

Verve - Madison

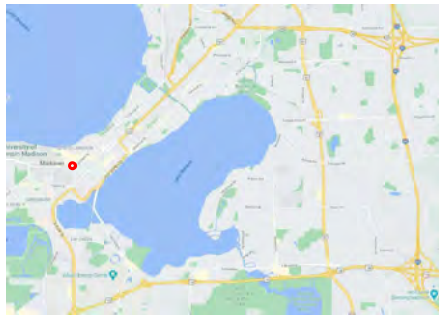
Verve Madison

Madison, WI

Landuse - UDC Initial & Final Application

504-524 W Johnson Street, 308-312 Bassett Street & 505-527 Conklin Place

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

OWNER/DEVELOPER: Subtext Development
3000 Locust Street
St. Louis, MO 63103
Ph: 314-805-1961

ARCHITECT: Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

CIVIL ENGINEER: J.S.D. Professional Services Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593
Ph: 608-848-5060
Fx: 608-848-2255

LANDSCAPE ARCHITECT: Damon Farber Landscape Architects
310 S 4th Ave Suite 7050
Minneapolis, MN 55415
Ph: 612-332-7522

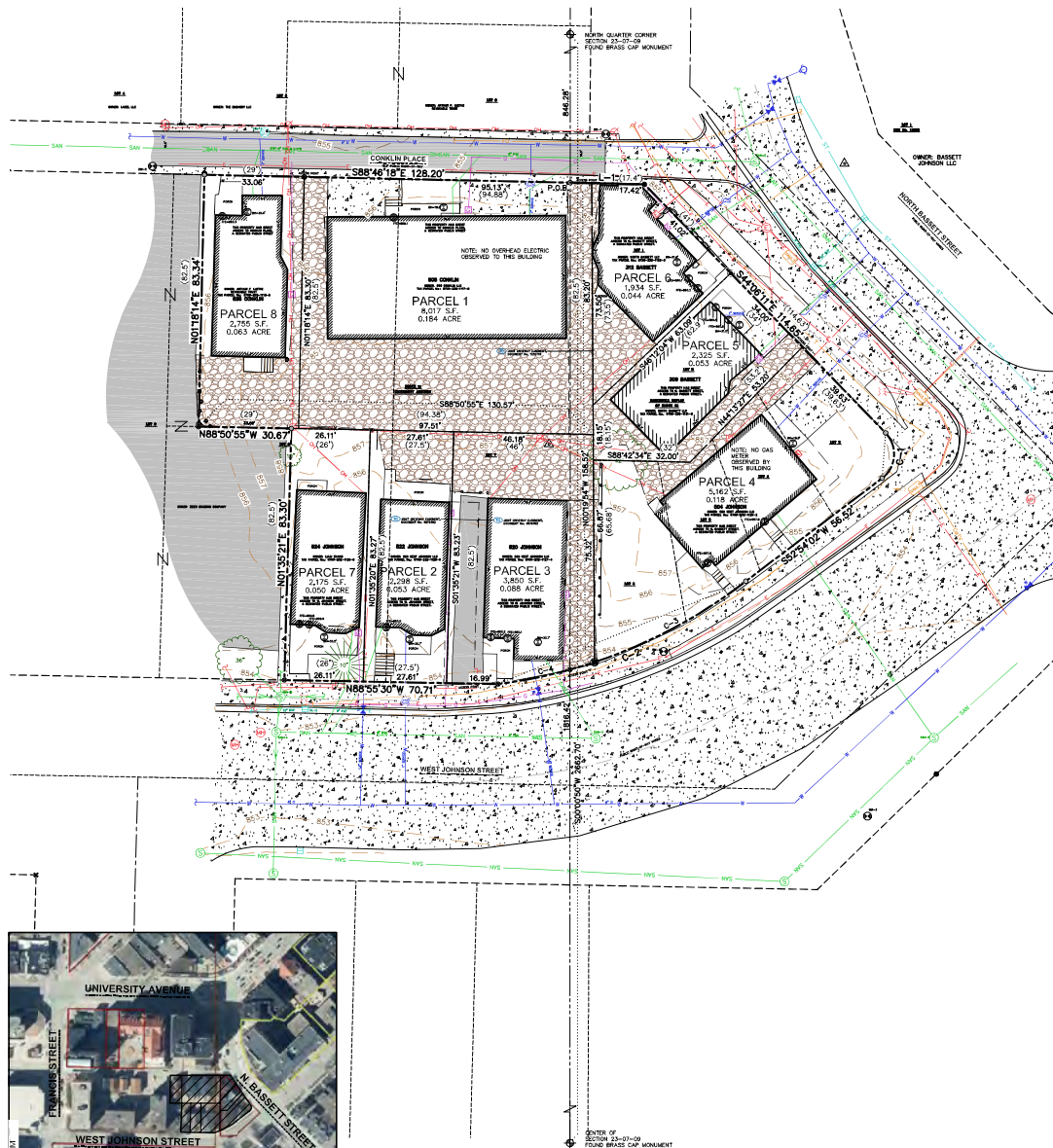


BUILDING METRICS

DSC Architects Inc			Gross Area					Departments							Parking	
Use	Name	Elevation	Project GSF	Residential GSF	Residential Efficiency	Residential	Assembly	Common / Circulation	Service	Retail	Parking	Terrace	Exterior	Vehicle	Bicycle	
ROOF TERRACE		220.0		-	0%	-	-	-	-	-	-	-	-	0	0	
ROOF LEVEL		220.0	1,200	961	80%	-	-	-	-	-	-	-	-	0	0	
LEVEL 12	16.0M	215.0	18,000	12,332	68%	10,124	5,885	2,488	581	-	-	5,000	-	0	0	
LEVEL 11	16.0M	210.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 10	16.0M	205.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 9	16.0M	200.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 8	16.0M	195.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 7	16.0M	190.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 6	16.0M	185.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 5	16.0M	180.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 4	16.0M	175.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 3	16.0M	170.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 2	16.0M	165.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL 1	16.0M	160.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P1	16.0M	155.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P2	16.0M	150.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P3	16.0M	145.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P4	16.0M	140.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P5	16.0M	135.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P6	16.0M	130.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P7	16.0M	125.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P8	16.0M	120.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P9	16.0M	115.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P10	16.0M	110.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P11	16.0M	105.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P12	16.0M	100.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P13	16.0M	95.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P14	16.0M	90.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P15	16.0M	85.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P16	16.0M	80.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P17	16.0M	75.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P18	16.0M	70.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P19	16.0M	65.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P20	16.0M	60.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P21	16.0M	55.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P22	16.0M	50.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P23	16.0M	45.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P24	16.0M	40.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P25	16.0M	35.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P26	16.0M	30.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P27	16.0M	25.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P28	16.0M	20.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P29	16.0M	15.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P30	16.0M	10.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P31	16.0M	5.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P32	16.0M	0.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P33	16.0M	-5.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P34	16.0M	-10.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P35	16.0M	-15.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P36	16.0M	-20.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P37	16.0M	-25.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P38	16.0M	-30.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P39	16.0M	-35.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P40	16.0M	-40.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P41	16.0M	-45.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P42	16.0M	-50.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P43	16.0M	-55.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P44	16.0M	-60.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P45	16.0M	-65.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P46	16.0M	-70.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P47	16.0M	-75.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P48	16.0M	-80.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P49	16.0M	-85.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P50	16.0M	-90.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P51	16.0M	-95.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P52	16.0M	-100.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P53	16.0M	-105.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P54	16.0M	-110.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P55	16.0M	-115.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P56	16.0M	-120.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P57	16.0M	-125.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P58	16.0M	-130.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P59	16.0M	-135.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P60	16.0M	-140.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P61	16.0M	-145.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P62	16.0M	-150.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P63	16.0M	-155.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P64	16.0M	-160.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P65	16.0M	-165.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P66	16.0M	-170.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P67	16.0M	-175.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P68	16.0M	-180.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P69	16.0M	-185.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P70	16.0M	-190.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P71	16.0M	-195.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P72	16.0M	-200.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P73	16.0M	-205.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P74	16.0M	-210.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P75	16.0M	-215.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P76	16.0M	-220.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P77	16.0M	-225.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P78	16.0M	-230.0	18,000	12,297	68%	15,902	64	2,395	197	-	-	-	-	0	0	
LEVEL P7																



VICINITY MAP
NOT TO SCALE



STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1*	855.04	—	—	—	—

* MANHOLE IS FULL OF WATER, NO PIPES ARE VISIBLE.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	854.04	NW	852.50	6"	PVC
		SE	852.50	6"	PVC
		NE	852.10	12"	RCP
INL-2	852.72	E	851.42	8"	PVC
		W	850.44	12"	RCP

BUILDINGS	
ADDRESS	DESCRIPTION
525 CONKLIN PLACE	3 STORY HOUSE, 1186 SQUARE FEET
505 CONKLIN PLACE	3 STORY HOUSE, 3709 SQUARE FEET
312 NORTH BASSETT	3 STORY HOUSE, 1142 SQUARE FEET
308 NORTH BASSETT	3 STORY HOUSE, 1167 SQUARE FEET
504 WEST JOHNSON	2 STORY HOUSE, 1336 SQUARE FEET
520 WEST JOHNSON	3 STORY HOUSE, 1330 SQUARE FEET
522 WEST JOHNSON	3 STORY HOUSE, 891 SQUARE FEET
524 WEST JOHNSON	3 STORY HOUSE, 1040 SQUARE FEET

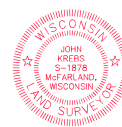
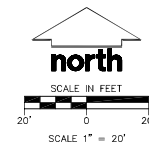
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	16.93	10.07	97°00'28"	S04°24'10"W	14.96
()		10.07		S03°14'48"	14.98
C-2	89.85	168.04	30°38'04"	S67°26'32"W	86.78
()		168.04	192°7'05"	S61°51'03"W	86.77
C-3	168.04	168.04		S61°57'44"W	56.41
C-4	32.80	168.04	11°07'59"	S77°10'06"W	32.79

LINE TABLE	
LINE	BEARING DISTANCE
L-1	S88°46'18"E 24.55'

