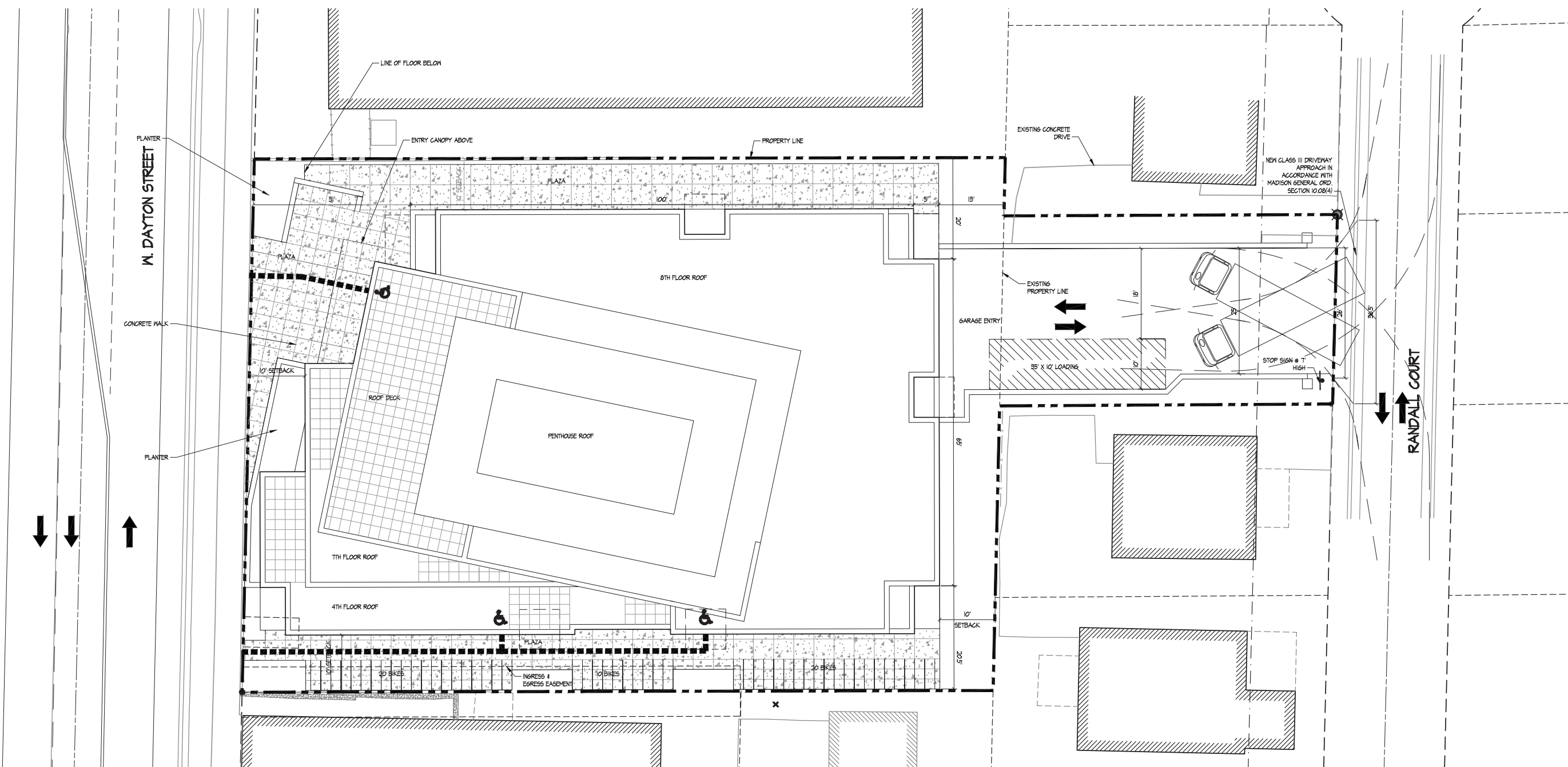
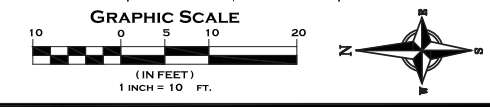


- Notes
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
 3. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
 4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 5. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(e) AND (B)(1)(2a))



A SITE PLAN
1"=10'-0"



SITE STATISTICS	
Dwelling Unit Mix:	
One-Bedroom	8
Two-Bedroom	16
Three-Bedroom	14
Four-Bedroom	18
Five-Bedroom	9
Total Dwelling Units	65
Areas:	
Total Gross Floor Area	76,803 S.F.
Densities:	
Lot Area	18,312 or .42 acres
Lot Area/D.U.	281.7 SF/Units
Density	154.8 Units/Acre
FAR	4.2
Building Height:	Eight Stories
Vehicle Parking:	
Underground-Residential	43 stalls (Including 1 accessible stall)
Bike Parking:	
Underground 2'x6'	17 stalls
Underground Wall Hung	132 stalls
Surface 2'x6'	50 stalls
Total	199 stalls
Moped Parking:	
Underground	26 stalls

SHEET INDEX			
C-1.0	OVERALL SITE PLAN	A-1.P.2	PARKING LEVEL 2 PLAN
C-1.1	FIRE ACCESS PLAN	A-1.P.1	PARKING LEVEL 1 PLAN
C-1.2	LIGHTING PLAN	A-1.1	FIRST FLOOR PLAN
C-2.0	TOPOGRAPHIC & PLAT OF SURVEY	A-1.2	SECOND - FOURTH FLOOR PLANS
C-2.1	TOPOGRAPHIC & PLAT OF SURVEY	A-1.3	FIFTH - SEVENTH FLOOR PLANS
C-2.2	EXISTING CONDITIONS	A-1.4	EIGHTH FLOOR PLAN
C-3.0	DEMOLITION PLAN	A-1.5	PENTHOUSE PLAN
C-4.0	EROSION CONTROL PLAN	A-2.1	NORTH ELEVATION
C-5.0	GRADING PLAN	A-2.2	WEST ELEVATION
C-6.0	UTILITY PLAN	A-2.3	SOUTH ELEVATION
		A-2.4	EAST ELEVATION
L-1.0	LANDSCAPE PLAN		



Project Title
1323 W. Dayton Street
Madison, WI

Drawing Title
Overall Site Plan

Project No. **1001** Drawing No. **C-1.0**

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Consultant

- Notes
1.  26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
 2.  20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)
 3. VARIOUS LINETYPES REPRESENT 500' HOSELAYS.

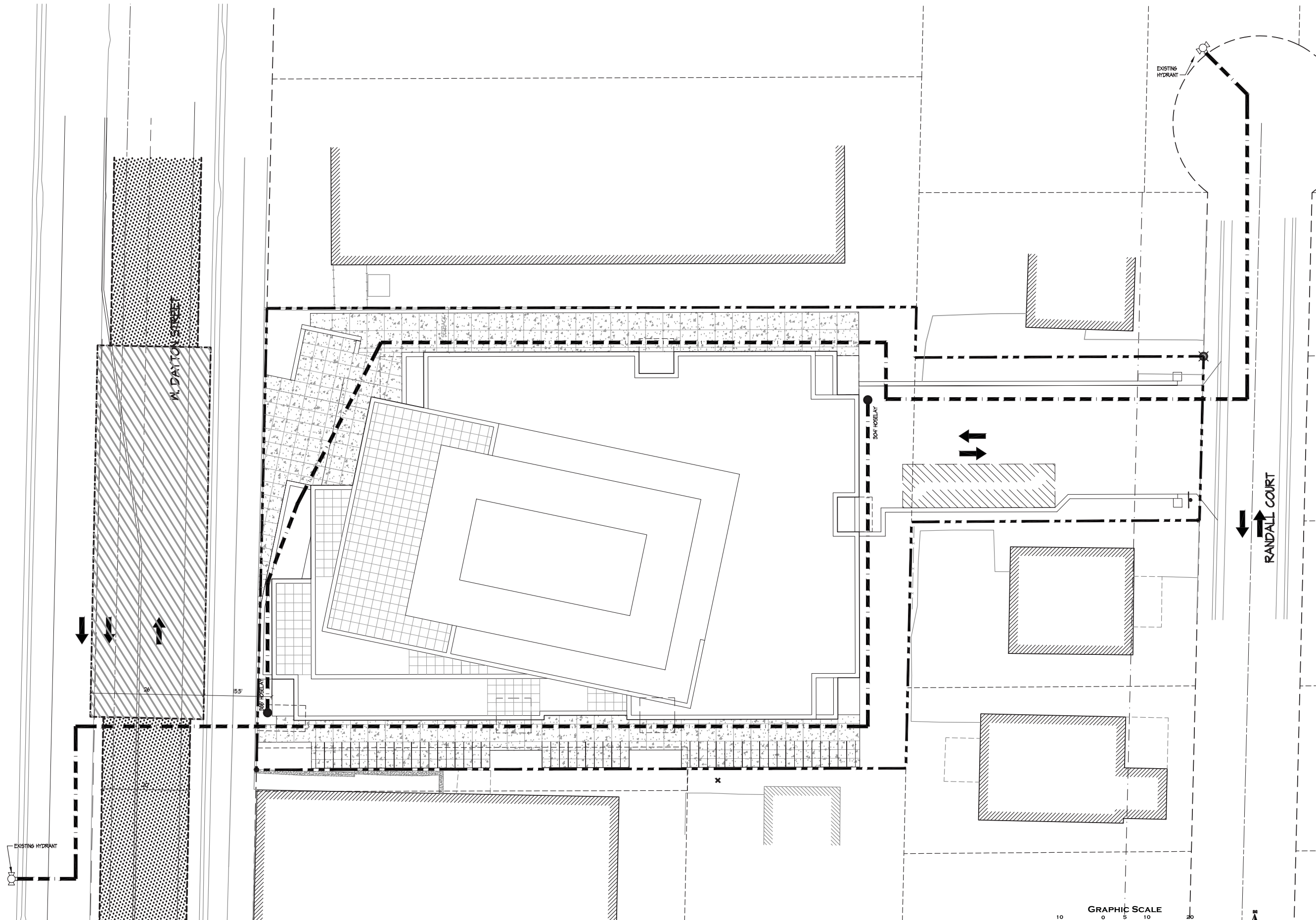
Revisions
Land Use Application - 2012-02-22

