

149 East Wilson Street
Madison, WI 53703

Cās₄
architecture, llc

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Project #: 13001.00
Project Name:
149 East Wilson Street
149 East Wilson Street
Madison, WI 53703

Owner:
McGrath Property Group
222 South Bedford Street; Suite A
Madison, WI 53703

Image 4 - John Nolon Drive

SUBMITTED NOVEMBER 6, 2013 FOR:
 – URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 JANUARY 8, 2014
 – PLANNING COMMISSION MEETING
 JANUARY 13, 2014
 – COMMON COUNCIL MEETING
 JANUARY 21, 2014

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Titlesheet, Project
Information, and
Existing Site Photos

T001

Project Name: 149 East Wilson Street Apartments
Project #: 13001.00



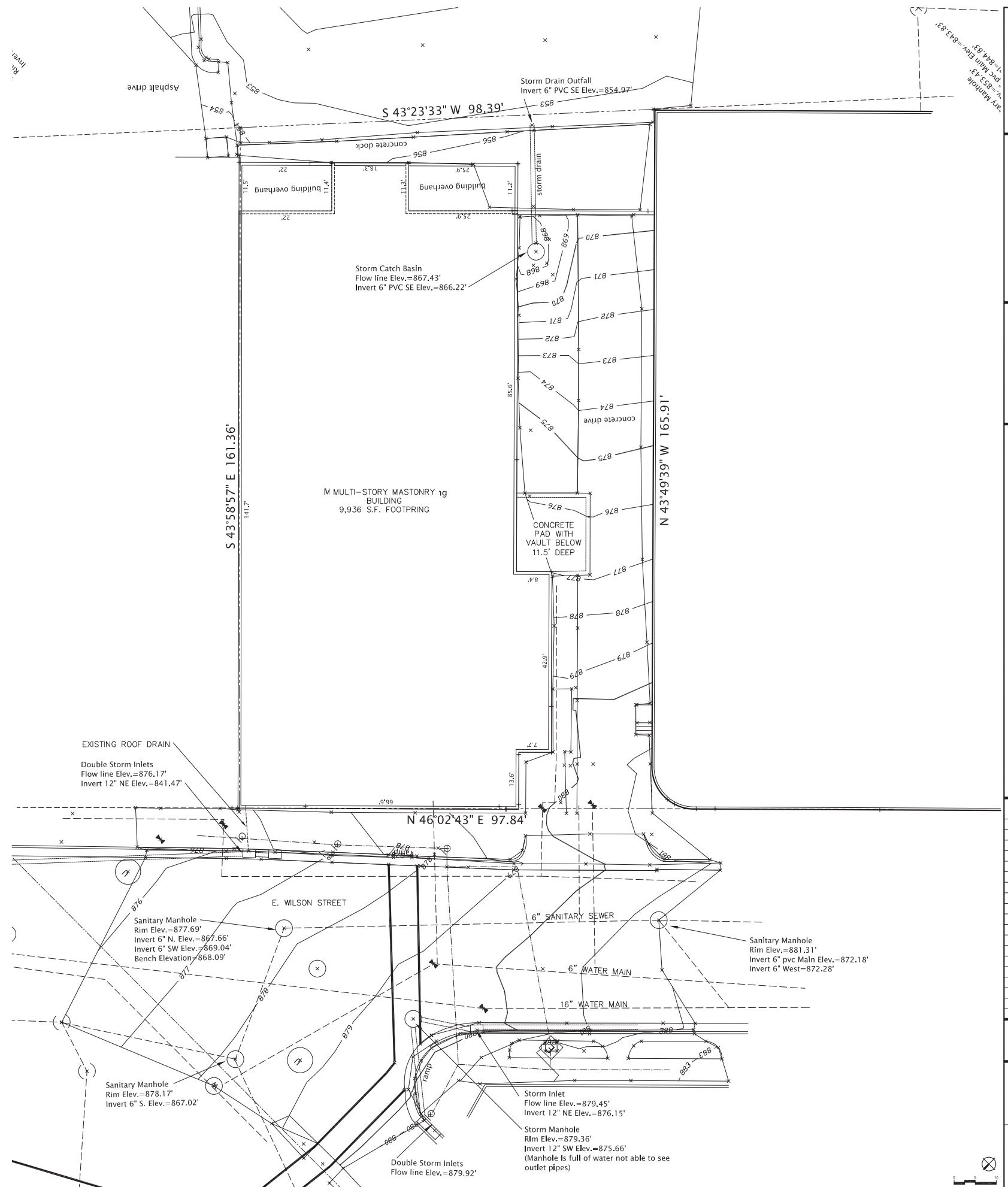
McGrath Property Group
222 South Bedford Street; Suite A
Madison, WI 53703

JANUARY 8, 2014 — URBAN DESIGN COMMISSION INITIAL/FINAL APPROVAL MEETING
 JANUARY 13, 2014 — PLAN COMMISSION MEETING
 JANUARY 21, 2014 — COMMON COUNCIL MEETING