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	856.06	N	850.58	8"	PVC
		E	850.50	8"	PVC
		S	849.49	8"	PVC
SAN-2	854.54	NW	847.52	18"	PVC
		SE	847.69	18"	PVC
SAN-3	853.43	NW	848.28	PLUGGED	—
		N	848.33	8"	VSP
		E	847.56	8"	PVC
SAN-4	853.01	N	847.49	8"	VSP
		E	847.49	8"	PVC
SAN-5	853.88	N	847.80	8"	VSP
		E	849.43	8"	VSP
		SW	849.53	8"	VSP
		NW	850.13	8"	VSP
SAN-6	854.65	W	847.77	8"	VSP
		SW	846.62	10"	RCP
		NW	846.68	10"	VSP
		NE	846.57	10"	RCP

BENCHMARKS	
BENCH MARK	DESCRIPTION
BM-1	854.97 CUT CROSS EAST END OF CONKLIN PLACE, NORTH SIDE
BM-2	855.74 CUT CROSS SOUTH SIDE OF CONKLIN PLACE, WEST OF SITE
BM-3	854.62 CUT CROSS SOUTH SIDE OF WEST JOHNSON STREET, SOUTHEAST OF SITE
BM-4	854.56 HYDRANT ON NORTH SIDE OF WEST JOHNSON STREET IN FRONT OF 504 WEST JOHNSON STREET

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



ALTA/NSPS LAND TITLE SURVEY

LOT 7 AND PART OF LOT 8, BLOCK 11, UNIVERSITY ADDITION TO MADISON AND LOTS 1, 2, AND PART OF LOTS 3, 4, 5 AND 6, BASKERVILLE REPLAT OF BLOCK 36, CITY OF MADISON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- GOVERNMENT CORNER
- PK/MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- 1" IRON PIPE FOUND
- CHISELED "X" FOUND
- 3/4" REBAR FOUND
- CHISELED "X" SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- MAG NAIL SET
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SOLLARD
- MAIL BOX
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- CURB INLET
- GAS REGULATOR/METER
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- AIR CONDITION UNIT
- LIGHT POLE
- POWER POLE
- TRAFFIC SIGNAL
- WALL
- DECIDUOUS TREE
- CONFEROUS TREE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- STONE WALL
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- ELECTRIC CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 12 AND 13, 2021.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23-07-09, RECORDED AS S000'050"W.
- ELEVATIONS ARE BASED ON THE AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS DISK IN CONCRETE MARKING THE NORTH QUARTER CORNER OF SECTION 23, TOWN, RANGE, ELEVATION = 876.32'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE (HOLE) NO. 2021271829-2, 2021271830-4, 2021271830-6, 2021271831-6, 2021271832-2, 2021271836-2, 2021271838-2, WITH A START DATE OF JULY 07, 2021.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF MADISON ENGINEERING (ELECTRIC AND GAS) MCI TDS TELECOM AT&T DISTRIBUTION RESTECH SERVICES AMERICAN TRANSMISSION COMPANY LEVEL 3 IN NOW CENTURYLINK
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1-800-245-8511.
- JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THAT THE BENCHMARKS SHOWN ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO BEING UTILIZED.
- ALL SCHEDULE B-1, PART II, EXCEPTIONS, LEGAL DESCRIPTIONS AND SURVEYORS CERTIFICATES ARE ON SHEET 2 OF 2.
- THE NORTH RIGHT-OF-WAY LINE OF W. JOHNSON STREET, THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF N. BASSETT STREET AND THE SOUTH RIGHT-OF-WAY LINE OF CONKLIN PLACE ARE CONTIGUOUS WITH THE SURVEYED PARCELS.
- THERE ARE NO GAPS, STRIPS, OR GORES ON THE PROPERTIES BEING SURVEYED.
- TAX PARCEL NUMBERS: 505 CONKLIN PLACE, 0709-232-1117-5; 522 W. JOHNSON ST., 0709-232-1126-6; 520 W. JOHNSON ST., 0709-232-1127-4; 504 W. JOHNSON ST., 0709-232-1128-2; 308 W. BASSETT ST., 0709-232-1131-6; 312 N. BASSETT ST., 0709-232-1132-3; 524 W. JOHNSON ST., 0709-232-1125-8; 525 CONKLIN PLACE, 0709-232-1118-3.

STATEMENT OF ENCROACHMENTS

THERE ARE NO BUILDINGS THAT ENDOACH ONTO ADJOINING PARCELS. BUILDING AT 522 W. JOHNSON STREET ENDOACHES INTO JOINT DRIVEWAY AGREEMENT.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS

- THE SUBJECT PROPERTY LIES IN ZONE V, AREA OF MINIMAL FLOOD HAZARD, PER FEMA MAP NUMBER 50025C0409G, EFFECTIVE DATE OF JANUARY 2, 2009.
- 6(a)(b) ZONING LETTER WAS NOT SUPPLIED BY THE CLIENT.
- THERE ARE 22 PARKING SPACES AND 0 HANDICAP SPACES FOR A TOTAL OF 22 PARKING SPACES.
- PROPERTY LIES AT THE INTERSECTION OF WEST JOHNSON STREET AND NORTH BASSETT STREET.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY PER FIRST AMERICAN TITLE INSURANCE COMPANY.
- PUBLIC UTILITIES AND DIGGERS HOTLINE LOCATES. (SEE NOTES 5 AND 6 ABOVE)

Verve Madison

Madison, WI



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No.	Description	Date
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221532

PROJECT NUMBER

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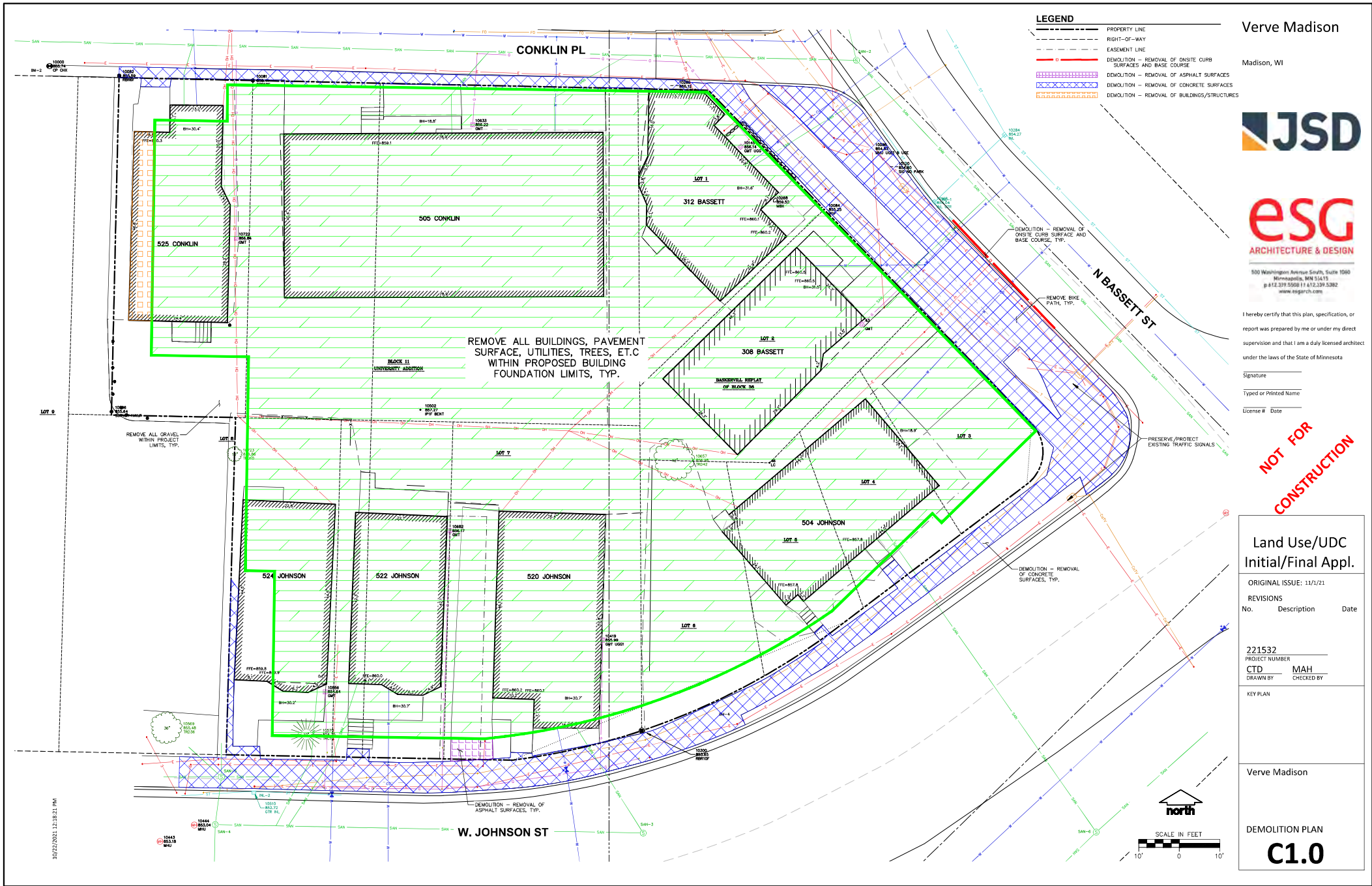
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KEY PLAN