Project Title
1323 W. Dayton Street
Madison, WI

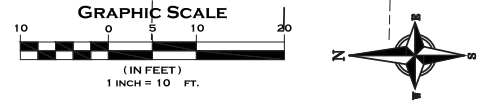
Drawing Title
Fire Access Plan

Project No. 1001 Drawing No. C-1.1

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A FIRE ACCESS PLAN
1"=10'-0"

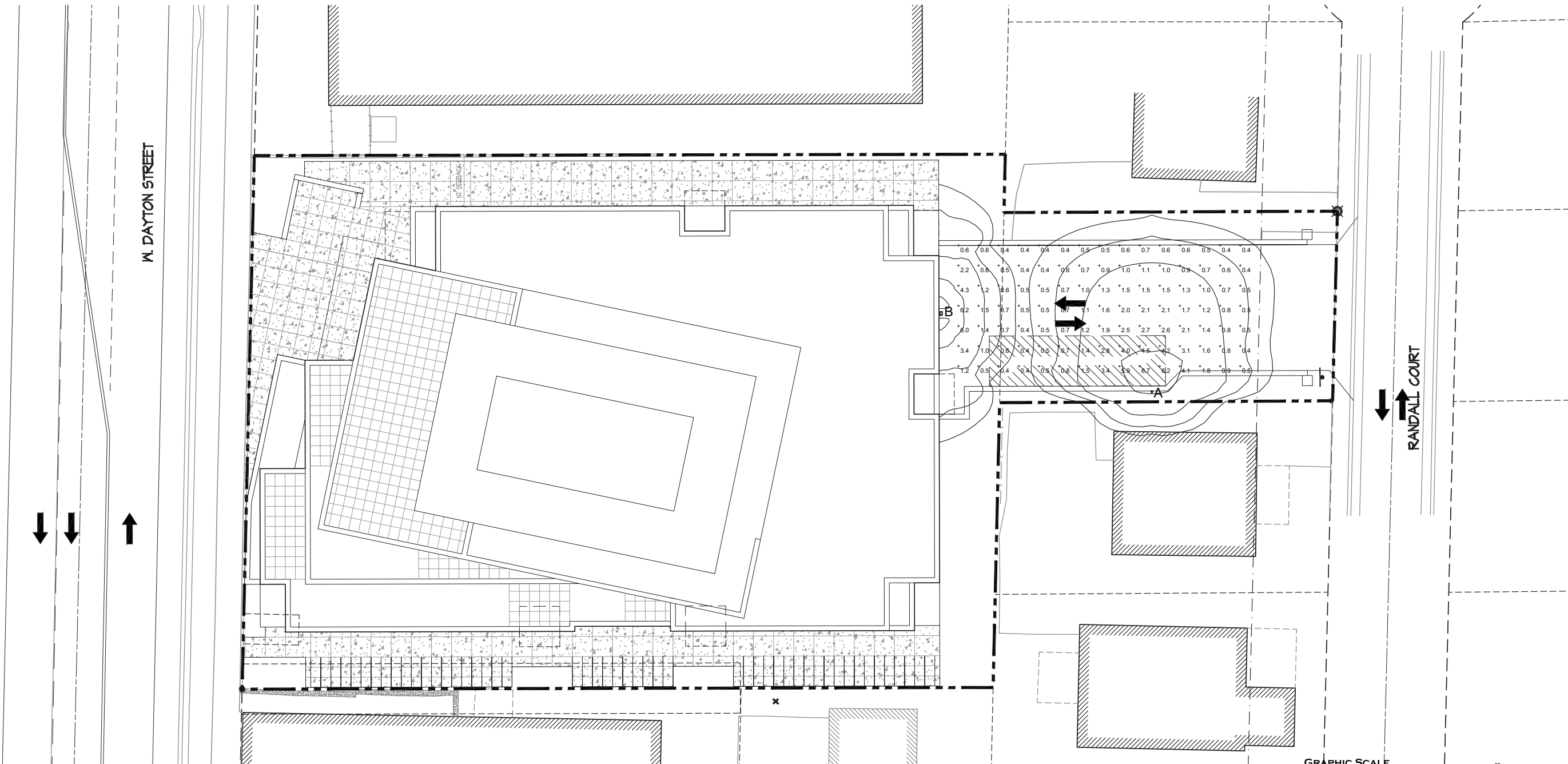


Consultant

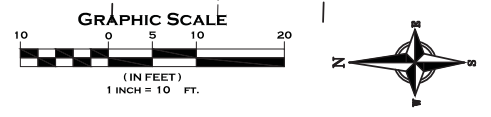
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 3. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING.
 4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 5. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11 (SEE SUBSECTIONS (B)(e) AND (B)(n)(2a)).
 6. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
 7. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
 8. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION AND ZONING ADMINISTRATOR.

Revisions

Land Use Application - 2012-02-22



A LIGHTING PLAN
1"=10'-0"



LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
○	A	1	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	70 WATT MH	MAC417SBL-9	10' POLE ON 2' CONCRETE BASE
□	B	1	RUUD LIGHTING	E8405-M	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT MH	E8507.IES	8'-0" UP ON SIDE OF BUILDING

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOADING ZONE / DRIVEWAY	+	1.4 fc	6.7 fc	0.4 fc	16.7:1	3.5:1

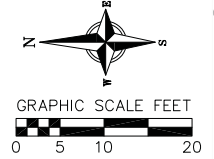
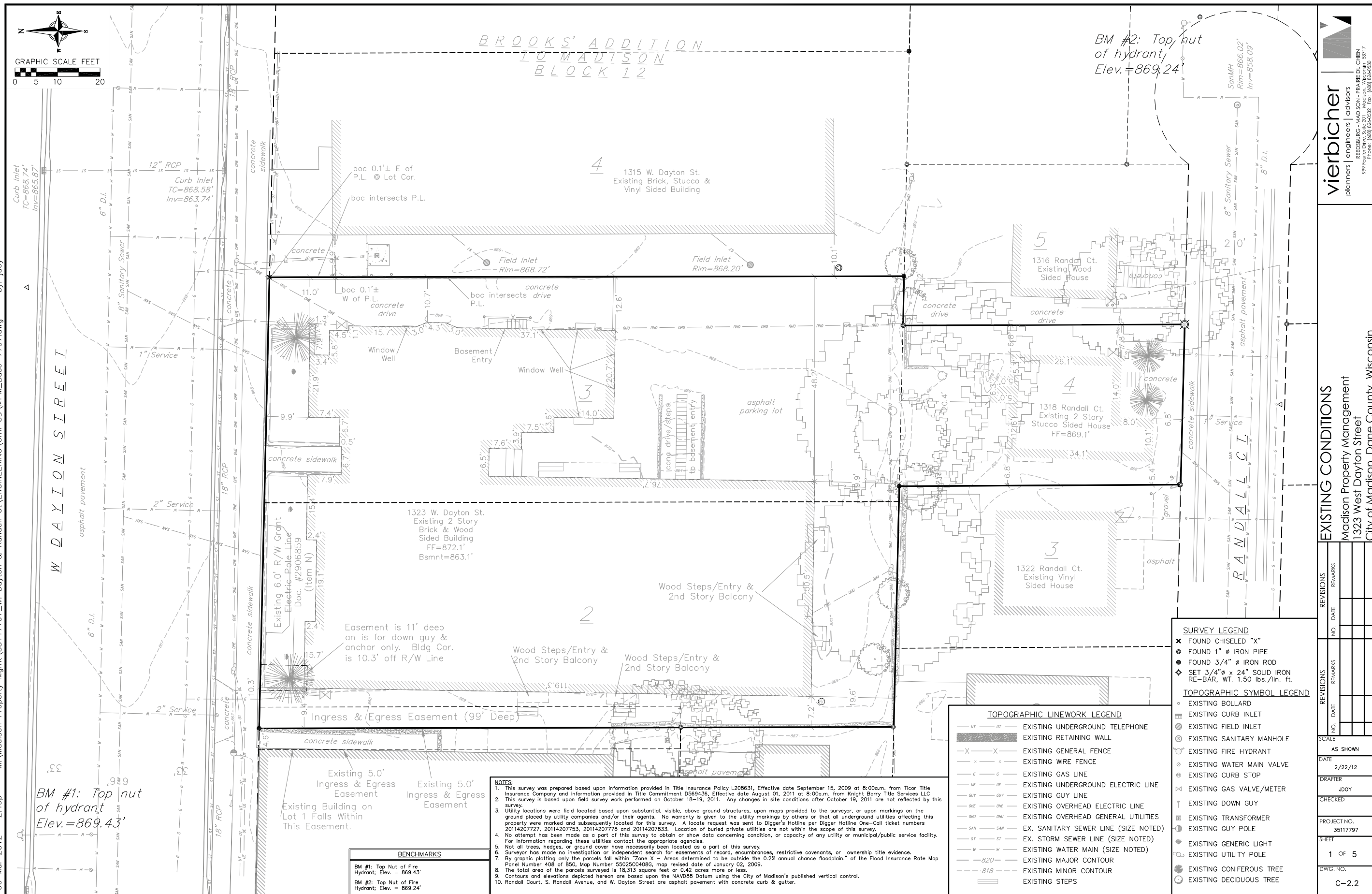
Project Title
1323 W. Dayton Street
Madison, WI

Drawing Title
Lighting Plan

Project No. Drawing No.

