

Consultant

**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, CURB 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 NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)2a)
9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

**Revisions**

GDP-51P Submittal - April 15, 2004

**Project Title**

The Depot

**Drawing Title**

2 S. Bedford Street  
Site Plan

**Project No.**

0842

**Drawing No.**

C-1.1

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2.	BLDG. #1-#3 - FIRST FLOOR PLAN
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4.	BLDG. #1-#3 - THIRD FLOOR PLAN
5.	BLDG. #1 & #2 - FOURTH FLOOR PLAN
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8.	BLDG. #1-#3 - ELEVATIONS

**SITE DEVELOPMENT DATA:**

DENSITIES:				
LOT AREA	49,560 Sq.Ft. / 1 ACRE			
COMMERCIAL AREA	11,500 S.F.			
DWELLING UNITS	82 UNITS			
LOT AREA / D.U.	593.2 Sq.Ft. / UNIT			
DENSITY	82 UNITS / ACRE			

DWELLING UNIT MIX:				
APARTMENTS	Bldg. #1	Bldg. #2	Bldg. #3	TOTAL
STUDIO	13	0	0	13
ONE BEDROOM	19	18	0	37
ONE BEDROOM + DEN	0	1	0	1
TWO BEDROOM	16	6	2	24
TWO BEDROOM TOWNHOME	0	0	4	4
TWO BEDROOM + DEN TOWNHOME	0	3	0	3
TOTAL	48	28	6	82

BUILDING HEIGHT:	
	3-5 STORIES (40' - 62' HIGH)

FLOOR AREA:	
Bldg. #1	55,425 S.F.
Bldg. #2	30,250 S.F.
Bldg. #3	1,015 S.F.
Gross Floor Area	82,750 S.F.
(Excludes Underground parking)	

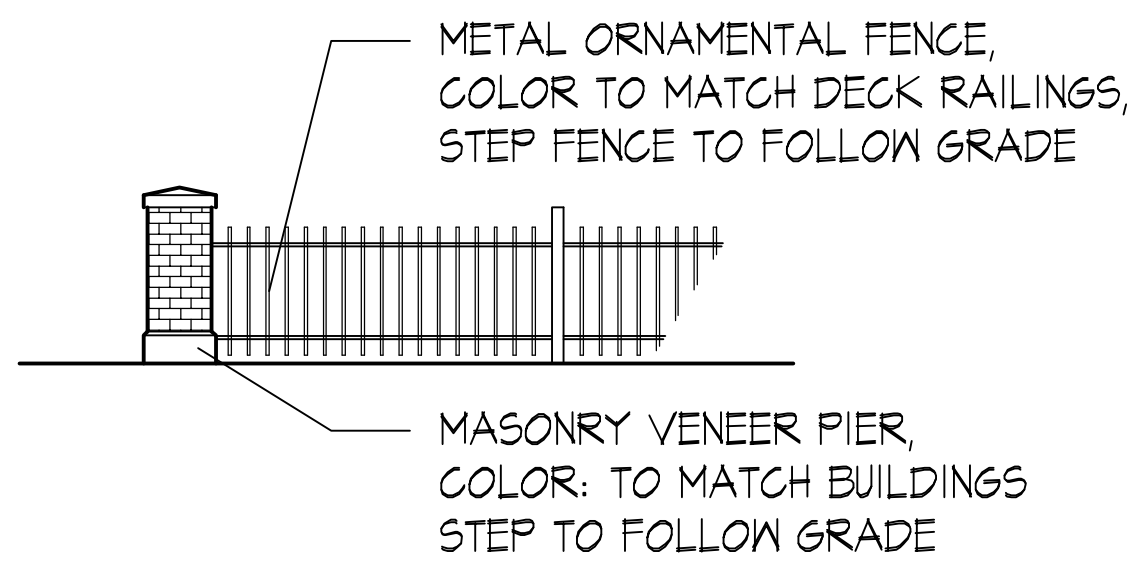
FLOOR AREA RATIO =	
	2.12

VEHICLE PARKING STALLS:	
SURFACE	26
UNDERGROUND	96
TOTAL	122
RATIO	1.48 STALLS / UNIT

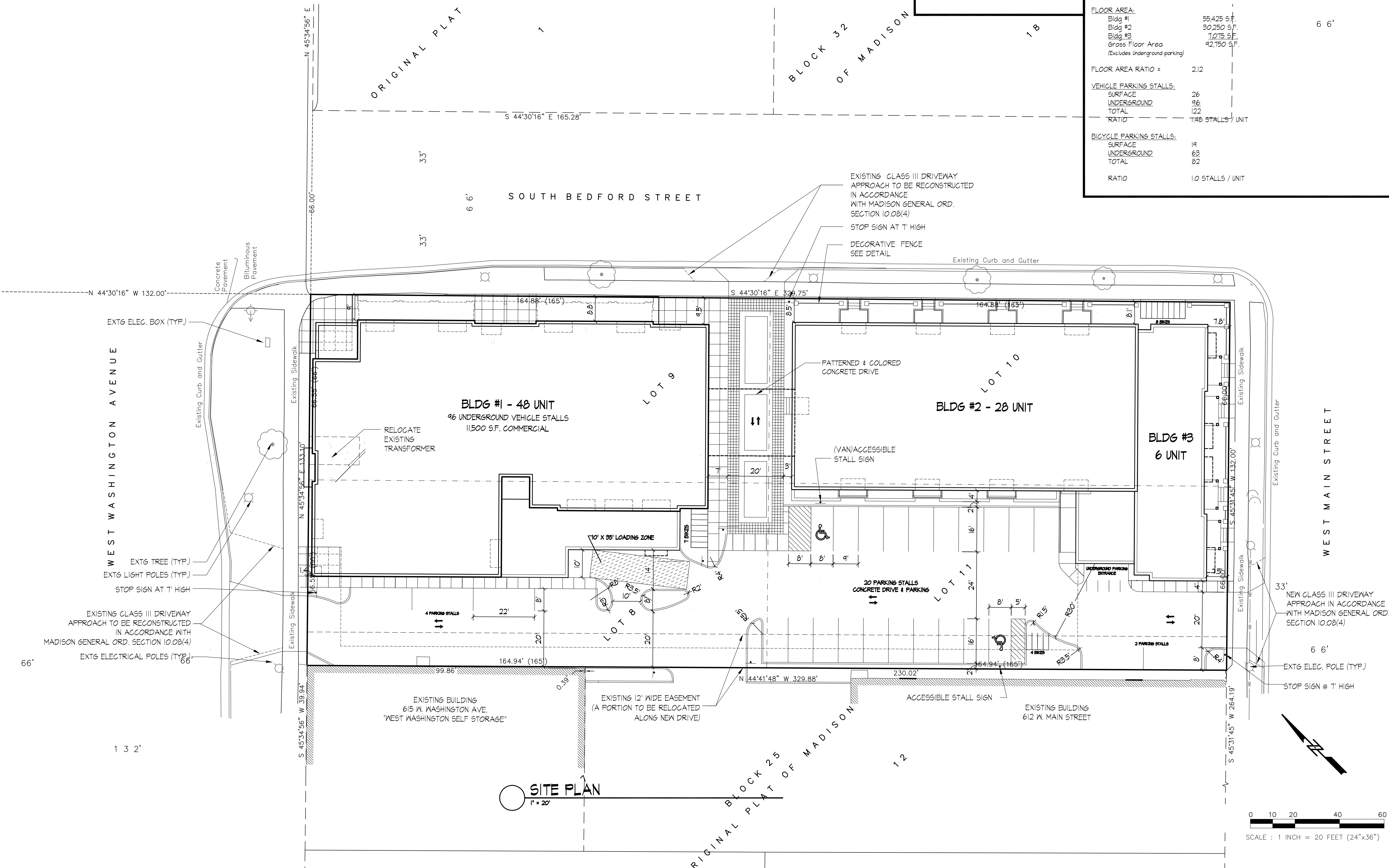
  

BICYCLE PARKING STALLS:	
SURFACE	19
UNDERGROUND	63
TOTAL	82
RATIO	1.0 STALLS / UNIT



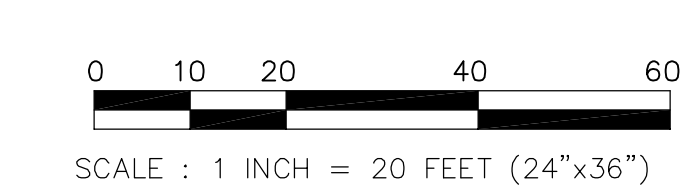
**DECORATIVE FENCE DETAIL**

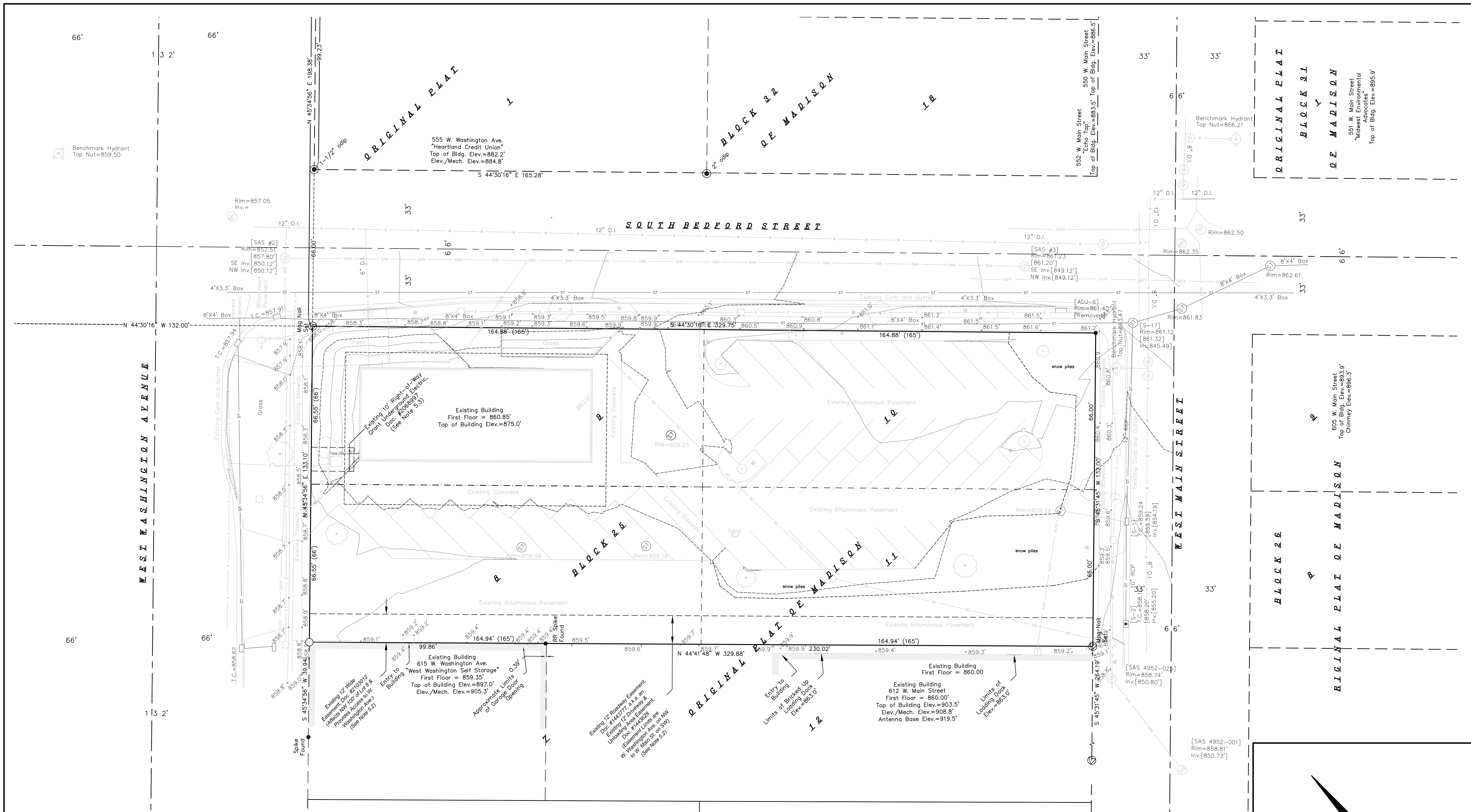
NTS.



