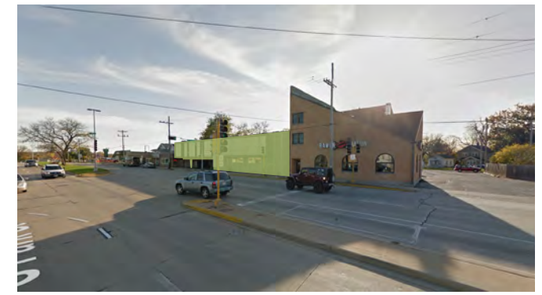
0 50ft 100ft 200ft

N

Note: green colored areas depict former building that has been demolished

1

2



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1202 S. Park Street

Madison, WI

UDC & Planning Commission Review

HEARTLAND ALLIANCE HOUSING

Legal Description for 1202 S. Park Street, Madison

- Legal Description: The Southeasterly 20 feet of Lot Four (4), Block Two (2), all of Lot Five (5), Block Two (2), and the Northwesterly forty-five (45) feet of Lot Six (6), Block Two (2), Grand View Addition to South Madison, in the City of Madison, excepting the Northeasterly 20 feet thereof.
- 14,950 SF or 0.34 acres

GRAPHIC SCALE FEET

0 7.5 15 30

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN VALVE
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING STORM MANHOLE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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1202 S. Park Street
Madison, WI
UDC & Planning Commission Review

HEARTLAND ALLIANCE HOUSING

EXISTING CONDITIONS PLAN

1" = 30'=0" NOT FOR CONSTRUCTION

Building Design Overview:

1202 S. Park Street
Madison, WI

Project Information

- Zoning Commercial Corridor - Transitional District
- Cohousing Community Permitted Conditional Use
- Urban Design District #7
- 14,950sf Lot Size
- 47,678sf Building Area
- 1 Lower level parking / storage level
- 4 Above ground floors
- Usable rooftop area
- Unit mix = 49 studios & (9) one-bedroom apartments
- On-site property management staff

