

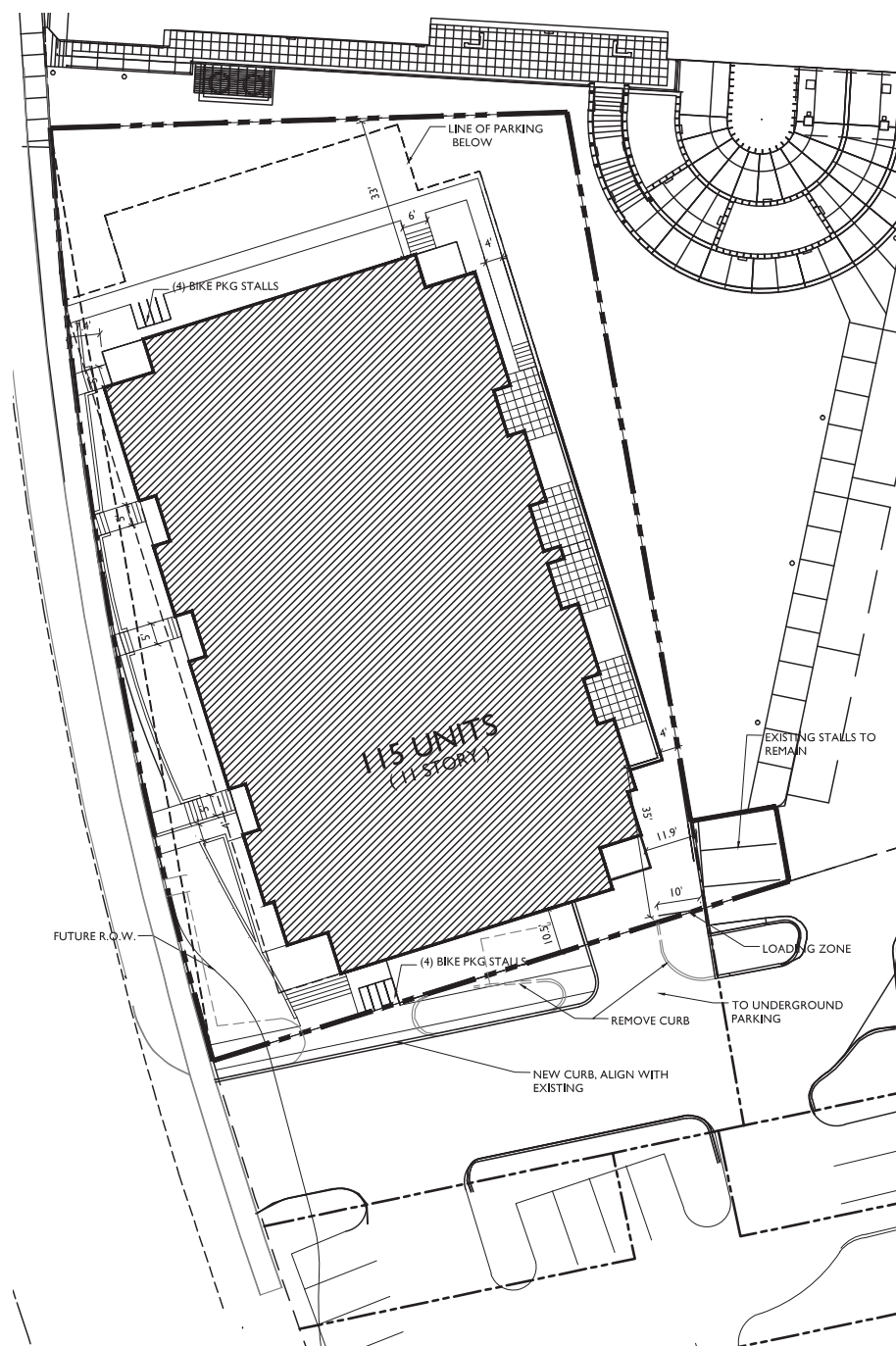


knothe • bruce
ARCHITECTS

Office: 7001 University Ave., Suite 201
Madison, WI 53706
608.261.2000

CONSULTANT

REVISIONS
REZONING APPLICATION -
FEBRUARY 19 2014
REVISED REZONING APPLICATION -
APRIL 11 2014



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A-2.4	NORTH ELEVATION

SITE DEVELOPMENT STATISTICS	
LOT AREA	25,352 S.F./.58 ACRES
DWELLING UNITS	115 D.U.
LOT AREA/ D.U.	220 S.F./D.U.
DENSITY	198 UNITS/ACRE
BUILDING HEIGHT	11 STORIES
GROSS FLOOR AREA 136,368 S.F.	
(excluding underground parking)	
FLOOR AREA RATIO	5.38
UNIT MIX	
EFFICIENCY	19
ONE BEDROOM	42
ONE BEDROOM + DEN	11
TWO BEDROOM	24
THREE BEDROOM	19
TOTAL	115
VEHICLE PARKING	
SURFACE	0
UNDERGROUND	151 (11 Visitor)
TOTAL	151
BIKE PARKING	
FLOOR STALL, SURFACE	8
FLOOR STALL, UNDERGROUND	107
TOTAL	115

PROJECT TITLE
617 SEGOE RD

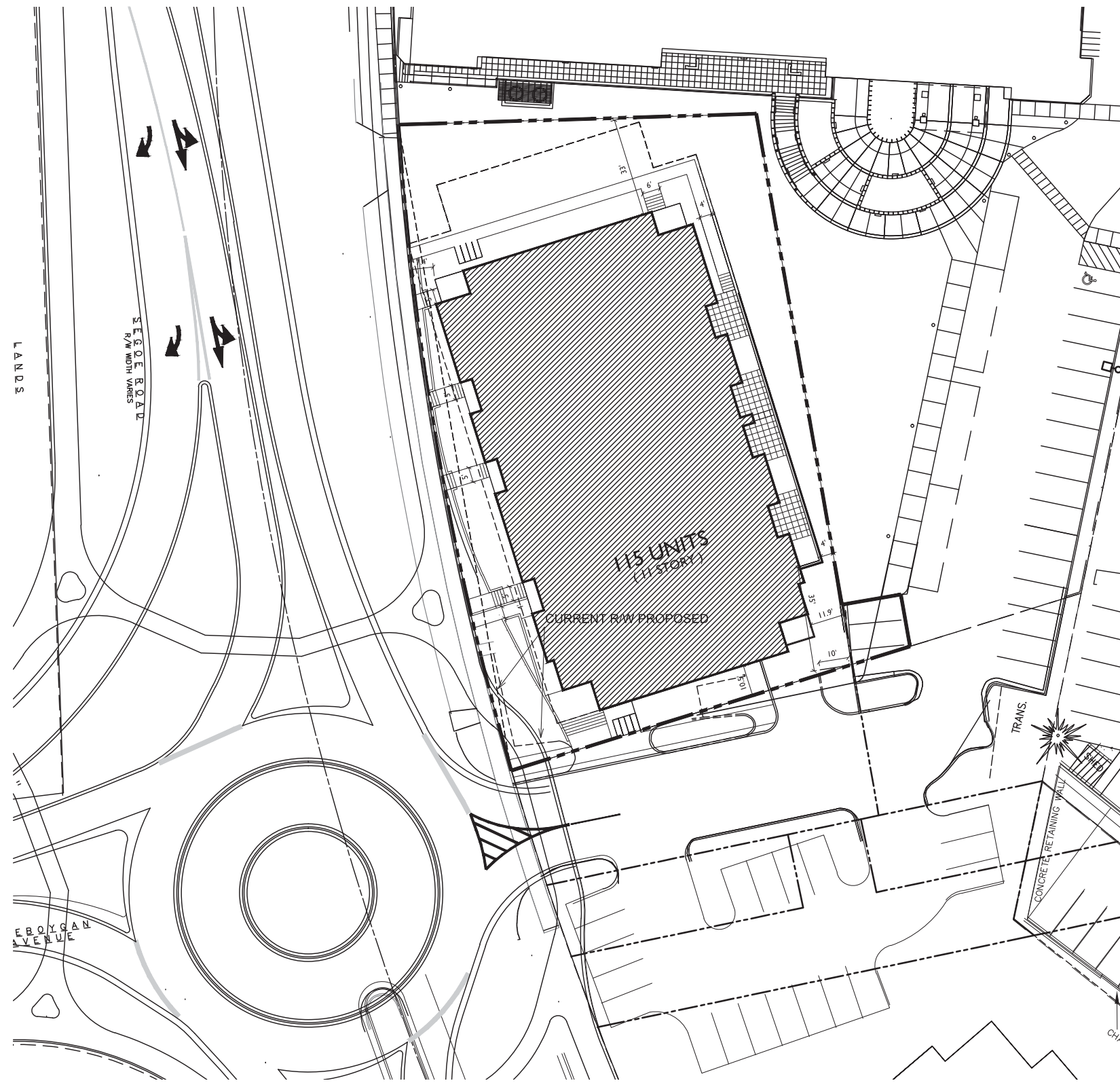
1 SITE PLAN
C-1.1 SCALE: 1"=20'-0"



Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. **1012**
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1
C-1.2 FUTURE R.O.W.
SCALE: 1"=20'-0"



GRAPHIC SCALE FEET
0 10 20 40



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608205.2000 Madison, WI 53706

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REVISIONS

- REZONING APPLICATION - FEBRUARY 19 2014
- REVISED REZONING APPLICATION - APRIL 11 2014

PROJECT TITLE

617 SEGOE RD

Madison, WI

SHEET TITLE

Site Plan with
Future R.O.W.

SHEET NUMBER

C-1.2

PROJECT NO. 1012

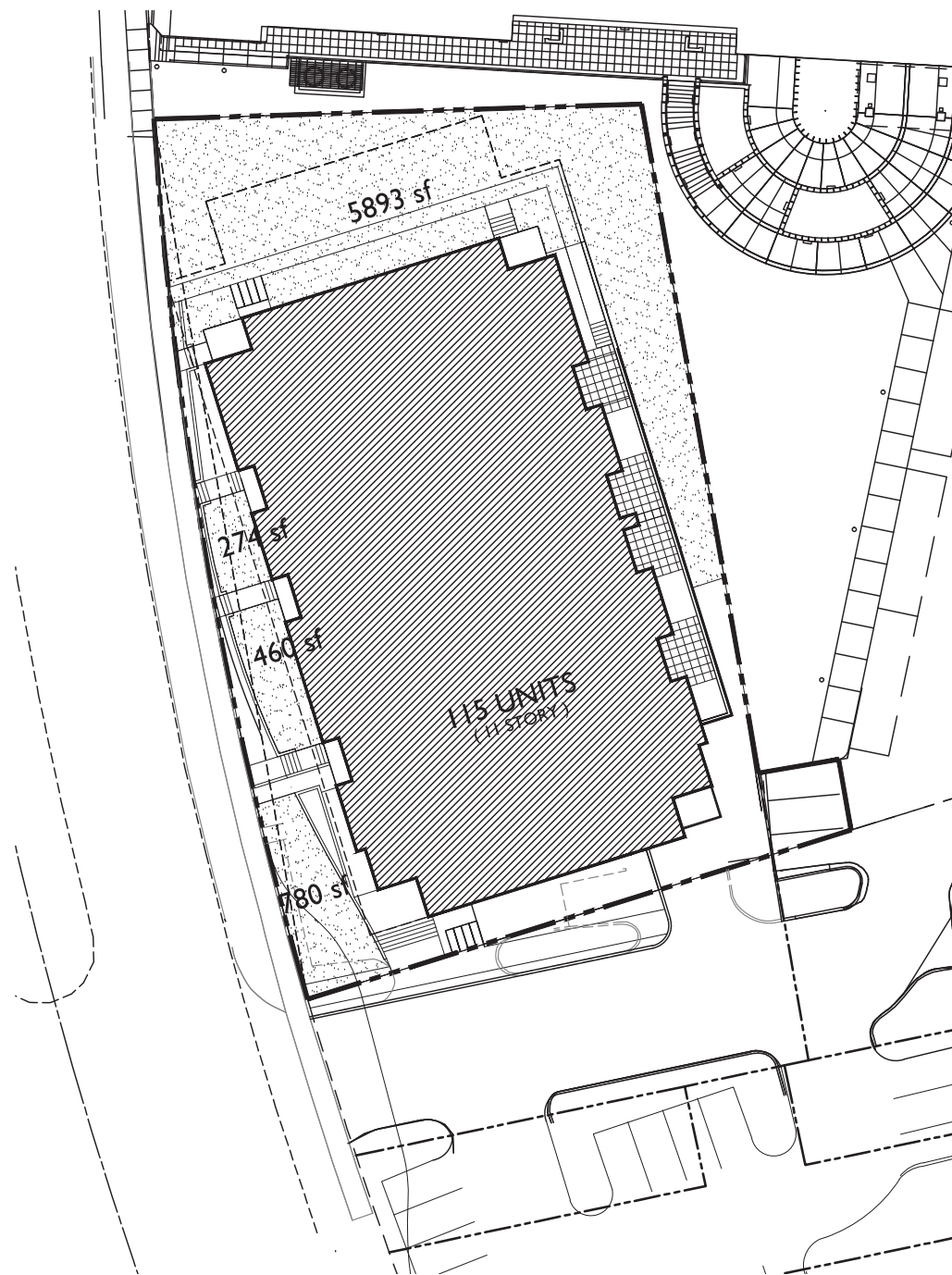
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USABLE OPEN SPACE

