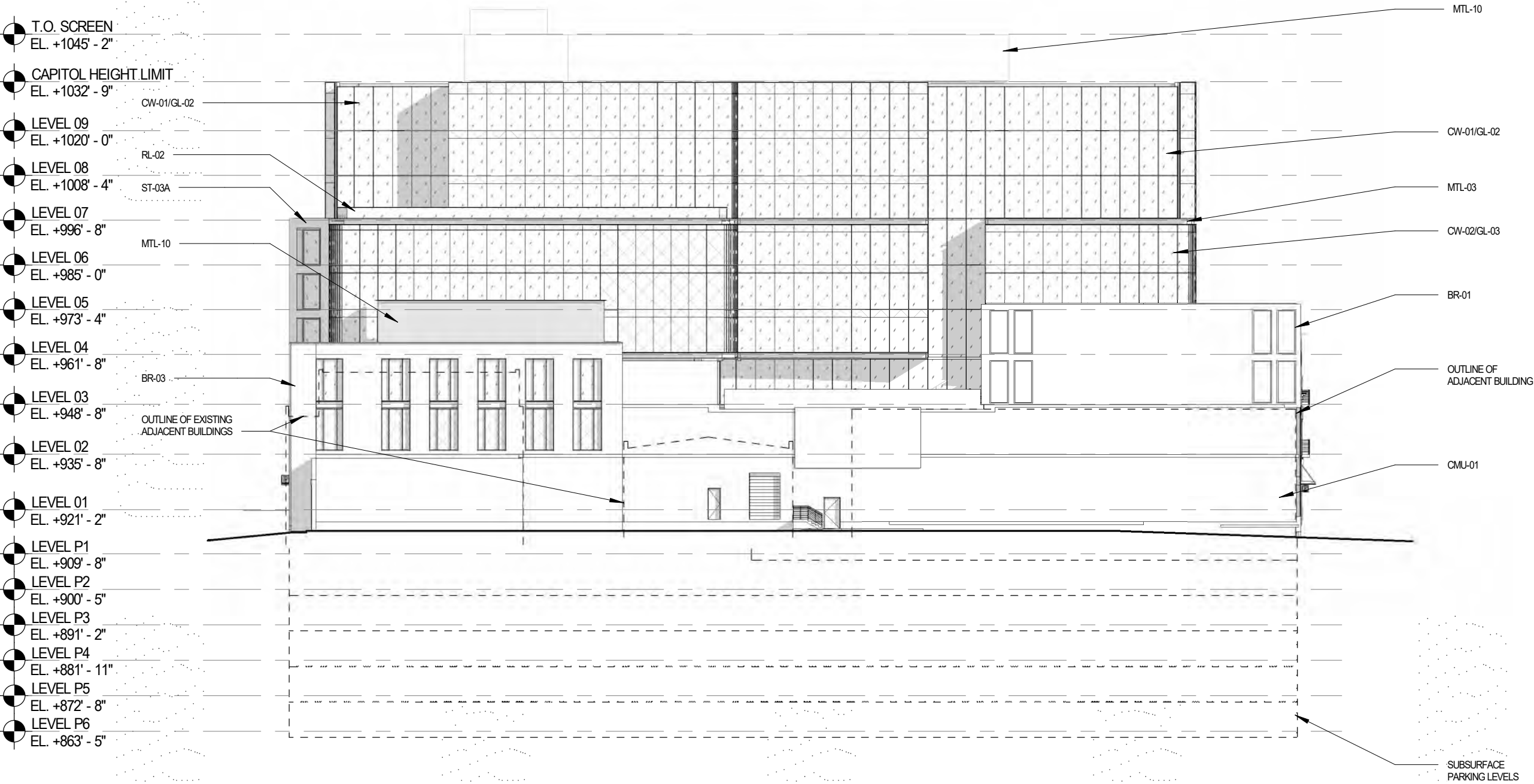
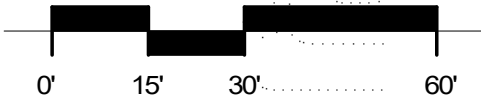
WEBSTER ELEVATION

Sheet Number

2-13

NORTH FACADE - ELEVATION

SCALE: 1" = 30'-0"



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NORTH ELEVATION

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2-14

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3 N. PINCKNEY

Sheet Number

2-20.1

EXISTING AMERICAN
EXCHANGE BUILDING,
TO REMAIN IN PLACE

MTL-12: LIGHT BRONZE
METAL CORNICE

ST-02: GLACIER BLUFF STONE
PANEL WITH TAPESTRY FINISH

GL-02: CLEAR LOW-E
INSULATED GLAZING UNITS

MTL-01: LIGHT BRONZE MICA
FINISH METAL PANEL SYSTEM

SF-06: LIGHT BRONZE ANODIZED
STOREFRONT SYSTEM

STB-02: WILLHOITE SUEDE
STONE BASE WITH POLISHED
FINISH



ST-02:
STONE PANELS

SF-06:
STOREFRONT



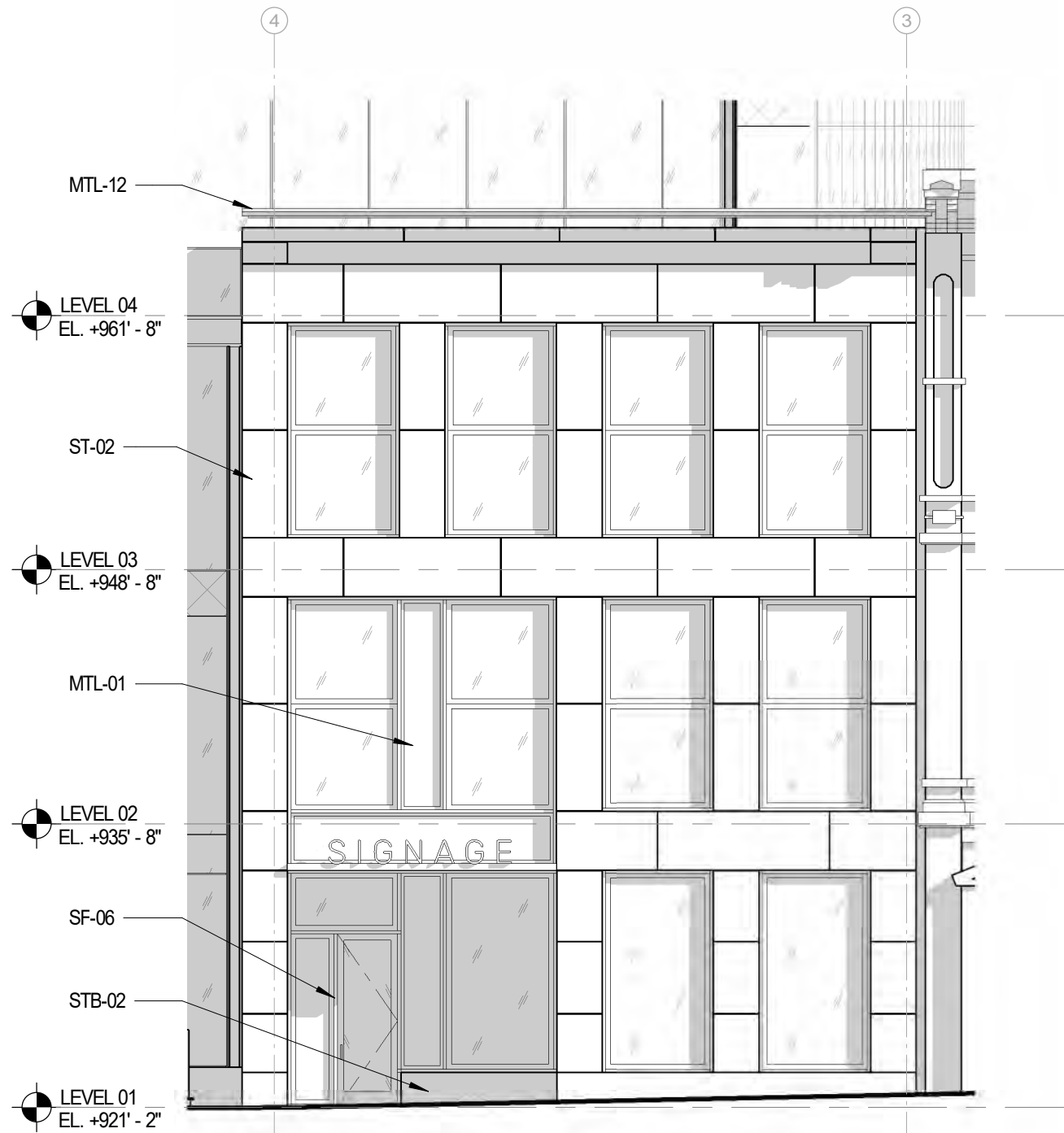
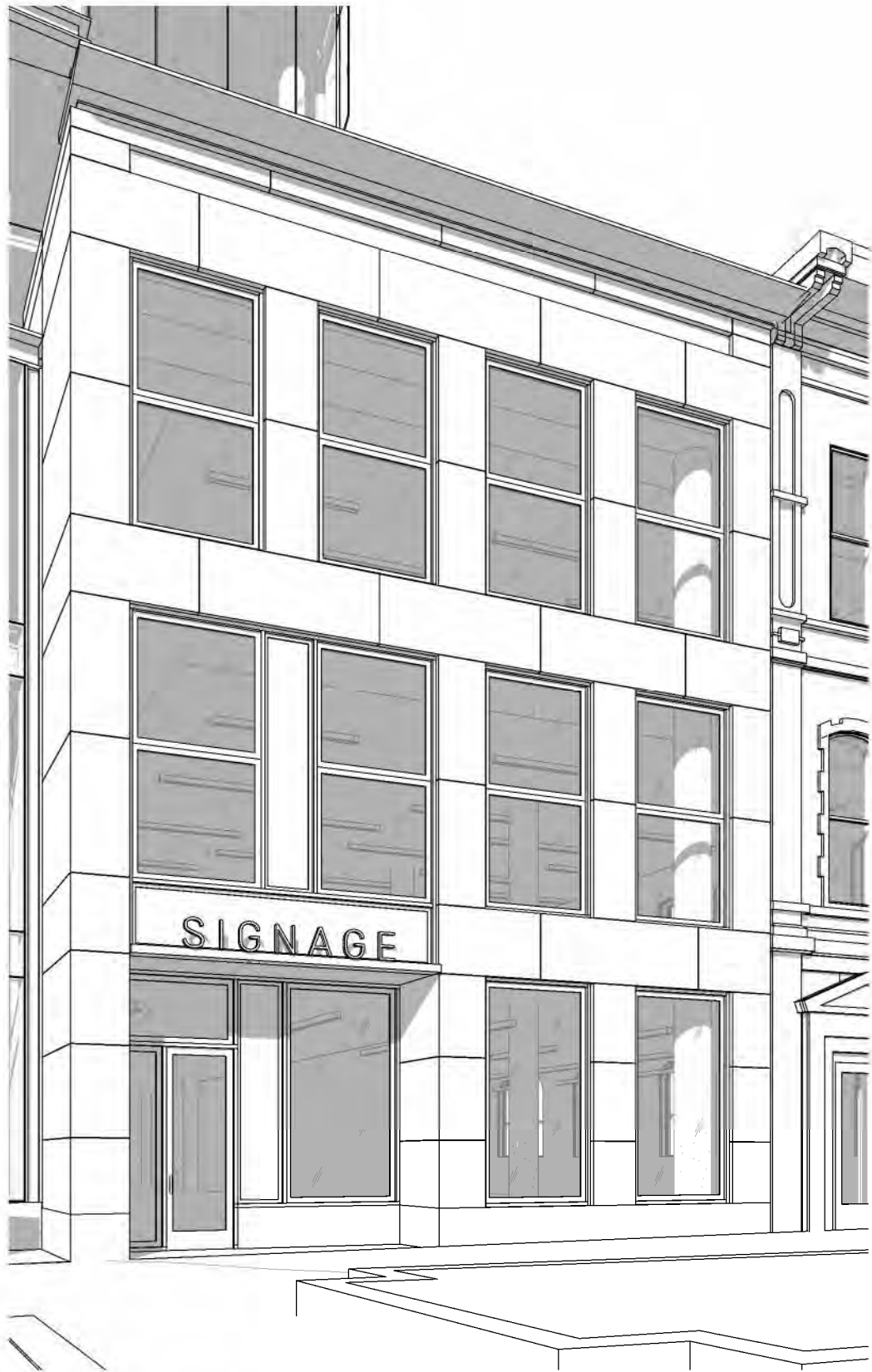
MTL-12:
METAL
CORNICE

MTL-01:
METAL TRIM



3 N. PINCKNEY - RETAIL

1 N. PINCKNEY - RETAIL



3 N. PINCKNEY - ELEVATION

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



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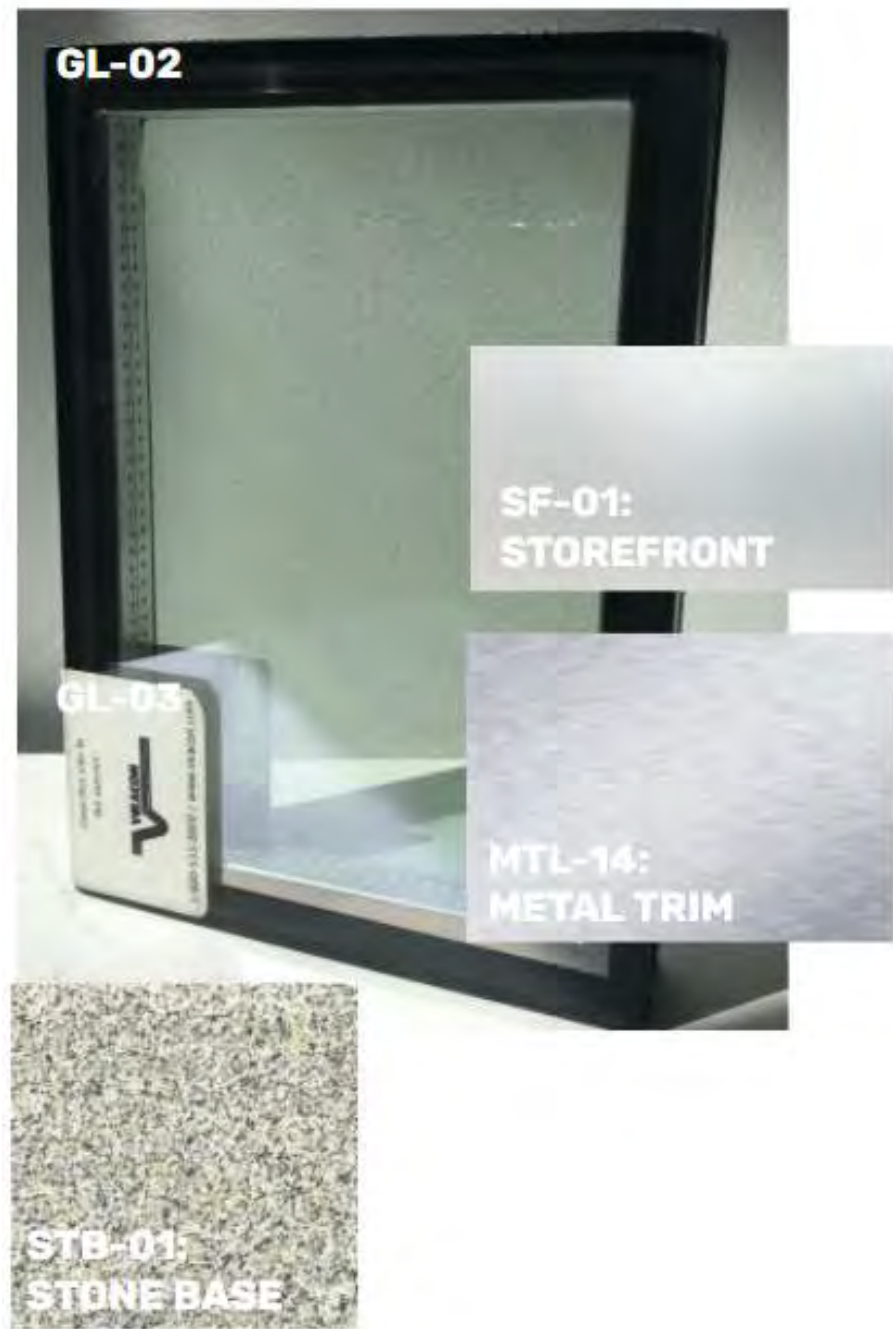
09/16/20

Sheet Name

3 N. PINCKNEY

Sheet Number

2-20.2



RL-02: ALUMINUM AND
GLASS RAILING SYSTEM

MTL-14: CLEAR ANODIZED
ALUMINUM METAL TRIM

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

MTL-14: CLEAR
ANODIZED ALUMINUM
METAL TRIM

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

STB-01: MASON GRANITE
BEIGE STONE BASE WITH
FLAMED FINISH



5 N. PINCKNEY - TOWER LOBBY

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5 N. PINCKNEY

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2-21.1

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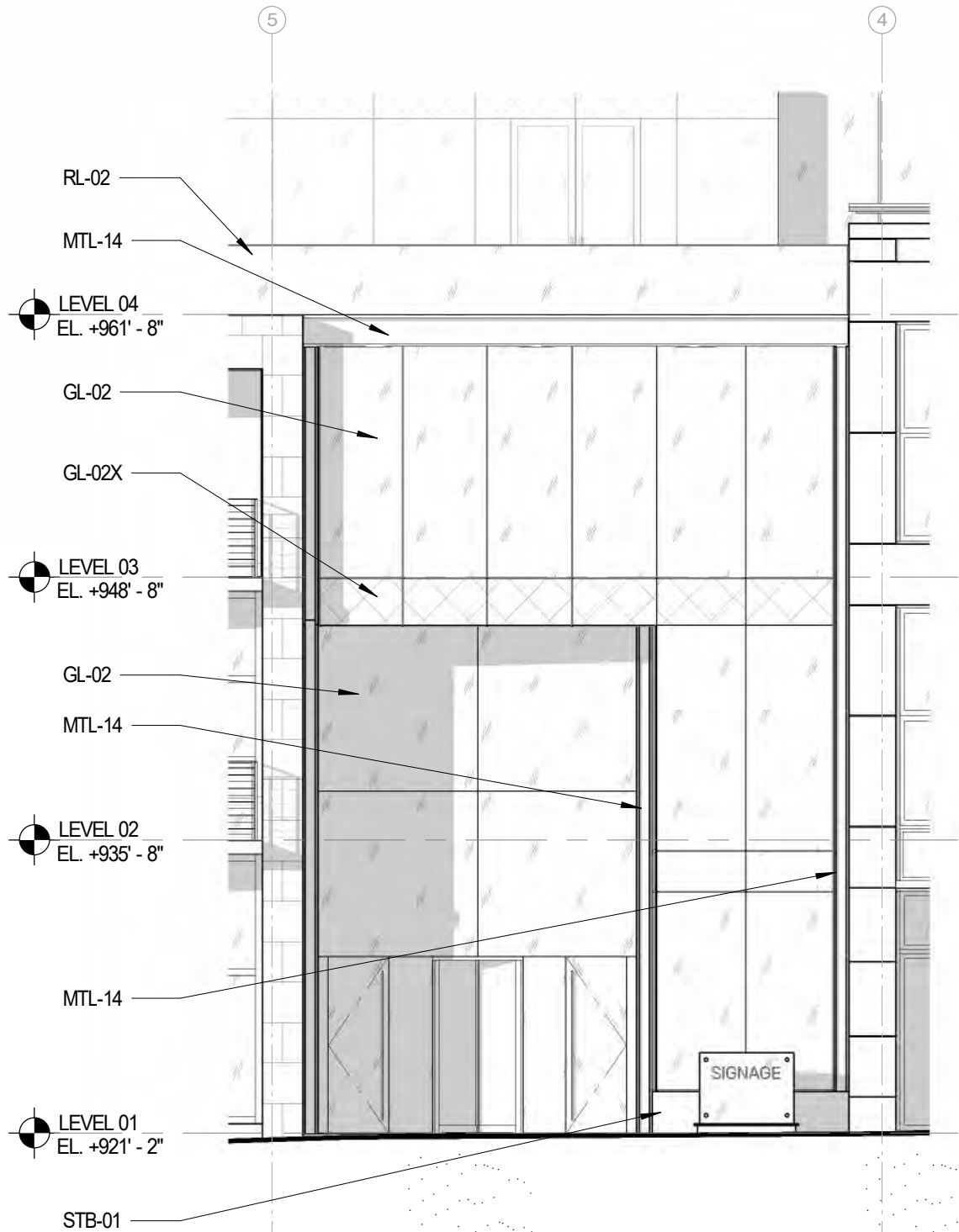
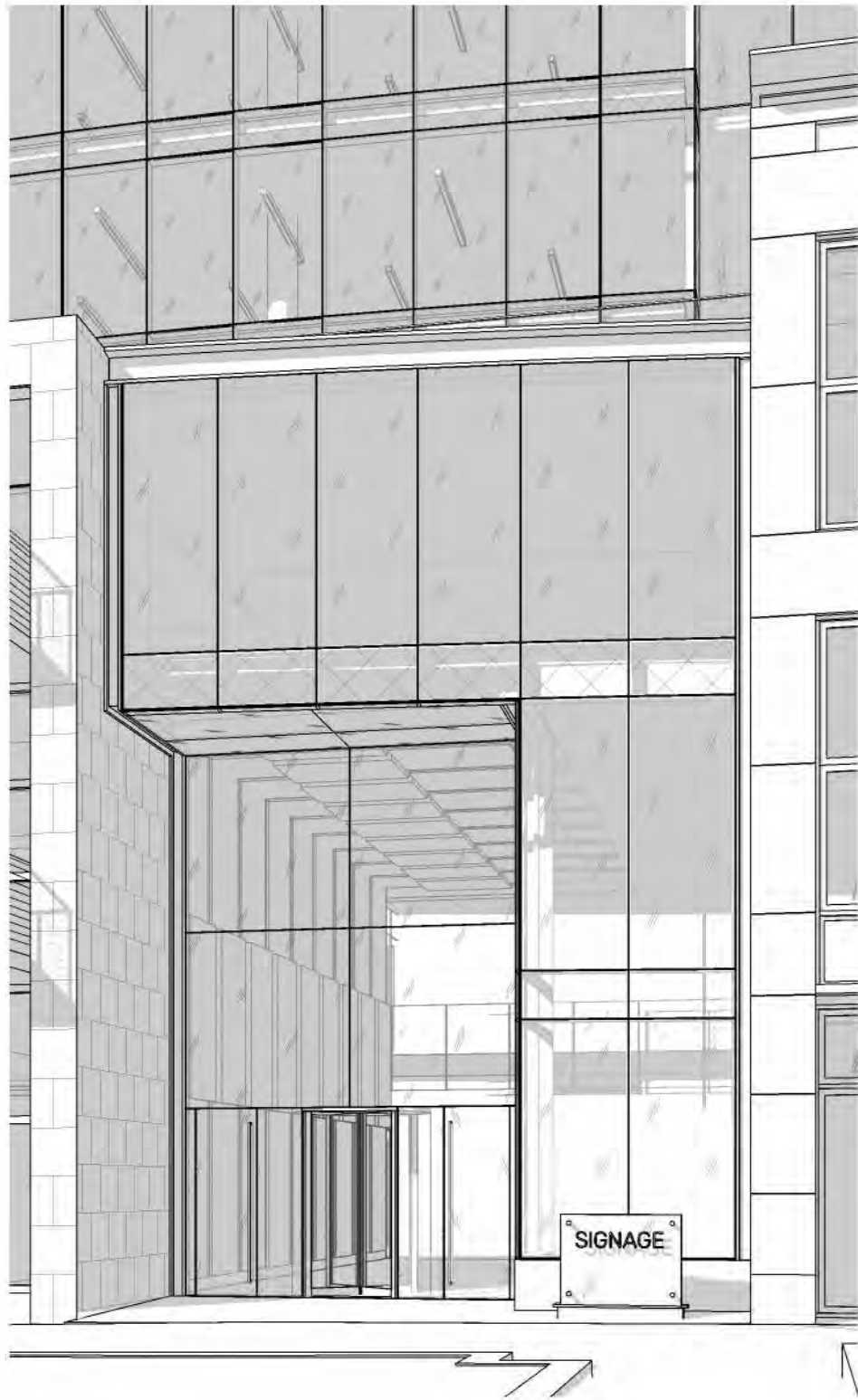
09/16/20