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ALTA/NSPS LAND
TITLE SURVEY

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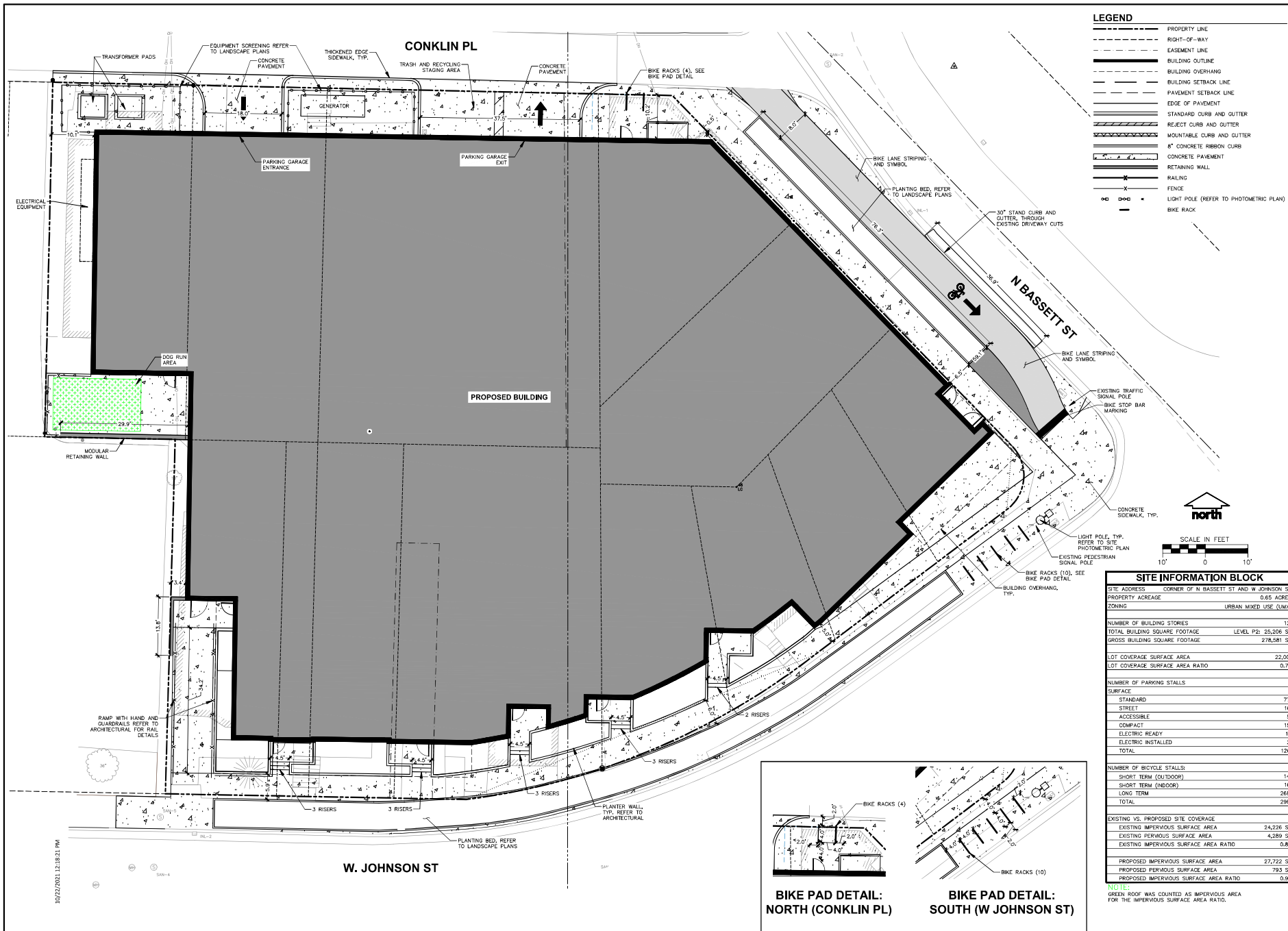
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DEMOLITION PLAN

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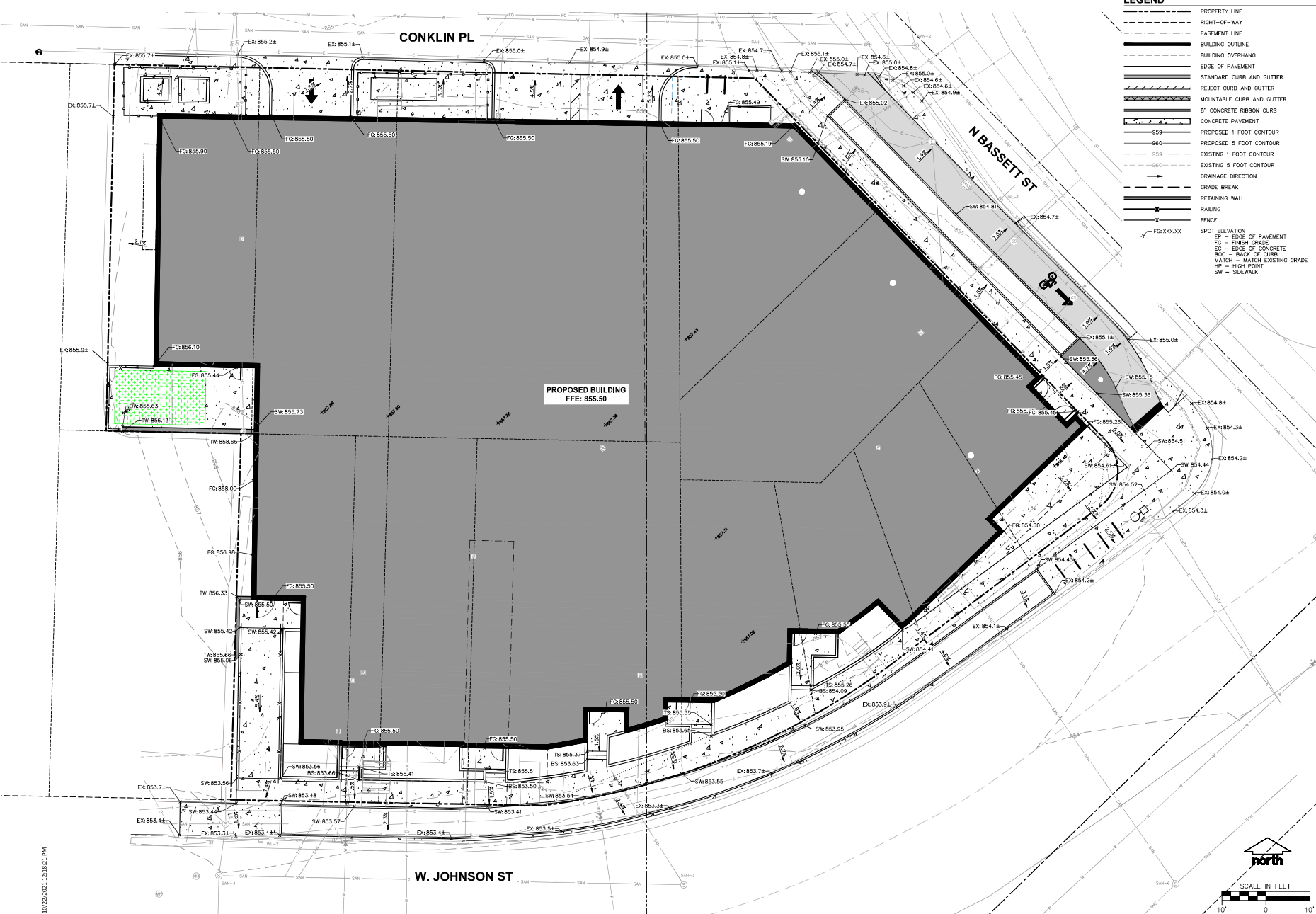
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KEY PLAN

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CIVIL SITE PLAN

C2.0



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - EASEMENT LINE
 - BUILDING OUTLINE
 - BUILDING OVERHANG
 - EDGE OF PAVEMENT
 - STANDARD CURB AND GUTTER
 - REJECT CURB AND GUTTER
 - MOUNTABLE CURB AND GUTTER
 - 8" CONCRETE RIBBON CURB
 - CONCRETE PAVEMENT
 - PROPOSED 1 FOOT CONTOUR
 - PROPOSED 5 FOOT CONTOUR
 - EXISTING 1 FOOT CONTOUR
 - EXISTING 5 FOOT CONTOUR
 - DRAINAGE DIRECTION
 - GRADE BREAK
 - RETAINING WALL
 - RAILING
 - FENCE
 - SPOT ELEVATION
 - EF - EDGE OF PAVEMENT
 - FG - FINISH GRADE
 - EG - EDGE OF CONCRETE
 - BOC - BACK OF CURB
 - WATON - MATCH EXISTING GRADE
 - HP - HIGH POINT
 - SW - SIDEWALK

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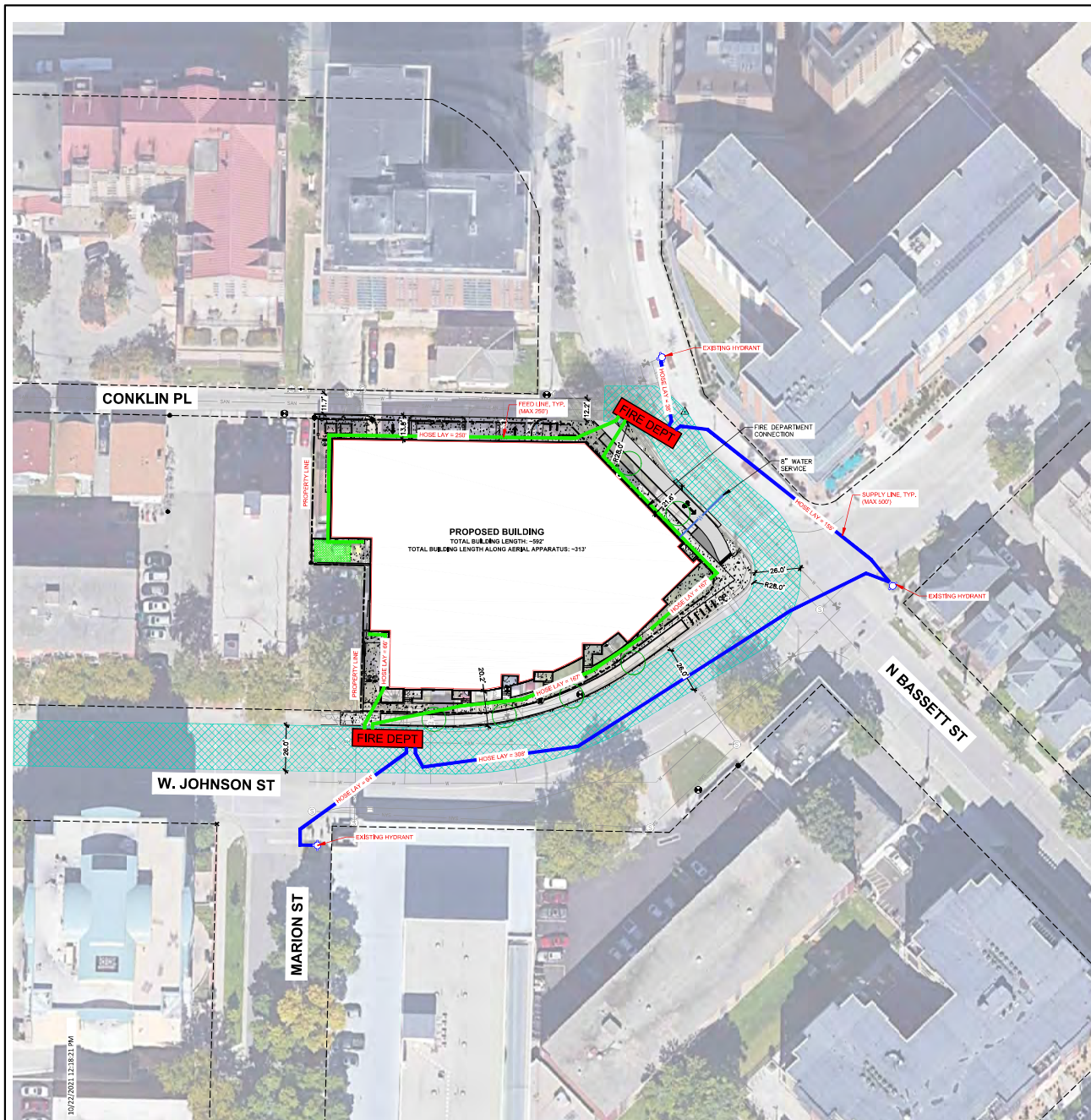
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GRADING PLAN

