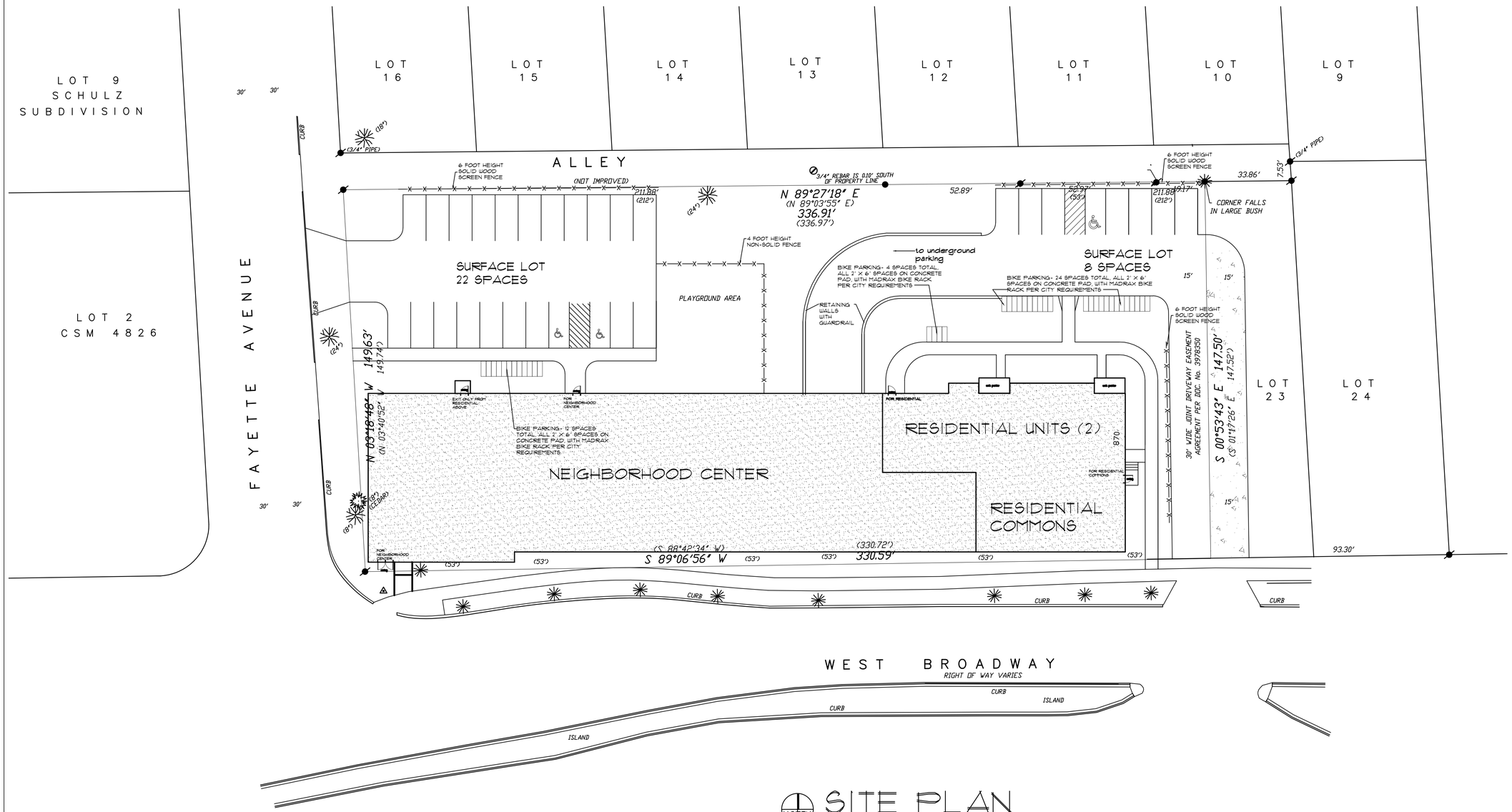
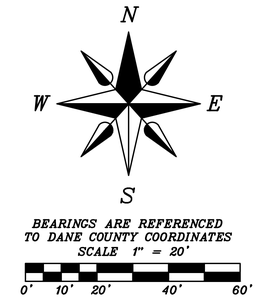


SITE PLAN

SCALE: 1"=20'

SEE OTHER SHEETS FOR MORE DETAIL. THIS PLAN IS FOR GENERAL INFORMATION ONLY



LIGHTING

SITE LIGHTING WILL BE PROVIDED TO MEET CITY OF MADISON STANDARDS.

PARKING SPACE SUMMARY

CAR PARKING

SURFACE SPACES	THIRTY (30)
GARAGE SPACES	FORTY-SIX (46)

PROVIDED: SEVENTY-SIX (76) TOTAL

BICYCLE PARKING 52 STALLS PROVIDED
52 STALLS REQUIRED
(40 STALLS ON SITE,
12 STALLS IN PARKING LEVEL)

PROJECT TOTALS

36 RESIDENTIAL UNITS TOTAL
14,000 SQ FT OF COMMERCIAL SPACE FOR NEIGHBORHOOD CENTER

THREE-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE

77,000 SQ FT GROSS ENCLOSED AREA
PARKING LEVEL 18800 SF
FIRST FLOOR 18800 SF
SECOND FLOOR 19700 SF
THIRD FLOOR 19700 SF

6 ONE BEDROOM UNITS
30 TWO BEDROOM UNITS

EXISTING ZONING

CC-T (TO REMAIN)

