



SITE MAP

SITE STATISTICS

SITE ACREAGE: 16,451 sq. ft. (0.38 acres)

BUILDING AREA:
 BUILDING FOOTPRINT: 12,530 sq. ft. 76.2%
 PAVEMENT: 985 sq. ft. 6.0%
 PERVIOUS AREA: 2,936 sq. ft. 17.8%

USEABLE OPEN SPACE PROVIDED:
 BALCONY SPACE: 510 sq. ft.
 ROOFTOP TERRACES: 780 sq. ft.

COMMERCIAL AREA:
 GROSS SQUARE FEET:
 1st: 2,795 sq. ft.
 2nd: 10,865 sq. ft.
 Total: 13,660 sq. ft.

PARKING PROVIDED:
 Accessible Stalls: 3
 Regular Stalls: 41
 Compact Stalls: 8
 Total: 52

PARKING REQUIRED: NONE

BICYCLE PARKING:
 INTERIOR STALLS: 42
 EXTERIOR STALLS: 6

MOPED PARKING:
 INTERIOR STALLS: 3

LEGAL DESCRIPTION:

Lot 4 and the Southwest One-half (1/2) of Lot 6, all in Block 44, ORIGINAL PLANT OF MADISON, as recorded in Volume A of Plats on Page 3, as Document Number 102, Dane County Registry, City of Madison, Dane County, Wisconsin.

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 5
 BUILDING HEIGHT: 63'
 COMM. CONSTRCTION TYPE: 1B,
 AUTOMATIC SPRINKER SYSTEM PER NFPA 13

BUILDING AREA:
 L2: 11,340 sq. ft.
 L1: 12,770 sq. ft.
 1ST: 12,530 sq. ft.
 MEZZ: 700 sq. ft.
 2ND: 12,030 sq. ft.
 3RD: 11,690 sq. ft.
 4TH: 11,690 sq. ft.
 5TH: 5,010 sq. ft.
 TOTAL: 77,760 sq. ft.

APARTMENT UNIT COUNT

FLOOR	EFF	1BR	2BR	TOTAL
3RD	11	6		17
4TH	11	6		17
5TH	5	1	2	8
TOTAL	27	13	2	42

(44 TOTAL BEDROOMS)

PUD-SIP SUBMITTAL

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WEST WASHINGTON AVENUE

REMOVE EXISTING CONC. DRIVEWAY

PROVIDE 4'-0" HT. CONSTRUCTION FENCING AROUND EXISTING TERRACE TREES AS SHOWN. (STAKE AT 4'-0" O.C. W/ 2X4 TOP RAIL SECURELY ANCHORED TO TOP OF STAKE) MAINTAIN AT ALL TIMES DURING CONSTRUCTION