1001 C-1.2

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GRAPHIC SCALE FEET
0 5 10 20

BROOKS' ADDITION
TO MADISON
BLOCK 12

BM #2: Top nut of hydrant
Elev. = 869.24'

W DAYTON STREET

RANDALL CT

BM #1: Top nut of hydrant
Elev. = 869.43'

BENCHMARKS	
BM #1: Top Nut of Fire Hydrant, Elev. = 869.43'	
BM #2: Top Nut of Fire Hydrant, Elev. = 869.24'	

- NOTES:**
- This survey was prepared based upon information provided in Title Insurance Policy L208631, Effective date September 15, 2009 at 8:00a.m. from Ticor Title Insurance Company and information provided in Title Commitment D569436, Effective date August 01, 2011 at 8:00a.m. from Knight Barry Title Services LLC
 - This survey is based upon field survey work performed on October 18-19, 2011. Any changes in site conditions after October 19, 2011 are not reflected by this survey.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger Hotline One-Call ticket numbers 20114207727, 20114207753, 20114207778 and 20114207833. Location of buried private utilities are not within the scope of this survey.
 - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
 - Not all trees, hedges, or ground cover have necessarily been located as a part of this survey.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 - By graphic plotting only the parcels fall within "Zone X - Areas determined to be outside the 0.2% annual chance floodplain," of the Flood Insurance Rate Map Panel Number 408 of 850, Map Number 55025C0408G, map revised date of January 02, 2009.
 - The total area of the parcels surveyed is 18,313 square feet or 0.42 acres more or less.
 - Contours and elevations depicted hereon are based upon the NAVD88 Datum using the City of Madison's published vertical control.
 - Randall Court, S. Randall Avenue, and W. Dayton Street are asphalt pavement with concrete curb & gutter.

TOPOGRAPHIC LINework LEGEND

— UT — UT —	EXISTING UNDERGROUND TELEPHONE
— RW — RW —	EXISTING RETAINING WALL
-X-X-	EXISTING GENERAL FENCE
-x-x-	EXISTING WIRE FENCE
-g-g-	EXISTING GAS LINE
-UE-UE-	EXISTING UNDERGROUND ELECTRIC LINE
-GUY-GUY-	EXISTING GUY LINE
-OHE-OHE-	EXISTING OVERHEAD ELECTRIC LINE
-OHU-OHU-	EXISTING OVERHEAD GENERAL UTILITIES
-SAN-SAN-	EX. SANITARY SEWER LINE (SIZE NOTED)
-ST-ST-	EX. STORM SEWER LINE (SIZE NOTED)
-W-W-	EXISTING WATER MAIN (SIZE NOTED)
-820-	EXISTING MAJOR CONTOUR
-818-	EXISTING MINOR CONTOUR
—	EXISTING STEPS

SURVEY LEGEND

- ✕ FOUND CHISELED "X"
- FOUND 1" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- ⬢ SET 3/4" Ø x 24" SOLID IRON RE-BAR, WT. 1.50 lbs./lin. ft.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING CURB INLET
- EXISTING FIELD INLET
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING CURB STOP
- ⊙ EXISTING GAS VALVE/METER
- ↑ EXISTING DOWN GUY
- ⊙ EXISTING TRANSFORMER
- ⊙ EXISTING GUY POLE
- ⊙ EXISTING GENERIC LIGHT
- ⊙ EXISTING UTILITY POLE
- EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE

EXISTING CONDITIONS

Madison Property Management
1323 West Dayton Street
City of Madison, Dane County, Wisconsin

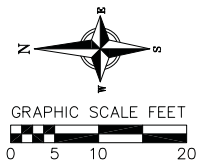
REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	2/22/12
DRAFTER	JDOJ
CHECKED	
PROJECT NO.	35117797
SHEET	1 OF 5
DWG. NO.	C-2.2

vierbicher
planners | engineers | advisors

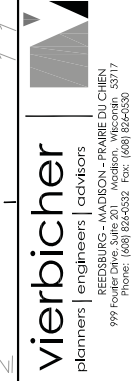
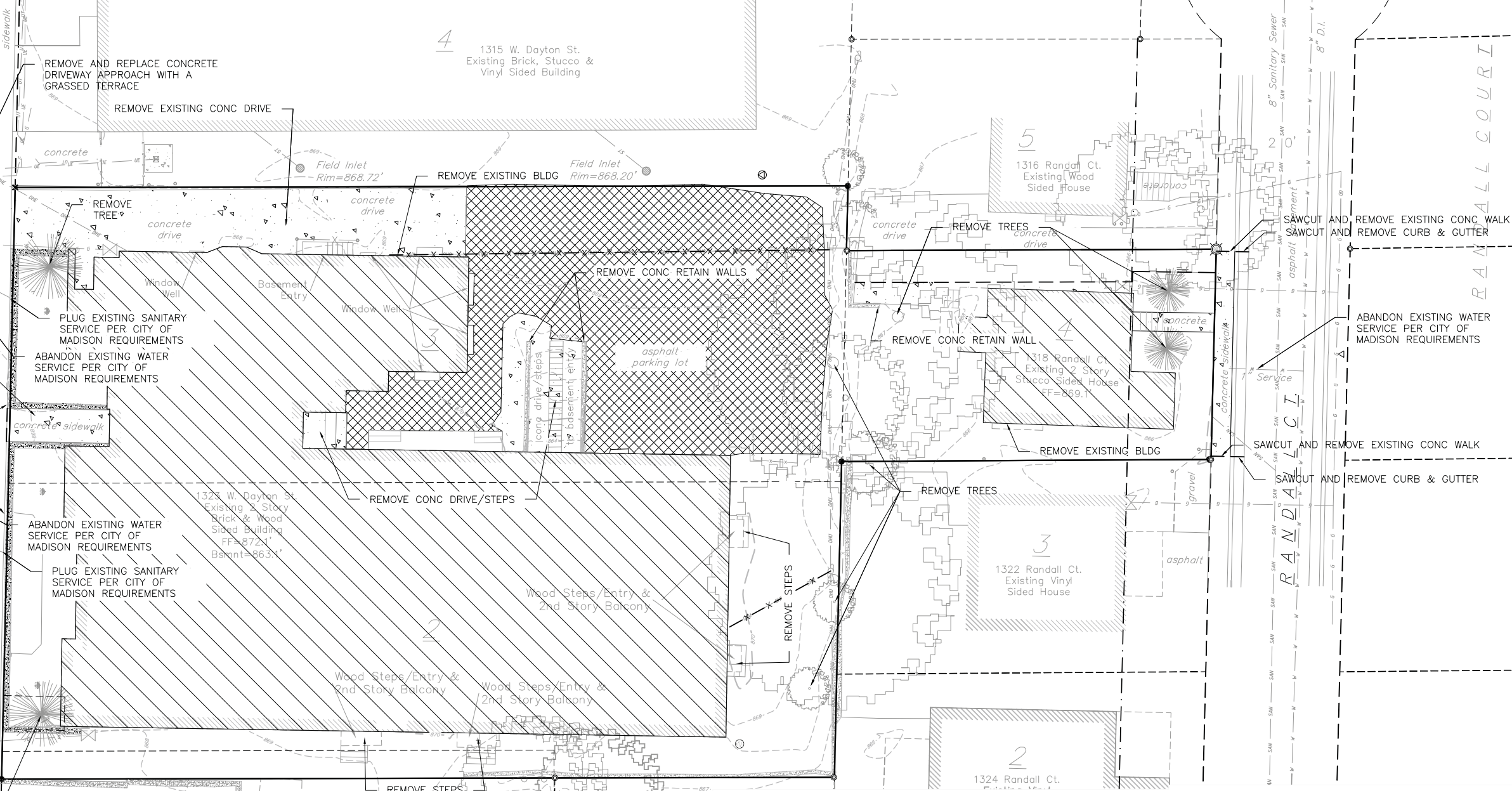
REEDSBURG - MADISON - WAUNAKEE - WAUKESHA
999 Foster Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 666-3332 Fax: (608) 666-3333

06 Mar 2012 - 2:49p M:\Madison Property Mgmt\35117797_W. Dayton & Randall C\ENGINEERING\Civil 3D\MPM_Base-7797.dwg by: jdy



LO MADISON
BLOCK 12

of Hydrant
Elev. = 869.24



DEMOLITION PLAN
Madison Property Management
1323 West Dayton Street
City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	2/22/12
DRAFTER	JDOY
CHECKED	
PROJECT NO.	35117797
SHEET	2 OF 5
DWG. NO.	

DEMOLITION PLAN LEGEND

XX XX	CURB AND GUTTER REMOVAL
[Cross-hatched box]	ASPHALT REMOVAL
[Dotted box]	CONCRETE REMOVAL
[Diagonal lines box]	BUILDING REMOVAL
[Tree symbol]	TREE REMOVAL
[Dashed line]	SAWCUT
[X symbol]	UTILITY STRUCTURE REMOVAL
[Line with X]	UTILITY LINE REMOVAL
[Circle with X]	TREE PROTECTION FENCING

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.