LOT AREA ACTUAL
49,558 SF

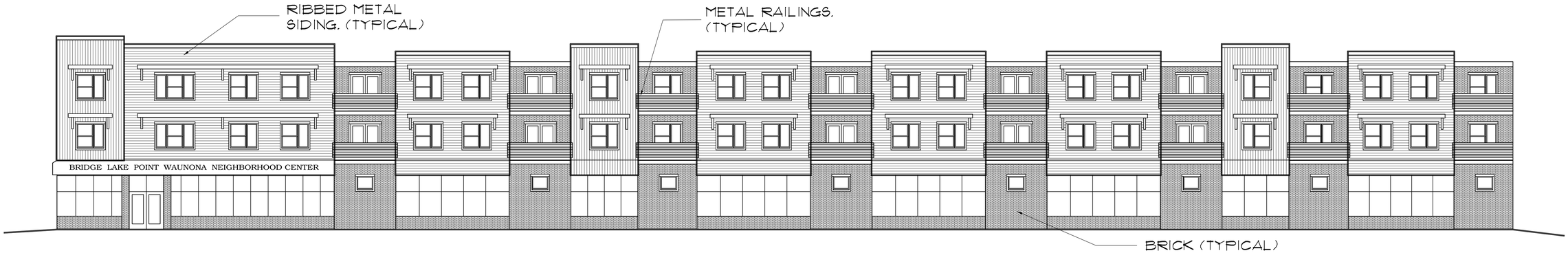
LOT COVERAGE REQUIRED
85% MAX= 42,124 SQ FT

LOT COVERAGE ACTUAL
49,558-12,950= 36,608 SQ FT=74%

USABLE OPEN SPACE
TOTAL REQUIRED
320 X 30=9600 SQ FT
160 X 6= 960 SQ FT
10,560 SQ FT TOTAL

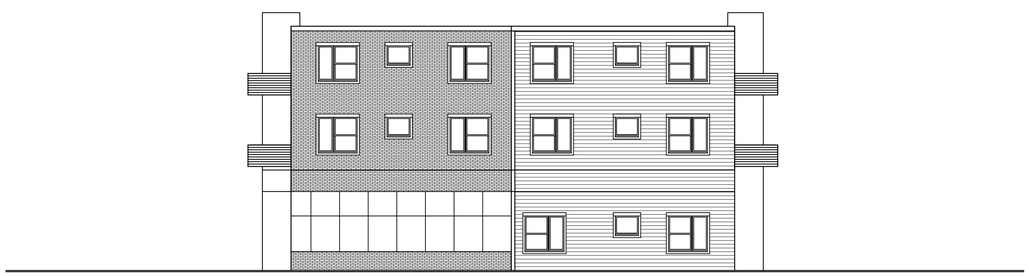
TOTAL PROVIDED
9451 SQ FT NOT INCLUDING PORCHES
35 X 12= 2520 SQ FT PORCHES
11,971 SQ FT TOTAL

10/21/15	MOVIN' OUT/MIRUS PARTNERS WEST BROADWAY AND FAYETTE AVENUE MADISON WISCONSIN NEW NEIGHBORHOOD CENTER AND APARTMENTS	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1421 #1



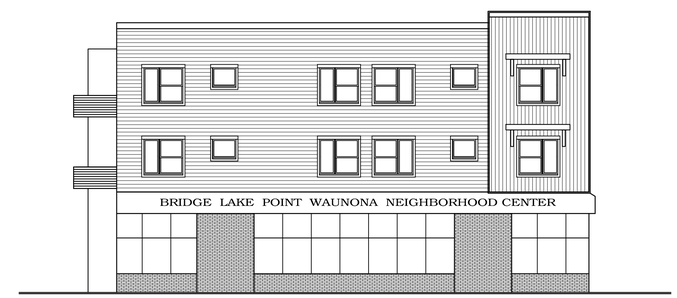
FRONT (SOUTH) ELEVATION

SCALE 1" = 10'-0"



EAST ELEVATION

SCALE 1" = 10'-0"



WEST ELEVATION

SCALE 1" = 10'-0"

REAR (NORTH) ELEVATION

SCALE 1" = 10'-0"

10/20/15	MOVIN' OUT/MIRUS PARTNERS WEST BROADWAY AND FAYETTE AVENUE MADISON, WISCONSIN NEIGHBORHOOD CENTER AND APARTMENTS	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1421