REMOVE EXISTING BITUMINOUS PAVEMENT

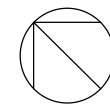
REMOVE EXISTING 1 STORY BUILDING

REMOVE EXISTING TREES AND SHUBS SHOWN DASHED

EXISTING 1 STORY BUILDING

REMOVE EXISTING BITUMINOUS PAVEMENT

SITE DEMOLITION PLAN



PROJECT
MIXED USE BUILDING
425 W. Washington Avenue, Madison, WI

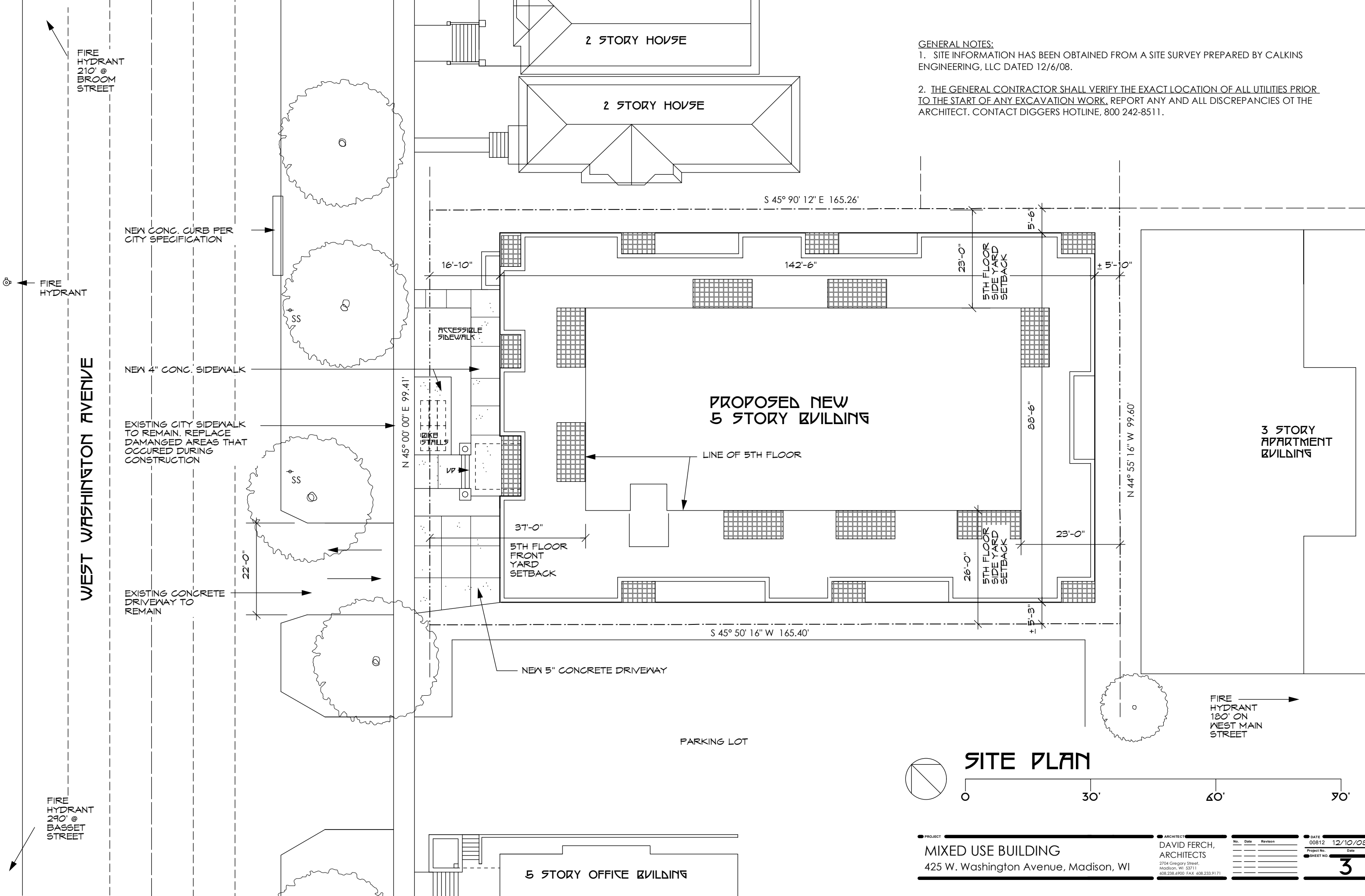
ARCHITECT
DAVID FERCH, ARCHITECTS
2704 Gregory Street,
Madison, WI 53711
608.238.4900 FAX 608.233.9171

No.	Date	Revision

DATE	Project No.	Date
00812	12/10/08	

