

1200 LOFTS
(WORKING NAME)

1200 EAST WASHINGTON AVENUE
MADISON, WISCONSIN



CONDITIONAL USE & UDC SUBMITTAL

McGRATH PROPERTY GROUP



AYRES ASSOCIATES

101 East Badger Road
Madison, WI 53713
Ph. 608.255.0800
Fx. 608.255.7750
www.saa-madison.com
AYRES # 27-0169.00

PLAN COMMISSION SUBMITTAL

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 17, 2015

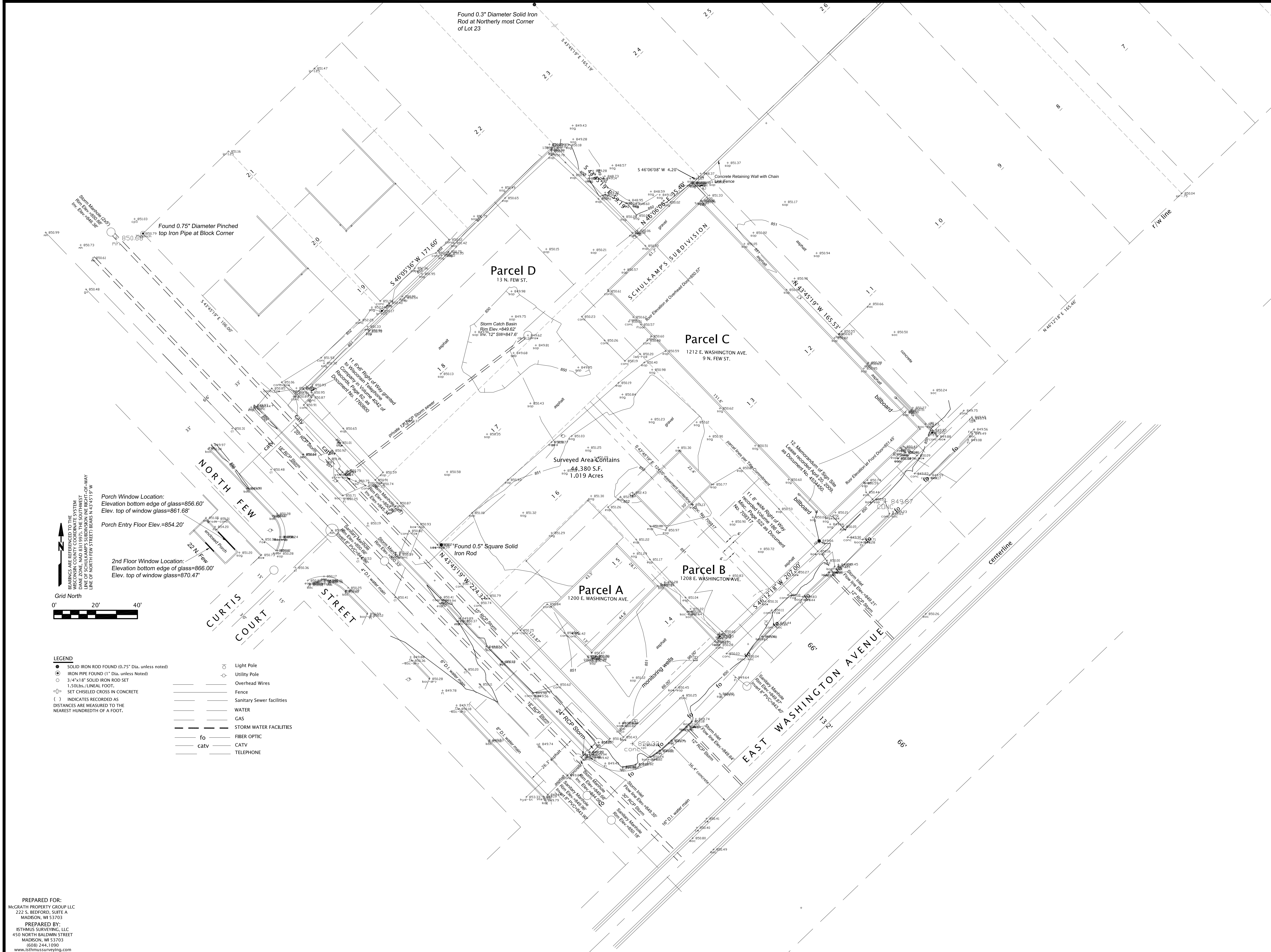
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

Existing Conditions Plan

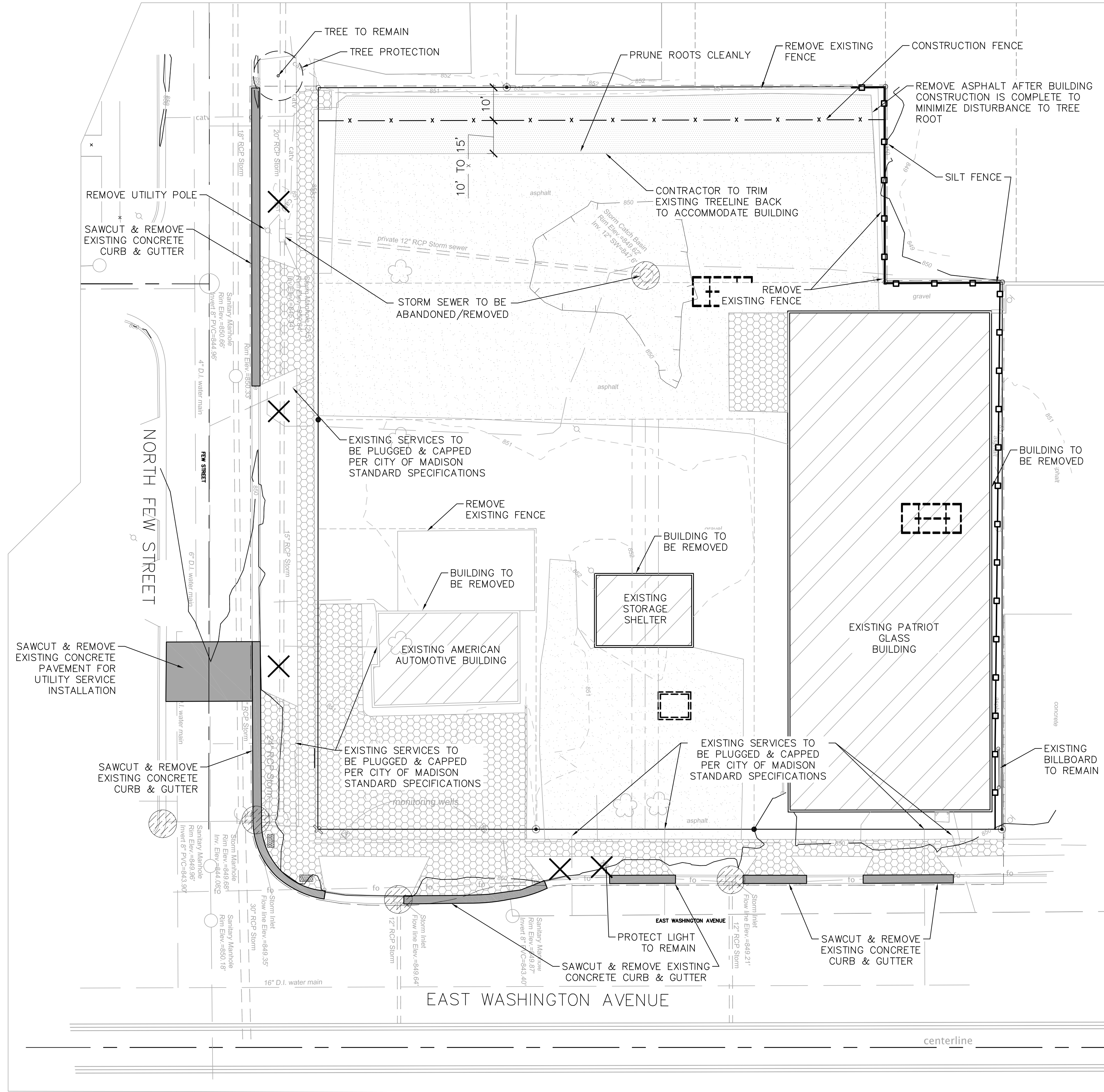
SHEET NUMBER

C100



PREPARED FOR:
McGRATH PROPERTY GROUP LLC
222 S. BEDFORD, SUITE A
MADISON, WI 53703

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
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- EROSION NOTES:**
- THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA AND UTILIZE EXISTING ASPHALT PAVEMENT TO PREVENT TRACKING ONTO FEW STREET.
 - DOWNSTREAM INLETS IN AND ADJACENT TO THE SITE SHALL HAVE TYPE D INLET PROTECTION ON EXISTING AND PROPOSED INLETS ONCE THEY ARE CONSTRUCTED.
 - SUGGESTED LOCATIONS FOR INSTALLATION OF EROSION CONTROL ITEMS ARE SHOWN IN THE PLANS. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. EROSION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL ITEMS SHALL BE MAINTAINED UNTIL SUCH TIME THAT THE ENGINEER DEEMS THE DEVICES NO LONGER NECESSARY.
 - SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS OF LAWN SHALL BE PATCHED WITH SEED FERTILIZER AND MULCH/MAT
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH SOIL STABILIZER TYPE B IF THERE IS A DELAY OF MORE THAN 7 CALENDAR DAYS BETWEEN INITIAL GRADING AND FINAL TOPSOIL AND SEEDING. SOIL STABILIZER APPLICATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR RE-DISTURBANCE. THE CONTRACTOR SHALL USE EROSION MATTING ON ALL SLOPES STEEPER THAN 5:1 (20%)
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - A TRACKING MAT WILL NOT BE REQUIRED DUE TO THE LIMITED NATURE OF DISTURBANCE FOR THIS BUILDING. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
 - CONSTRUCTION ACCESS TO THE SITE WILL ONLY BE FROM THE WESTERNMOST ENTRY. CONTRACTOR SHALL ENSURE THAT ACCESS TO THE SITE AND FEW STREET ARE CLEANED UP FROM DIRT AND TRACKED MUD AT THE END OF EACH DAY.
 - BORROW MATERIAL FOR SLOPE CONSTRUCTION NEED NOT BE STRUCTURAL FILL, BUT MUST BE REASONABLY FREE OF BOULDERS OR DEBRIS TO ALLOW EASE OF PLACEMENT.
 - BECAUSE OF THE SIGNIFICANT EXCAVATION BELOW THE SURFACE FOR UNDERGROUND PARKING, THE CONTRACTOR WILL NEED TO PUMP STORM WATER FROM THE EXCAVATION. THE CONTRACTOR WILL USE APPROPRIATELY SIZED SEDIMENT BAGS FOR ANY TRENCH WATER DISCHARGE.

- ANTICIPATED CONSTRUCTION SCHEDULE:**
- INSTALL INLET PROTECTION AS DETAILED ON THE PLAN.
 - REMOVE EXISTING ITEMS AS DETAILED IN THE DEMOLITION PLAN.
 - CONSTRUCT BUILDING AND UTILITIES AS PRESCRIBED IN THE PLAN. CONTRACTOR SHALL INSTALL PHASE 1 STORM SEWER AS SOON AS POSSIBLE TO PROVIDE DRAINAGE FOR LOW SPOT ON THE NORTH PROPERTY LINE ONCE THE EXISTING 24" STORM SEWER HAS BEEN CUT OFF DUE TO FOUNDATION CONSTRUCTION.
 - GRADE AREA IMMEDIATELY ADJACENT TO THE NEW BUILDING FOR PAVEMENT AND CURB CONSTRUCTION.
 - CONSTRUCT PAVEMENT, CURB & SIDEWALK.
 - RESTORE DISTURBED AREAS WITH TEMPORARY SEEDING IN CENTER OF PARCEL. FINAL RESTORATION MAY BE COMPLETED ALONG WEST AND NORTHWEST PROPERTY LINES.
 - TOPSOIL, SEED AND MULCH/EROSION MAT ALL DISTURBED AREAS.
 - INSTALL LANDSCAPING PLANTS.
 - REMOVE EROSION CONTROL ITEMS.
- AFTER SEPTEMBER 15TH, A COOL WEATHER SEEDING COVER CROP MUST BE APPLIED (I.E. OATS)
- AFTER OCTOBER 15TH, A DORMANT SEEDING COVER CROP MUST BE APPLIED (I.E. WINTER WHEAT)
- AFTER NOVEMBER 15TH, A DORMANT SEEDING MUST BE APPLIED WITH AN ACCEPTABLE SOIL STABILIZER. (POLYACRYLAMIDE)

LEGEND

PROPERTY LINE	---
PROJECT LIMITS	---
REMOVE ASPHALT - PHASE 1	[Pattern]
REMOVE ASPHALT - PHASE 2	[Pattern]
REMOVE CONCRETE	[Pattern]
REMOVE EXISTING BUILDING	[Pattern]
REMOVE TREE	[Symbol]
ELECTRICAL SERVICE	E
SANITARY SEWER	SAN
TELEPHONE	T
WATER MAIN	W
CONTOUR - MINOR (1')	929
CONTOUR - MAJOR (5')	925
SILT FENCE	[Symbol]
TYPE D INLET PROTECTION	[Symbol]

DIGGERS HOTLINE

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JLA
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 MADISON, WISCONSIN 53718
 608.241.9500

JLA PROJECT NUMBER: 14-1010-01

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SHEET TITLE

Demolition & Erosion Control Plan

SHEET NUMBER

C200

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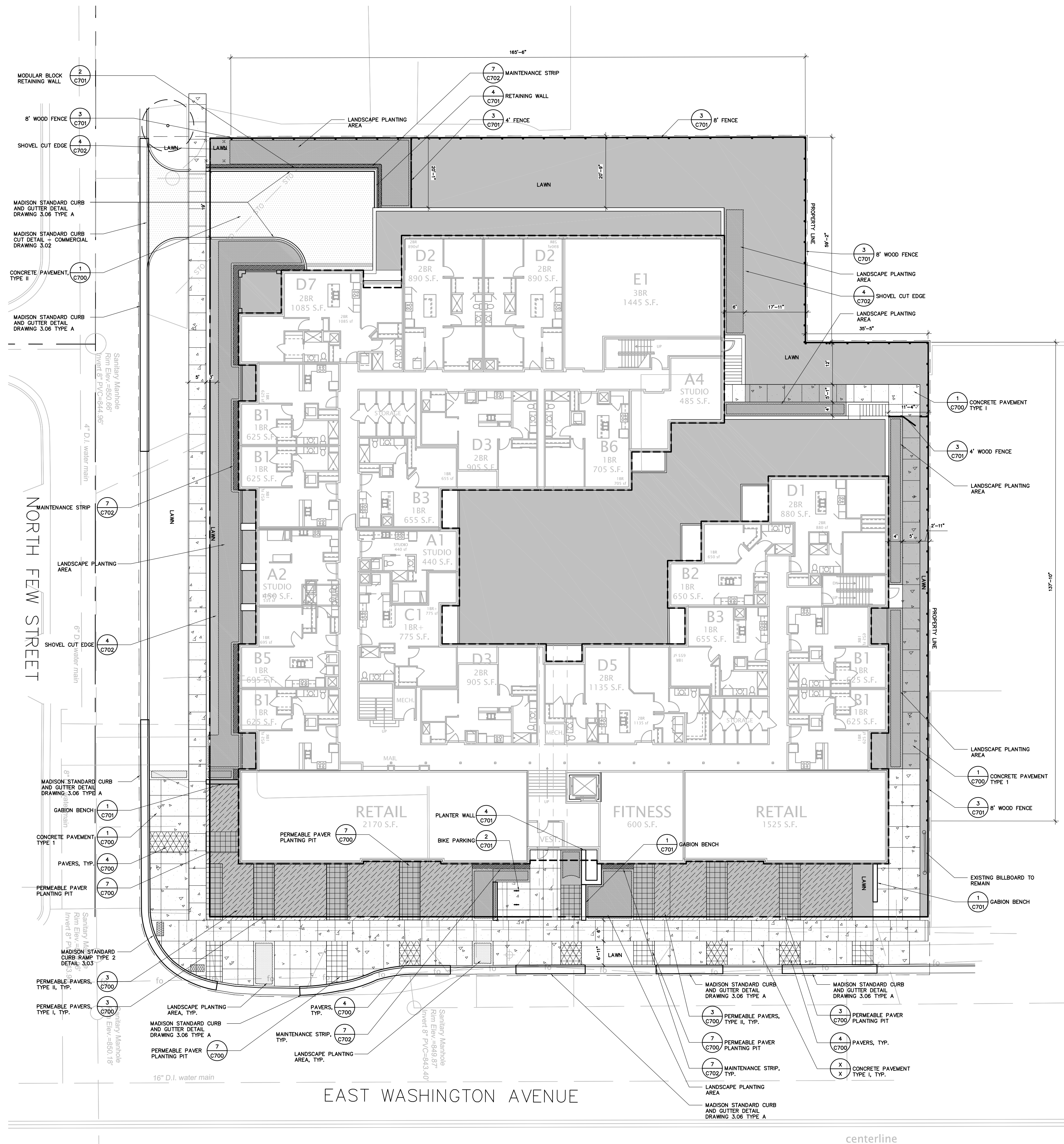
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

Site Plan

SHEET NUMBER

C300



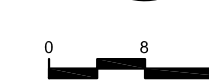
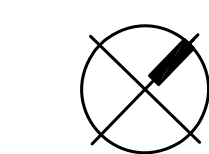
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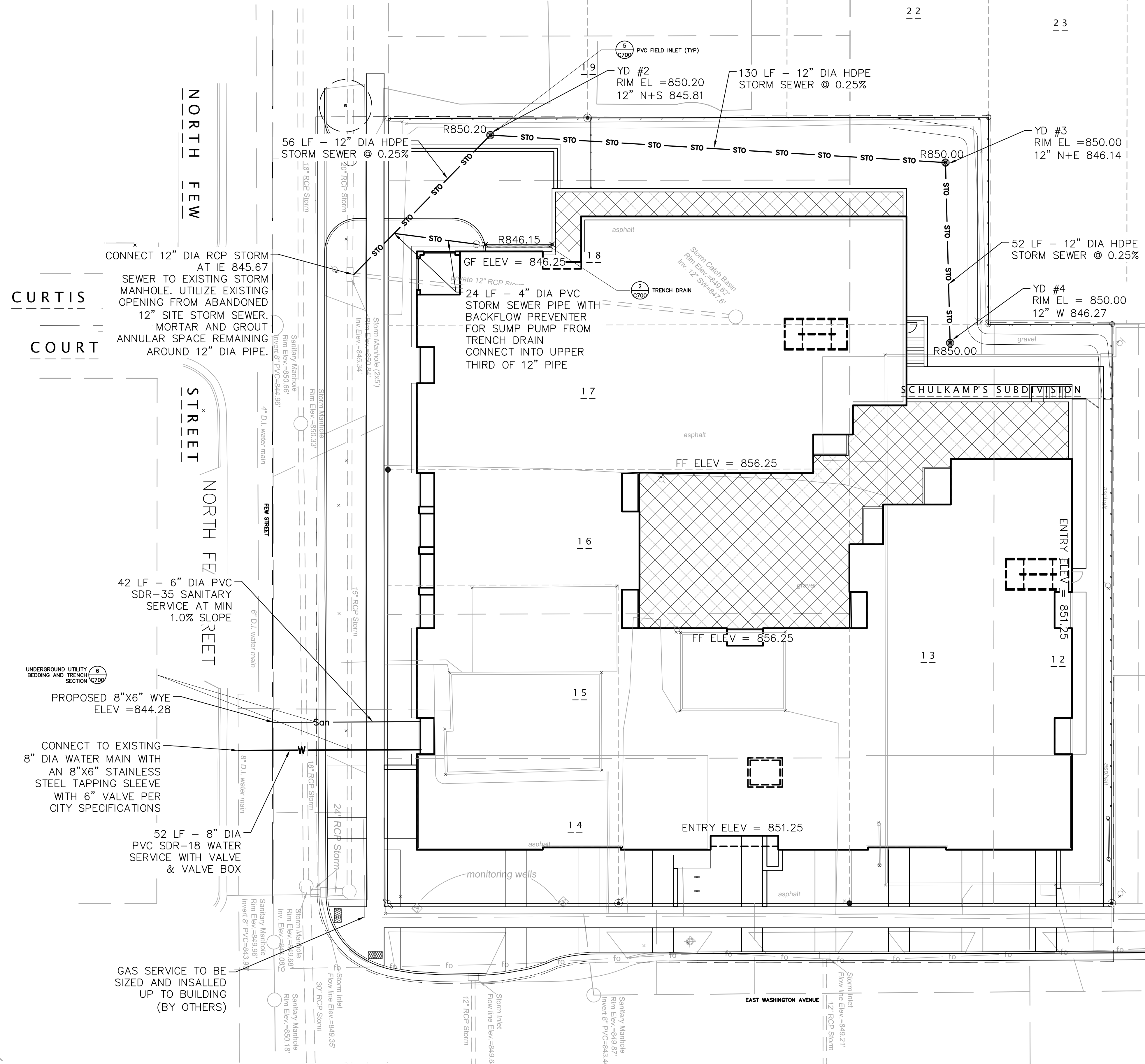
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- CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN EPOXY.
- MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS SHALL BE 1:20; CROSS SLOPES SHALL BE 2% OR LESS.
- ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
- BIKE STALLS SHALL BE IN ACCORDANCE WITH CITY OF MADISON GENERAL ORDINANCE 28.11.
- ARCHITECTURAL DETAIL PROVIDED FOR INFORMATION PURPOSES ONLY.