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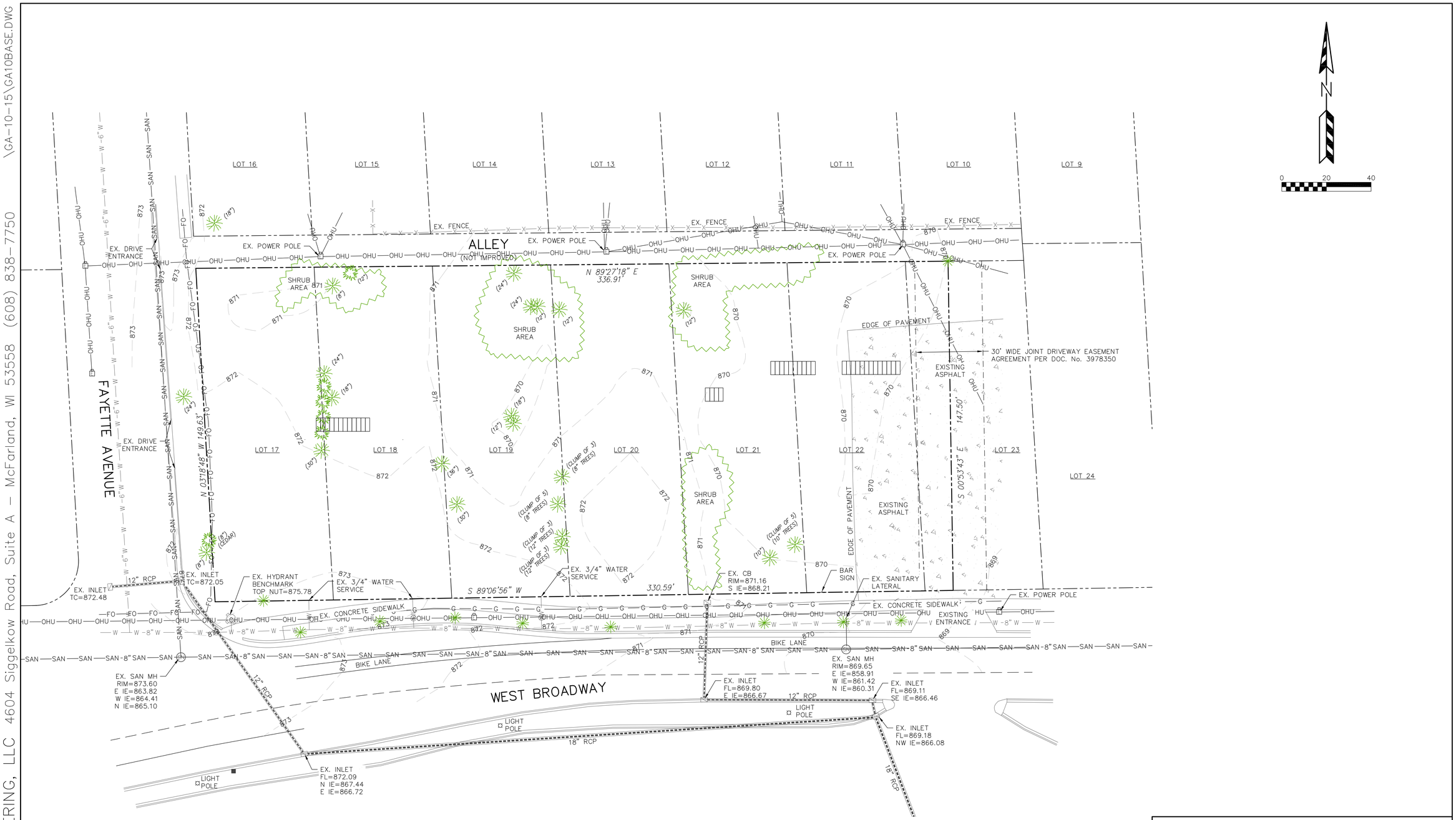

FAYETTE AVENUE APARTMENTS – CITY OF MADISON

EXISTING SITE PLAN

PAGE: 1 OF 4

DATED: OCTOBER 21, 2015

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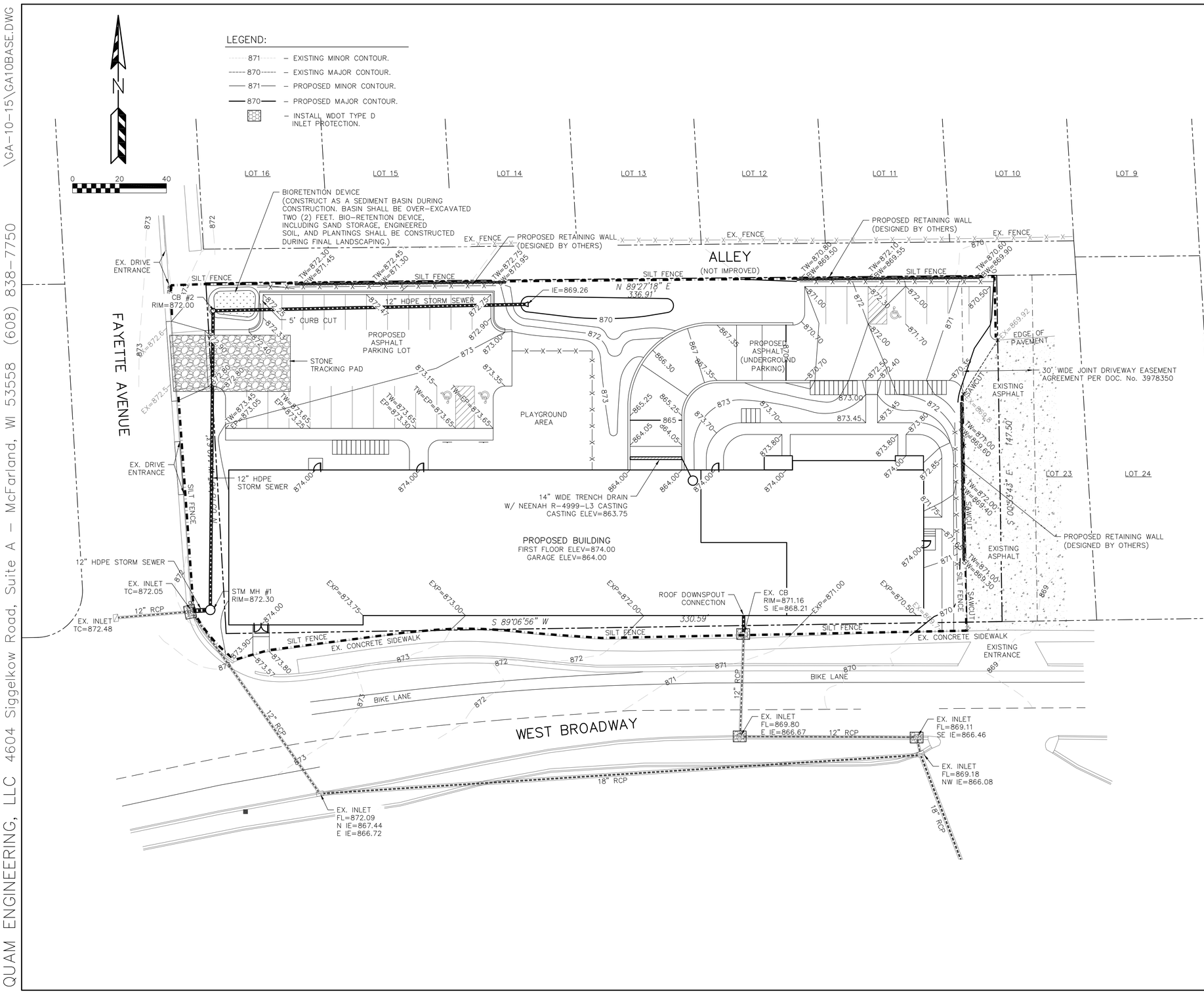


EROSION NOTES:

1. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWSE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
5. ANIONIC POLYMER: IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050: <HTTP://DNR.WI.GOV.ORG/WATER/WM/NPS/PDF/STORMWATER/TECHSTDS/EROSION DNR1050-POLYACRYLIMIDE.PDF>.
6. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.
7. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
8. INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED STORM CATCH BASINS AS SHOWN ON THE PLAN. THE INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL INSTALLATION OF THE SURFACE COURSE OF ASPHALT. THE INLET PROTECTION SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED AND DISTURBED AREAS ARE RESTORED.