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C100

Project #: 2534

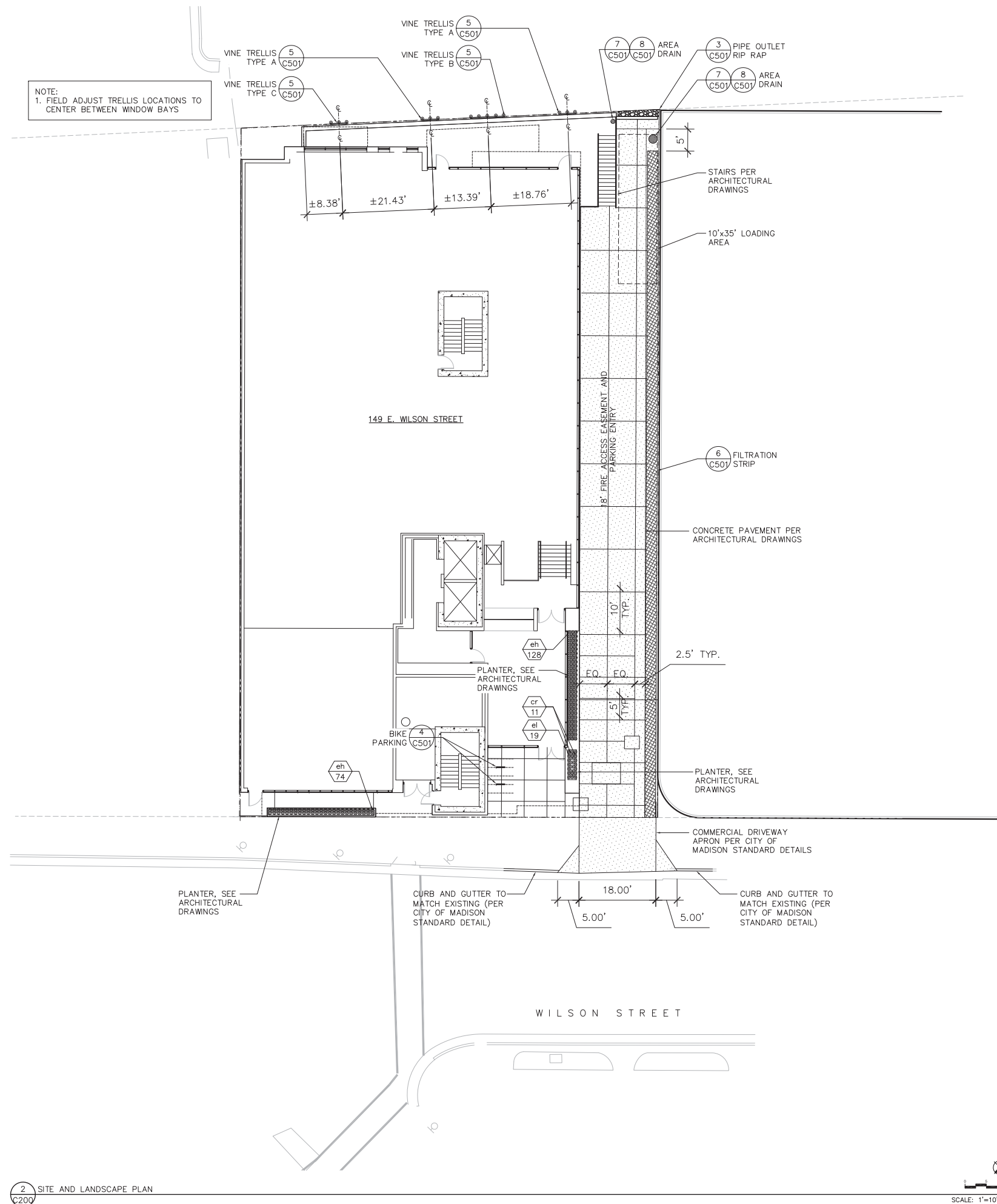
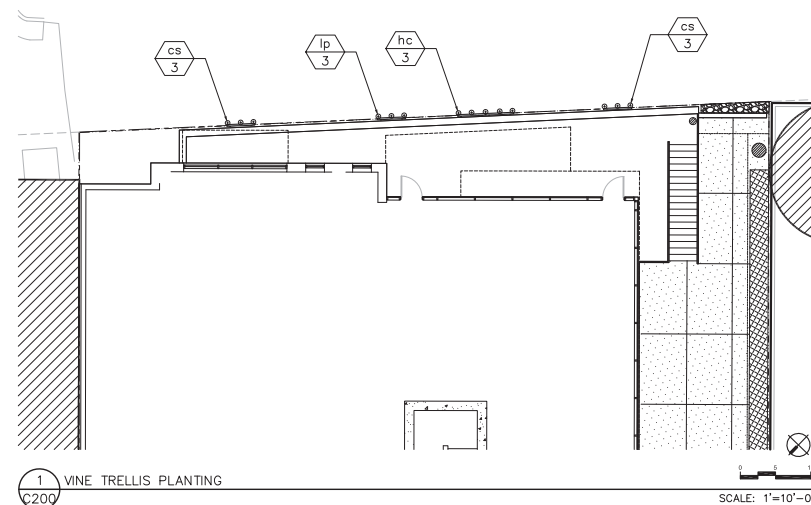