SITE =	7,407 SF
PENTHOUSE DECK =	2,451 SF
BALCONIES =	7,572 SF
TOTAL =	17,430 SF

REVISIONS
REZONING APPLICATION -
FEBRUARY 19 2014
REVISED REZONING APPLICATION -
APRIL 11 2014

PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
OPEN SPACE

1
C-1.3
SCALE: 1"=20'-0"



GRAPHIC SCALE FEET
0 10 20 40

SHEET NUMBER

C-1.3

PROJECT NO. **1012**

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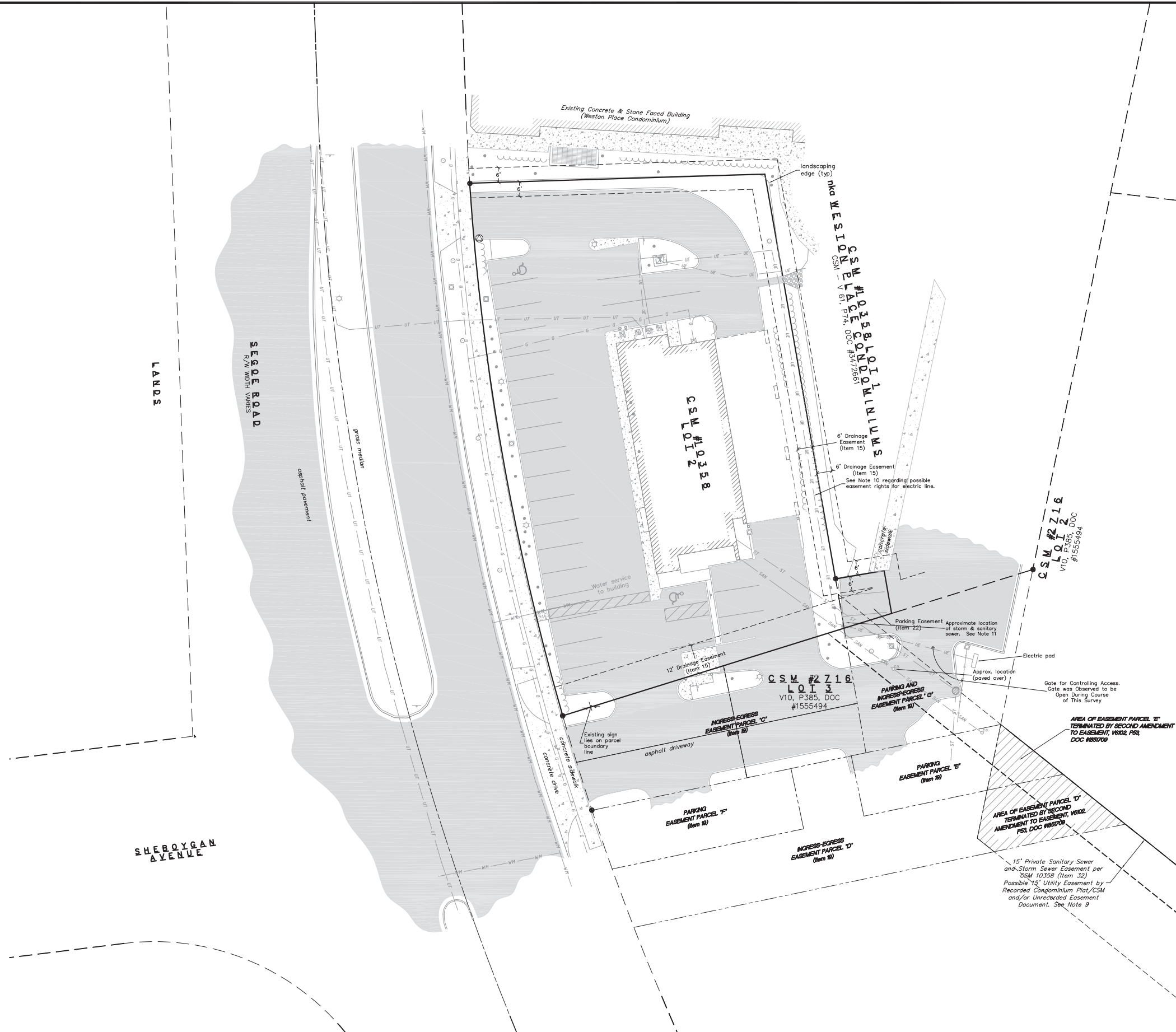


TOPOGRAPHIC SYMBOL LEGEND

○ EXISTING BOLLARD	⊙ EXISTING WELL
□ EXISTING POST	⊕ EXISTING WATER MANHOLE
⊠ EXISTING SIGN (TYPE NOTED)	⊞ EXISTING TRANSFORMER
⊡ EXISTING CURB INLET (CI)	☆ EXISTING LIGHT POLE
⊙ EXISTING FIELD INLET (FIN)	⊞ EXISTING UTILITY POLE
⊙ EXISTING STORM MANHOLE (STMH)	⊞ EXISTING TELEPHONE MANHOLE
⊙ EXISTING SANITARY MANHOLE (SMH)	⊞ EXISTING HANDICAP PARKING
⊙ EXISTING FIRE HYDRANT	⊞ EXISTING SHRUB
⊙ EXISTING WATER MAIN VALVE	⊞ EXISTING CONIFEROUS TREE
⊙ EXISTING CURB STOP	⊞ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

— FO — FO —	EXISTING FIBER OPTIC LINE
⊖ ⊖ ⊖ ⊖ ⊖	EXISTING BOULDER RETAINING WALL
— O — O —	EXISTING CHAIN LINK FENCE
— G — G —	EXISTING GAS LINE
— UE — UE —	EXISTING UNDERGROUND ELECTRIC LINE
— OHU — OHU —	EXISTING OVERHEAD GENERAL UTILITIES
— SAN — SAN —	EXISTING SANITARY SEWER LINE
— ST — ST —	EXISTING STORM SEWER LINE
— E — E —	EXISTING EDGE OF TREES
— WM — WM —	EXISTING WATER MAIN
— — — — —	EXISTING MAJOR CONTOUR
- - - - -	EXISTING MINOR CONTOUR



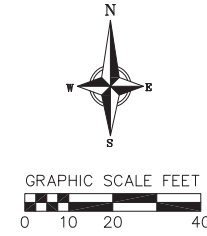
vierbacher
 planners | engineers | architects
 REDSBURG - MADISON - PRABHU DU CHEN
 999 Folsom Street, Suite 200
 Phone: (608) 824-5332 Fax: (608) 824-5330

TOPOGRAPHIC SURVEY
 617 N SEGOE ROAD
 CITY OF MADISON, WI

REVISIONS	NO.	DATE	REMARKS

SCALE:
 1"=20' (24"x36")
 1"=40' (11"x17")

DATE: 2/18/14
 DRAFTER: AMEA
 CHECKED: JDOY
 PROJECT NO.: 35127969
 SHEET: 1 OF 3
 DWG. NO.: C 1.0



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- ⊥ EXISTING SIGN (TYPE NOTED)
- ⊠ EXISTING CURB INLET
- EXISTING FIELD INLET
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
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- ⊙ EXISTING SHRUB
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

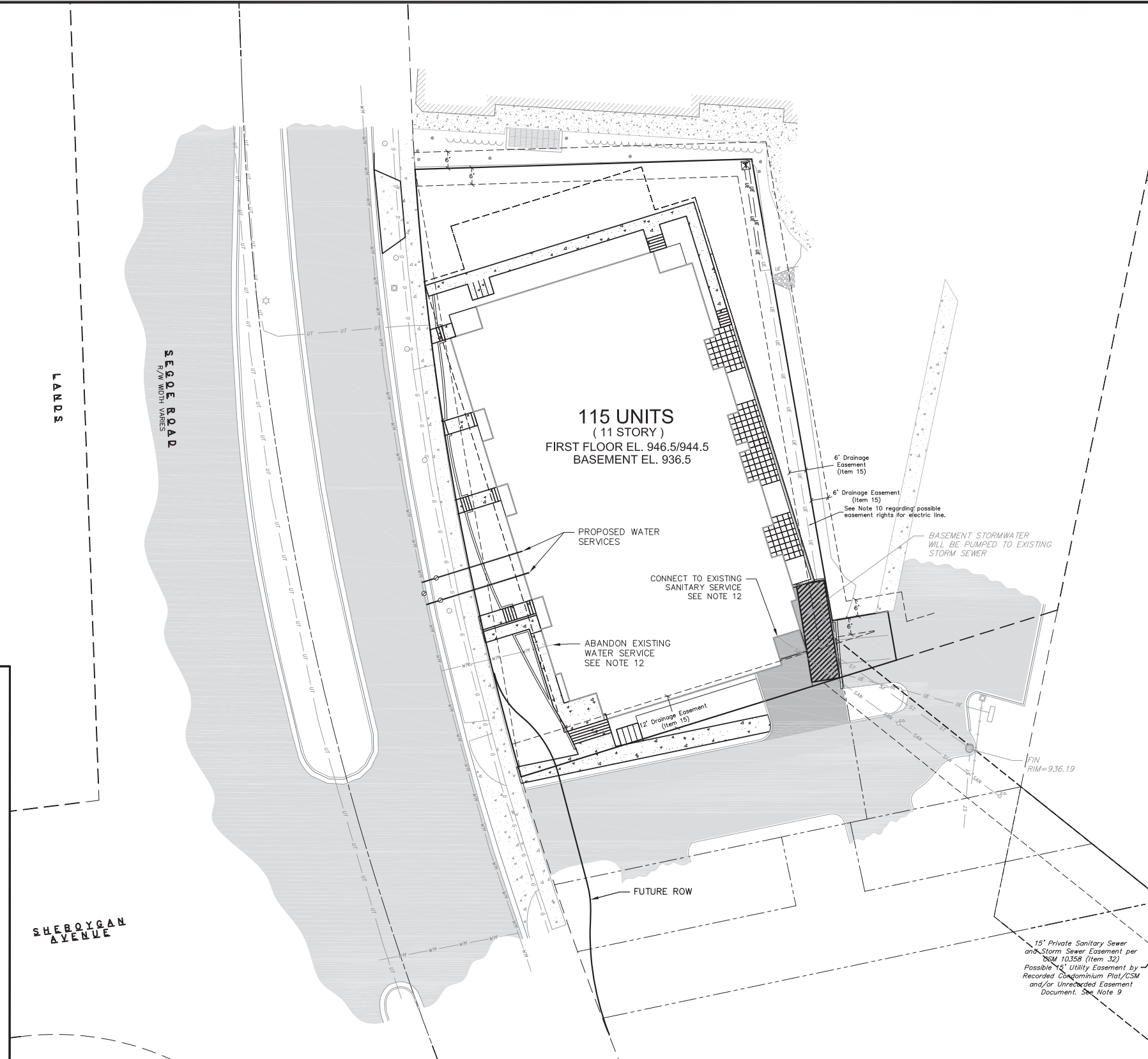
- FO — FO — EXISTING FIBER OPTIC LINE
- BO — BO — EXISTING BOULDER RETAINING WALL
- CL — CL — EXISTING CHAIN LINK FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- WE — WE — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN
- B20 — B20 — EXISTING MAJOR CONTOUR
- B10 — B10 — EXISTING MINOR CONTOUR



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.075 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

UTILITY NOTES

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS).
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- EXISTING WATER AND SANITARY LATERALS MUST BE PROPERLY ABANDONED PER CITY REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.



- THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS—WASTEWATER (MODEL #1404—XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY THE MADISON WATER UTILITY TO REMOVE THE WATER METERS.
- EXISTING WELLS SHALL BE ABANDONED PER CITY AND STATE REGULATIONS.



UTILITY PLAN

617 N SEGOE ROAD
CITY OF MADISON, WI

NO.	DATE	REVISIONS	REMARKS

SCALE
1"=20' (24"x36")
1"=40' (11"x17")

DATE
2/18/14

DRAFTER
AMEA

CHECKED
JDOY

PROJECT NO.
65127969

SHEET
3 OF 3

DWG. NO.
C 3.0



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Madison, WI 53706
608.261.2000

CONSULTANT

REVISIONS
REZONING APPLICATION -
FEBRUARY 19 2014
REVISED REZONING APPLICATION -
APRIL 11 2014

PROJECT TITLE
617 SEGOE RD

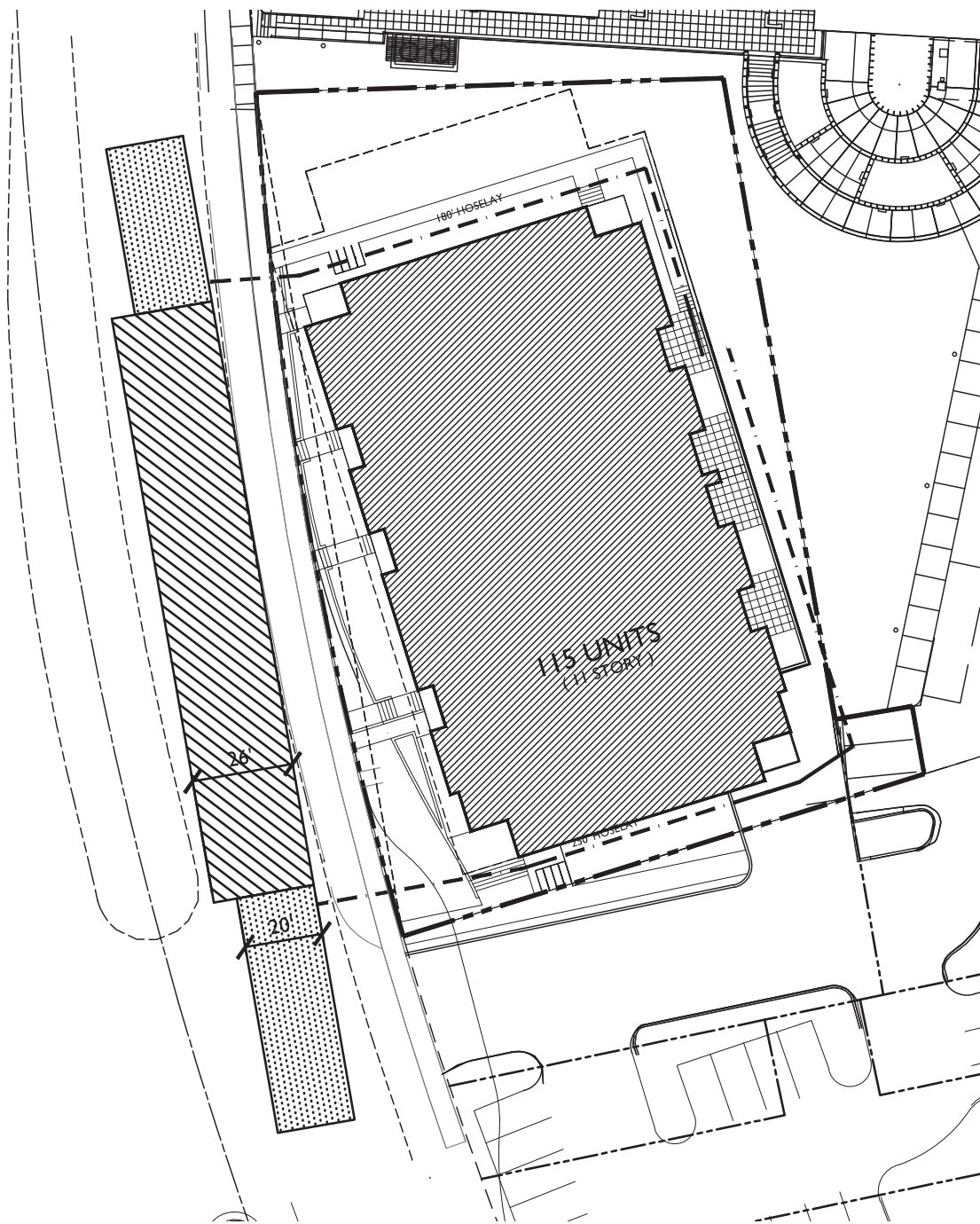
MADISON, WI
SHEET TITLE
FIRE
DEPARTMENT
ACCESS PLAN

SHEET NUMBER

C-4.0

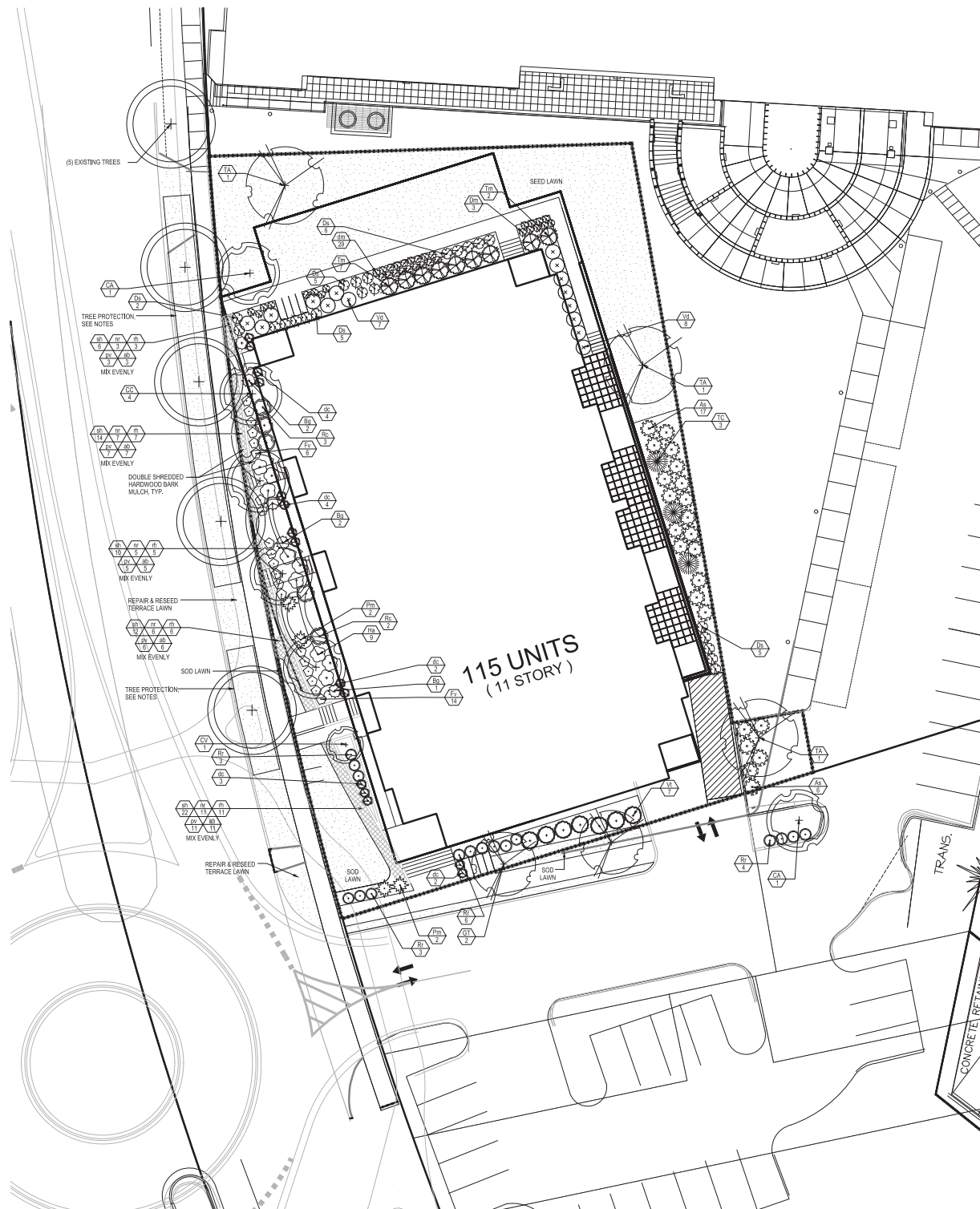
PROJECT NO. 1012

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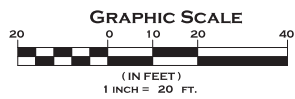


