
JUDGE DOYLE SQUARE

HOTEL DEVELOPMENT | BLOCK 105 | MADISON, WISCONSIN

CITY OF MADISON UDC SUBMITTAL
DECEMBER 02, 2020

Kahler Slater

NOT FOR
CONSTRUCTION



Revisions

CITY OF MADISON UDC
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SCOPE DOCUMENTS

Drawing Date
12/02/2020

JUDGE DOYLE
SQUARE - SECTION 3 -
BLOCK 105

223 S. Pinckney Street

Project No. 220033.00

Project Number 000123

Sheet Title

EXISTING
CONDITIONS PLAN

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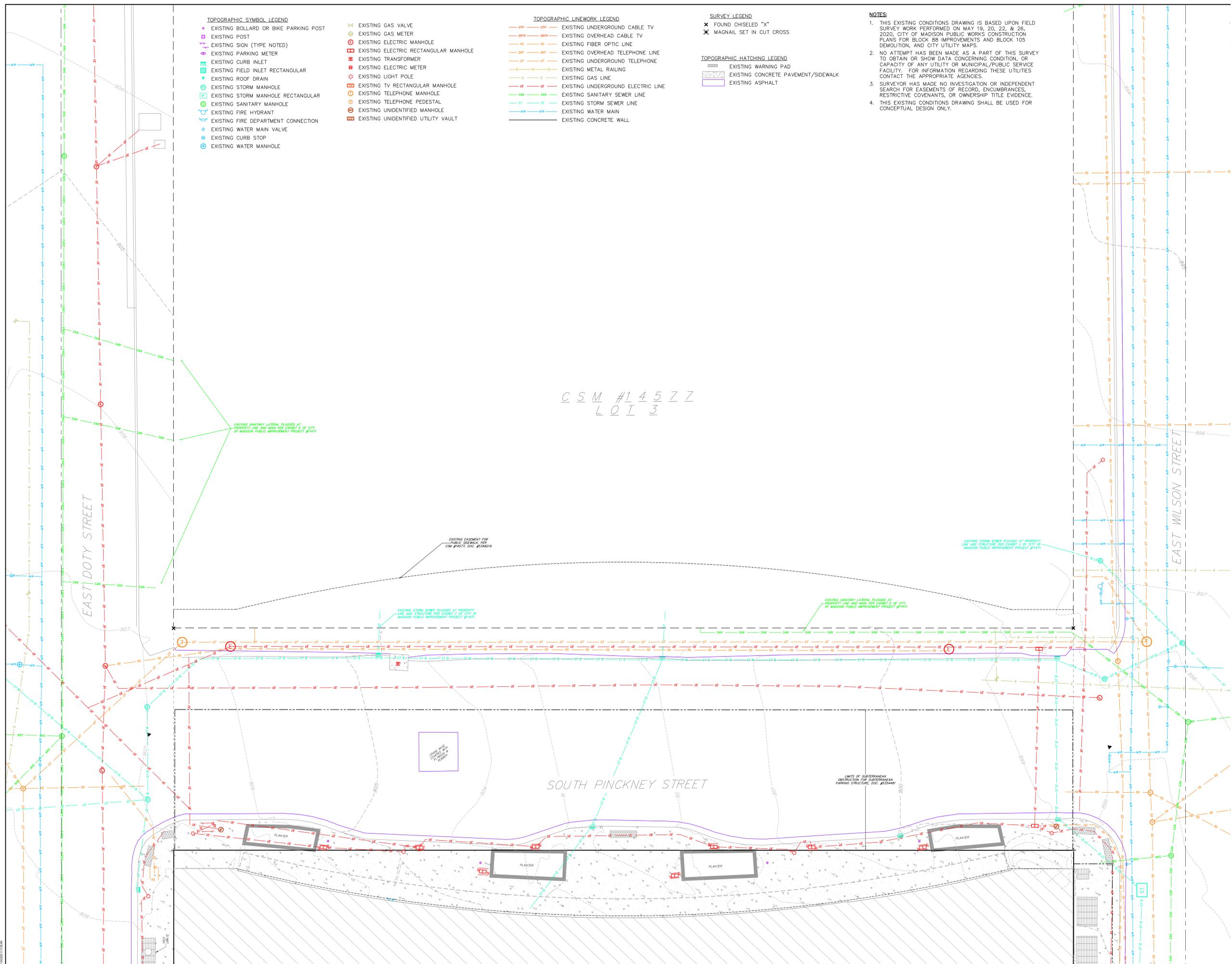
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Sheet No.

C100



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD OR BIKE PARKING POST
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING METAL RAILING
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING CONCRETE WALL

SURVEY LEGEND

- FOUND CHISELED "X"
- MAGNAIL SET IN CUT CROSS

TOPOGRAPHIC HATCHING LEGEND

- EXISTING WARNING PAD
- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT

- NOTES:**
- THIS EXISTING CONDITIONS DRAWING IS BASED UPON FIELD SURVEY WORK PERFORMED ON MAY 19, 20, 22, & 26, 2020, CITY OF MADISON PUBLIC WORKS CONSTRUCTION PLANS FOR BLOCK 88 IMPROVEMENTS AND BLOCK 105 DEMOLITION, AND CITY UTILITY MAPS.
 - 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.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
 - THIS EXISTING CONDITIONS DRAWING SHALL BE USED FOR CONCEPTUAL DESIGN ONLY.

C S M # 1 4 5 7 7
L O I 3

EXISTING SANITARY LATERAL PLUGGED AT PROPERTY LINE AND MAIN PER EXHIBIT D OF CITY OF MADISON PUBLIC IMPROVEMENT PROJECT #11471.

EXISTING EASEMENT FOR PUBLIC BOLLARD, PER CSM #14571, DOC. #5348219

EXISTING STORM SEWER PLUGGED AT PROPERTY LINE AND STRUCTURE PER EXHIBIT D OF CITY OF MADISON PUBLIC IMPROVEMENT PROJECT #11471.

EXISTING SANITARY LATERAL PLUGGED AT PROPERTY LINE AND MAIN PER EXHIBIT D OF CITY OF MADISON PUBLIC IMPROVEMENT PROJECT #11471.

EXISTING STORM SEWER PLUGGED AT PROPERTY LINE AND STRUCTURE PER EXHIBIT D OF CITY OF MADISON PUBLIC IMPROVEMENT PROJECT #11471.