**SITE PLAN**

1" = 20'

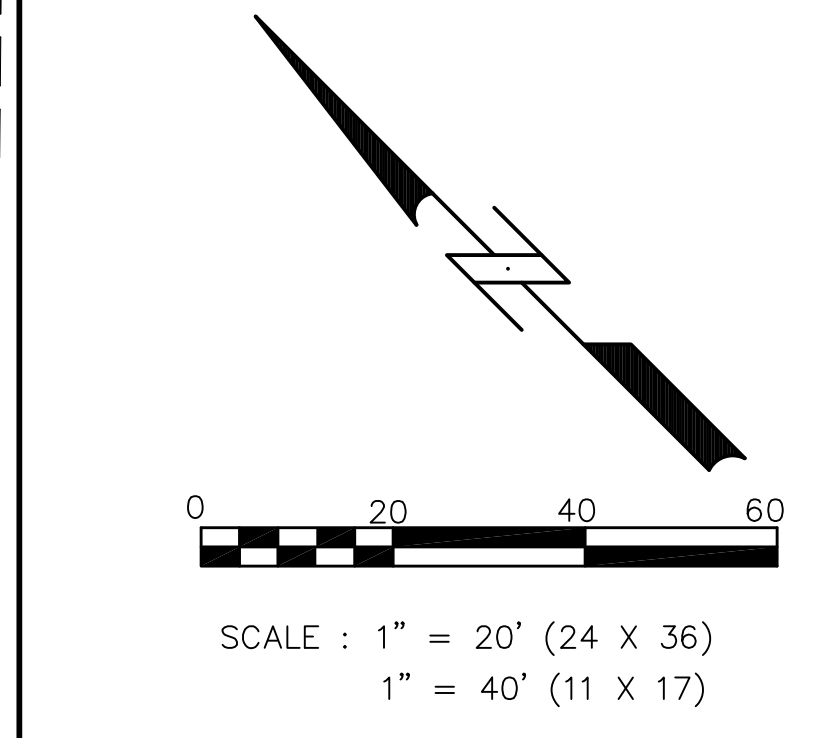




**LEGEND**

• 3/4" SOLID IRON ROD FOUND	— OVERHEAD UTILITY LINE	⊙ STORM MANHOLE	⊕ STOPLIGHT
● 1-1/4" SOLID IRON ROD FOUND	— BURIED GAS LINE	⊙ MANHOLE	⊕ ELECTRIC PEDESTAL
⊙ MAG NAIL FOUND	— WATER MAIN	⊙ WATER VALVE	⊕ TV PEDESTAL
× CHISELED "X" FOUND	— SANITARY SEWER	⊕ STORM "H" INLET	⊕ TELEPHONE PEDESTAL
⊙ 1" OUTSIDE DIAMETER IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	— STORM SEWER	⊕ STORM INLET	⊙ PROPERTY IRON FOUND
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	— BURIED ELECTRIC LINE	⊕ UTILITY POLE	⊕ HYDRANT
( ) INDICATES RECORDED AS	— BURIED CABLE TELEVISION LINE	⊕ LIGHT POLE	⊕ SIGN
○ TELEPHONE MANHOLE	⊕ TELEPHONE MANHOLE	⊕ HANDICAP PARKING STALL	
○ SANITARY MANHOLE	⊕ SANITARY MANHOLE	⊕ GUY WIRE	

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



DATE: 01-22-2009

REVISIONS:

DATE: 01-27-2009

DATE: 02-02-2009

2 SOUTH BEDFORD STREET  
EXISTING SITE TOPOGRAPHY

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**Calkins Engineering, LLC**  
Civil Engineers & Land Surveyors

SHEET  
C-1.2

Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444

**ORIGINAL PLAT**  
**BLOCK 31**  
**OF MADISON**  
551 W. Main Street  
Midwest Environmental  
Advocates  
Top of Bldg. Elev.=895.9'

**BLOCK 26**  
**ORIGINAL PLAT**  
**OF MADISON**  
605 W. Main Street  
Top of Bldg. Elev.=893.9'  
Chimney Elev.=896.3'

**ORIGINAL PLAT**  
**BLOCK 32**  
**OF MADISON**

**ORIGINAL PLAT**  
**OF MADISON**

**WEST MAIN STREET**

**SOUTH BEDFORD STREET**

**WEST WASHINGTON AVENUE**

555 W. Washington Ave.  
"Heartland Credit Union"  
Top of Bldg. Elev.=882.2'  
Elev./Mech. Elev.=884.8'

Existing Building  
615 W. Washington Ave.  
"West Washington Self Storage"  
First Floor = 859.35'  
Top of Building Elev.=897.0'  
Elev./Mech. Elev.=905.3'



Existing Building  
612 W. Main Street  
First Floor = 860.00'  
Top of Building Elev.=903.5'  
Elev./Mech. Elev.=908.8'  
Antenna Base Elev.=919.5'

552 W. Main Street  
Echo Top  
Top of Bldg. Elev.=883.5'  
Top of Bldg. Elev.=885.5'

605 W. Main Street  
Top of Bldg. Elev.=893.9'  
Chimney Elev.=896.3'

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).

Revisions

GDP-SIP Submittal - April 15, 2004

Project Title

The Depot

2 S. Bedford Street

Drawing Title  
**Fire Dept. Access Plan**

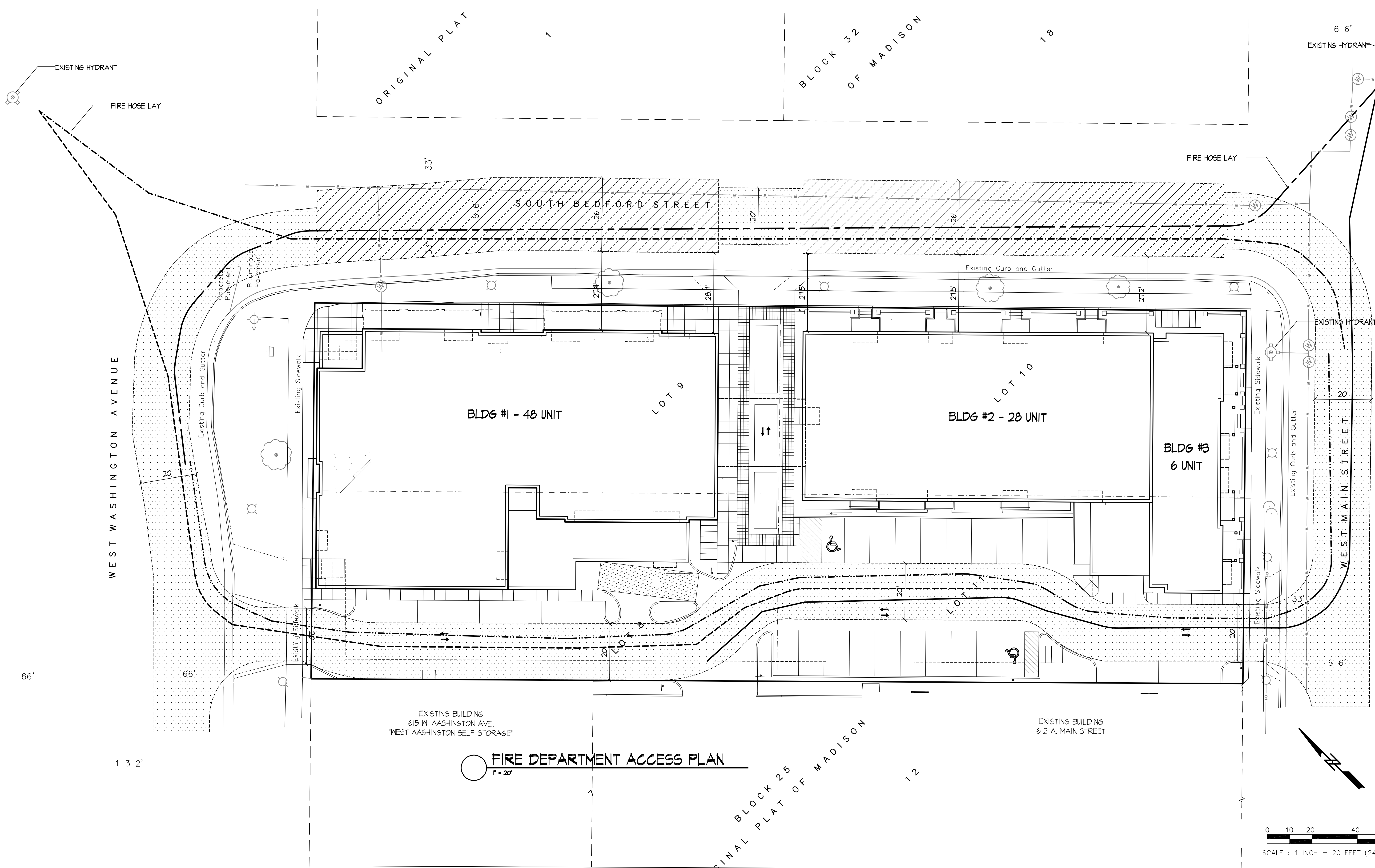
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0842

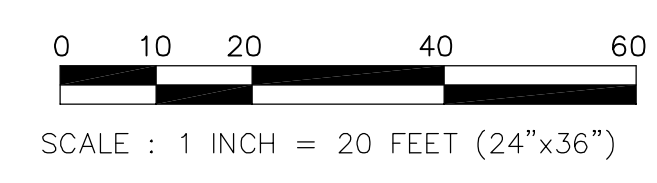
Drawing No.

C-1.3

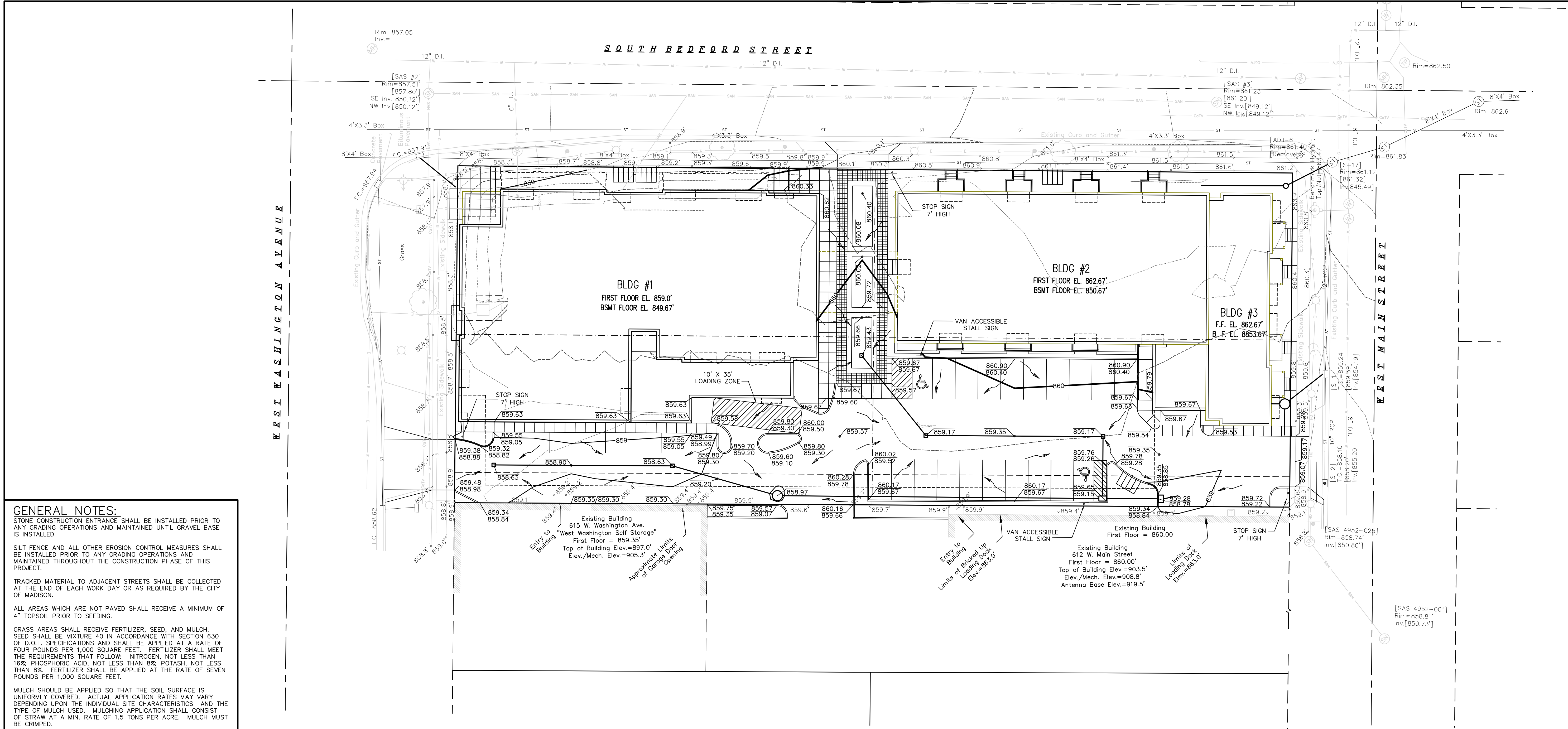
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**FIRE DEPARTMENT ACCESS PLAN**  
1" = 20'







**GENERAL NOTES:**  
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY OF MADISON.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

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.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.

FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN SEVEN DAYS OF DRY WEATHER ELAPSE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

ALL INLETS SHALL HAVE TYPE "D" PROTECTION DURING CONSTRUCTION.

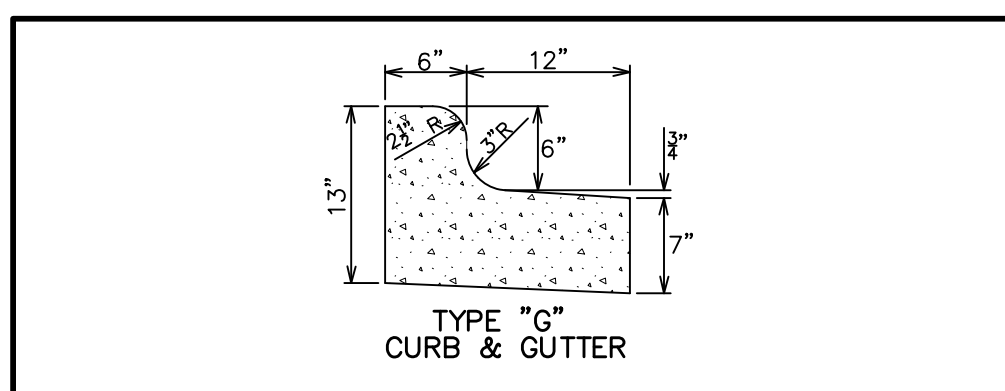
FILTER FABRIC FOR INLET BAGS SHALL MEET THE REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST, TYPE "D", OR EQUAL, AND SHALL BE ULTRAVIOLET STABILIZED.

INSTALL EROSION CONTROL MEASURES:  
 BEGIN CONSTRUCTION:  
 GRAVEL BASE COURSE INSTALLATION COMPLETED:

NOTE: AN EROSION CONTROL PERMIT EXTENSION SHALL BE FILED WITH THE CITY OF MADISON PRIOR TO THE GRAVEL BASE COURSE INSTALLATION DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

**LEGEND:**

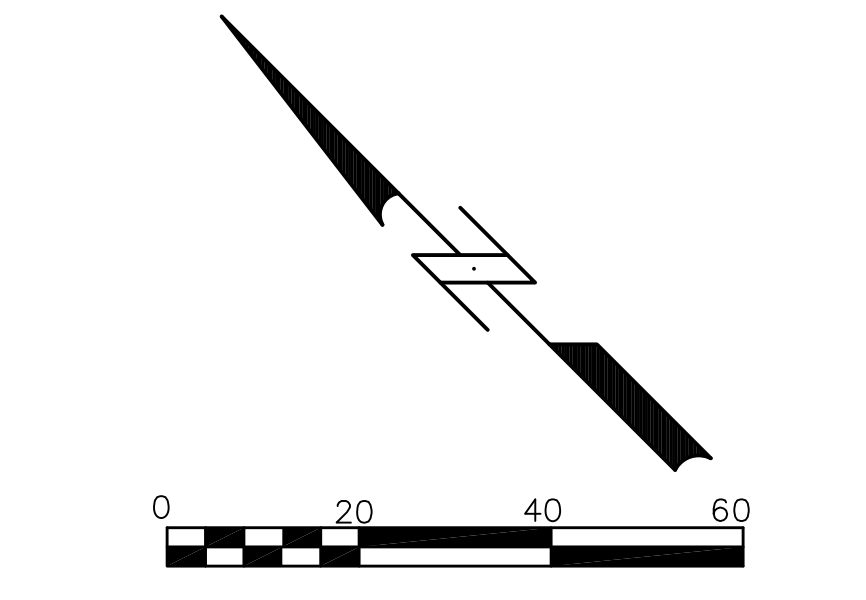
900.00	= PROPOSED SPOT ELEVATION
X 900.0	= EXISTING SPOT ELEVATION
	= STONE CONSTRUCTION ENTRANCE
	= SILT FENCE



LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS OR CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.



**2 SOUTH BEDFORD STREET  
GRADING PLAN**

Calkins Engineering, LLC  
Civil Engineers & Land Surveyors

SHEET  
C-2.1

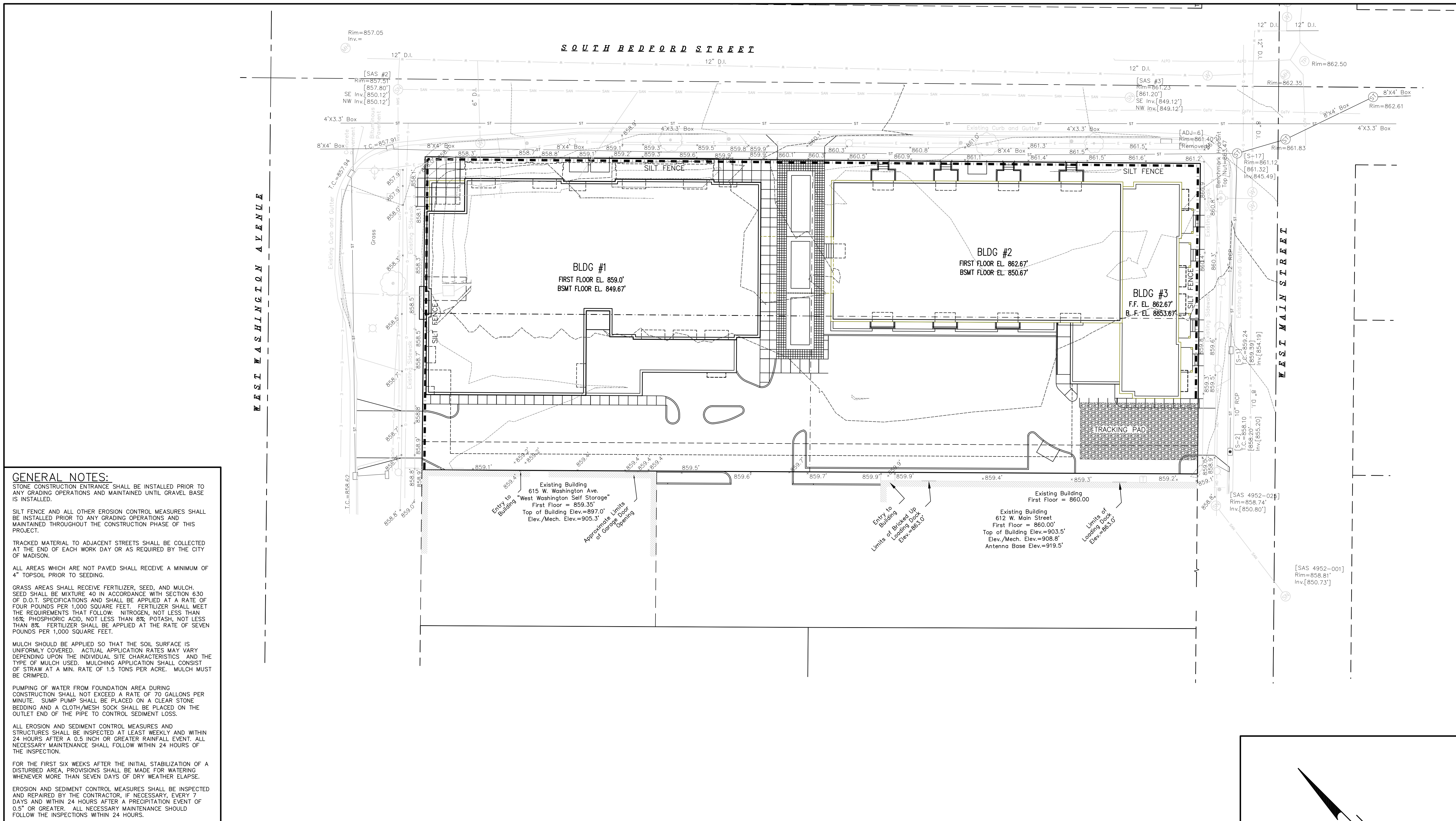
Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444

DATE: 04-07-09

REVISIONS:

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**GENERAL NOTES:**

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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.