1 FIRE DEPARTMENT ACCESS PLAN
C-4.0 SCALE: 1"=20'-0"





115 UNITS
(11 STORY)



Plant List	Key	Botanical Name	Common Name	Quantity	Size	Spic	Comments
Deciduous Trees							
GT		<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Thornless Honeylocust	2	2.5" Cal.	BB	
TA		<i>Tilia americana</i> 'Santry'	Sentry American Linden	3	2" Cal.	BB	
Deciduous Shrubs							
CA		<i>Carpinus caroliniana</i>	American Hornbeam	2	2.5" Cal.	BB	tree form, space per plan trunk free of branches to 6.5'
CC		<i>Cercis canadensis</i>	Eastern Redbud	4	1.75" Cal.	BB	Columba, WI strain
CV		<i>Chionanthus virginicus</i>	White Fringetree	1	1.5" Cal.	BB	
Evergreen Trees							
TC		<i>Taxus canadensis</i> 'Geneva'	Eastern Hemlock	3	4" H.	BB	
Deciduous Shrubs							
As		<i>Ameanchier stramonifera</i>	Running Serviceberry	23	5 gal.	CG	space 5' on center
Ds		<i>Diervilla sessilifolia</i> 'Butterfly'	Butterfly Bush Honeysuckle	22	5 gal.	CG	space 3.5' on center
Fv		<i>Forsythia viridissima</i> 'Brosensis'	Bronx Forsythia	20	5 gal.	CG	space 3' on center
Ha		<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	9	5 gal.	CG	space 4' on center
Rc		<i>Rhus copallina</i> var. <i>lanceolata</i> 'Morton'	Prune Flame Shining Sumac	5	5 gal.	CG	space 5' on center
Rz		<i>Rosa rugosa</i> 'Dwarf Pavement'	Dwarf Pavement Rose	16	2 gal.	CG	space 3' on center
Vd		<i>Viburnum dentatum</i> 'Christoni'	Blue Muffin Viburnum	15	5 gal.	CG	space 4' on center
Vt		<i>Viburnum trilobum</i> 'Bailey's Compact'	American Cranberrybush Viburnum	7	5 gal.	CG	space 6' on center
Evergreen Shrubs							
Bg		<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood	5	18"-24" spr.	CG	
Pm		<i>Pinus mugo</i> var. <i>pumila</i>	Dwarf Mugo Pine	4	18"-24" spr.	CG	
Tm		<i>Taxus x media</i> 'Taurtoni'	Taurton Yew	9	24"-36" spr.	CG	space 5' on center
Perennials/Grasses/Groundcovers							
dc		<i>Deschampsia caespitosa</i> 'Goldstar'	Gold Dew Tufted Hair Grass	13	1 gal.	CG	space 2' on center
dm		<i>Dryopteris marginalis</i>	Leatherleaf Fern	14	1 gal.	CG	space 2' on center
nr		<i>Nepeta racemosa</i> 'Walker's Low'	Walker's Low Catmint	37	1 gal.	CG	space 11" on center
pv		<i>Physalopsis virginiana</i> 'Miss Manners'	White Gayfeather	37	1 gal.	CG	space 11" on center
rh		<i>Rudbeckia hirta</i>	Black Eyed Susan	37	1 gal.	CG	space 11" on center
ab		<i>Amsonia</i> x 'Blue Ice'	Blue Ice Star Flower	37	1 gal.	CG	space 11" on center
sh		<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	74	1 gal.	CG	space 11" on center

2 PLANT LIST

GENERAL NOTES

- SEE SHEET L-2.0 FOR PLANTING DETAILS.
- SEE CIVIL DOCUMENTS FOR TREE PROTECTION DETAILS.
- TREE PROTECTION FENCING SHALL BE PROVIDED FOR THE EXISTING STREET TREES FOR THE DURATION OF CONSTRUCTION. FENCING SHALL COVER THE WIDTH OF THE TERRACE AND EXTEND AS SHOWN ON THE PLANS.
- IF EXCAVATION IS NECESSARY WITHIN 5 FT OF ANY EXISTING TREE, CITY FORESTRY (DEAN KAHL, 608-266-4816, DKAHL@CITYOFMADISON.COM) SHALL BE CONTACTED SO THAT THEY MAY INSPECT AND PROVIDE RECOMMENDATIONS TO PROTECT THE ROOT SYSTEMS OF THE TREES.
- CITY FORESTRY SHALL BE CONTACTED AT LEAST TWO WEEKS PRIOR TO DEMOLITION TO REVIEW ANY PRUNING NEEDS.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS IS APPROXIMATE. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF UTILITIES BEFORE BEGINNING WORK IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

FAX & LOCATE 1-800-338-3880
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUTE 18.205 (1974)
NOTICE TO CONTRACTORS & SERVANTS
NOTICE BEFORE YOU EXCAVATE.

City of Madison, WI Landscape Worksheet

Developed Lot	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	25,351	85	423

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	11	385
Ornamental Tree	15	7	105
Evergreen Tree	15	3	45
Shrub, deciduous	2	117	234
Shrub, evergreen	3	18	54
Ornamental Grass	2	110	220
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0
			1043

Development Frontage	LF	Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.)	Shrubs Req.
Total LF of Street Frontage Between Bldg./Parking & street	219	7	37

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	4	140
Ornamental Tree	15	6	90
Evergreen Tree	15	0	0
Shrub, deciduous	2	49	98
Shrub, evergreen	3	9	27



REVISIONS

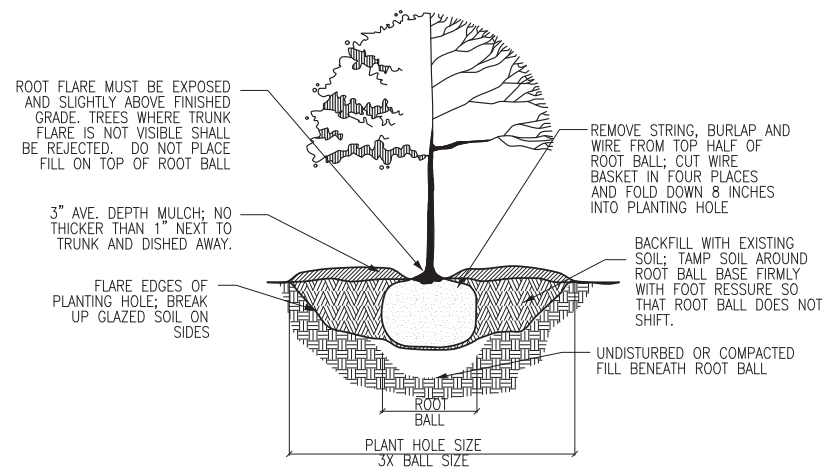
Revised - February 19, 2014
Revised - April 3, 2014
Revised - April 10, 2014

PROJECT TITLE
SEGOE ROAD

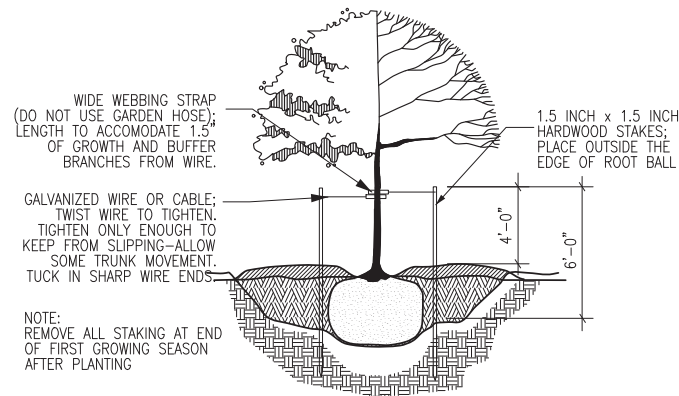
MADISON, WI
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-1.0

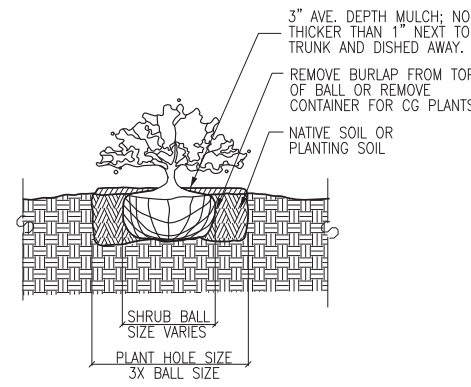
PROJECT NO. 1012



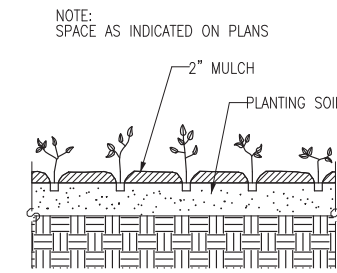
1 Tree Planting Detail
NTS



2 Tree Staking Detail
NTS



3 Shrub Planting Detail
NTS



4 Perennial Planting Detail
NTS

SOIL

- Contractor shall provide a suitable amended topsoil blend for all planters and areas where existing soil conditions are unsuitable for planting, seeding, or sodding. 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.
- Remove all rocks, debris, and litter from the site and all planting/seeding/sodding areas. Till or disc the subsoil to a depth of 2"-4" to allow aeration. Provide a minimum of 6" of topsoil in areas where existing soil conditions are unsuitable for sodding and seeding. Provide a minimum of 12" topsoil in planting areas.
- Soil depths will vary by planter. See Architectural for details.
- Do not apply topsoil to saturated or frozen subgrades.
- Provide organic soil amendments as recommended by soil analysis. If topsoil has been determined acceptable by a soil test, no amendments are needed. Uniformly apply any organic soil amendments and incorporate into the top 4"-6" of soil by tilling or discing.

PLANTS

- All plant material shall conform to the American Standards of Nursery Stock.
- All plant material shall be true to the species and variety/hybrid/cultivar specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Nursery-dug material shall be freshly dug and properly prepared for planting. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
- Trees and shrubs shall have superior form, compactness, and symmetry. Damaged trees and shrubs, by weather, insects, fungus, knots, abrasions, or limbs or leaders and trees with multiple leaders, unless specified otherwise, will be rejected.
- Trees and shrubs shall have healthy, well-developed root systems, free from physical damage.
- Plants shall conform to the measurements specified within the contract documents.
- During transportation, no plant shall be bound with rope or wire in a manner that damages trunks or breaks branches. Plants are not to be dragged, lifted, or pulled by the trunk, branches or foliage. Plants are not to be thrown off of a truck or loader.
- Prior to installation, plants must be protected from sun and drying winds, kept in shaded areas, and kept well-watered. Install all plants within three days of delivery to site.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season. The guarantee does not cover damage from vandalism, animals, freezing rain, or winds over 60 mph. During any time of the guarantee period, the Contractor shall remove or replace, without cost to the owner, all plants not in a healthy and flourishing condition as determined by the Landscape Architect.
- All plant material shall be guaranteed for one (1) year from time of installation. Only one replacement per plant shall need to be made.
- Organic Mulch is to be double shredded hardwood bark, free of material detrimental to healthy plant growth. Shredded bark mulch shall be 1/8" nominal thickness, with at least 50% having an area of not less than 1 sq. inch, and no piece having an area of more than 4 sq. inches.
- Stake all planting and notify Digger's Hotline (1-800-242-8511) to verify location of all underground utilities prior to excavation.
- The planting pit for containerized and balled and burlapped plants shall be at least 2.5 to 3 times the diameter of the soil ball. The soil beyond the edges is to be loosened. The soil at the base of the pit is to remain undisturbed.
- The depth of the planting pit shall correspond to the distance from the bottom of the soil ball to the root flare, or slightly less. Plant material set too low will need to be re-set by the contractor pending the Landscape Architect's instructions. Pits shall be backfilled with excavated soil so long as it is not muddy or frozen.
- The planters shall be prepared for planting by placing topsoil on top of filter fabric and crushed aggregate (to be provided by general contractor); tamp and/or water to ensure that large air pockets have been removed from planter; allow for settling and re-fill so that topsoil is 2" below cap of lower wall; mound planting beds slightly in the center for added height.