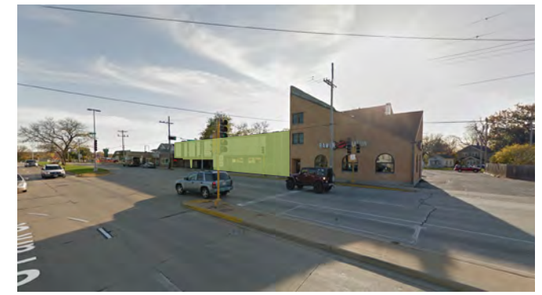
0 50ft 100ft 200ft

N

Note: green colored areas depict former building that has been demolished

1

2



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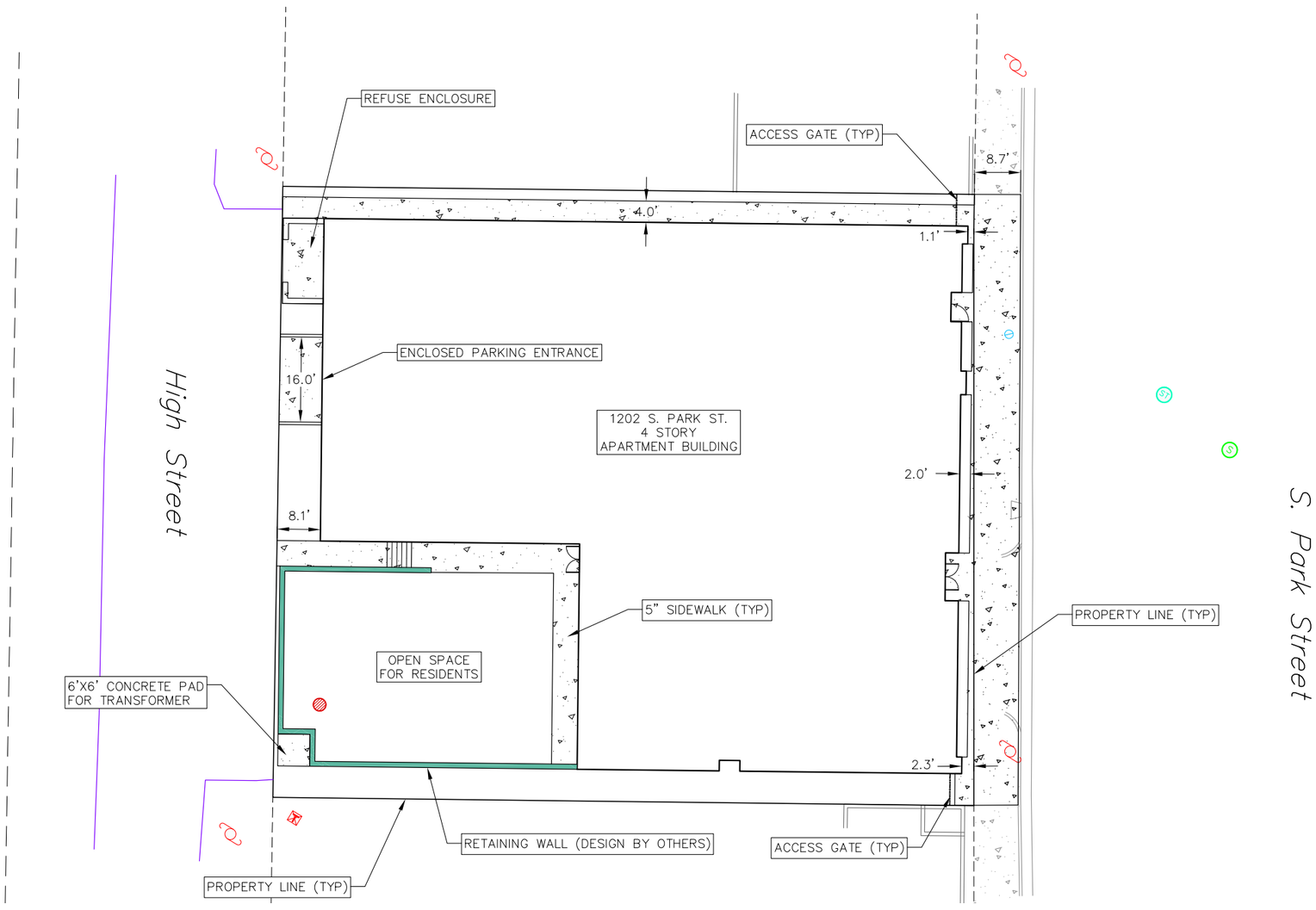

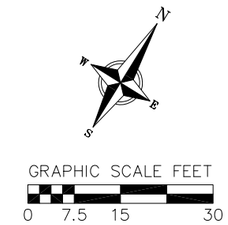

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED GATE
- PROPOSED CONCRETE
- PROPOSED SIGN
- RETAINING WALL

NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB WHEN APPLICABLE.
2. CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS, DETAILS ON THE PLANS, AND THE LATEST EDITION OF THE DOT SPECIFICATIONS.
3. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON PLANS.

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Madison, WI
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HEARTLAND ALLIANCE HOUSING