- PROPERTY LINE
- PROJECT LIMIT LINE
- CONCRETE PAVEMENT, TYPE 1
- CONCRETE PAVEMENT, TYPE 2
- PERMEABLE PAVERS
- LANDSCAPE PLANTING AREA
- USABLE OPEN SPACE

SITE STATISTICS

SITE AREA	44,380sf
USABLE OPEN SPACE REQUIREMENTS	
SITE DWELLINGS	
1-BEDROOM	50 (160sf per unit)
>1-BEDROOM	26 (320sf per unit)
REQUIRED USABLE OPENS SPACE	16,320 SF
PROPOSED USABLE OPEN SPACE	
LANDSCAPE AREAS	8,176SF
PERVIOUS PAVEMENT	2,394SF
GREENROOF/BALCONY	5,979SF
TOTAL	16,549 SF





LEGEND

PROPERTY LINE	---
PROJECT LIMITS	----
EXISTING BUILDING	
ELECTRICAL SERVICE	—E—
SANITARY SEWER	—SAN—
TELEPHONE	—T—
WATER MAIN	—W—
CONTOUR - MINOR (1')	---929---
CONTOUR - MAJOR (5')	---925---

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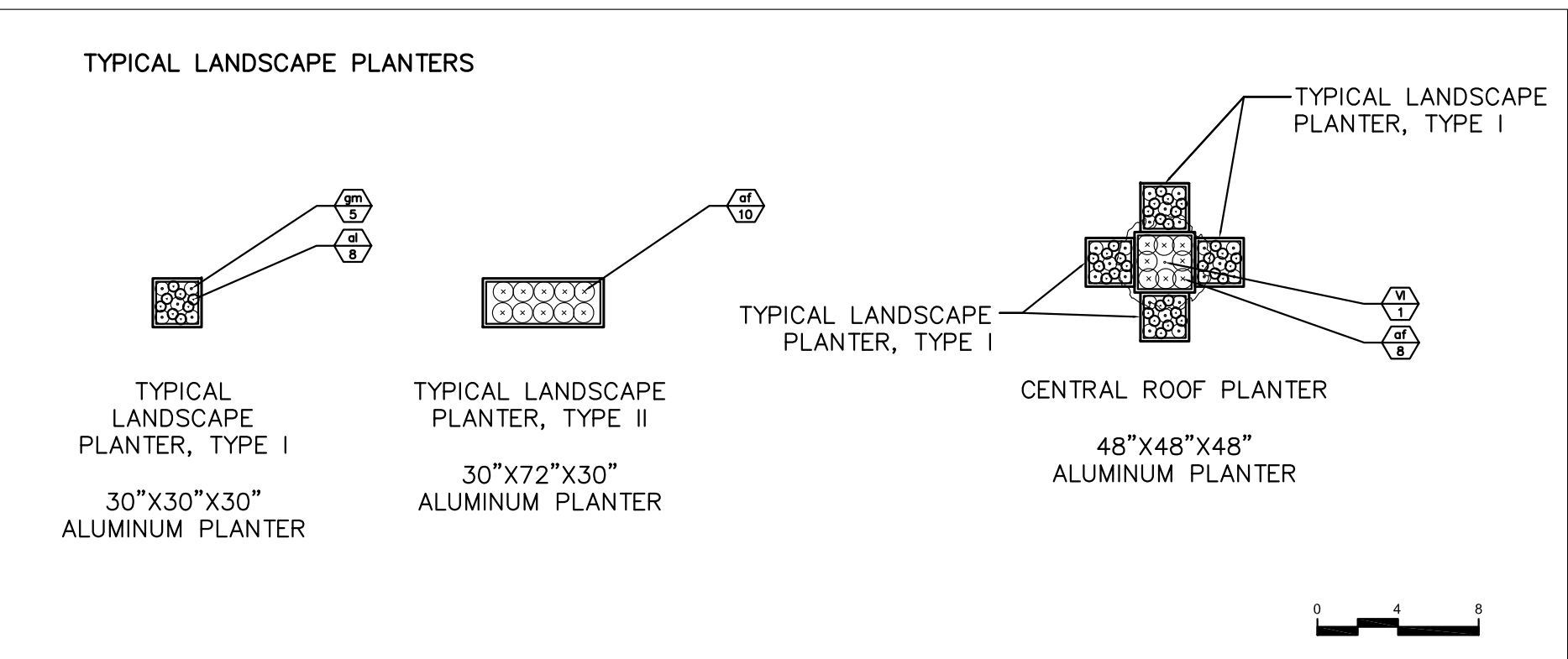
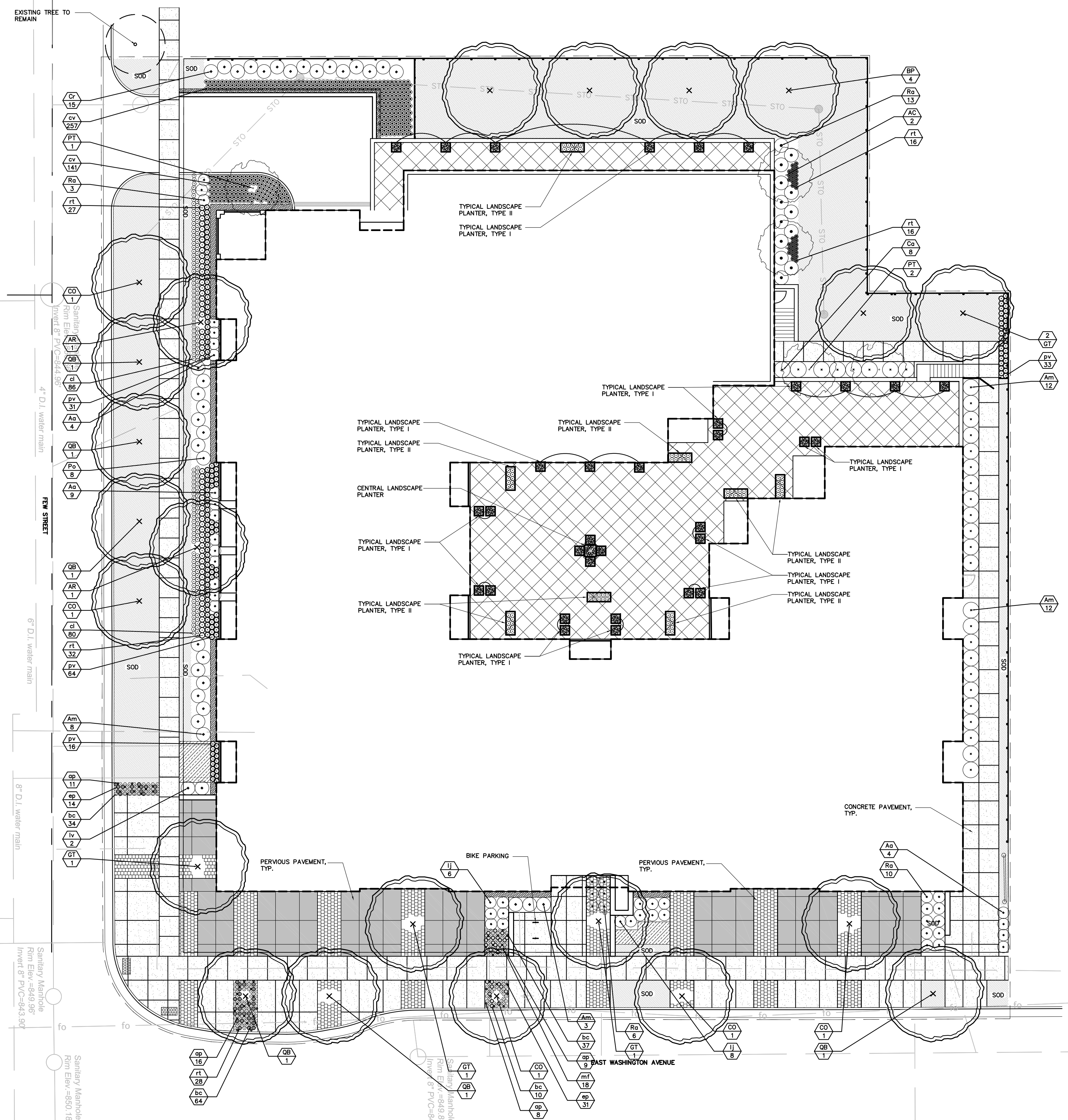
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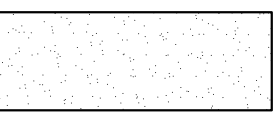
Mark	Description	Date

SHEET TITLE
Utility Plan

SHEET NUMBER
C500



Symbol	Botanical name	Common Name	Size	Root	Quantity	Spacing
TREES						
AC	Amelanchier canadensis	Shadblow Serviceberry	#10	Cont.	2	na
AR	Acer rubrum	Red Maple	2-1/2"	B&B	2	na
BP	Betula papyrifera	Paper Birch	1-1/2"	B&B	4	na
CO	Celtis occidentalis	Common Hackberry	2-1/2"	B&B	5	na
GT	Gleditsia tricanthos	Skyline Honeylocust "Skycole"	2-1/2"	B&B	5	na
PT	Populus tremuloides	Quaking Aspen	2-1/2"	B&B	3	na
QB	Quercus bicolor	Swamp White Oak	2-1/2"	B&B	6	na
SHRUB						
Am	Aronia melanocarpa	Black Chokeberry	#3	Cont.	34	3'-6"
Aa	Aronia arbutifolia	Upright Red Chokeberry	#3	Cont.	17	3'
Ca	Ceanothus americanus	New Jersey Tea	#3	Cont.	8	3'
Cr	Cornus racemosa	Gray Dogwood	#3	Cont.	15	3'
Ij	Ilex verticillata 'Jim Dandy'	Winterberry 'Jim Dandy'	#3	Cont.	14	4'
Iv	Ilex verticillata	Winterberry	#3	Cont.	2	4'
Po	Physocarpus opulifolius	Ninebark "Little Devil"	#3	Cont.	8	4'
Ra	Rhus aromatica	Gro-Low Sumac	#3	Cont.	32	4'
Vi	Viburnum lentago	Nannyberry Viburnum	#5	Cont.	1	4'
PERENNIAL						
af	Athyrium filixfemina	Lady Fern	1 Gal	Cont.	88	As Shown
al	Allium cernuum	Nodding Onion	Quart	Cont.	264	As Shown
ap	Anemone patens	Pasque Flower	2"	Plug	44	As Shown
bc	Bouteloua curtipendula	Side Oats Grama	2"	Plug	145	As Shown
cl	Coreopsis lanceolata	Lance-leaf Coreopsis	Quart	Cont.	166	As Shown
cv	Carex vulpinoidea	Fox Sedge	2"	Plug	398	As Shown
ep	Echinacea purpurea	Purple Coneflower	2"	Plug	45	As Shown
gm	Geranium maculatum	Bigroot Geranium	Quart	Cont.	165	As Shown
mf	Monarda fistulosa	Wild Bergamot	2"	Cont.	18	As Shown
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	1 Gal.	Cont.	141	As Shown
rt	Rudbeckia triloba	Brown-eyed Susan	Quart	Cont.	119	As Shown
MEADOW PLANTING						
bc	Bouteloua curtipendula	Side Oats Grama	2"	Plug	84	12"
ls	Liatris spicata	Gayfeather	2"	Plug	12	12"
mf	Monarda fistulosa	Wild Bergamot	2"	Plug	12	12"
rt	Rudbeckia triloba	Brown-eyed Susan	2"	Plug	12	12"
TURF						
SOD	Mix		n/a	Roll	6253 sf	na

- - - - - PROPERTY LINE
 - - - - - PROJECT LIMIT LINE
 CONCRETE PAVEMENT, TYP.

NOTES:
 1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
 2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES, IN ADDITION TO AREAS SPECIFIED ON PLANS
 3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS. CAD FILE TO BE PROVIDED UPON REQUEST.
 4. ALL CONCRETE DOOR STOOPS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS.
 5. ALL LANDSCAPE PAVEMENT AREAS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS FOR CONSTRUCTION.
 6. ALL LANDSCAPE PLANTING BEDS SHALL RECEIVE 3" OF NATURAL COLORED, DOUBLE SHREDDED HARDWOOD MULCH.
 7. ALL LANDSCAPE PLANTING BEDS SHALL RECEIVE 20" OF PLANTING SOIL.
 8. ALL LANDSCAPE PLANTING BEDS SHALL HAVE SHOVEL CUT EDGES UNLESS OTHERWISE NOTED.
 9. ALL STONE MAINTENANCE STRIP AREAS SHALL BE EDGED WITH A METAL EDGING.
 10. RESTORE ALL EXISTING TURF ON ADJACENT PROPERTIES DAMAGED DURING CONSTRUCTION.

LANDSCAPE POINTS

DEVELOPED AREA REQUIREMENTS:	
DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT)	20,043 SF
DEVELOPED AREA POINTS REQUIRED (20,043/300)x5	335 POINTS
DEVELOPMENT FRONTAGE LANDSCAPING:	
PROPOSED FRONTAGE	453 LF
PROPOSED LANDSCAPING	16 CANOPY TREES, 71 SHRUBS
INTERIOR PARKING LOT LANDSCAPING:	
NOT REQUIRED: ALL PARKING IS COVERED	
FOUNDATION PLANTING LANDSCAPING:	
PROPOSED LANDSCAPE	5 ORNAMENTAL TREES, 44 SHRUBS, 173 PERENNIALS
TOTAL LANDSCAPE POINTS REQUIRED	335 POINTS
TOTAL LANDSCAPE POINTS PROVIDED	1,676 POINTS

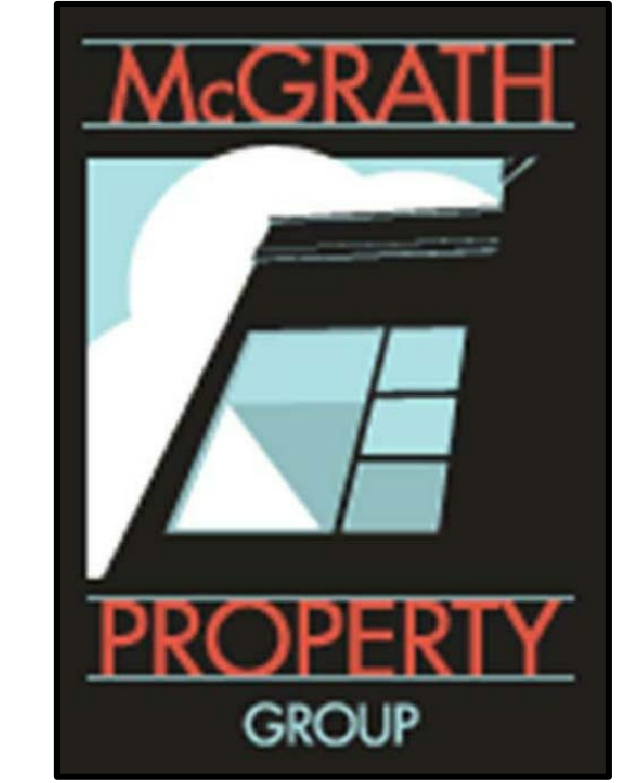
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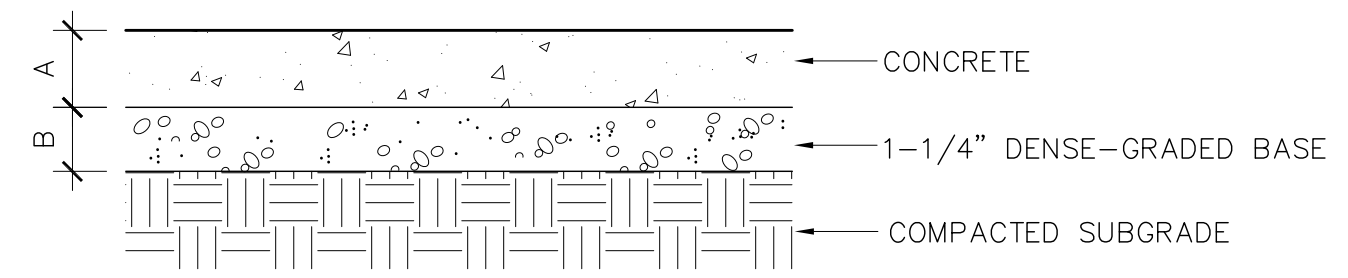
Landscape Plan