Symbol	Botanical Name	Common Name	Size	Root	Quantity	Comments
PERENNIALS, GRASSES, VINES						
eh	Equisetum hyemale	Horseail (Scouring Rush)	quart	CG	202	
el	Elymus hystrix	Bottlebrush Grass	1 Gal	CG	19	
er	Cnicus renoua "Pink Spike"	Pink Spike Snakeburr	1 Gal	CG		
ca	Celastrus scandens	American Bittersweet	quart	G	6	provide at least 1 male and 1 female plant
hc	Humulus "Cascade"	Cascade Hops	quart	CG	3	
to	Lonicera proflera	Trumpet Honey-suckle	quart	CG	3	

TOTAL LANDSCAPE POINTS REQUIRED	10.5 POINTS
TOTAL LANDSCAPE POINTS PROVIDED	464 POINTS

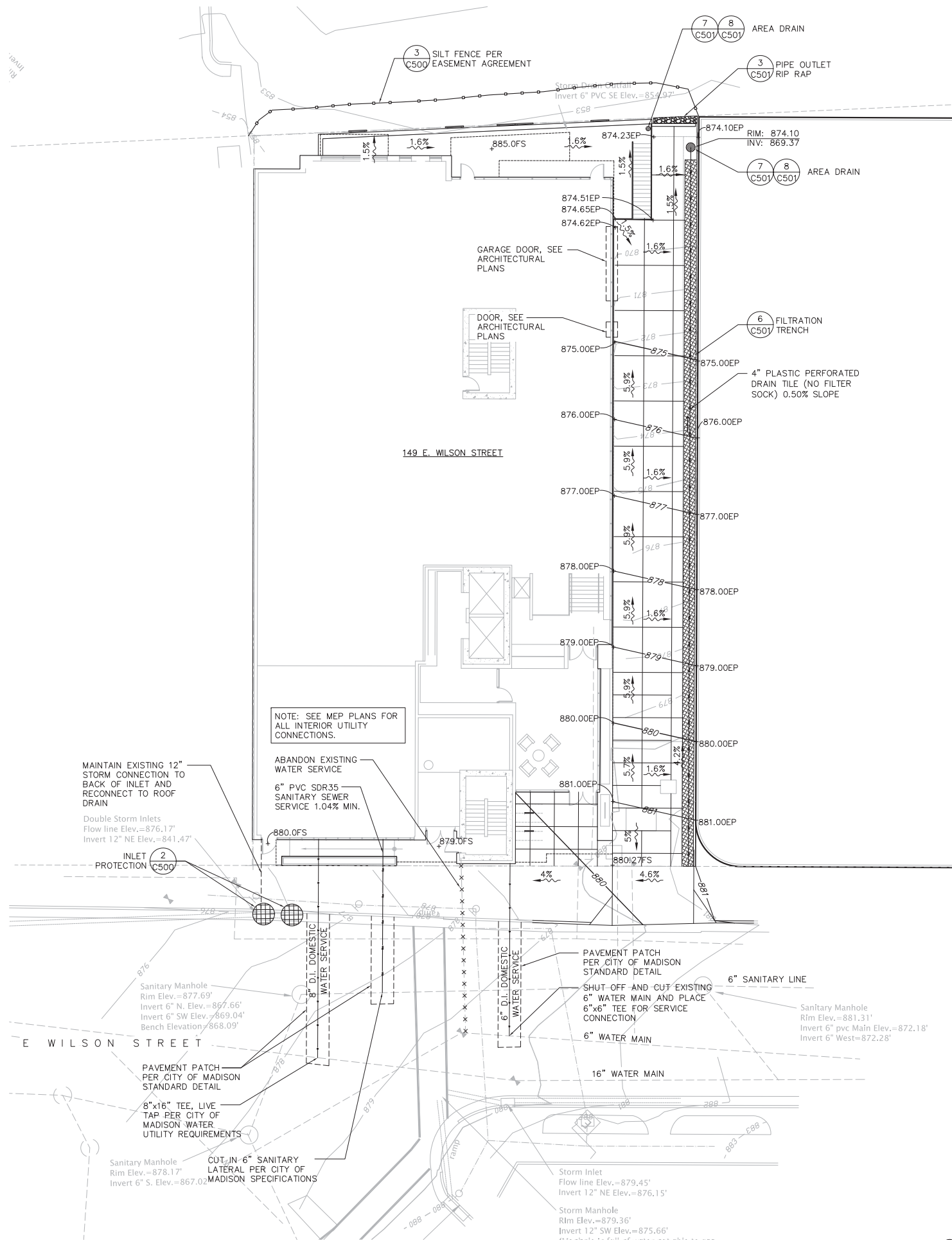
SITE AREA	16,046 SF
EXISTING IMPERVIOUS SURFACES	14,723 SF
EXISTING ISR	0.92
PROPOSED IMPERVIOUS SURFACES	15,388 SF
PROPOSED ISR	0.96