(PLANTS CONT'D)

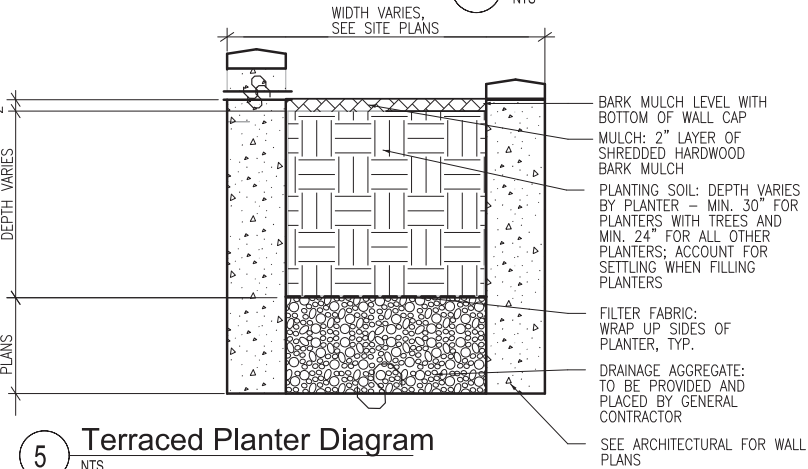
- Root balled plants shall have rope, string, burlap and/or other wrapping material cut away and removed from top half of the root ball after the plant has been set in the hole. Cut wire basket in four places and fold down 8 inches into planting hole.
- No soil is to cover the top of the root flare. All plants shall be mulched with a 3" layer of specified mulch immediately after planting. Mulch is to be pulled back no less than 3" and no more than 6" from trunks.
- Thoroughly water plants immediately after planting and before mulching.
- Remove all twine and labels and prune any dead or broken branches after planting.
- Maintenance for plant material shall be 30 days. Plants shall be watered, staked, pruned, dead-headed, and planting beds shall be weeded during this time period.
- If any street trees are damaged or need to be removed to accommodate construction, the appraised value of the tree(s) will need to be paid. The planned removal of the two street trees includes all brush and stump removal.
- Tree protection fencing shall be provided for each of the existing street trees for the duration of the construction. The fencing shall cover the width of the terrace and extend as shown on the plans. If excavation is necessary within 5 ft of any existing tree, City Forestry (Dean Kahl, 608-266-4816, dkahl@cityofmadison.com) shall be contacted so that they may inspect and provide recommendations to protect the root systems of the trees.
- City Forestry shall be contacted at least two weeks prior to demolition to review any pruning needs. City Forestry will prune the existing street trees, they will need building plans to determine how much they will need to prune off the building side of the trees.

LAWNS & GRASSES

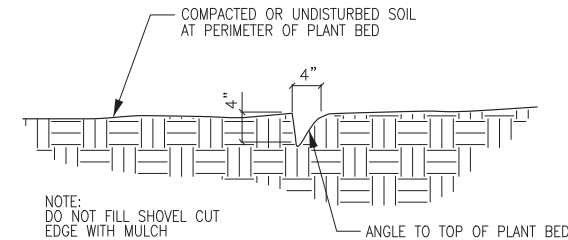
- Seed shall be delivered to the site in its original, unopened container, labeled as to weight, analysis, and manufacturer. Store any seed delivered prior to use in a manner safe from damage from heat, moisture, rodents, or other causes. Any seed damaged after acceptance shall be replaced by the Contractor.
- The Contractor shall guarantee the germination of seed installed during the regular seeding season (May 1 - October 15).
- Grass seed shall meet the requirements of Section 630.2.1 of Standards Specifications for Highway Construction. Unless otherwise specified, provide Kentucky Bluegrass seed blend.
- Place and anchor 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.
- Erosion control mat shall be used on slopes greater than 1:4.
- Seeded areas are to be watered daily to maintain adequate surface soil moisture for proper seed germination. Watering shall continue for not less than 60 days following seeding. Thereafter, apply 1/2" of water twice weekly until final acceptance.
- All sod is to be turfgrass species Kentucky Bluegrass (*Poa pratensis*), a minimum of three cultivars, of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
- All sod is to be harvested, delivered, stored, and handled according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod and Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding"
- Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between sod pieces; remove excess soil.
- Lay sod across angle of slopes exceeding 1:3. Anchor sod on slopes exceeding 1:6 with wood pegs space as recommended by sod manufacturer but not less than two (2) anchors per strip.
- Saturate sod with fine water spray within two hours of planting. During the first week, water daily or more frequently as necessary to maintain moist soil to a min. depth of 1-1/2" below sod.
- Maintenance of sodded lawn is to begin immediately after each area is planted and continue until acceptable lawn is established, but not less than 60 days from date of substantial completion.

(LAWNS & GRASSES CONT'D)

- Provide and maintain temporary piping, hoses, and watering equipment to convey water from sources and keep sodded lawn uniformly moist to a depth of 4". After first week, water sodded lawn at a minimum rate of 1" per week.
- All lawn areas of seed or sod are to be mowed to a height of 2"-3" by scheduled mowings. Repeat mowing to maintain specified height without cutting more than 40% of grass height. Remove no more than 40% of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Mow to maintain during entire 60-day maintenance period.
- 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.
- 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.



5 Terraced Planter Diagram
NTS



6 Shovel Cut Edge
NTS

CONSULTANT



REVISIONS

- Revised - April 3, 2014
- Revised - April 10, 2014

PROJECT TITLE

SEGOE ROAD

MADISON, WI

SHEET TITLE

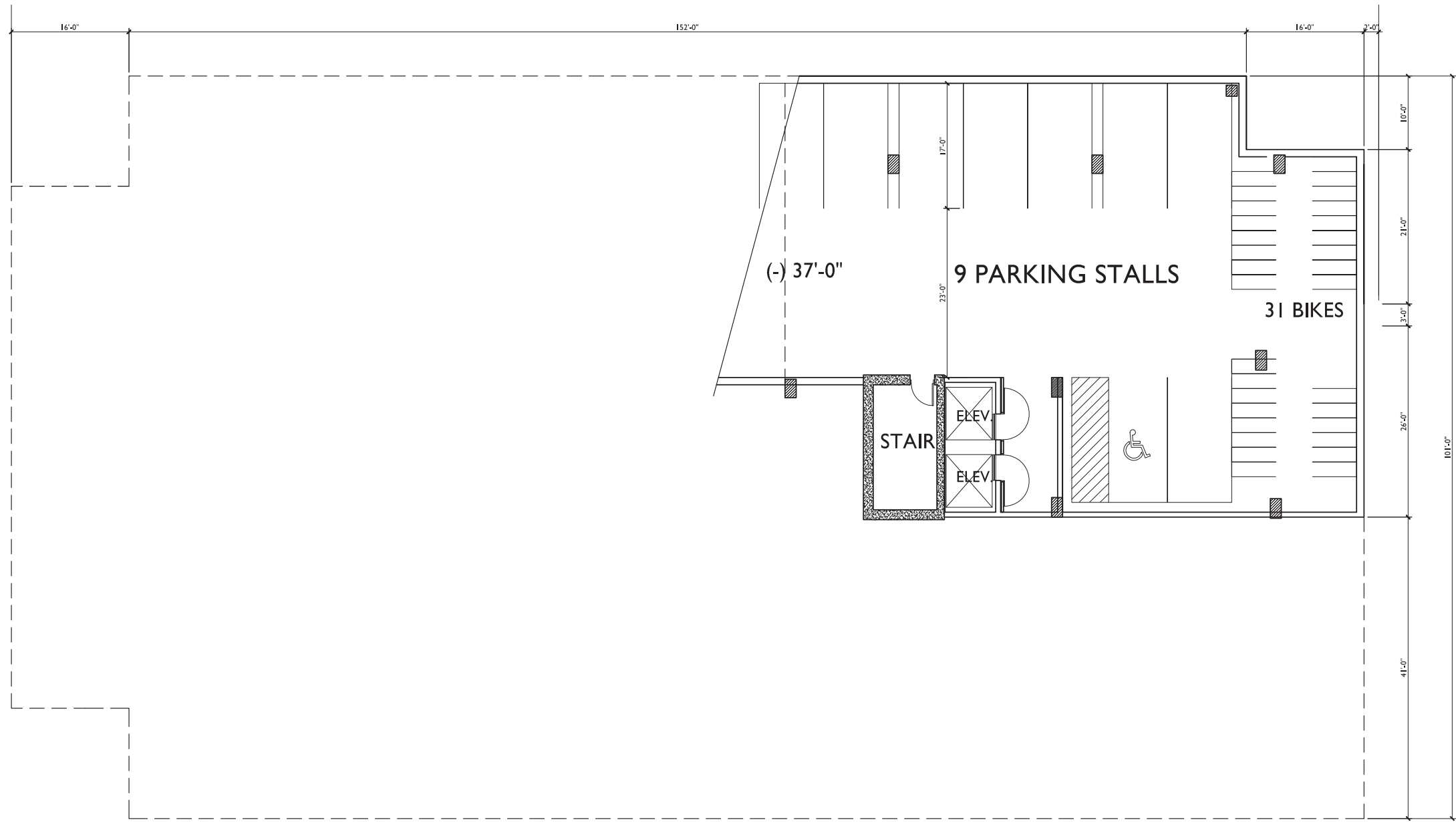
PLANTING
DETAILS AND
NOTES

SHEET NUMBER

L-2.0

PROJECT NO.

1012



ISSUED
 Issued For Rezoning - February 19, 2014
 Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

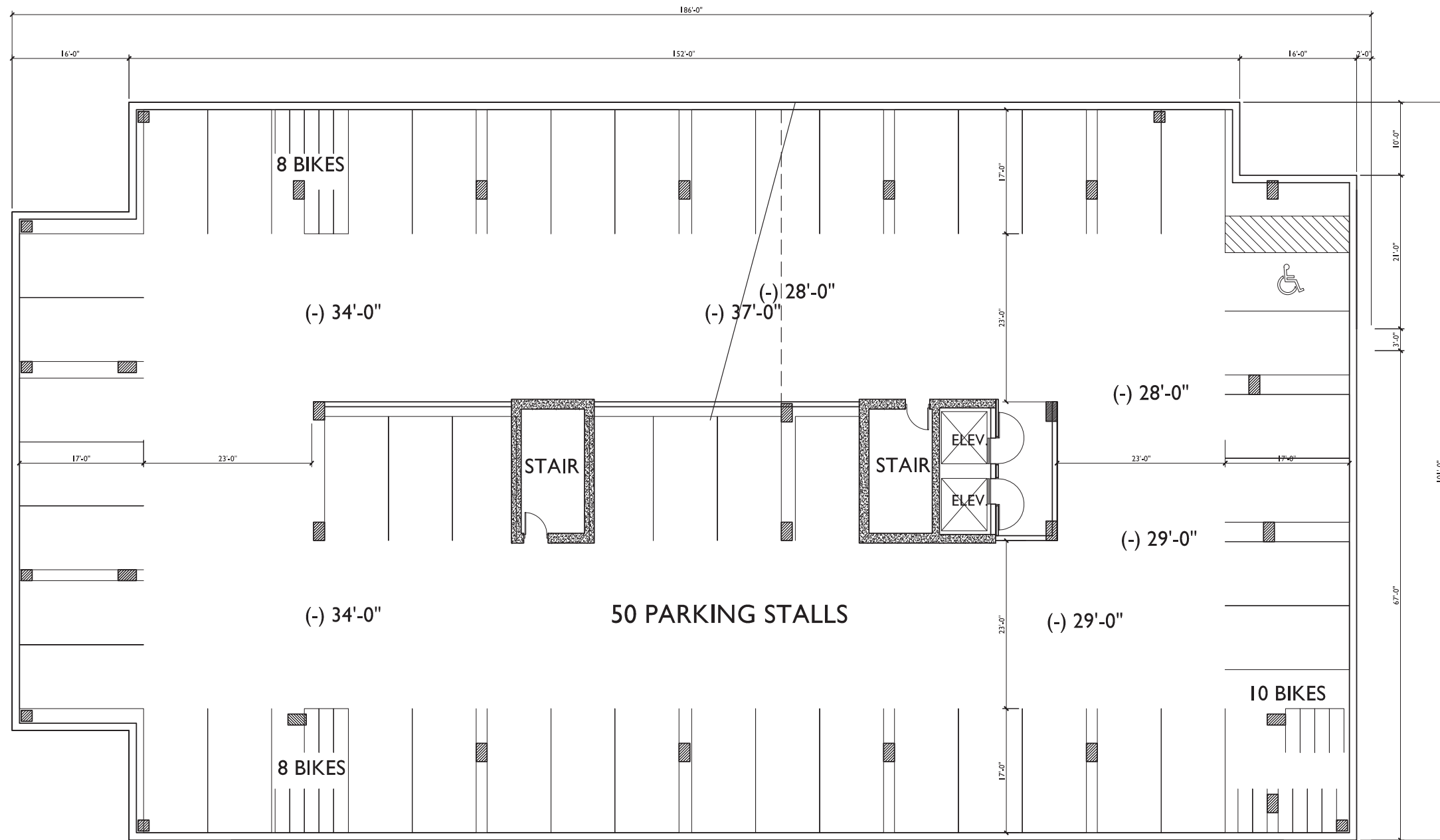
Madison, WI
 SHEET TITLE
**PARKING
 LEVEL 4**