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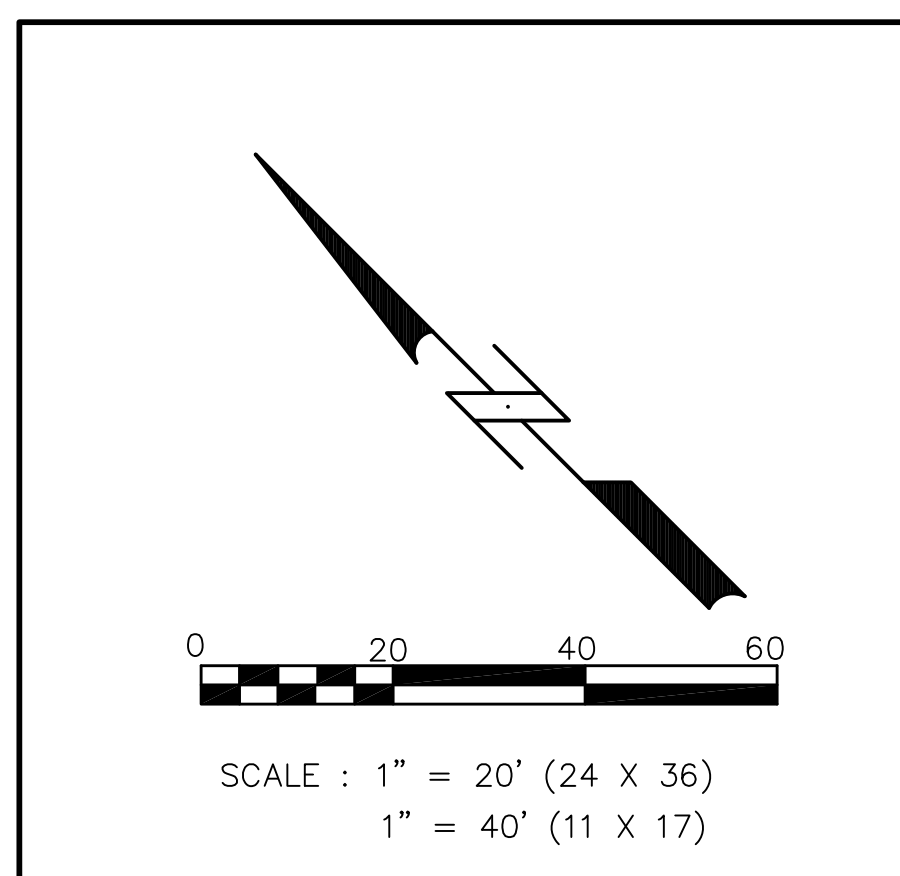
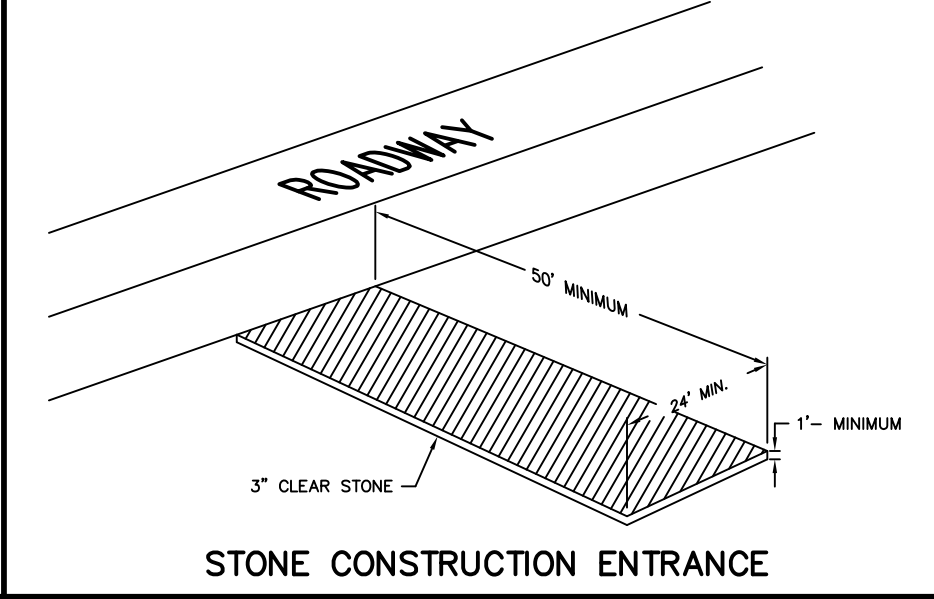
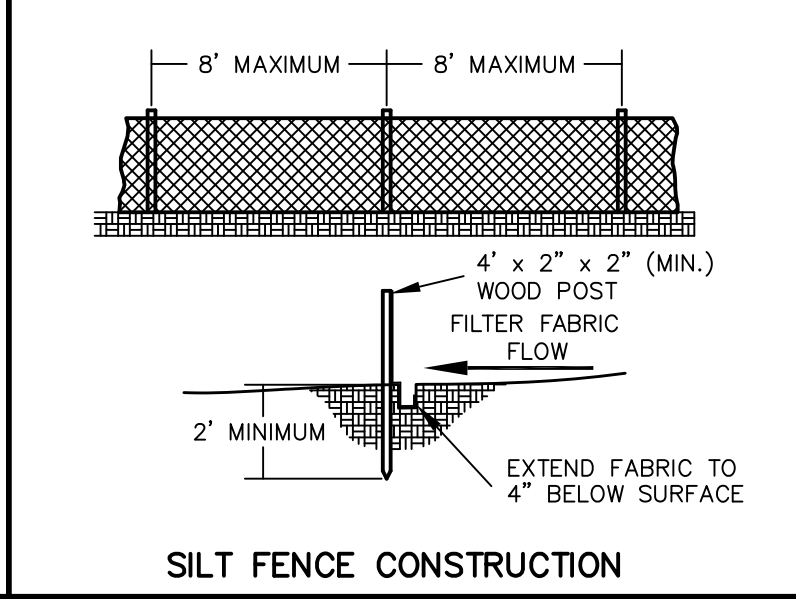
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ALL INLETS SHALL HAVE TYPE "D" PROTECTION DURING CONSTRUCTION.

FILTER FABRIC FOR INLET BAGS SHALL MEET THE REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST, TYPE "D", OR EQUAL, AND SHALL BE ULTRAVIOLET STABILIZED.

- LEGEND:**
- 900.00 = PROPOSED SPOT ELEVATION
  - ✕ 900.0 = EXISTING SPOT ELEVATION
  - = STONE CONSTRUCTION ENTRANCE
  - = SILT FENCE



**2 SOUTH BEDFORD STREET  
EROSION CONTROL PLAN**

Calkins Engineering, LLC  
Civil Engineers & Land Surveyors

Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444

DATE: 04-07-09

REVISIONS:

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SHEET  
C-2.2



**GENERAL NOTES:**

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM CITY ENGINEERING PRIOR TO WORK COMMENCING.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCING WORK UNDER THIS CONTRACT AND REQUEST THAT UNDERGROUND UTILITIES BE LOCATED IN ACCORDANCE WITH SECTION 182.0175(2) OF THE WISCONSIN STATUTES. ANY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

UNLESS OTHERWISE INDICATED, WATER AND SANITARY SEWER LATERALS AND STORM SEWER ENDS SHALL EACH BE MARKED WITH A 4" X 4" POST EXTENDING FOUR FEET (4') BELOW GROUND AND THREE FEET (3') ABOVE GROUND. WHERE BOTH THE WATER SERVICE AND THE SEWER LATERAL END AT THE SAME LOCATION, A COMMON 4" X 4" POST MAY BE USED TO MARK THE ENDS.

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).

ALL SANITARY LATERALS ARE TO BE AT A SLOPE OF 1/8" / FT UNLESS OTHERWISE SPECIFIED.

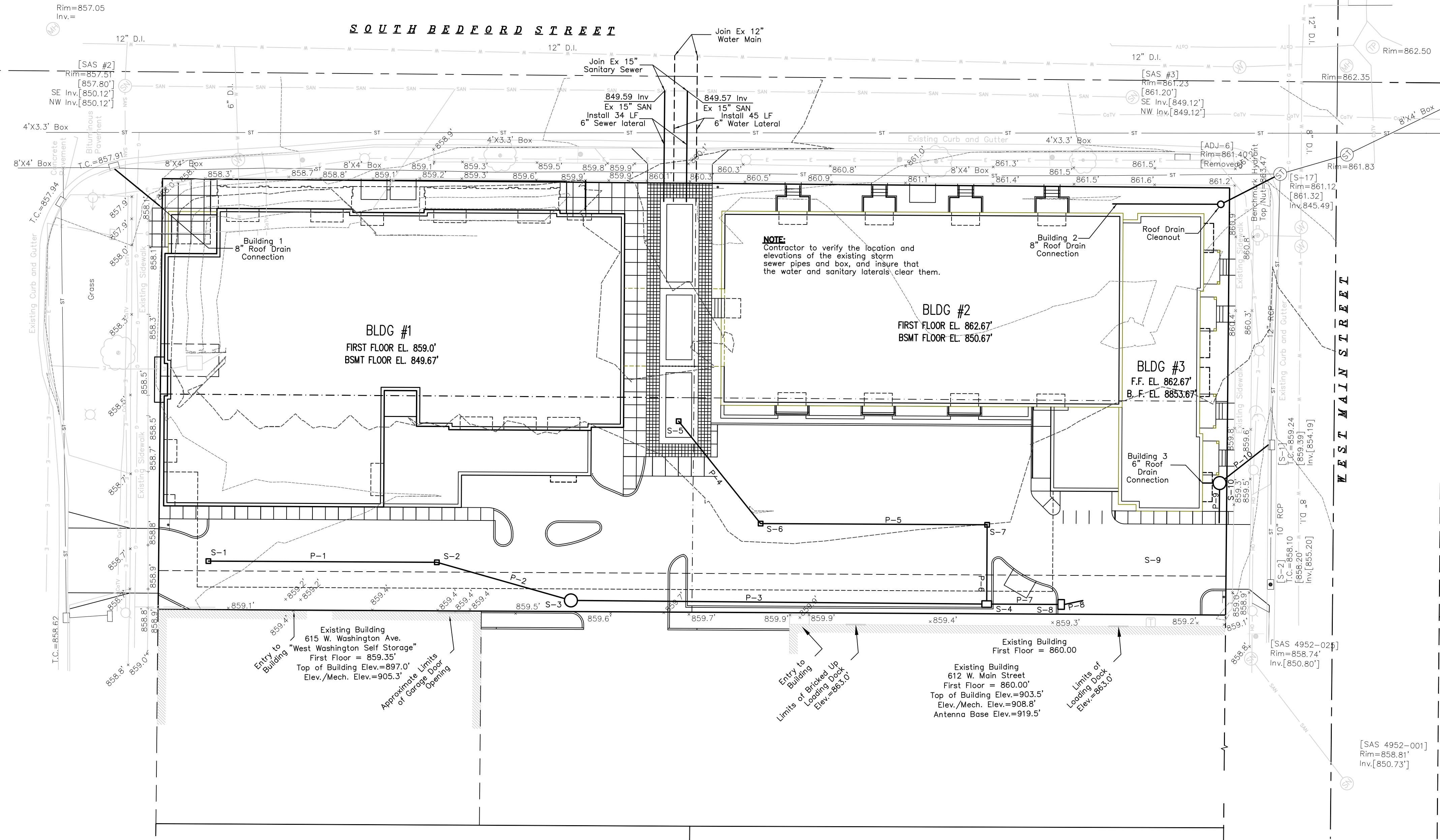
COORDINATE WORK WITH BUILDING PLUMBING CONTRACTOR(S).

ALL GRATES A NEENAH FOUNDRY COMPANY CATALOG DESIGNATIONS.

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

PUMPING OF WATER FROM TRENCHES 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.