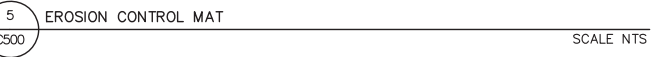
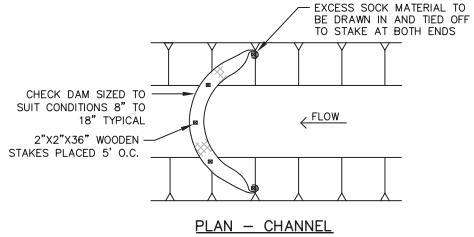
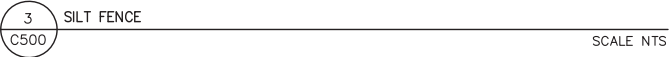
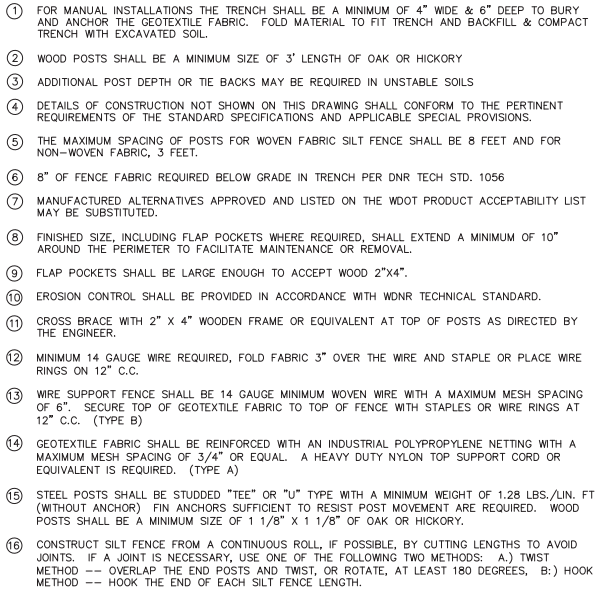
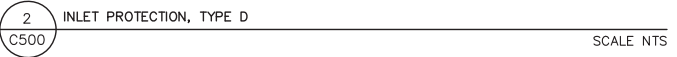
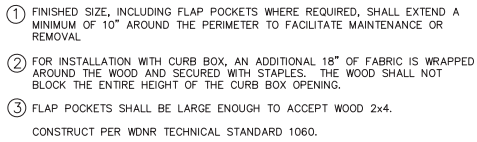
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES, IN ADDITION TO AREAS SPECIFIED ON PLANS
3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
4. DIMENSIONS TAKEN TO FACE OF CURB
5. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTED BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY
6. ALL WORK IN THE PUBLIC RIGHTS OF WAY OR WITHIN PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY THE CITY ENGINEER.
7. ANY DAMAGE TO ELEMENTS WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE REPAIRED OR REPLACED IN-KIND.



- A. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA.
- B. THERE ARE A LIMITED NUMBER OF DOWNSTREAM INLETS IN OR ADJACENT TO THE SITE. CONTRACTOR IS TO USE TYPE D INLET PROTECTION ON EXISTING AND PROPOSED INLETS, ONCE THEY ARE CONSTRUCTED.
- C. SUGGESTED LOCATIONS FOR INSTALLATION OF EROSION CONTROL ITEMS ARE SHOWN IN THE PLANS. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. EROSION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL ITEMS SHALL BE MAINTAINED UNTIL SUCH TIME THAT THE ENGINEER DETERMINES THE DEVELOPMENT OF THE SITE IS COMPLETE.
- D. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL COVER THE TIME OF YEAR, SITE CONDITIONS AND THE TYPE OF IMPROVEMENTS TO BE MADE. AREAS OF DISTURBED AREAS OF LAWN SHALL BE PATCHED WITH SEED FERTILIZER AND MULCH/MAT
- E. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SOIL STABILIZER TYPE B IF THERE IS A DELAY OF MORE THAN 7 CONSECUTIVE DAYS BETWEEN THE END OF THE GRADING AND FINISHING AND SEEDING. SOIL STABILIZER APPLICATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- F. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR RE-DISTURBANCE. THE CONTRACTOR SHALL USE EROSION MATTING ON ALL SLOPES STEEPER THAN 5:1 (20%)
- G. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 7 DAYS OF THE DATE STABILIZATION IS COMPLETED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- H. A TRACKING MAT WILL NOT BE REQUIRED DUE TO THE LIMITED NATURE OF DISTURBANCE FOR THIS BUILDING. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
- I. CONSTRUCTION ACCESS TO THE SITE WILL ONLY BE FROM THE WINTERWORTH ENTRY. CONTRACTOR SHALL ENSURE THAT ACCESS TO THE SITE AND DAMON ROAD ARE CLEANED UP FROM DIRT AND TRACKED MUD AT THE END OF EACH DAY.
- J. BORROW MATERIAL FOR SLOPE CONSTRUCTION NEED NOT BE IMPORTED. FILL MATERIAL SHALL BE OBTAINED FROM THE REMAINS OF Boulders or Debris to ALLOW ease of PLACEMENT.