SHEET NUMBER

A-PI.4

PROJECT NO. **1012**
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1 **PARKING LEVEL 4**
 A-PI.4 SCALE: 1/8"=1'-0"



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 Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**PARKING
 LEVEL 3**

SHEET NUMBER

A-PI.3

PROJECT NO. **1012**
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1 PARKING LEVEL 3
 A-PI.3 SCALE: 1/8"=1'-0"



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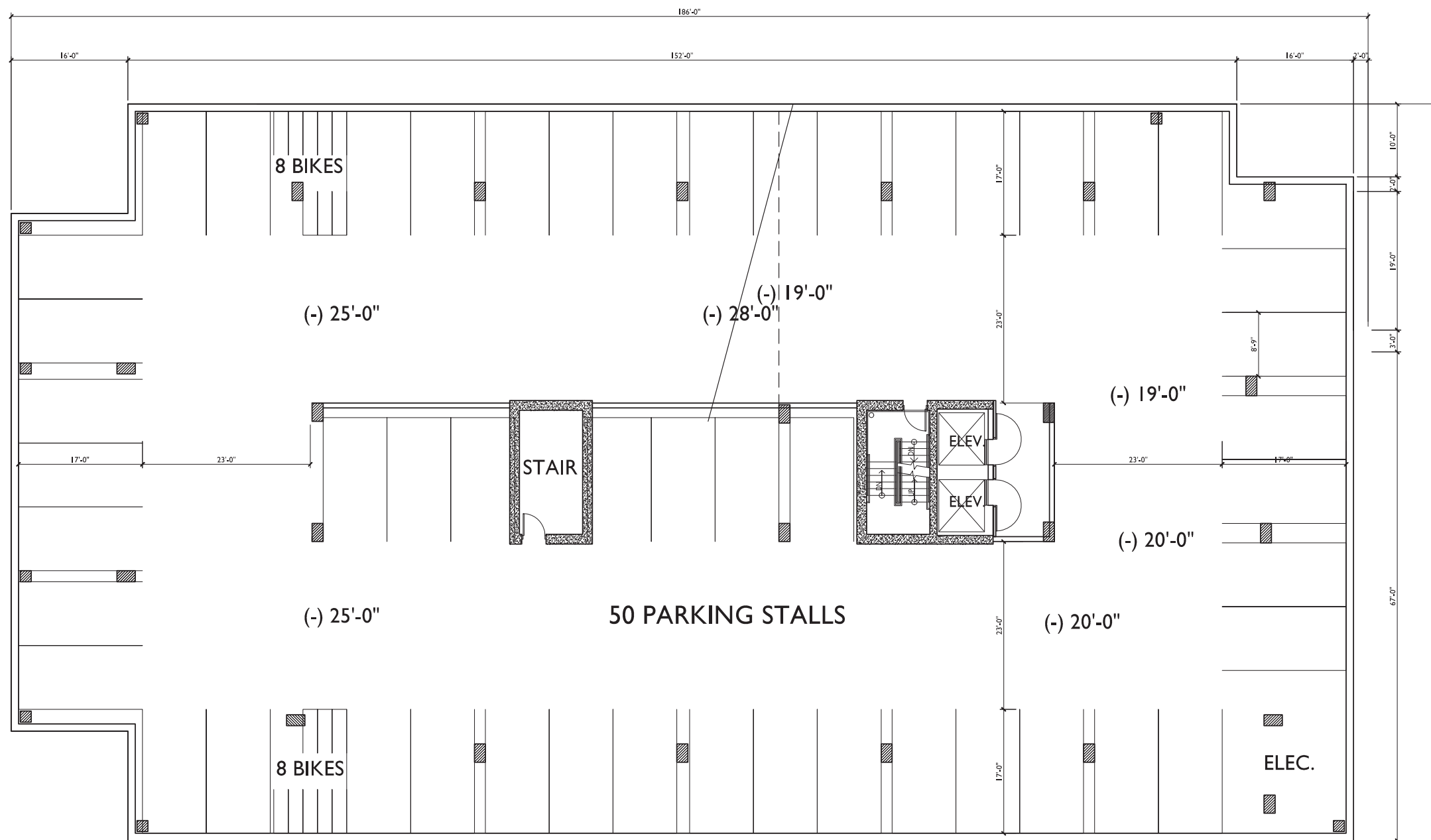
PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**PARKING
 LEVEL 2**

SHEET NUMBER

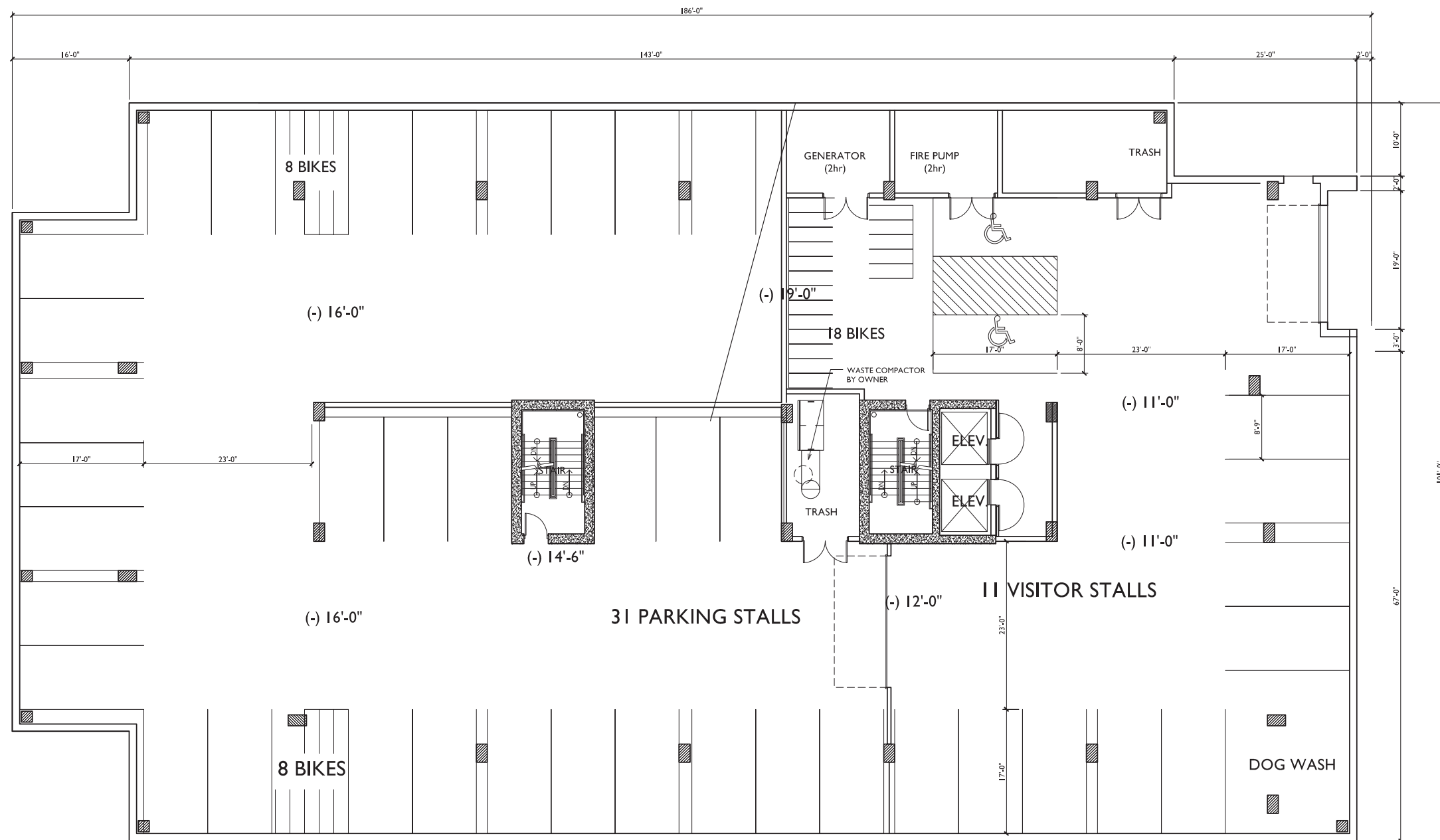
A-PI.2

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PARKING LEVEL 2
 A-PI.2 SCALE: 1/8"=1'-0"





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PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**PARKING
 LEVEL I**

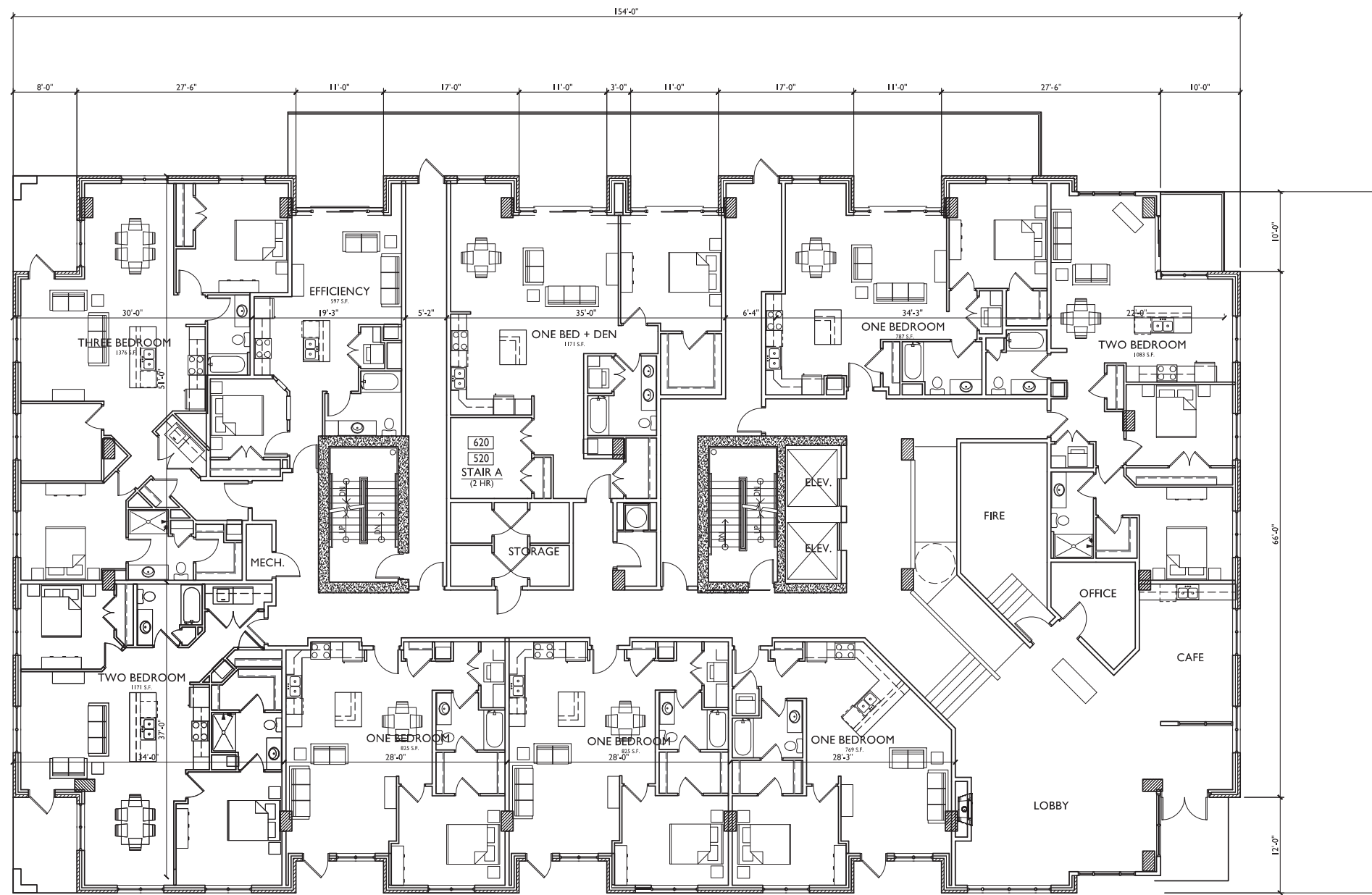
SHEET NUMBER

A-PI.1

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1 PARKING LEVEL I
 A-PI.1 SCALE: 1/8"=1'-0"