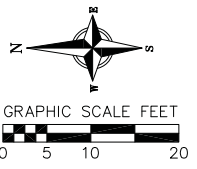
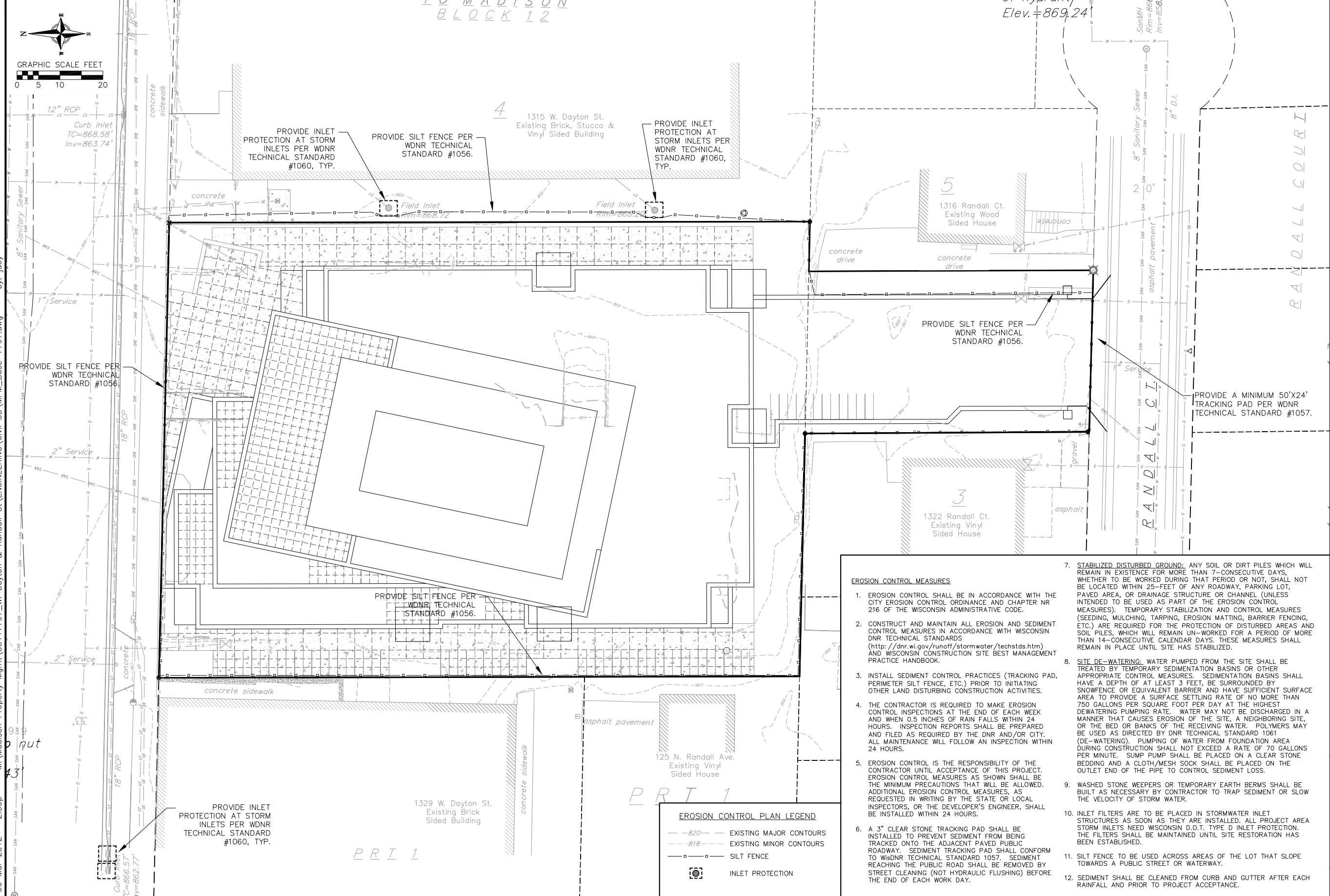
DEMOLITION NOTES:

- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- 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.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

PRI 1

06 Mar 2012 - 2:50p M:\Madison Property Mgmt\35117797_W. Dayton & Randall C\ENGINEERING\Civil 3D\WPM_Base-7797.dwg by: jdy



- EROSION CONTROL MEASURES**
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
 - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
 - INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
 - 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 AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
 - STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
 - SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
 - WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
 - INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL SITE RESTORATION HAS BEEN ESTABLISHED.
 - SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
 - SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

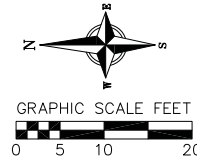
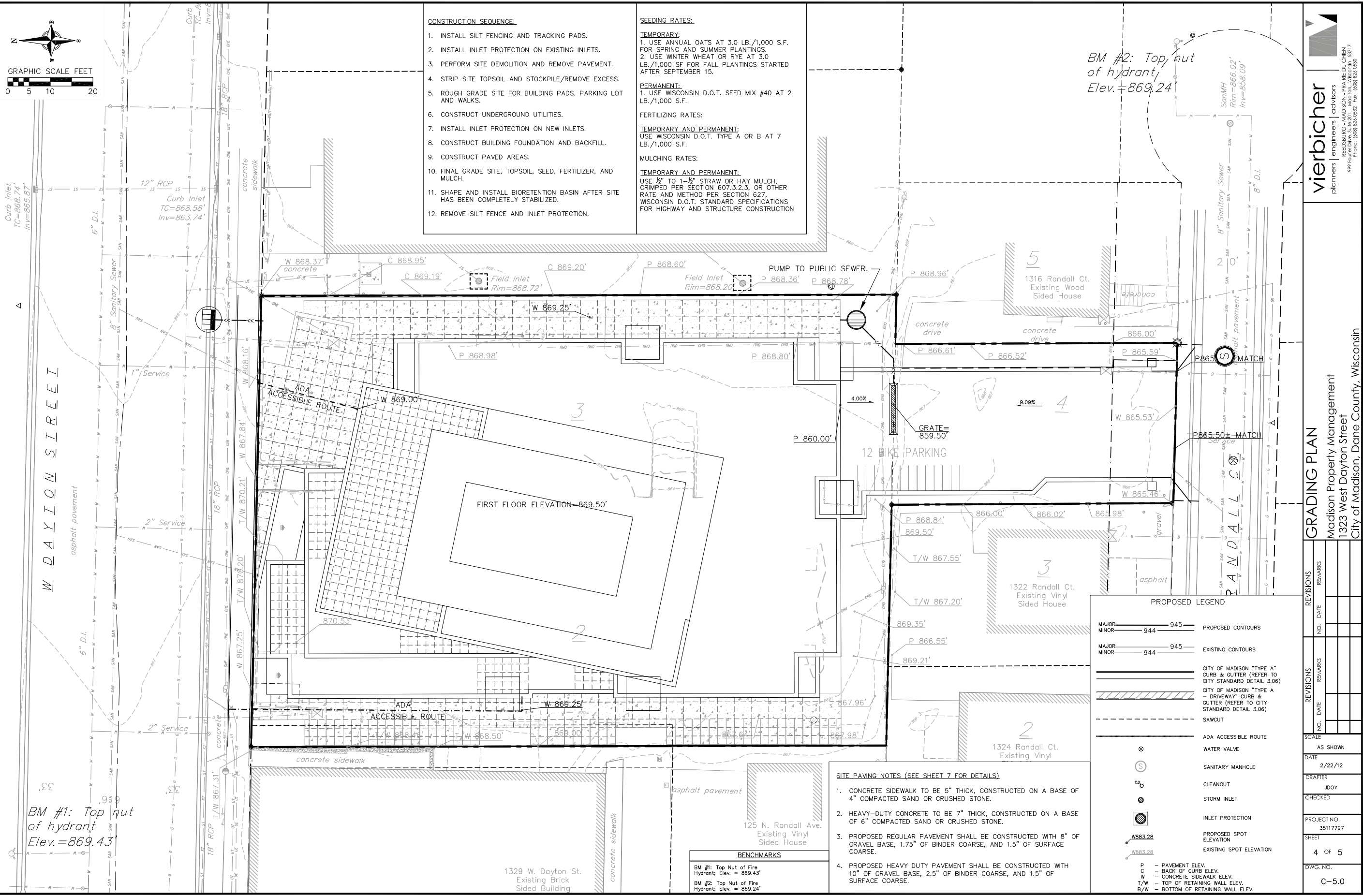
- EROSION CONTROL PLAN LEGEND**
- - - 820 - - - EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - SILT FENCE
 - ⊗ INLET PROTECTION

vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fowler Drive, Suite 201, Madison, Wisconsin 53717
 Phone: (608) 663-3332 Fax: (608) 663-3333

EROSION CONTROL PLAN
 Madison Property Management
 1323 West Dayton Street
 City of Madison, Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

SCALE: AS SHOWN
 DATE: 2/22/12
 DRAFTER: JDOY
 CHECKED:
 PROJECT NO.: 35117797
 SHEET: 3 OF 5
 DWG. NO.: C-4.0



- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCING AND TRACKING PADS.
 2. INSTALL INLET PROTECTION ON EXISTING INLETS.
 3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT.
 4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS.
 5. ROUGH GRADE SITE FOR BUILDING PADS, PARKING LOT AND WALKS.
 6. CONSTRUCT UNDERGROUND UTILITIES.
 7. INSTALL INLET PROTECTION ON NEW INLETS.
 8. CONSTRUCT BUILDING FOUNDATION AND BACKFILL.
 9. CONSTRUCT PAVED AREAS.
 10. FINAL GRADE SITE, TOPSOIL, SEED, FERTILIZER, AND MULCH.
 11. SHAPE AND INSTALL BIORETENTION BASIN AFTER SITE HAS BEEN COMPLETELY STABILIZED.
 12. REMOVE SILT FENCE AND INLET PROTECTION.
- SEEDING RATES:**
- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**
1. USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
1. USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

BM #2: Top nut of hydrant, Elev. = 869.24'

BM #1: Top nut of hydrant Elev. = 869.43'

BENCHMARKS

BM #1: Top Nut of Fire Hydrant; Elev. = 869.43'
BM #2: Top Nut of Fire Hydrant; Elev. = 869.24'

- SITE PAVING NOTES (SEE SHEET 7 FOR DETAILS)**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. HEAVY-DUTY CONCRETE TO BE 7" THICK, CONSTRUCTED ON A BASE OF 6" COMPACTED SAND OR CRUSHED STONE.
 3. PROPOSED REGULAR PAVEMENT SHALL BE CONSTRUCTED WITH 8" OF GRAVEL BASE, 1.75" OF BINDER COARSE, AND 1.5" OF SURFACE COARSE.
 4. PROPOSED HEAVY DUTY PAVEMENT SHALL BE CONSTRUCTED WITH 10" OF GRAVEL BASE, 2.5" OF BINDER COARSE, AND 1.5" OF SURFACE COARSE.