Sheet Name

5 N. PINCKNEY

Sheet Number

2-21.2



5 N. PINCKNEY - ELEVATION

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





ST-01:
INDIANA
LIMESTONE

SF-05:
STOREFRONT



MTL-09:
COLUMN
SURROUND



STB-04:
STONE BASE



MTL-08:
METAL TRIM

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM

ST-01: INDIANA
LIMESTONE WITH
HONED FINISH

RL-01: ALUMINUM AND
CABLE RAILING SYSTEM

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

MTL-09: BRUSHED
ALUMINUM COLUMN
COVER

RL-01: ALUMINUM AND
CABLE RAILING SYSTEM

SF-05: CHAMPAGNE
ANODIZED STOREFRONT
SYSTEM

STB-04: LAC DU BONNET
GRANITE BEIGE STONE
BASE WITH POLISHED
FINISH



7 N. PINCKNEY - RETAIL

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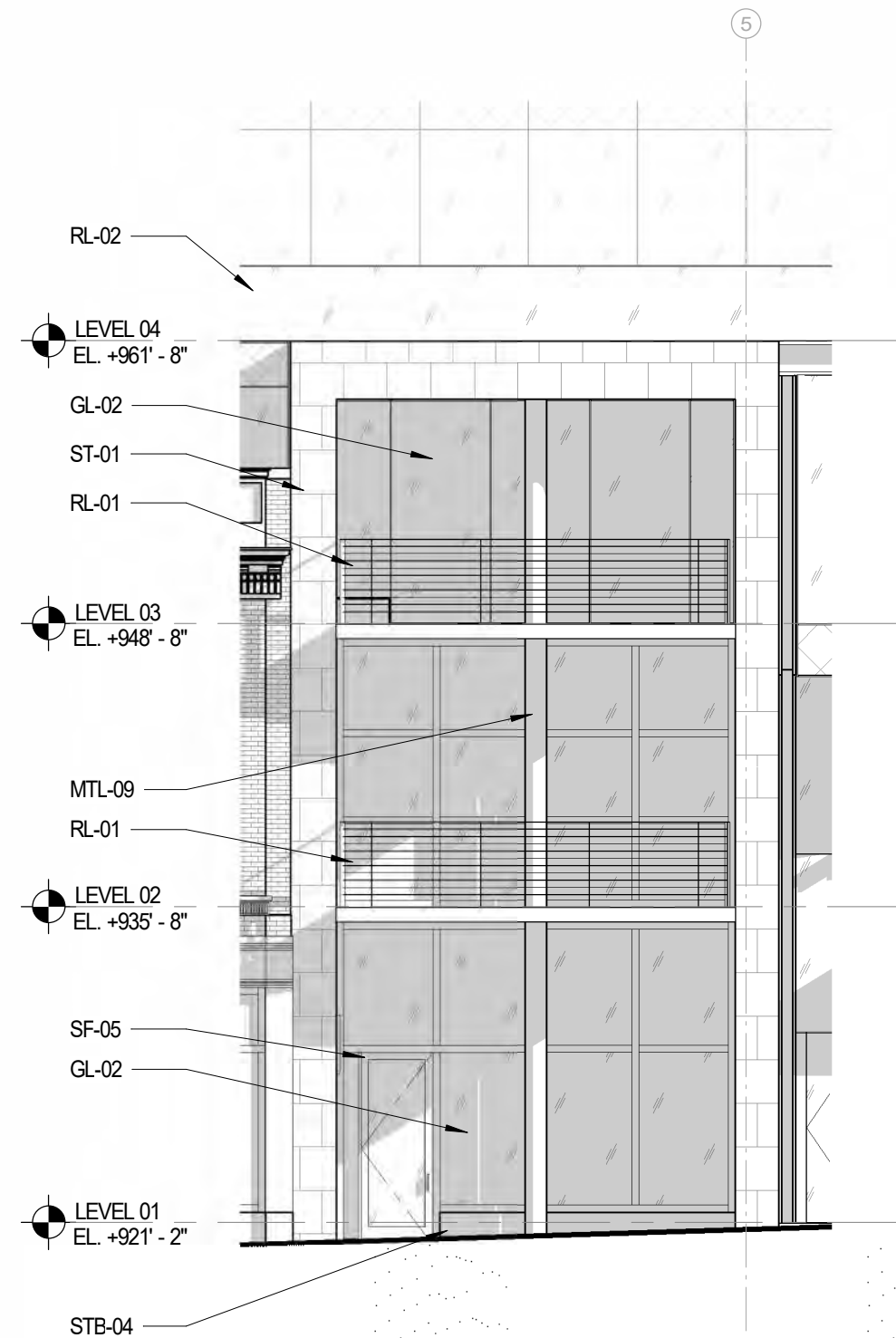
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7 N. PINCKNEY

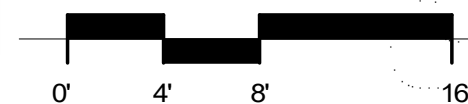
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2-22.1



7 N. PINCKNEY - ELEVATION

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



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2-22.2

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11 N. PINCKNEY

Sheet Number

2-23.1



RL-02: ALUMINUM AND
GLASS RAILING SYSTEM
BEYOND

RELOCATED AND
RESTORED 7 N.
PINCKNEY 2ND FLOOR
FACADE

TERRACOTTA TO MATCH
RELOCATED TERRACOTTA
ABOVE

GL-04: REEDED "ART"
GLASS

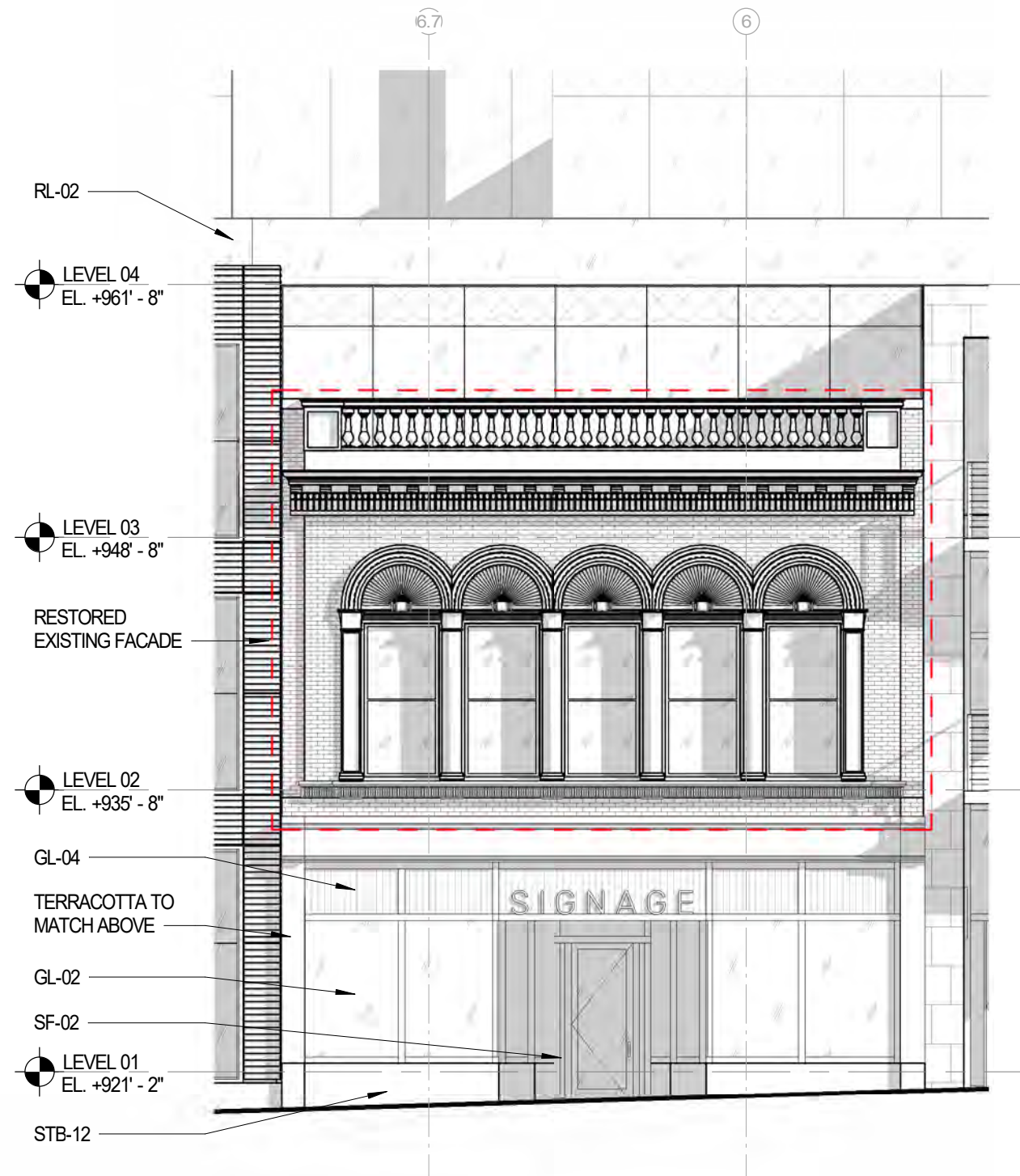
SF-02: DARK GRAY
STOREFRONT SYSTEM

GL-02: CLEAR LOW-E
INSULATED GLAZING UNITS

STB-12: MASABI BLACK
STONE BASE WITH
FLAMED FINISH



11 N. PINCKNEY - RETAIL



11 N. PINCKNEY - ELEVATION

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



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11 N. PINCKNEY

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2-23.2



GL-02

ST-04:
TERRACOTTA

SF-01:
STOREFRONT



STB-11:
STONE BASE

MTL-06:
WINDOW SURROUND

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM

ST-04: FLAT
TERRACOTTA PANELS

MTL-06: BRUSHED PLATE
ALUMINUM WINDOW
SURROUNDS

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

ST-04: CONCAVE
TERRACOTTA PANELS

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

STB-11: MAHOGANY
STONE BASE WITH
POLISHED FINISH



15 N. PINCKNEY - RETAIL

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Date

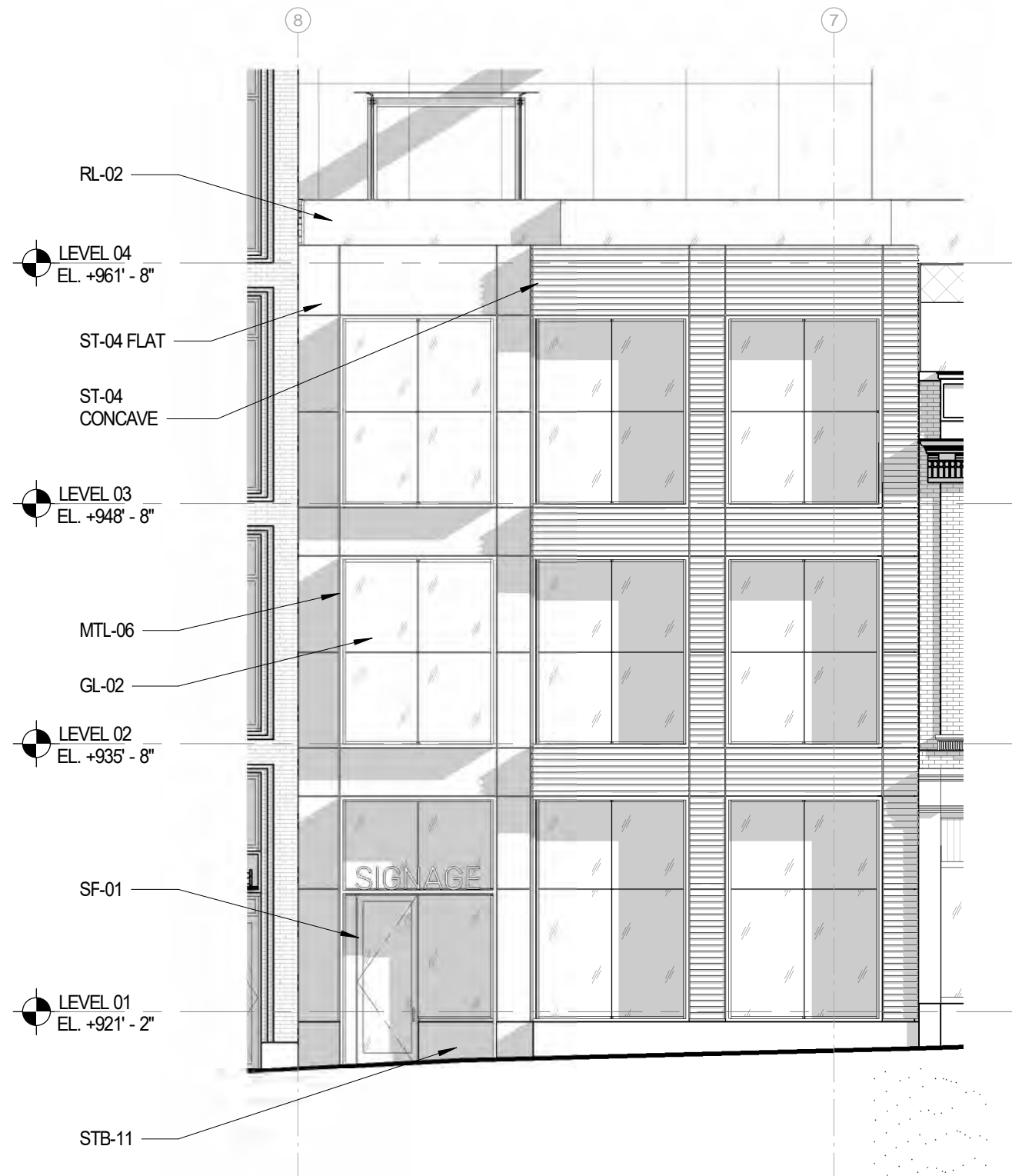
09/16/20

Sheet Name

15 N. PINCKNEY

Sheet Number

2-24.1



15 N. PINCKNEY - ELEVATION

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



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Developer



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Sheet Name

15 N. PINCKNEY

Sheet Number

2-24.2



BR-01: "G1 - SMOOTH"
FACE BRICK

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS

EXISTING MASONRY
BUILDING TO REMAIN

MTL-07: MEDIUM
BRONZE MICA FINISH
METAL TRIM TO
MATCH SF-03

SF-03: MEDIUM
BRONZE ANODIZED
STOREFRONT SYSTEM

STB-10: PICASSO
STONE BASE WITH
ANTIQUE FINISH



19 N. PINCKNEY - PARKING GARAGE ELEVATOR LOBBY

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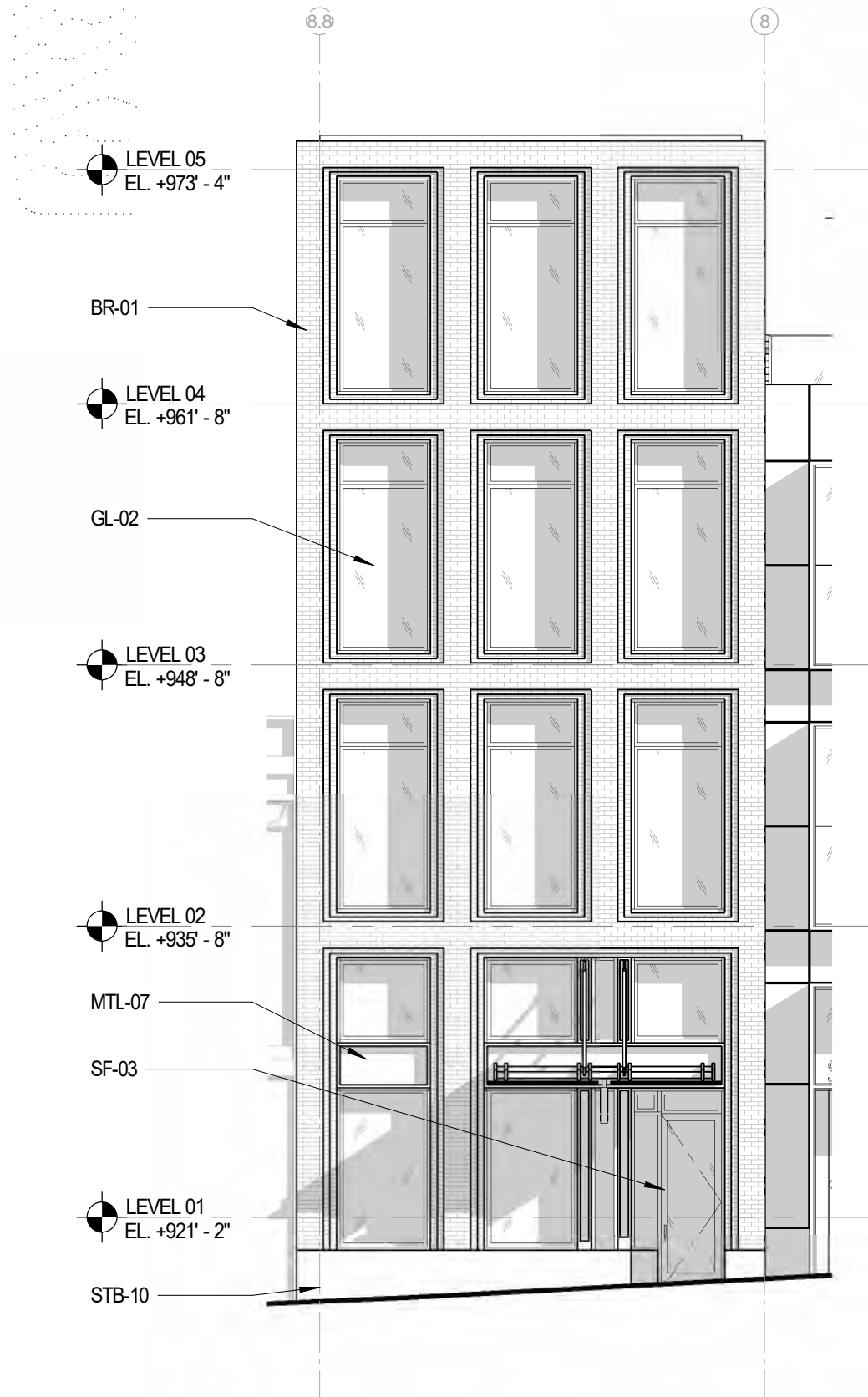
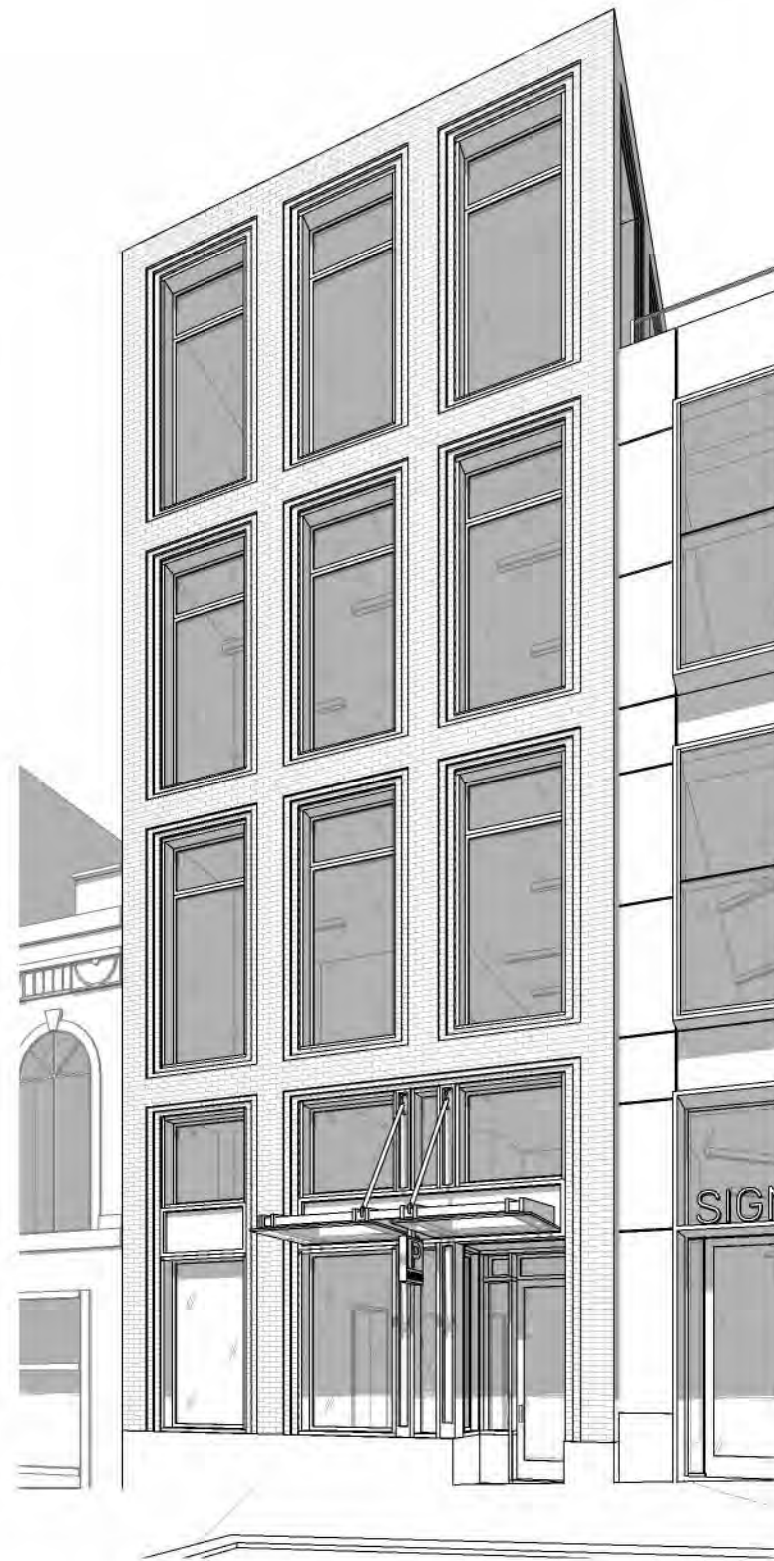
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19 N. PINCKNEY