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PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**FIRST FLOOR
 PLAN**

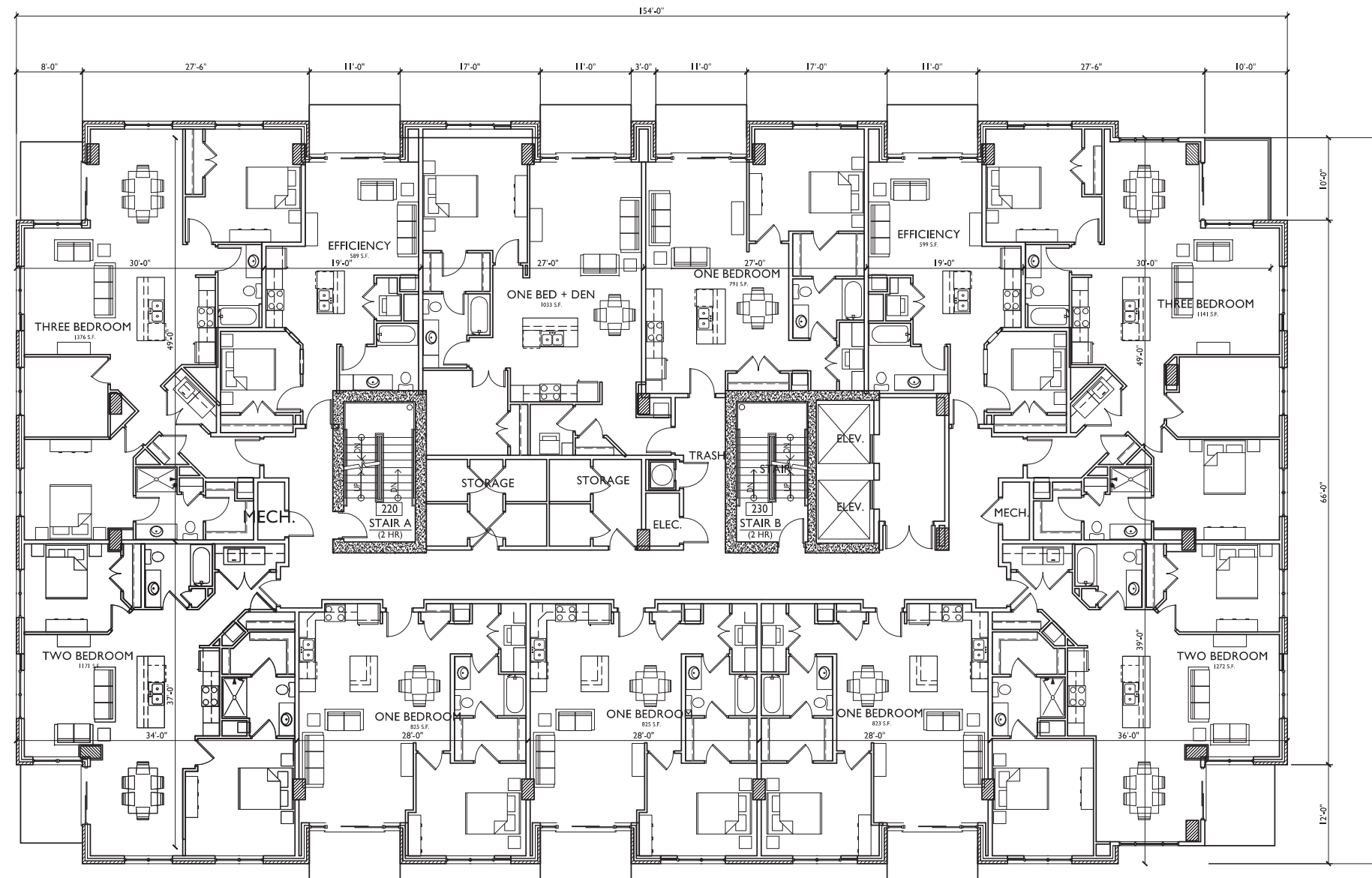
SHEET NUMBER

A-1.1

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1 FIRST FLOOR PLAN
 A-1.1 SCALE: 1/8"=1'-0"





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PROJECT TITLE
617 SEGOE RD


Madison, WI
 SHEET TITLE
**SECOND-EIGHTH
 FLOOR PLAN**

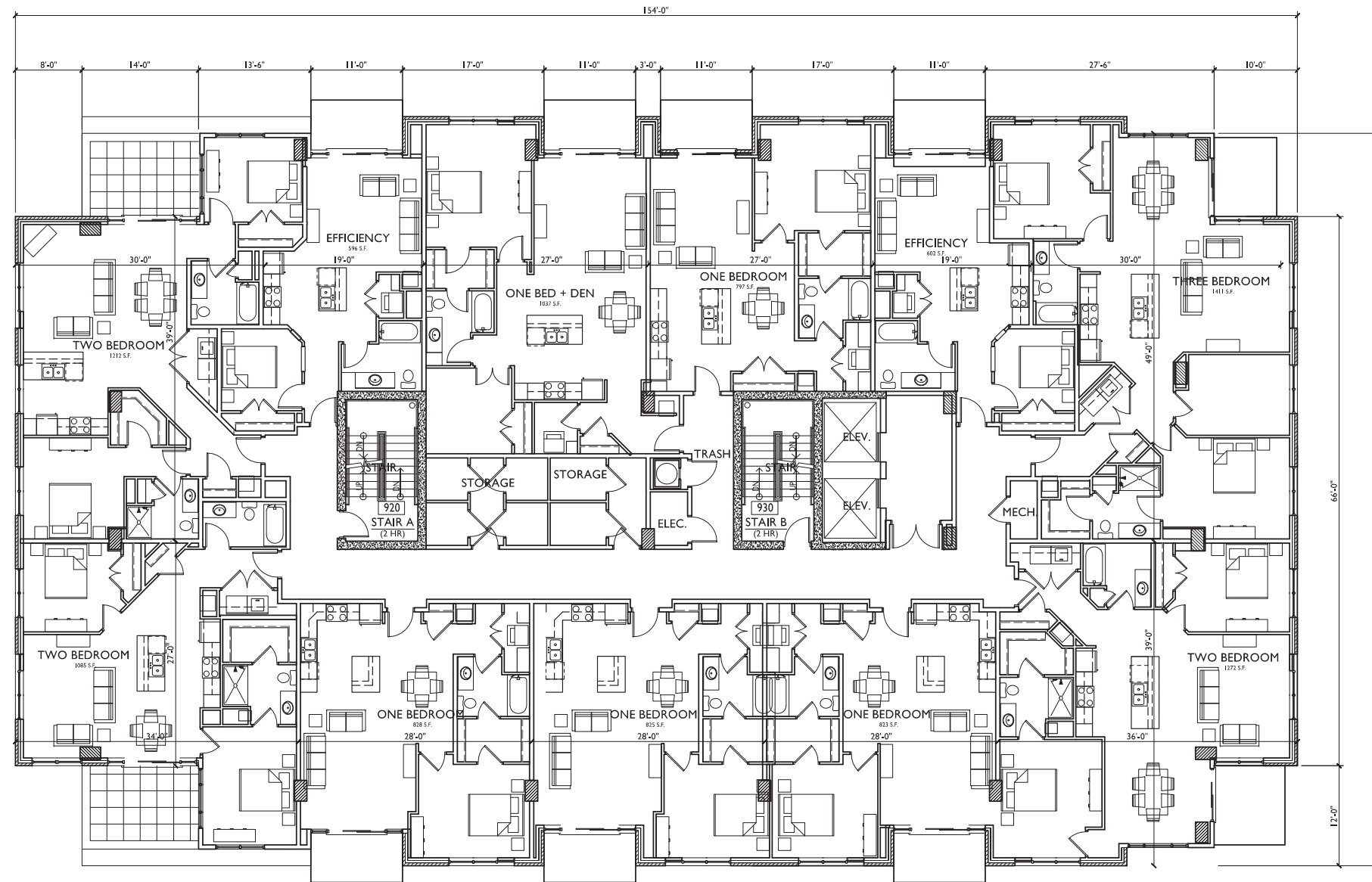
SHEET NUMBER

A-1.3

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1 SECOND FLOOR PLAN (THIRD-EIGHTH SIM)
 A-1.4 SCALE: 1/8"=1'-0" 



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PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**NINTH FLOOR
 PLAN**

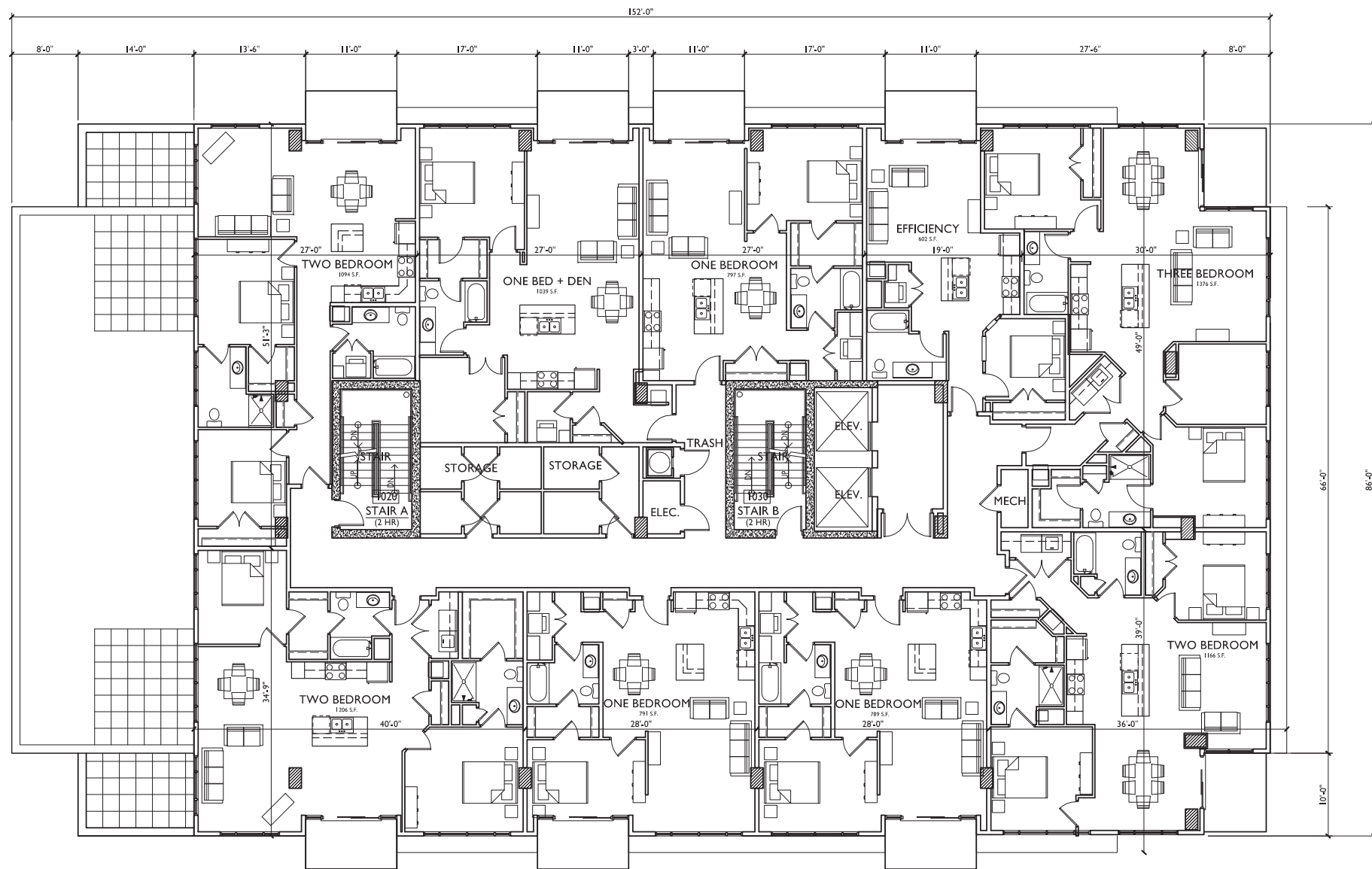
SHEET NUMBER

A-1.3

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NINTH FLOOR PLAN
 A-1.3 SCALE: 1/8"=1'-0"