SHEET NUMBER

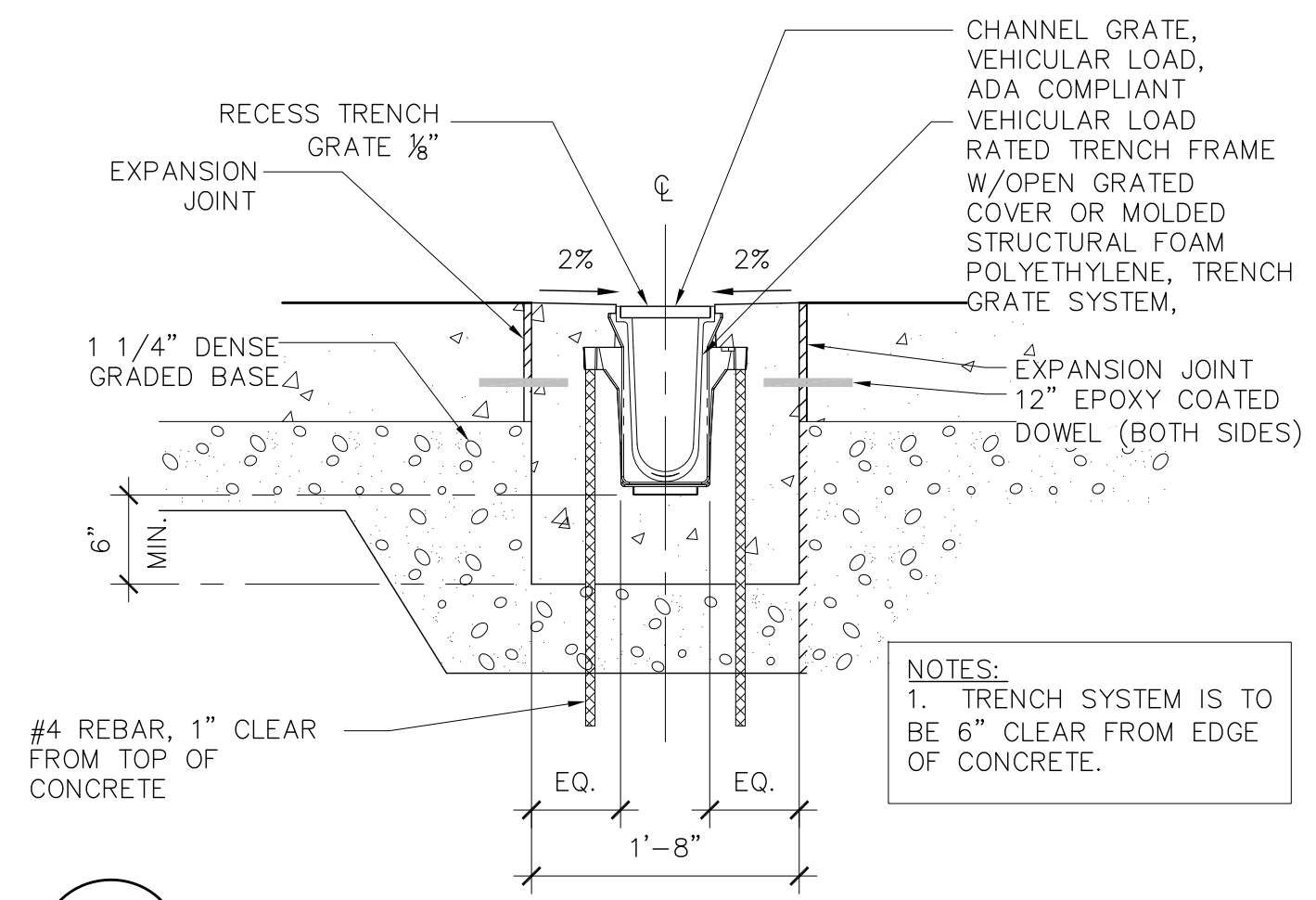
C600

PAVEMENT TYPE:	CONCRETE THICKNESS (A)	BASE THICKNESS (B)
TYPE 1 - CONCR. PAVEMENT-PEDESTRIAN LOAD	5"	3"
TYPE 2 - CONCR. PAVEMENT-VEHICULAR LOAD	7"	6"

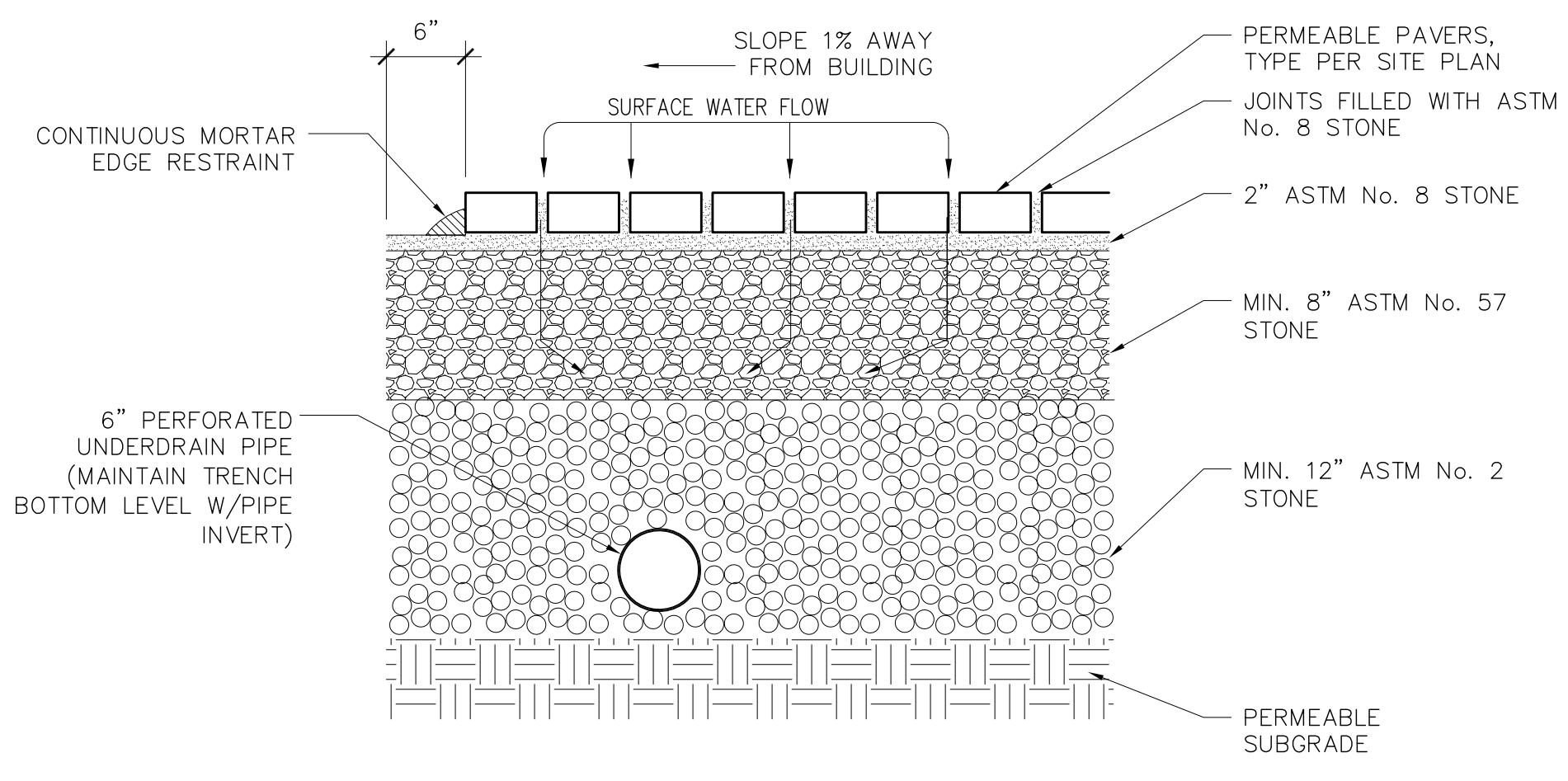
- NOTES:**
- MEDIUM BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL, UNLESS OTHERWISE STATED
 - PROVIDE EXPANSION JOINTS 30' ALL WAYS, MINIMUM OR AS NOTED ON PLANS
 - STANDARD COLOR CONCRETE.
 - VEHICULAR LOAD CONCRETE: LONGITUDINAL (EXPANSION) JOINTS SHALL HAVE 24" LONG #4 EPOXY COATED REBAR AT 39" O.C. AT A DEPTH OF $3\frac{3}{4} \pm 1"$
 - VEHICULAR LOAD CONCRETE: TRANSVERSE JOINTS SHALL HAVE 18" LONG, 1 $\frac{1}{2}$ " DIA. EPOXY COATED, SMOOTH DOWEL BARS AT 72" O.C. AT 4" DEPTH.



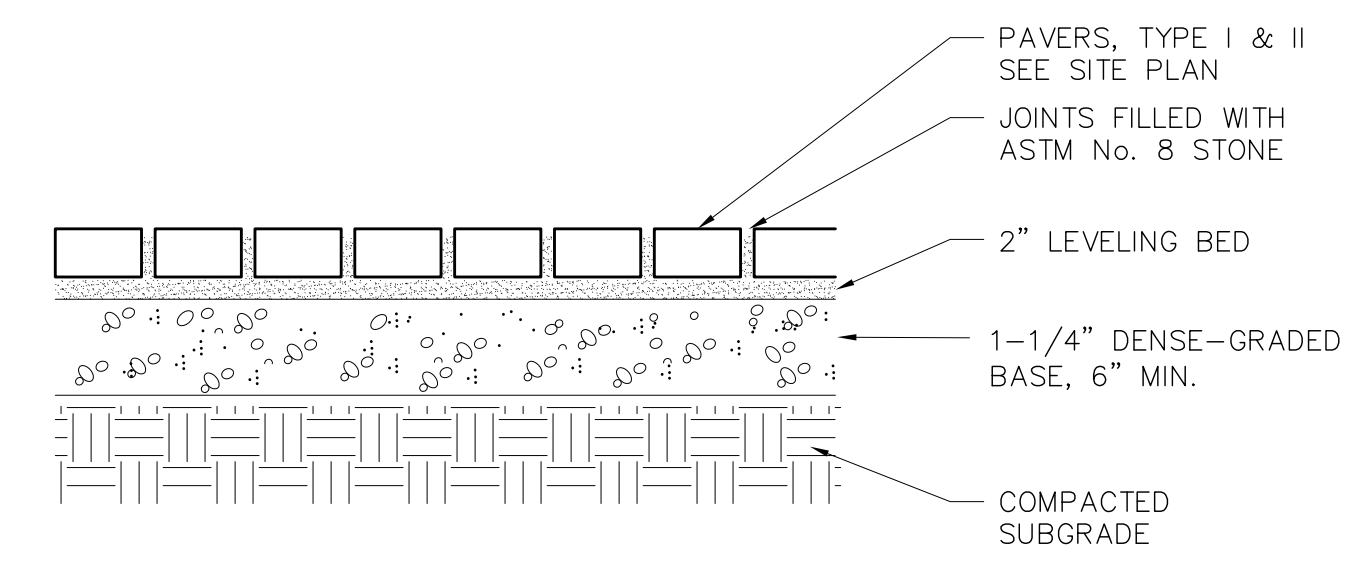
1 CONCRETE PAVEMENT
C700 SCALE 1"=1'-0"



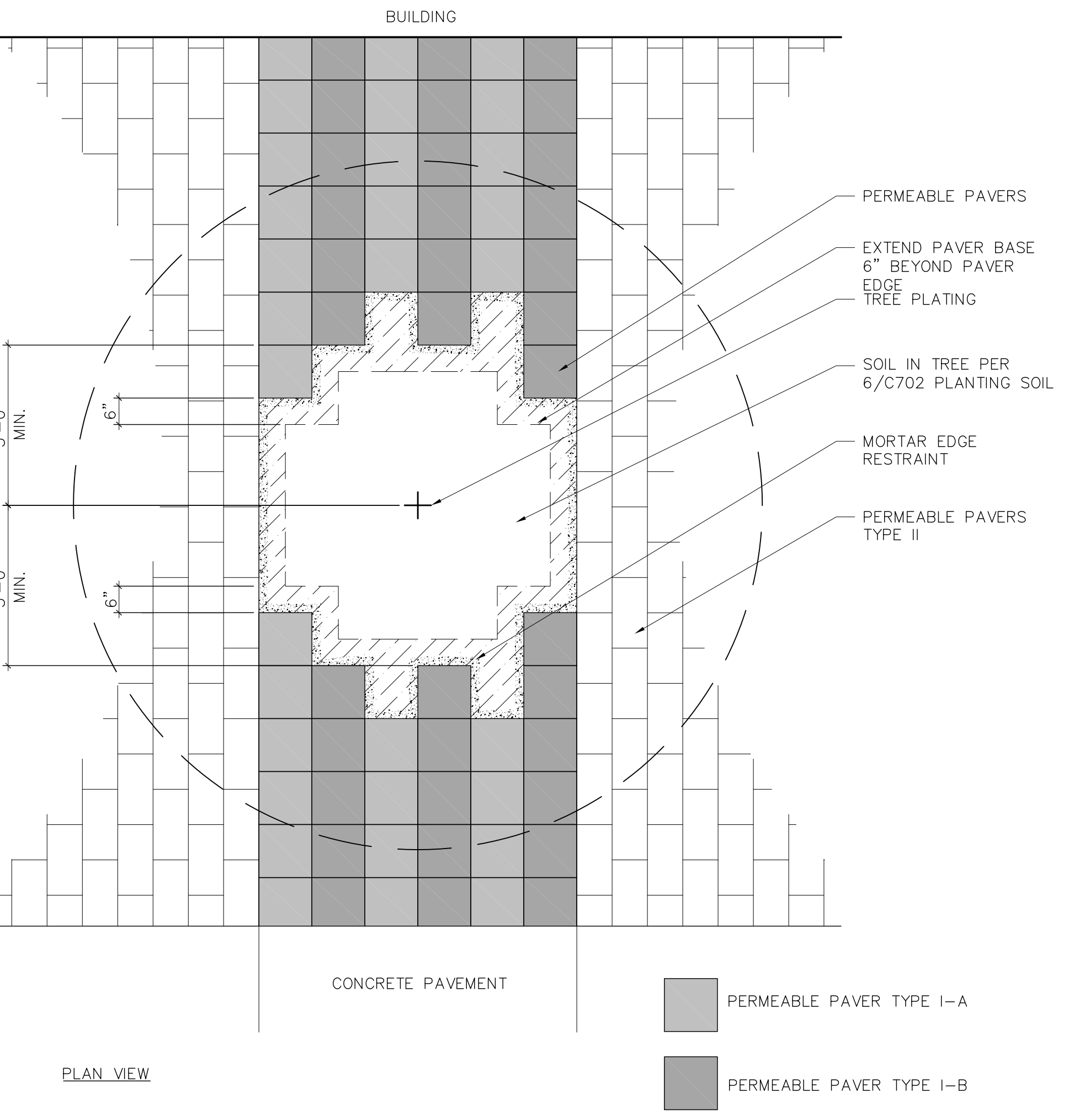
2 TRENCH DRAIN
C700 SCALE 1" = 1'-0"



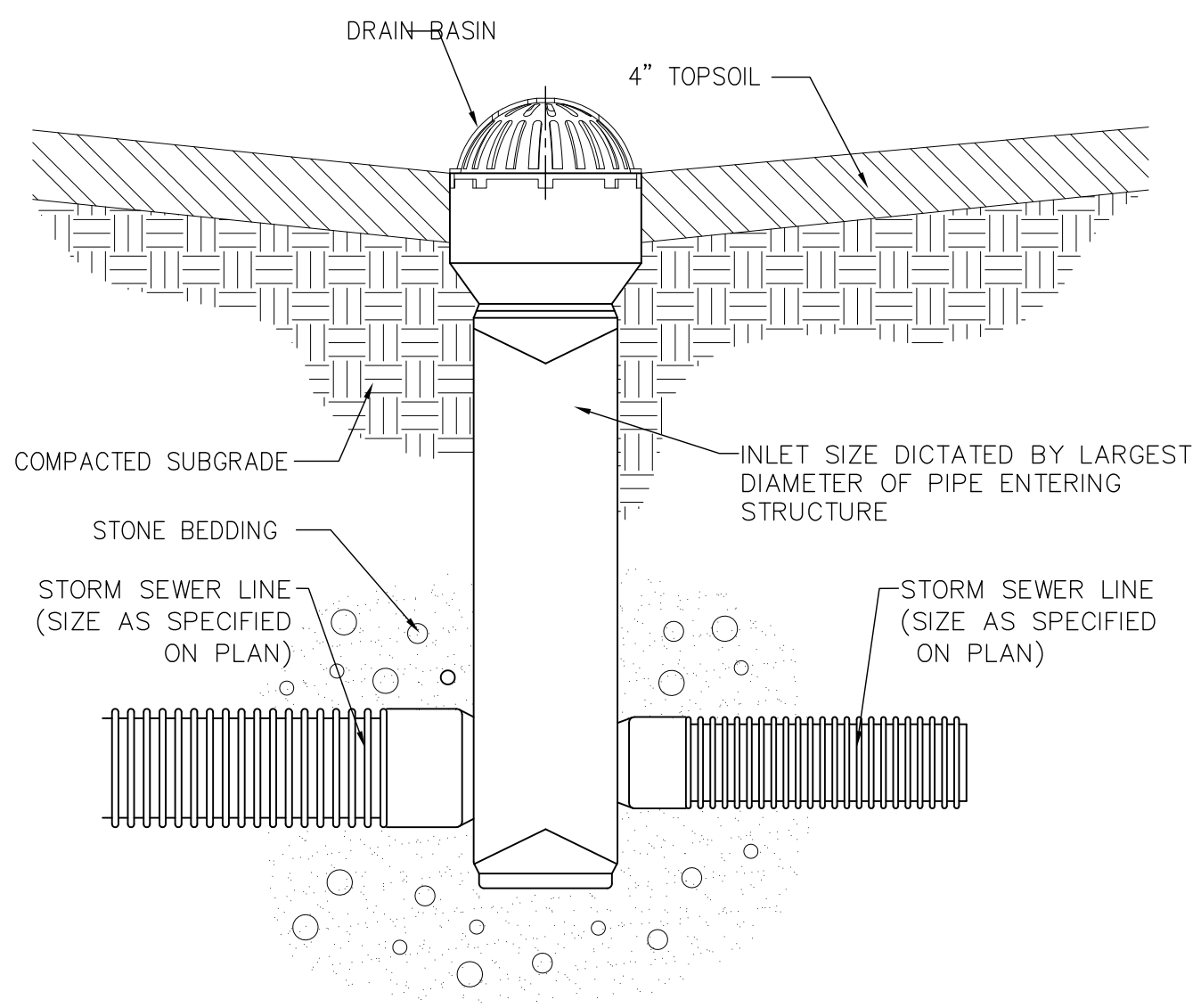
3 PERMEABLE PAVERS TYPE I & II
C700 SCALE 1"=1'-0"



4 PAVERS TYPE I & II
C700 SCALE 1"=1'-0"

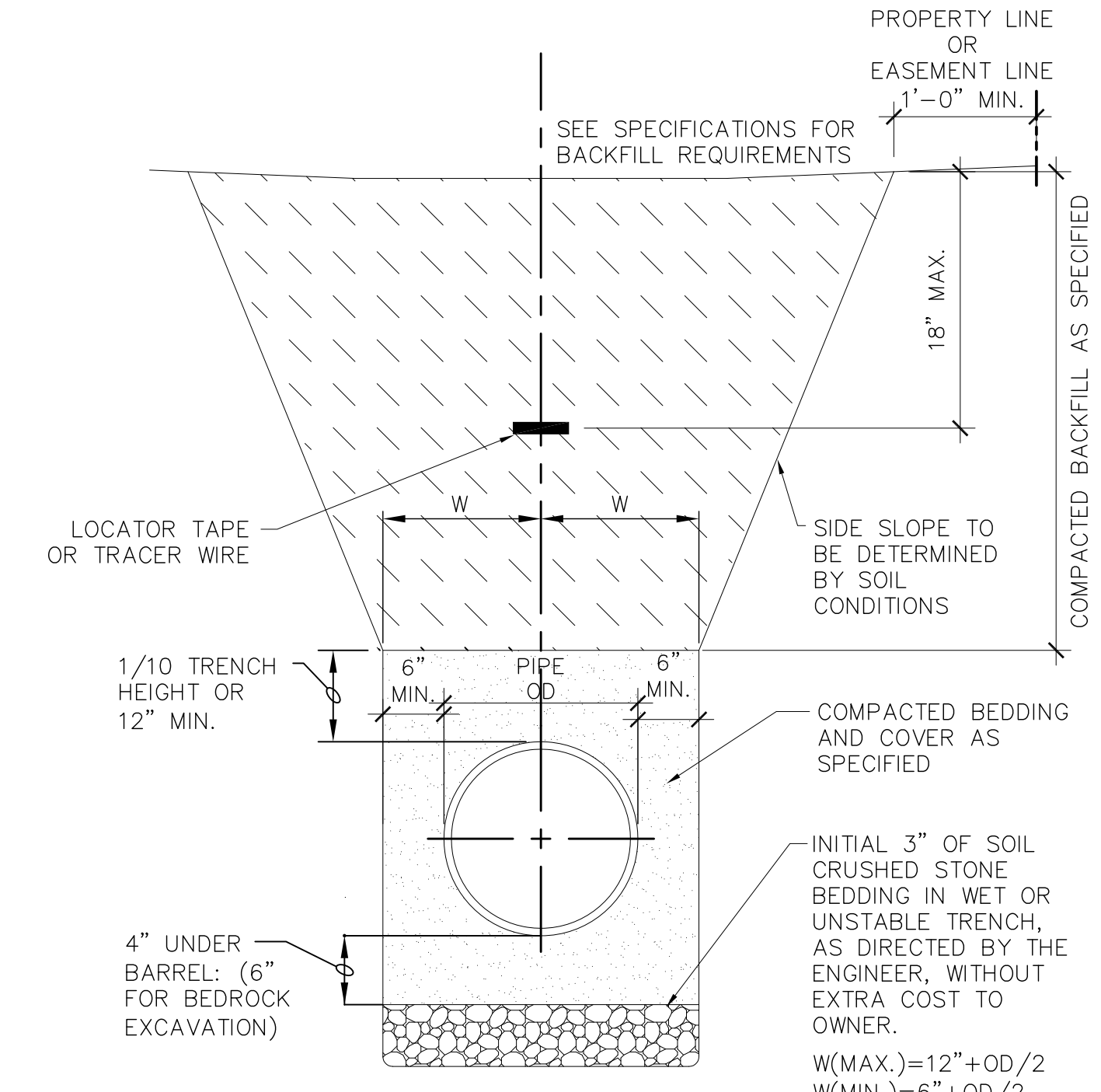


7 PERMEABLE PAVER PLANTING PIT
C700 NTS



5 PVC FIELD INLET
C700 SCALE NTS

- NOTE:**
- SURFACE RESTORATION REQUIREMENTS PER SPECIFICATIONS.
 - WATER & SANITARY SEWER WILL NEED A 6' MINIMUM COVER DEPTH AT ANY PAVEMENT CROSSINGS, INSULATION AND SPECIAL APPROVAL BY THE ENGINEER WILL BE REQUIRED.
 - APPLICABLE TO STORM SEWER, INLETS AND MANHOLES.