Sheet Number

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19 N. PINCKNEY - ELEVATION

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



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Sheet Name

19 N. PINCKNEY

Sheet Number

2-25.2

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Sheet Name

**E. WASHINGTON
LOADING DOCK**

Sheet Number

2-26.1



GL-02



**BR-04:
FACE BRICK**



**SF-01:
STOREFRONT**



**STB-10:
STONE BASE**



**MTL-13:
METAL CORNICE**

RL-02: ALUMINUM AND
GLASS RAILING SYSTEM
BEYOND PARAPET

MTL-13: MICA FINISH
METAL TRIM CORNICE

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS ABOVE
LOADING DOCK

BR-04: "FL TAN - SMOOTH"
FACE BRICK

LV-01: ALUMINUM LOUVER
SYSTEM, FINISH TO
MATCH SF-01

GL-02: FROSTED AT
LOADING DOCK

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

OVERHEAD COILING
DOOR, PAINT TO MATCH
BR-04

STB-10: PICASSO
STONE BASE WITH
ANTIQUÉ FINISH



EAST WASHINGTON LOADING DOCK

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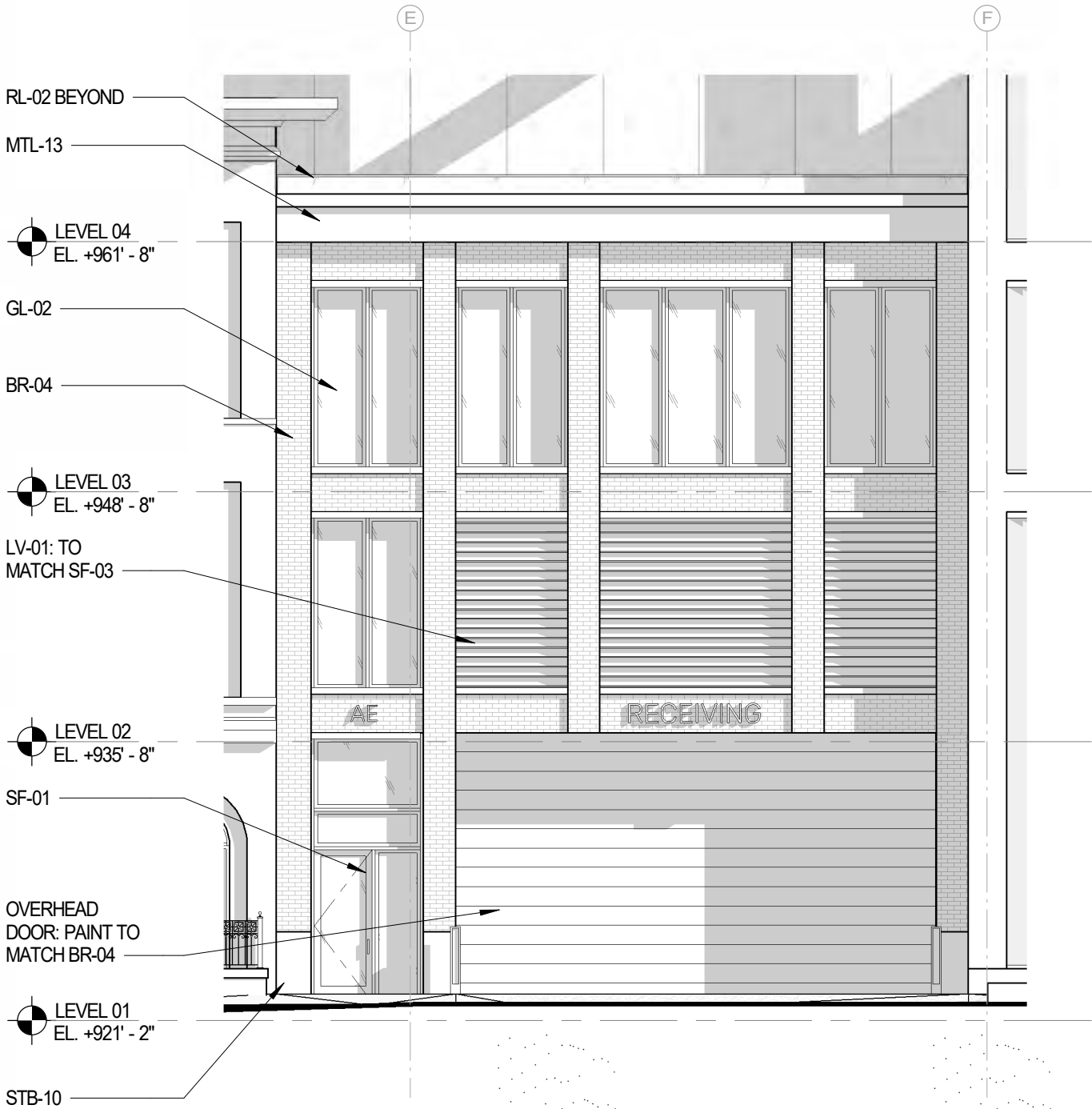
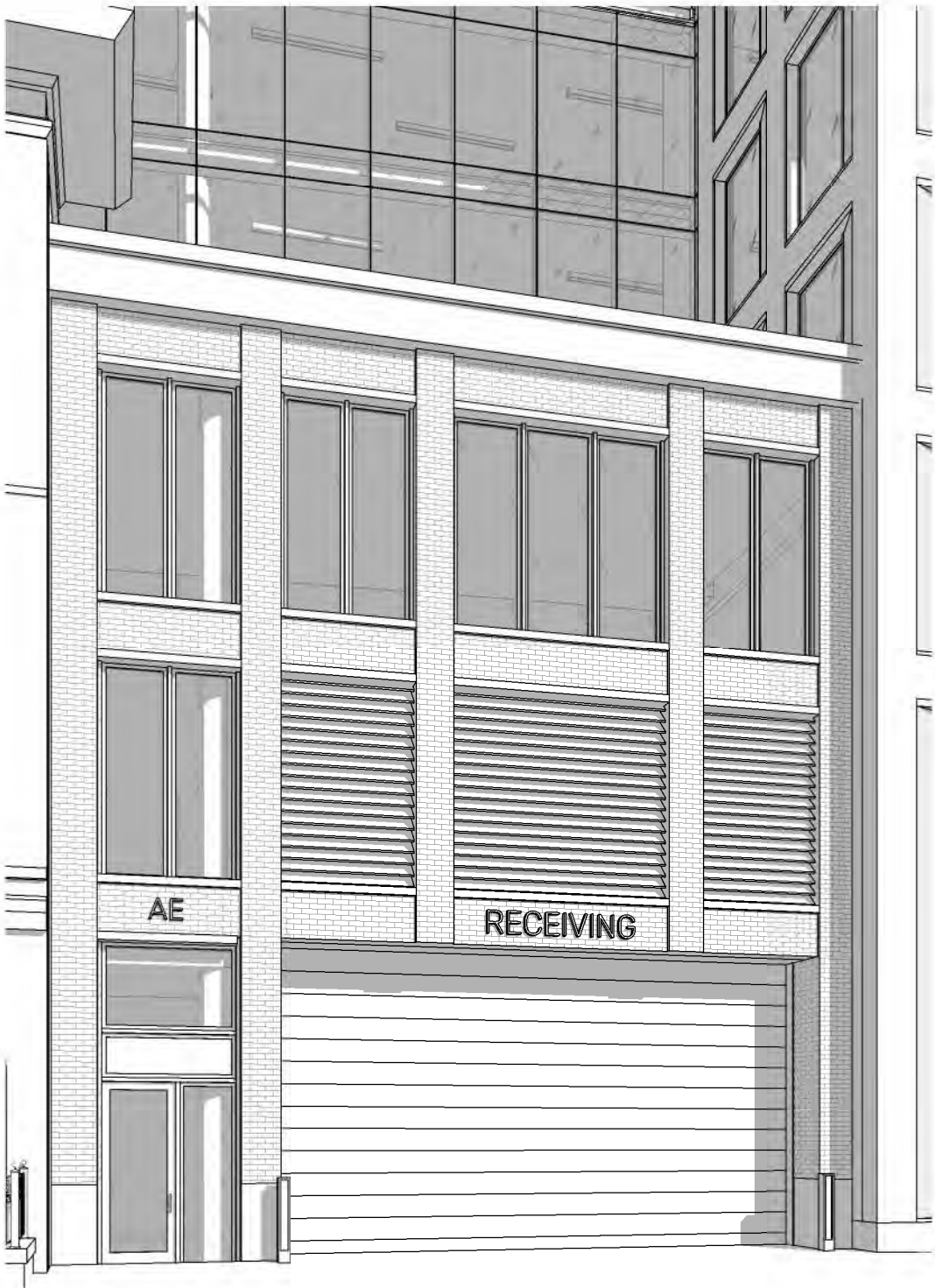
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Sheet Name

**E. WASHINGTON
LOADING DOCK**

Sheet Number

2-26.2



E WASHINGTON LOADING - ELEVATION

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





SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

MTL-07: MEDIUM BRONZE MICA FINISH METAL TRIM TO MATCH SF-07

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE FACADE WITH HONED FINISH

ST-03B: "EW-GOLD" STONE FACADE WITH SANDBLASTED FINISH

MTL-09: BRUSHED ALUMINUM COLUMN COVER



EAST WASHINGTON RETAIL AND TOWER LOBBY

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Sheet Name

**E. WASHINGTON
RETAIL/LOBBY**

Sheet Number

2-27.1

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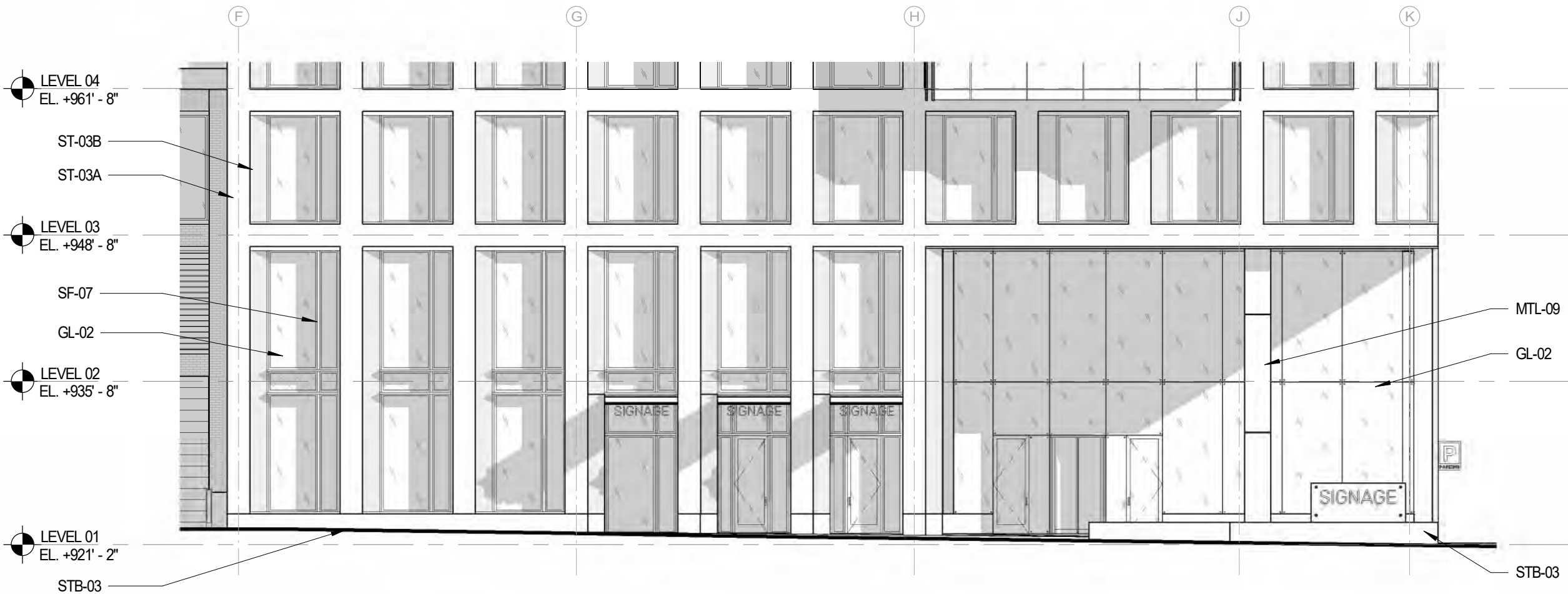
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E. WASHINGTON
RETAIL/LOBBY

Sheet Number

2-27.2



E WASHINGTON RETAIL - ELEVATION

SCALE: 3/32" = 1'-0"





SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

ST-03A: "EW-GOLD" STONE FACADE WITH HONED FINISH

ST-03B: "EW-GOLD" STONE FACADE WITH SANDBLASTED FINISH



NORTH WEBSTER FACADE

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WEBSTER FACADE

Sheet Number

2-28.1

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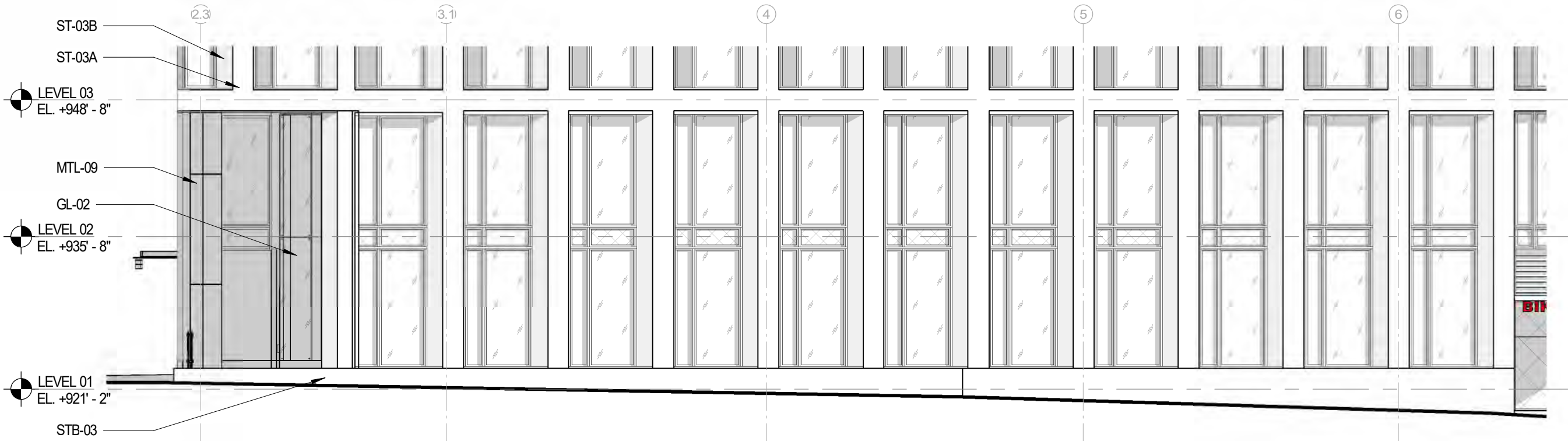
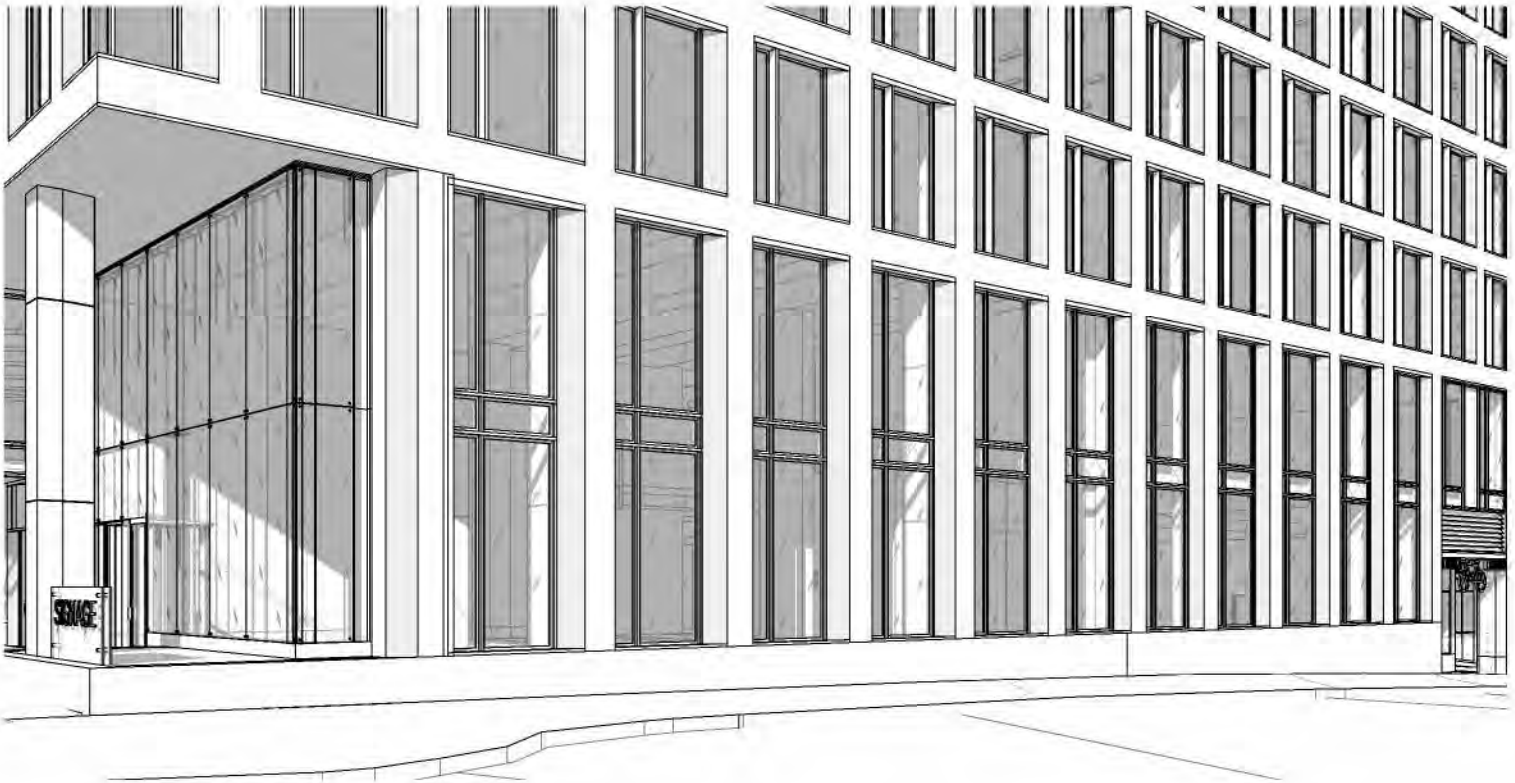
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WEBSTER FACADE