GENERAL NOTES:

1. SITE INFORMATION HAS BEEN OBTAINED FROM A SITE SURVEY PREPARED BY CALKINS ENGINEERING, LLC DATED 12/6/08.
2. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF ANY EXCAVATION WORK, REPORT ANY AND ALL DISCREPANCIES OF THE ARCHITECT. CONTACT DIGGERS HOTLINE, 800 242-8511.



SITE PLAN



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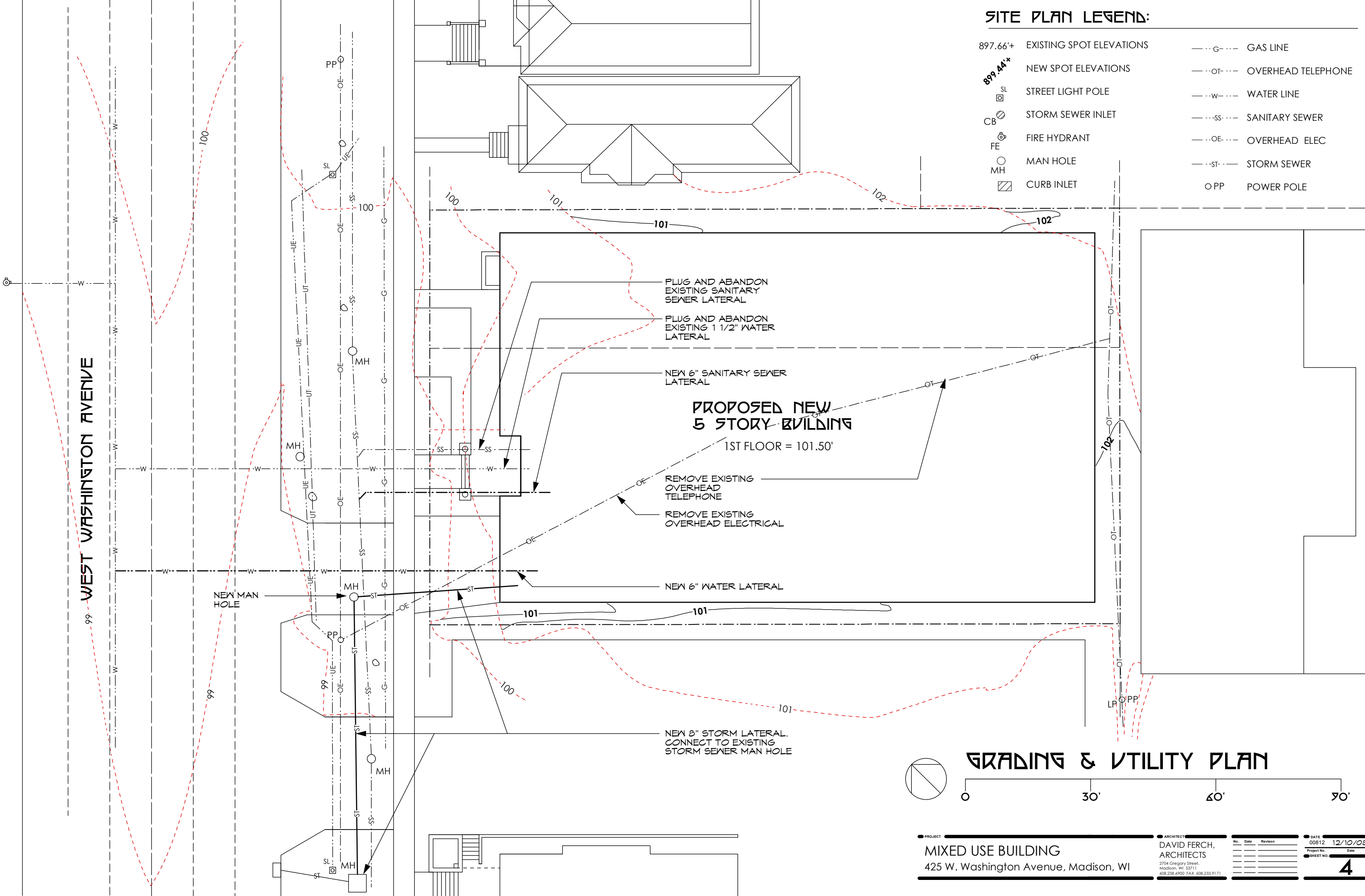
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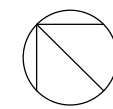
SITE PLAN LEGEND:

- 897.66'+ EXISTING SPOT ELEVATIONS
- NEW SPOT ELEVATIONS
- STREET LIGHT POLE
- STORM SEWER INLET
- FIRE HYDRANT
- MAN HOLE
- CURB INLET
- G--- GAS LINE
- OT--- OVERHEAD TELEPHONE
- W--- WATER LINE
- SS--- SANITARY SEWER
- OE--- OVERHEAD ELEC
- ST--- STORM SEWER
- PP POWER POLE

WEST WASHINGTON AVENUE



GRADING & UTILITY PLAN



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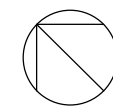
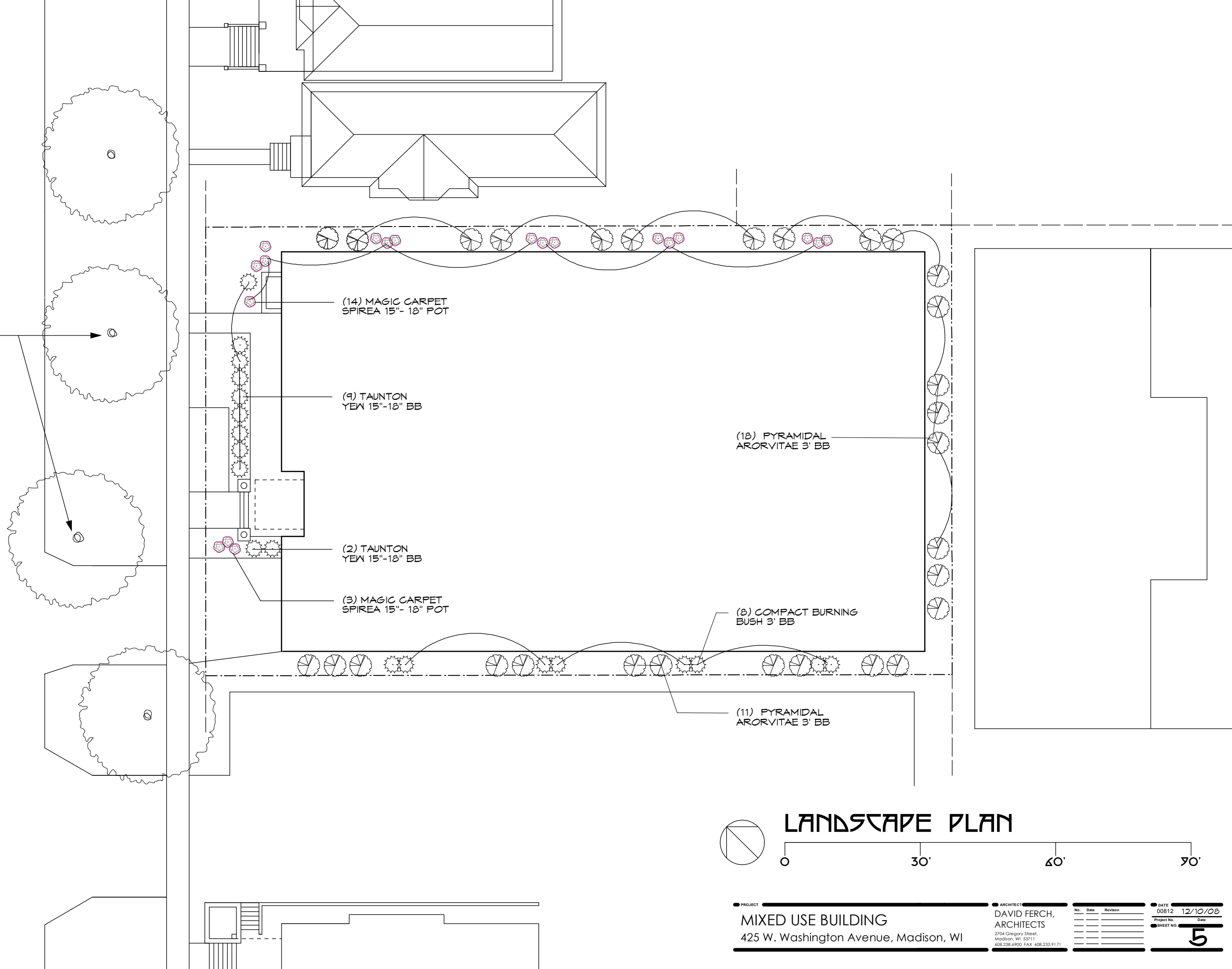
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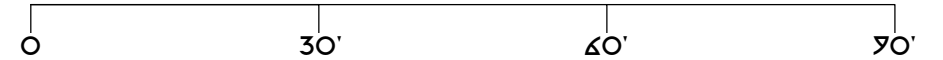
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EXISTING TERRACE
TREES TO REMAIN.
CONSTRUCTION FENCING
NOTE ON SITE
DEMOLITION PLAN