SITE PLAN
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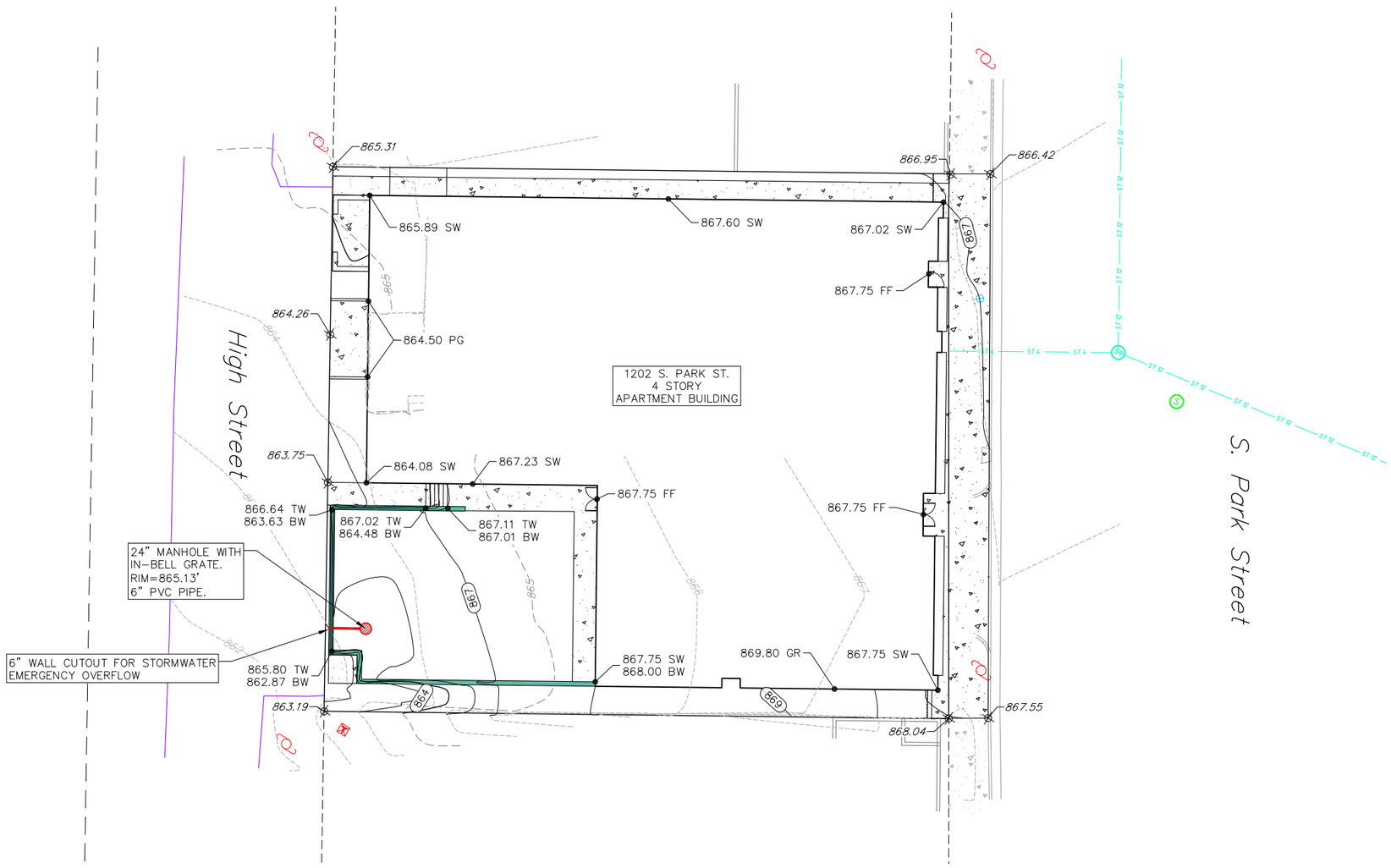

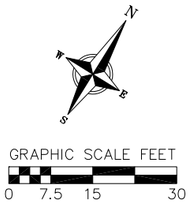

GRADING LEGEND

820	EXISTING MAJOR CONTOURS
818	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
EP – EDGE OF PAVEMENT
PG – PAVEMENT GRADE
GR – FINISHED GRADE
SW – TOP OF WALK
TW – TOP OF FINISHED GRADE AT WALL
BW – BOTTOM OF FINISHED GRADE AT WALL

NOTES:

1. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

3. ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON ISSUED PLANS.

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Madison, WI
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GRADING PLAN

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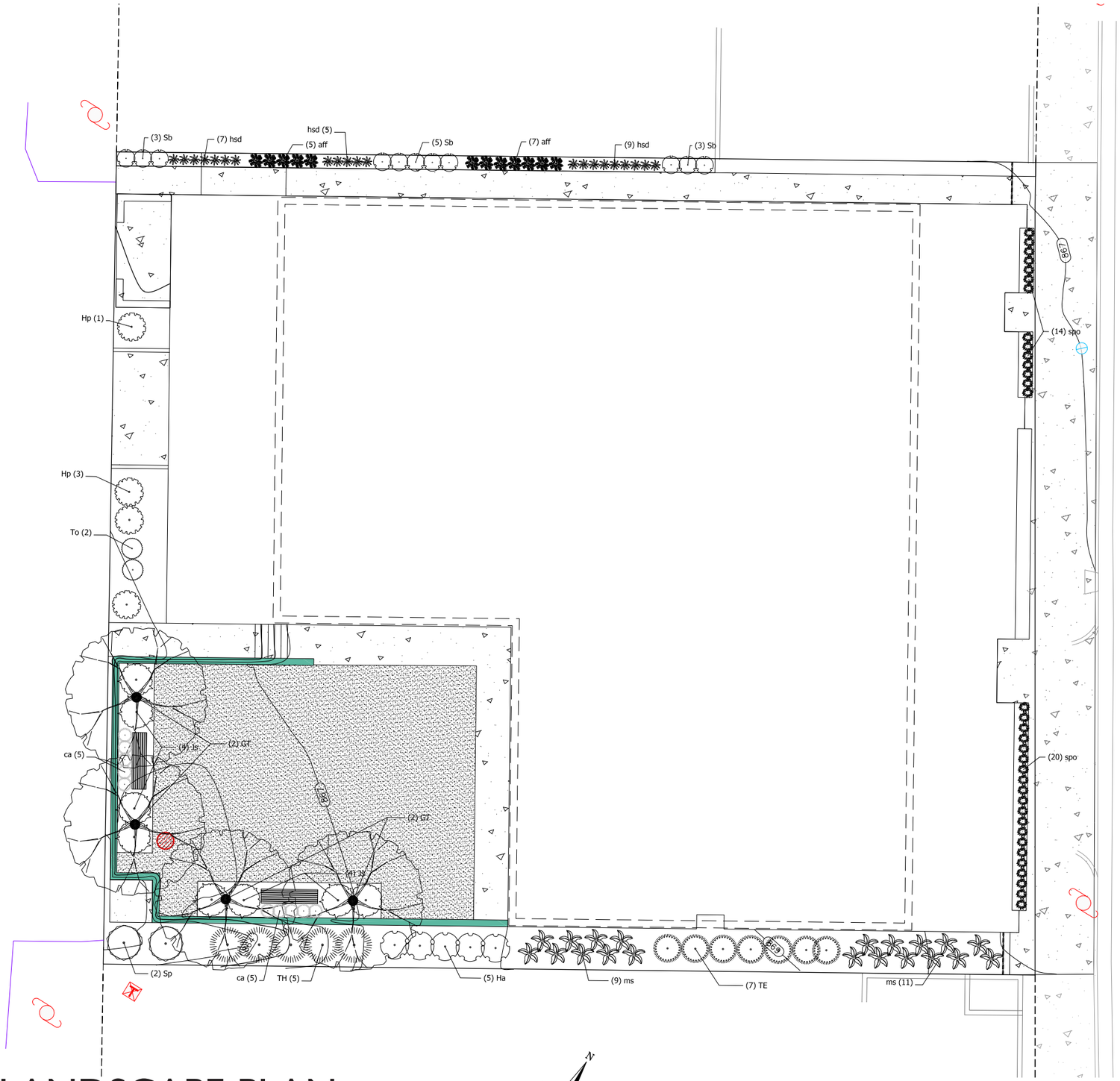