Sheet Number

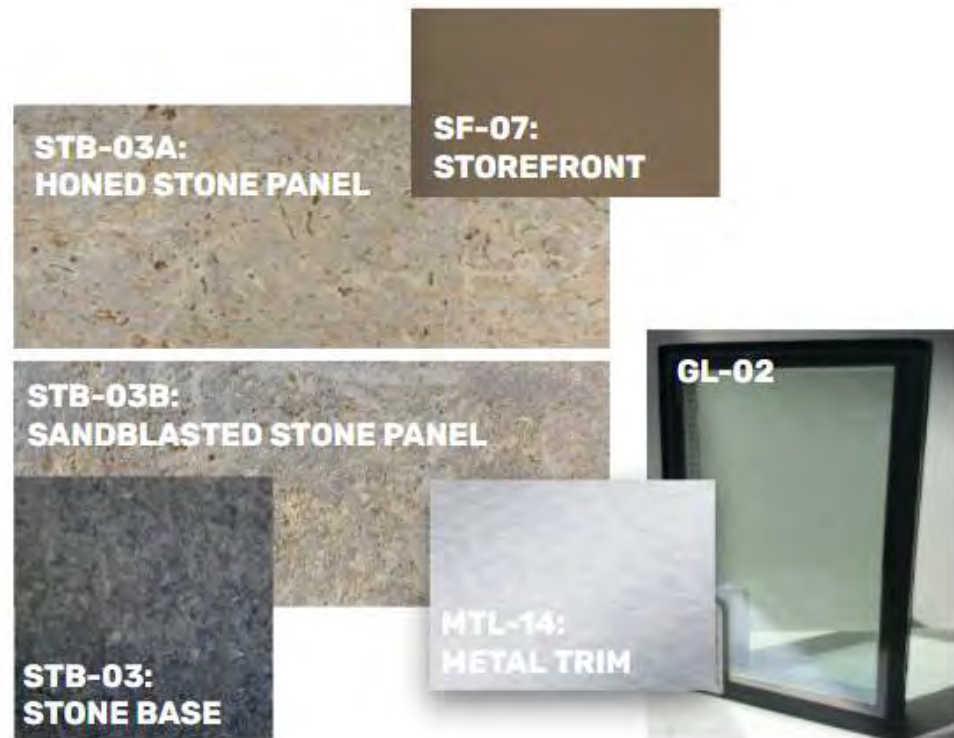
2-28.2



WEBSTER FACADE - ELEVATION

SCALE: 3/32" = 1'-0"





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SF-07: MEDIUM BRONZE ANODIZED STOREFRONT SYSTEM WITH EXTRUDED MULLION CAPS

LV-01: ALUMINUM LOUVER SYSTEM, FINISH TO MATCH SF-07

GL-02: CLEAR LOW-E INSULATED GLAZING UNITS

STB-03: MASABI BLACK STONE BASE WITH FLAMED FINISH

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

LV-02: ANODIZED ALUMINUM LOUVER SYSTEM

MTL-14: CLEAR ANODIZED ALUMINUM METAL TRIM

CONC-1: EXPOSED CONCRETE COLUMN



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Sheet Name

N WEBSTER PARKING ENTRANCE

Sheet Number

2-29.1

NORTH WEBSTER BIKE ROOM ENTRY AND PARKING GARAGE ENTRANCE/EXIT

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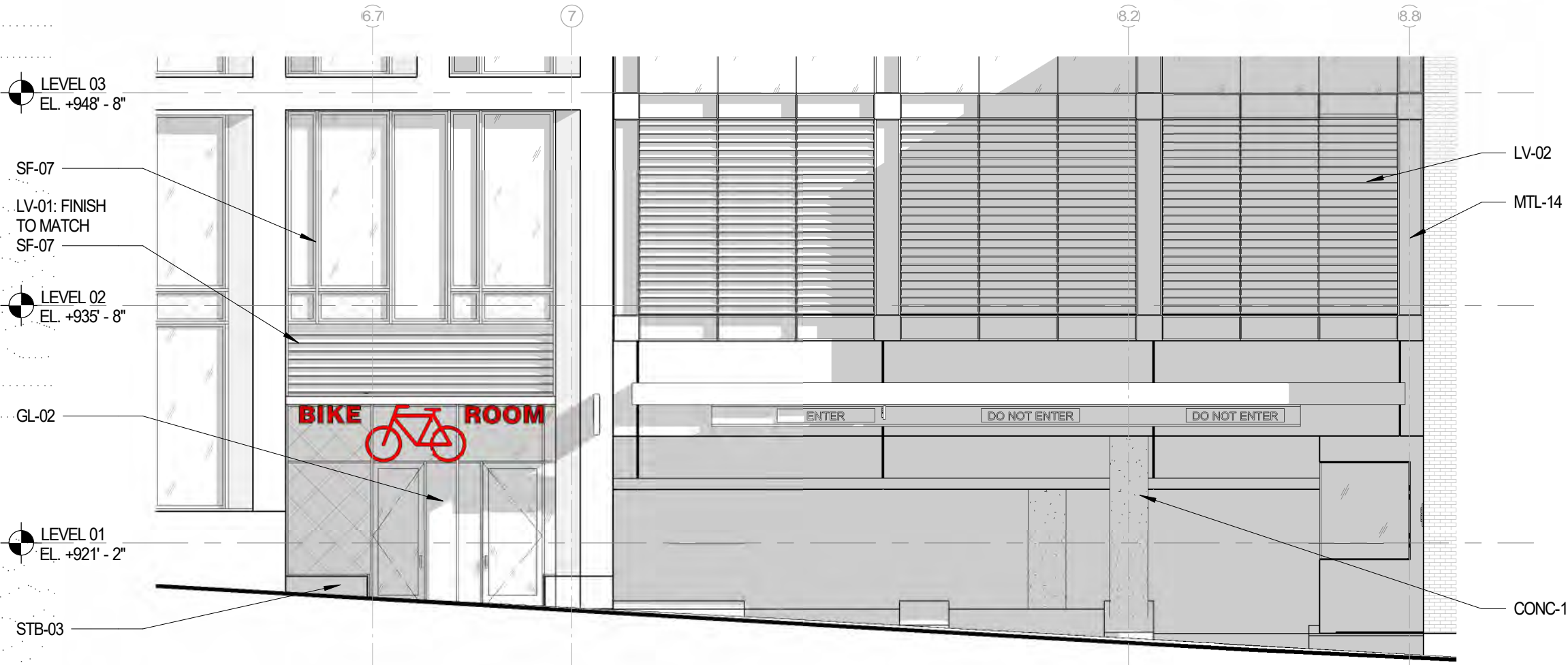
09/16/20

Sheet Name

N WEBSTER PARKING
ENTRANCE

Sheet Number

2-29.2



WEBSTER PARKING/BIKE ENTRY - ELEVATION

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



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Sheet Name

N. WEBSTER LOADING DOCK

Sheet Number

2-30.1



MTL-10: PERFORATED
CORRUGATED METAL
SCREEN WITH MICA
FINISH

BR-03: "SIOUX CITY
BRICK GREY - VELOUR"
FACE BRICK

GL-02: CLEAR LOW-E
INSULATED GLAZING
UNITS ABOVE LOADING
DOCK

GL-02X: SPANDREL
INSULATED GLAZING
UNITS TO MATCH GL-02

MTL-02: COMPOSITE
METAL PANEL SYSTEM
WITH MICA FINISH

SF-01: CLEAR ANODIZED
STOREFRONT SYSTEM

MTL-14: CLEAR ANODIZED
ALUMINUM METAL TRIM

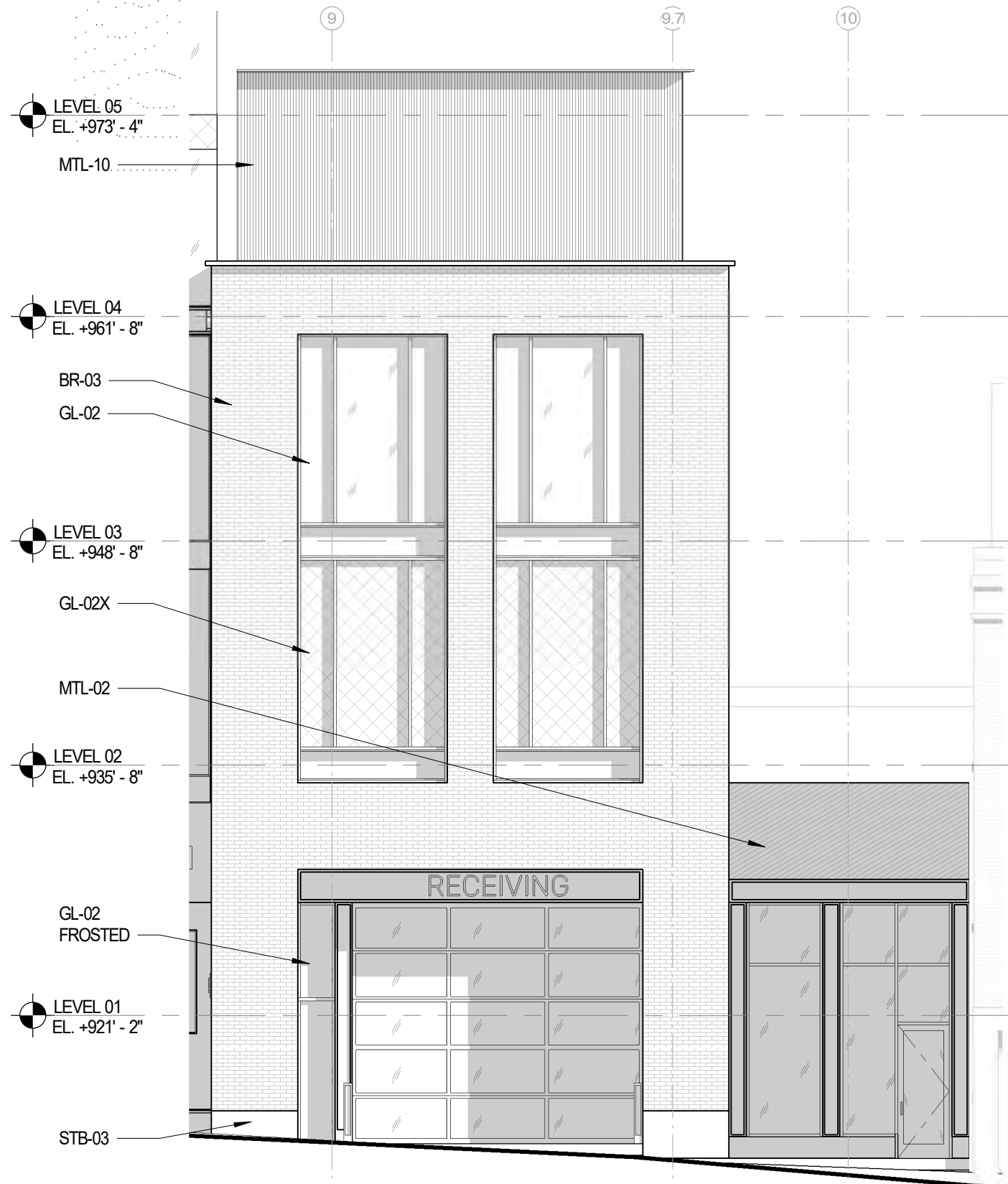
GL-02: FROSTED AT
LOADING DOCK

OVERHEAD DOOR
WITH FROSTED
GLAZING

STB-03: MASABI BLACK
STONE BASE WITH
FLAMED FINISH

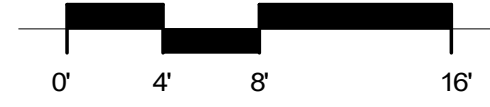


NORTH WEBSTER LOADING DOCK AND EGRESS PAVILION



WEBSTER LOADING DOCK - ELEVATION

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



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**N. WEBSTER LOADING
DOCK**

Sheet Number

2-30.2



CW-01/GL-02: CLEAR LOW-E
INSULATED GLAZING UNITS

CW-02/GL-03: BLUE-TINTED LOW-
E INSULATED GLAZING UNITS

CW-02/GL-03X BLUE-TINTED
SPANDREL INSULATED
GLAZING UNITS

MTL-03: METAL PANEL
PROFILE AND SOFFIT SYSTEM,
FINISH TO MATCH CW-01



PARTIAL TOWER FACADE

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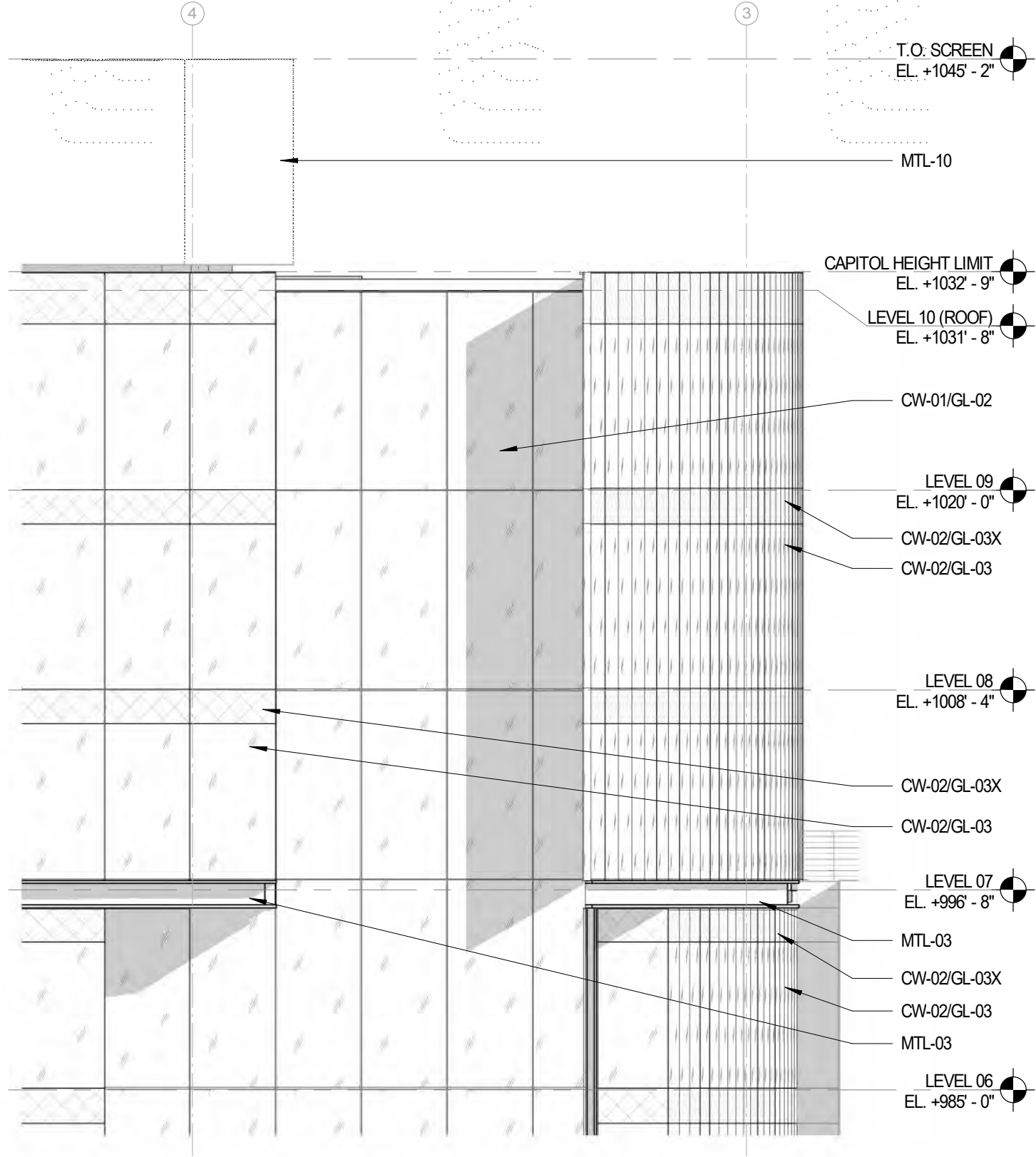
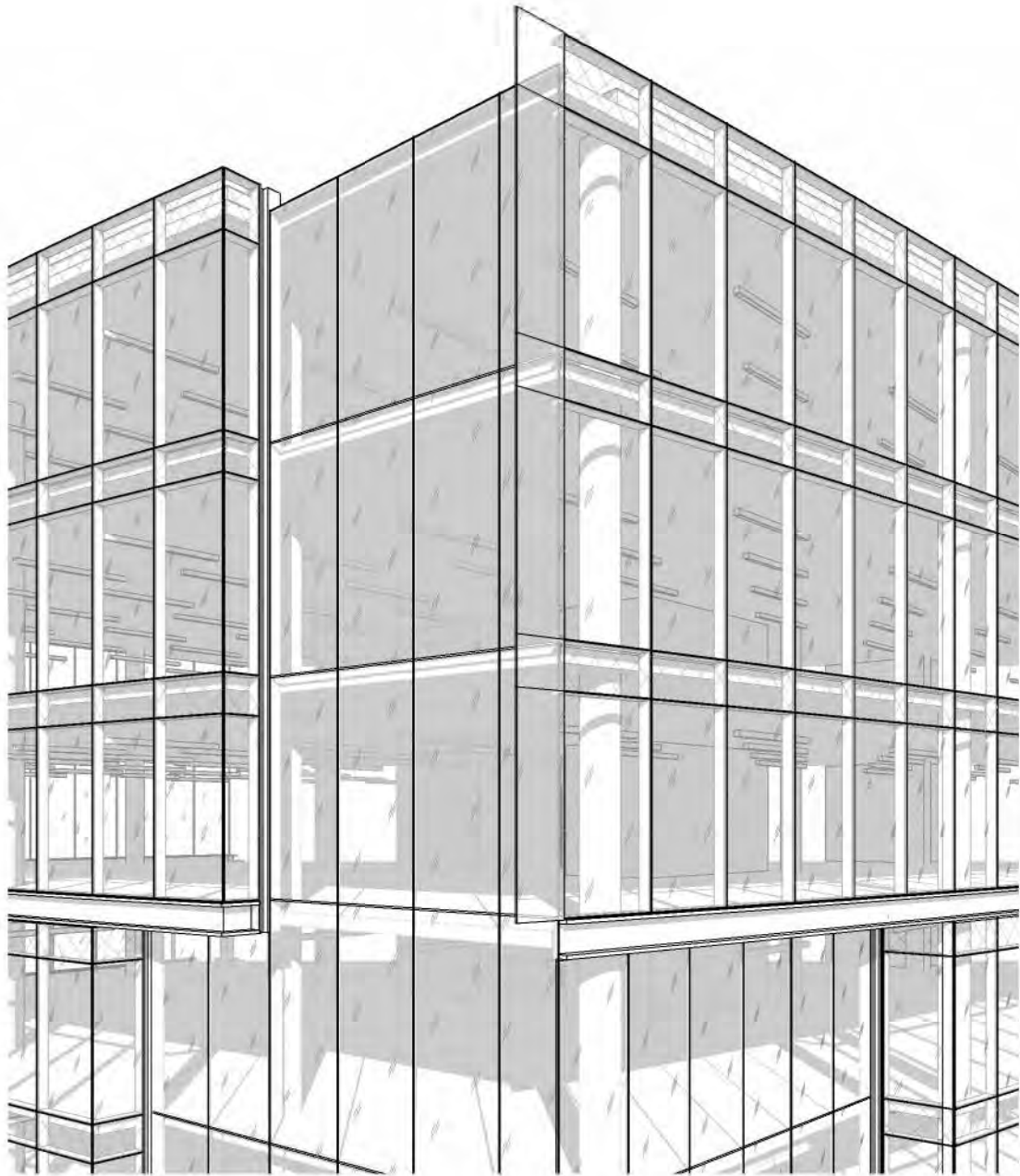
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**PARTIAL TOWER
FACADE**

Sheet Number

2-31.1



TOWER - PARTIAL ELEVATION

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



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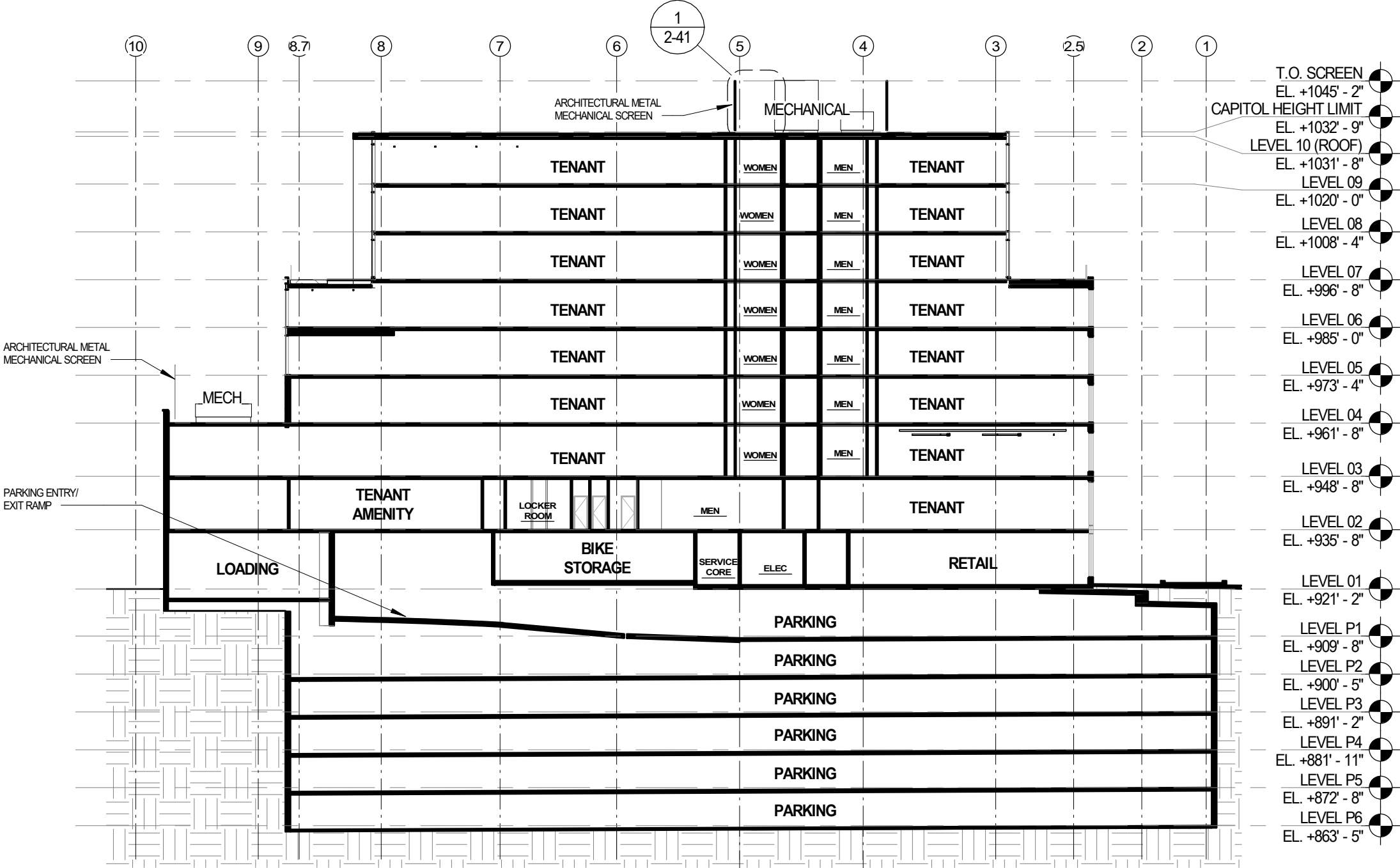
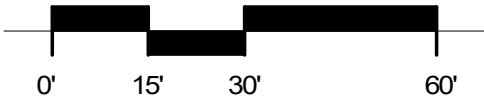
**PARTIAL TOWER
FACADE**