PROPOSED LEGEND

MAJOR MINOR 944 945	PROPOSED CONTOURS
MAJOR MINOR 944 945	EXISTING CONTOURS
(Symbol)	CITY OF MADISON "TYPE A" CURB & GUTTER (REFER TO CITY STANDARD DETAIL 3.06)
(Symbol)	CITY OF MADISON "TYPE A" DRIVEWAY CURB & GUTTER (REFER TO CITY STANDARD DETAIL 3.06)
(Symbol)	SAWCUT
(Symbol)	ADA ACCESSIBLE ROUTE
(Symbol)	WATER VALVE
(Symbol)	SANITARY MANHOLE
(Symbol)	CLEANOUT
(Symbol)	STORM INLET
(Symbol)	INLET PROTECTION
(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	EXISTING SPOT ELEVATION
P	- PAVEMENT ELEV.
C	- BACK OF CURB ELEV.
W	- CONCRETE SIDEWALK ELEV.
T/W	- TOP OF RETAINING WALL ELEV.
B/W	- BOTTOM OF RETAINING WALL ELEV.

vierbicher
engineers | advisors
planners

REEDSBURG - MADISON - WAUNAKEE - WAUKESHA - WAUKESHA
999 Fowler Drive, Suite 200, Madison, Wisconsin 53717
Phone: (608) 262-3332 Fax: (608) 262-3333

GRADING PLAN
Madison Property Management
1323 West Dayton Street
City of Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

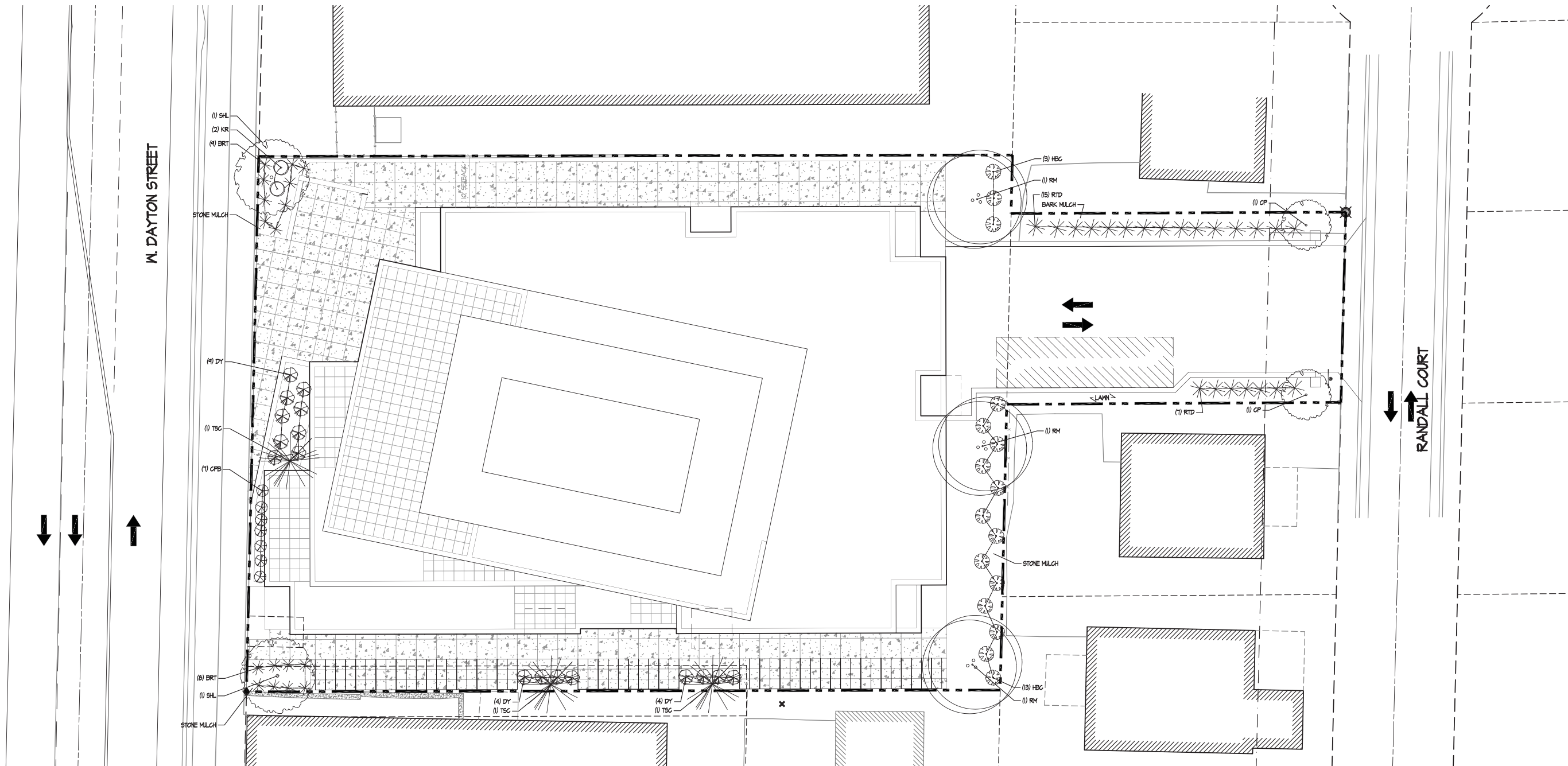
SCALE	AS SHOWN
DATE	2/22/12
DRAFTER	JDOJ
CHECKED	
PROJECT NO.	35117797
SHEET	4 OF 5
DWG. NO.	C-5.0

Consultant

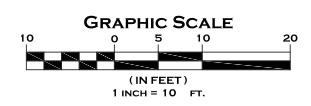
Notes

Revisions

Land Use Application - 2012-02-22



A LANDSCAPE PLAN
1"=10'-0"



PLANT LIST

KEY	SIZE	COMMON NAME	ROOT	QUAN:
<i>Canopy Trees</i>				
RM	3"	Red Sunset Maple	BB	3
SHL	3"	Skyline Honeylocust	BB	2
<i>Ornamental Trees</i>				
CP	2"	Callery Pear	BB	
<i>Evergreen Shrubs</i>				
BRI	3 G	Blue Rug Juniper	Pot	17
DY	24"	Densi Yew	BB	17
<i>Deciduous Shrubs</i>				
CPB	15"	Crimson Pygmy Barberry	Pot	7
HBC	36"	Highbush Cranberry Viburnum	BB	16
KR	2 G	Knockout Rose	Con	2
RTD	24"	Bailey's Red Twig Dogwood	Pot	22

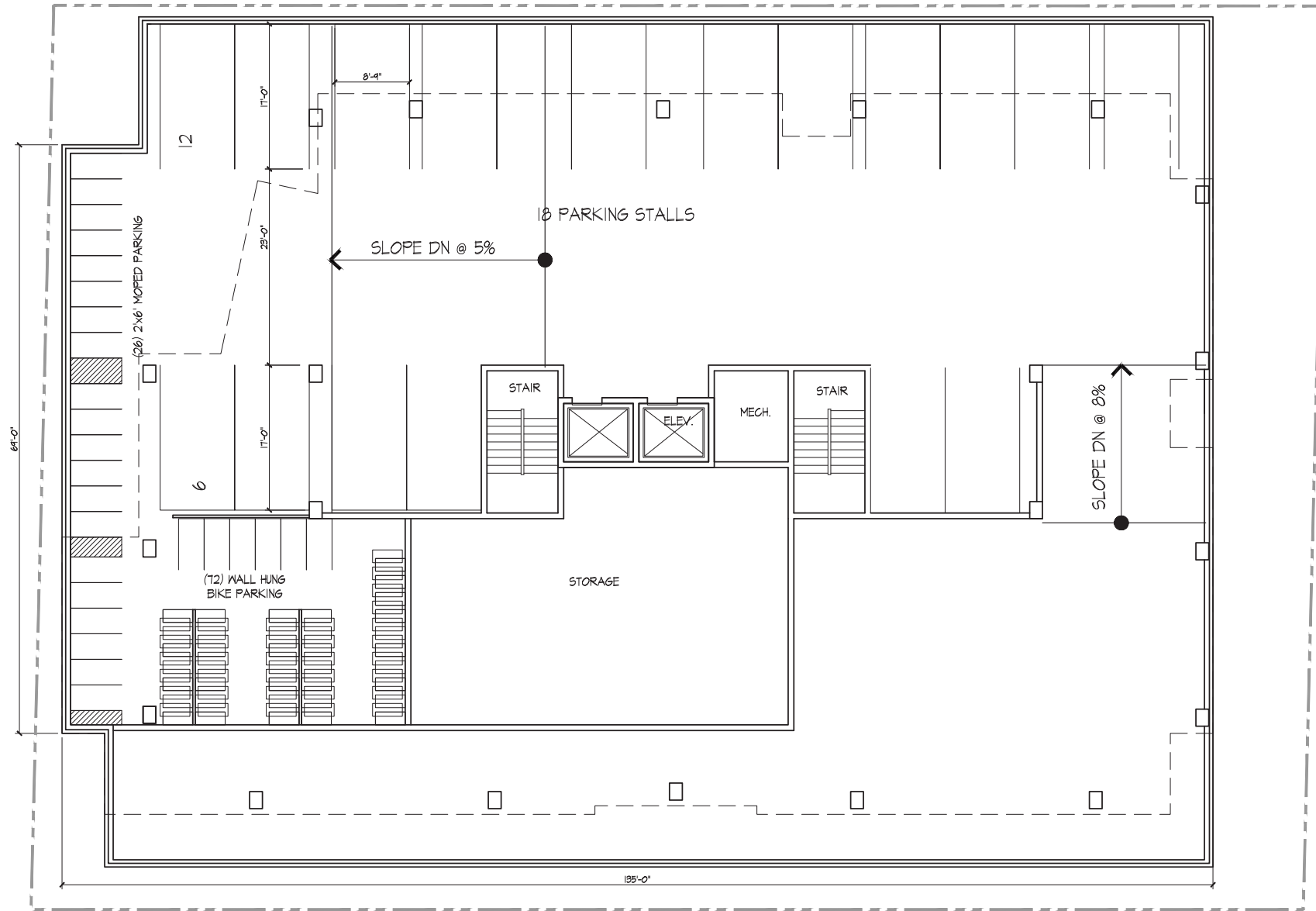
- NOTES:
- 1) Planting beds to receive a minimum depth of 2' of planting soil (1/2 topsoil, 1/4 compost, and 1/4 sand). Over excavate the area under the canopy tree and ornamental trees to provide an additional depth of 1'.
 - 2) Planting beds designated as 'stone mulch' to receive 3" of #2 washed Baraboo stone over weed barrier fabric.
 - 3) Lawn shall be fine graded, fertilized, seeded (Madison Parks seed mix), and mulched with straw.
 - 4) Planting beds designated as 'bark mulch' to receive 3" of shredded hardwood bark mulch.
 - 5) Owner is responsible for maintenance after completion.