C3.0

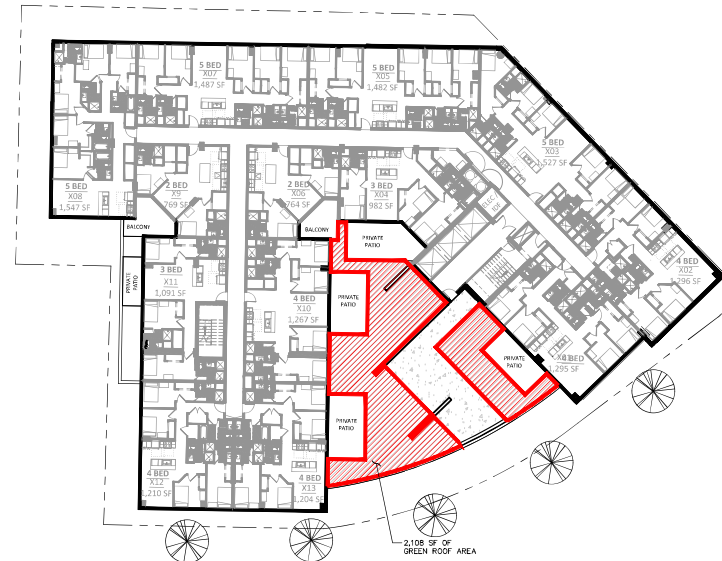
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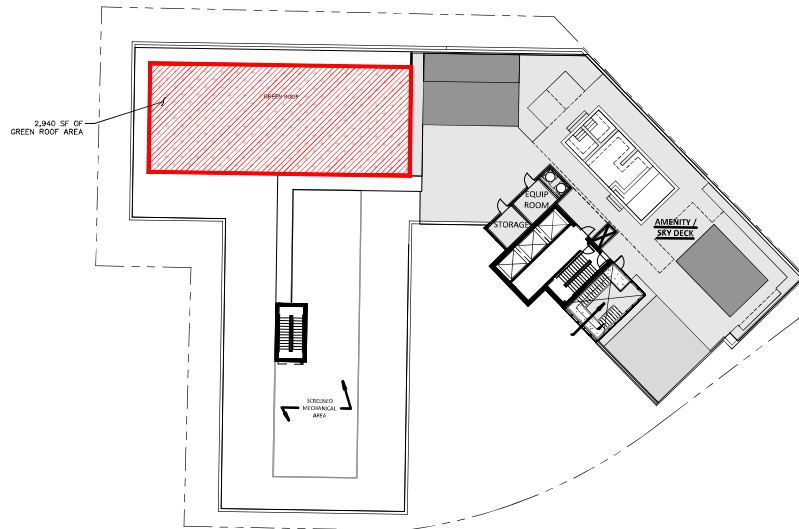
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LEVEL 1 (GROUND FLOOR)



LEVEL 2 (AMENITY ROOF DECK)



ROOFTOP (AMENITY/SKY DECK)

LEGEND

- GREEN ROOF AREA
- DETENTION SYSTEM

- NOTES:**
1. TOTAL GREEN ROOF AREA: 5,469 SF
 2. REFER TO LANDSCAPE PLANS FOR PLANTING SCHEDULES AND LAYOUT

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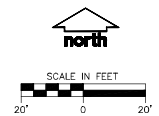
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KEY PLAN

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STORMWATER EXHIBIT

C6.0





DAMON FARBER
LANDSCAPE ARCHITECTS
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p: 612,332,7522

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GENERAL NOTES

L1-0

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
- CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
- SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SOIL TESTING

- CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY, ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE

PROVIDED.

- CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
- CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

- ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
- GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
- GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
- FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.
- SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
- MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
- ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
- ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT. REFER TO MNDOT SPECIFICATIONS FOR EROSION CONTROL.
- CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
- PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
- CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
- PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
- CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
- WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

- SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
- FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
- FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL

NOVEMBER 15.

- ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. (FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-0 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.)
- INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MNDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX. OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
- [TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.] [DO NOT WRAP TREES.]
- APPLY PRE-EMERGENT HERBICIDE (GREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

- INSTALL [4" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- INSTALL [3" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
- INSTALL [3" DEEP FINELY SHREDDED MULCH] IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.









WATERING

- PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
- TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.










WARRANTY

- WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANT SCHEDULE - LEVEL 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	REMARKS	
	CO	1	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL.	B&B		
	GS	1	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	2" CAL.	B&B		
	GD	1	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM / STREET KEEPER HONEY LOCUST	2" CAL.	B&B		
	GK	1	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2" CAL.	B&B		
	TS	1	TILIA AMERICANA 'SENTRY' / AMERICAN SENTRY LINDEN	2" CAL.	B&B		
	UP	1	ULMUS X 'NEW HORIZON' / NEW HORIZON ELM	2" CAL.	B&B		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	SPACING	REMARKS
	CA-K	216	PERENNIALS			24" o.c.	
	MI-S	54	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#2	CONT.	25" @ 24" o.c.	
	SE-B	54	MISCANTHUS SINENSIS 'SILVER FEATHER' / SILVER FEATHER SILVER GRASS	#2	CONT.	25" @ 24" o.c.	
	SP-H	54	SEDUM X 'BAILEY'S GOLD' / STONECROP	#2	CONT.	25" @ 18" o.c.	
			SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#2	CONT.	25" @ 24" o.c.	
	RH-A	172	SHRUBS			36" o.c.	
	SP-B	43	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	CONT.	25" @ 48" o.c.	
	SP-A	43	SPIRAEA X BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	3 GAL	CONT.	25" @ 36" o.c.	
	VI-O	43	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	3 GAL	CONT.	25" @ 42" o.c.	
			VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM	3 GAL	CONT.	25" @ 30" o.c.	

PLANT SCHEDULE - ROOFTOP

	PERENNIALS	91			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#2, CONT.			
	MISCANTHUS SINENSIS 'SILVER FEATHER' / SILVER FEATHER SILVER GRASS	#2, CONT.			
	SEDUM X 'BAILEY'S GOLD' / STONECROP	#2, CONT.			
	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#2, CONT.			
	SHRUBS	29			
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	7	3 GAL, CONT.	25%	
	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	7	3 GAL, CONT.	25%	
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	7	3 GAL, CONT.	25%	
	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM	7	3 GAL, CONT.	25%	
	PERENNIAL GROUP A	371 SF			
	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODY CRANESBILL	43	#1, CONT, SPACE 18" O.C.	25% @ 18" oc	
	SALVIA NEMOROSA 'CARADONNA' / CARDONNA PERENNIAL SALVIA	43	#1, CONT, SPACE 18" O.C.	25% @ 18" oc	
	SALVIA NEMOROSA 'EAST FRIESLAND' / EAST FRIESLAND PERENNIAL SAGE	26	#1, CONT, SPACE 18" O.C.	15% @ 18" oc	
	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE	60	#1, CONT, SPACE 18" O.C.	35% @ 18" oc	
	PERENNIAL GROUP B	311 SF			
	ALLIUM ANGULOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	87	#1, CONT, SPACE 18" O.C.	60% @ 18" oc	
	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	58	#1, CONT, SPACE 18" O.C.	40% @ 18" oc	
	PERENNIAL GROUP C	631 SF			
	PERENNIAL MIX - C				
	COREOPSIS VERTICILLATA 'GRANDIFLORA' / THREADLEAF COREOPSIS	88	#1, CONT, SPACE 18" O.C.	30% @ 18" oc	
	ECHINACEA PURPUREA 'PAST02918' TM / POWWOW WHITE CONEFLOWER	59	#1, CONT, SPACE 18" O.C.	20% @ 18" oc	
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	146	#1, CONT, SPACE 18" O.C.	50% @ 18" oc	
	PERENNIAL GROUP D	615 SF			
	BAPTISIA X 'PURPLE SMOKE' / PURPLE SMOKE FALSE INDIGO	56	#1, CONT, SPACE 24" O.C.	35% @ 24" oc	
	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	185	#1, BARE ROOT, SPACE 18" O.C.	65% @ 18" oc	
	PERENNIAL GROUP E	421 SF			
	AGASTACHE X 'BLUE FORTUNE' / BLUE FORTUNE ANISE HYSSOP	39	#1, CONT, SPACE 24" O.C.	35% @ 24" oc	
	ECHINACEA PURPUREA 'RUBINGLOW' / RUBY GLOW CONEFLOWER	49	#1, CONT, SPACE 18" O.C.	25% @ 18" oc	
	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	78	#1, CONT, SPACE 18" O.C.	40% @ 18" oc	
	PERENNIAL GROUP F	362 SF			
	ACHILLEA MILLEFOLIUM 'SUNNY SEDUCTION' / SUNNY SEDUCTIONYARROW	19	#1, CONT, SPACE 24" O.C.	20% @ 24" oc	
	ALLIUM ANGULOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	109	#1, CONT, SPACE 18" O.C.	65% @ 18" oc	
	BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA	26	#1, CONT, SPACE 18" O.C.	15% @ 18" oc	
	PERENNIAL GROUP G	229 SF			
	CALAMINTHA NEPETA / LESSER CALAMINT	24	#1, CONT, SPACE 24" O.C.	40% @ 24" oc	
	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	24	#3, CONT, SPACE 24" O.C.	40% @ 24" oc	
	RUDBECKIA X 'AUTUMN SUN' / AUTUMN SUN CONEFLOWER	12	#1, CONT, SPACE 24" O.C.	20% @ 24" oc	