SOUTH PINCKNEY STREET

LIMITS OF SUBTERRANEAN OBSTRUCTION FOR SUBTERRANEAN PARKING STRUCTURE, DOC. #5354481

PLANTER

PLANTER

PLANTER

PLANTER

EAST WILSON STREET

EAST DOTY STREET

PROJECT NUMBER

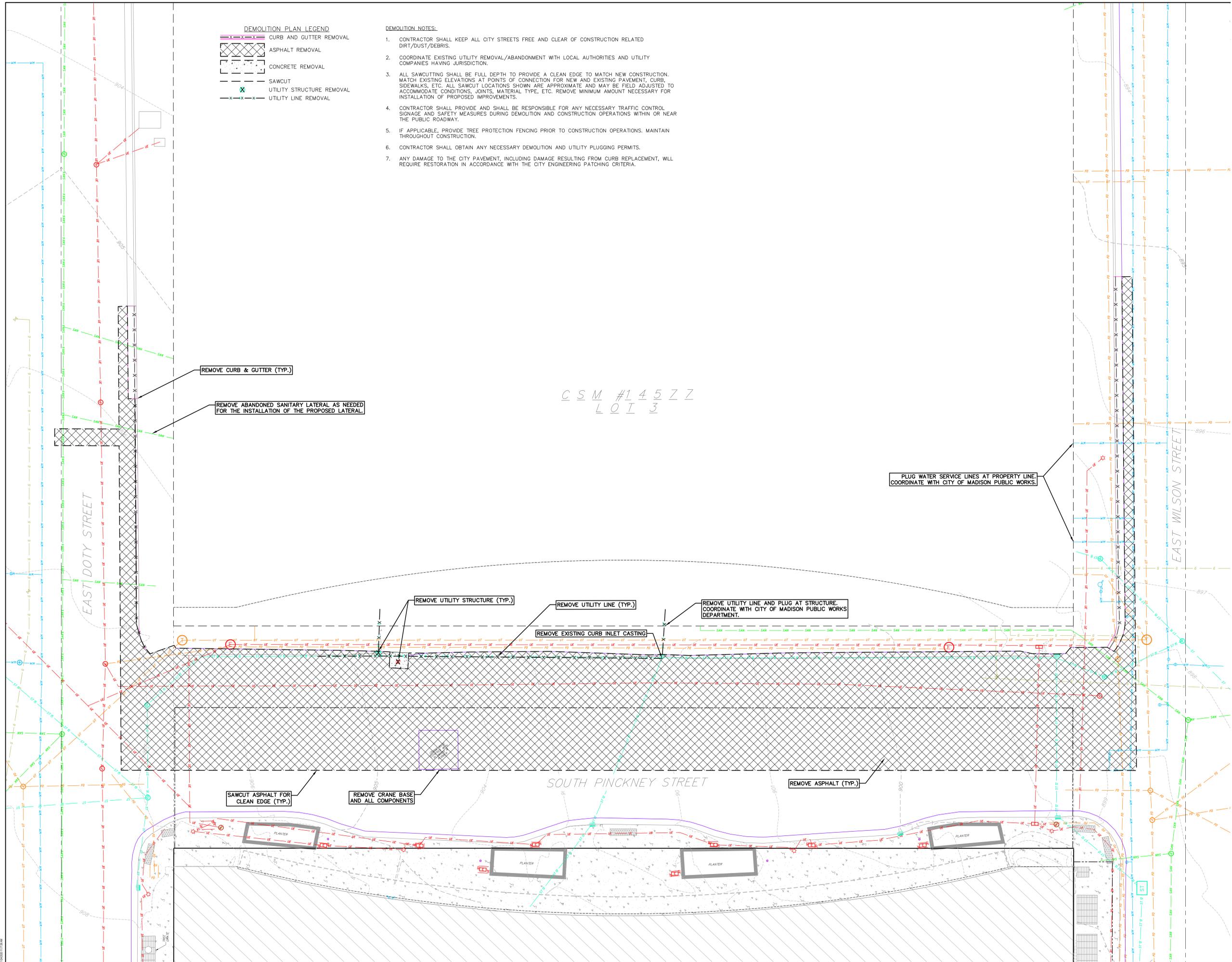
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DEMOLITION PLAN LEGEND

-  CURB AND GUTTER REMOVAL
-  ASPHALT REMOVAL
-  CONCRETE REMOVAL
-  SAWCUT
-  UTILITY STRUCTURE REMOVAL
-  UTILITY LINE REMOVAL

DEMOLITION 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. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
7. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



Revisions

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DEMOLITION PLAN

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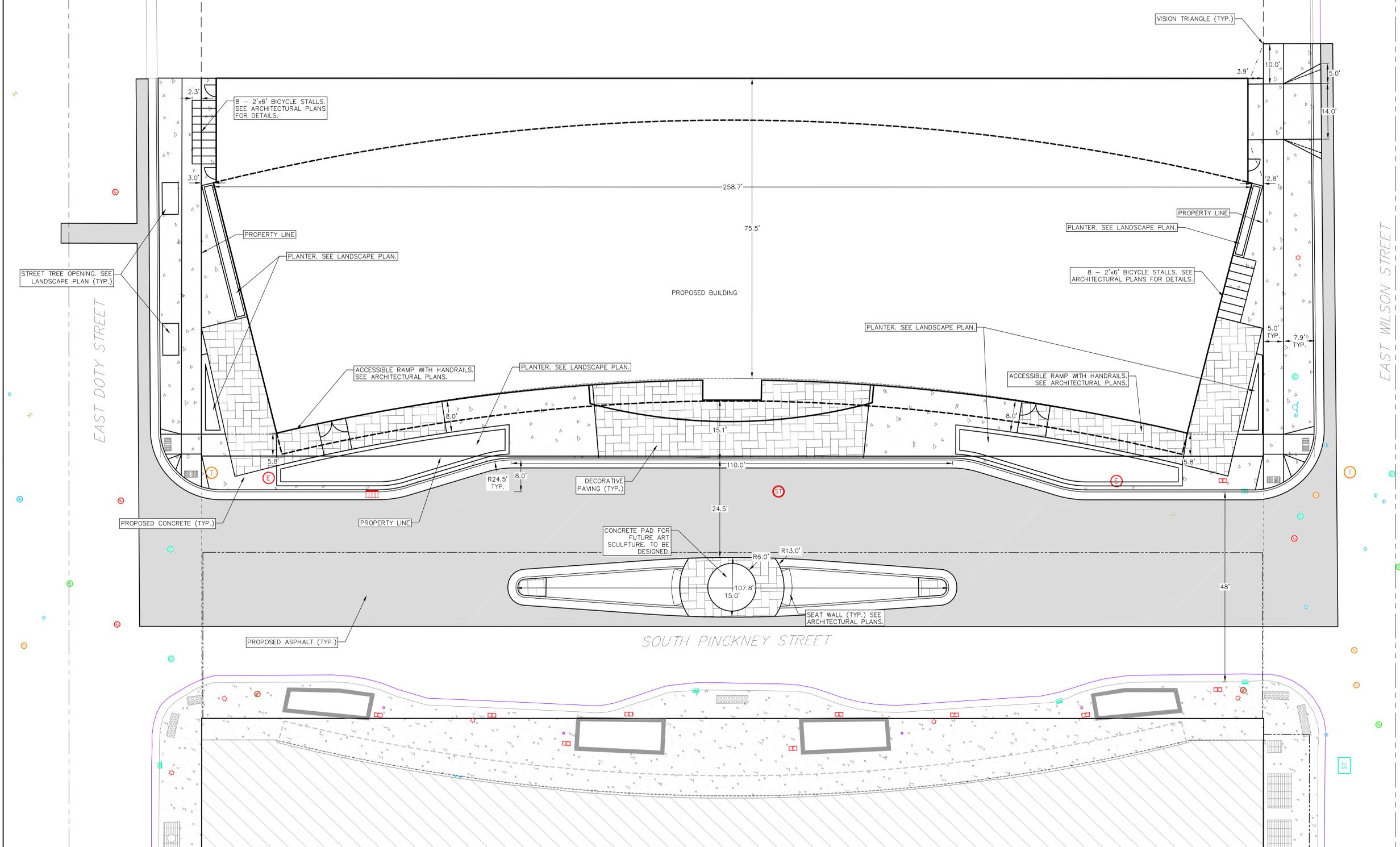
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C200