Sheet Number

2-31.2

BUILDING SECTION

SCALE: 1" = 30'-0"



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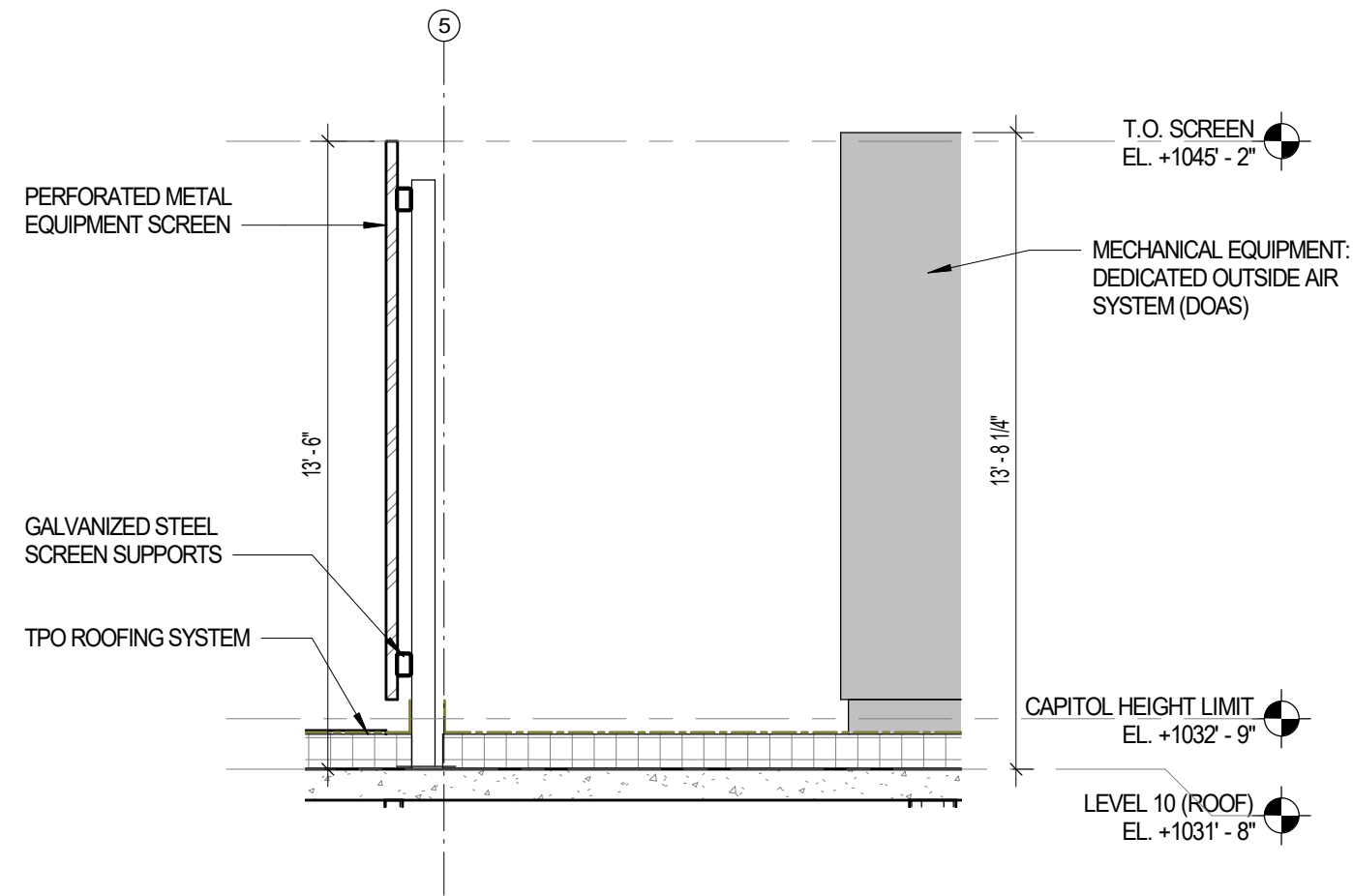
BUILDING SECTION

Sheet Number

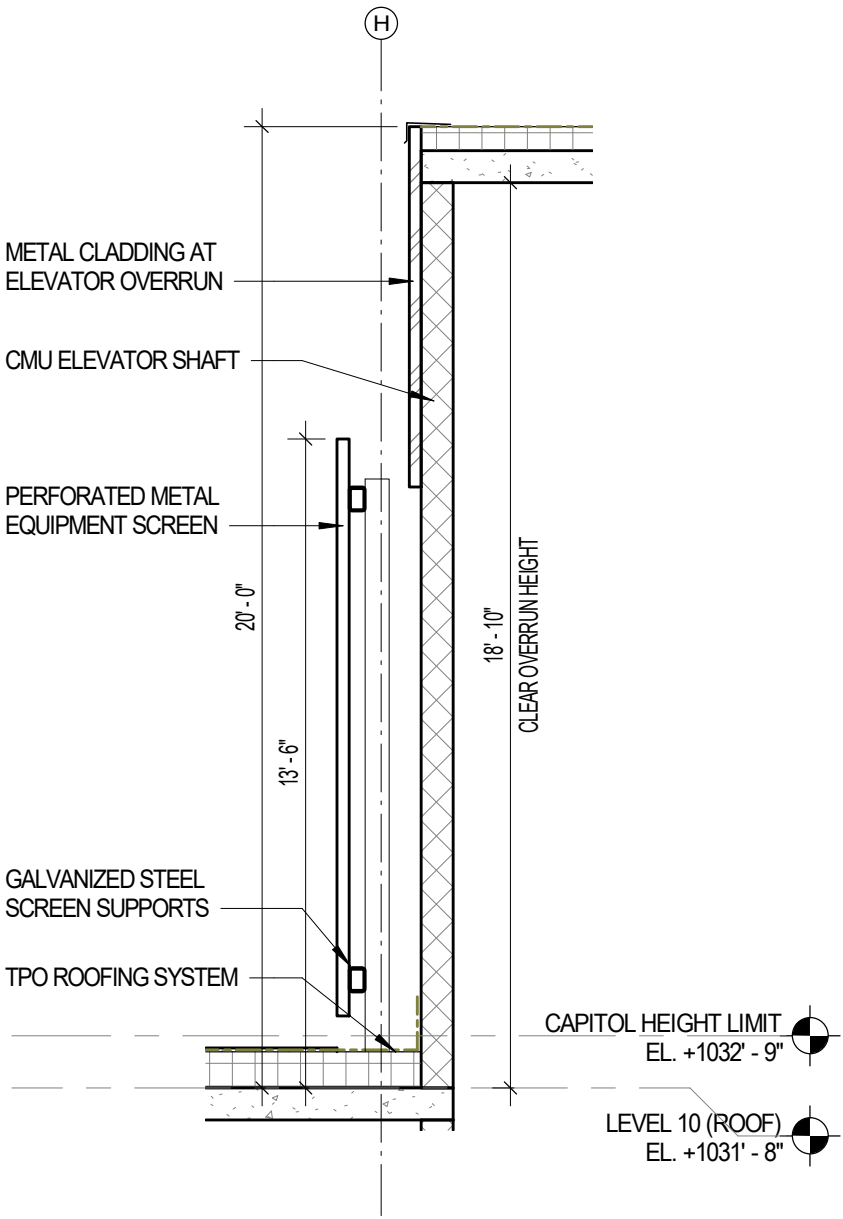
2-40

MECHANICAL SCREEN DETAILS

SCALE: 1/4" = 1'-0"



SECTION AT MECHANICAL SCREEN



SECTION AT ELEVATOR OVERRUN

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MECHANICAL SCREEN
DETAILS

Sheet Number

2-41



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Sheet Name

RENDERING - VIEW
ACROSS N. PINCKNEY

Sheet Number

3-01



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RENDERING - PINCKNEY FACADE

Sheet Number

3-02



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**RENDERING -
PINCKNEY FACADE**

Sheet Number

3-03



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**RENDERING - VIEW
FROM N. PINCKNEY**

Sheet Number

3-04

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**RENDERING - VIEW
ACROSS E.
WASHINGTON**

Sheet Number

3-05



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Sheet Name

RENDERING - VIEW FROM EAST WASHINGTON

Sheet Number

3-06



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Sheet Name

RENDERING - VIEW
FROM E.
WASHINGTON & N.
WEBSTER

Sheet Number

3-07



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Sheet Name

RENDERING - VIEW OF
WASHINGTON AVE
LOBBY

Sheet Number

3-08



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**RENDERING - VIEW
FROM N. WEBSTER**

Sheet Number

3-09



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**RENDERING - VIEW
FROM N. WEBSTER**

Sheet Number

3-10



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**RENDERING - VIEW OF
PARKING ENTRY**

Sheet Number

3-11



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Sheet Name

RENDERING - VIEW ACROSS PINCKNEY

Sheet Number

3-12



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**RENDERING - VIEW
FROM PINCKNEY AND
WASHINGTON**

Sheet Number

3-13



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Sheet Name

RENDERING - VIEW OF INTERIOR COURTYARD

Sheet Number

3-20



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Sheet Name

**RENDERING - VIEW OF
INTERIOR
COURTYARD**

Sheet Number

3-21



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**RENDERING - VIEW OF
INTERIOR
COURTYARD**

Sheet Number

3-22



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**RENDERING - VIEW OF
INTERIOR
COURTYARD**

Sheet Number

3-23



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PHOTO-MATCHED VIEW - WEBSTER LOOKING SOUTHEAST

Sheet Number

4-01



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Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

PHOTO-MATCHED VIEW - WASHINGTON LOOKING S. WEST

Sheet Number

4-02



VALERIO DEWALT TRAIN

500 North Dearborn Street
Suite 900
Chicago, Illinois 60654

312.260.7300

Developer



Urban Land Interests

Project Name

**AMERICAN
EXCHANGE
DEVELOPMENT**

Project Address

A Portion of Block 101
in the City of Madison,
Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

**PHOTO-MATCHED
VIEW - WEBSTER
LOOKING N.WEST**

Sheet Number

4-03



VALERIO DEWALT TRAIN

500 North Dearborn Street
Suite 900
Chicago, Illinois 60654

312.260.7300

Developer



Urban Land Interests

Project Name

**AMERICAN
EXCHANGE
DEVELOPMENT**

Project Address

A Portion of Block 101
in the City of Madison,
Wisconsin

Project Number

18038.00

Date

09/16/20

Sheet Name

**PHOTO-MATCHED
VIEW - WASHINGTON
LOOKING N.EAST**

Sheet Number

4-04

Long Views

VALERIO
DEWALT
TRAIN

E. WASHINGTON & PATERSON



VISIBLE PORTION OF
PROPOSED BUILDING

OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & BLOUNT



VISIBLE PORTION OF
PROPOSED BUILDING

OUTLINE OF PROPOSED
BUILDING BEYOND

E. WASHINGTON & HANCOCK



VISIBLE PORTION OF
PROPOSED BUILDING

OUTLINE OF PROPOSED
BUILDING BEYOND

CAROL & MIFFLIN



OUTLINE OF PROPOSED
BUILDING BEYOND

MAIN & MLK



VISIBLE PORTION OF
PROPOSED BUILDING

OUTLINE OF PROPOSED
BUILDING BEYOND

DESCRIPTION

Part of Lot Three (3), and all of Lots Four (4) through Nine (9), Block One Hundred One (101), Original Plat of Madison, as recorded in Volume A of Plats, Pages 3, as Document Number 102, Dane County Registry, in the City of Madison, Dane County, Wisconsin, also part of an existing twelve foot (12') wide alley located in said Block 101, located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence $N43^{\circ}50'58''W$, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence $N46^{\circ}05'16''E$, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing twelve foot (12') wide alley; thence $N46^{\circ}19'21''E$, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence $N46^{\circ}01'16''E$ along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence $N43^{\circ}53'18''W$, 42.92 feet; thence $N46^{\circ}09'03''E$, 87.81 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the northeasterly corner of said Lot 3; thence $S43^{\circ}51'57''E$ along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence $S46^{\circ}01'12''W$ along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 56,113 square feet or 1.288 acres, more or less.



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: Block 101, Original Plat of Madison (1 N Pinckney St)

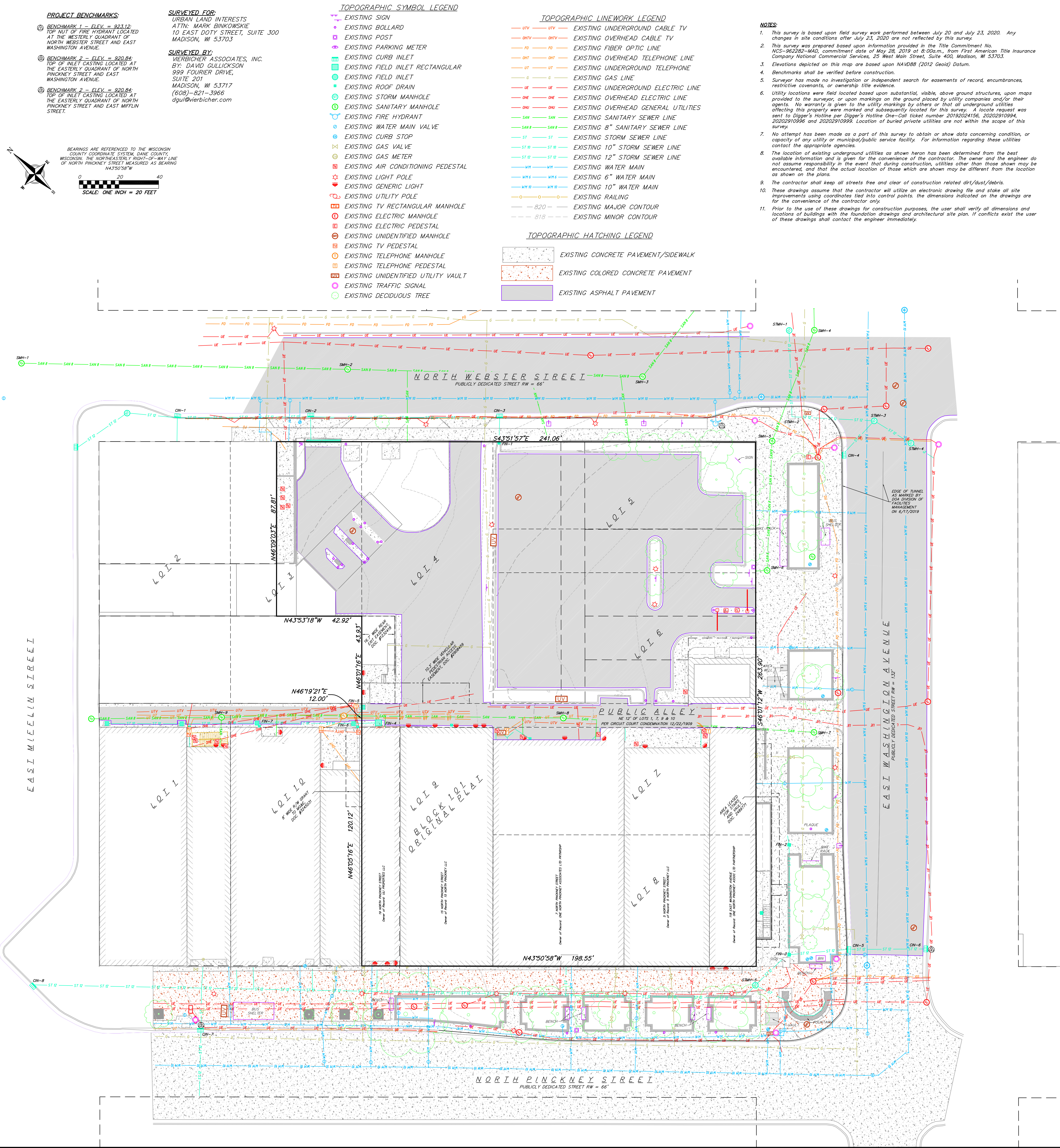
Contact Name & Phone #: Justin Zampardi, 608-821-3970

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



- NOTES**
- This survey is based upon field survey work performed between July 20 and July 23, 2020. Any changes in site conditions after July 23, 2020 are not reflected by this survey.
 - This survey was prepared based upon information provided in the Title Commitment No. NCS-962282-MAD, commitment date of May 28, 2019 at 8:00a.m., from First American Title Insurance Company National Commercial Service, 25 West Main Street, Suite 400, Madison, WI 53703.
 - Elevations depicted on this map are based upon NAVD83 (2012 Geoid) Datum.
 - Benchmarks shall be verified before construction.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket number 20190204156, 20202910994, 20202910996 and 20202910999. Location of buried private utilities are not within the scope of this survey.
 - 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.
 - The location of existing underground utilities as shown hereon has been determined from the best available information and is given for the convenience of the contractor. The owner and the engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.
 - The contractor shall keep all streets free and clear of construction related dirt/dust/debris.
 - These drawings assume that the contractor will utilize an electronic drawing file and stake all site improvements using coordinates tied into control points the dimensions indicated on the drawings are for the convenience of the contractor only.
 - Prior to the use of these drawings for construction purposes, the user shall verify all dimensions and locations of buildings with the foundation drawings and architectural site plan. If conflicts exist the user of these drawings shall contact the engineer immediately.

vierbicher
planners | engineers | advisors
Phone: (608) 241-3898

EXISTING CONDITIONS

PART OF LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 101, ORIGINAL PLAT OF MADISON
CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
1" = 20' (30x42)

DATE
JULY 29, 2020

DRAFTER
DGUL

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PKNU

PROJECT NO.
190142

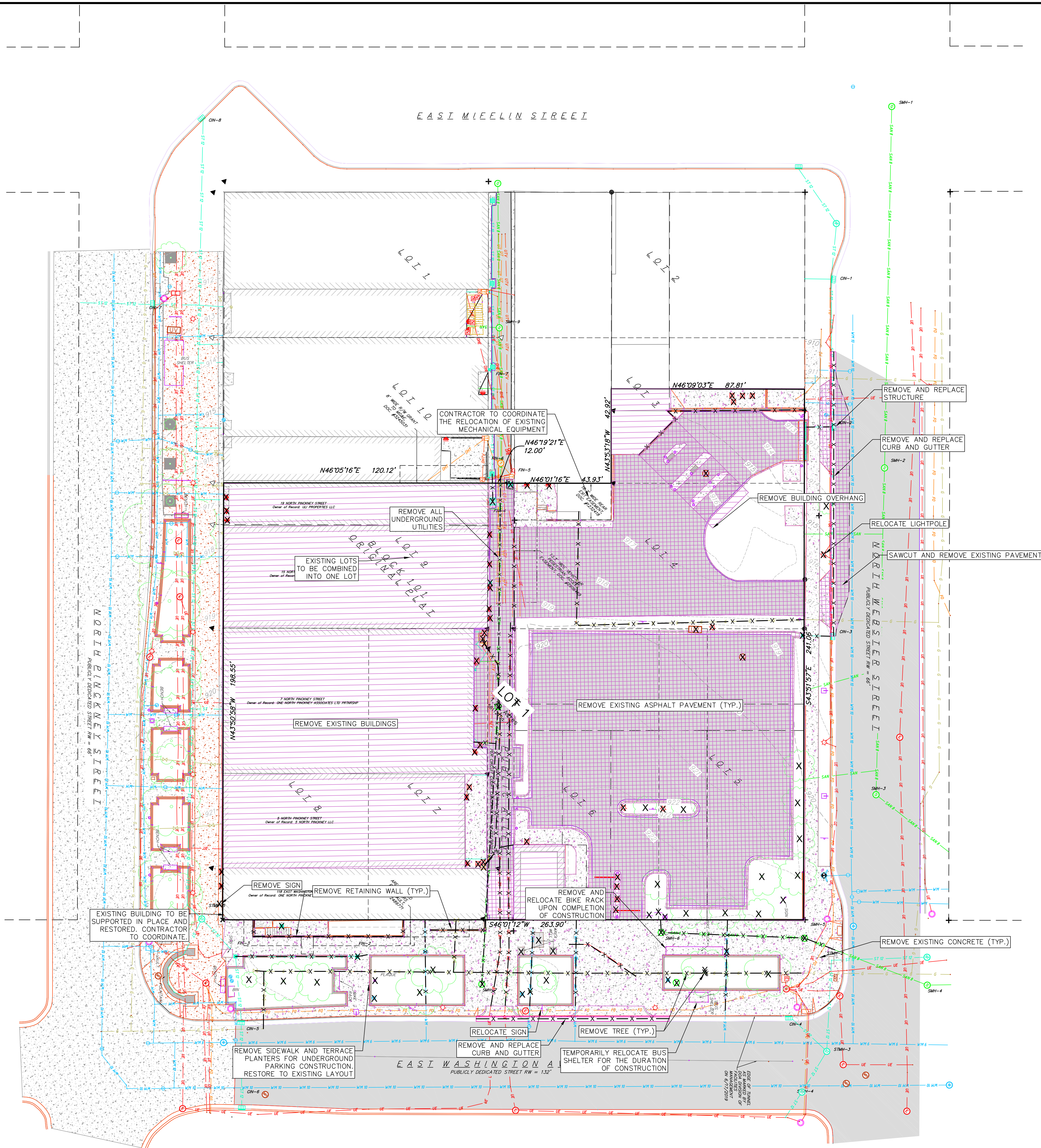
SHEET
1 OF 1

DWG. NO.
S-847

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



DEMOLITION PLAN LEGEND

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

- DEMOLITION/EROSION CONTROL 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.
 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 OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