LANDSCAPE PLAN

1/16" = 1'=0" NOT FOR CONSTRUCTION

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
GT	Gleditsia triacanthos `Imperial` / Imperial Honeylocust 30-35` x 30-35`	B & B	2"Cal	4

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
aff	Athyrium filix-femina / Common Lady Fern 2-3` x 2`	1 gal	Cont	12
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 3-5` x 2`	1 gal	Cont	10
hsd	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily 12-18" x 16-24":	1 gal	Cont	21
ms	Matteuccia struthiopteris / Ostrich Fern 2-4` x 2-4`	1 gal	Cont	20
spo	Sporobolus heterolepis / Prairie Dropseed 2` x 18"	1 gal	Cont	34

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
Ha	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea 4` x 4-5`	5 gal	30" ht.	5
Hp	Hydrangea paniculata `Little Quick Fire` / Little Quick Fire Hydrangea 3-5` x 3-5`	5 gal	30" ht.	4
Sb	Spiraea betulifolia `Tor` / Birchleaf Spirea 2-3` x 3`	3 gal	Cont	11
Sp	Syringa patula `Miss Kim` / Miss Kim Lilac 6-7` x 5-6`	5 gal	30" ht.	2

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
Js	Juniperus sabina `Monna` / Calgary Carpet Juniper 6-10" x 4-6`	5 gal	Cont	9
TE	Taxus x media `Everlow` / Yew 2-3` x 4-5`	5 gal	12" ht.	7
TH	Taxus x media `Hicksii` / Hicks Yew 6-15` x 4-6`	B & B	48" ht.	5
To	Thuja occidentalis `Holmstrup` / Holmstrup Cedar 12-16` x 2-4`	B & B	5` ht.	2

SEEDING SCHEDULE

	TURF GRASS -	1,510 sf

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging.

City of Madison Landscape Worksheet						
Total Square Footage of Developed Area:		4,737				
Total Landscape Points Required:		4,737	/ 300 =	16	x 5 =	**79**
			Credits/ Existing Landscaping		**New/ Proposed Landscaping**	
Plant Type/ Element	**Min. Size at Installation**	**Points**	**Quantity**	**Points Achieved**	**Quantity**	**Points Achieved**
Overstory deciduous tree	2.5" cal	35		0	4	140
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0		0
Upright evergreen shrub	3-4 feet tall	10		0	7	70
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	11	33
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	16	64
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	97	194
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0		0
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0		0
Sub Totals				0		501
				Total Points Provided:	**501**	