WEST WASHINGTON AVENUE



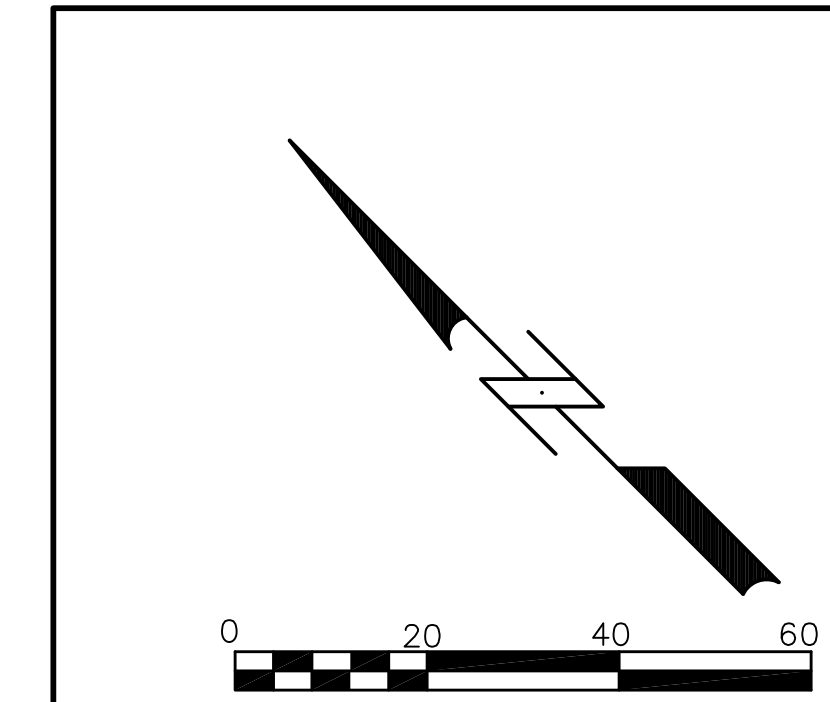
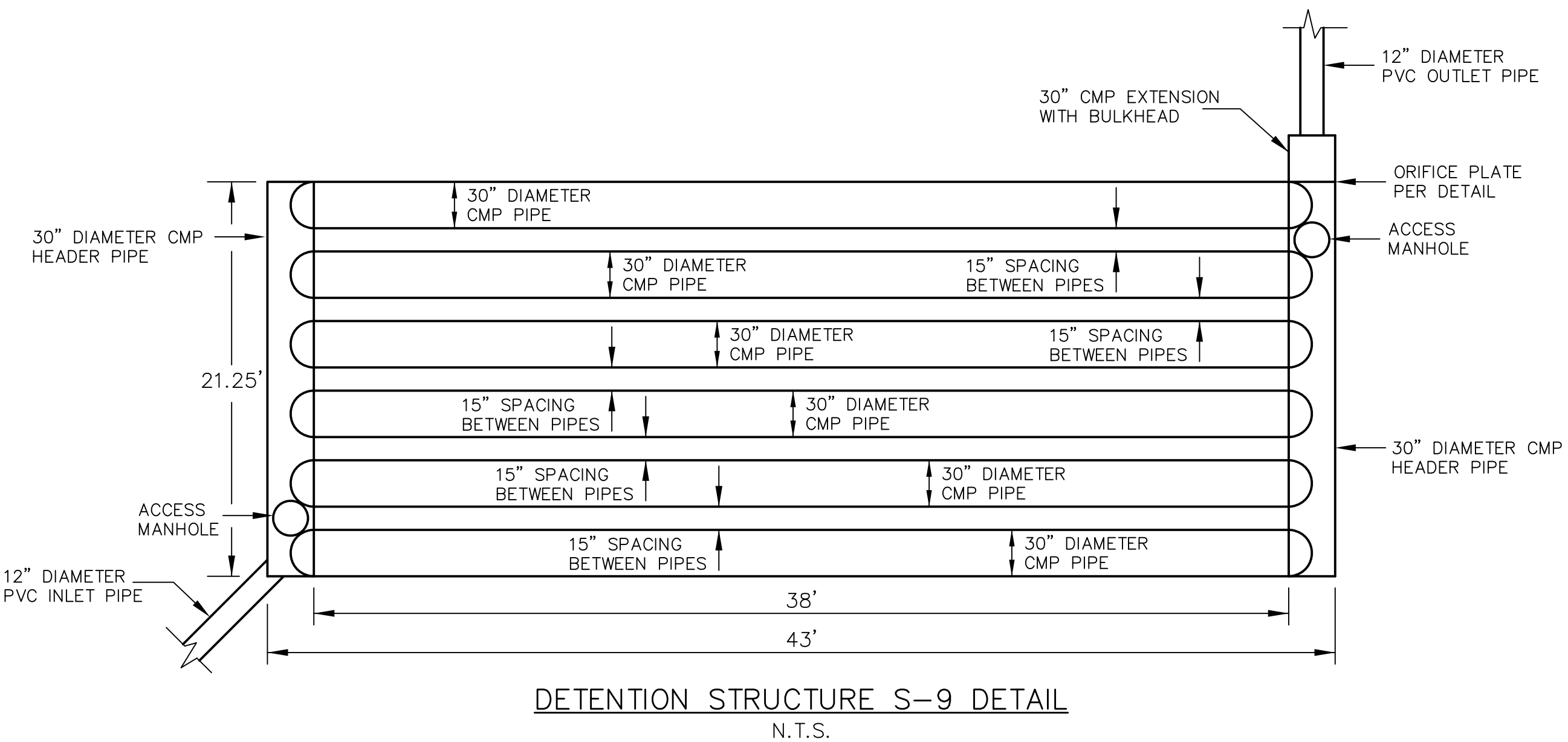
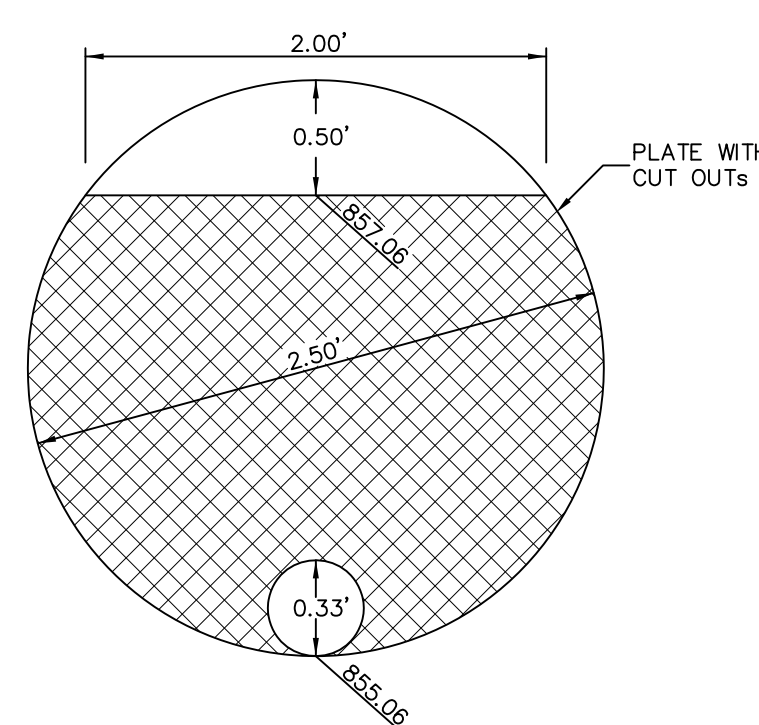
**STORM SEWER STRUCTURE DETAIL**

STRUCTURE NUMBER	TYPE	GRATE/LID TYPES	TOP OF CASTING	INVERT	DEPTH (FT)
S-1	DECK DRAIN W/GRATE	R-4016-B	858.63	856.96	1.67
S-2	DECK DRAIN W/GRATE	R-4016-B	858.63	856.59	2.04
S-3	CATCH BASIN W/GRATE	R-2050	858.97	856.28	2.69
S-4	H-INLET	R-3067-DIAG	859.15	855.53	3.62
S-5	DECK DRAIN W/GRATE	R-4016-B	859.43	857.71	1.72
S-6	DECK DRAIN W/GRATE	R-4016-B	859.17	857.50	1.67
S-7	DECK DRAIN W/GRATE	R-4016-B	859.17	857.14	2.03
S-8	H-INLET	R-3067-DIAG	858.78	855.32	3.46
S-9	CONTECH CMP FACILITY	N/A	N/A	855.06	N/A
S-10	CATCH BASIN W/GRATE	R-2050	859.60	854.75	4.85

**STORM SEWER PIPE SCHEDULE**

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH (FT)	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	DIAMETER OF PIPE (IN)
P-1	S-1	S-2	70.60	856.96	856.59	0.52	6
P-2	S-2	S-3	41.07	856.59	856.38	0.52	6
P-3	S-3	S-4	124.99	856.28	855.63	0.52	12
P-4	S-5	S-6	40.53	857.71	857.50	0.52	6
P-5	S-6	S-7	70.00	857.50	857.14	0.52	6
P-6	S-7	S-4	23.50	857.14	856.65	2.08	6
P-7	S-4	S-8	20.50	855.53	855.42	0.54	12
P-8	S-8	S-9	5.84	855.32	855.06	4.45	12
P-9	S-9	S-10	10.27	855.06	854.95	1.08	12
P-10	S-10	EX INLET	17.10	854.75	854.20	3.22	12

**ORIFICE PLATE DETAIL:**



SCALE : 1" = 20' (24 X 36)  
1" = 40' (11 X 17)

Calkins Engineering, LLC  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444

REVISIONS:

DATE: 04-07-09  
PROJECT: KBA11-Base.dwg  
2 SOUTH BEDFORD STREET  
UTILITY PLAN

Calkins Engineering, LLC  
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SHEET  
C-3.1



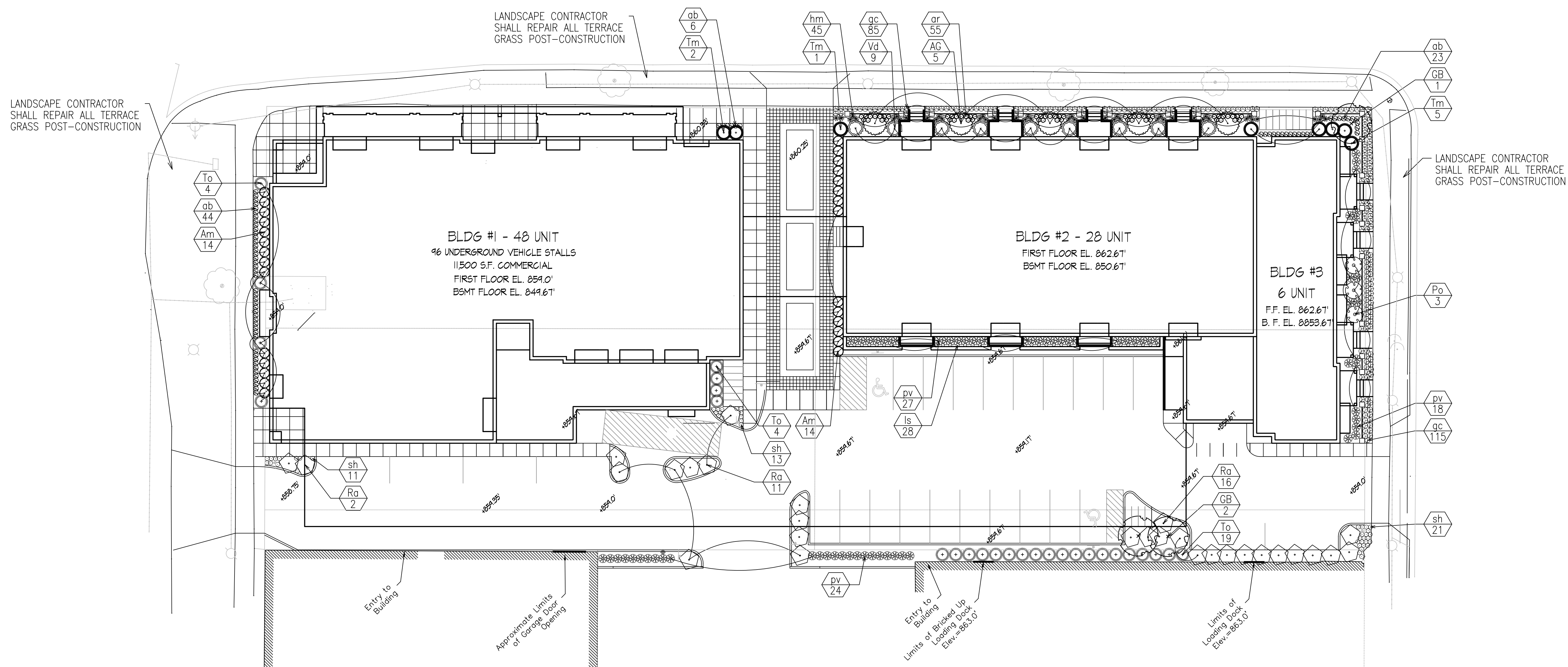
Consultant

Notes  
1. SEE SHEET L-4.2 FOR PLANTING DETAILS & PLANT LIST



**KEN SAKI**  
DESIGN INC  
LANDSCAPE ARCHITECTS

303 S. PATERSON SUITE ONE  
MADISON, WI 53703  
Phone: 608 251-3600  
Fax: 608 251-2330  
www.ksd-la.com



PLANTING PLAN  
1" = 16'-0"

Revisions

GDP-SIP Submittal - April 15, 2009

Project Title

The Depot

2 S. Bedford Street

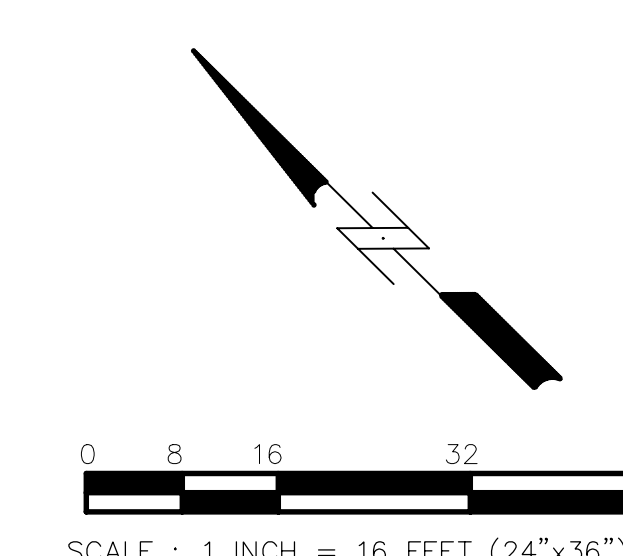
Drawing Title  
Planting Plan

Project No.