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 Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**TENTH &
 ELEVENTH
 FLOOR PLAN**

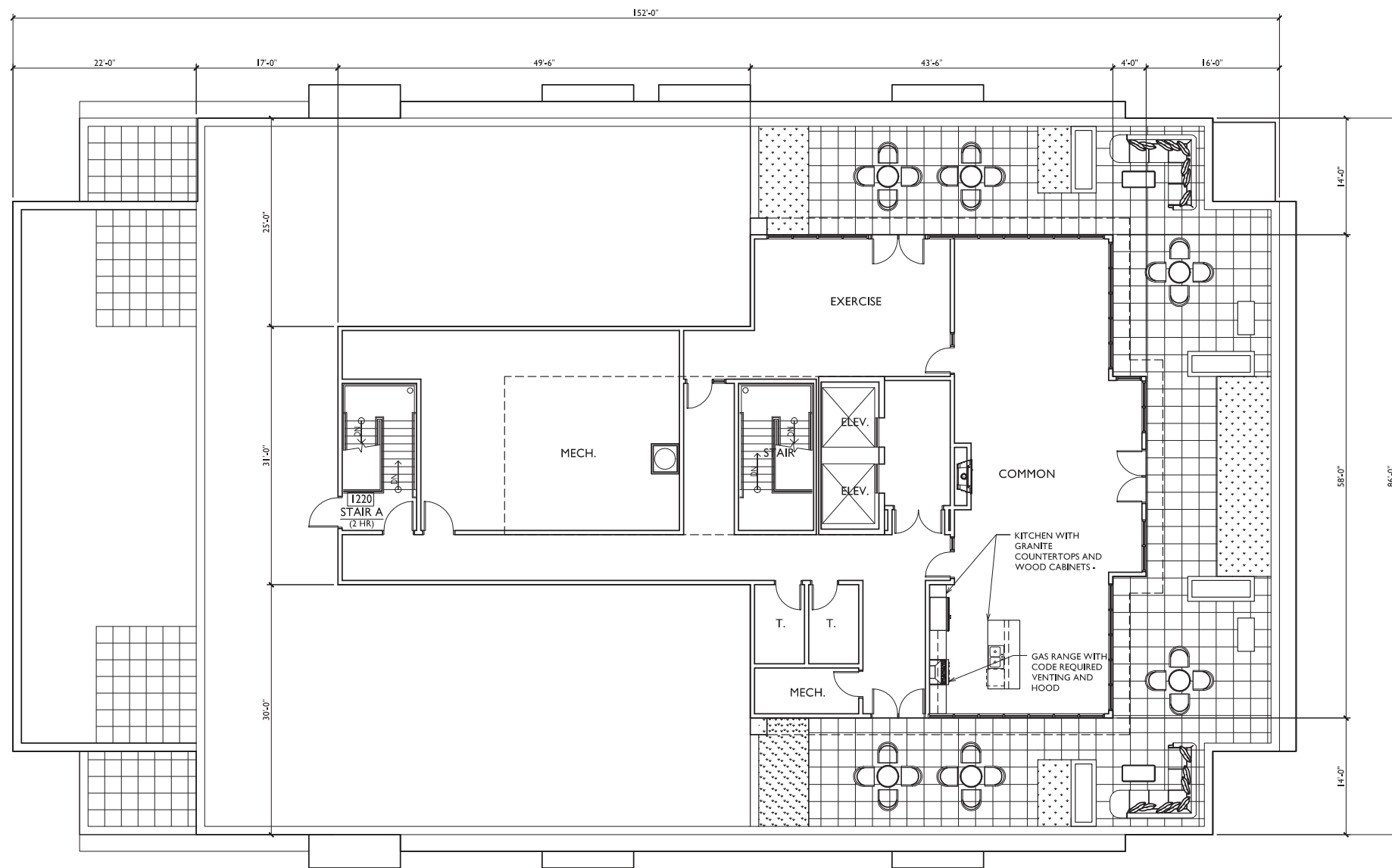
TENTH & ELEVENTH FLOOR PLAN
 A-1.4 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.4

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PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**PENTHOUSE
 PLAN**

PENTHOUSE PLAN
 A-1.5 SCALE: 1/8"=1'-0"



SHEET NUMBER

A-1.5

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TYPICAL MATERIALS

- CORRUGATED METAL PANEL
- COMPOSITE METAL PANEL
- PRECAST PANEL
- COMPOSITE METAL PANEL
- ALUMINUM RAILING
- BRICK VENEER

PENTHOUSE=1073'
227'-0"

PENTHOUSE=1068'
222'-0"

PENTHOUSE=1058'
212'-0"

ELEVENTH FLOOR=1047.0'
201'-0"

TENTH FLOOR=1037.0'
191'-0"

NINTH FLOOR=1026'
180'-0"

EIGHTH FLOOR=1016'
170'-0"

SEVENTH FLOOR=1006'
160'-0"

SIXTH FLOOR=996'
150'-0"

FIFTH FLOOR=986'
140'-0"

FOURTH FLOOR=976'
130'-0"

THIRD FLOOR=966'
120'-0"

SECOND FLOOR=956'
110'-0"

FIRST FLOOR=946'
100'-0"

ISSUED
 Issued For Rezoning - February 19, 2014
 Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

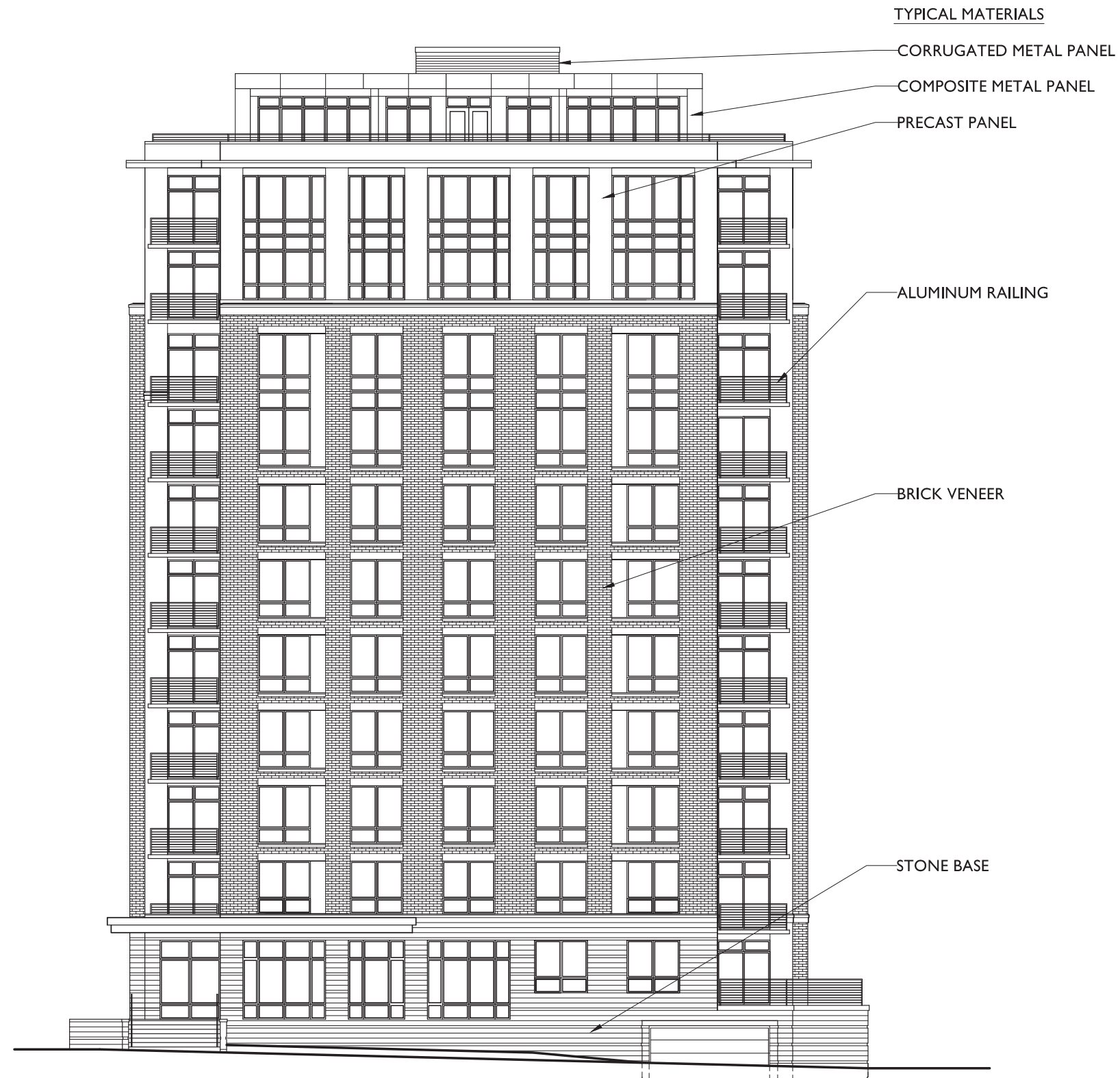
Madison, WI
 SHEET TITLE
**SEGOE ROAD
 ELEVATION**

1 SEGOE ROAD ELEVATION
 A-2.1 SCALE: 1/8"=1'-0"

SHEET NUMBER

A-2.1

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 Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

Madison, WI
 SHEET TITLE
**SOUTH
 ELEVATION**

SHEET NUMBER

A-2.2

PROJECT NO. **1012**
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1 SOUTH ELEVATION
 A-2.2 SCALE: 1/8"=1'-0"



knothe • bruce
ARCHITECTS

Office: 7001 Walnut Valley Ave., Ste 201
480.204.3000 Madison, WI 53709

ISSUED
Issued For Rezoning - February 19, 2014
Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
EAST
ELEVATION

SHEET NUMBER

A-2.3

PROJECT NO. 1012

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1 EAST ELEVATION
A-2.3 SCALE: 1/8"=1'-0"



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Revised Rezoning - April 11, 2014

PROJECT TITLE
617 SEGOE RD

Madison, WI
SHEET TITLE
NORTH
ELEVATION

SHEET NUMBER

A-2.4

PROJECT NO. 1012
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1 NORTH ELEVATION
A-2.4 SCALE: 1/8"=1'-0"