6 UNDERGROUND UTILITY BEDDING & TRENCH SECTION
C700 NTS



PROGRESS DOCUMENTS

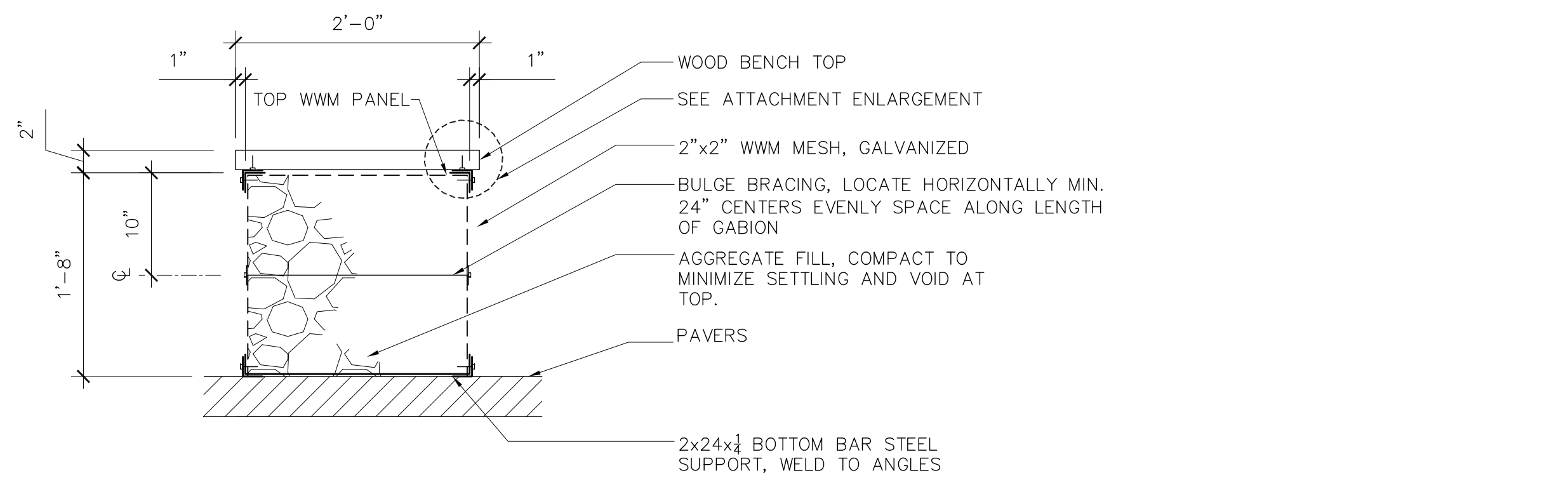
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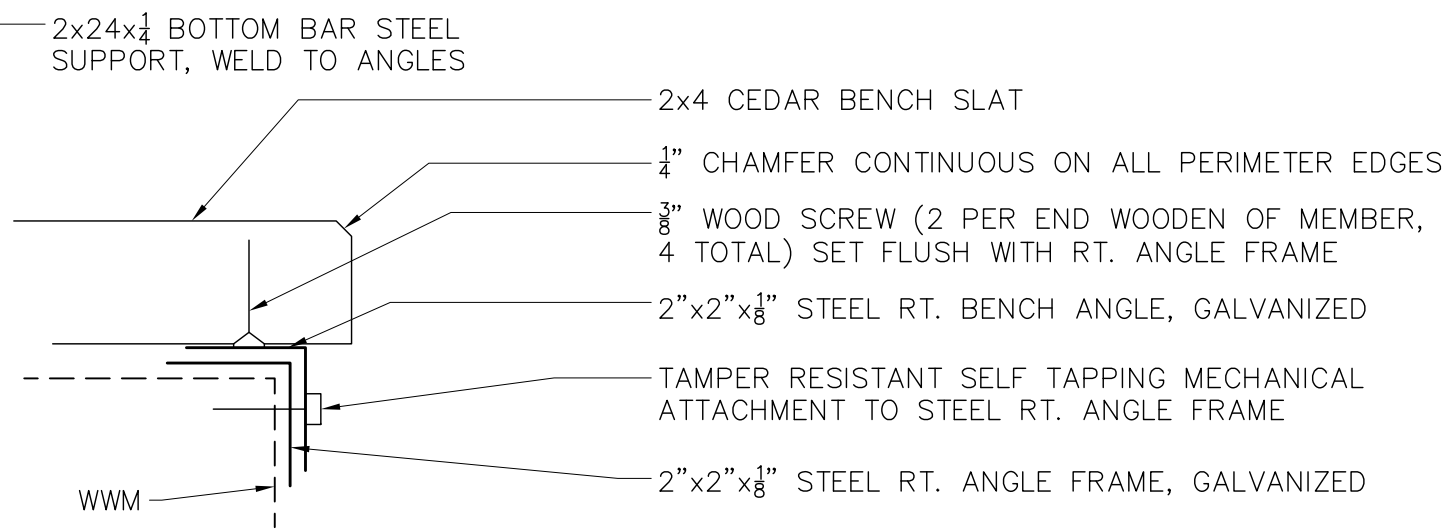
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SHEET TITLE
Details

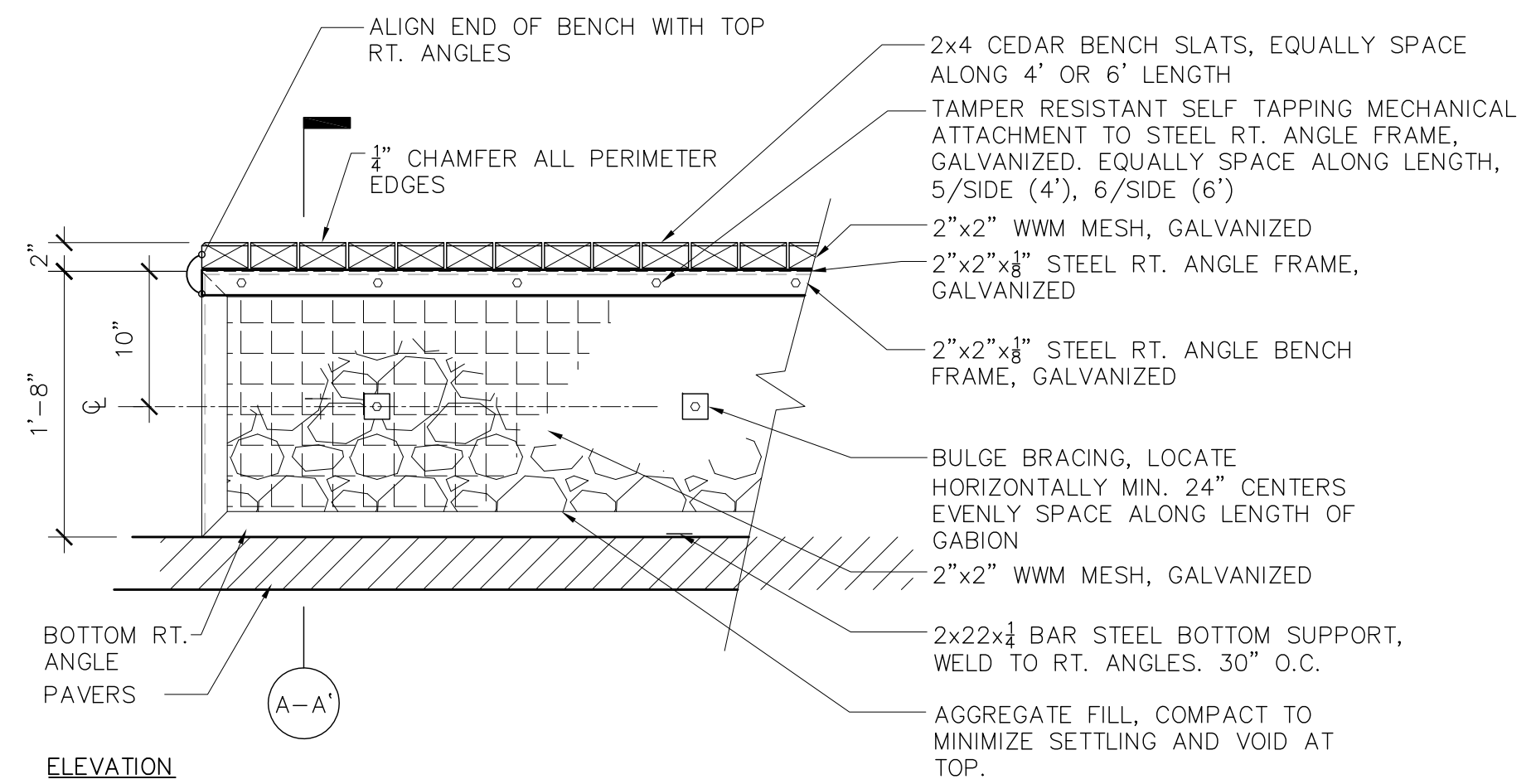
SHEET NUMBER
C700



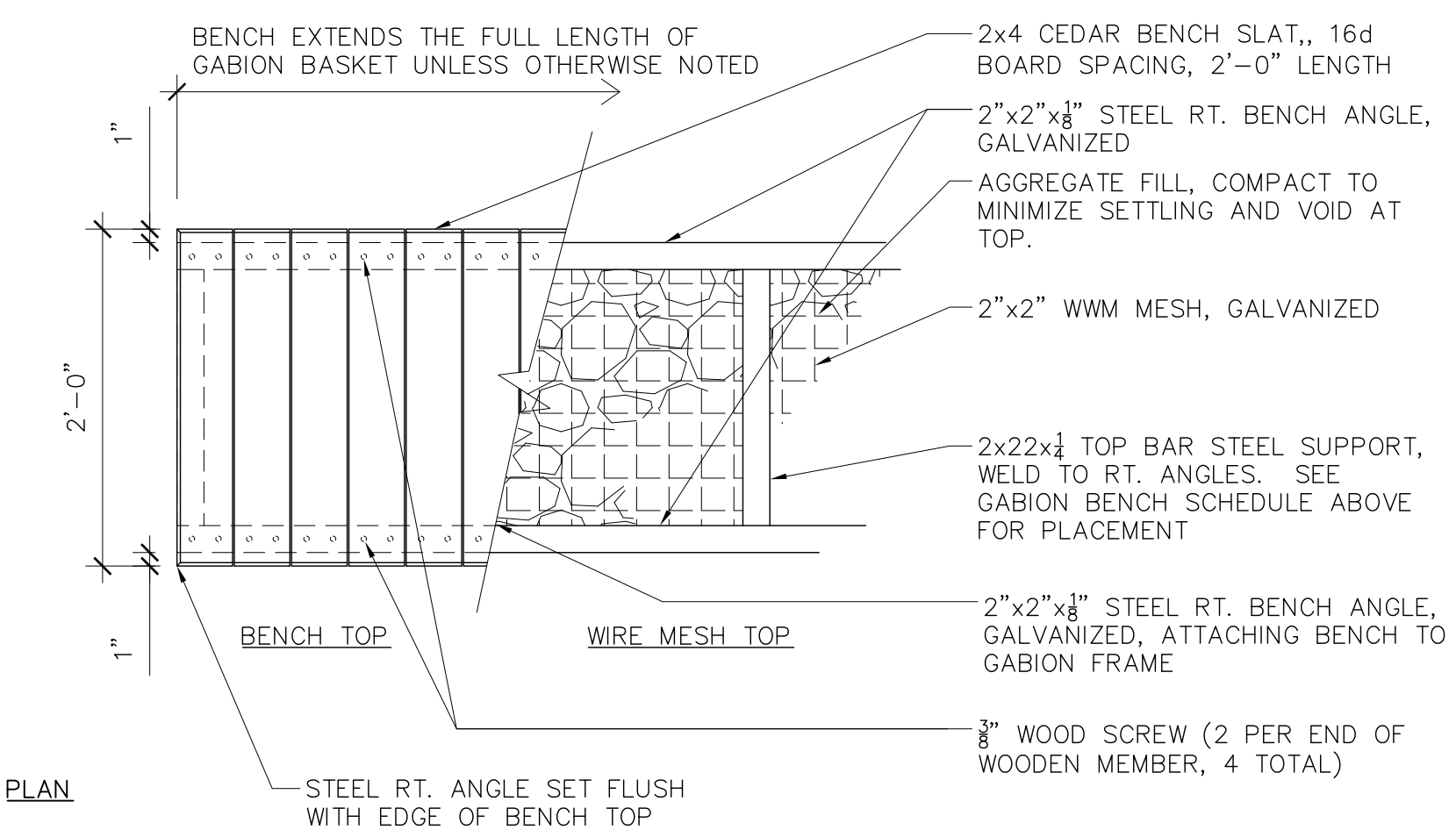
SECTION A-A'



ATTACHMENT ENLARGEMENT
SCALE: 1/4\"/>

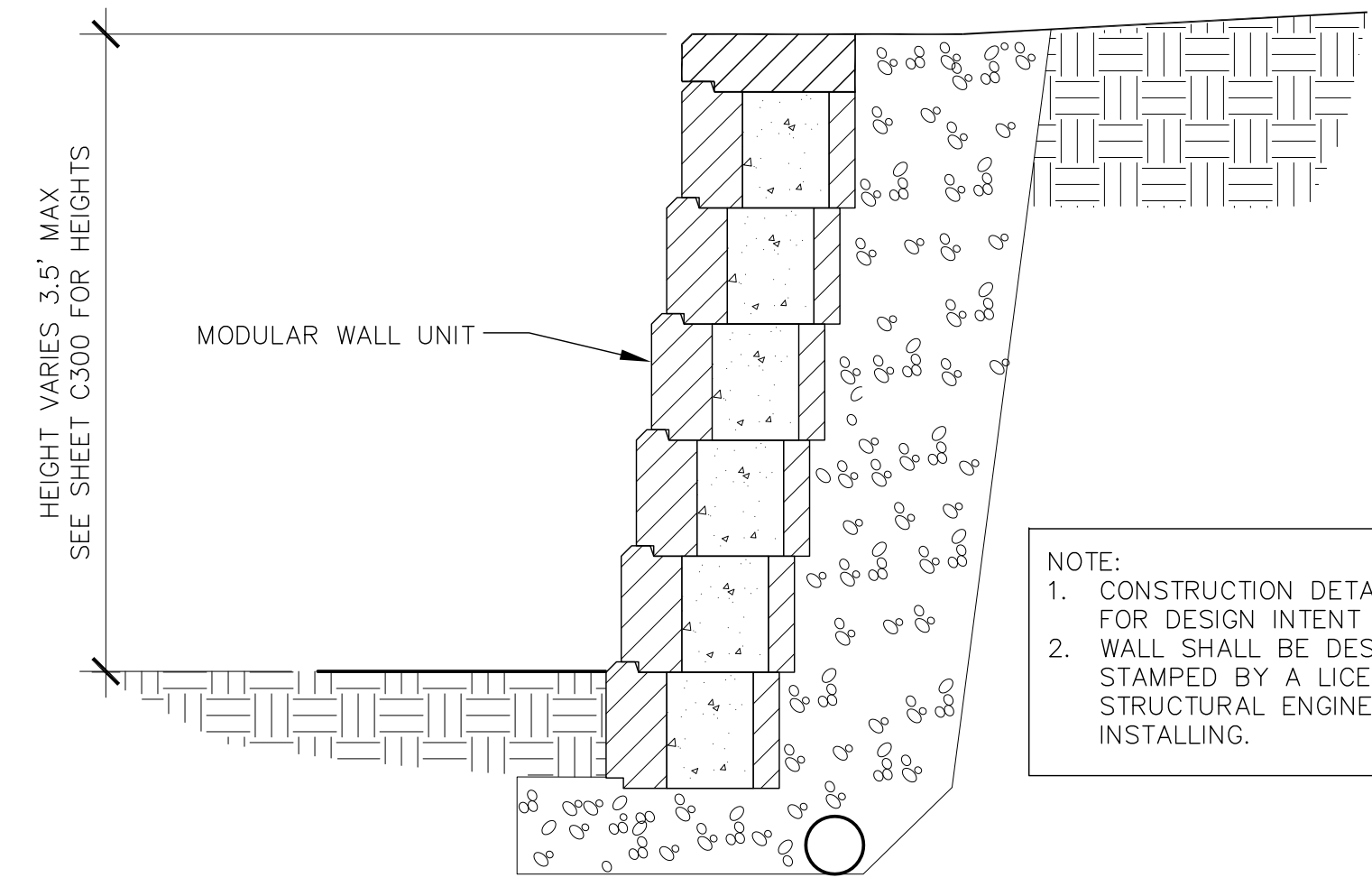


ELEVATION



PLAN

- NOTES:
- 1/2" CONTINUOUS CHAMFER ON ALL PERIMETER EDGES OF WOODEN BENCH TOP
 - ALL WELDS TO BE GRIND SMOOTH AND FREE OF BURRS AND SHARP EDGE.
 - COMPLETELY FILL GABION BASKET WITH AGGREGATE MATERIAL ONE LEVEL AT A TIME. AT NO TIME SHALL THE STONE FILL VARY MORE THAN 6" FROM ONE TO THE OTHER.
 - PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.



- NOTE:
1. CONSTRUCTION DETAILS SHOWN FOR DESIGN INTENT ONLY.
 2. WALL SHALL BE DESIGNED & STAMPED BY A LICENSED STRUCTURAL ENGINEER BEFORE INSTALLING.