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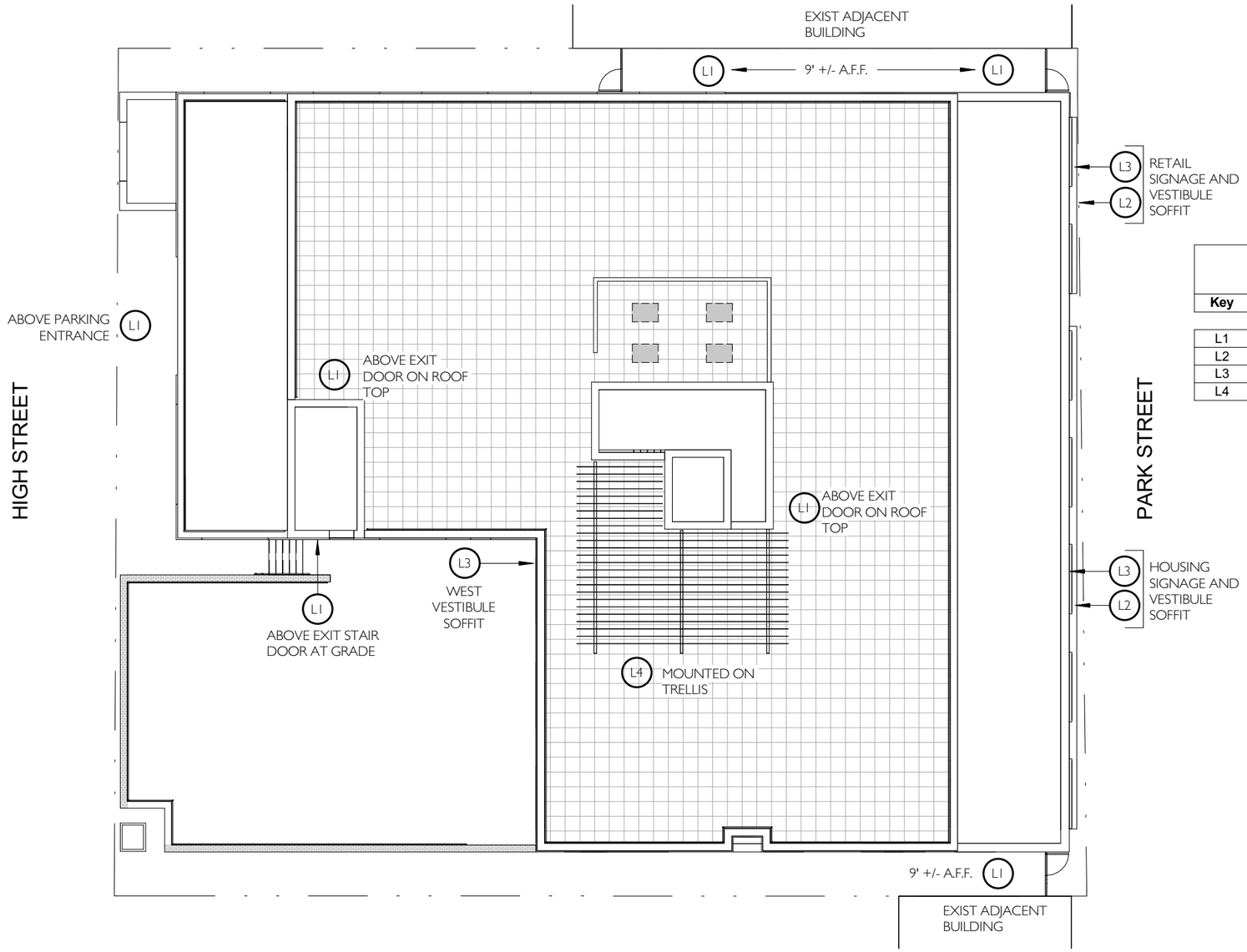

Site Lighting Key

Key	Description
L1	Wall mounted full cut-off LED light fixture
L2	Recessed linear LED light fixture
L3	Recessed LED downlight(s)
L4	Surface mounted LED down light

SITE LIGHTING PLAN

1/16" = 1'=0"

0 8' 16' 32'