Project Title
1323 W. Dayton Street
Madison, WI

Drawing Title
Landscape Plan

Project No. **1001** Drawing No. **L-1.0**

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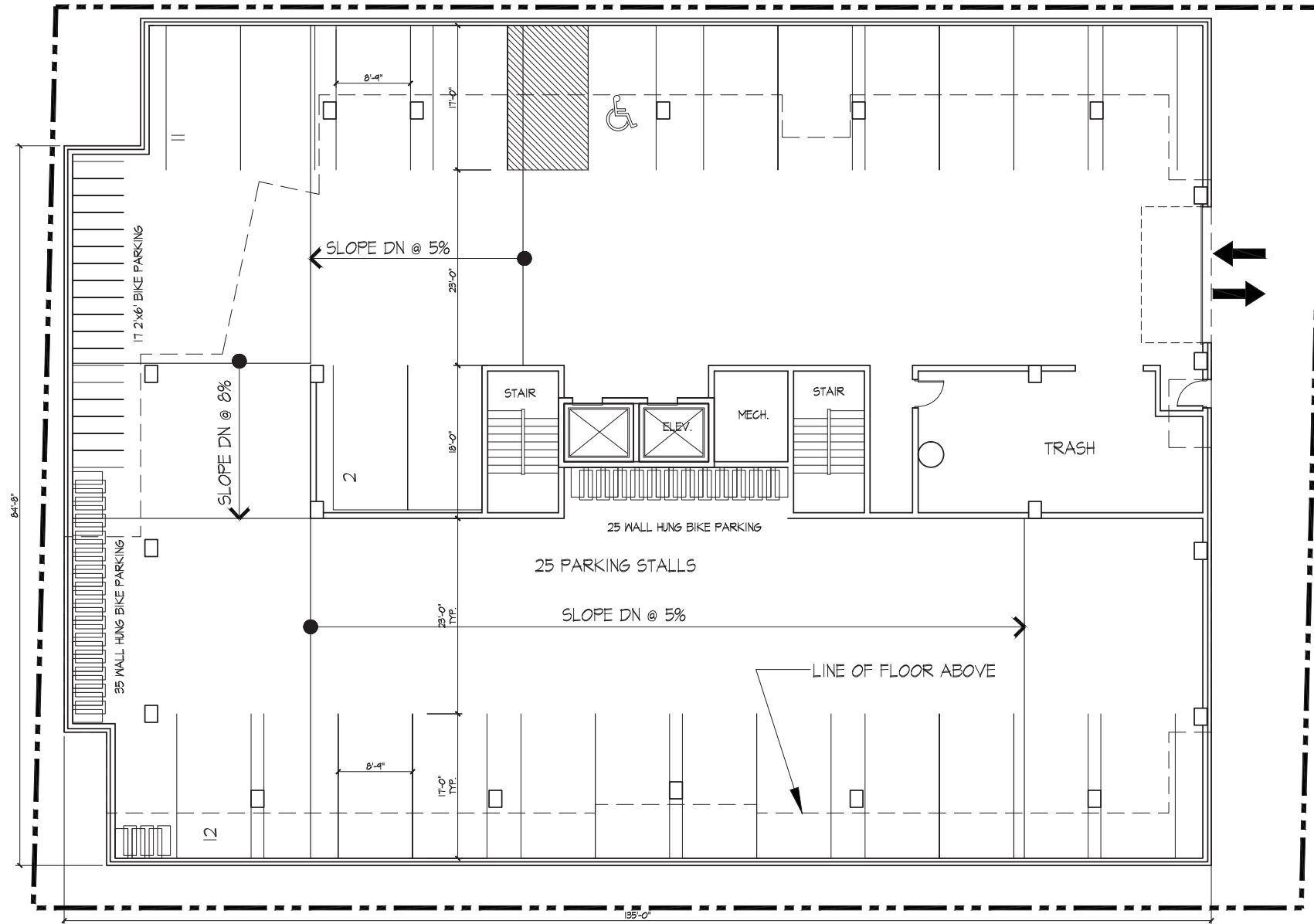
 **PARKING LEVEL 2 PLAN**
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 1, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
Parking Level | Plan

Project No. Drawing No.
1001 A-1.P2



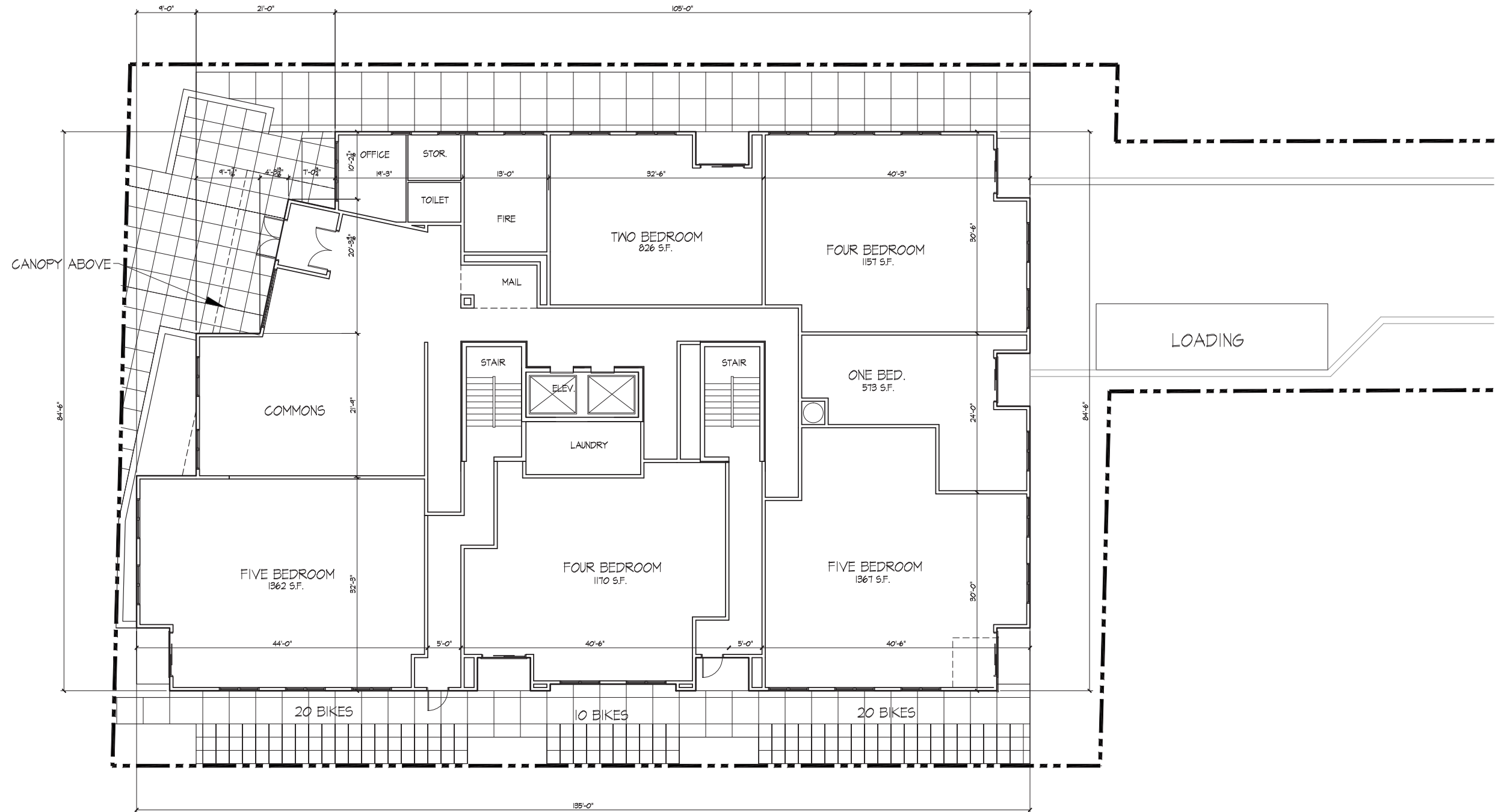
PARKING LEVEL | PLAN
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 1, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
Parking Level | Plan