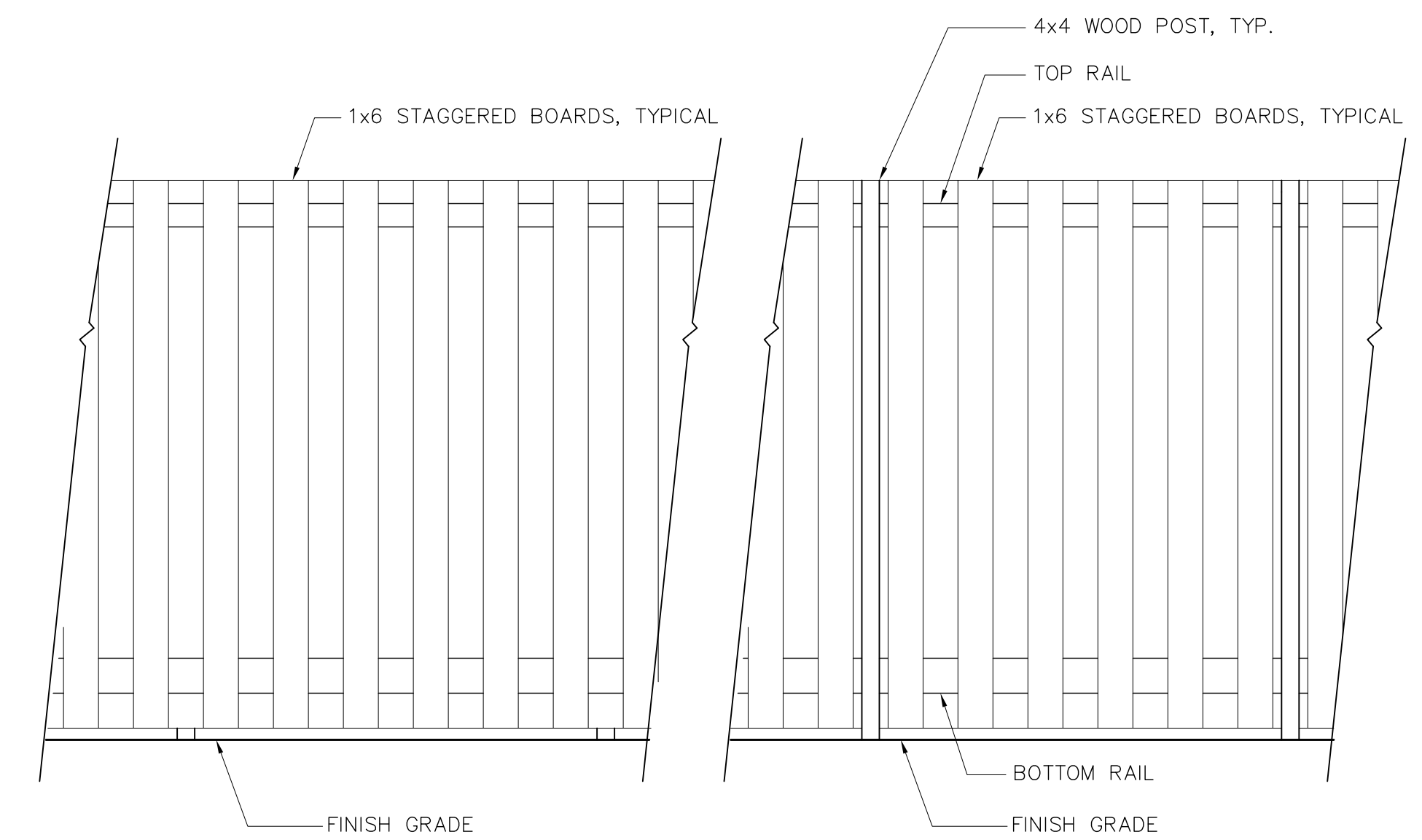
*CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTING THE WALL.

1 GABION BENCH
C701

SCALE: 1" = 1'-0"

2 MODULAR BLOCK RETAINING WALL
C701

SCALE NTS



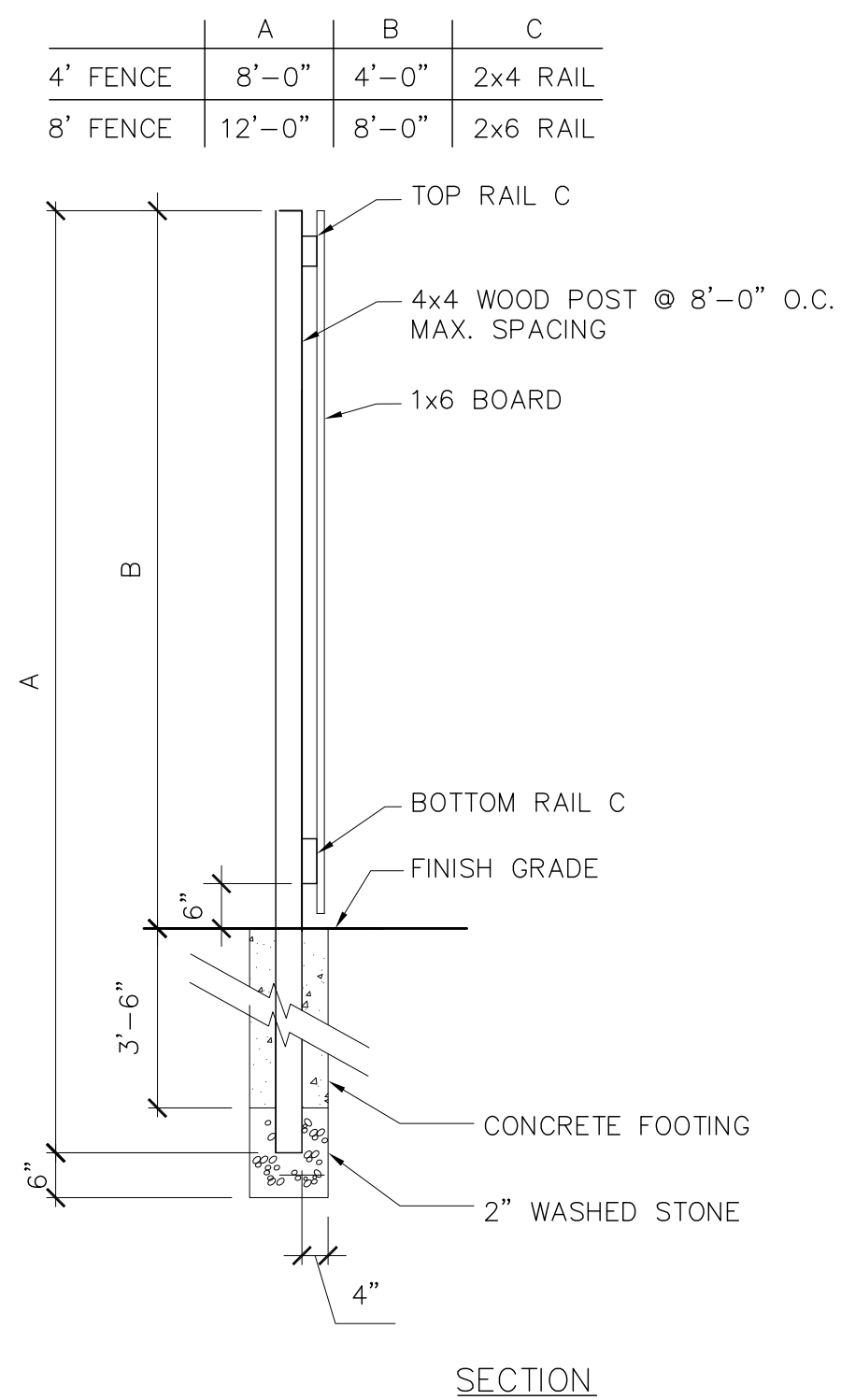
NEIGHBOR ELEVATION

PROPERTY ELEVATION

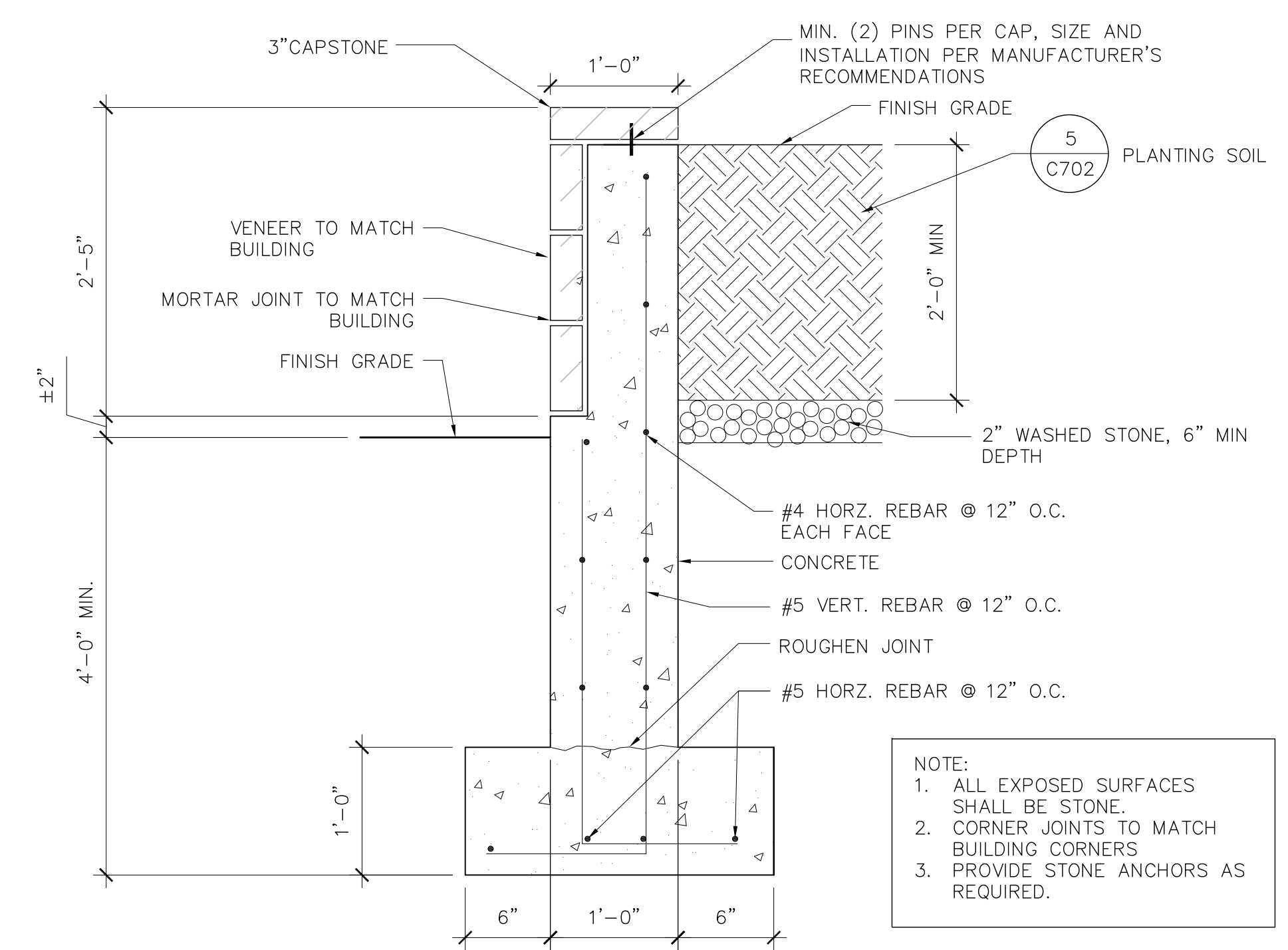
- NOTES:
1. ALL WOOD TO BE STAINED
 2. ALL FASTENERS TO BE NON-CORROSIVE, CONCEALED AND SHALL BE INCLUDED WITH FENCE
 3. STEP FENCE TO FOLLOW GRADE

3 4' and 8' FENCE
C701

SCALE 1/2" = 1'-0"



SECTION



- NOTE:
1. ALL EXPOSED SURFACES SHALL BE STONE.
 2. CORNER JOINTS TO MATCH BUILDING CORNERS
 3. PROVIDE STONE ANCHORS AS REQUIRED.

4 PLANTER WALL
C701

SCALE 1" = 1'-0"