1. INSTALL INLET PROTECTION AS DETAILED ON THE PLAN.
2. REMOVE EXISTING ITEMS AS DETAILED IN THE DEMOLITION PLAN.
3. CONSTRUCT BUILDING AND UTILITIES AS DESCRIBED IN THE PLAN. CONTRACTOR SHALL INSTALL PHASE 1 STORM SEWER AS SOON AS POSSIBLE TO PROVIDE DRAINAGE FOR LOW SPOT ON THE NORTH PROPERTY LINE ONCE THE EXISTING 24" STORM SEWER HAS BEEN CUT OFF DUE TO FOUNDATION CONSTRUCTION.
4. GRADE AREA IMMEDIATELY ADJACENT TO THE NEW BUILDING FOR PAVEMENT AND CURB CONSTRUCTION.
5. CONSTRUCT PAVEMENT, CURB & SIDEWALK.
6. RESTORE DISTURBED AREAS WITH TEMPORARY SEEDING IN CENTER OF PARCEL. FINAL RESTORATION MAY BE COMPLETED ALONG WEST AND NORTHWEST PROPERTY LINES.
7. TOPSOIL, SEED AND MULCH/EROSION MAT ALL DISTURBED AREAS.
8. INSTALL LANDSCAPING PLANTS.
9. REMOVE EROSION CONTROL ITEMS.



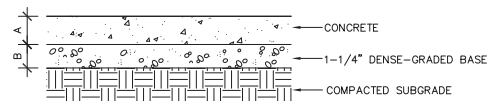


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PAVEMENT TYPE	CONCRETE THICKNESS (A)	BASE THICKNESS (B)
TYPE 1 CONCRETE PAVEMENT – PEDESTRIAN LOAD	5"	6"
TYPE 2 CONCRETE PAVEMENT – VEHICULAR LOAD	7"	8"

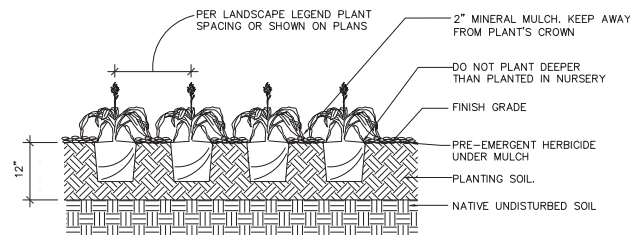
NOTES:

1. MEDIUM BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL, UNLESS OTHERWISE STATED
2. PROVIDE EXPANSION JOINTS 30' ALLWAYS, MINIMUM