WEST WASHINGTON AVENUE



LANDSCAPE PLAN

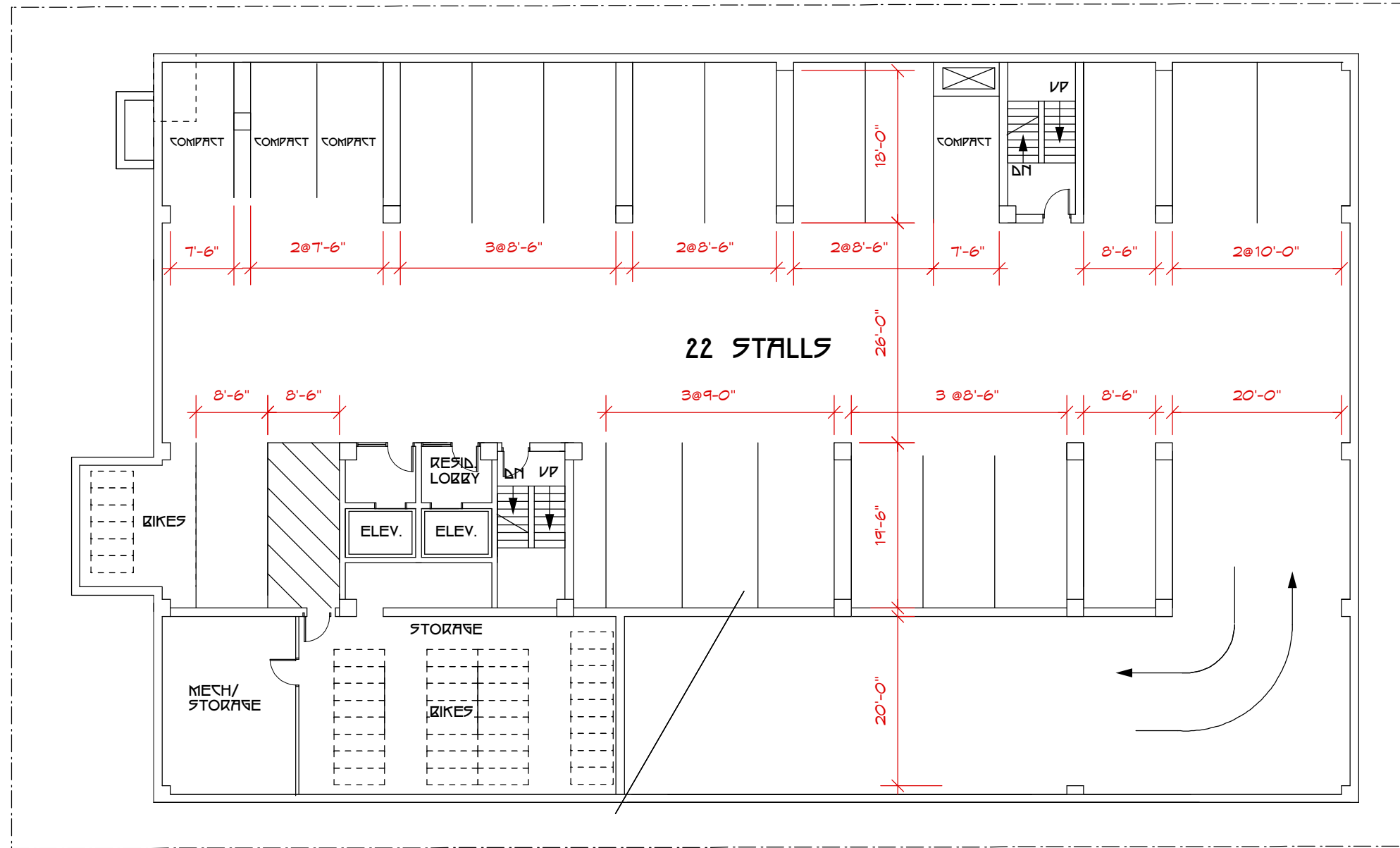


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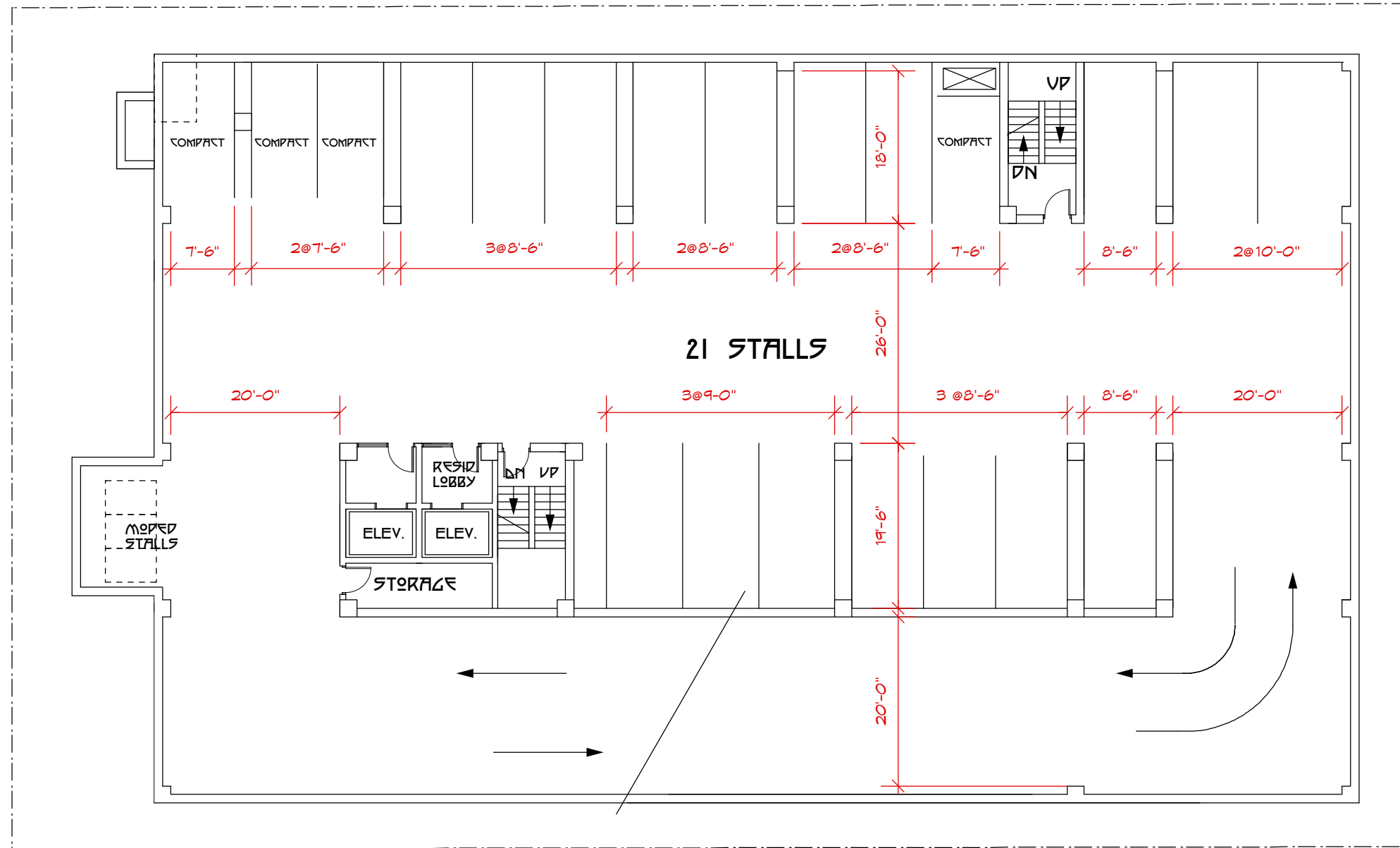
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LOWER LEVEL L2 PLAN