CONCEPT PLANT SCHEDULE

	PERENNIAL GROUP A	171 SF			
	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODY CRANESBILL	20	#1, CONT, SPACE 18" O.C.	25% @ 18" oc	
	SALVIA NEMOROSA 'CARADONNA' / CARDONNA PERENNIAL SALVIA	20	#1, CONT, SPACE 18" O.C.	25% @ 18" oc	
	SALVIA NEMOROSA 'EAST FRIESLAND' / EAST FRIESLAND PERENNIAL SAGE	12	#1, CONT, SPACE 18" O.C.	15% @ 18" oc	
	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE	28	#1, CONT, SPACE 18" O.C.	35% @ 18" oc	
	PERENNIAL GROUP B	506 SF			
	ALLIUM ANGULOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	141	#1, CONT, SPACE 18" O.C.	60% @ 18" oc	
	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	94	#1, CONT, SPACE 18" O.C.	40% @ 18" oc	
	PERENNIAL GROUP C	496 SF			
	PERENNIAL MIX - C				
	COREOPSIS VERTICILLATA 'GRANDIFLORA' / THREADLEAF COREOPSIS	89	#1, CONT, SPACE 18" O.C.	30% @ 18" oc	
	ECHINACEA PURPUREA 'PAST02918' TM / POWWOW WHITE CONEFLOWER	46	#1, CONT, SPACE 18" O.C.	20% @ 18" oc	
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	115	#1, CONT, SPACE 18" O.C.	50% @ 18" oc	
	PERENNIAL GROUP D	503 SF			
	BAPTISIA X 'PURPLE SMOKE' / PURPLE SMOKE FALSE INDIGO	46	#1, CONT, SPACE 24" O.C.	35% @ 24" oc	
	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	151	#1, BARE ROOT, SPACE 18" O.C.	65% @ 18" oc	
	PERENNIAL GROUP E	332 SF			
	AGASTACHE X 'BLUE FORTUNE' / BLUE FORTUNE ANISE HYSSOP	31	#1, CONT, SPACE 24" O.C.	35% @ 24" oc	
	ECHINACEA PURPUREA 'RUBINGLOW' / RUBY GLOW CONEFLOWER	39	#1, CONT, SPACE 18" O.C.	25% @ 18" oc	
	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	62	#1, CONT, SPACE 18" O.C.	40% @ 18" oc	
	PERENNIAL GROUP F	4162 SF			
	ACHILLEA MILLEFOLIUM 'SUNNY SEDUCTION' / SUNNY SEDUCTIONYARROW	217	#1, CONT, SPACE 24" O.C.	20% @ 24" oc	
	ALLIUM ANGULOSUM 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	1,250	#1, CONT, SPACE 18" O.C.	65% @ 18" oc	
	BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA	289	#1, CONT, SPACE 18" O.C.	15% @ 18" oc	
	PERENNIAL GROUP G	189 SF			
	CALAMINTHA NEPETA / LESSER CALAMINT	20	#1, CONT, SPACE 24" O.C.	40% @ 24" oc	
	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	20	#3, CONT, SPACE 24" O.C.	40% @ 24" oc	
	RUDBECKIA X 'AUTUMN SUN' / AUTUMN SUN CONEFLOWER	10	#1, CONT, SPACE 24" O.C.	20% @ 24" oc	



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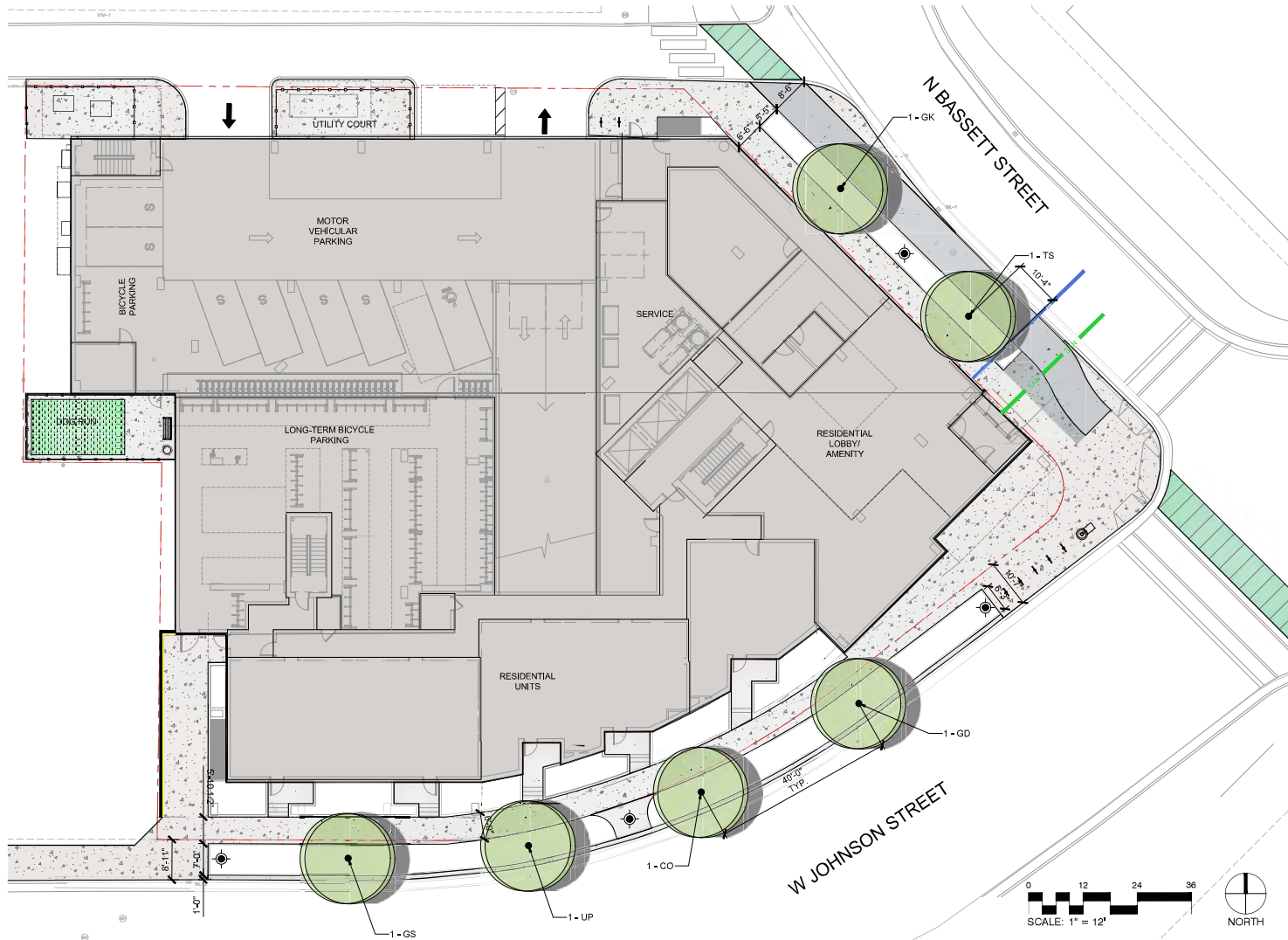
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KEY PLAN

Verve Madison

LANDSCAPE
SCHEDULES

L1-1



PLANT LEGEND		
TREES	CODE	COMMON / BOTANICAL NAME
	CO	COMMON HACKBERRY CELTIS OCCIDENTALIS
	GS	SKYLINE HONEY LOCUST GLEDTISIA TRIACANTHOS 'SKYLINE'
	GD	STREET KEEPER HONEY LOCUST GLEDTISIA TRIACANTHOS INERMIS 'DRAVES' TM
	GK	KENTUCKY COFFEETREE GYMNOCLADUS DIOICA
	TS	AMERICAN SENTRY LINDBERGH TILIA AMERICANA 'SENTRY'
	UP	NEW HORIZON ELM ULMUS X 'NEW HORIZON'

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Contractor shall contact City Forestry at (608) 266-4816 at least one week prior to street tree planting to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries.

Contractor shall contact City Forestry at (608) 266-4816 at least one week prior to street tree planting to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper

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Verve Madison		
STREET TREE PLAN		
L1-2		



Celtis occidentalis



Gleditsia triacanthos inermis 'Draves'



Ulmus x 'New Horizon'



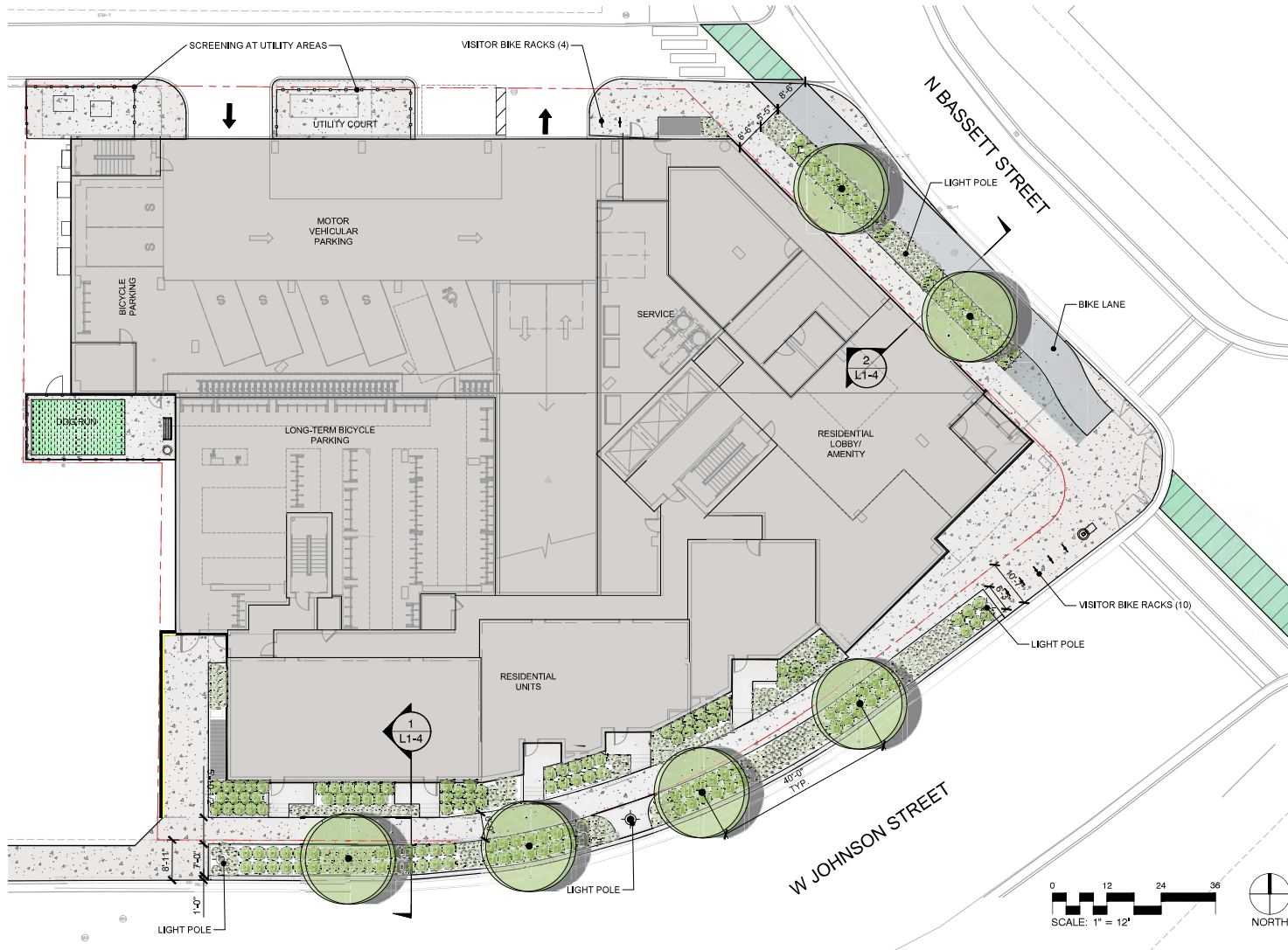
Gleditsia triacanthos 'Skyline'