NOT FOR CONSTRUCTION

vierbicher
planners | engineers | advisors
Phone: (608) 261-3898

Demolition Plan
American Exchange Development
City of Madison
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
08/12/2020

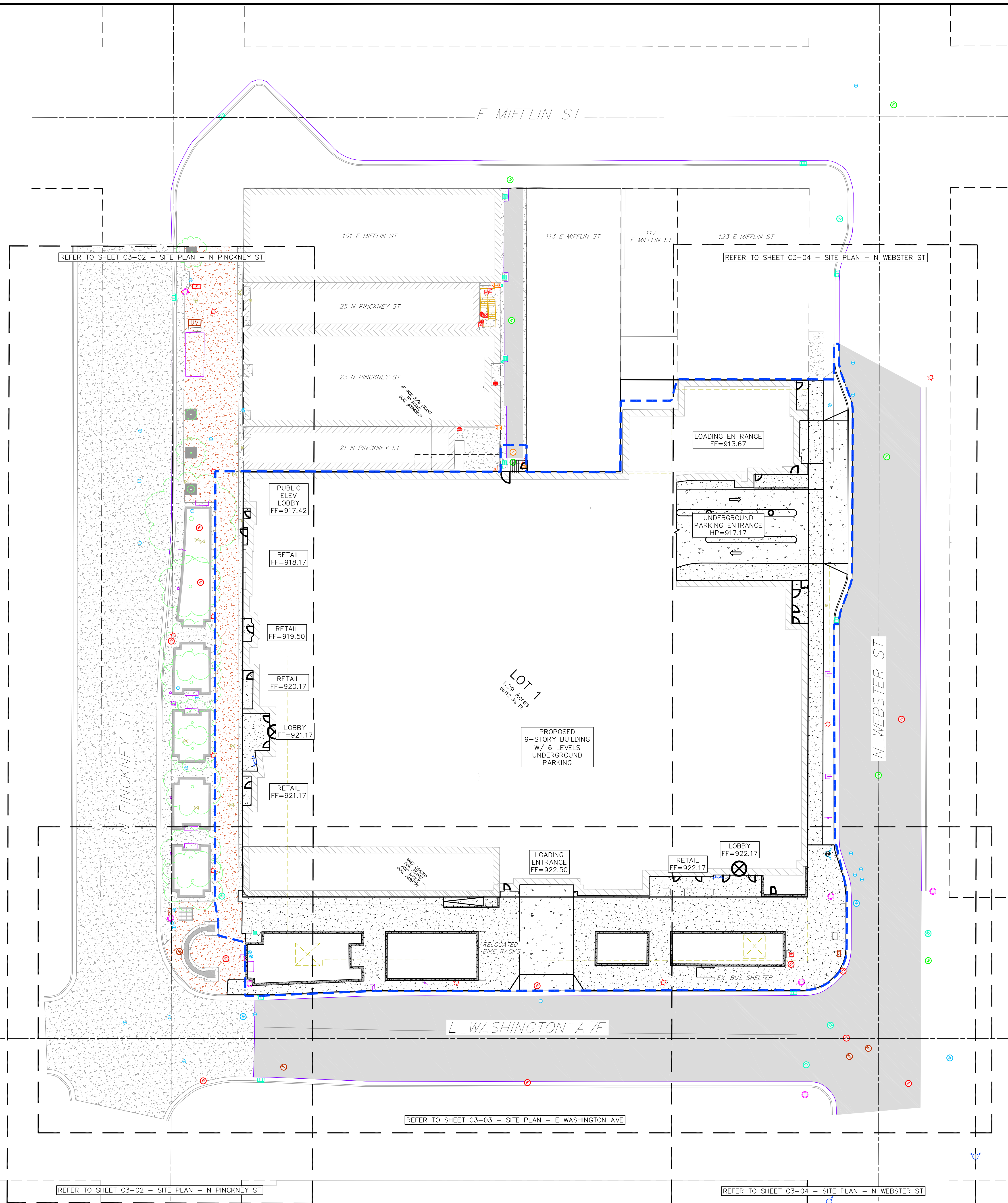
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2-01



GENERAL NOTES:

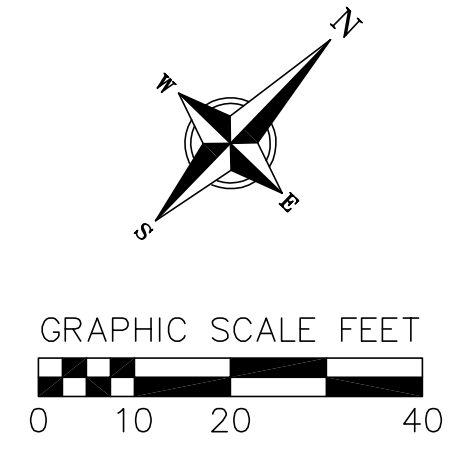
1. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
6. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
8. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DRYCON HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
9. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
10. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
11. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DESTROYED BY ANY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
12. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS IF COMAY IS REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
13. INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
14. 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 THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
15. INSTALL 1 SHEET OF 4"x8"x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
16. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
17. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
18. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
19. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
20. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
21. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LANDING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
22. ADJUST ALL EXISTING MANHOLE AND VALVE RIMS TO FINAL GRADE.

SITE PLAN LEGEND

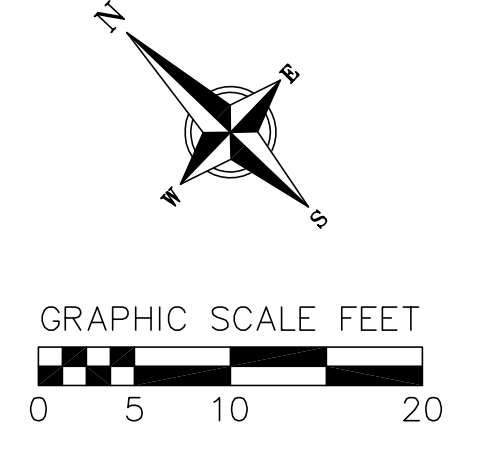
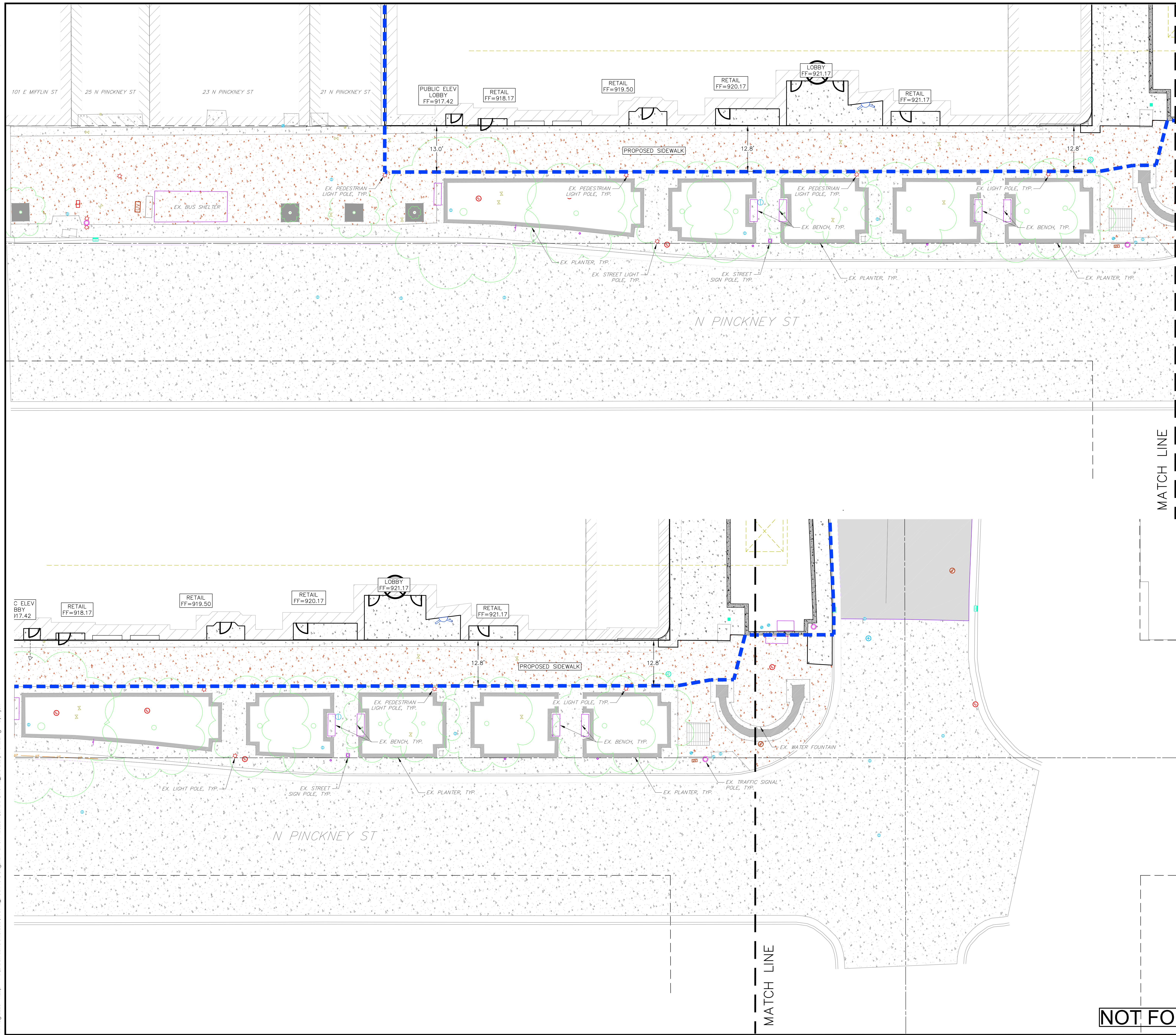
- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | CURB AND GUTTER (REVERSE CURB HATCHED) |
|  | PROPOSED BUILDING |
|  | LIMITS OF UNDERGROUND PARKING |
|  | DISTURBED LIMITS |
|  | PROPOSED CONCRETE |
|  | PROPOSED SIGN |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED BOLLARD |
|  | PROPOSED ADA DETECTABLE WARNING FIELD |

SITE CONSTRUCTION NOTES:











1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CURB FACE HEIGHT ON SITE SHALL BE 6 INCHES.
4. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION. THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

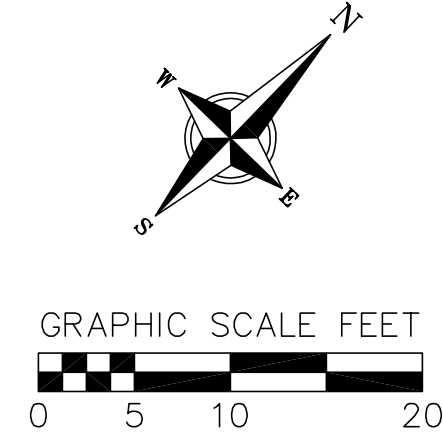
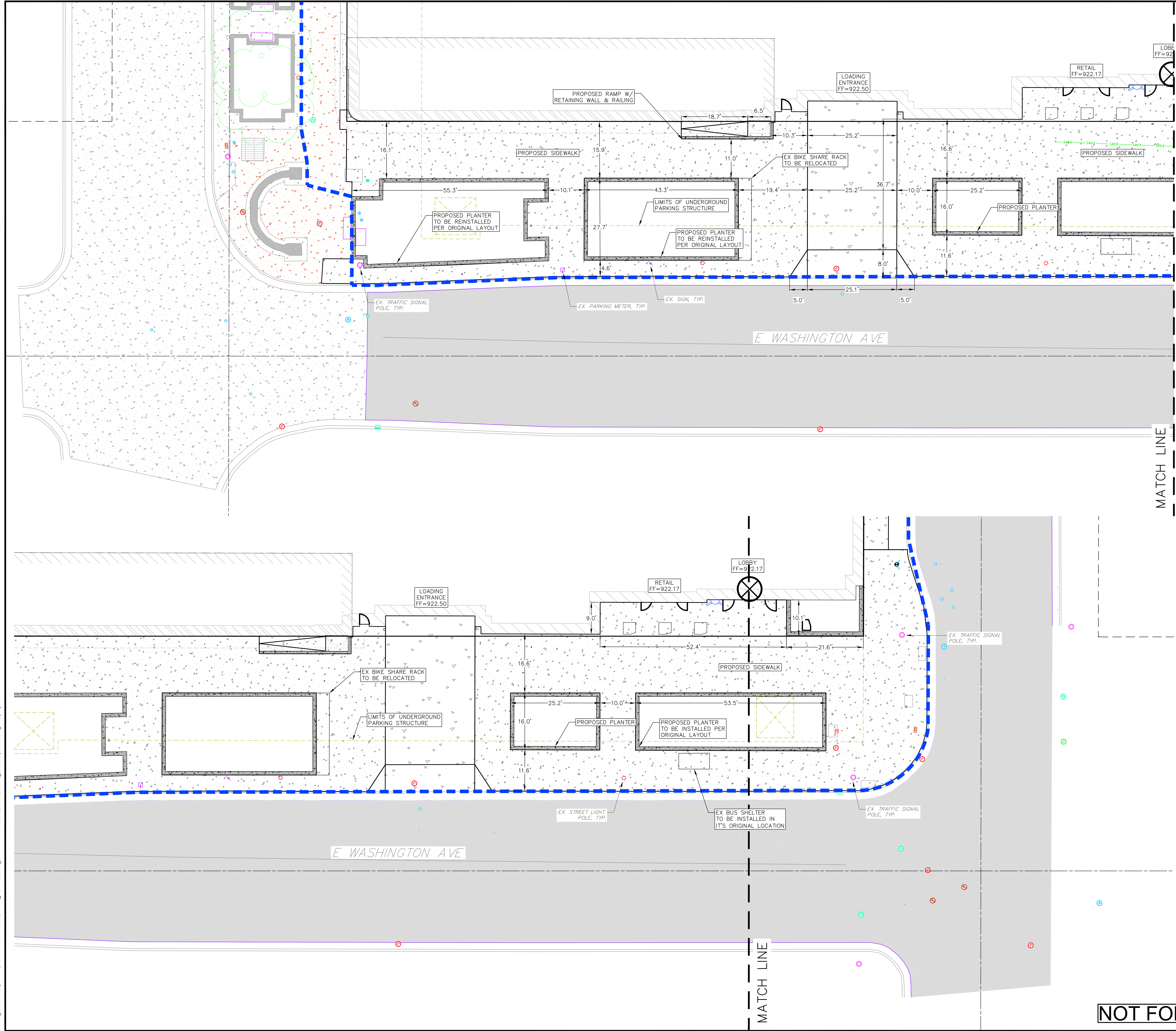


NOT FOR CONSTRUCTION



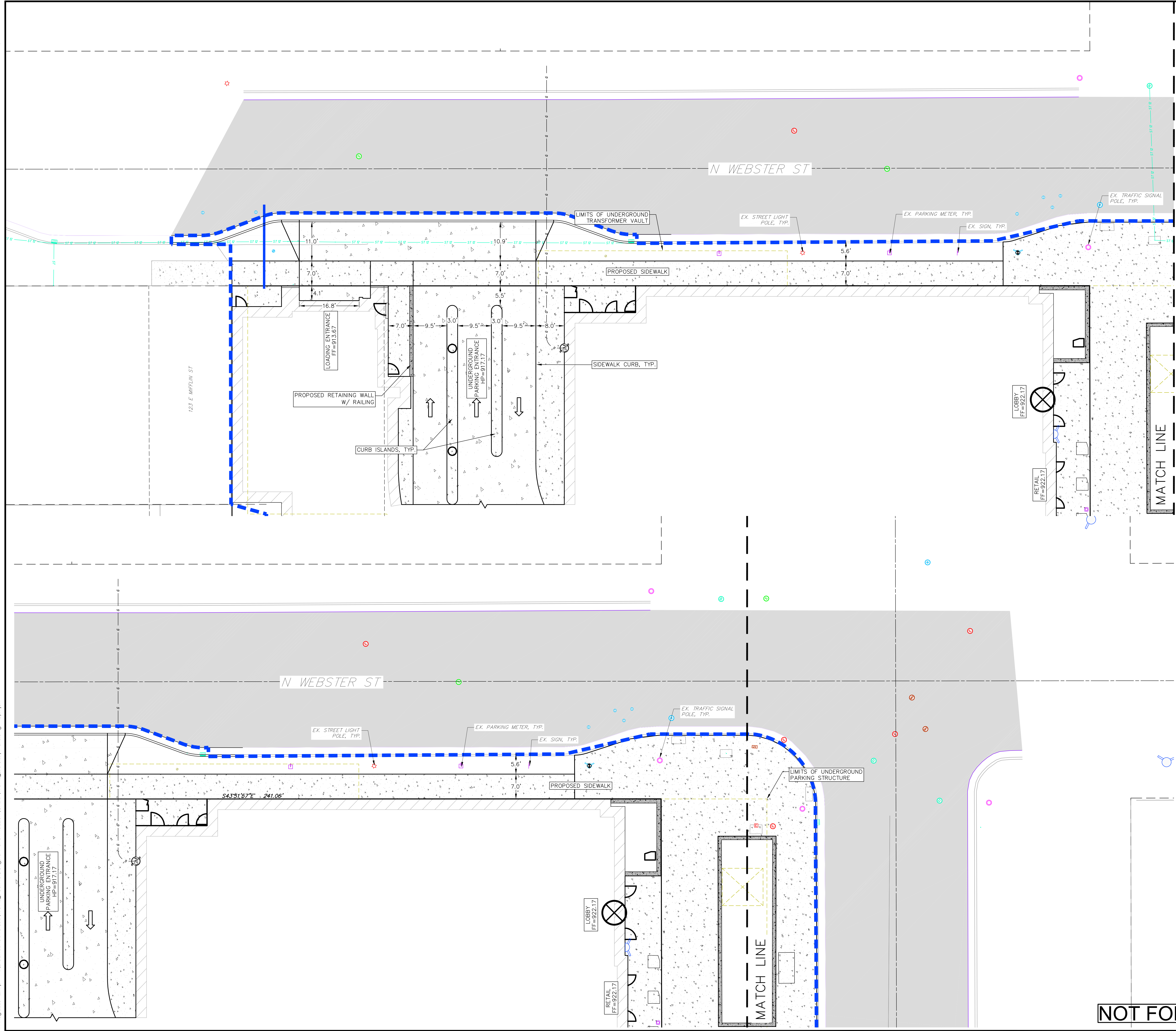
- SITE PLAN LEGEND**

	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED BUILDING
	LIMITS OF UNDERGROUND PARKING
	DISTURBED LIMITS
	PROPOSED CONCRETE
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED BOLLARD
	PROPOSED ADA DETECTABLE WARNING FIELD

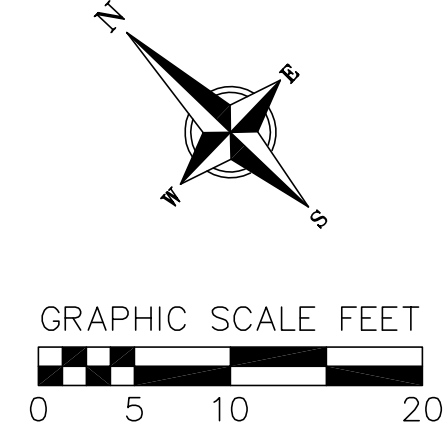


- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED BUILDING
 - LIMITS OF UNDERGROUND PARKING
 - DISTURBED LIMITS
 - PROPOSED CONCRETE
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD

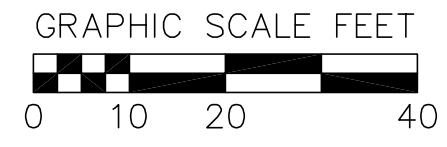
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- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED BUILDING
 - LIMITS OF UNDERGROUND PARKING
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 - PROPOSED ADA DETECTABLE WARNING FIELD