LOWER LEVEL LI PLAN

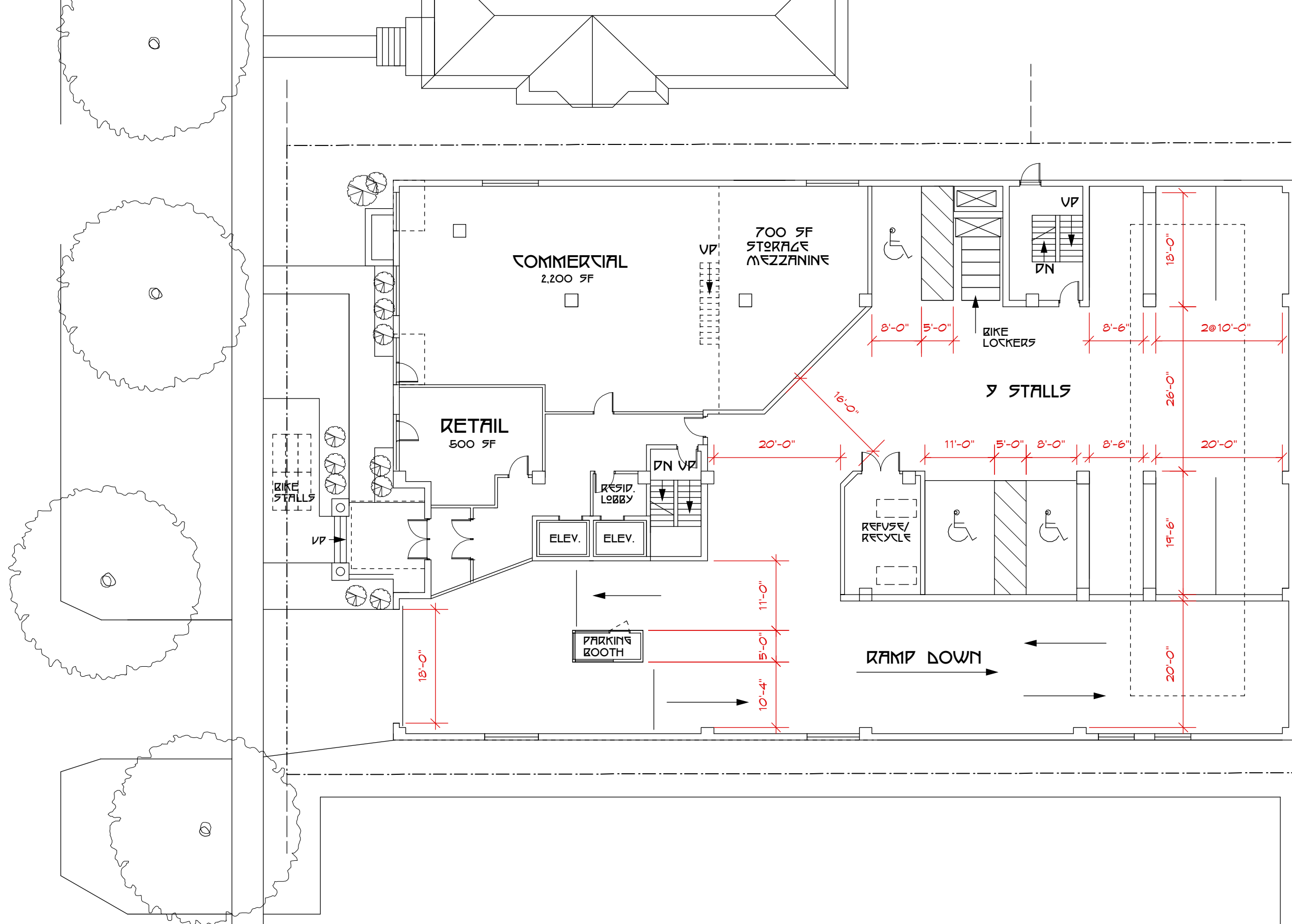


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1ST FLOOR PLAN

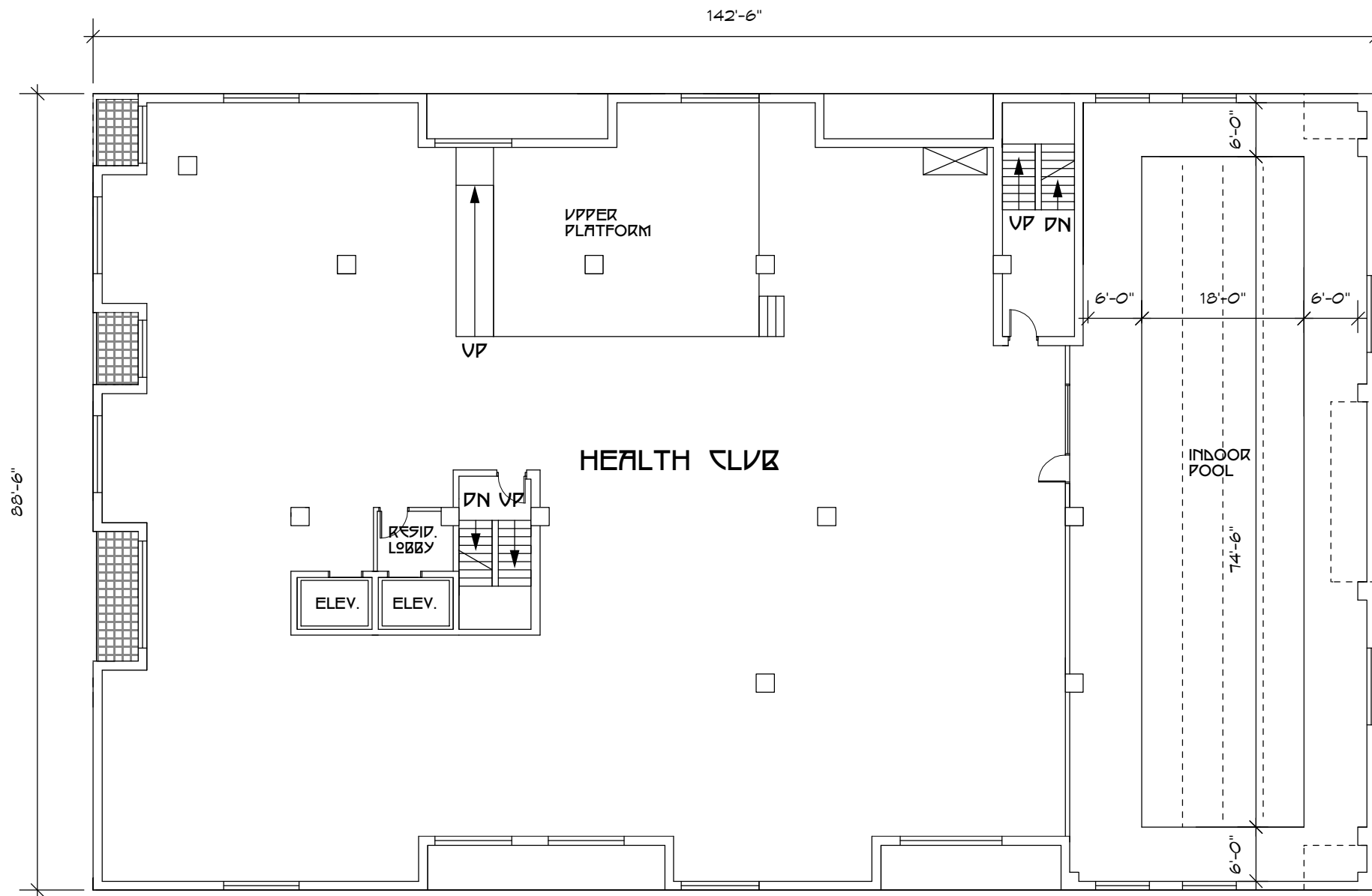