Project No. 1001 Drawing No. A-1.PI



FIRST FLOOR PLAN
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

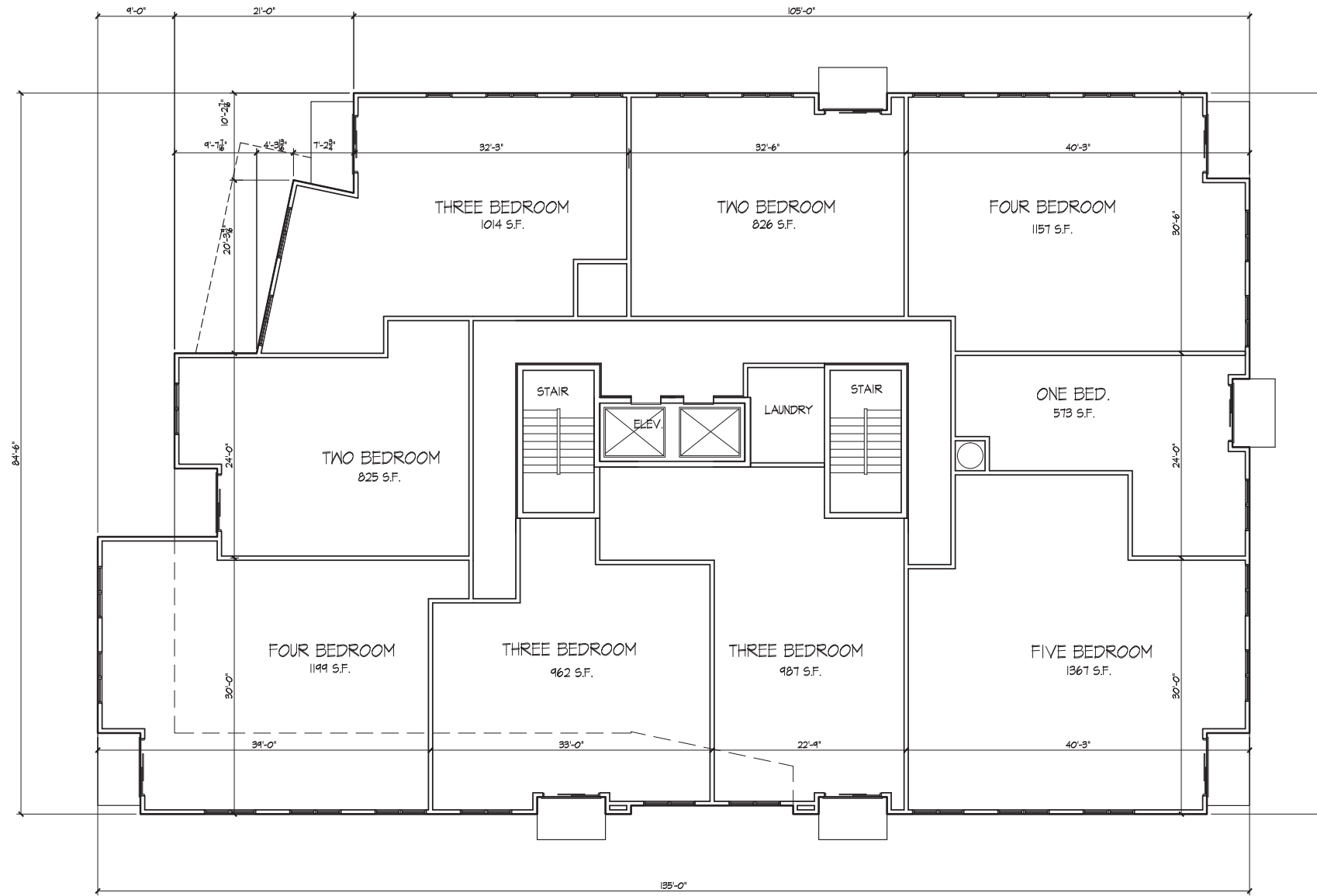
Project Title
1323 West Dayton
Madison, WI

Drawing Title
First Floor Plan

Project No. **1001** Drawing No. **A-1.1**

Consultant

Notes



SECOND-FOURTH FLOOR PLANS
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
Second - Fourth Floor Plans

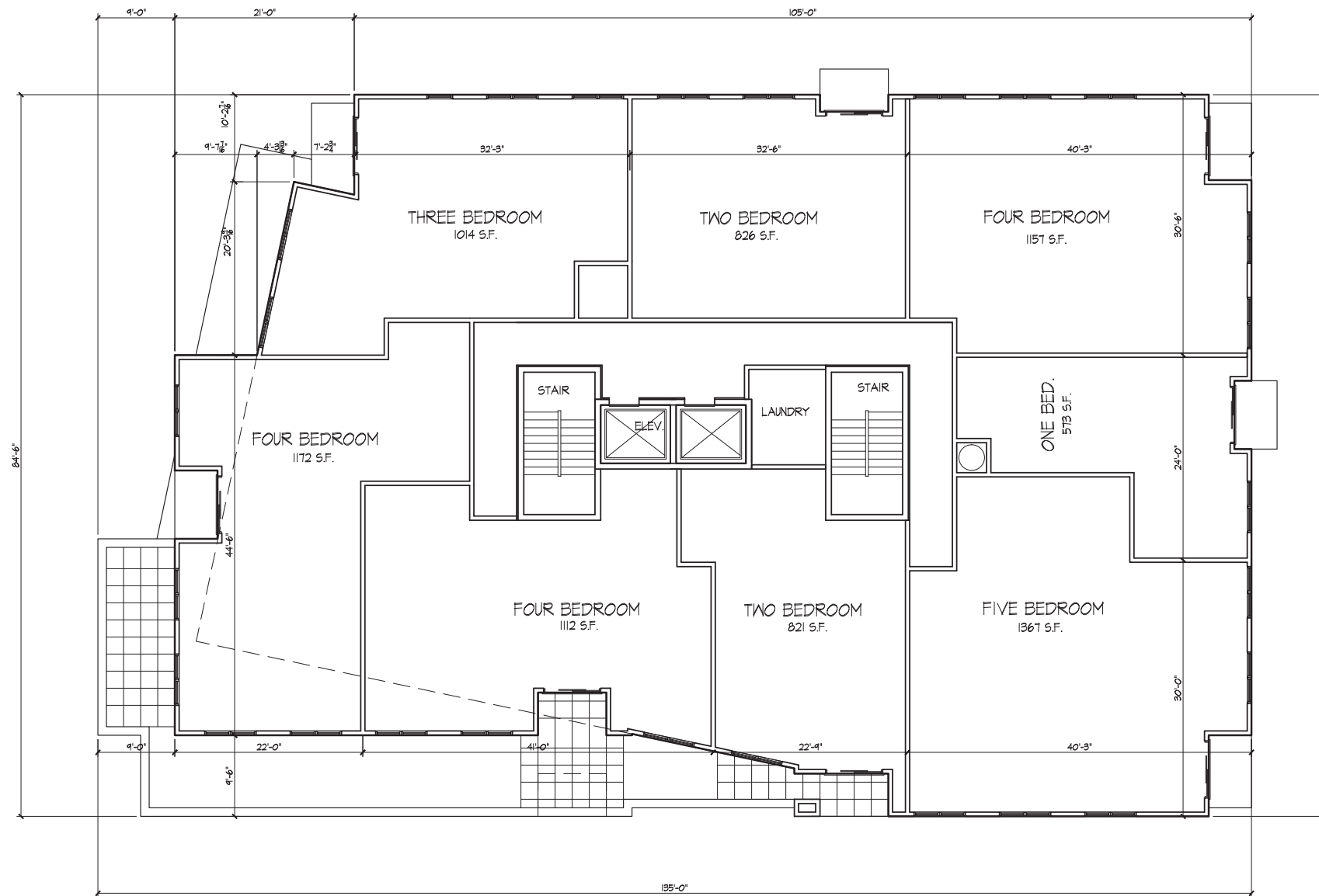
Project No. Drawing No.

1001 A-1.2

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FIFTH-SEVENTH FLOOR PLANS
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
Fifth - Seventh Floor
Plans

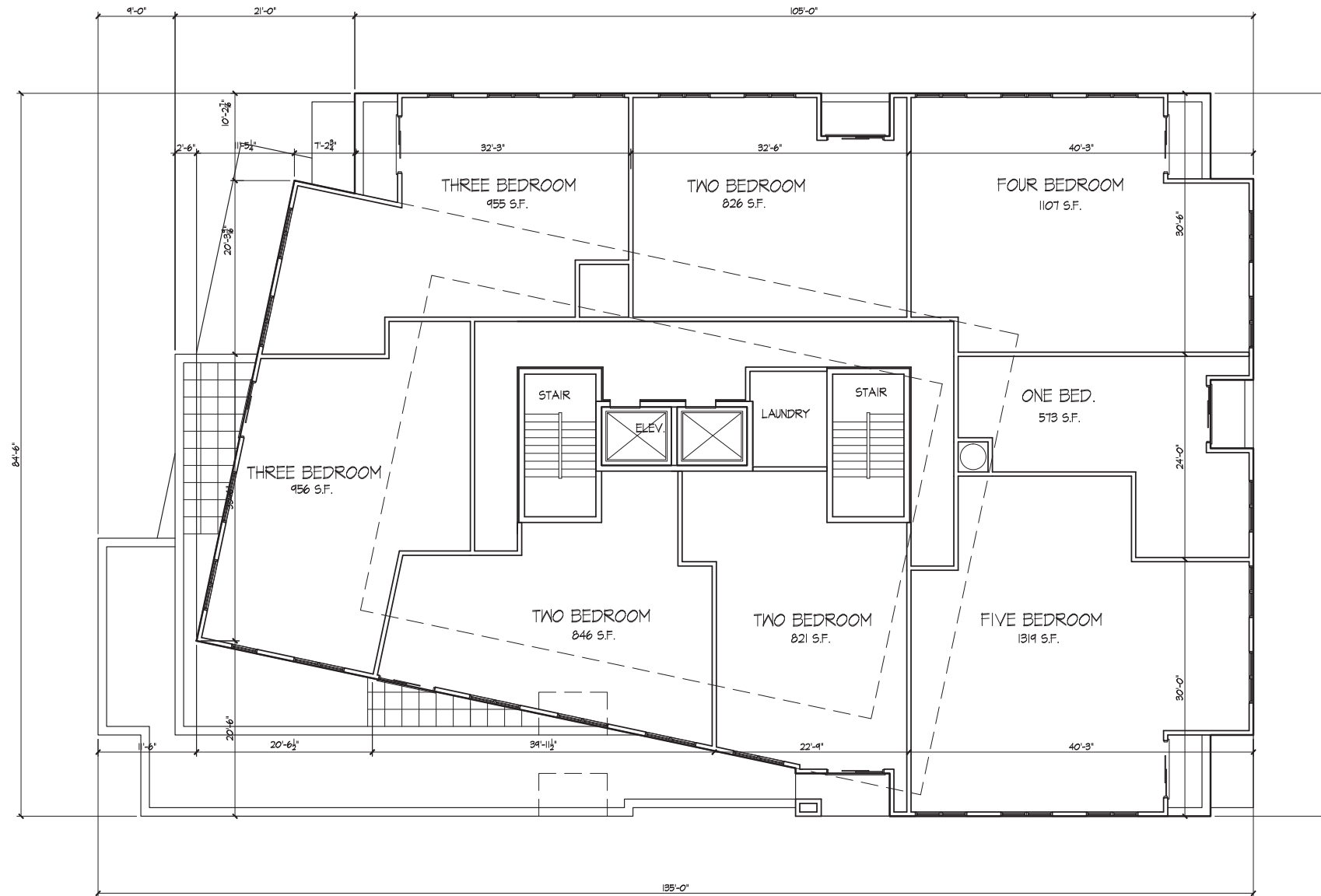
Project No. Drawing No.