McGRATH PROPERTY GROUP



AYRES ASSOCIATES

101 East Badger Road
Madison, WI 53713
Ph. 608.255.0800
Fx. 608.255.7750
www.saa-madison.com
AYRES # 27-0169.00

PLAN COMMISSION SUBMITTAL

1200 LOFTS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 17, 2015

REVISION SCHEDULE

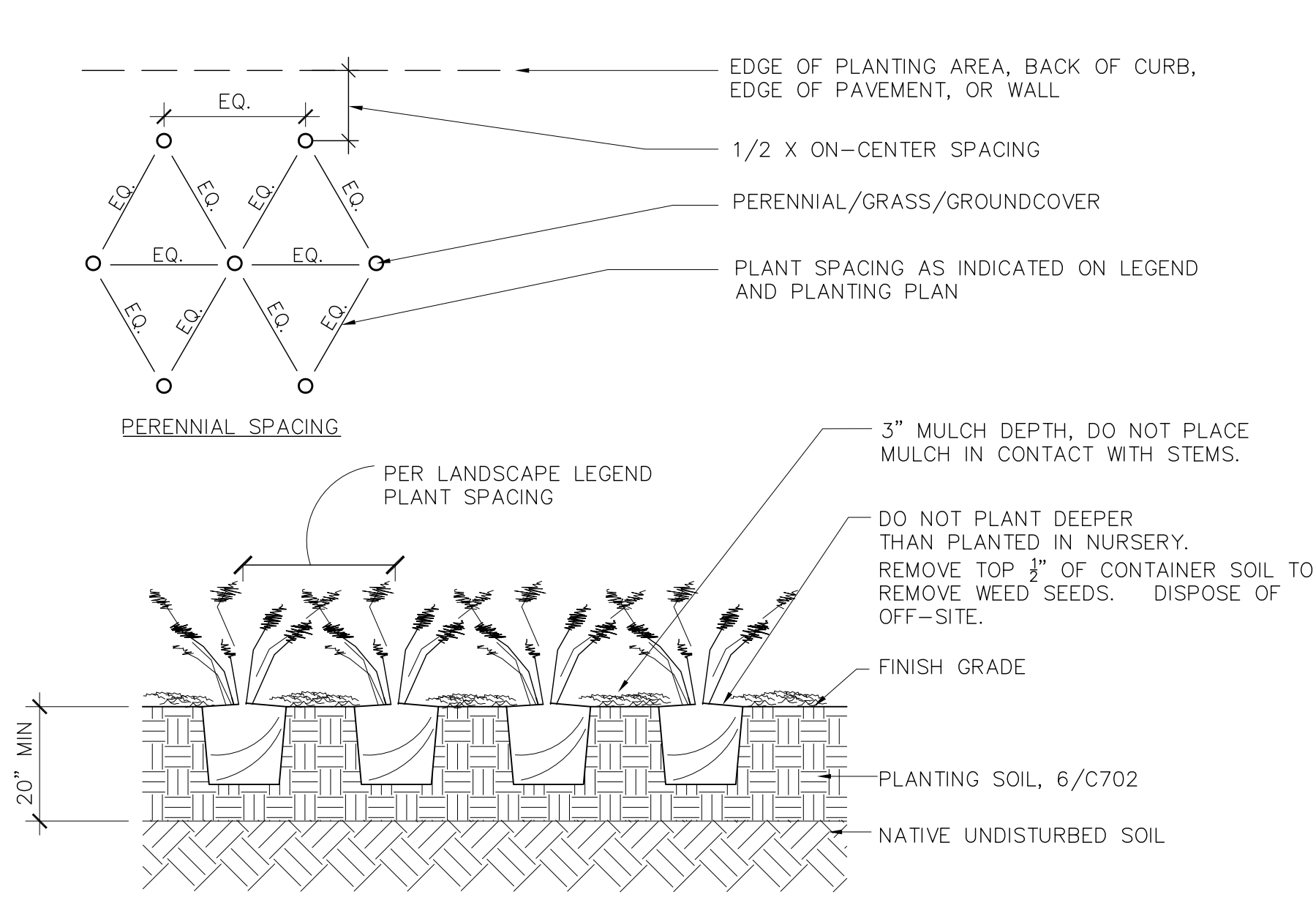
Mark	Description	Date

SHEET TITLE

Details

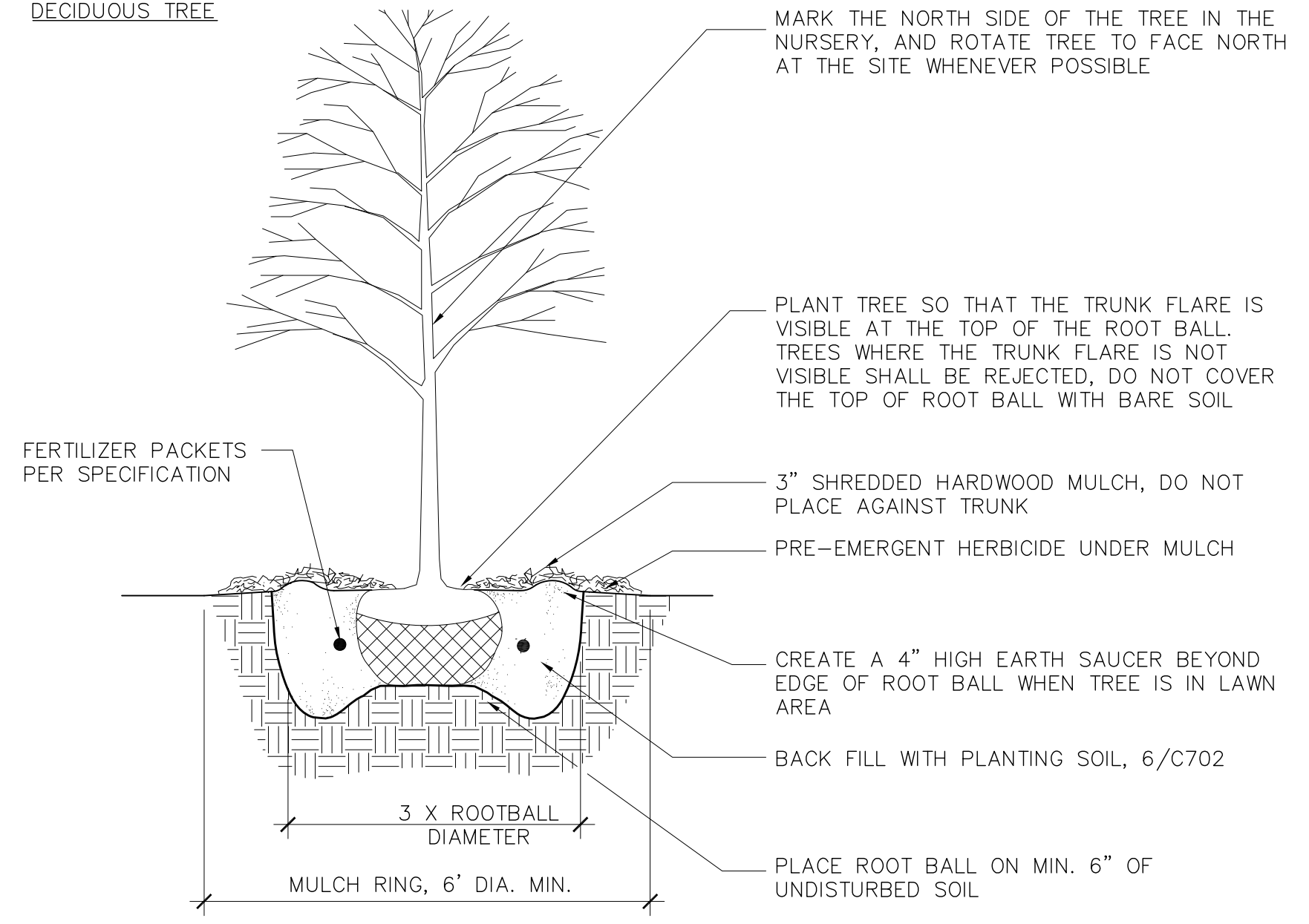
SHEET NUMBER

C701



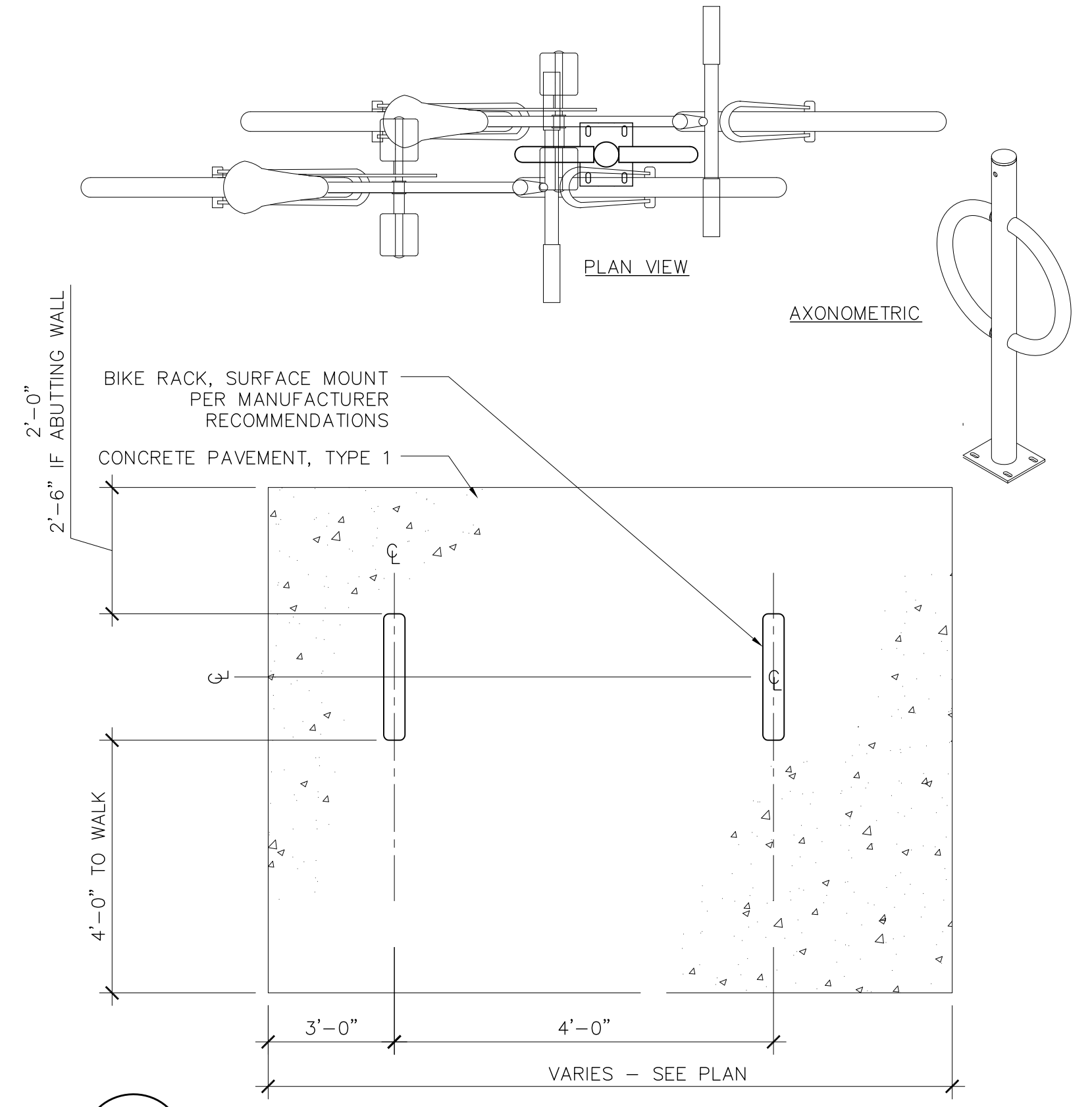
1 GROUNDCOVER/PERENNIAL PLANTING
C702 SCALE NTS

- NOTES:
1. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOTBALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN HALF THE ROOTBALL DISTANCE. REMOVE TWINE, ROPE, AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.
 3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.

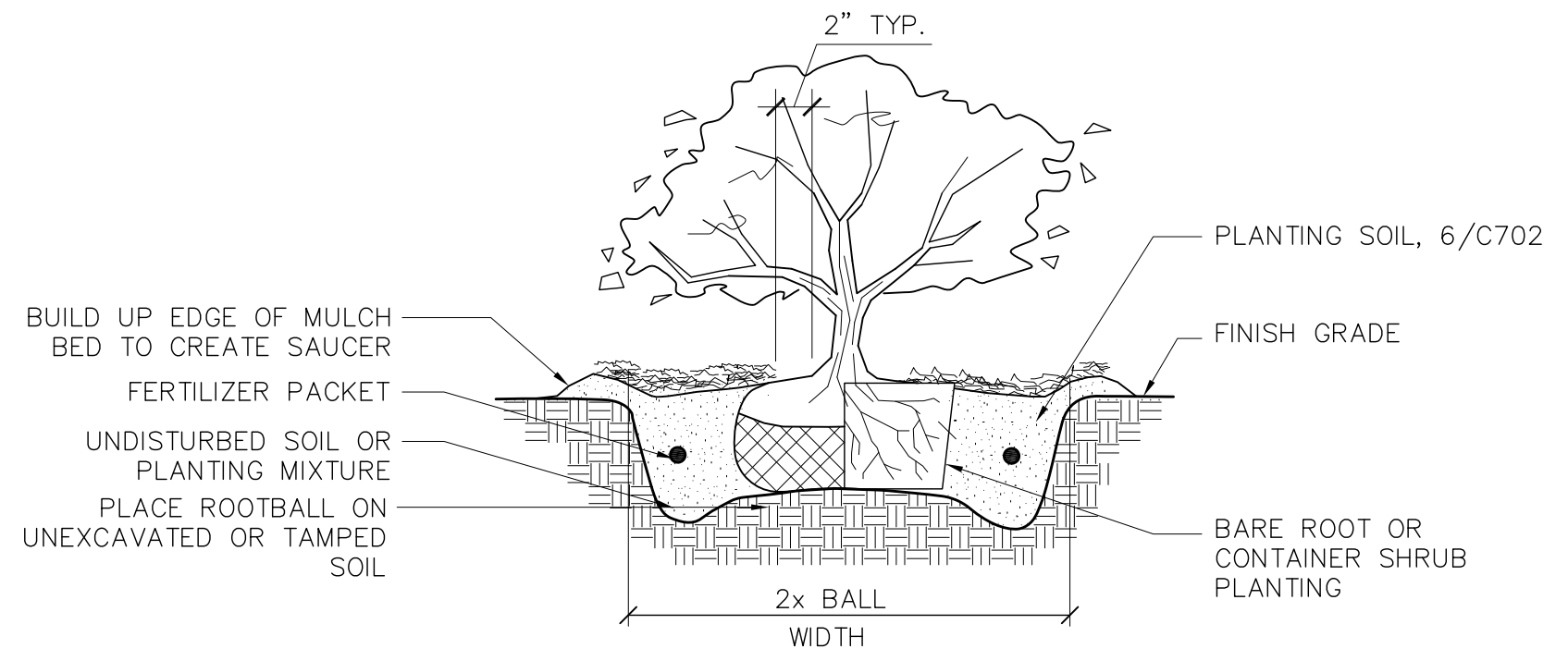


2 B&B TREE PLANTING DETAIL
C702 NTS

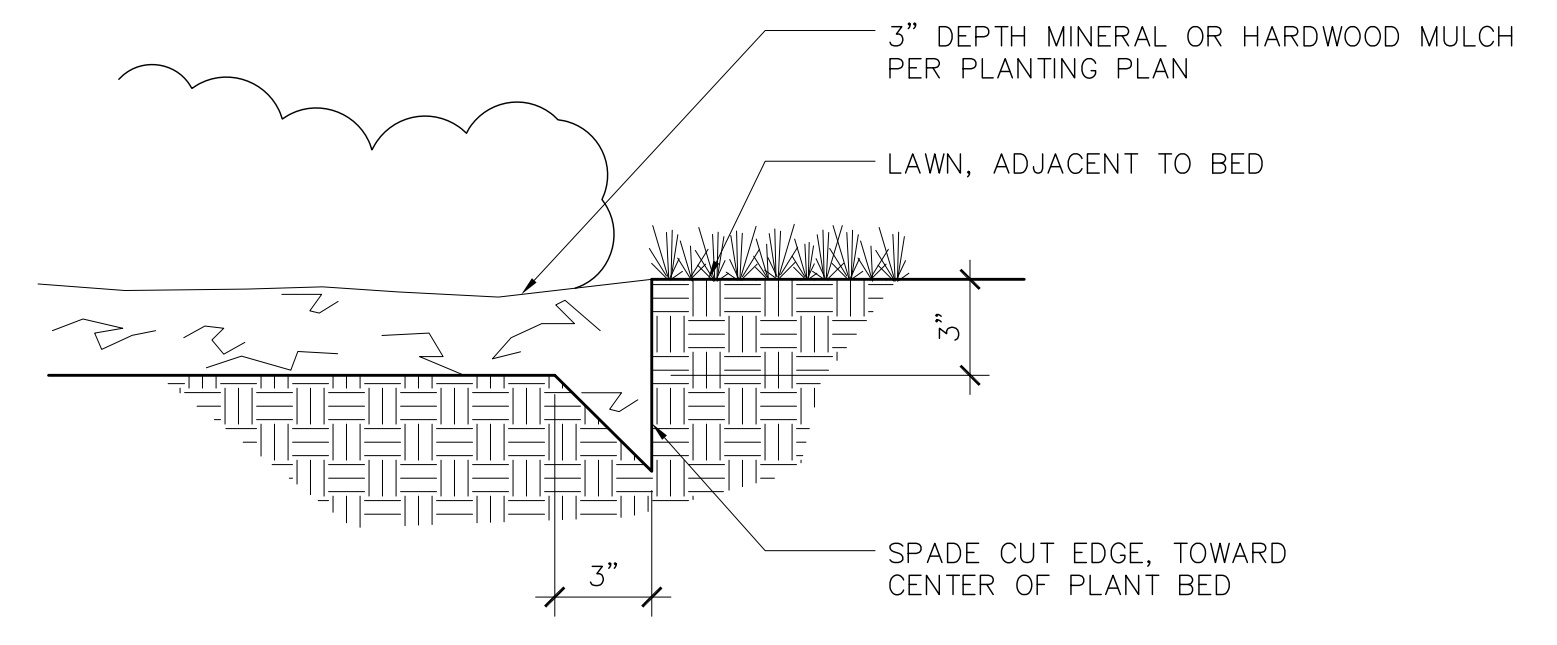
- NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 4. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP AND SIDES OF ROOT BALL.



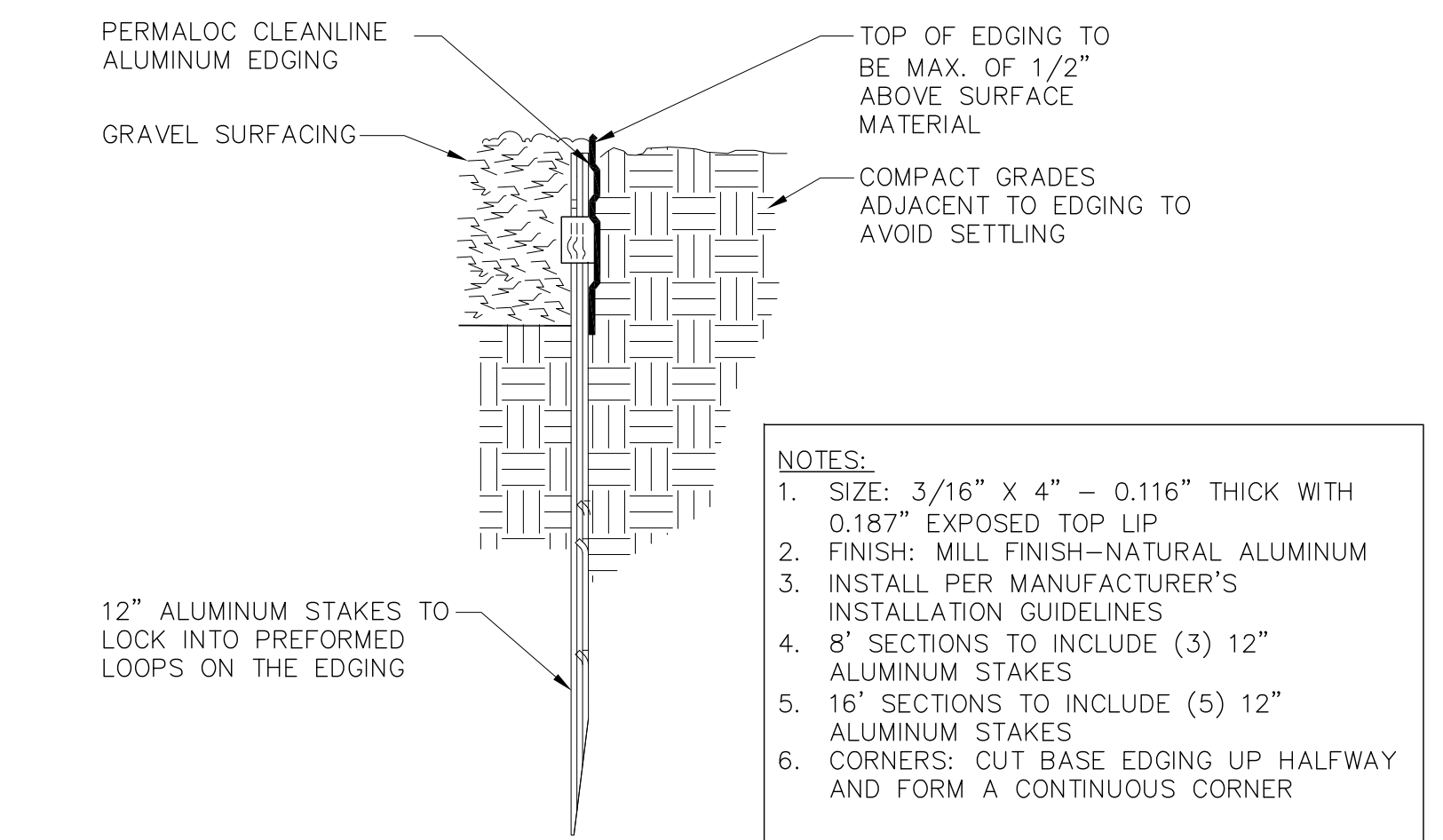
8 BIKE PARKING
C702 SCALE 1"=1'-0"



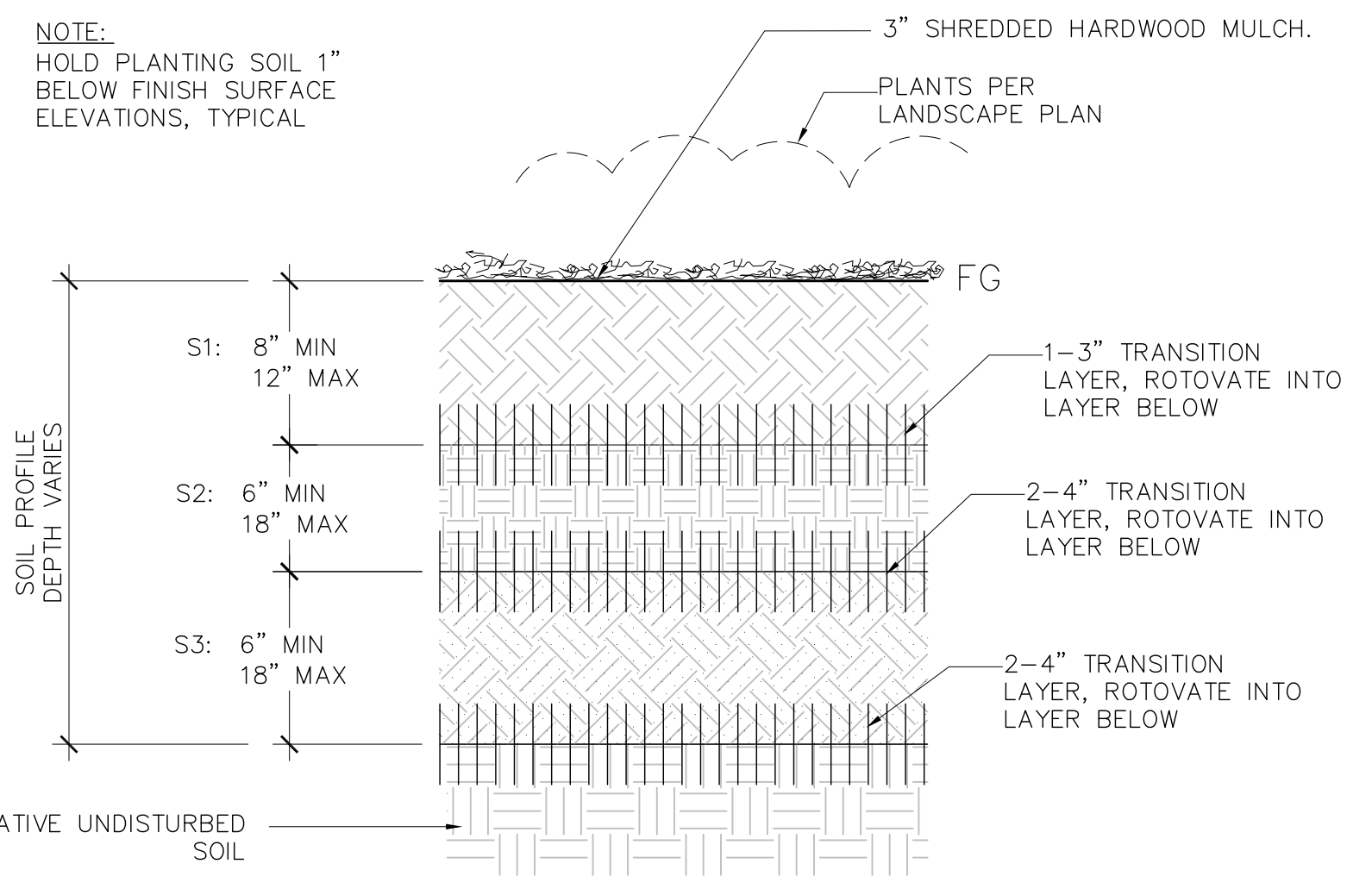
3 SHRUB PLANTING DETAIL
C702 SCALE 1"=1'-0"