TIME SCHEDULE:

NOVEMBER 1 – 15, 2015	INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING BIO-RETENTION AS A SEDIMENT BASIN.
NOVEMBER 16 – SEPT. 1, 2016	ROUGH GRADE, CONSTRUCT BUILDING, PARKING LOT AND UTILITIES.
SEPT. 2 – 15, 2016	RESTORE ALL PERVIOUS DISTURBED AREAS AND COMPLETE FINAL LANDSCAPING AND BIORETENTION DEVICE.

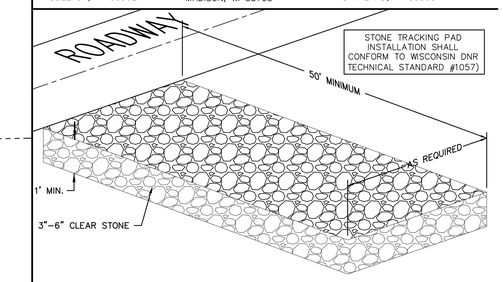
RESTORATION NOTES:

ALL DISTURBED AREAS WILL BE RESTORED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH WITHIN SEVEN DAYS OF FINAL GRADING. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS EXCEPT THE DETENTION POND AND BIO-RETENTION DEVICES. MIXTURES WILL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. THE SEED MIXTURE FOR THE DETENTION POND SIDE SLOPES SHALL BE "WET MEADOW" AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

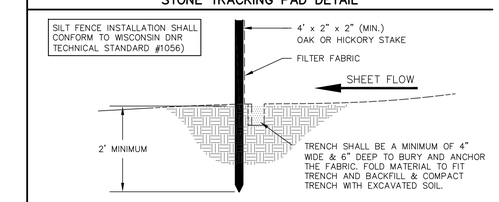
OWNER:
CHRIS JAYE
MIRUS PARTNERS
7447 UNIVERSITY AVE # 210,
MIDDLETON, WI 53562

OWNER:
DAVE PORTERFIELD
MOVIN' OUT, INC.
600 WILLIAMSON ST.
MADISON, WI 53703

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW Rd., SUITE A
MCFARLAND, WI 53558



STONE TRACKING PAD DETAIL



SILT FENCE CONSTRUCTION

FAYETTE AVENUE APARTMENTS – CITY OF MADISON

GRADING AND EROSION CONTROL PLAN

PAGE: 3 OF 4
DATED: OCTOBER 21, 2015

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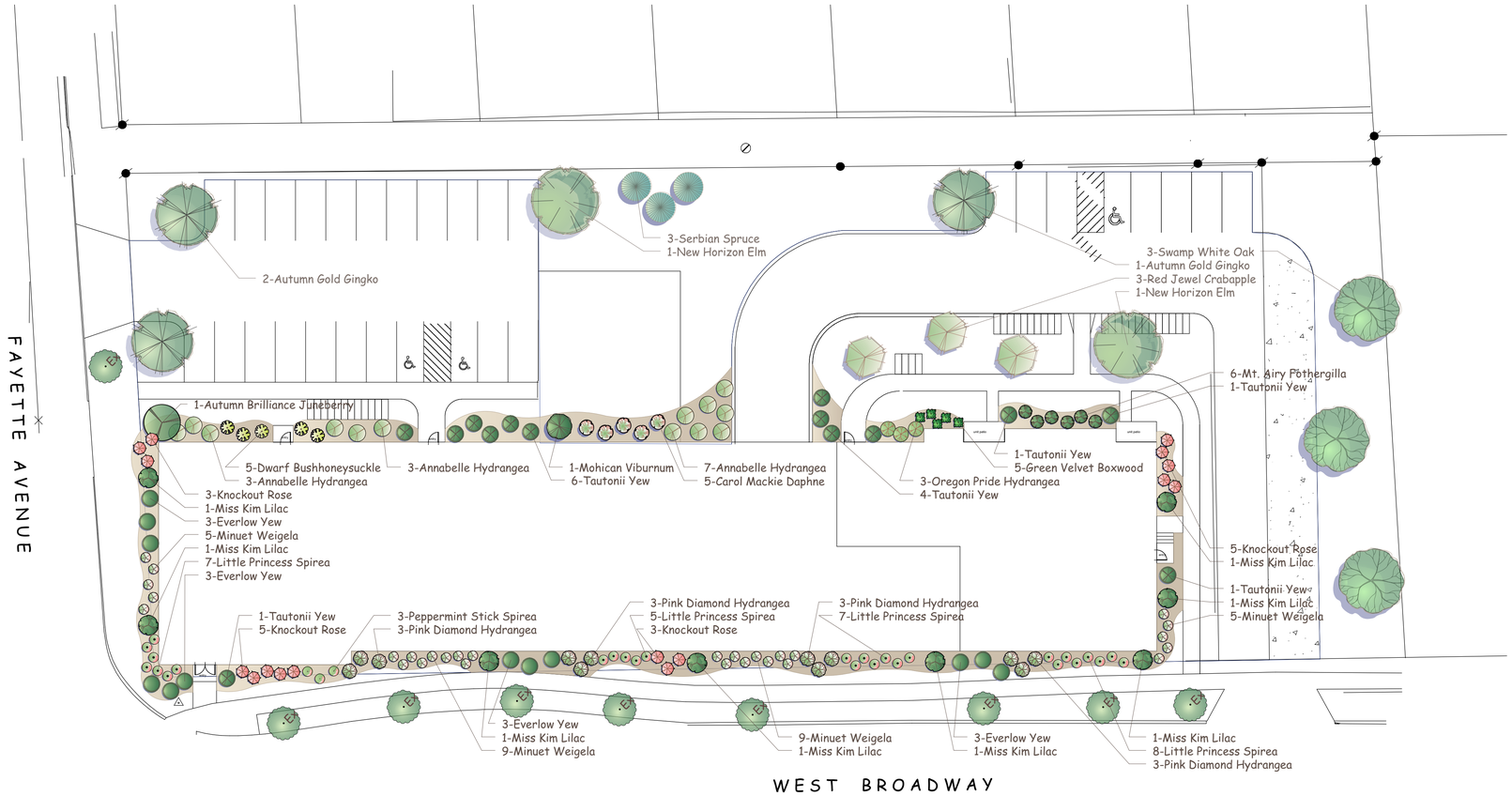


CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

(a) One (1) landscape unity shall be provided for each three hundred (300) square feet of developed area, with the exception of th IL and IG districts as specified in (b) below.

Total square footage of developed area = 44,094

Developed area divided by 300 square feet = **147 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unity shall be provided for every 600 square feet of developed area.

Total square footage of developed area =

Developed area divided by 600 square feet = **0 Landscape Units**

(c) One landscape unity consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.

Landscape units multiplied by 5 landscape points = **735 Total Points Required**

Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35		0	9	315
Ornamental Tree	1 1/2 inch caliper	15		0	4	60
Evergreen Tree	18" or 3 gallon	15		0	3	45
Shrub, deciduous	18" or 3 gallon	2		0	86	172
Shrub, evergreen	18" or 3 gallon	3		0	31	93
Ornamental Grass	18" or 3 gallon	2		0		0
Ornamental/ decorative fencing c	n/a	4 per 10 lineal ft.		0	270	108
Sub Totals				**0**		**793**

Total Points Provided = **793**

PLANT LIST

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Existing Plants					
0	0	0	0	0	0
				Existing Points:	**0**
Proposed Plants					
21	21	163	20	297	670
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry	1	6ft BB	15	15
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	5	#2	3	15
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5	12-15in	2	10
Diervilla lonicera	Dwarf Bushhoneysuckle	5	4.5in Pot	2	10
Fothergilla gardenii 'Mt. Airy'	Mt. Airy Fothergilla	6	#5	2	12
Ginqko biloba 'Autumn Gold'	Autumn Gold Gingko	3	#15	70	105
Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea	13	#1 Grade	2	6
Hydrangea macrophylla 'Oregon Pride'	Oregon Pride Hydrangea	3	#1 Grade	2	6
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	12	18in	8	24
Malus 'Red Jewel'	Red Jewel Crabapple	3	2in BB	15	45
Picea omorika	Serbian Spruce	3	6ft BB	15	45
Quercus bicolor	Swamp White Oak	3	2in BB	35	105
Rosa 'Knockout'	Knockout Rose	16	2 Gal	8	32
Spiraea japonica 'Little Princess'	Little Princess Spirea	27	15-18in	8	54
Spirea japonica 'Shirobi'	Peppermint Stick Spirea	3	12-15in	2	6
Syringa 'Miss Kim'	Miss Kim Lilac	8	2-3ft	16	16
Taxus x media 'Everlow'	Everlow Yew	12		12	36
Taxus x media 'Tautonii'	Tautonii Yew	4	#5	0	0
Ulmus x 'New Horizon'	New Horizon Elm	2	2in BB	70	70
Viburnum lantana 'Mohican'	Mohican Viburnum	1	3ft	2	2
Weigela florida 'Minuet'	Minuet Weigela	28	12in	8	56
				Proposed Points:	**670**
				Total Points:	**670**

LANDSCAPE ARCHITECTURE, LLC
Artistic Landscape Design and Project Management

Phone: 608.798.1840
www.landscapearc.com
P.O. Box 46129 Madison, Wisconsin 53744

2014 Total Landscape Care landscaper of the Year finalist

LANDSCAPE PLAN

MOVIN' OUT/ MIRUS PARTNERS

BROADWAY & FAYETTE
MADISON, WISCONSIN

NORTH

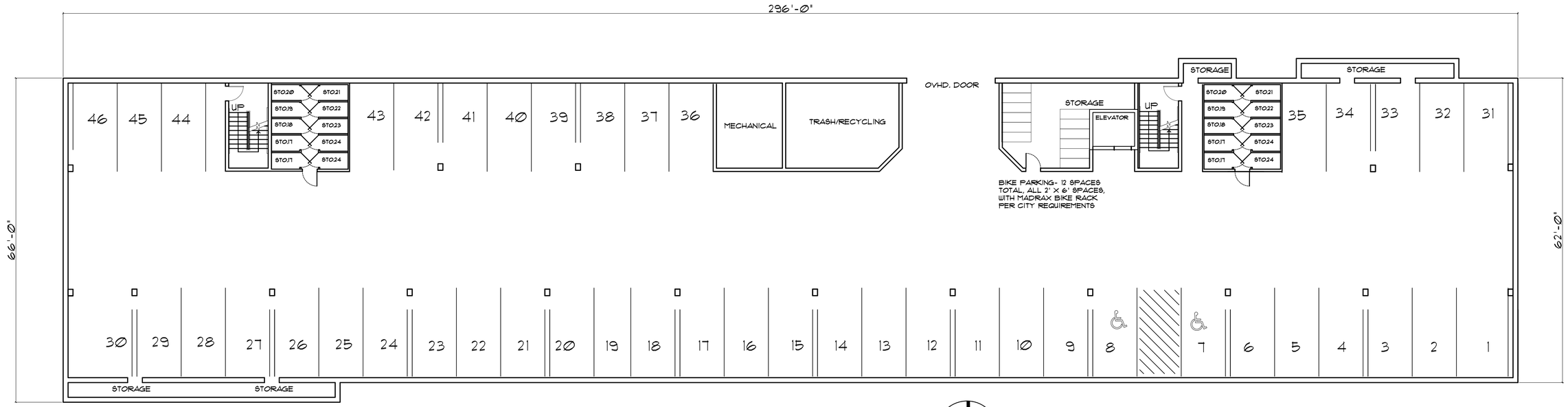
SCALE 1"=20'