PARKING LOT SITE INFORMATION BLOCK
 SITE ADDRESS: 223 S. PINCKNEY ST.
 SITE ACREAGE (TOTAL): 0.58 ACRES
 NUMBER OF BUILDING STORIES (ABOVE GRADE): 9 STORIES
 BUILDING HEIGHT: 100'-0"
 DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): IB
 USE OF PROPERTY: HOTEL WITH APPROXIMATELY 260 GUESTROOMS.
 GROSS SQUARE FEET OF BUILDING: 158,000 SF
 GROSS SQUARE FEET OF RETAIL AREA: N/A
 NUMBER OF EMPLOYEES: TBD
 CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: 300 TOTAL
 NUMBER OF BICYCLE STALLS SHOWN: 16 EXTERIOR, 10 INTERIOR
 NUMBER OF PARKING STALLS: ALL REQUIRED VEHICLE PARKING IS OFF SITE.
 NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN.

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - DECORATIVE PAVING
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD

- SITE PLAN NOTES:**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
 - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

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SITE PLAN

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C300

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JUDGE DOYLE
SQUARE - SECTION 3 -
BLOCK 105

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GRADING & EROSION
CONTROL PLAN

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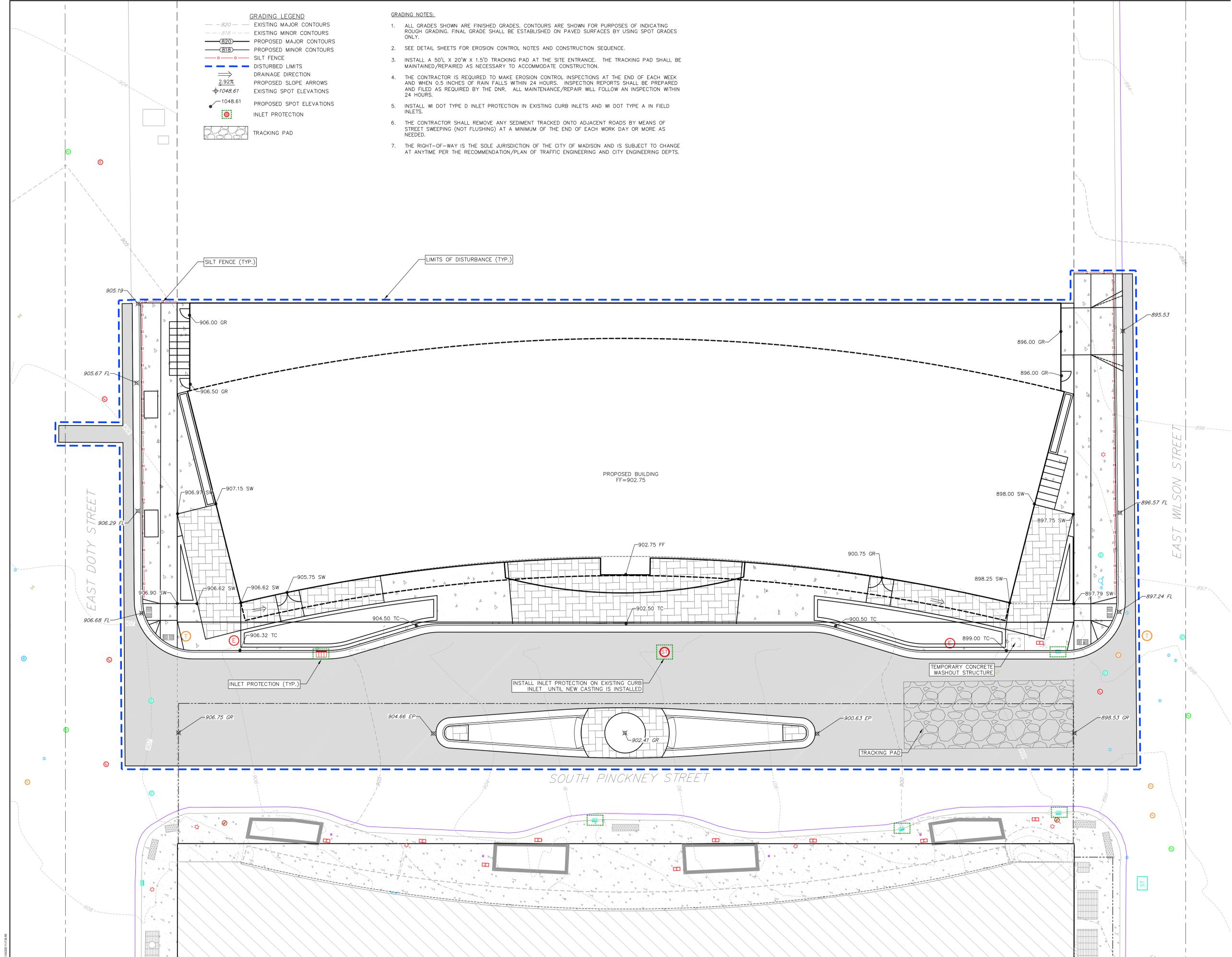
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GRADING NOTES:

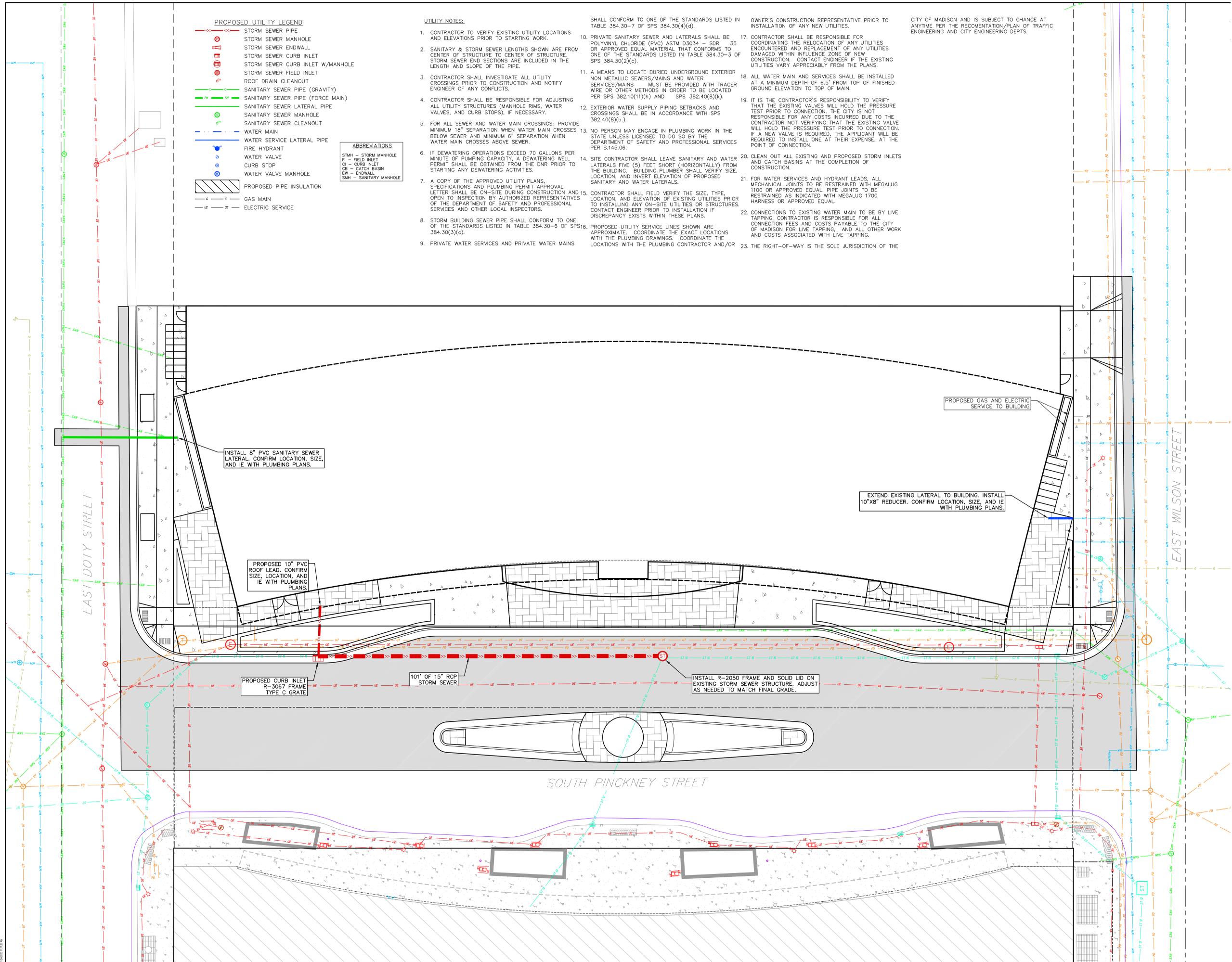
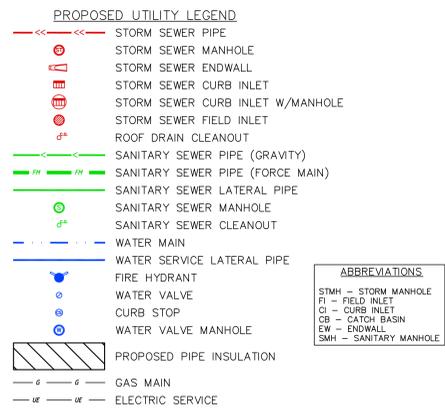
1. ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
4. 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.
5. INSTALL WI DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.
6. 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.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

GRADING LEGEND

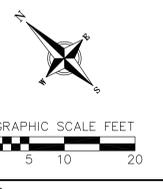
- - 820 - - EXISTING MAJOR CONTOURS
- - 818 - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- 0 — 0 — SILT FENCE
- — — DISTURBED LIMITS
- DRAINAGE DIRECTION
- ↘ 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ⊕ INLET PROTECTION
- TRACKING PAD



- UTILITY NOTES:**
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - 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.
 - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 - 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.
 - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 - 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.
 - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
 - 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).
 - 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).
 - 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(11)(h) AND SPS 382.40(8)(k).
 - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
 - 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.
 - 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.
 - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
 - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
 - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
 - 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.
 - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
 - FOR WATER SERVICES AND HYDRANT LEADS, ALL MECHANICAL JOINTS TO BE RESTRAINED WITH MEGALUG 1100 OR APPROVED EQUAL. PIPE JOINTS TO BE RESTRAINED AS INDICATED WITH MEGALUG 1700 HARNESS OR APPROVED EQUAL.
 - CONNECTIONS TO EXISTING WATER MAIN TO BE BY LIVE TAPPING. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS PAYABLE TO THE CITY OF MADISON FOR LIVE TAPPING, AND ALL OTHER WORK AND COSTS ASSOCIATED WITH LIVE TAPPING.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMENTATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

Project No. 220033.00
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Sheet Title
UTILITY PLAN

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Sheet No.
C500

PLANT SCHEDULE

| NEW STREET TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY | |
|---|---|------------|-------------------|----------|----------|--------|
|  | Celtis occidentalis / Common Hackberry Final species selection by City Forester | B & B | 2.5" Cal | | 2 | |
| UNDERSTORY TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY | |
|  | Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac 25' h x 15' w | B & B | 2" Cal | | 4 | |
| EVERGREEN SHRUBS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY | |
|  | Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper 8-10' x 6-8' | Cont. | 5 Gal. | | 12 | |
|  | Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae 2-3' x 2-3' | Cont. | 5 Gal. | | 4 | |
| PERENNIALS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY | |
|  | Amsonia x 'Blue Ice' / Blue Ice Bluestar 18" x 24" | Cont. | 1 Gal. | | 77 | |
|  | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 3-5' h x 2' w | Cont. | 1 Gal. | | 26 | |
|  | Sporobolus heterolepis / Prairie Dropseed 24" x 18" | Cont. | 1 Gal. | | 47 | |
| GROUND COVERS | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | SPACING | QTY |
|  | Ajuga reptans / Carpet Bugle 4-10" x 18" | Plug | 2" x 2" x 4" plug | 18" o.c. | 18" o.c. | 38 sf |
|  | Lilipe spicata / Creeping Lily Turf 8-12" x 8-12" | Plug | 2" x 2" x 4" plug | 12" o.c. | 12" o.c. | 236 sf |

| City of Madison Landscape Worksheet | | | | | | | | | |
|---|---------------------------------------|--|----------|--------------------------------------|----------|---------------------------|--|----------|--|
| Address: | | Judge Doyle Square/Block 105 | | Date: | | 12.02.20 | | | |
| Total Square Footage of Developed Area: | | (Site Area) 25,127 | | (Building Footprint at Grade) 20,074 | | = | | 5053 sf | |
| Total Landscape Points Required (<5 ac): | | 5,053 | | / 300 = | | 17 | | x 5 = 84 | |
| Landscape Points Required >5 ac: | | 0 | | / 100 = | | 0 | | x 1 = 0 | |
| | | | | Credits/ Existing Landscaping | | New/ Proposed Landscaping | | | |
| Plant Type/ Element | Min. Size at Installation | Points | Quantity | Points Achieved | Quantity | Points Achieved | | | |
| Overstory deciduous tree | 2.5" cal | 35 | 0 | 0 | 0 | 0 | | | |
| Tall Evergreen Tree | 5-6 feet tall | 35 | 0 | 0 | 0 | 0 | | | |
| Ornamental tree | 1.5" cal | 15 | 0 | 0 | 4 | 60 | | | |
| Upright evergreen shrub | 3-4 feet tall | 10 | 0 | 0 | 0 | 0 | | | |
| Shrub, deciduous | #3 gallon container size, Min. 12-24" | 3 | 0 | 0 | 0 | 0 | | | |
| Shrub, evergreen | #3 gallon container size, Min. 12-24" | 4 | 0 | 0 | 16 | 64 | | | |
| Ornamental grasses/perennials | #1 gallon container size, Min. 8-18" | 2 | 0 | 0 | 150 | 300 | | | |
| Ornamental/decorative fencing or wall | n/a | 4 per 10 LF | 0 | 0 | 0 | 0 | | | |
| Existing significant specimen tree | | 14 per caliper inch, Max. points per tree: 200 | 0 | 0 | 0 | 0 | | | |
| Landscape Furniture for public seating and/or transit connections | | 5 points per "seat" | 0 | 0 | 0 | 0 | | | |
| Sub Totals | | | | 0 | | 424 | | | |
| | | | | Total Points Provided: | | 424 | | | |

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.