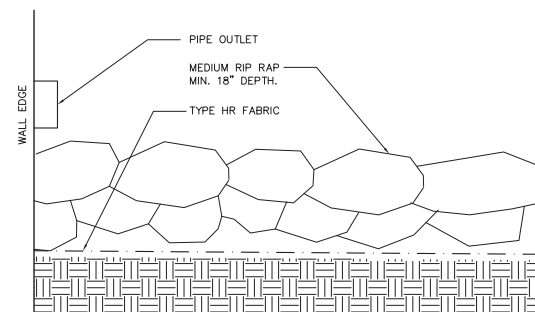
1 CONCRETE PAVEMENT
C501

SCALE NTS

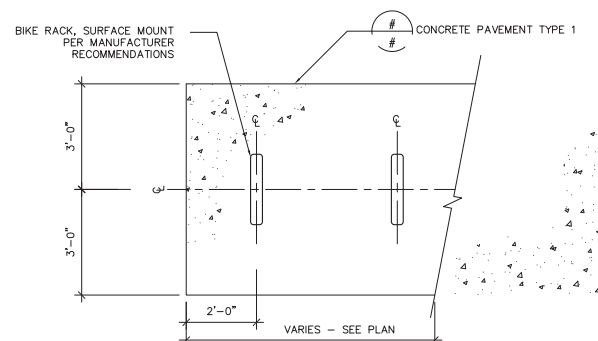


2 GROUND COVER/PERENNIAL/BULB PLANTING DETAIL

C501 NTS



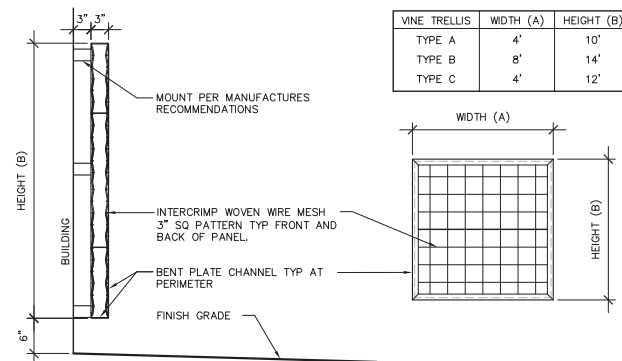
3 PIPE OUTLET RIP RAP
C501 SCALE NTS



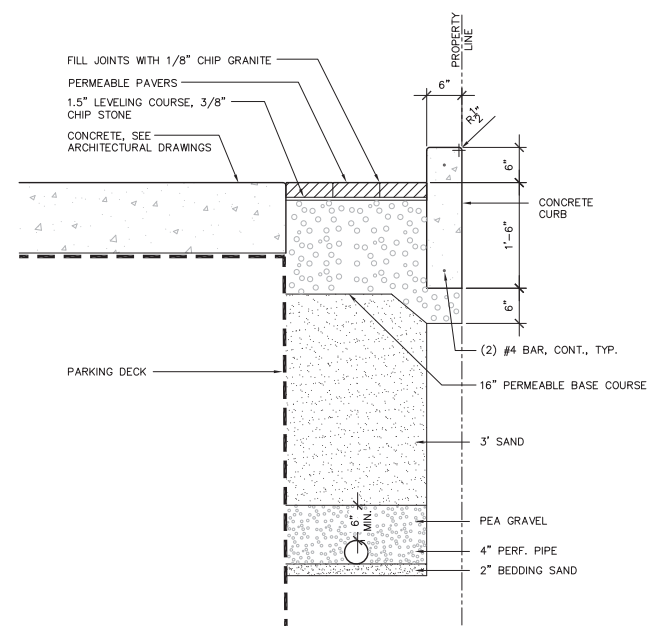
4
C501

BICYCLE PARKING

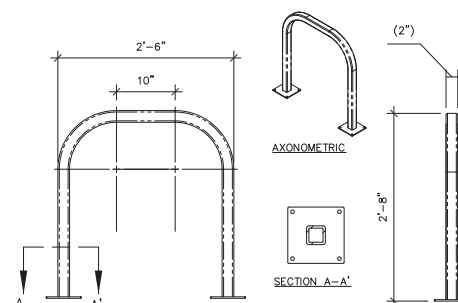
SCALE 1" = 1'-0"



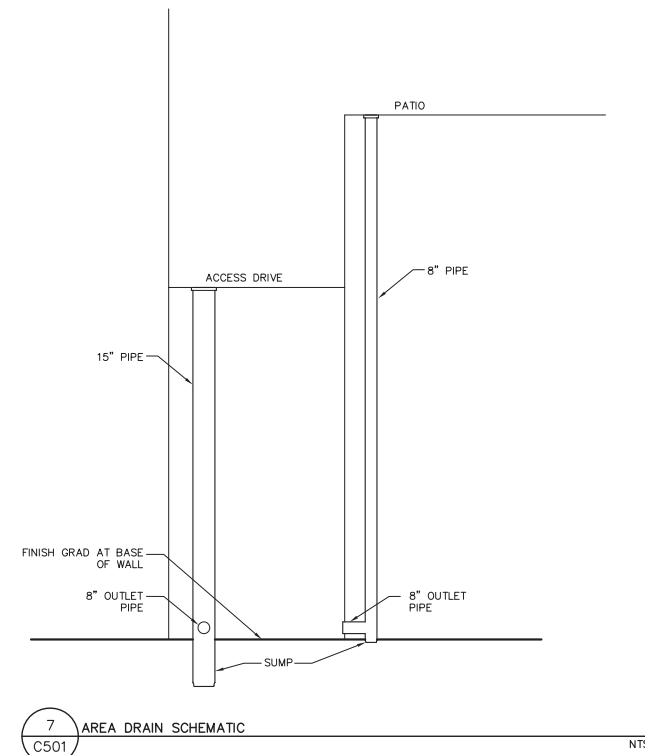
5 VINE TRELLIS
C501 SCALE 1" = 1'-0"



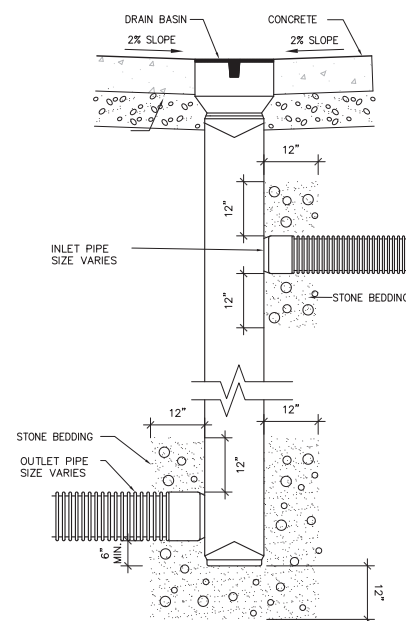
6 FILTRATION TRENCH
C501 SCALE 1" = 1'-0"



SCALE 1" = 1'-0"