Tilia americana 'Sentry'



Gymnocladus dioica



PLANT LEGEND

TREES	CODE	COMMON / BOTANICAL NAME
	CO	COMMON HACKBERRY CELTIS OCCIDENTALIS
	GS	SKYLINE HONEY LOCUST GLEDTIA TRICANTHOS 'SKYLINE'
	GD	STREET KEEPER HONEY LOCUST GLEDTIA TRICANTHOS INERMIS 'DRAVES' TM
	GK	KENTUCKY COFFEETREE GYMNOCLADUS DIOICA
	TS	AMERICAN SENTRY LINDEY TELAR-AMERICAN SENTRY
	UP	NEW HORIZON ELM ULMUS X NEW HORIZON
SHRUBS	CODE	COMMON / BOTANICAL NAME
	CA-K	PERENNIALS FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER
	MH-S	SILVER FEATHER SILVER GRASS MISCANTHUS SINENSIS 'SILVER FEATHER'
	SE-B	STONECROP SEDUM X BAILEY'S GOLD
	SP-H	PRairie DROPSEED SPOROBOLUS HETEROLEPIS
	RH-A	SHRUBS GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'
	SP-B	TOR BIRCH LEAF SPHREA SPHRAEA BETULIFOLIA 'TOR'
	SP-A	ANTHONY WATERER SPHRAEA SPHRAEA X BIMALDA 'ANTHONY WATERER'
	VLO	DWARF EUROPEAN VIBURNUM VIBURNUM OPLULUS 'NANUM'

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LANDSCAPE PLAN -
LEVEL 1

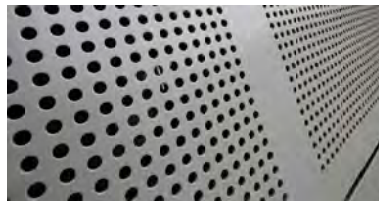
L1-3



DOG RUN



LIGHTING AT SLOPED WALK



PERFORATED METAL SCREEN FENCE AT UTILITIES



BIKE RACKS



CONCEPT PLANT SCHEDULE

PERENNIAL GROUP A	171 SF
GERANIUM SANGUINEUM 'ALBUM'	20
SALVIA NEMOROSA 'CARADONNA'	20
SALVIA NEMOROSA 'EAST FRIESLAND'	12
SALVIA NEMOROSA 'MAY NIGHT'	28
PERENNIAL GROUP B	506 SF
ALLIUM ANGULOSUM 'SUMMER BEAUTY'	141
AMSONIA X 'BLUE ICE'	94
PERENNIAL GROUP C	496 SF
PERENNIAL MIX - C	
COREOPSIS VERTICILLATA 'GRANDIFLORA'	69
ECHINACEA PURPUREA 'PASTOR2918' TM	46
PEROVSKIA ATRIPLEXIFOLIA 'LITTLE SPIRE'	115
PERENNIAL GROUP D	503 SF
BAPTISIA X 'PURPLE SMOKE'	46
ECHINACEA PURPUREA 'WHITE SWAN'	151
PERENNIAL GROUP E	332 SF
AGASTACHE X 'BLUE FORTUNE'	31
ECHINACEA PURPUREA 'RUBINGLOW'	39
SPOROBOLUS HETEROLEPIS	62
PERENNIAL GROUP F	4,162 SF
ACHILLEA MILLEFOLIUM 'SUNNY SEDUCTION'	217
ALLIUM ANGULOSUM 'SUMMER BEAUTY'	1,250
BOUTELOUA CURTIPENDULA	289
PERENNIAL GROUP G	189 SF
CALAMINtha NEPETA	20
PANICUM VIRGATUM 'HEAVY METAL'	20
RUDBECKIA X 'AUTUMN SUN'	10

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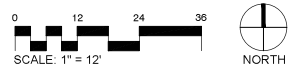
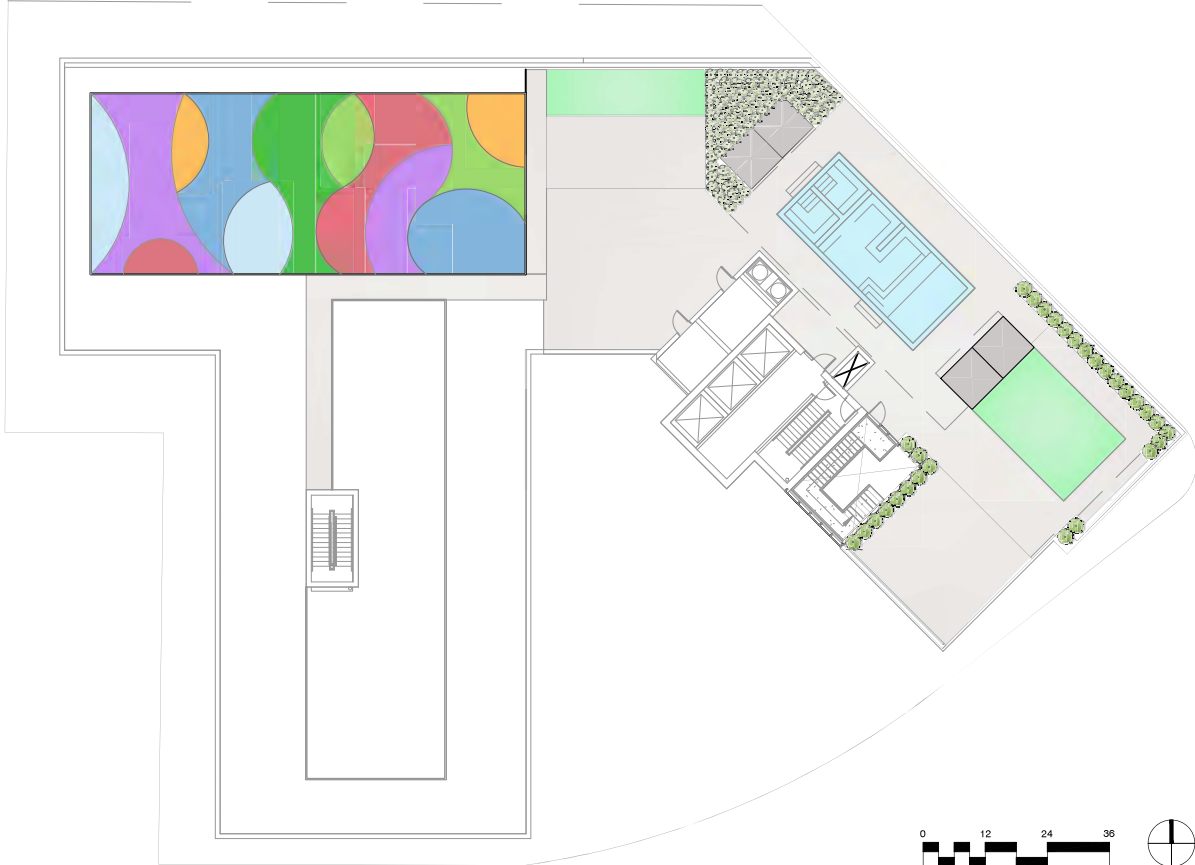
KEY PLAN

Verve Madison










LANDSCAPE PLAN -
LEVEL 2

L1-4





CONCEPT PLANT SCHEDULE - ROOFTOP

	PERENNIALS CALAMAGROS'TIS X ACUTIFLORA 'KARL FOERSTER' MISCANTHUS SINENSIS 'SILVER FEATHER' SEDUM X 'BAILEY'S GOLD' SPOROBOLUS HETEROLEPIS	91
	SHRUBS RHUS AROMATICA 'GRO-LOW' SPIRAEA BETULIFOLIA 'TOR' SPIRAEA X BUMALDA 'ANTHONY WATERER' VIBURNUM OPULUS 'NANUM'	29 7 7 7
	PERENNIAL GROUP A GERANIUM SANGUINEUM 'ALBUM' SALVIA NEMOROSA 'CARADONNA' SALVIA NEMOROSA 'EAST FRIESLAND' SALVIA NEMOROSA 'MAY NIGHT'	371 SF 43 43 26 60
	PERENNIAL GROUP B ALLIUM ANGULOSUM 'SUMMER BEAUTY' AMSONIA X 'BLUE ICE'	311 SF 87 58
	PERENNIAL GROUP C PERENNIAL MIX - C COREOPSIS VERTICILLATA 'GRANDIFLORA' ECHINACEA PURPUREA 'PAST02918' TM PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	631 SF 88 59 146
	PERENNIAL GROUP D BAPTISIA X 'PURPLE SMOKE' ECHINACEA PURPUREA 'WHITE SWAN'	615 SF 56 185
	PERENNIAL GROUP E AGASTACHE X 'BLUE FORTUNE' ECHINACEA PURPUREA 'RUBINGLOW' SPOROBOLUS HETEROLEPIS	421 SF 39 49 78
	PERENNIAL GROUP F ACHILLEA MILLEFOLIUM 'SUNNY SEDUCTION' ALLIUM ANGULOSUM 'SUMMER BEAUTY' BOUTELLOUA CURTIPENDULA	362 SF 19 109 26
	PERENNIAL GROUP G CALAMINTHA NEPETA PANICUM VIRGATUM 'HEAVY METAL' RUDBECKIA X 'AUTUMN SUN'	229 SF 24 24 12