DATE OCTOBER 20, 2015

DESIGN jch

REVISION

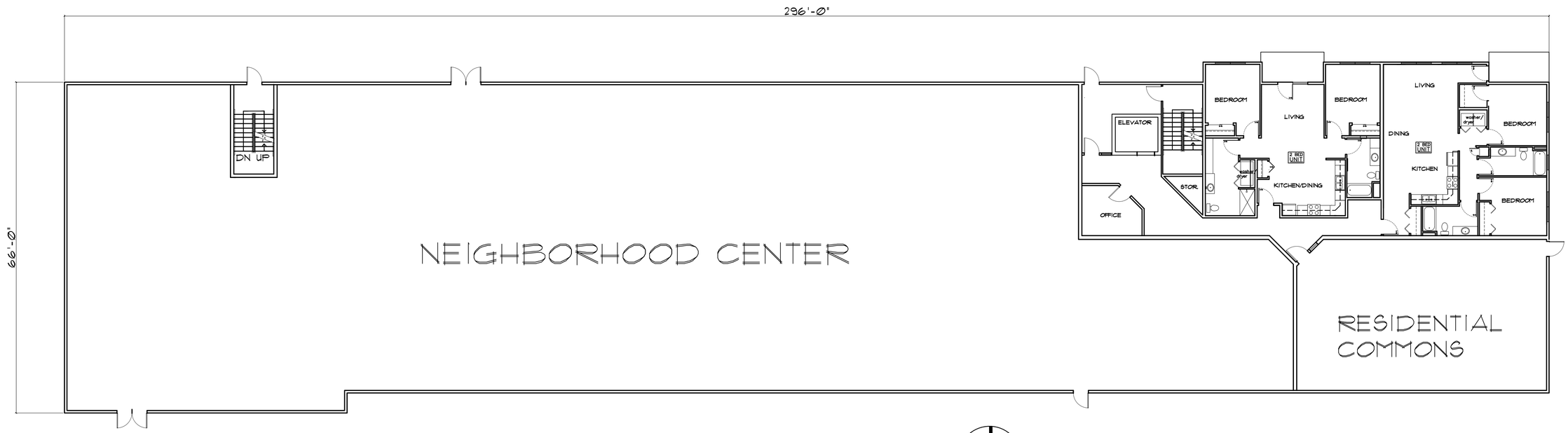
L-1



PARKING LEVEL PLAN

SCALE 1" = 10'-0"

NORTH



FIRST FLOOR PLAN

SCALE 1" = 10'-0"

NORTH

10/20/15	MOVIN' OUT/MIRUS PARTNERS WEST BROADWAY AND FAYETTE AVENUE MADISON WISCONSIN NEIGHBORHOOD CENTER AND APARTMENTS	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1421

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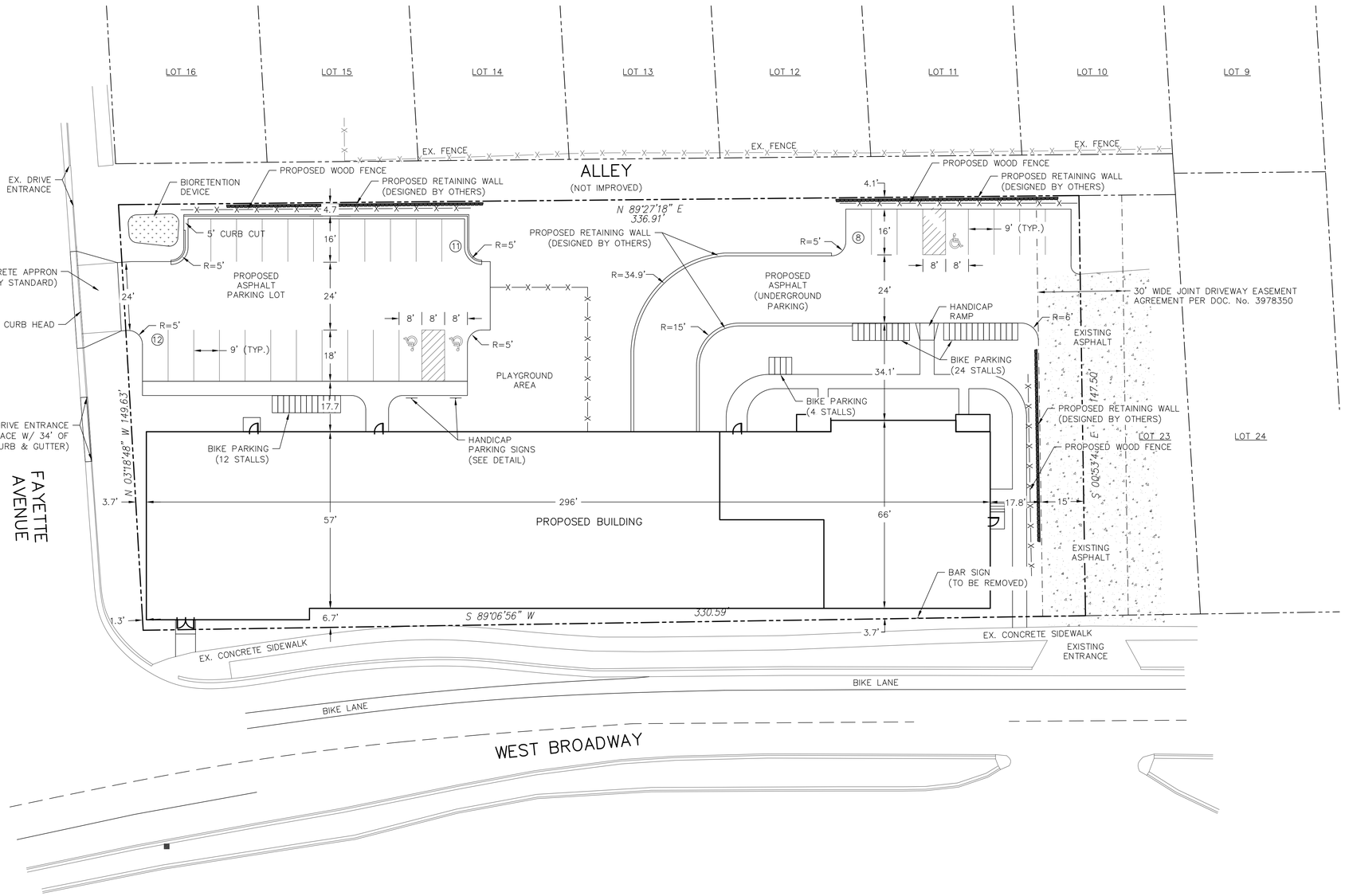