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2ND FLOOR PLAN



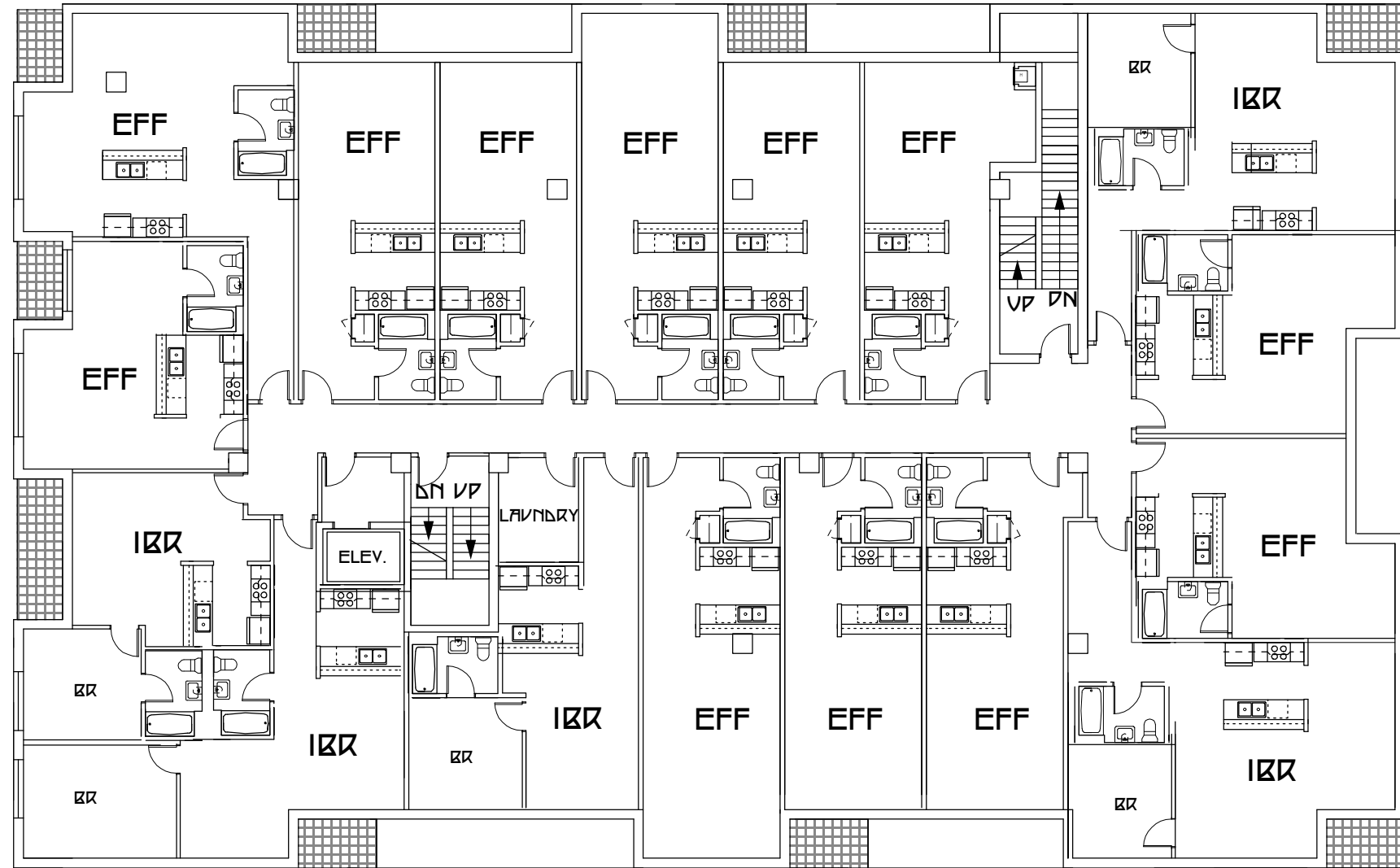
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3RD & 4TH FLOOR PLAN