N

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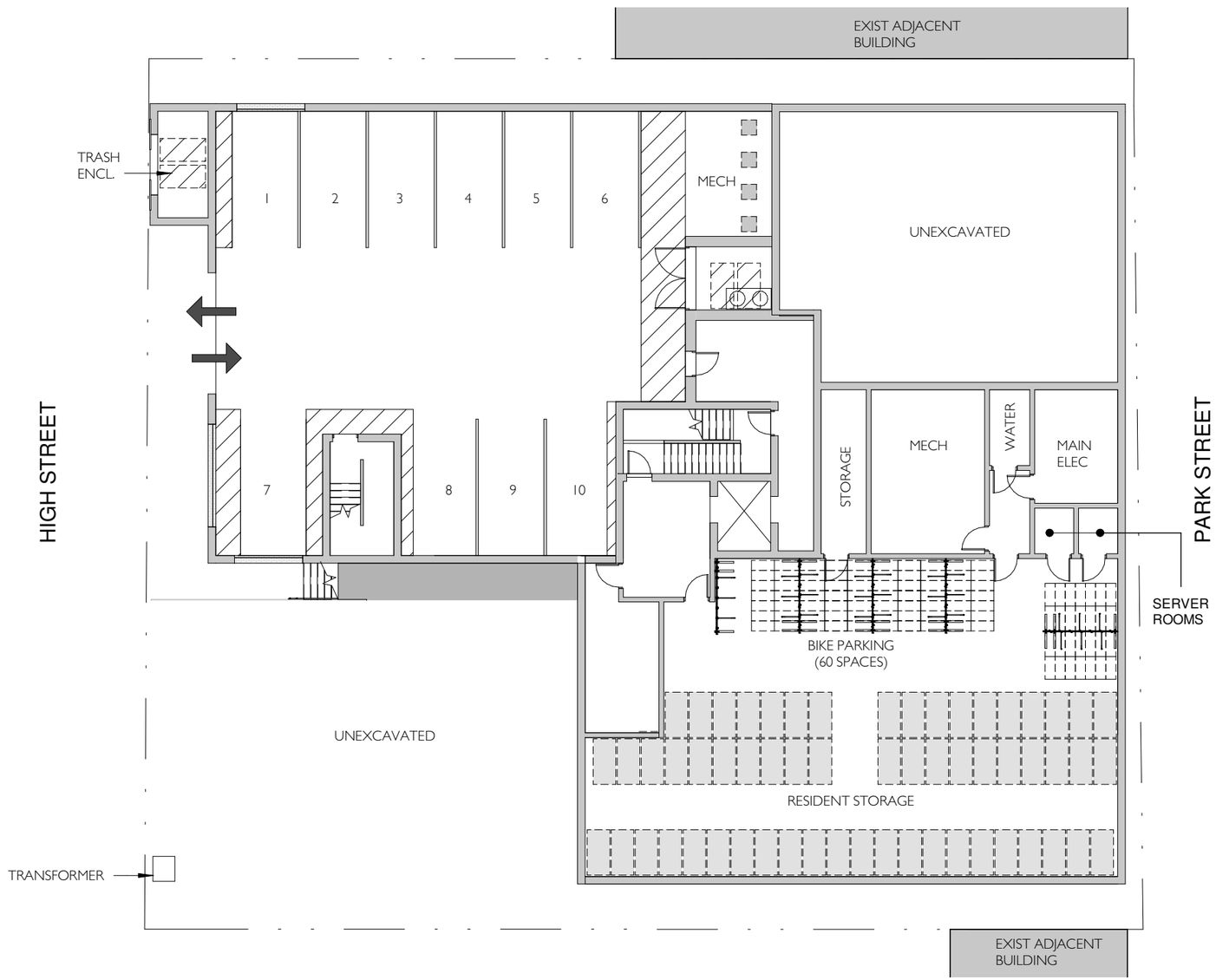

BASEMENT FLOOR PLAN

1/16" = 1'=0"

0 8' 16' 32'