0842

Drawing No.

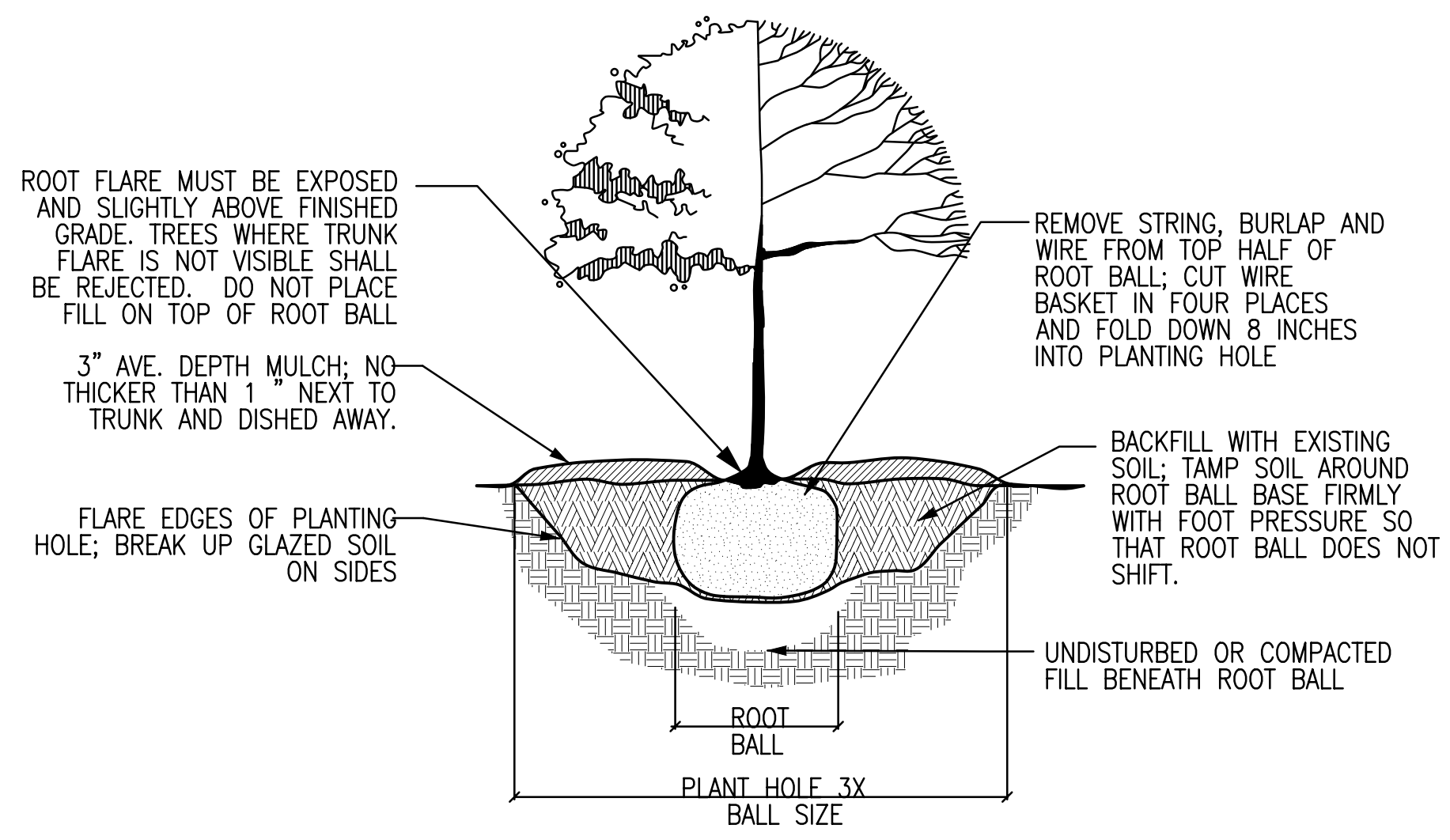
L-4.1



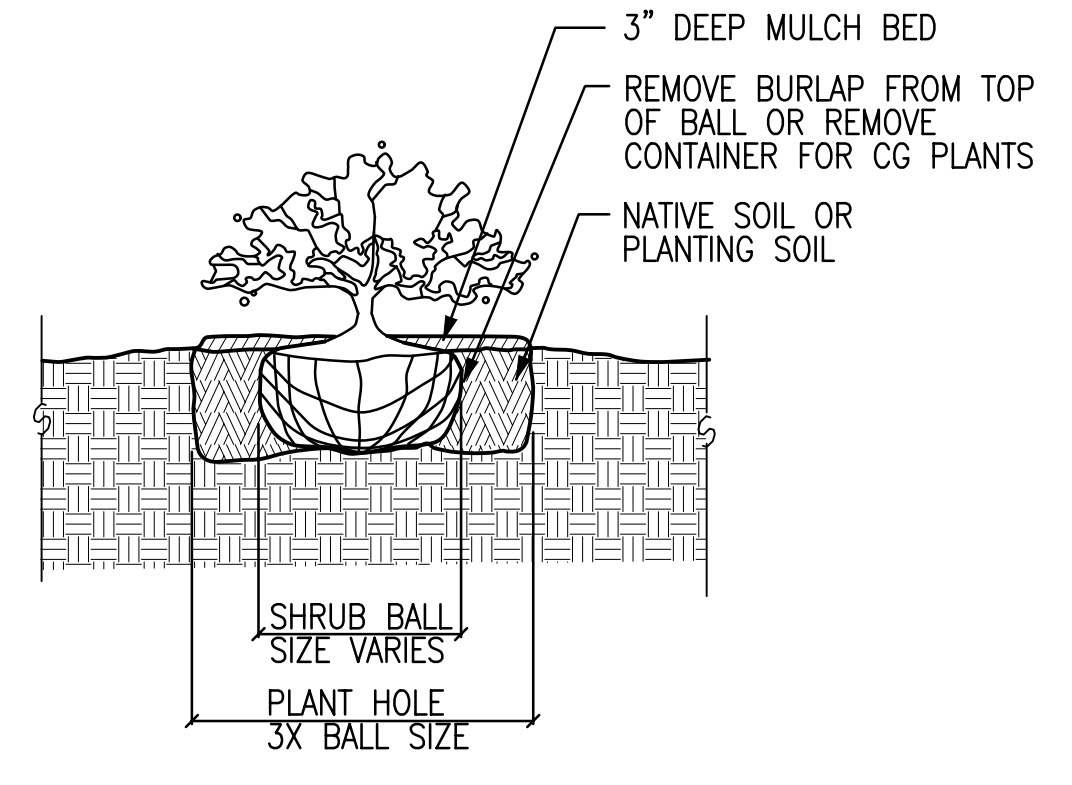
SCALE : 1 INCH = 16 FEET (24"x36")

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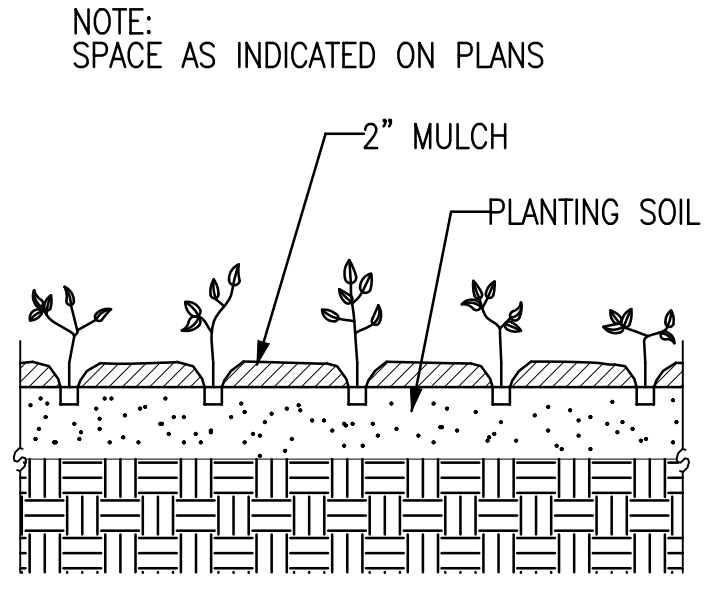




TREE PLANTING DETAIL  
NTS



SHRUB PLANTING DETAIL  
NTS



PERENNIAL PLANTING DETAIL  
NTS

NOTES:

- TOPSOIL
1. Topsoil shall be clean salvaged or imported material capable of passing the 1" sieve and meeting the requirements of Section 625.2(1) of the Standard Specifications for Highway Construction. The material shall be free of rocks, gravel, wood, debris, and of noxious weeds and their seeds.
  2. Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 6-8" to allow aeration. Provide a minimum of 6" topsoil in all lawn areas. Provide a minimum of 12" topsoil in all plant beds.
  3. Topsoil shall be amended with compost: lawn areas 1 1/2", plant beds 3". Apply to the soil surface and till in.

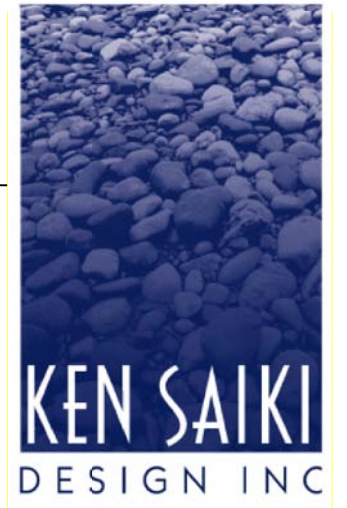
PLANTS

1. See Sheet L-4.1 for planting plan & plant list.
2. All plant material shall conform to the American Standards of Nursery Stock.
3. Contact Landscape Architect, in writing, to request any plant material substitutions.
4. Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or cut limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
5. Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
6. All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.
7. All plant beds shall be mulched per planting details with shredded bark, free of material detrimental to healthy plant growth.
8. All plant beds shall have a shovel-cut edge. See detail 2/L-1.2
10. Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed; plant beds shall be weeded. Apply pre-emergent herbicide to all mulch beds at completion of installation.

LAWNS & GRASSES

1. The Contractor shall guarantee the germination of seed installed during the regular seeding season (May 1 - October 15).
2. Grass seed shall meet the requirements of Section 630.2.1 of Standards Specifications for Highway Construction. Lawn seed mix shall consist of a minimum of 3 improved varieties of Kentucky Bluegrass, 25% creeping red or chewing fescue, and a minimum of 2 improved varieties of turf-type perennial rye grass. Seeding rate is 3-4 pounds per 1000SF.
3. Mulch with clean straw or hay mulch that is well-seasoned, and free of rot, mildew, and seeds of noxious weeds over the seeded area according to the methods outlined by Section 627.3 of Standards Specifications for Highway Construction.
4. Slopes greater than 4:1 shall be mulched with erosion control blanket.
5. Maintenance of sodded lawn is to begin immediately after each area is planted and continued until acceptable lawn is established, but not less than 30 days from date of substantial completion.
6. Maintain and establish seeded and sodded lawn areas by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.
7. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable lawn will have been established, free of weeds, open joints, bare areas, and surface irregularities.