4 SHOVEL CUT EDGE
C702 SCALE 1"=1'-0"

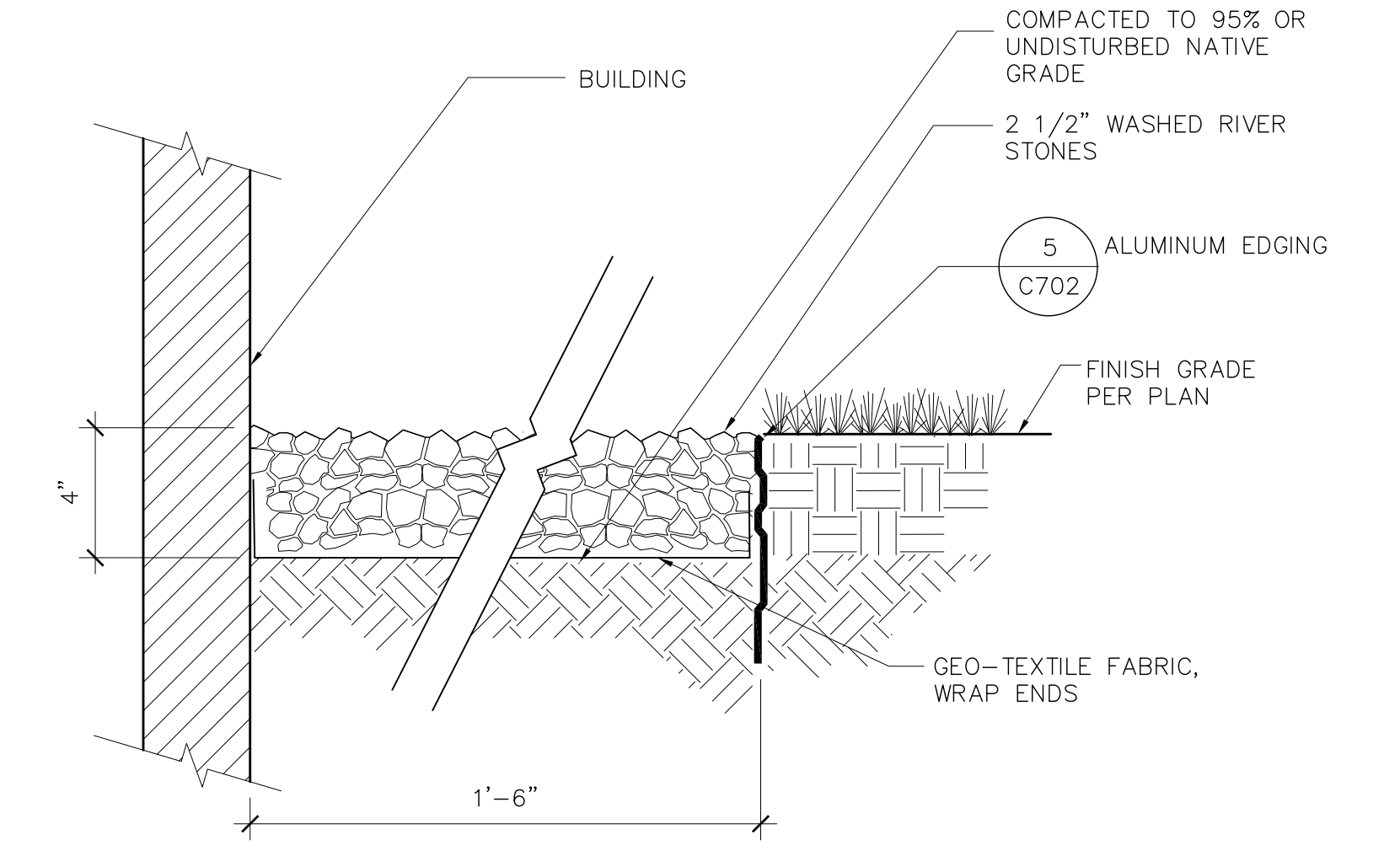


5 ALUMINUM EDGING
C702

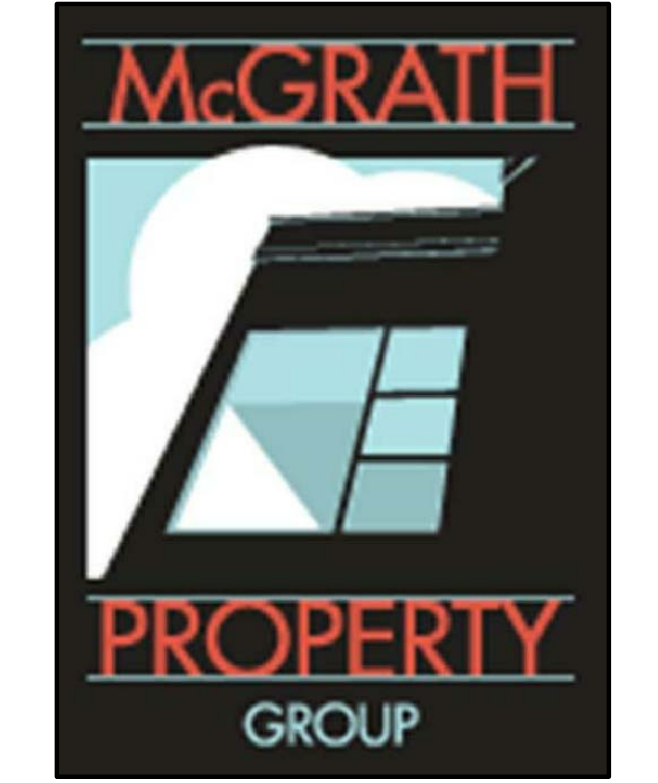


6 PLANTING SOIL
C702 SCALE NTS

- S1 LAYER:**
1. 40-70% SAND, BY DRY WEIGHT
 2. 20-40% SILTY, BY DRY WEIGHT
 3. 10-30% CLAY, BY DRY WEIGHT
 4. 8-10% ORGANIC MATTER BY DRY WEIGHT*
 5. TOTAL POROSITY: 55% MIN. AT MAX COMPACTION RATE OF 70-80% PROCTOR DENSITY
 6. BULK DENSITY: 1.0-1.3 g/cu cm AT MAX COMPACTION RATE OF 70% PROCTOR DENSITY
 7. C:N RATION OF 11-12:1
 8. pH OF 6-8
- S2 LAYER:**
1. 50-75% SAND, BY DRY WEIGHT
 2. 10-20% SILTY, BY DRY WEIGHT
 3. 20-30% CLAY, BY DRY WEIGHT
 4. 3-5% ORGANIC MATTER BY DRY WEIGHT
 5. TOTAL POROSITY: 45% MIN. AT MAX COMPACTION RATE OF 80-85% PROCTOR DENSITY
 6. BULK DENSITY: 1.0-1.5 g/cu cm AT MAX COMPACTION RATE OF 80% PROCTOR DENSITY
 7. pH OF 6-8
- S3 LAYER:**
1. 60-85% SAND, BY DRY WEIGHT
 2. 5-10% SILTY, BY DRY WEIGHT
 3. 10-20% CLAY, BY DRY WEIGHT
 4. 1-3% ORGANIC MATTER BY DRY WEIGHT
 5. TOTAL POROSITY: 45% MIN. AT MAX COMPACTION RATE OF 80-85% PROCTOR DENSITY
 6. BULK DENSITY: 1.3-1.6 g/cu cm AT MAX COMPACTION RATE OF 80% PROCTOR DENSITY
 7. pH OF 6-8
- * ORGANIC MATTER SHALL BE COMPOSED OF CLASS A COMPOST AS DEFINED BY THE WISCONSIN DNR: PUB. WA1589



7 MAINTENANCE STRIP
C702 NTS



1200 LOFTS

PROGRESS DOCUMENTS

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REVISION SCHEDULE

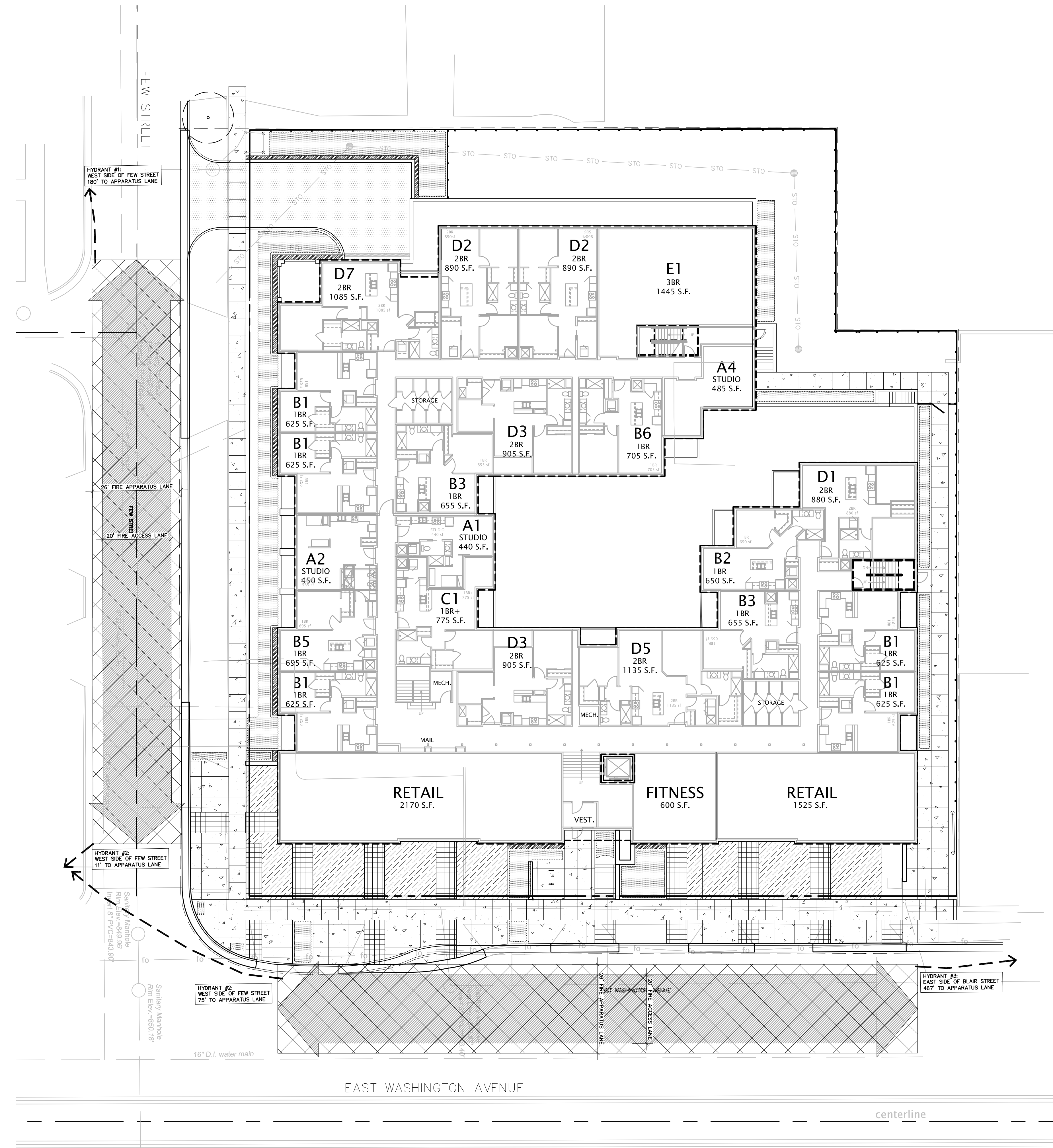
Mark	Description	Date

SHEET TITLE

Details

SHEET NUMBER

C702



- NOTES:
1. NO OVERHEAD POWERLINES ARE EXPECTED WITHIN THE FOOTPRINT OF THE NEW BUILDING.
 2. REQUIRED STREET TREES ARE SHOWN IN THE TERRACE BETWEEN THE PROPOSED STRUCTURE AND EAST WASHINGTON AVENUE; AND BETWEEN THE PROPOSED STRUCTURE AND FEW STREET.
 3. REFER TO SUBMITTED FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET FOR ADDITIONAL INFORMATION.
 4. MAX SLOPE ON THE PROPOSED FIRE LANE IS <8%.

- PROPERTY LINE
- - - PROJECT LIMITS
- CONCRETE PAVEMENT, TYPE 1
- CONCRETE PAVEMENT, TYPE 2
- PERMEABLE PAVERS
- LANDSCAPE PLANTING AREA
- FIRE APPARATUS LANE (26' WIDE)
- FIRE ACCESS LANE (20' WIDE)

McGRATH PROPERTY GROUP



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PLAN COMMISSION SUBMITTAL

1200 LOFTS

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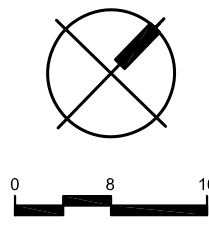
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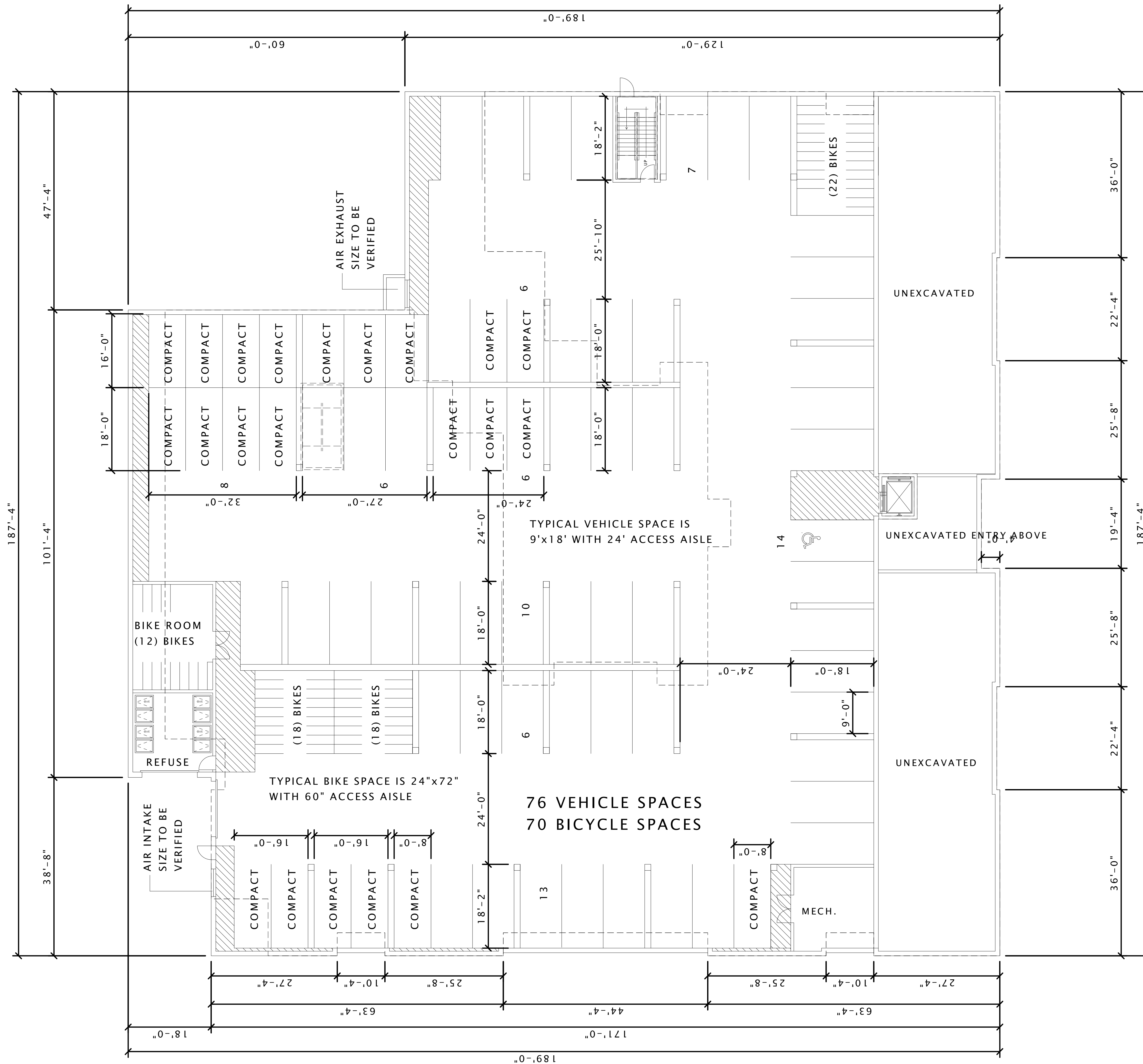
SHEET TITLE
Fire Access Plan

SHEET NUMBER
C800



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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McGRATH PROPERTY GROUP



CONDITIONAL USE SUBMITTAL

1200 LOFTS

PROGRESS DOCUMENTS

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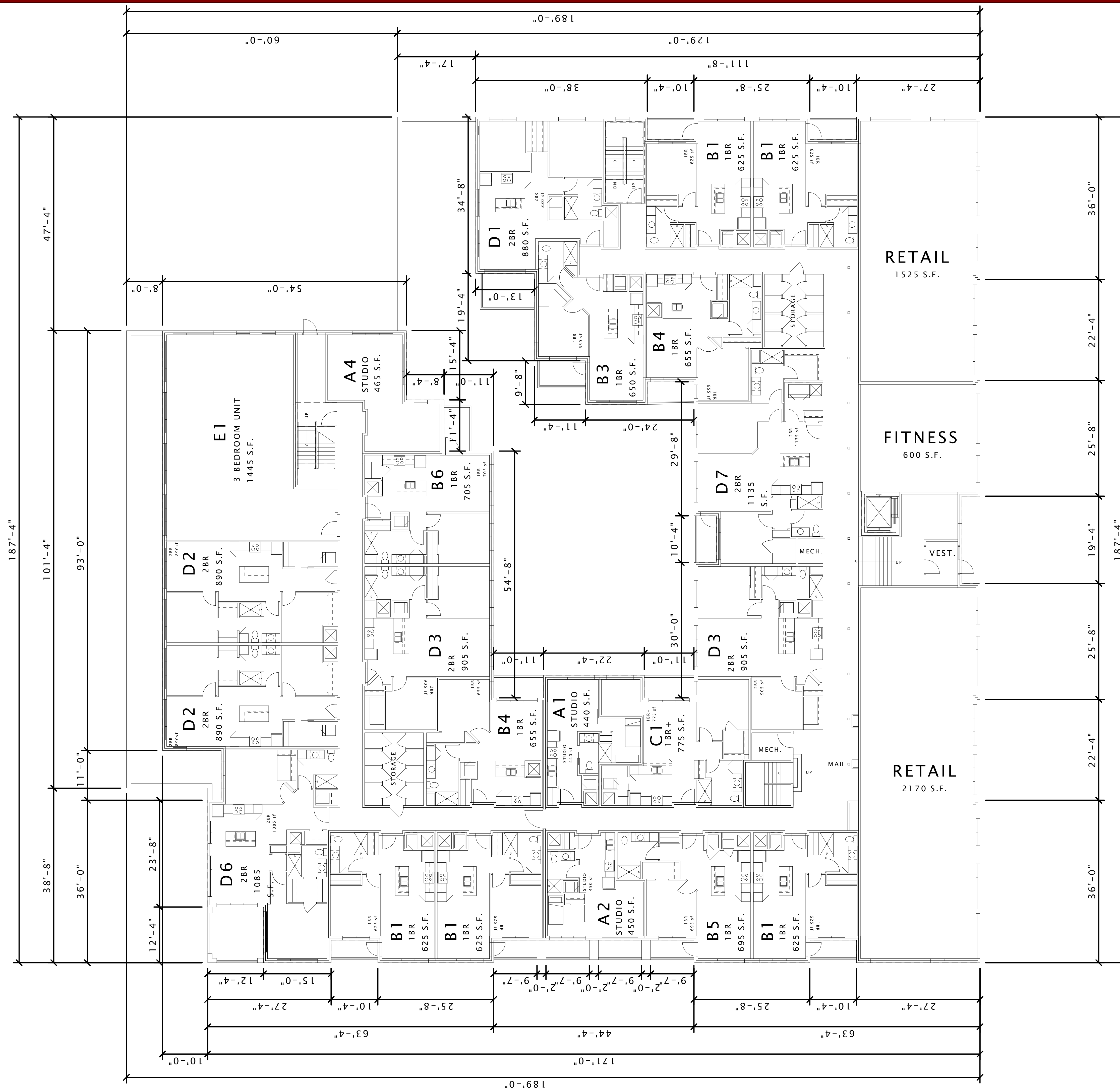
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PARKING PLAN