REPRESENTATIVE IMAGES:

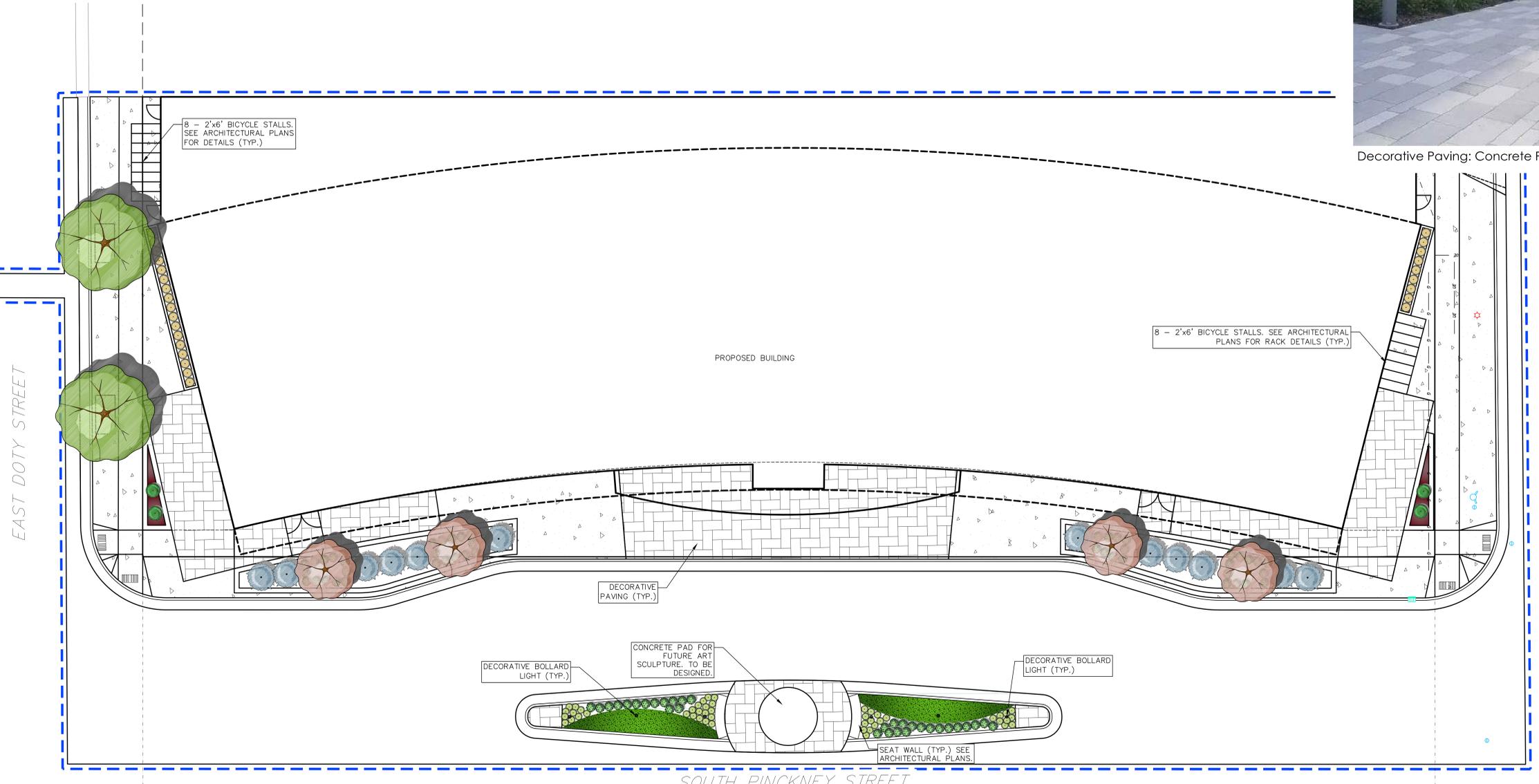


Decorative Bollard Lights



Decorative Paving: Concrete Plank Pavers

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LANDSCAPE PLAN

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Sheet No.

L100



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:

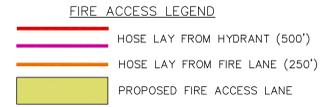
Contact Name & Phone #:

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 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"/> N/A <input 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 type="checkbox"/> Yes <input type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> No | <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 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 |
| 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 type="checkbox"/> No <input type="checkbox"/> No | <input type="checkbox"/> N/A <input 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 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 type="checkbox"/> Yes <input type="checkbox"/> Yes <input 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 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 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 type="checkbox"/> Yes <input 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 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 |

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.



NOT FOR
CONSTRUCTION



Revisions

CITY OF MADISON UDC
SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
12/02/2020