Consultant



LANDSCAPE ARCHITECTS

303 S. PATERSON SUITE ONE MADISON, WI 53703  
Phone: 608 251-3600  
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www.ksd-la.com

Notes  
1. SEE SHEET L-4.1 FOR PLANTING PLAN

Revisions

SDP-SP-Sandral - April 18, 2004

Plant List Key	Plant Name	Quantity	Plant Size	Comments
AK	Aster	5	20"	multi stem
CB	Camellia	1	8"	
DB	Deutzia	20	1"	1-2'
FA	Fern	1	6"	5-6'
GA	Geranium	20	3"	6-8"
HA	Hydrangea	9	6"	4-6'
IA	Impatiens	71	3"	1.5-2'
JB	Jasminum	2000	8"	1.5-1.8"
KA	Kentucky Bluegrass	45	3"	1.5-2'
LA	Lawn	28	2"	6-11"
PA	Perennial	60	6"	2-3'
SA	Sod	45	3"	1.5-2'

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LA	Lawn	28	2"	6-11"
PA	Perennial	60	6"	2-3'
SA	Sod	45	3"	1.5-2'

Element	Point Value	Quantity	Points
Number of Parking Walls		20	
Total Sq. Footage of Storage		2	
Number of Canopy Module(s) Required - 2" - 2 1/2" cal.		122	
No. of Landscape Points for Points for Loading Area Req.		122	
Element	Point Value	Quantity	Points
Evergreen Trees - 12" height minimum	10	0	0
Canopy Trees of Small Tree (1 1/2" - 2" Caliper (Oak, Oak, Basswood))	10	0	0
Sub-Total		128	0
Total Points			128

Project Title  
The Depot

25 Bedford Street  
Drawing Title  
Planting Details

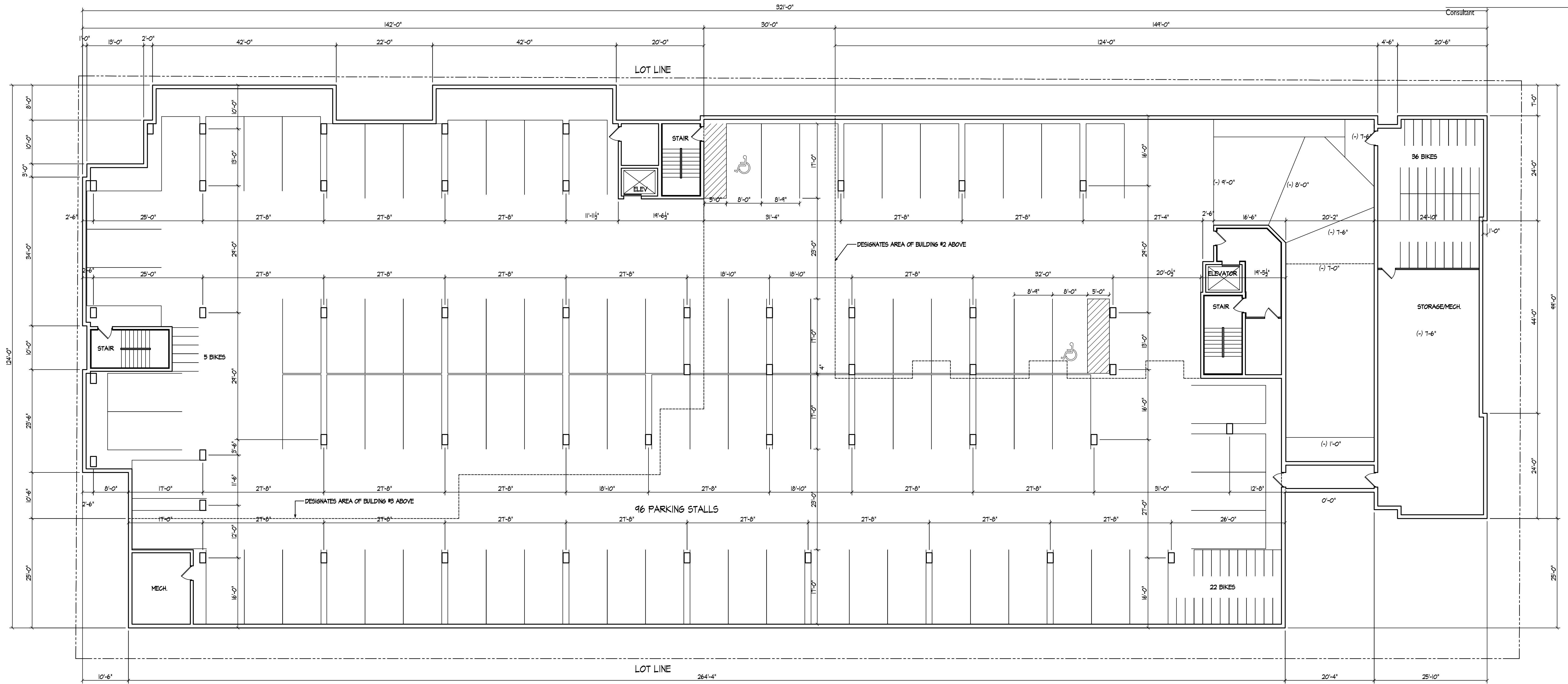
Project No.

0842

Drawing No.

L-4.1





Revisions  
April 8, 2008  
GDP-SIP Submittal - April 15, 2004

## BASEMENT FLOOR PLAN

3/32" = 1'-0"

Project Title  
**The Depot**  
2 South Bedford Street

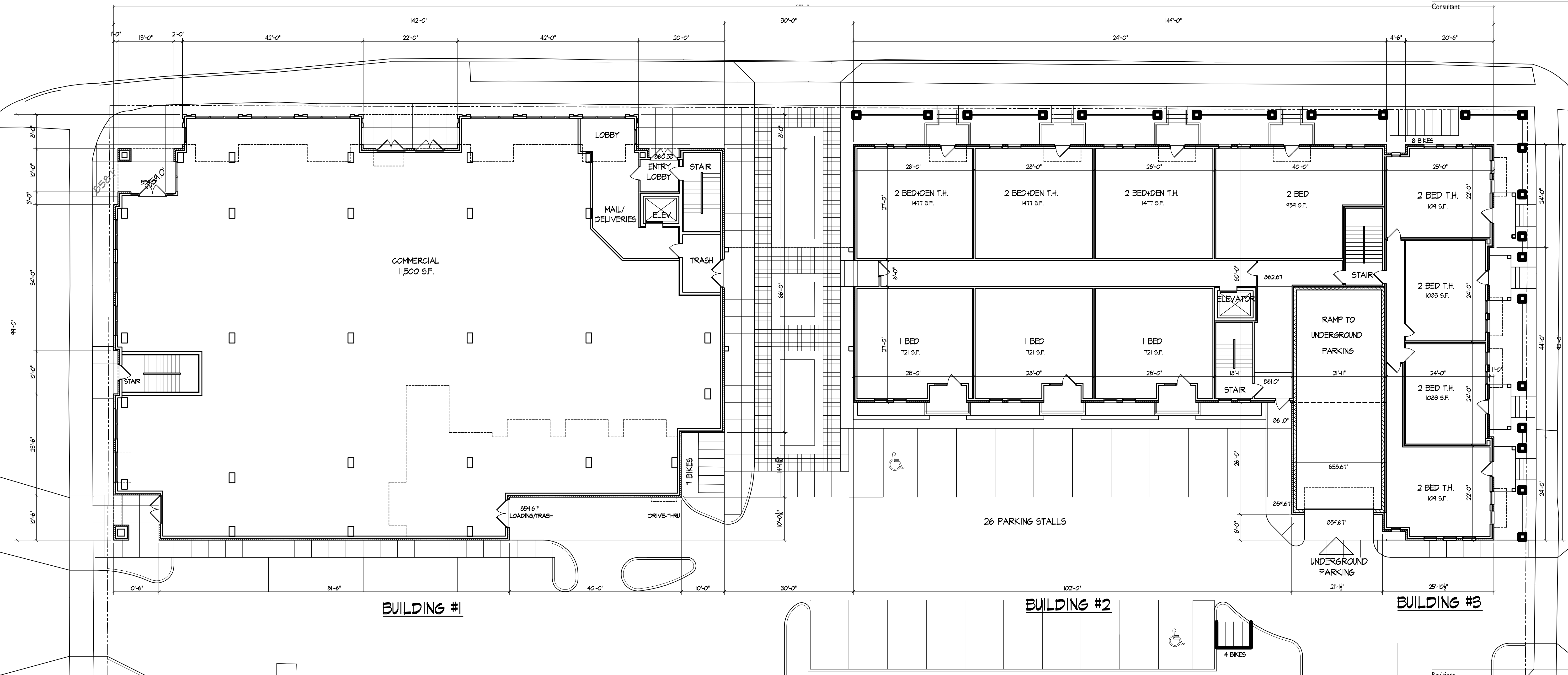
Drawing Title  
**Basement Floor Plan**

Project No. Drawing No.

0842

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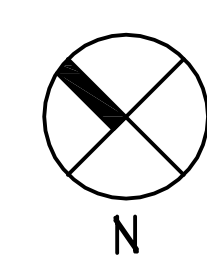
**BUILDING #1**

**BUILDING #2**

**BUILDING #3**

## FIRST FLOOR PLANS - Buildings #1-#3

3/32" = 1'-0"



Revisions  
April 8, 2008  
GDE:GIE:Submittal - April 15, 2004

Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**First Floor Plans**  
**Buildings #1-#3**

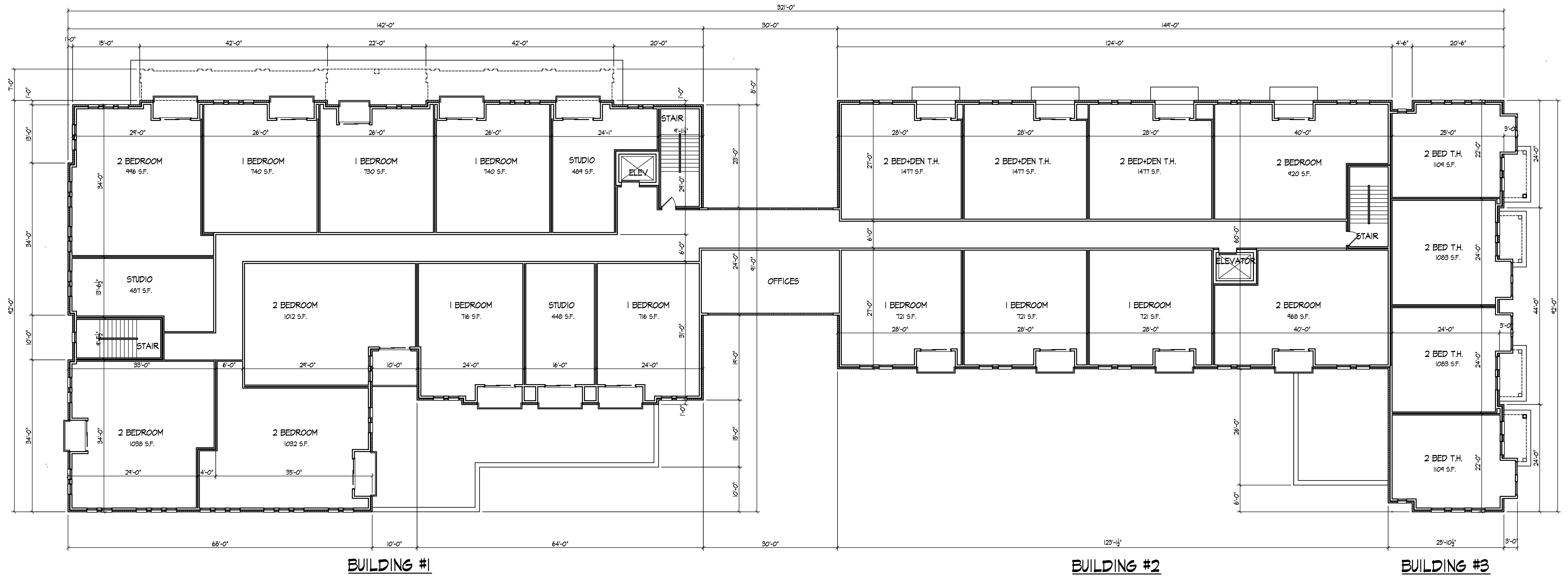
Project No. Drawing No.