NOTE: BIKE PARKING, ALL 2' X 6' SPACES ON CONCRETE PAD, WITH MADRAX BIKE RACK PER CITY REQUIREMENTS.

HANDICAP ACCESSIBLE SIGN DETAIL

FAYETTE AVENUE APARTMENTS – CITY OF MADISON

SITE PLAN

PAGE: 2 OF 4

DATED: OCTOBER 21, 2015

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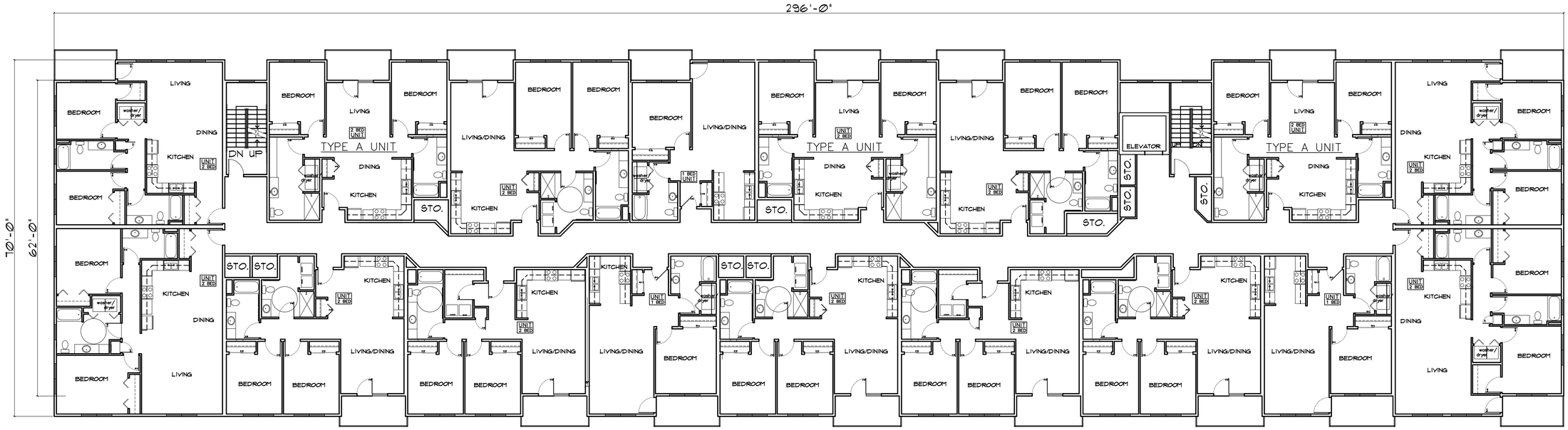
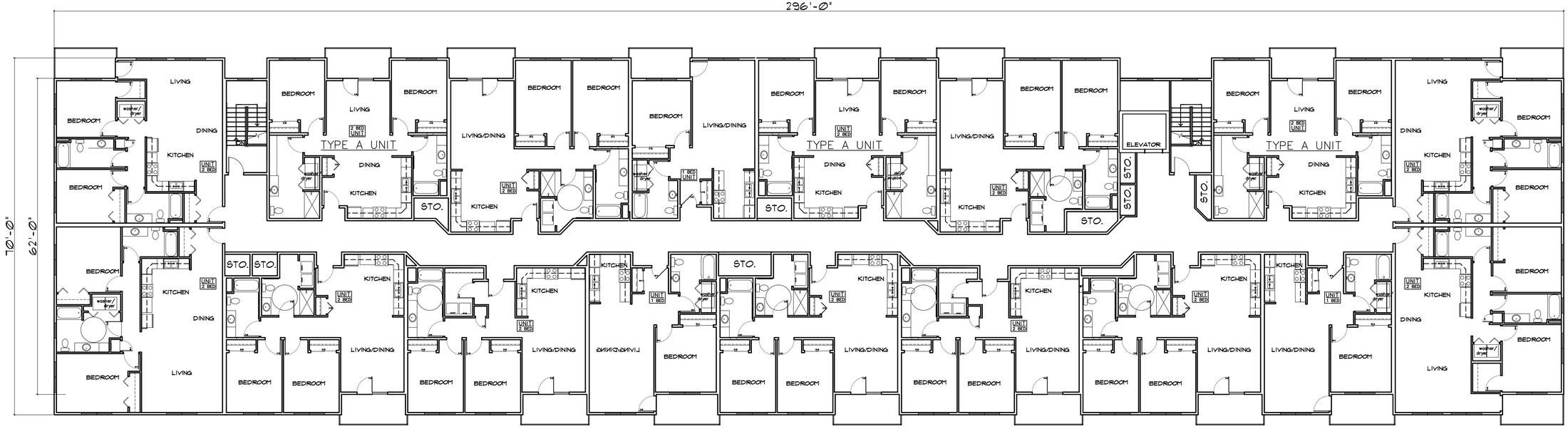