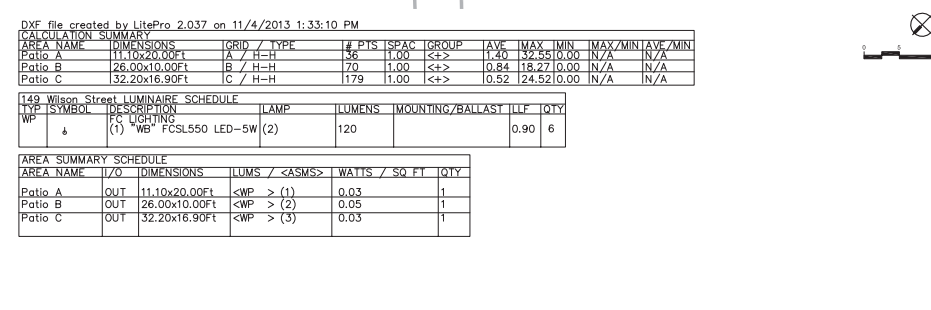
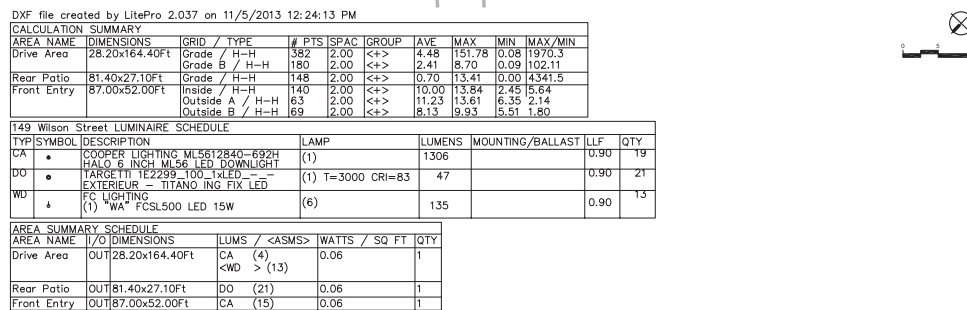


7 AREA DRAIN SCHEMATIC
C501 NTS



NOTE:
1. SEE UTILITY PLANS FOR GRATE AND
OUTLET PIPE ELEVATIONS
2. SEE MANUFACTURER'S SPECIFICATIONS
FOR PROPER BASIN INSTALLATION