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**SECOND FLOOR PLANS - Buildings #1-#3**  
3/32" = 1'-0"  
N

Revisions  
April 8, 2008  
GDP-SIP Submittal - April 15, 2004

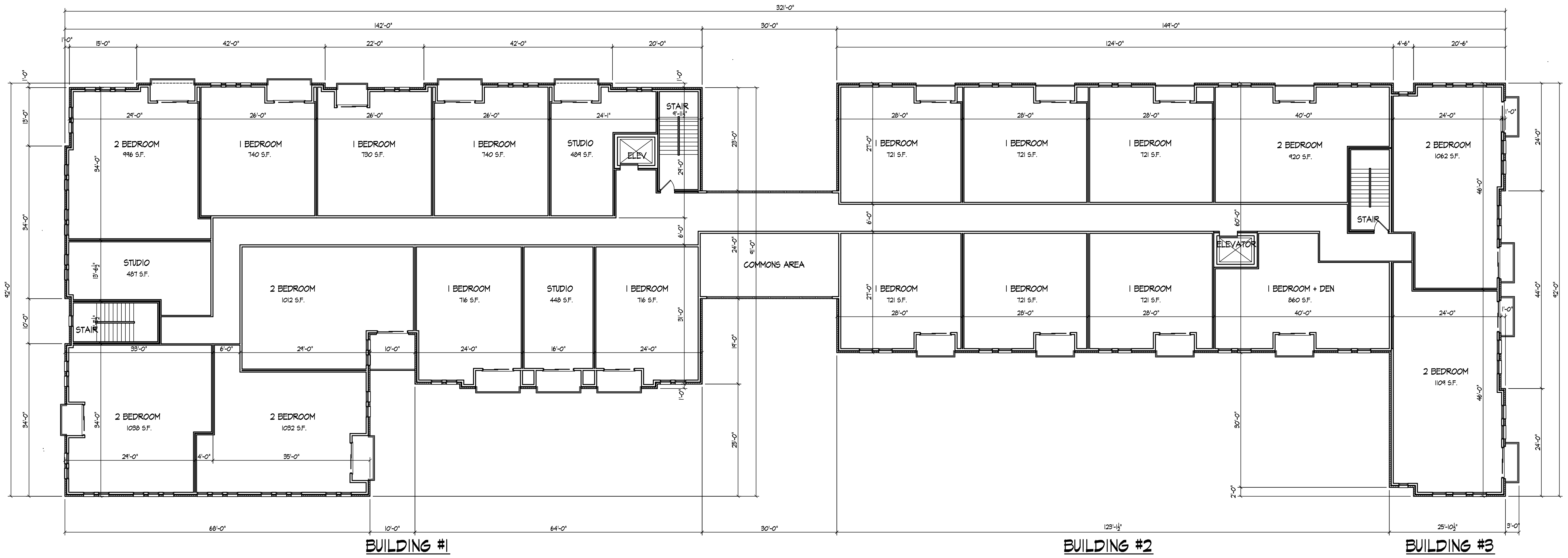
Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**Second Floor Plans**  
**Buildings #1-#3**

Project No. Drawing No.  
**0842 3**

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**THIRD FLOOR PLANS - Buildings #1-#3**  
3/32" = 1'-0"  
N

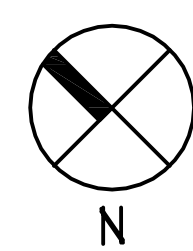
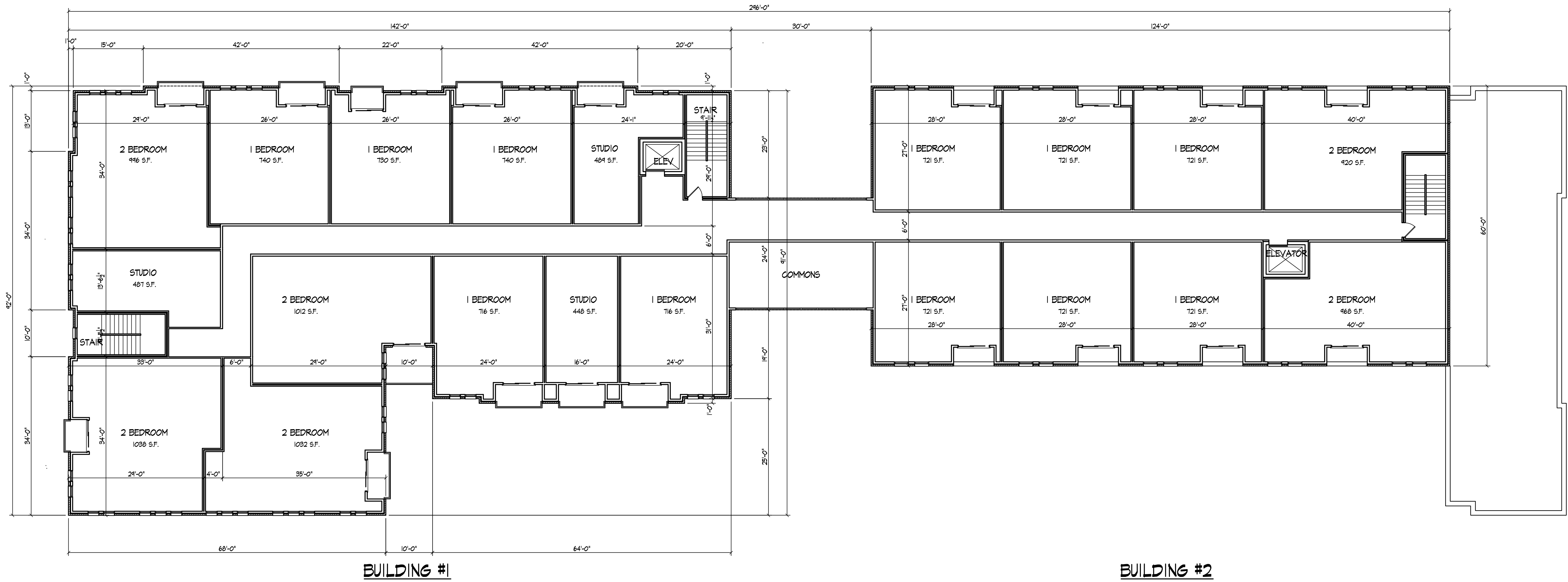
Revisions  
April 8, 2008  
GDP-SIP Submittal - April 15, 2004

Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**Third Floor Plans**  
**Buildings #1-#3**  
Project No. Drawing No.

0842 4

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**FOURTH FLOOR PLANS - Buildings #1 & #2**

3/32" = 1'-0"

Revisions  
April 8, 2008  
GDP-SIF Submittal - April 15, 2004

Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**Fourth Floor Plans**  
**Buildings #1 & #2**

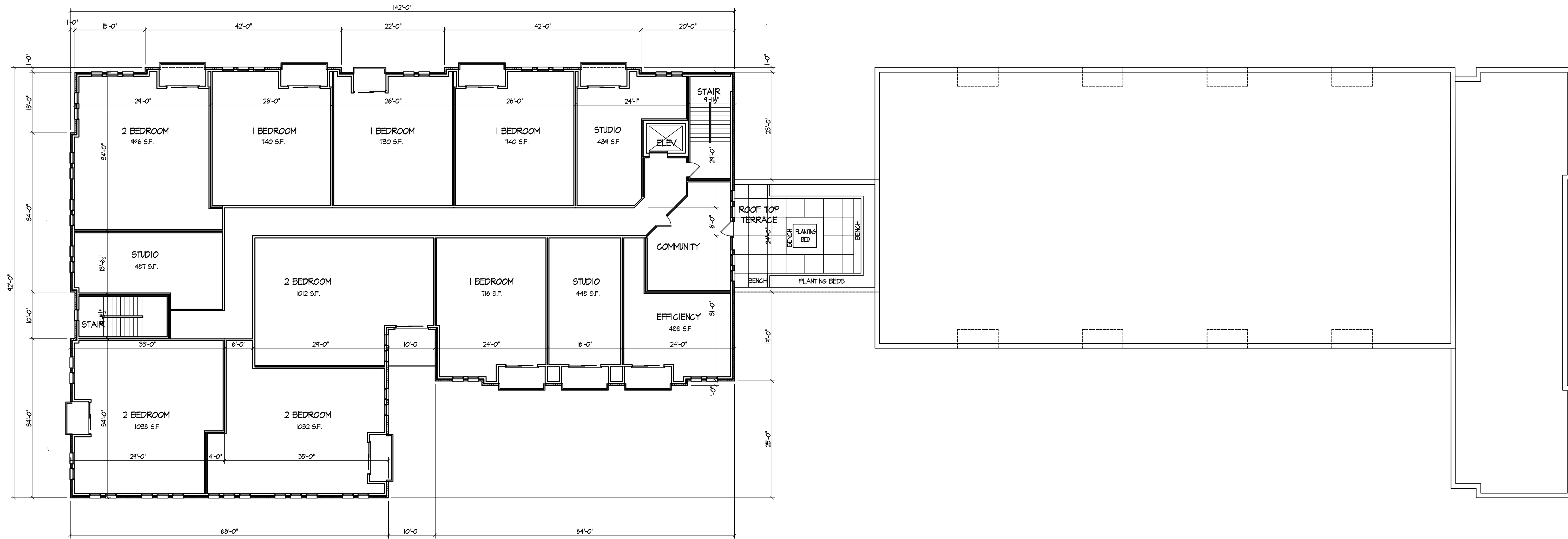
Project No. Drawing No.

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 **FIFTH FLOOR PLAN - Building #1**  
3/32" = 1'-0"

Revisions  
April 8, 2008  
GDP-SIP Submittal - April 15, 2004

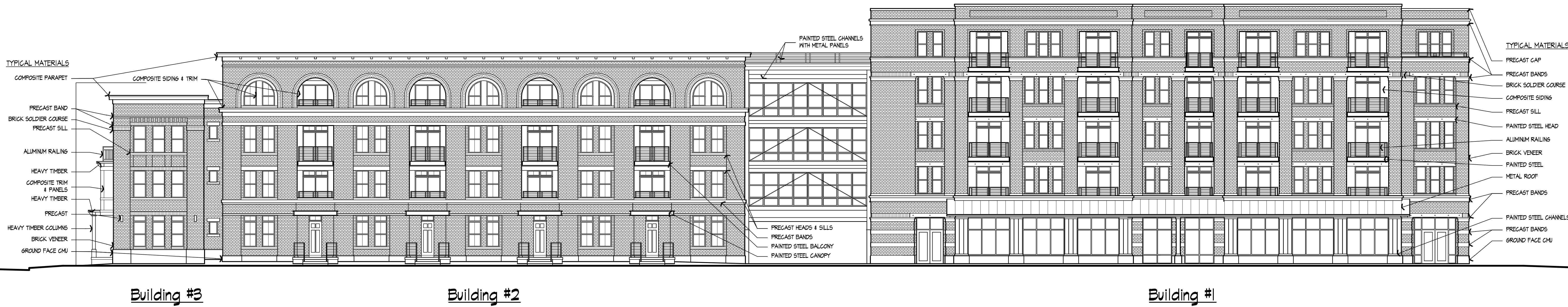
Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**Fifth Floor Plan**  
**Building #1**

Project No. Drawing No.

0842

6



**ELEVATION ALONG S. BEDFORD**  
3/32" = 1'-0"



**ELEVATION ALONG W. WASHINGTON**  
3/32" = 1'-0"

Revisions  
April 8, 2008  
GDP-SIP Submittal - April 15, 2004

Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**Elevations**  
Buildings #1-#3

Project No. Drawing No.

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Building #1

Building #2

Building #3

REAR ELEVATION  
3/32" = 1'-0"



Building #3

ELEVATION ALONG W. MAIN STREET  
3/32" = 1'-0"

Revisions  
April 8, 2008  
GDP-SIP Submittal - April 15, 2004

Project Title  
**The Depot**  
2 South Bedford Street

Drawing Title  
**Elevations**  
**Buildings #1-#3**

Project No. 0842 Drawing No. 8