JUDGE DOYLE
SQUARE - SECTION 3 -
BLOCK 105

223 S. Pinckney Street

Project No. 220033.00

Project Number 000123

Sheet Title

FIRE ACCESS PLAN

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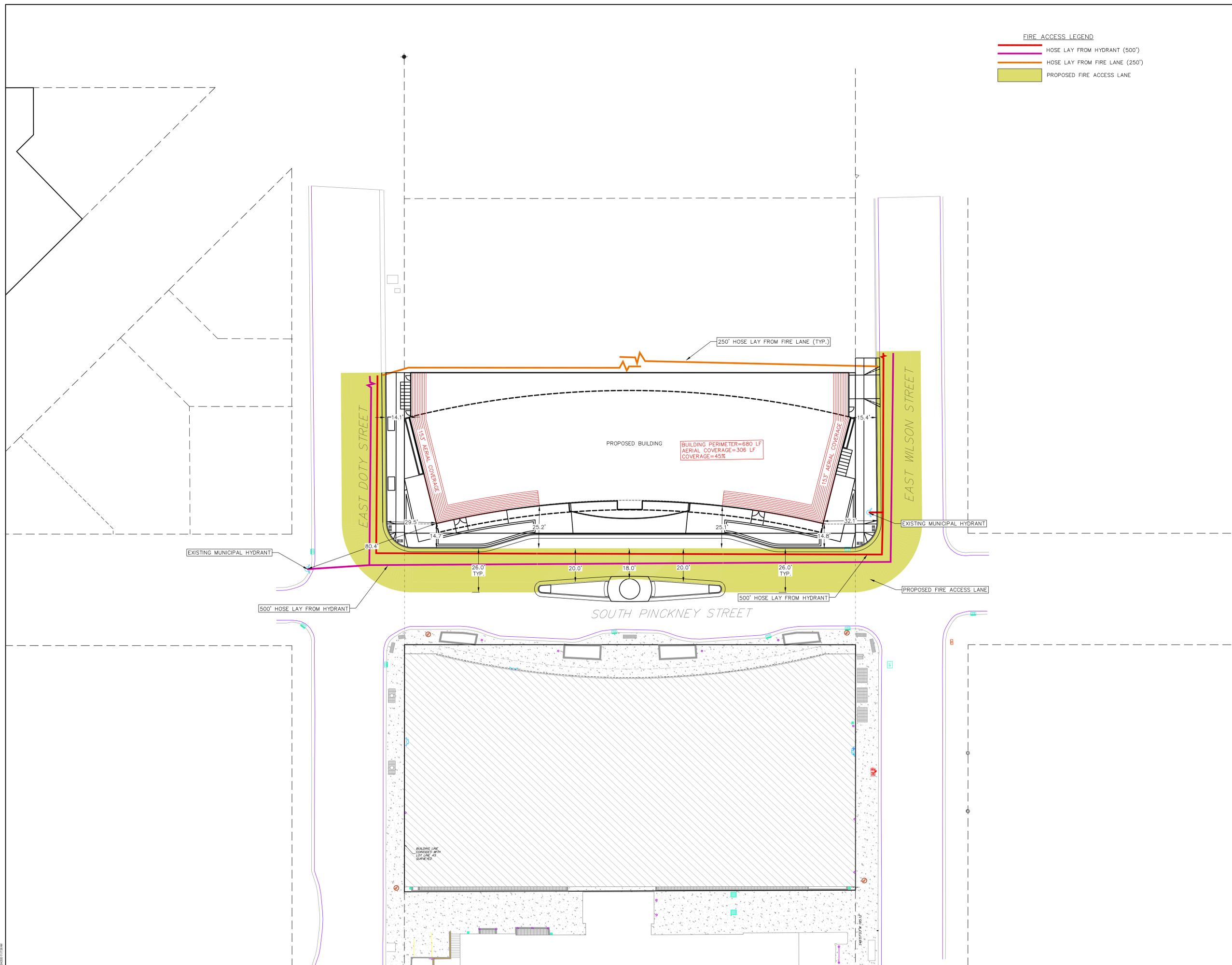
104 Shookey St., Richmond, Virginia 23219
Telephone 804.787.2500

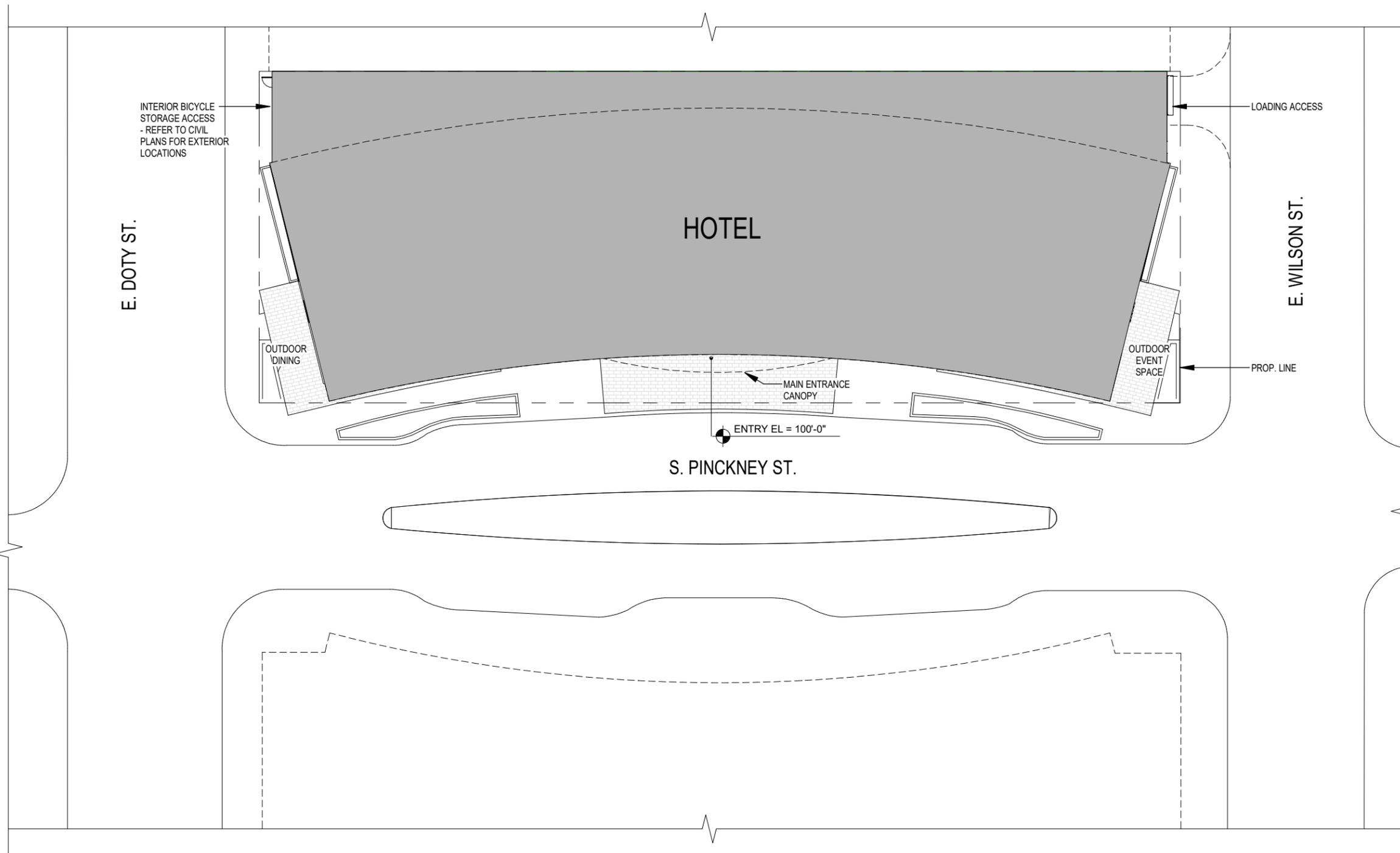
111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.