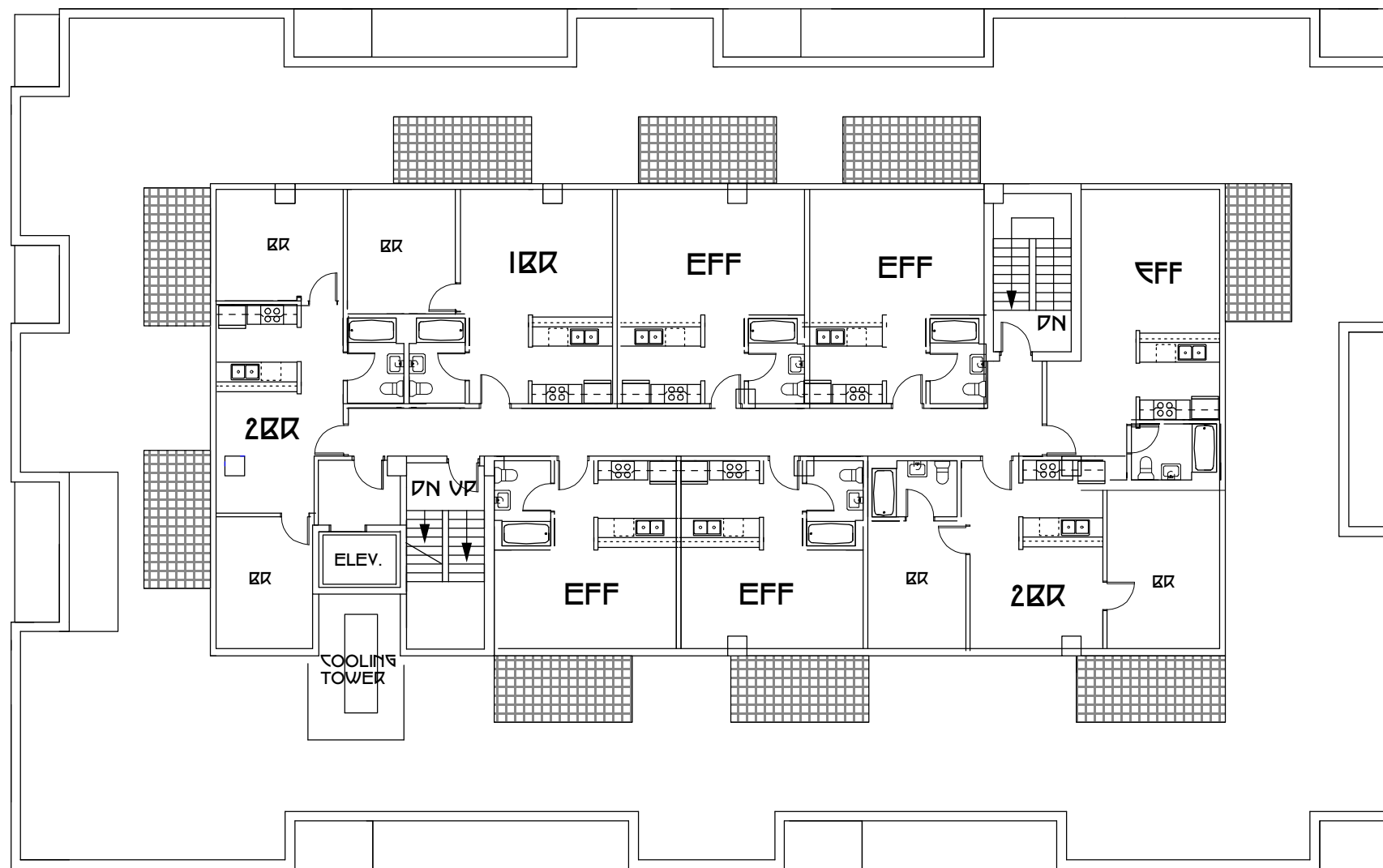


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5TH FLOOR PLAN





W. WASHINGTON AVE ELEVATION



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PREFINISHE METAL
LOUVERED MECHANICAL
SCREEN

CAST STONE

DECORATIVE METAL
GUARDRAILS

FACE BRICK

CEMENT SIDING

CAST STONE

CAST STONE

W. WASHINGTON

SOUTH ELEVATION





CEMENT SIDING

CAST STONE

FACE BRICK

CEMENT SIDING

CAST STONE

W. WASHINGTON

INSULATED GLASS IN
PREFINISHED METAL FRAME
(TYP.)

NORTH ELEVATION



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EAST ELEVATION



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