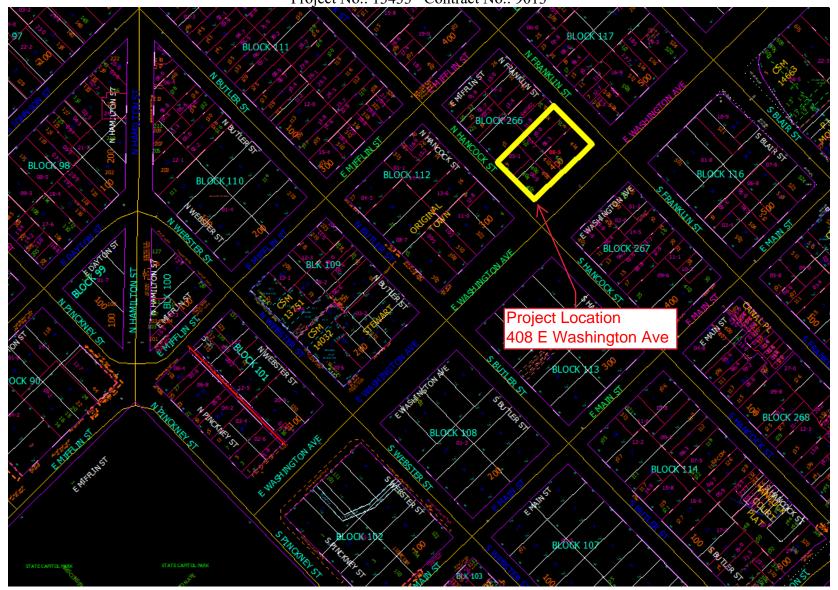
408 E. WASHINGTON AVENUE

Location Map
Project No.: 13433 Contract No.: 9013



GENERAL NOTES:

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

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

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

4. ALL PROPOSED STREET THEE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWD BY CITY FORESTIN REFORE THE RAN COMMISSION MEETING. STREET THEE REMOVALS REQUIRE APPROVAL AND AT THEE REMOVAL PROPERTY AND ATTER REMOVED RESTORMED ATTER THE DEPOSED WHITE THE REMOVALS REQUIRED ATTER THE DEPOSED WHITE REMOVED REMOVED BY THE REMOVALS REQUIRED ATTER THE DEPOSED WHITE REMOVED REMOVE

5.AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD S.AD SEMBLE BY THE SECTION 107.1 OF CHIT OF HARDISON STANDARD SEPECHACINOS FOR RULLE WORKS CONSTRUCTION NO BECAVATION IS FEMILIFED WITHIN SHET OF THE TRUDK OF THE STREET REED OK WHEN YET CONTRACTOR SHELL CONTRACT HARDISON CHIT FORESTRY LIGHT SHELL CONTRACT HARDISON CHIT FORESTRY LIGHT SHELL ASSESS THE IMPRACT TO THE TEXT AND TOTIS FOR OTSTEP HARDISON STAND CONTRACTOR CONTRACTOR. THE FORESTRY PRISON STANDARD SHELL ASSESS THE IMPRACT TO THE TEXT AND TOTIS FOR OTSTEP HARDIS TO WORK CONTRACTOR. THE FORESTRY DISTON SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEIGHT AND AND ADMINISTRATION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEIGHT AND AND ADMINISTRATION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEIGHT AND AND ADMINISTRATION SPECIFICATIONS CAN BE FOUND ON THE

HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

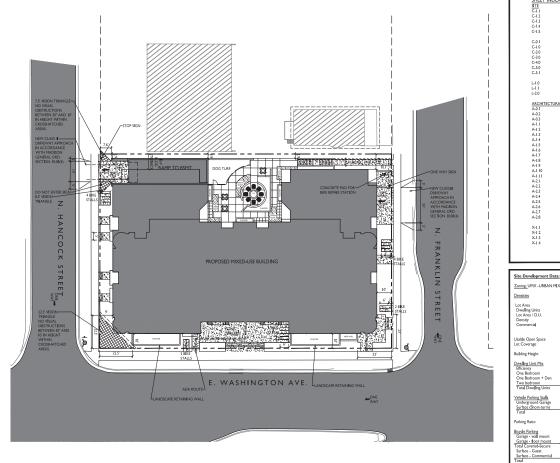
ACONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISHQUIRE SCAR, OR IPMAR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES). THIS MAY REQUIRE USING SHALLER COMPINENT AND LOADING AND MOODADING METERALIS. AN DESIGNATIO SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TRESS (THE ADDRESS OR SECOND STREET). IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13 (G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR FURILLY WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET PIEES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, DECAYATED SPOILS OR DUMPING OF POBONOUS MATERIALS, ON OR AROUND TRESS AND NOTS WITHIN 11 THE 190.00 THE SHAD NOTS WITHIN 11 THE 190.00 THE SHAD NOTS WITHIN 11 THE 190.00 THE SHAD NOTS WITHIN 11 THE PROTECTION ZONE IS PROHIBITED.

BON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE ERNCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLIDE THE BUTTEW DITH OF TERRACE AND EXTEND AT LEAST SHEET ON BOTH SIDES OF THE OUTSIDE EDG OF THE REE TRUNK. TO NOT REMOVE THE FENCING TO ALLOW FOR DELIFIERS OR SOUGHHERT ACCESS THOUGHT HE FENCING TO ALLOW FOR

9.STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY A:
A MINIPUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIP
PROJECT. ALI RENINGS SHALL FOLLOW THE AMERICAN NATIONAL STANDARD
INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.

- 10. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTEI (266-1816).
- II. THE PUBLIC RIGHT-OF-WAY B THE SOLE JURISDICTION OF THE CITY OF MADBON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-ON-WAY ARE PREMANENT AND MAY INEED TO BURENDWED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.





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X-1.4	BUILDING HEIGHT COMPLIANCE



SSUED Issued for Land Use Submittal - Sept. 2, 2020 Issued for Site Plan Review - December 21, 2021

Zoning: UMX - URBAN MIXED-USE DISTRICT Densities Conditional UsE 26,329 S.F./.6 acres 148 units 178 S.F./unit 247 units/Acre 1,226 S.F. Approx. Lot Area Dwelling Units Lot Area / D.U. Density Commercial 416 E Washington Ave. PROVIDED [6,647 S.F. (90 S.F./bedroom) 22,541 S.F. (86%) REQUIRED [,840 S.F.([0 S.F./Bedroom) Min. Usable Open Space Lot Coverage 23,696 S.F. (90%) Max Building Height 6 and 10 stories 8+2 Dwelling Unit Mix
Efficiency
One Bedroom
One Bedroom + Den
Two bedroom
Total Dwelling Units 36 148 D.U. 408 E Washington Ave. Vehicle Parking Stalls
Underground Garage
Surface (Short-term)
Total 2 T47 vehicle stalls | stall/unit Bicycle Parking Garage - wall r PROVIDED REQUIRED Garage - floor mount Total Covered-Secure Surface - Guest 148 15 (10% of units) 1 (1/2,000 S.F.) 64 bike stalls

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

BIKE RACKS:

PROJECT TITLE THE CONTINENTAL

408 E Washington Ave SHEET TITLE Site Plan

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

SHEET NUMBER