EXH 1





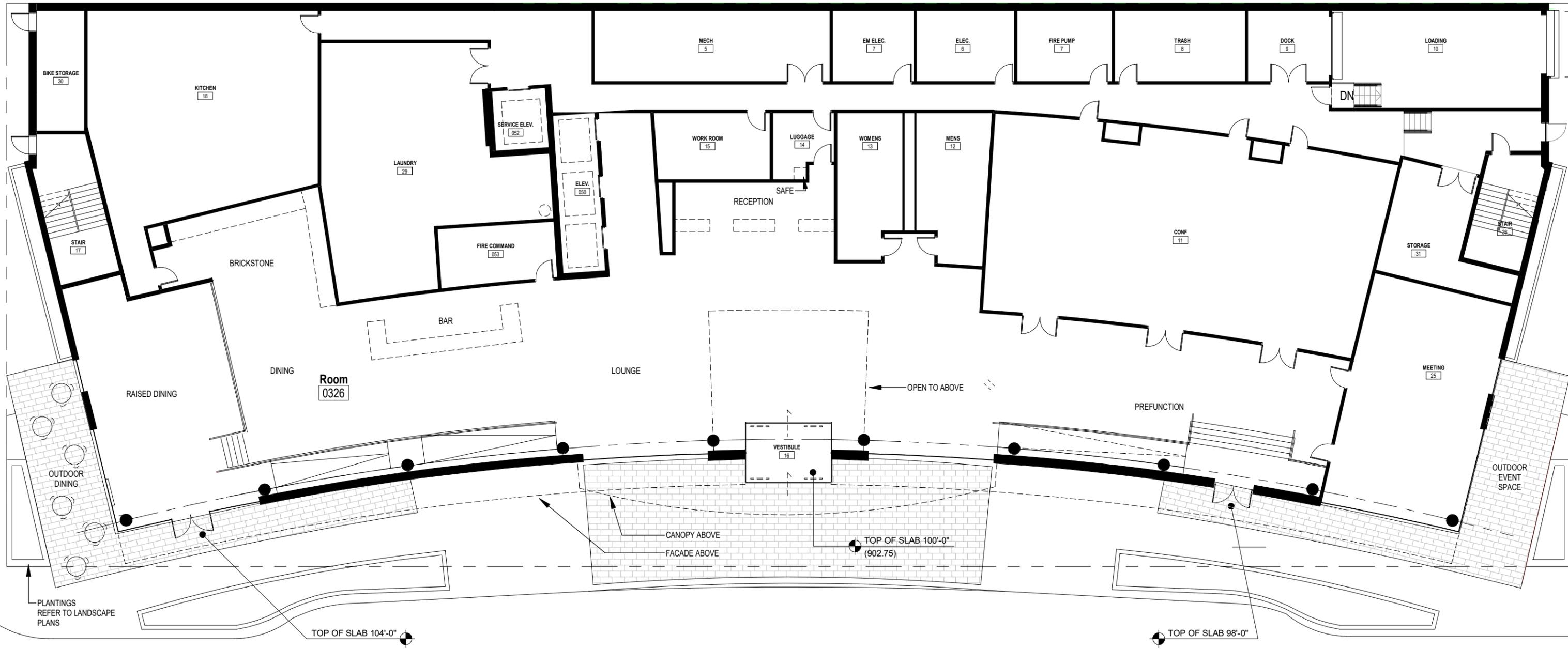
LOCATOR MAP

PROJECT LOCATION

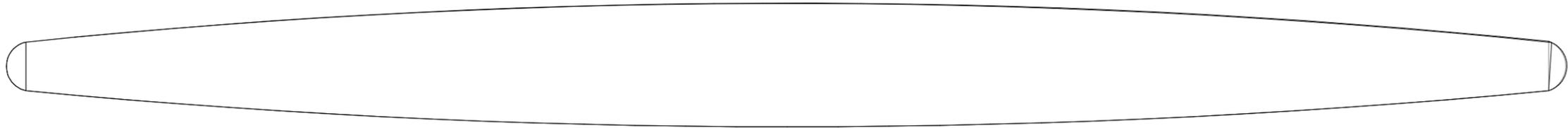
1 OVERALL SITE PLAN
1/32" = 1'-0"



OVERALL SITE PLAN



1 FIRST FLOOR PLAN
1/16" = 1'-0"



FIRST FLOOR PLAN

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1 SECOND FLOOR PLAN
1/16" = 1'-0"



SECOND FLOOR PLAN

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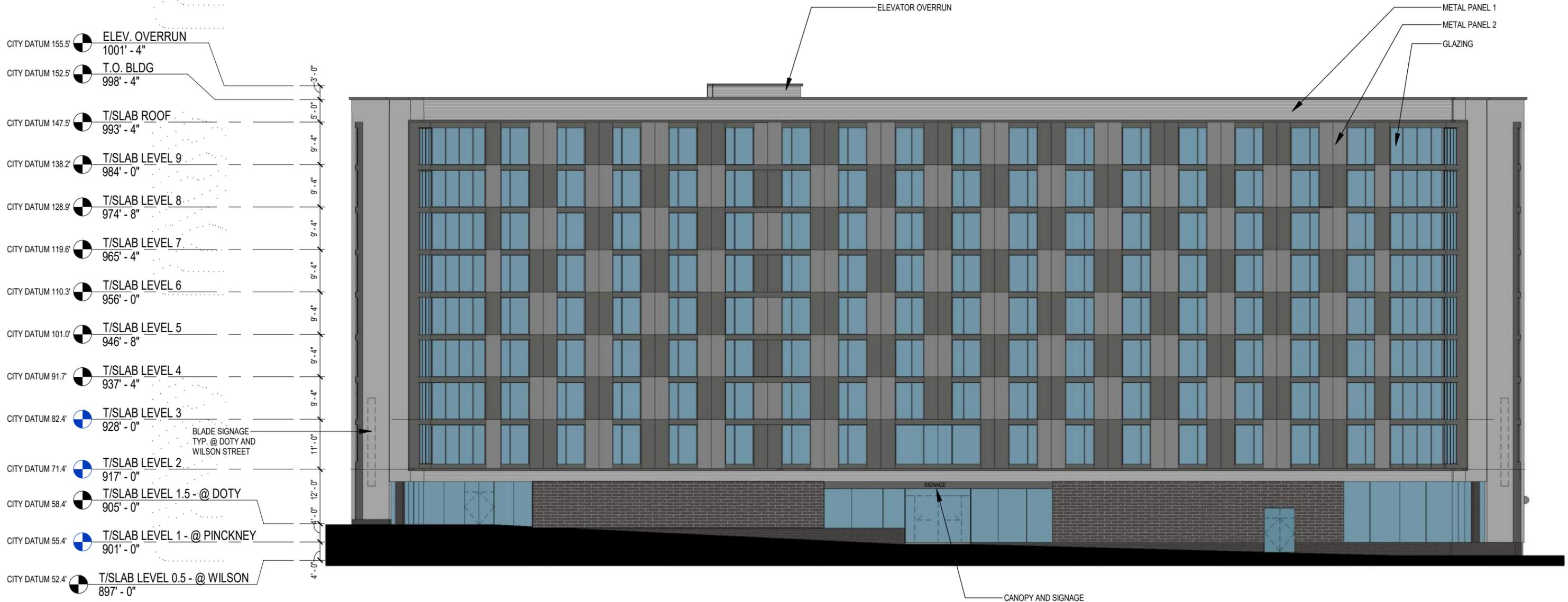


1 TYPICAL GUESTROOM PLAN FLOORS 3-9
 1/16" = 1'-0"



TYPICAL FLOOR PLAN

CAPITOL VIEW PRESERVATION HEIGHT LIMIT 1032.8'
CITY DATUM 187.2'