N

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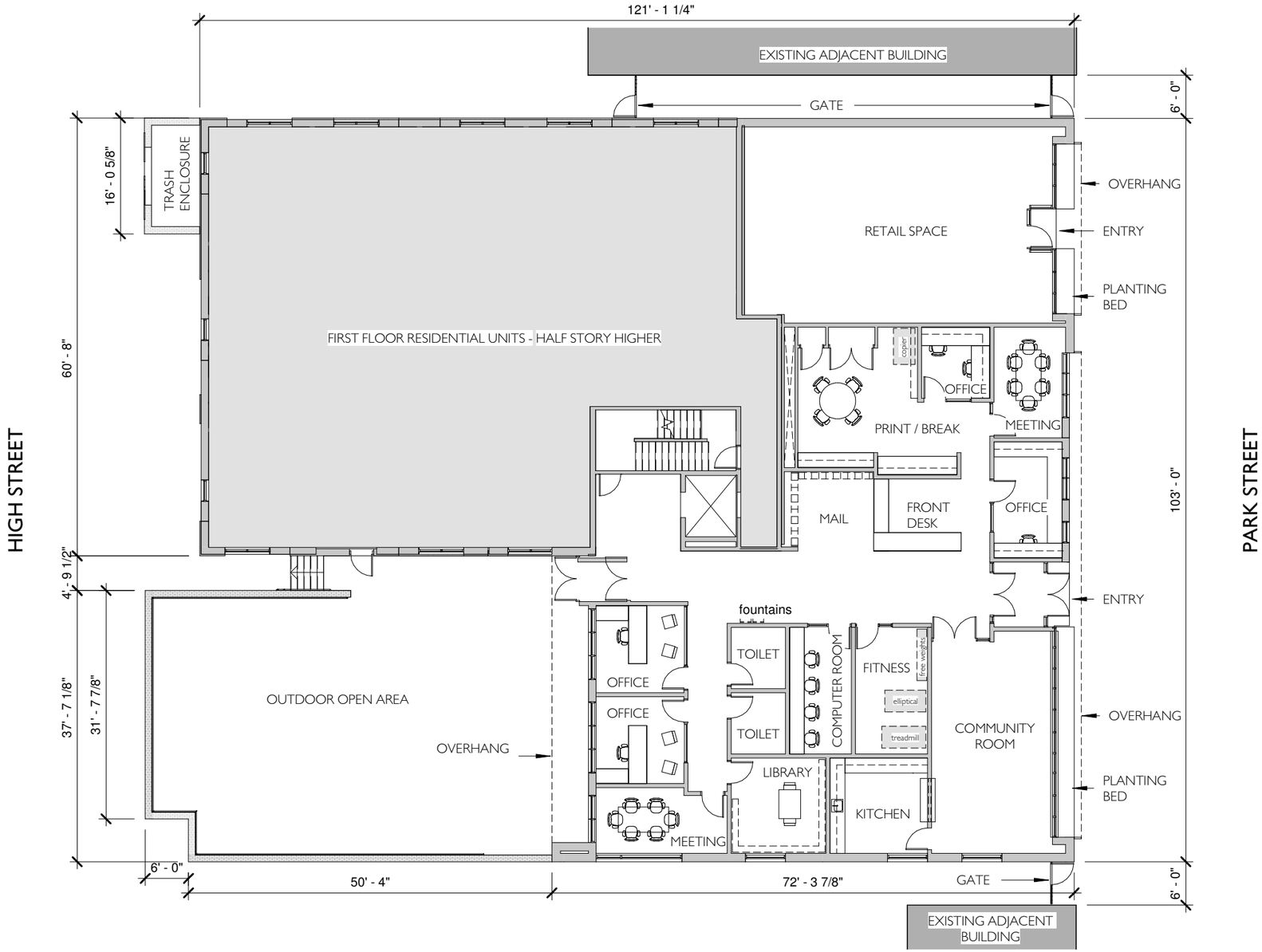
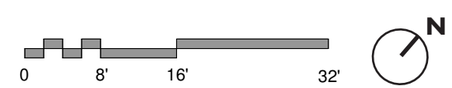


FIRST FLOOR PLAN

1/16" = 1'=0"