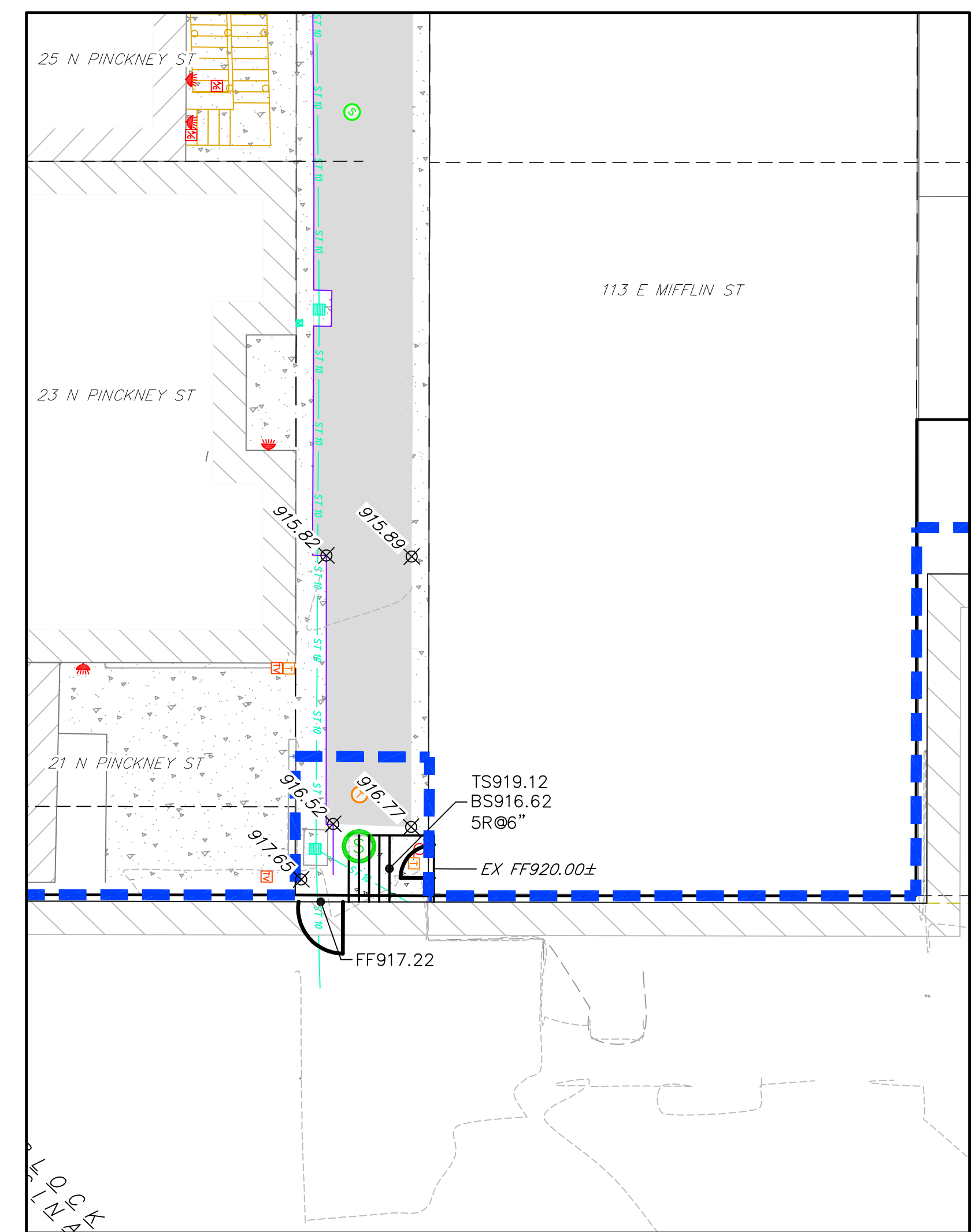


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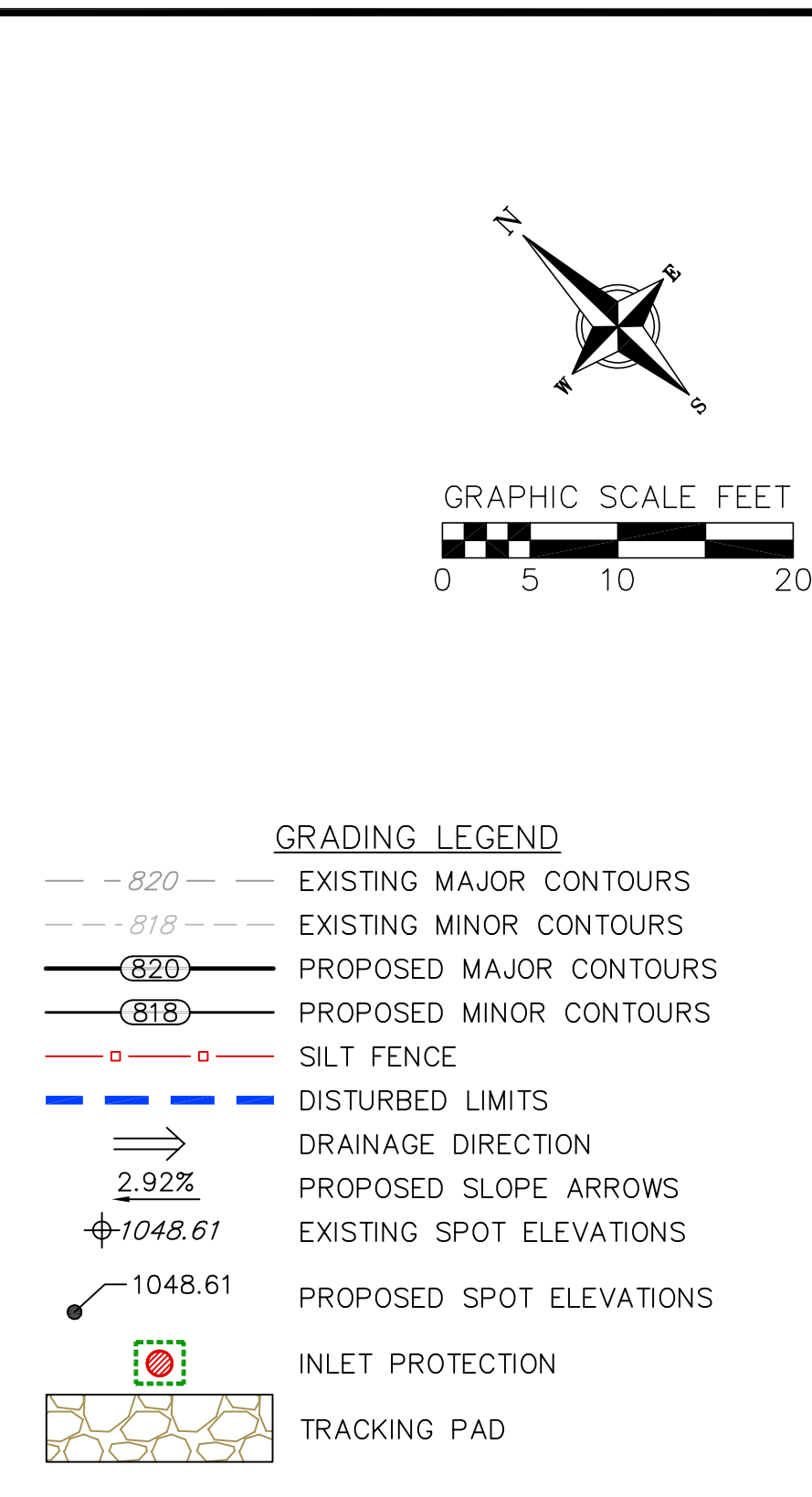
-
- 820 - EXISTING MAJOR CONTOURS
 - 818 - EXISTING MINOR CONTOURS
 (820) PROPOSED MAJOR CONTOURS
 (818) PROPOSED MINOR CONTOURS
 - - - SILT FENCE
 - - - DISTURBED LIMITS
 ⇒ DRAINAGE DIRECTION
 2.92% PROPOSED SLOPE ARROWS
 +1048.61 EXISTING SPOT ELEVATIONS
 • 1048.61 PROPOSED SPOT ELEVATIONS
 [Red Circle] INLET PROTECTION
 [Orange Box] TRAINING BASIN

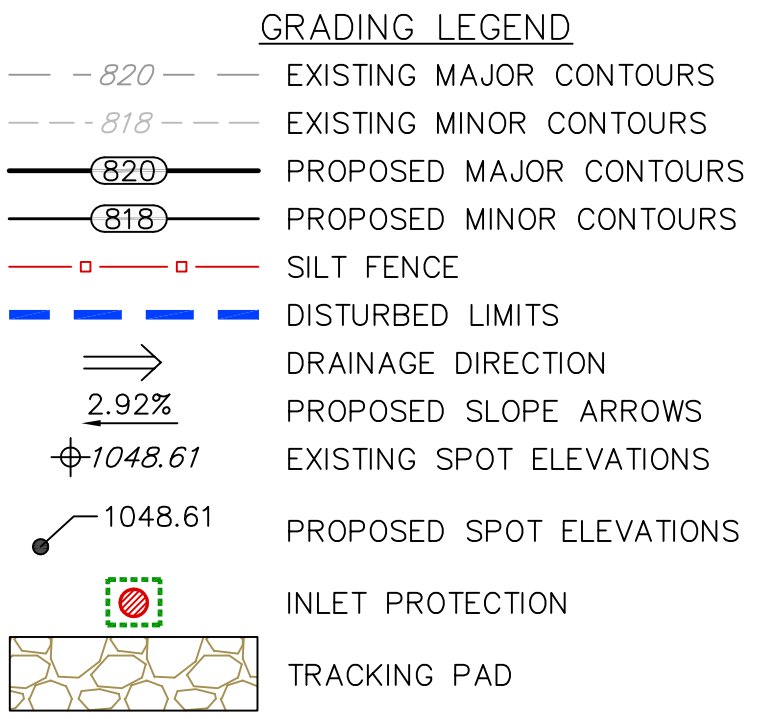
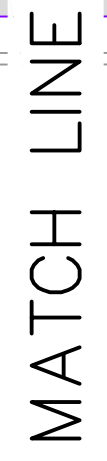
- GRADING NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE MUST BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
 4. LONGITUDINAL GRADE 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.



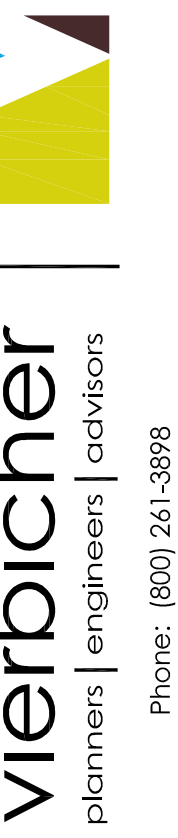
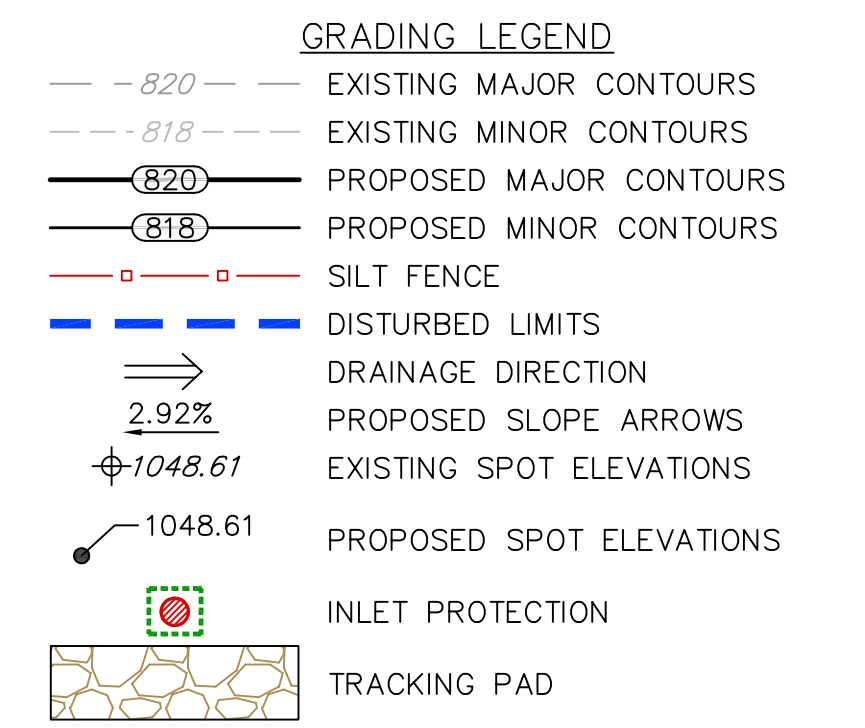
1 ALLEY GRADING DETAIL
C4-01 1" = 10'

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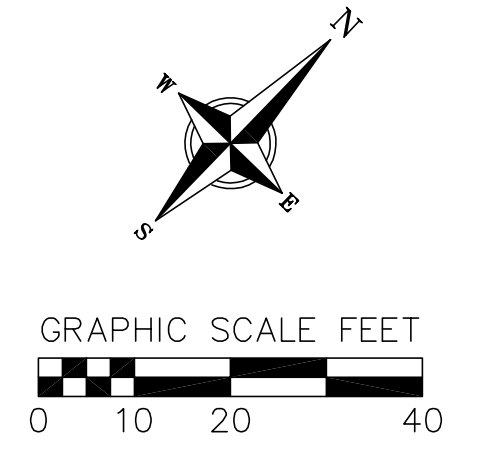
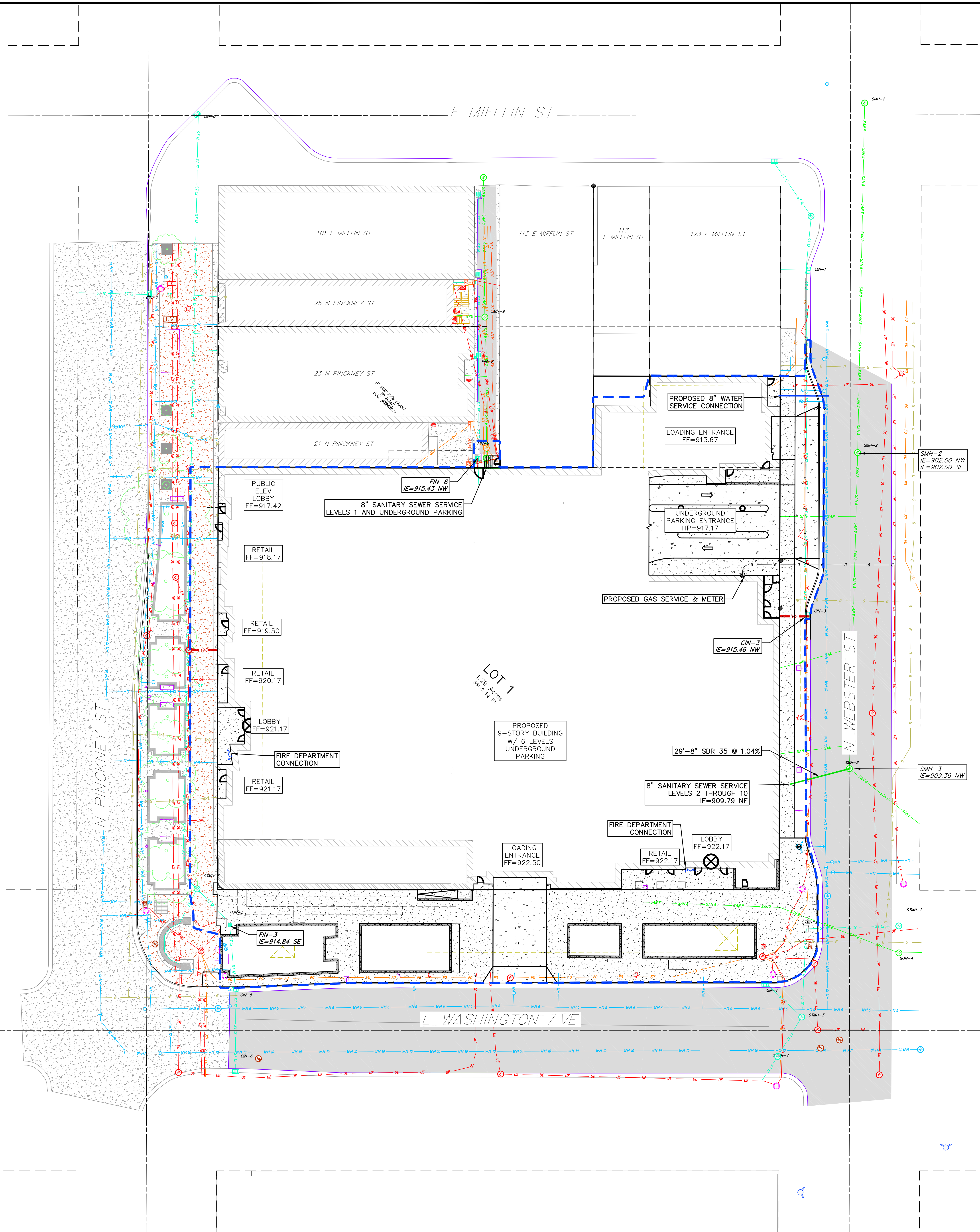
American Exchange Development
City of Madison

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DATE	08/12/2020
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ECKED	
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JECT NO.	90142
EET	

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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 SERVICE MANHOLE |
| | PROPOSED PIPE INSULATION |
| | GAS MAIN |
| | ELECTRIC SERVICE |

ABBREVIATIONS

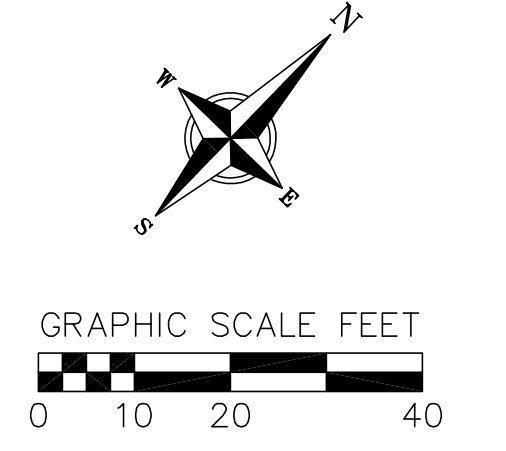
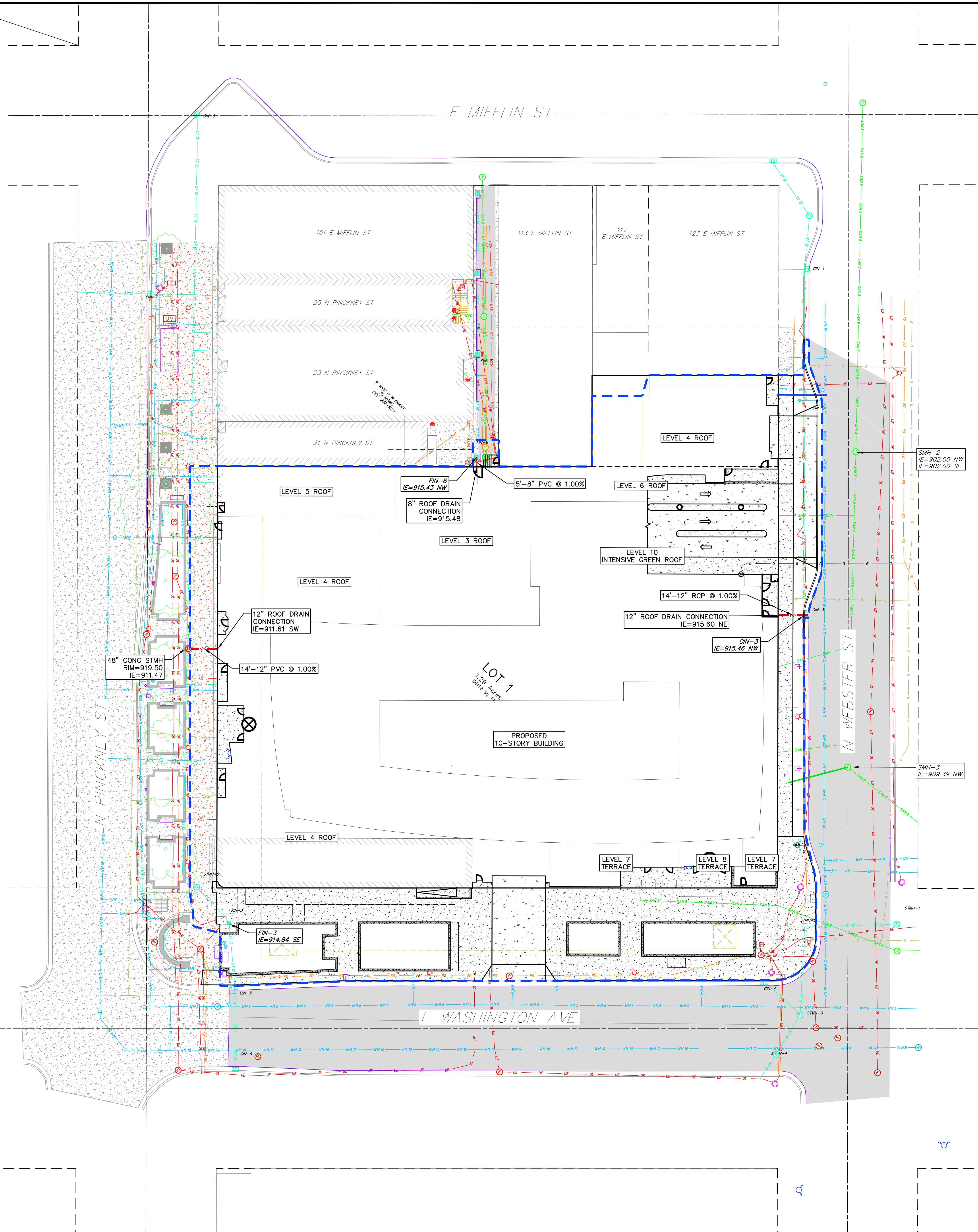
- STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

UTILITY NOTES:



















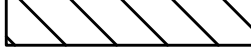

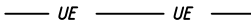
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE 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. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. 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.
9. 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.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. 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).
13. 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).
14. 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(1)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
16. 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.
17. 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.
18. 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.
19. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
22. 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.
23. 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.
24. 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 THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
25. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

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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

REMARKS		REMARKS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
08/12/2020

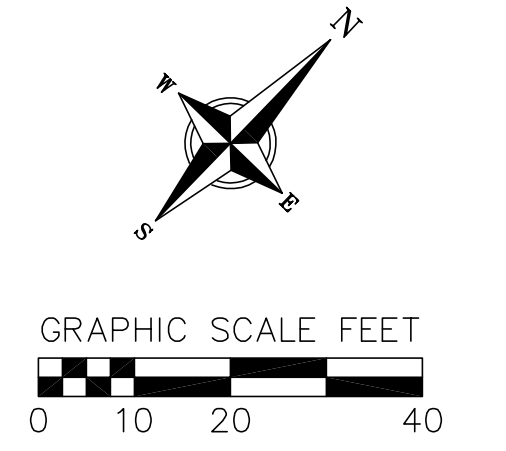
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