SECOND FLOOR PLAN

SCALE 1" = 10'-0"



THIRD FLOOR PLAN

SCALE 1" = 10'-0"

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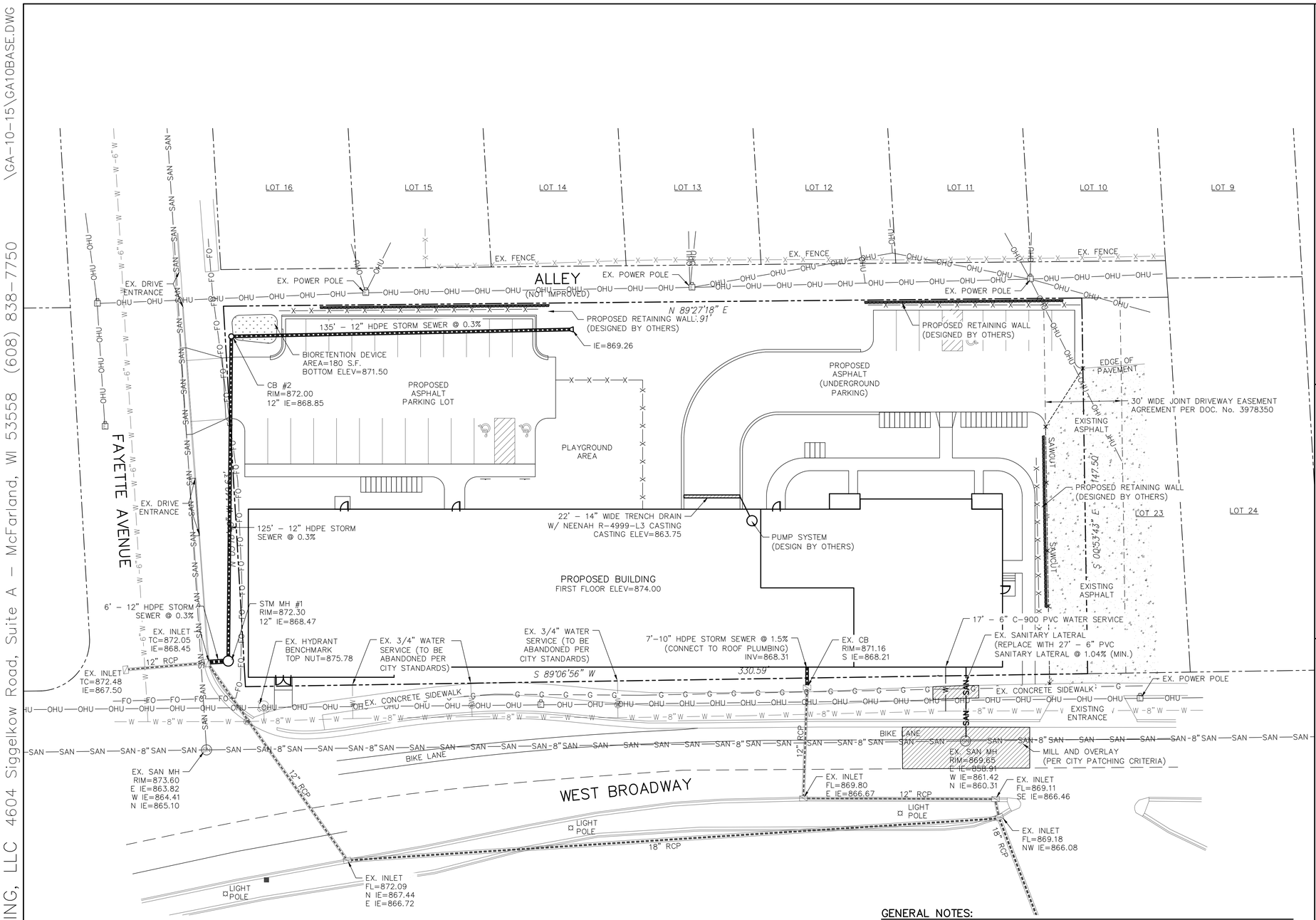

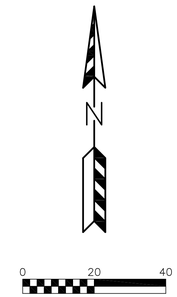

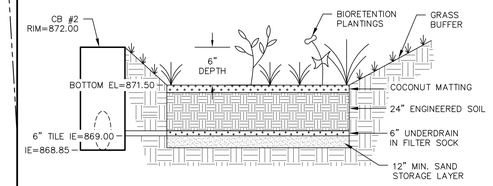

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5–6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

RAIN GARDEN PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE RAIN GARDEN AREA.

BIORETENTION DEVICE DETAIL

UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY PRIOR TO INSTALLING WATER SERVICE AND PAY CITY INSPECTION FEE.

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH 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.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON FAYETTE AVENUE OR WEST BROADWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

FAYETTE AVENUE APARTMENTS – CITY OF MADISON
UTILITY AND FIRELANE PLAN
PAGE: 4 OF 4
DATED: OCTOBER 21, 2015

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