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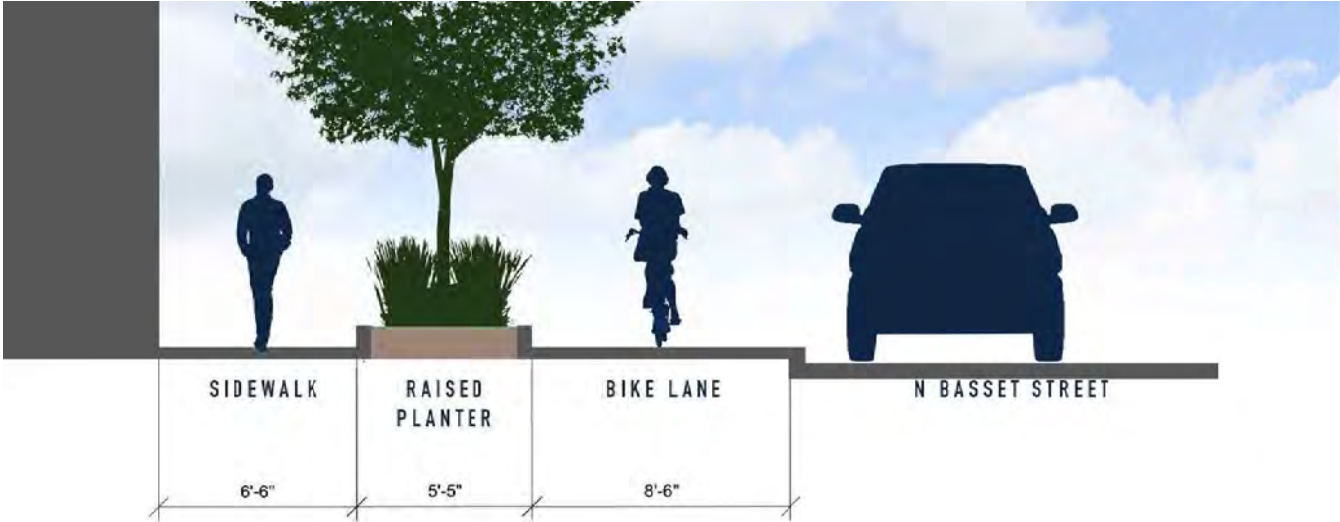
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LANDSCAPE PLAN - ROOF		
L1-5		





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2 SECTION - BASSET
1/10" = 1'-0"

P-21180-01



1 SECTION - JOHNSON
1/10" = 1'-0"

P-21180-02

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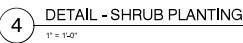
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SECTIONS

L1-6



L1-7

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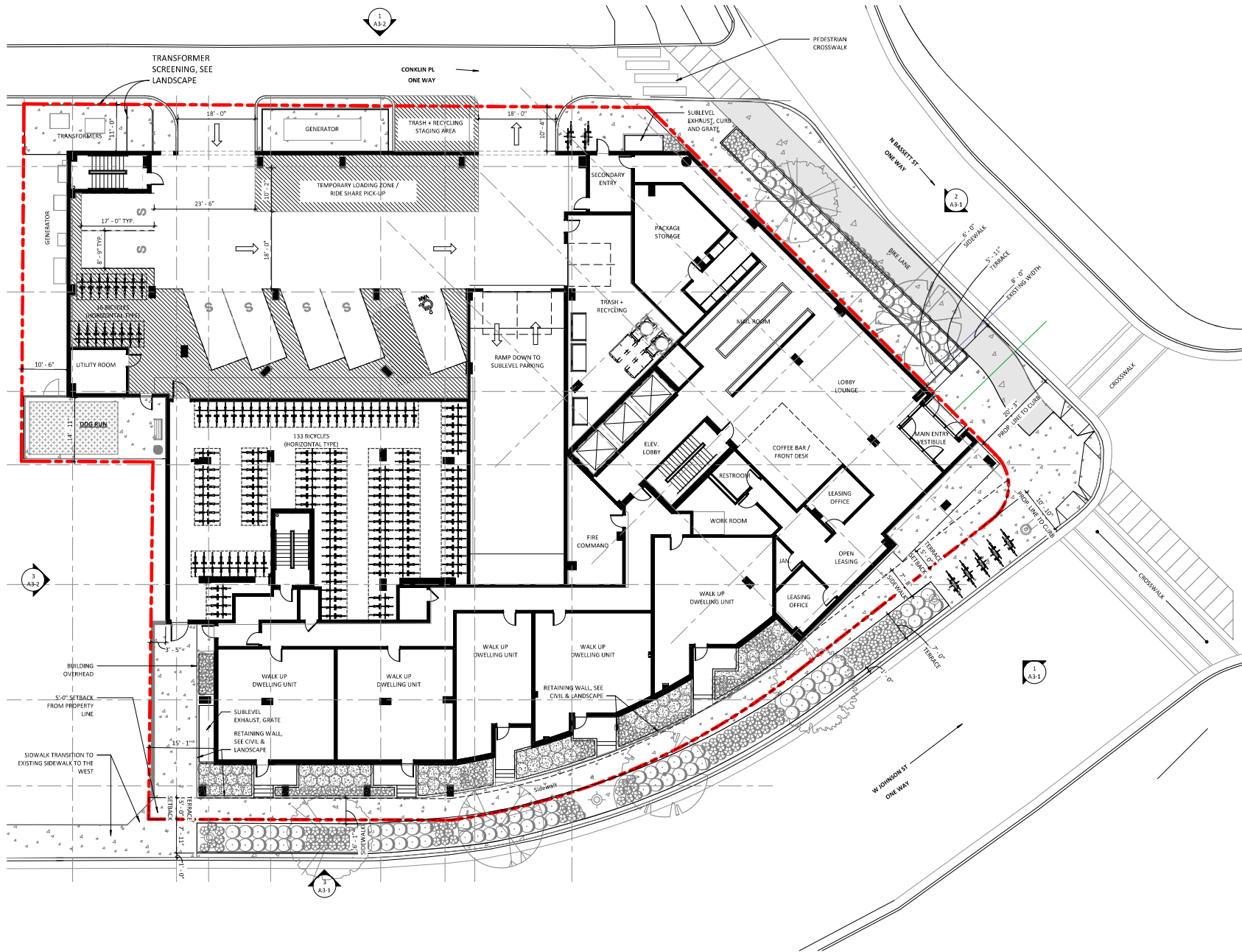
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31/7/2021 10:39:42 AM

1
A1-1
FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

**Land Use/UDC
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**LEVEL 1 FLOOR PLAN &
SITE PLAN**

A1-1

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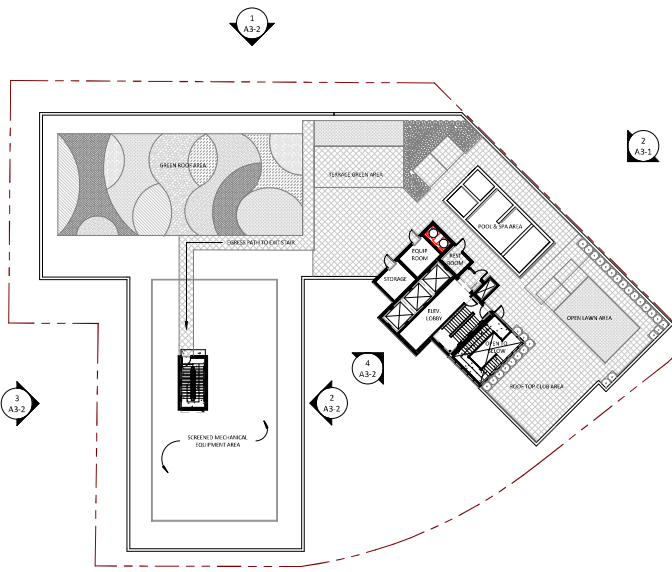
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KEY PLAN

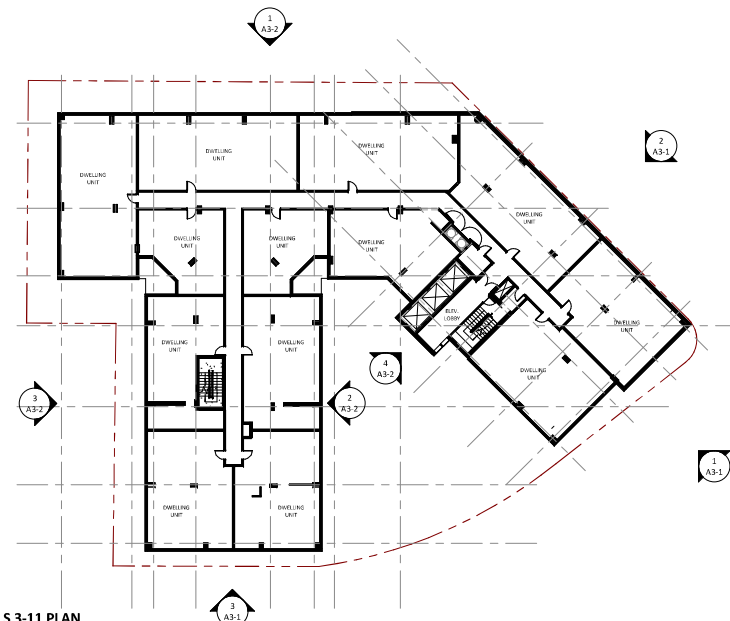
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FLOOR PLANS