1001 **A-1.3**

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 **EIGHTH FLOOR PLAN**
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

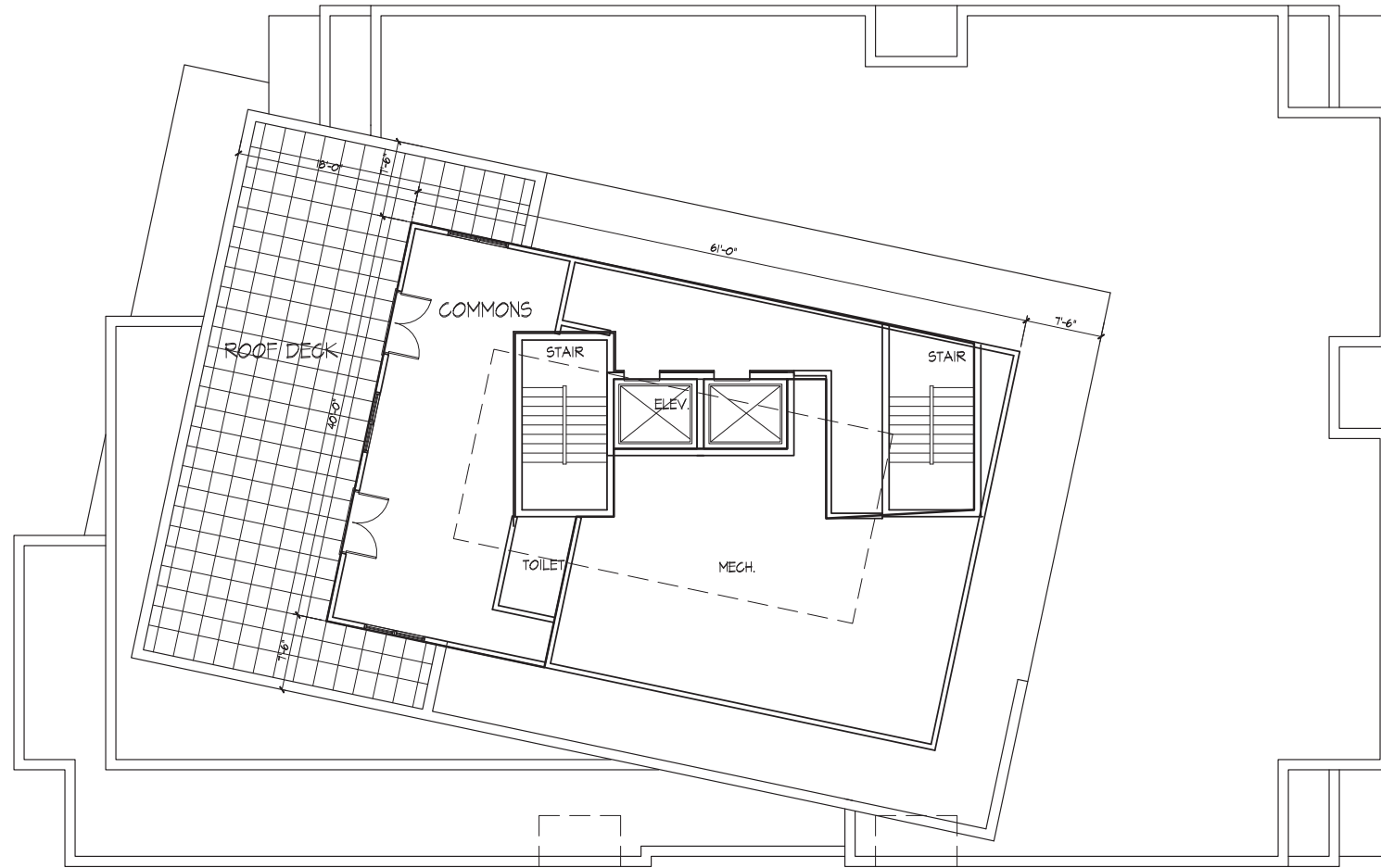
Drawing Title
Eighth Floor Plan

Project No. 1001 Drawing No. A-1.4

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ROOF/PENTHOUSE PLAN
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

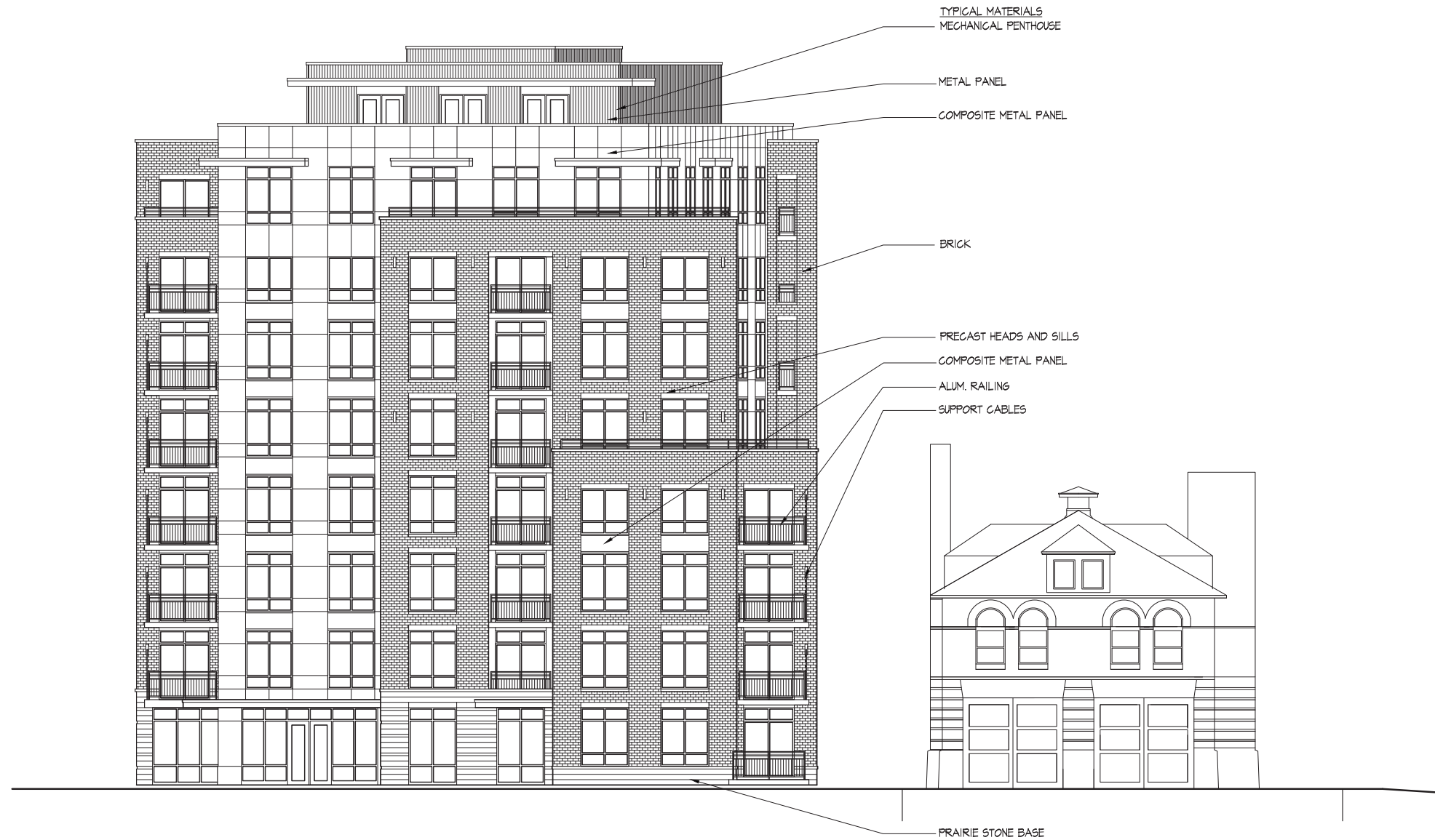
Drawing Title
Penthouse Plan

Project No. Drawing No.
1001 A-1.5

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

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
North Elevation

Project No. Drawing No.
1001 A-2.1

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

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
West Elevation

Project No. Drawing No.
1001 A-2.2

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 SOUTH ELEVATION
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
South Elevation

Project No. Drawing No.
1001 A-23

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EAST ELEVATION
1/8" = 1'-0"

Revisions
Landmarks-OCT. 24, 2011
UDC Information-Feb. 7, 2012
Land Use Application-Feb. 22, 2012

Project Title
1323 West Dayton
Madison, WI

Drawing Title
East Elevation

Project No. Drawing No.
1001 A-2.4

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