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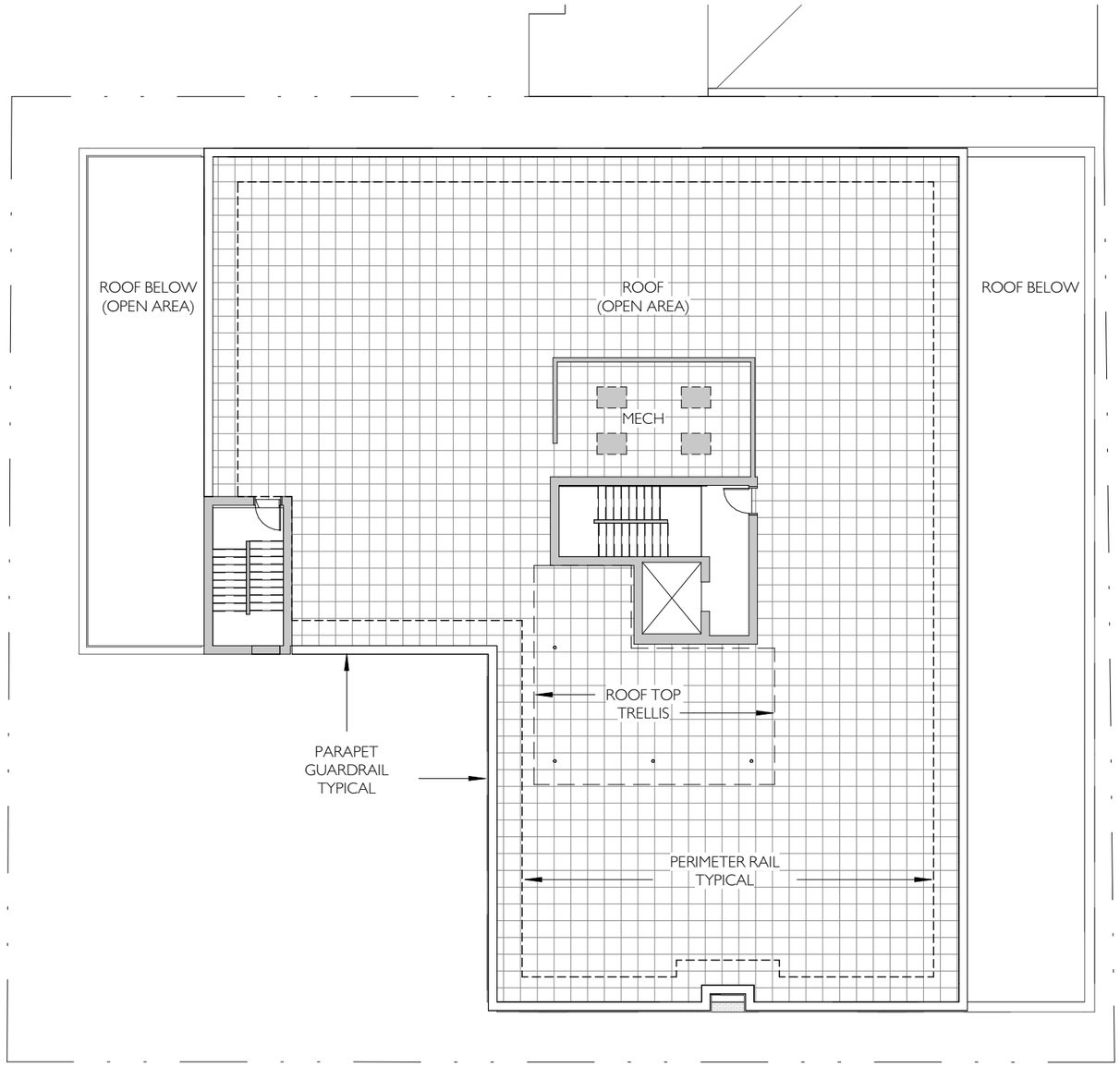

ROOF PLAN

1/16" = 1'=0"

0 8' 16' 32'

N

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HEARTLAND ALLIANCE HOUSING

1. BRICK

2. PAINTED CEMENT BOARD PANEL

3. CONTRASTING COLOR PAINTED CEMENT BOARD PANEL

4. CEMENT BOARD + BATTEN CLADDING

HEARTLAND ALLIANCE HOUSING

South Park Street Elevation

UDC & Planning Commission Review

MSR

1. BRICK

2. PAINTED CEMENT BOARD PANEL

3. CONTRASTING COLOR PAINTED CEMENT BOARD PANEL

4. CEMENT BOARD + BATTEN CLADDING

5. METAL MESH

HEARTLAND ALLIANCE HOUSING

High Street Elevation

UDC & Planning Commission Review

MSR

1. BRICK

2. PAINTED CEMENT BOARD PANEL

3. CONTRASTING COLOR PAINTED CEMENT BOARD PANEL

4. CEMENT BOARD + BATTEN CLADDING

HEARTLAND ALLIANCE HOUSING

North Elevation

UDC & Planning Commission Review

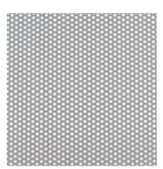
MSR

1. BRICK

2. PAINTED CEMENT BOARD PANEL

3. CONTRASTING COLOR PAINTED CEMENT BOARD PANEL

4. CEMENT BOARD + BATTEN CLADDING



5. METAL MESH

HEARTLAND ALLIANCE HOUSING

South Elevation

UDC & Planning Commission Review

MSR

HEARTLAND ALLIANCE HOUSING

South Park Street Elevation

UDC & Planning Commission Review

MSR

HEARTLAND ALLIANCE HOUSING

High Street Elevation

UDC & Planning Commission Review

MSR

HEARTLAND ALLIANCE HOUSING

North Elevation

UDC & Planning Commission Review

MSR

HEARTLAND ALLIANCE HOUSING

South Elevation

UDC & Planning Commission Review

MSR