SHEET NUMBER

A110



McGRATH PROPERTY GROUP



CONDITIONAL USE SUBMITTAL

1200 LOFTS

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Mark	Description	Date

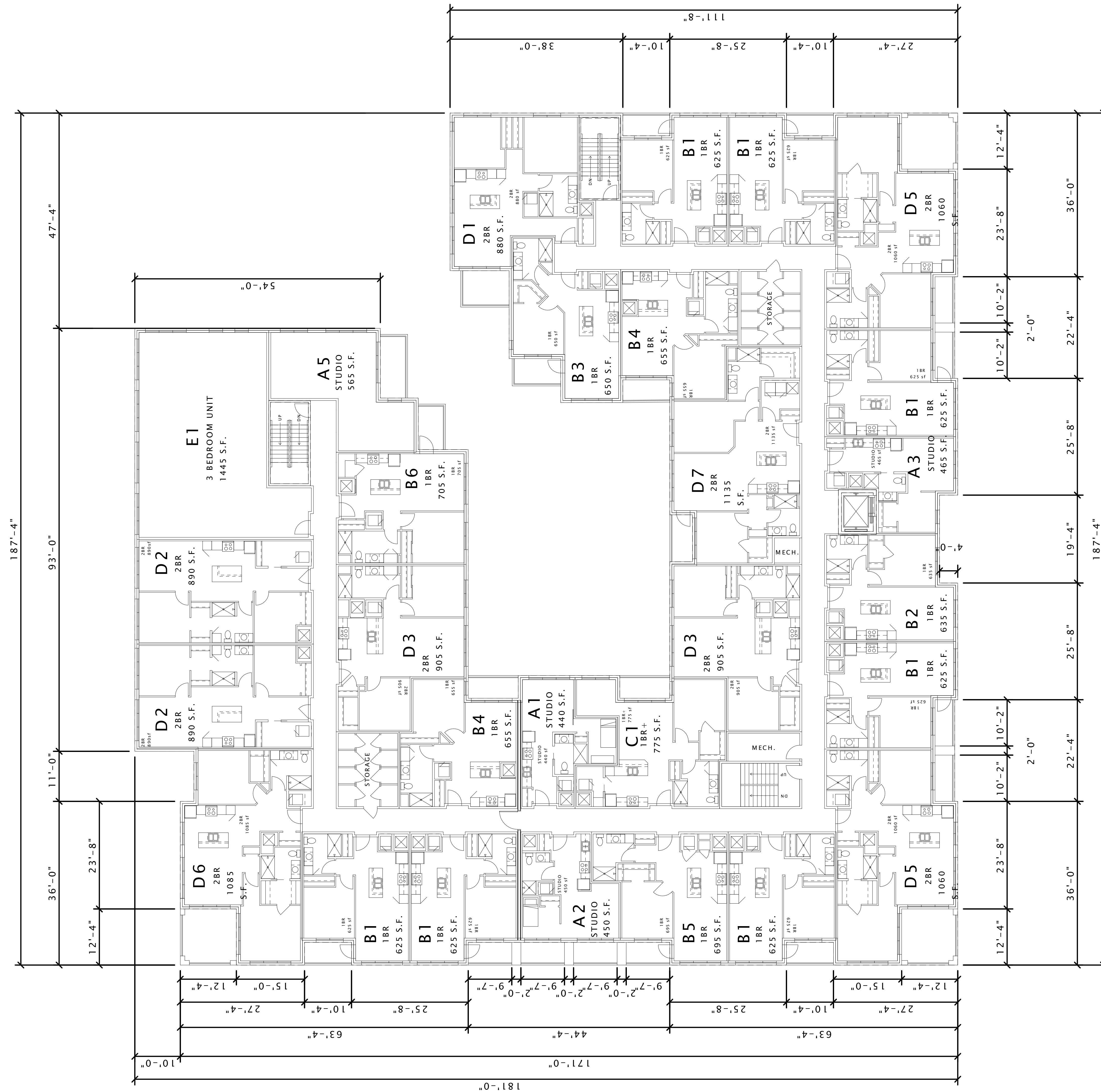
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A111





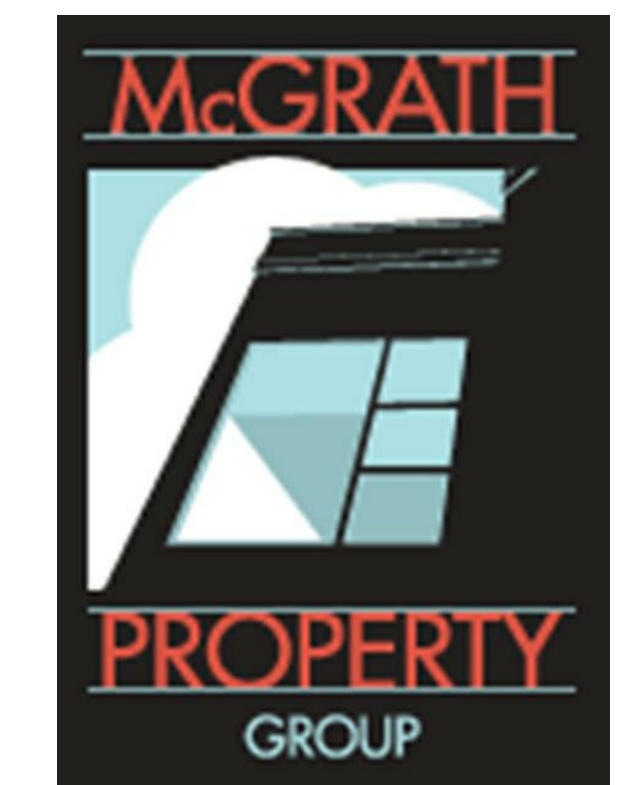
16 FEW - 2ND FLOOR PLAN
3/32" = 1'-0"



JOSEPH LEE + ASSOCIATES
2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
608.241.9500

JLA PROJECT NUMBER: 14-1010-01

McGRATH PROPERTY GROUP



CONDITIONAL USE SUBMITTAL

1200 LOFTS

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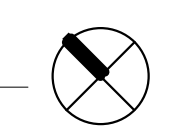
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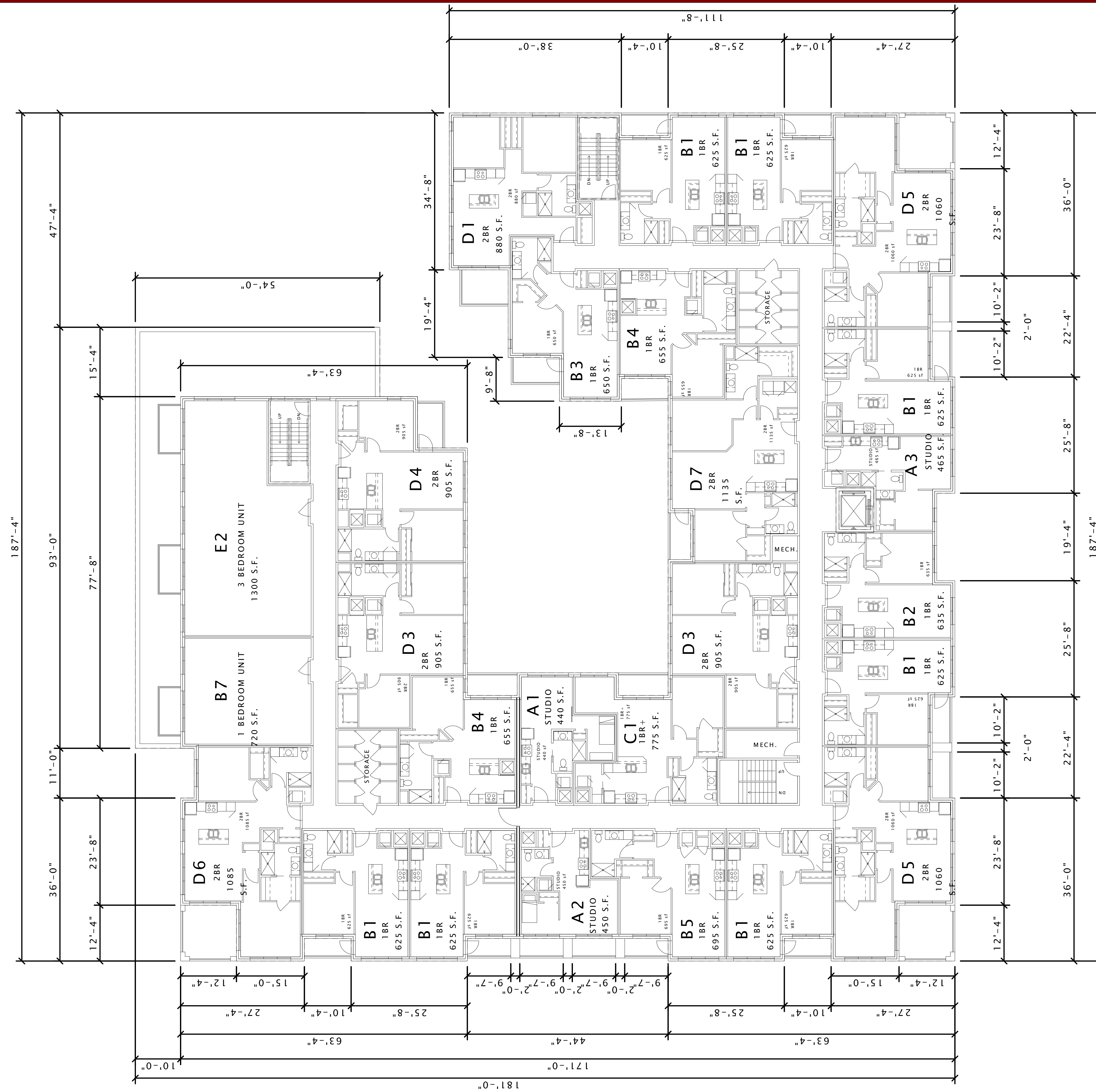
SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A112





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1200 LOFTS

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REVISION SCHEDULE

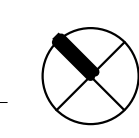
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A113



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CONDITIONAL USE SUBMITTAL

1200 LOFTS

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DATE OF ISSUANCE MARCH 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A210



McGRATH PROPERTY GROUP



CONDITIONAL USE SUBMITTAL

1200 LOFTS

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DATE OF ISSUANCE MARCH 18, 2015

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A211



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



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

STAIRS FROM PLAZA TO GRADE

STAIRS FROM FIRST FLOOR TO GRADE



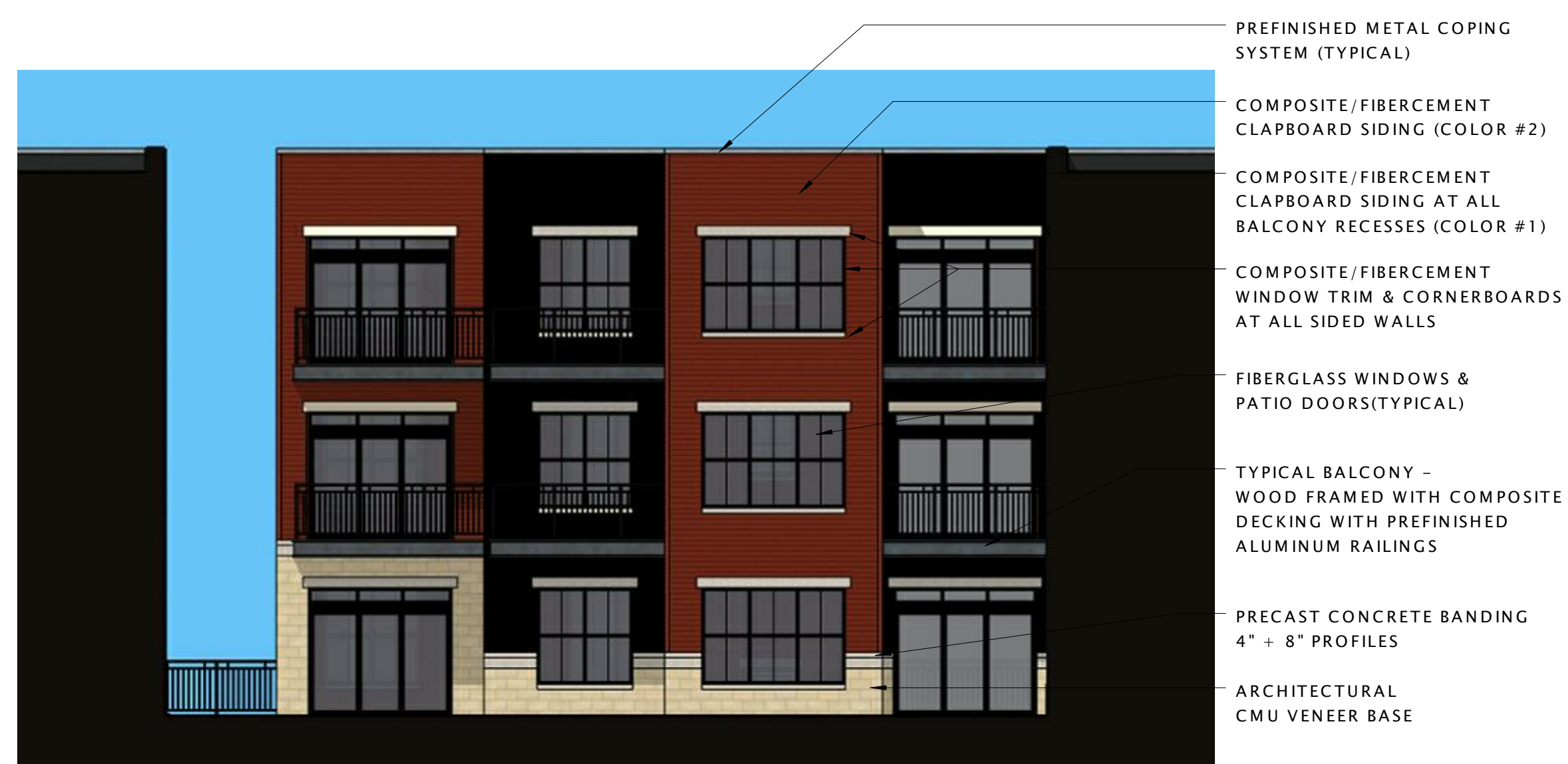
6 COURTYARD ELEVATION (WEST)
1/8" = 1'-0"



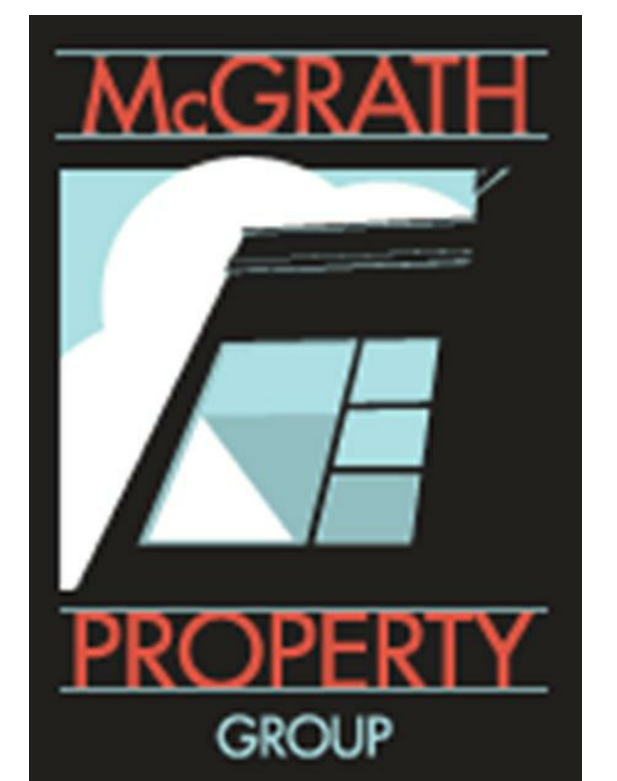
7 COURTYARD ELEVATION (EAST)
1/8" = 1'-0"



14 COURTYARD ELEVATION (SOUTH)
1/8" = 1'-0"



16 COURTYARD ELEVATION (NORTH)
1/8" = 1'-0"



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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A212

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1200 LOFTS

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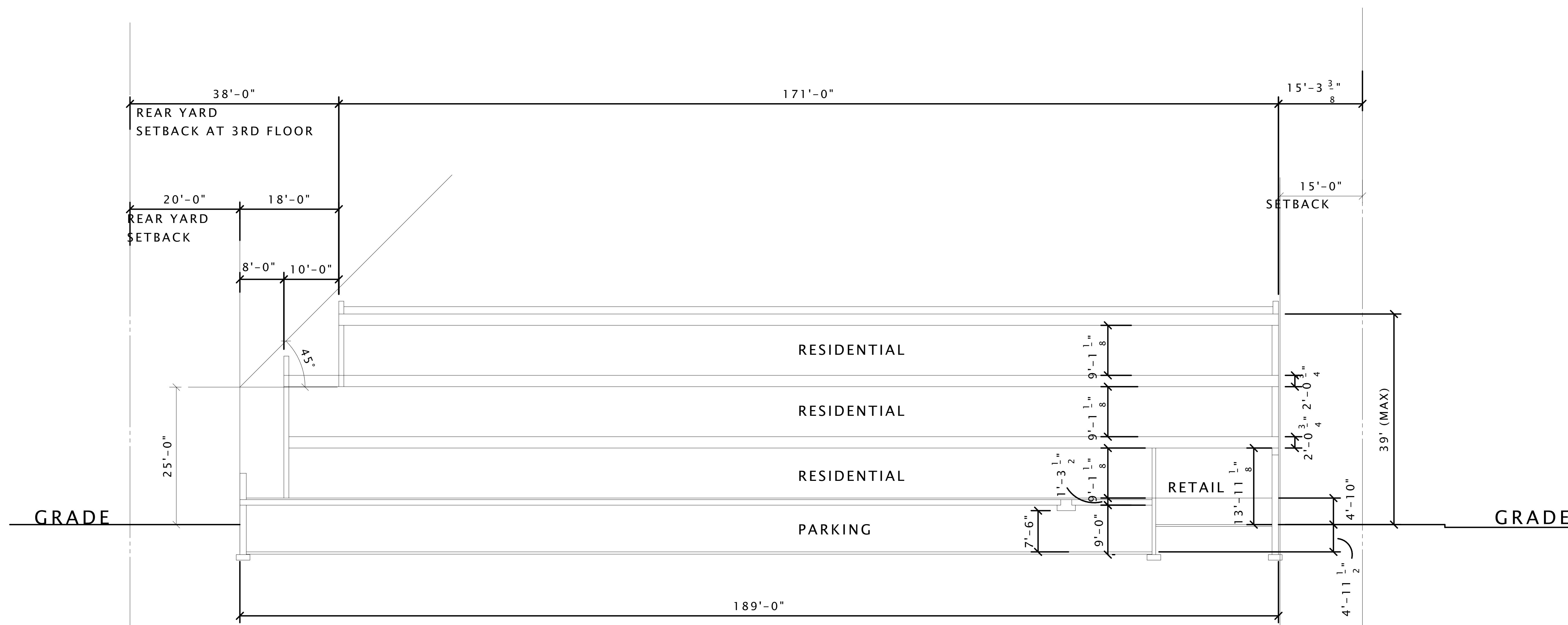
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SCHEMATIC SECTION

SHEET NUMBER

A310



16 FEW - SCHEMATIC SECTION
1" = 10'-0"