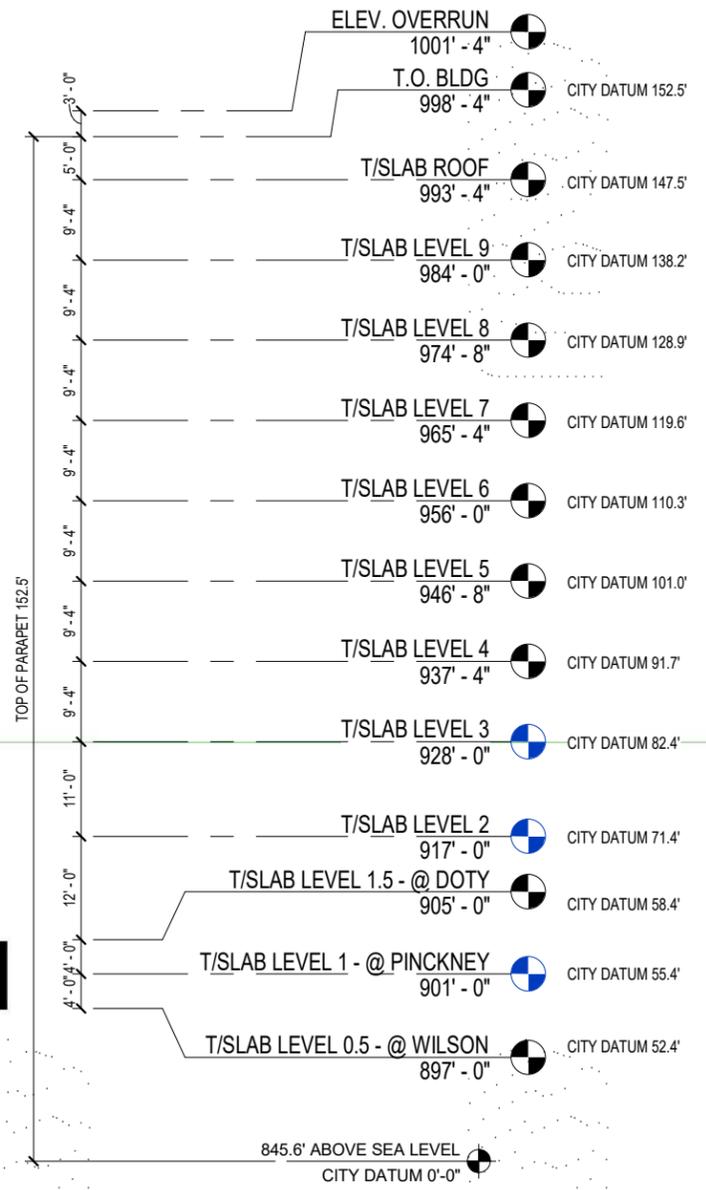


845.6' ABOVE SEA LEVEL
CITY DATUM 0'-0"

1 SW ELEVATION - PINCKNEY STREET
3/64" = 1'-0"

EXTERIOR ELEVATIONS

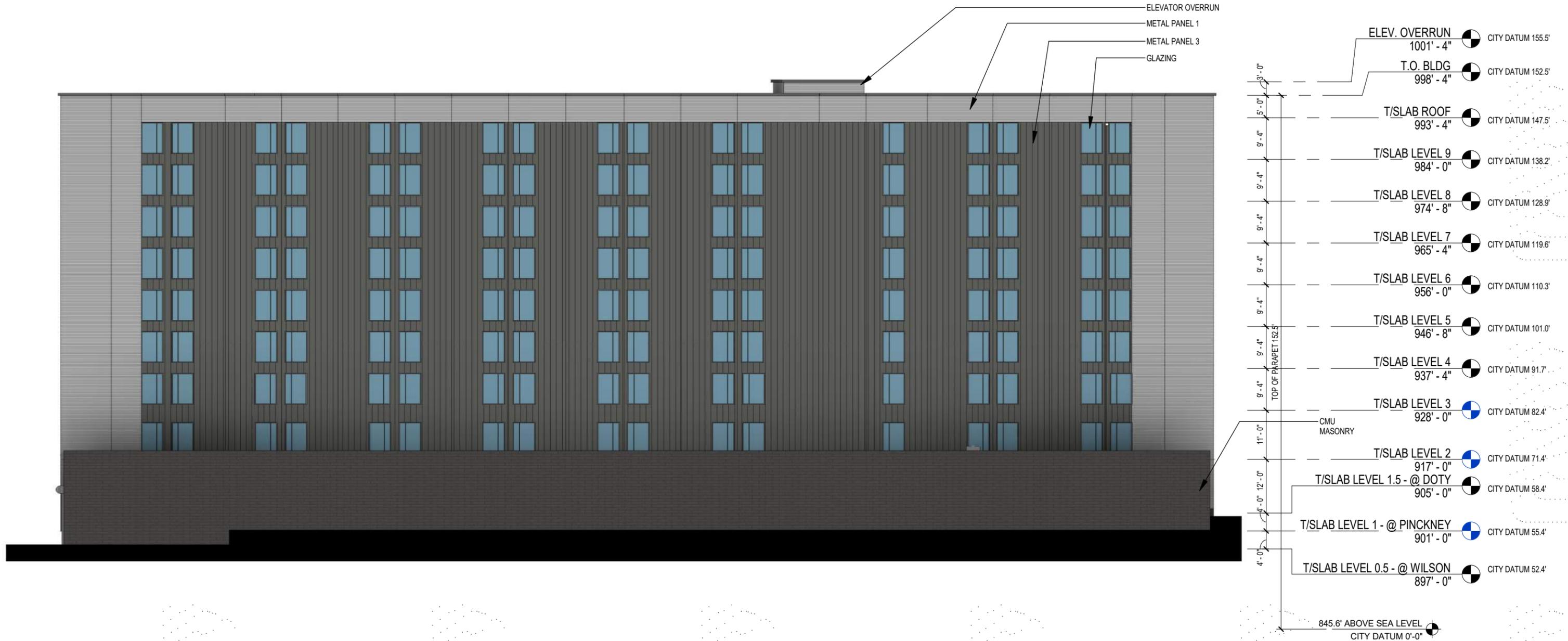
CAPITOL VIEW PRESERVATION HEIGHT LIMIT 1032.8'
CITY DATUM 187.2'



1 NW ELEVATION - DOTY ST.
3/64" = 1'-0"

EXTERIOR ELEVATIONS

CAPITOL VIEW PRESERVATION HEIGHT LIMIT 1032.8'
CITY DATUM 187.2'



1 NE ELEVATION LOT 2 WALL
3/64" = 1'-0"

EXTERIOR ELEVATIONS



EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVE

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EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE

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METAL PANEL 1:
CORRUGATED METAL PANEL (VARIEGATED PATTERN)



Matrix MX 1.0

METAL PANEL 2:
MCM PANEL SYSTEM



STONE MASONRY



EXTERIOR MATERIALS



METAL PANEL 3:
FLAT SEAM METAL PANEL



EXTERIOR MATERIALS

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DOTY & PINCKNEY LOOKING WEST



DOTY & PINCKNEY LOOKING NORTHWEST



WILSON ST LOOKING EAST



DOTY ST LOOKING SOUTH

NEIGHBORING CONTEXT

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