PROJECT NO.
190142

SHEET

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SITE PLAN LEGEND

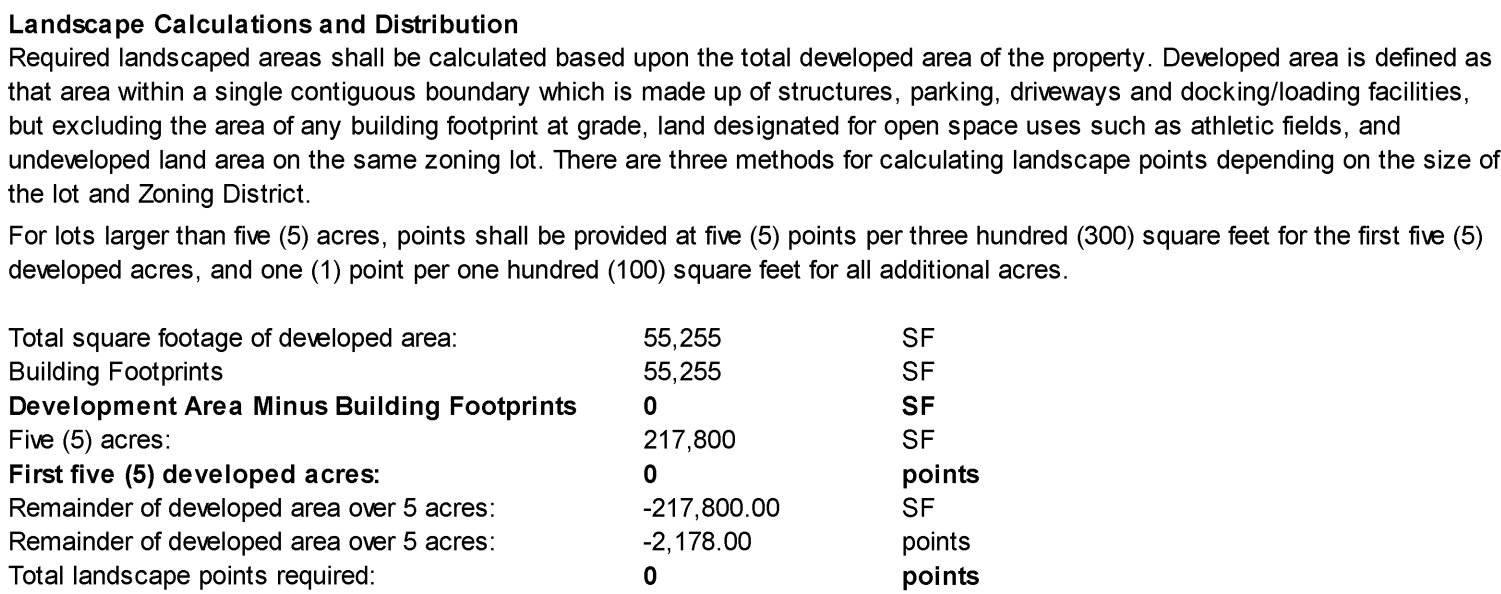
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	20' FIRE ACCESS LANE
	26' FIRE APPARATUS LANE
	PARALLEL PARKING AREA (8' WIDE)
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE
	PROPOSED ADA DETECTABLE WARNING FIELD

[illegible]

C

6-01

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**AMERICAN
EXCHANGE
DEVELOPMENT**

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Madison, WI

Project Number

18038.00

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1	ISSUED FOR PRICING	03.06.2020
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LANDSCAPE PLAN

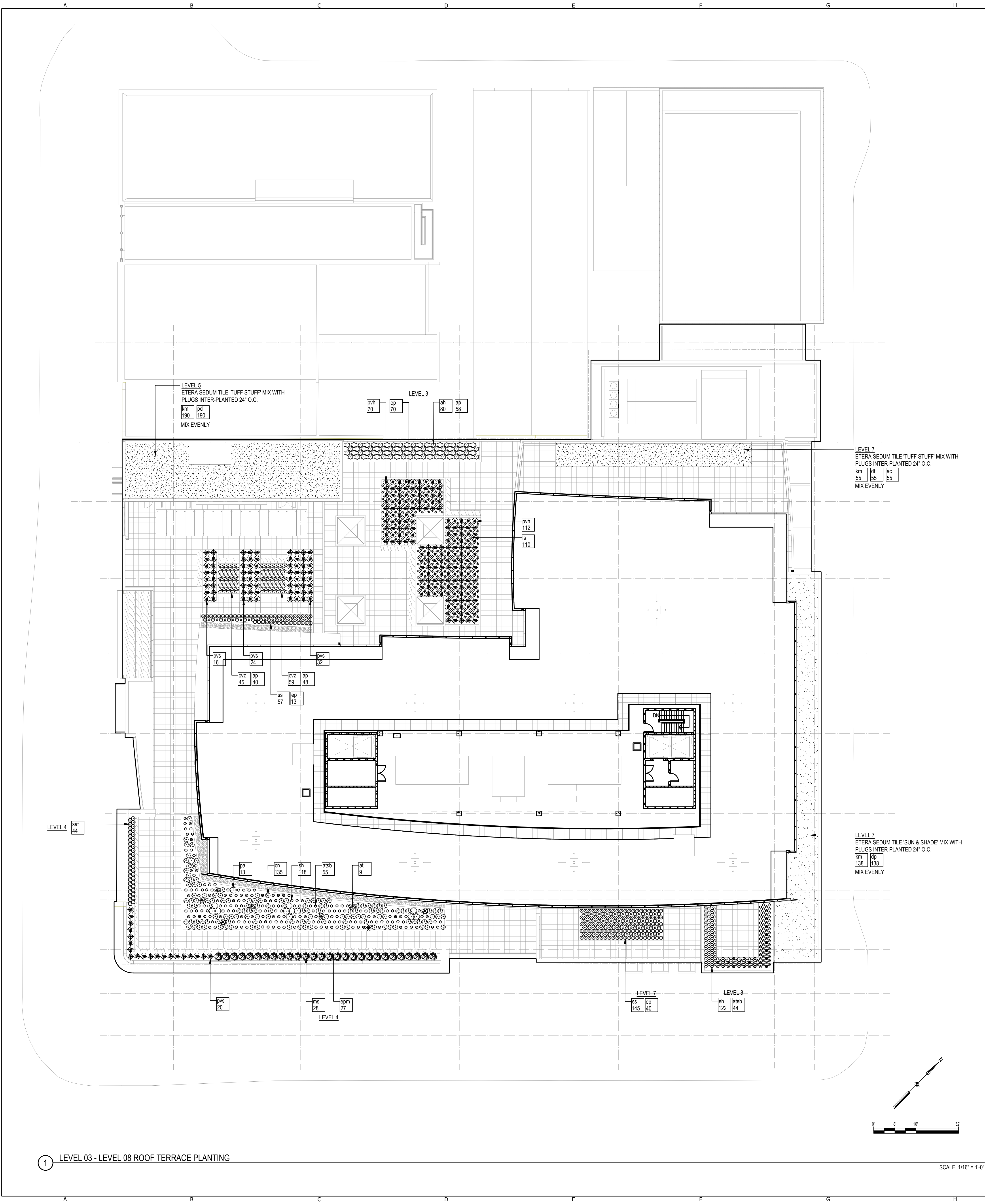
Sheet Number

LP-00

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PLANT MATERIALS SCHEDULE		COMMON NAME	SIZE	QUANTITY
CODE	SCIENTIFIC NAME			
DECIDUOUS TREES				
tbd	by city forester	tbd by city forester	3" Cal.	14
ORNAMENTAL GRASSES				
km	<i>Koeleria macrantha</i>	Prairie Junegrass	1-Quart Container	383
ms	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	#1 Container	28
pvh	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	#1 Container	182
pvs	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	#1 Container	72
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 Container	240
ss	<i>Schizachyrium scoparium</i> 'Little Arrow'	Little Arrow Little Bluestem	#1 Container	202
PERENNIALS & GROUND COVER				
ah	<i>Amsonia hubrichtii</i> 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	80
ap	<i>Allium</i> 'Purple Sensation'	Purple Sensation Ornamental Onion	12 cm bulb	146
ac	<i>Allium cernuum</i>	Nodding Pink Onion	1-Quart Container	55
atsb	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Ornamental Chive	#1 Container	99
at	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1-Quart Container	9
cn	<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamintha	#1 Container	135
cvz	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Threadleaf Coreopsis	#1 Container	104
df	<i>Dianthus</i> 'Firewitch'	Firewitch Carnation	1-Quart Container	55
dp	<i>Dalea purpurea</i>	Purple Prairie Clover	1-Quart Container	138
ep	<i>Echinacea pallida</i>	Pale Purple Coneflower	#1 Container	123
epm	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#1 Container	27
ls	<i>Liatris spicata</i>	Kobold Dense Blazing Star	#1 Container	110
pa	<i>Perovskia atriplicifolia</i> 'Blue Jean Baby'	Blue Jean Baby Russian Sage	#1 Container	13
pd	<i>Penstemon digitalis</i>	Foxglove Beardtongue	1-Quart Container	190
saf	<i>Sedum</i> 'Autumn Fire'	Autumn Fire Sedum	#1 Container	44

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ROOF TERRACES
LANDSCAPE PLAN

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1 LEVEL 03 - ROOF TERRACE PLANTING

SCALE: 1/16" = 1'-0"

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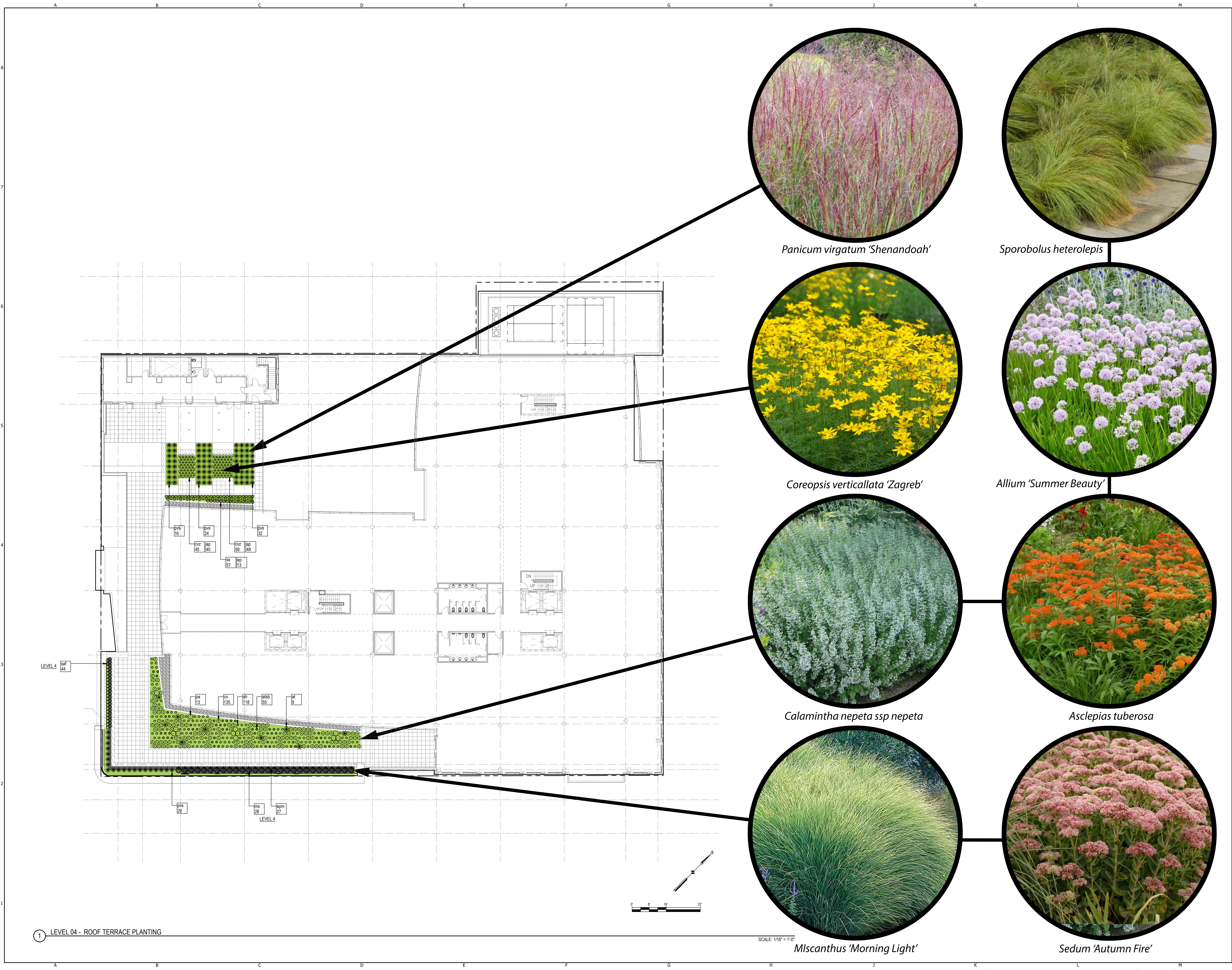
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Low maintenance sedum mat interplanted
with perennial containers:
Koeleria macrantha
Allium cernuum
Dianthus 'Firewitch'

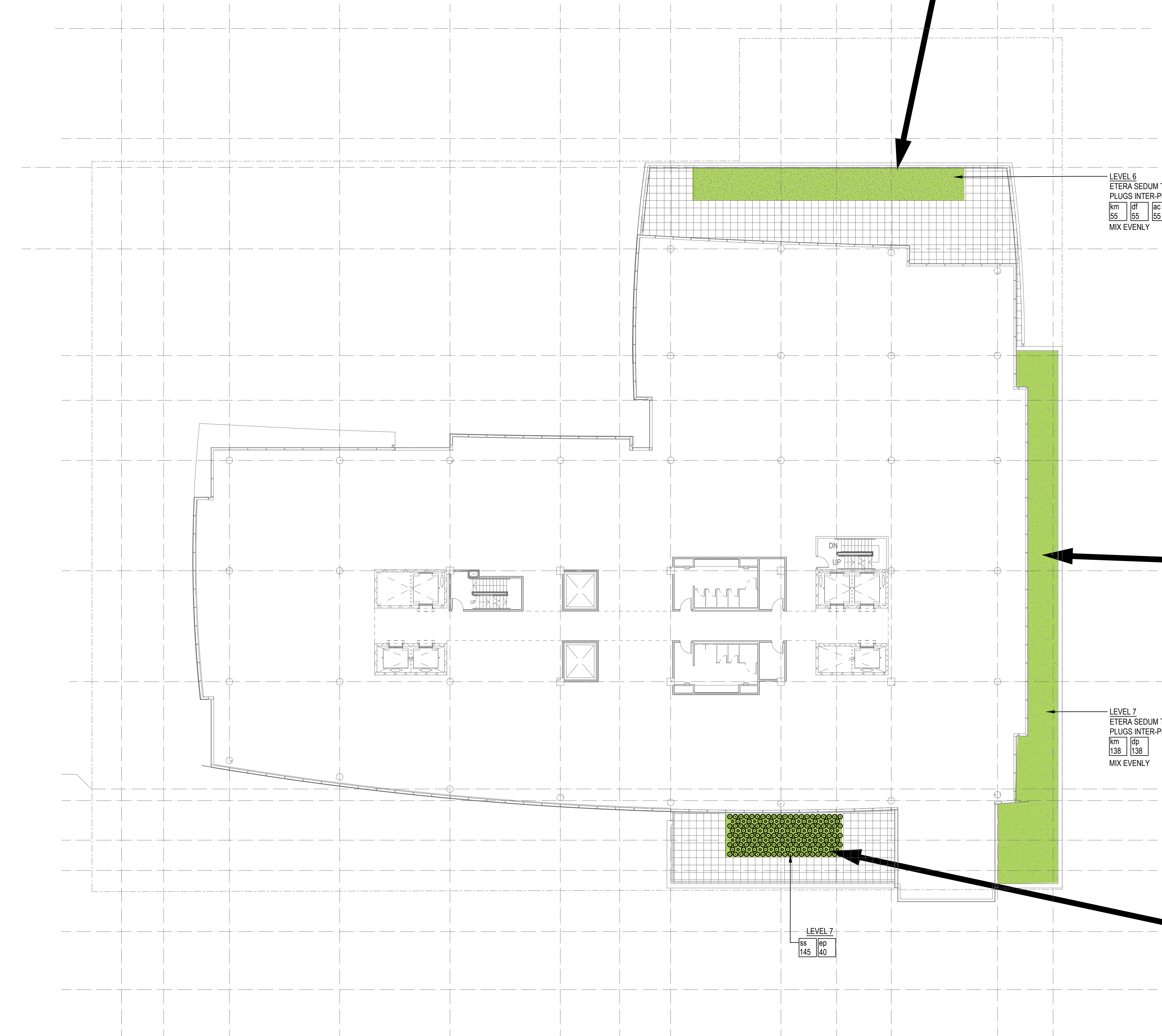


Low maintenance sedum mat interplanted
with perennial containers:
Koeleria macrantha
Dalea purpurea



Echinacea pallida

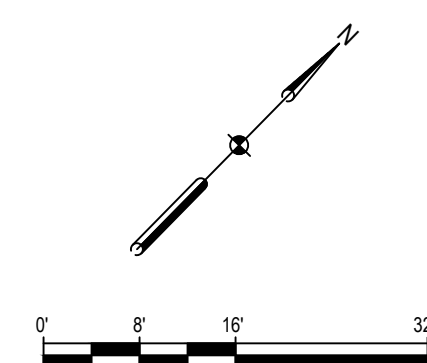
Schizachyrium scoparium 'Little Arrow'



LEVEL 6
ETERA SEDUM TILE 'TUFF STUFF' MIX WITH
PLUGS INTER-PLANTED 24\"/>

LEVEL 7
ETERA SEDUM TILE 'SUN & SHADE' MIX WITH
PLUGS INTER-PLANTED 24\"/>

LEVEL 7
SS 145
140



SCALE: 1/16\"/>

1 LEVEL 07 - ROOF TERRACE PLANTING

AMERICAN EXCHANGE DEVELOPMENT

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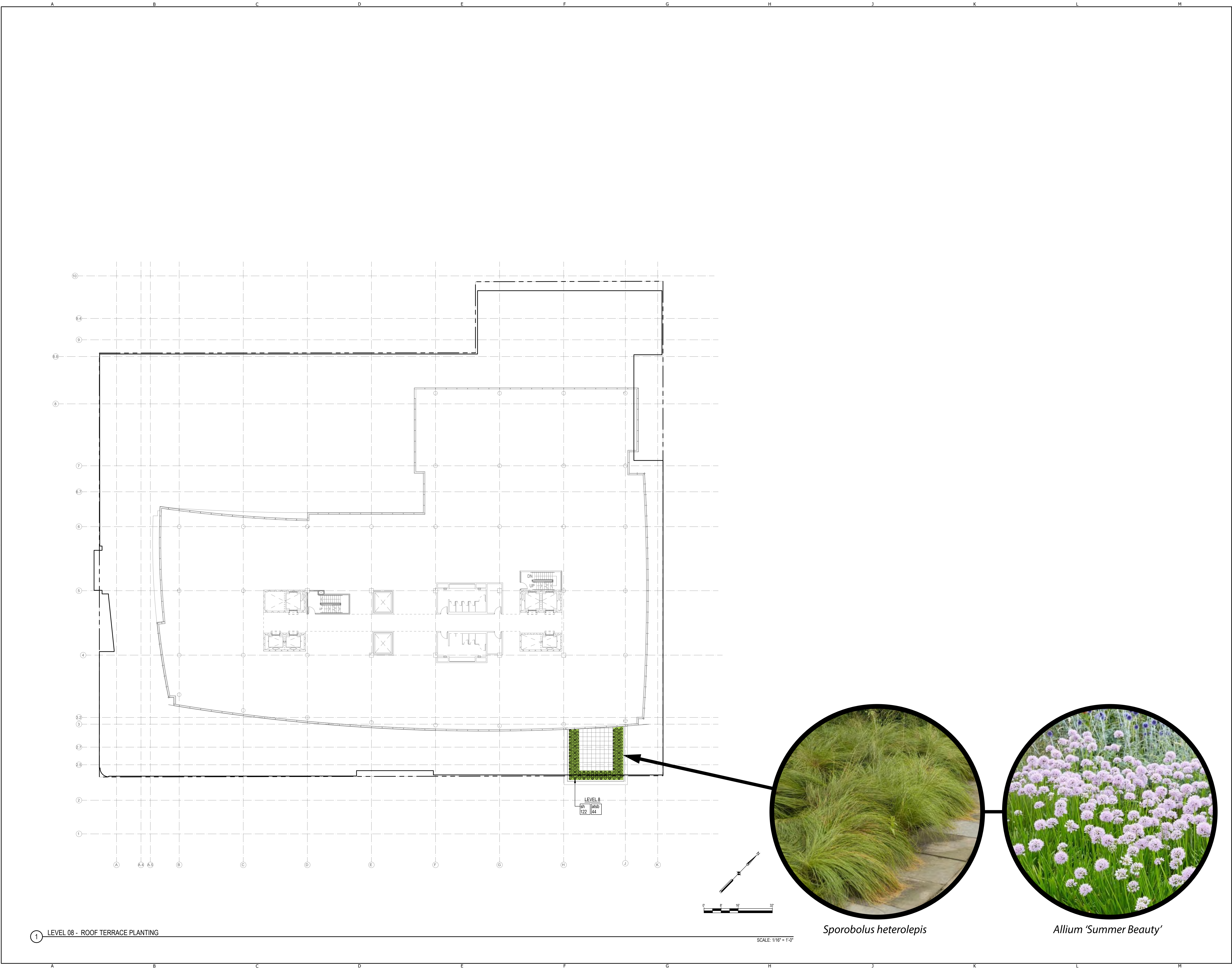
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1 LEVEL 08 - ROOF TERRACE PLANTING

SCALE: 1/16" = 1'-0"

Sporobolus heterolepis

Allium 'Summer Beauty'

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LANDSCAPE PLAN

Sheet Number

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