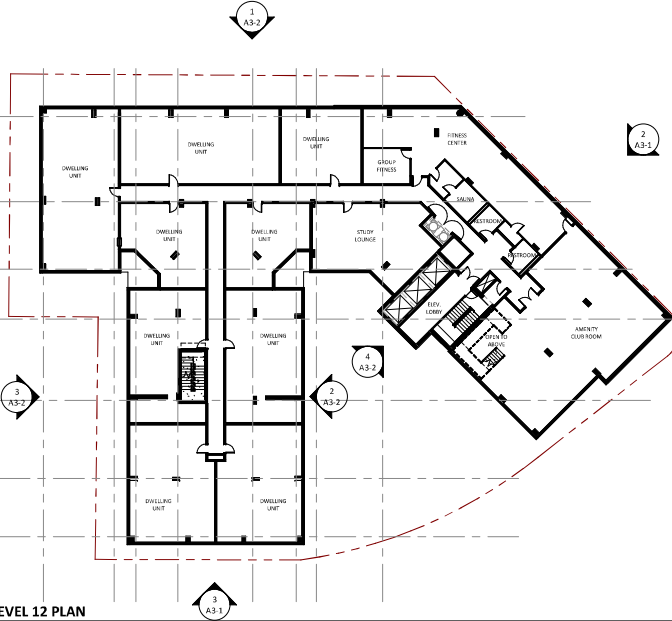
A1-2



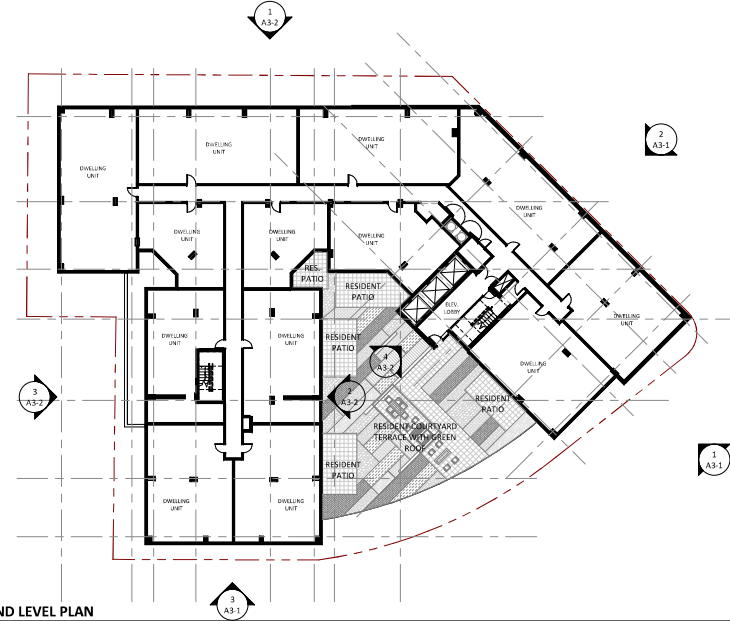
4 ROOF LEVEL PLAN
3/64" = 1'-0"



2 LEVELS 3-11 PLAN
3/64" = 1'-0"



3 LEVEL 12 PLAN
3/64" = 1'-0"



1 SECOND LEVEL PLAN
3/64" = 1'-0"

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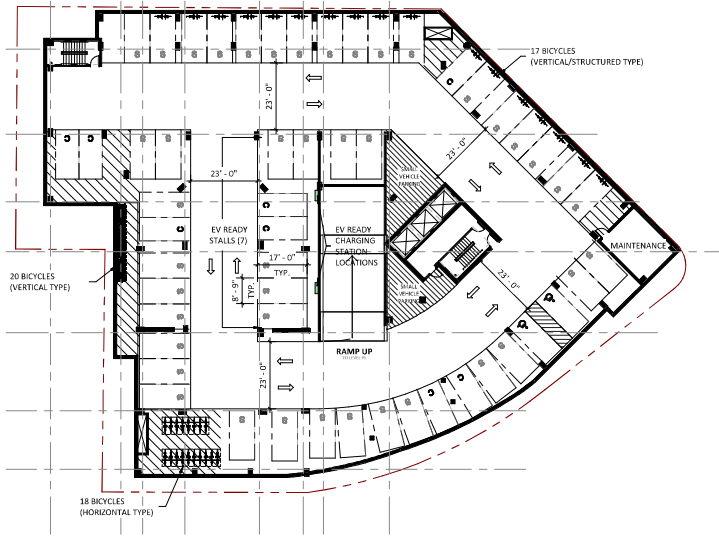
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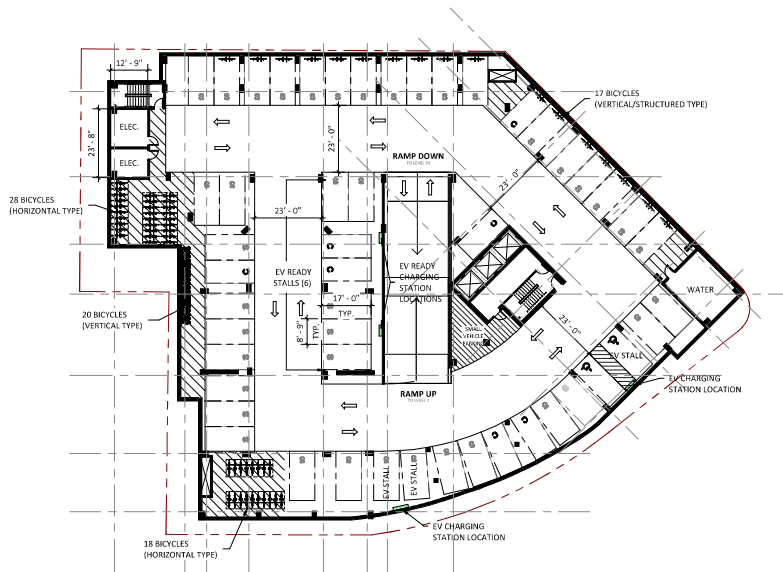
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2 LEVEL P2
A1-3 3/64" = 1'-0"



1 LEVEL-P1
A1-3 3/64" = 1'-0"

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FLOOR PLANS - SUBLEVELS

A1-3



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KEY PLAN

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EXTERIOR ELEVATIONS -
COLOR

A3-1

11/17/2021 10:20:13 AM



4 WEST INTERIOR TERRACE ELEVATION
A3-2 1/16" = 1'-0"



3 WEST ELEVATION
A3-2 1/16" = 1'-0"



2 EAST INTERIOR TERRACE ELEVATION
A3-2 1/16" = 1'-0"



1 CONKLIN PL ELEVATION
A3-2 1/16" = 1'-0"

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KEY PLAN

Verve Madison

EXTERIOR ELEVATIONS -
COLOR

A3-2



PERSPECTIVE VIEW SOUTH ALONG N BASSETT ST



PERSPECTIVE VIEW WEST ALONG W JOHNSON STREET



PERSPECTIVE VIEW EAST ALONG W JOHNSON STREET



PERSPECTIVE VIEW ALONG W JOHNSON STREET



PERSPECTIVE VIEW ALONG CONKLIN PL



PERSPECTIVE VIEW FROM W JOHNSON ST AND N BASSETT ST

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PROJECT NUMBER

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KEY PLAN

Verve Madison

RENDERINGS
APPROACHING THE
BUILDING

A4-1

11/7/2021 10:25:15 AM



PERSPECTIVE VIEW SOUTH ALONG NORTH BASSETT STREET



PERSPECTIVE VIEW ALONG CONKLIN PLACE



PERSPECTIVE VIEW SOUTH ALONG W JOHNSON STREET



PERSPECTIVE VIEW ALONG N BASSETT STREET



PERSPECTIVE VIEW AT CORNER OF W JOHNSON STREET & N BASSETT STREET



PERSPECTIVE VIEW FROM W JOHNSON ST

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Author
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CHECKED BY

KEY PLAN

Verve Madison

PERSPECTIVE RENDERINGS
FROM STREET

A4-2

Verve Madison

Madison, WI



PERSPECTIVE VEIW LOOKING NORTH



11/7/2021 10:48:16 AM

PERSPECTIVE VEIW LOOKING WEST



PERSPECTIVE VEIW LOOKING EAST

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RENDERING LONG VIEWS

A4-3

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CONSTRUCTION**



PERSPECTIVE VIEW ALONG N BASSETT STREET



PERSPECTIVE VIEW OF W JOHNSON STREET FACADE



PERSPECTIVE VIEW ALONG W JOHNSON STREET



PERSPECTIVE VIEW OF W JOHNSON STREET FACADE

Land Use/UDC Initial/Final Appl.		
ORIGINAL ISSUE: 10/27/21		
REVISIONS		
No.	Description	Date
221532		
PROJECT NUMBER		
Author	Checker	
DRAWN BY	CHECKED BY	
KEY PLAN		
Verve Madison		
DETAILED RENDERINGS		
A4-4		

31/7/2021 10:20:30 AM



Verve Madison

Madison, WI



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

**NOT FOR
CONSTRUCTION**

Land Use/UDC Initial/Final Appl.

ORIGINAL ISSUE: 10/27/21

REVISIONS		
No.	Description	Date

221532
PROJECT NUMBER
Author _____
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KEY PLAN

Verve Madison

SIGNAGE

A5-1

Verve Madison

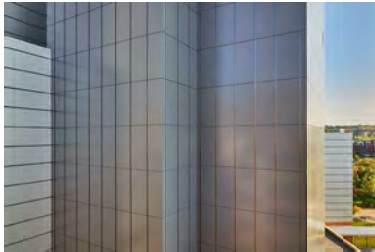
Madison, WI



BRUSHED CARBON COMPOSITE METAL PANEL
PRECEDENT IMAGE 4



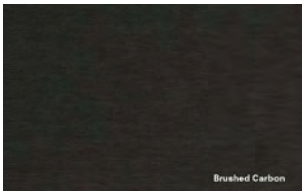
BRUSHED CARBON COMPOSITE METAL PANEL
PRECEDENT IMAGE 3



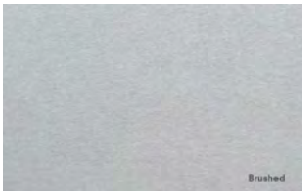
BRUSHED ALUMINUM COMPOSITE METAL PANEL
PRECEDENT IMAGE 2



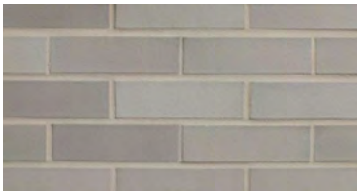
GREY/BUFF BRICK MASONRY
PRECEDENT IMAGE 1



BRUSHED CARBON COMPOSITE METAL PANEL



BRUSHED ALUMINUM COMPOSITE METAL PANEL



GREY/BUFF BRICK MASONRY



EVENING RENDER



DAYTIME RENDER



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Land Use/UDC
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ORIGINAL ISSUE: 10/25/21

REVISIONS		
No.	Description	Date

221532

PROJECT NUMBER

Author	Checker
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KEY PLAN

Verve Madison

MATERIALS

A5-2