8 AREA DRAIN
C501 NTS





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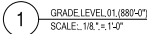
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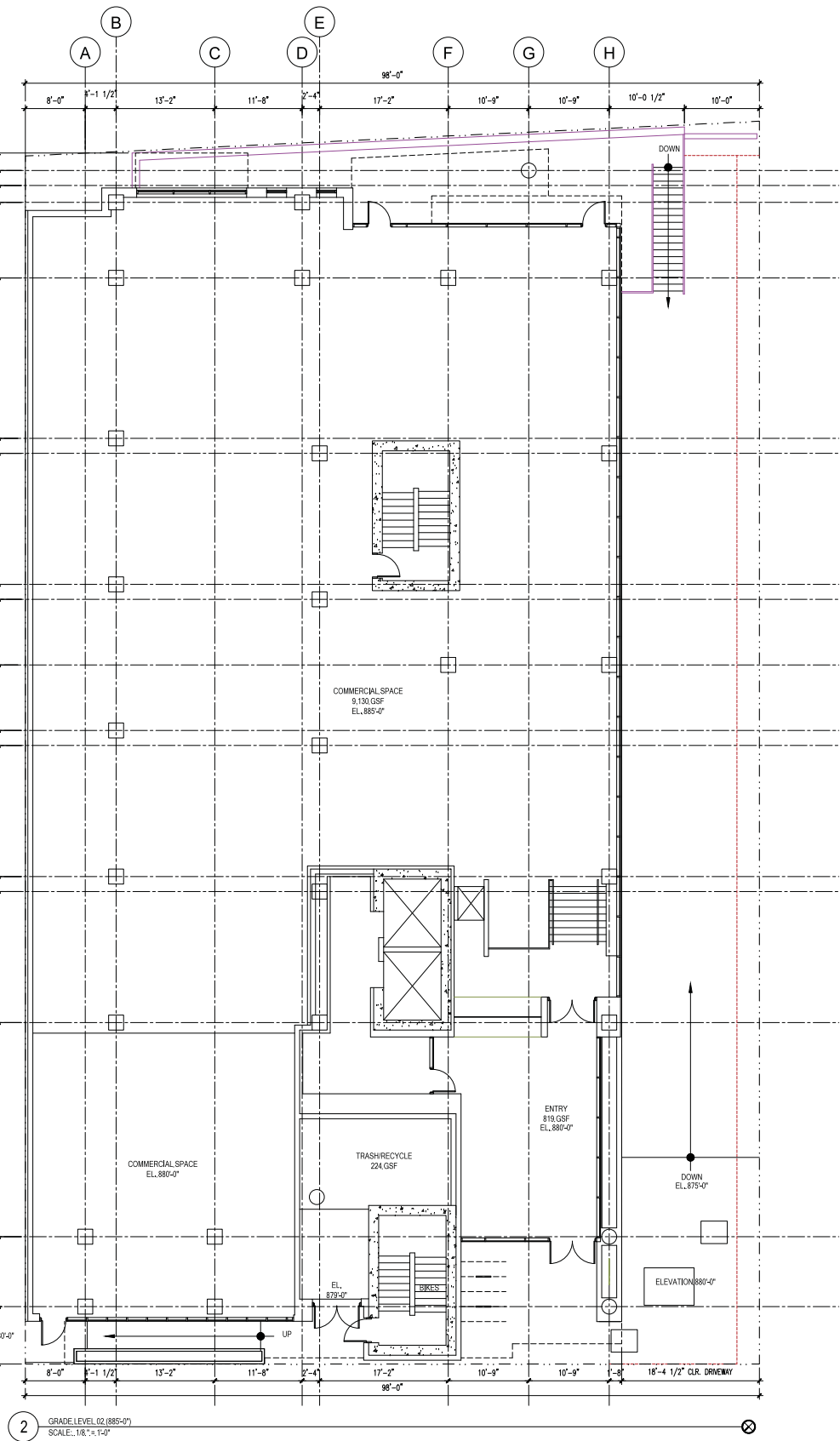
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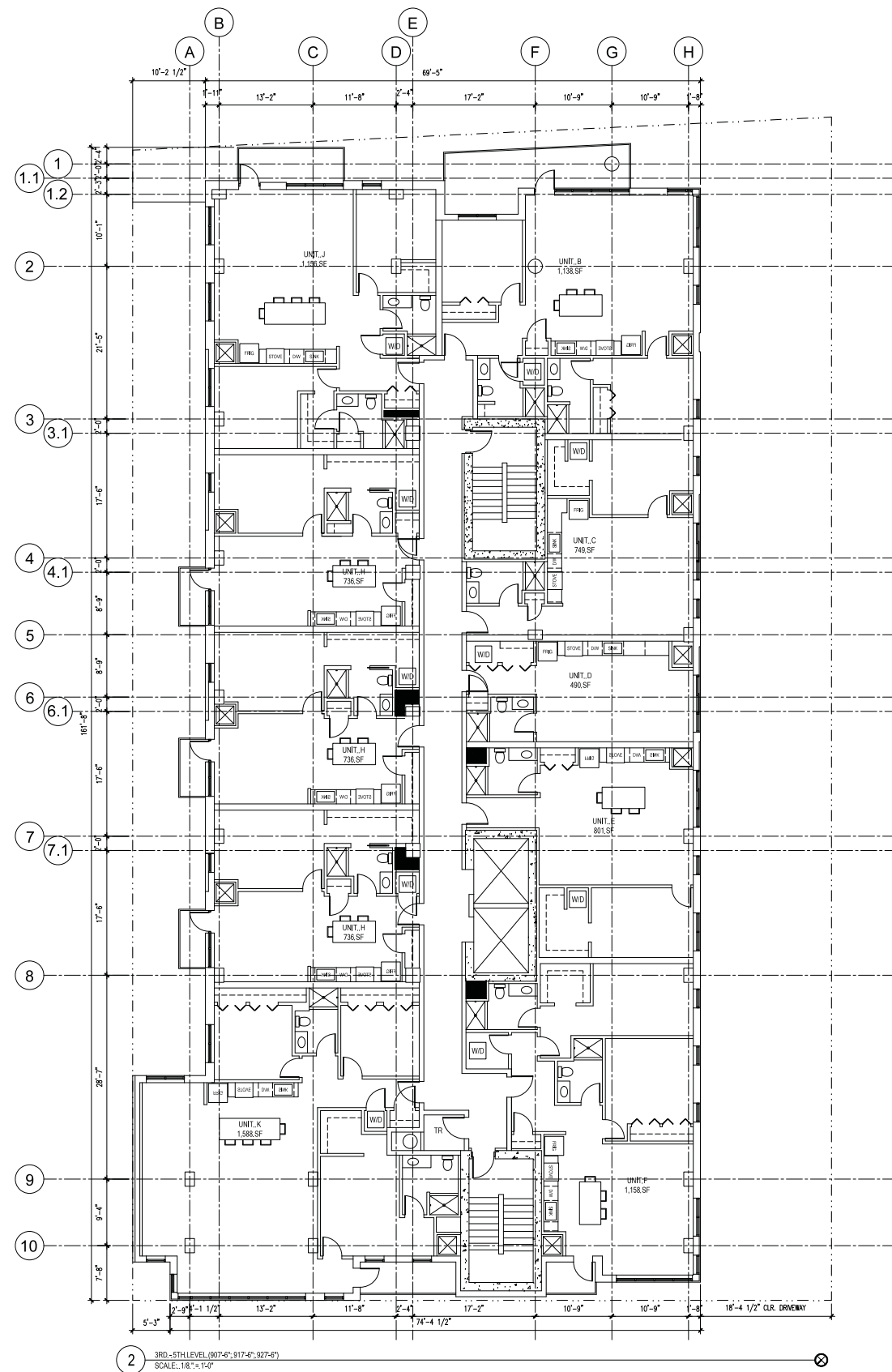
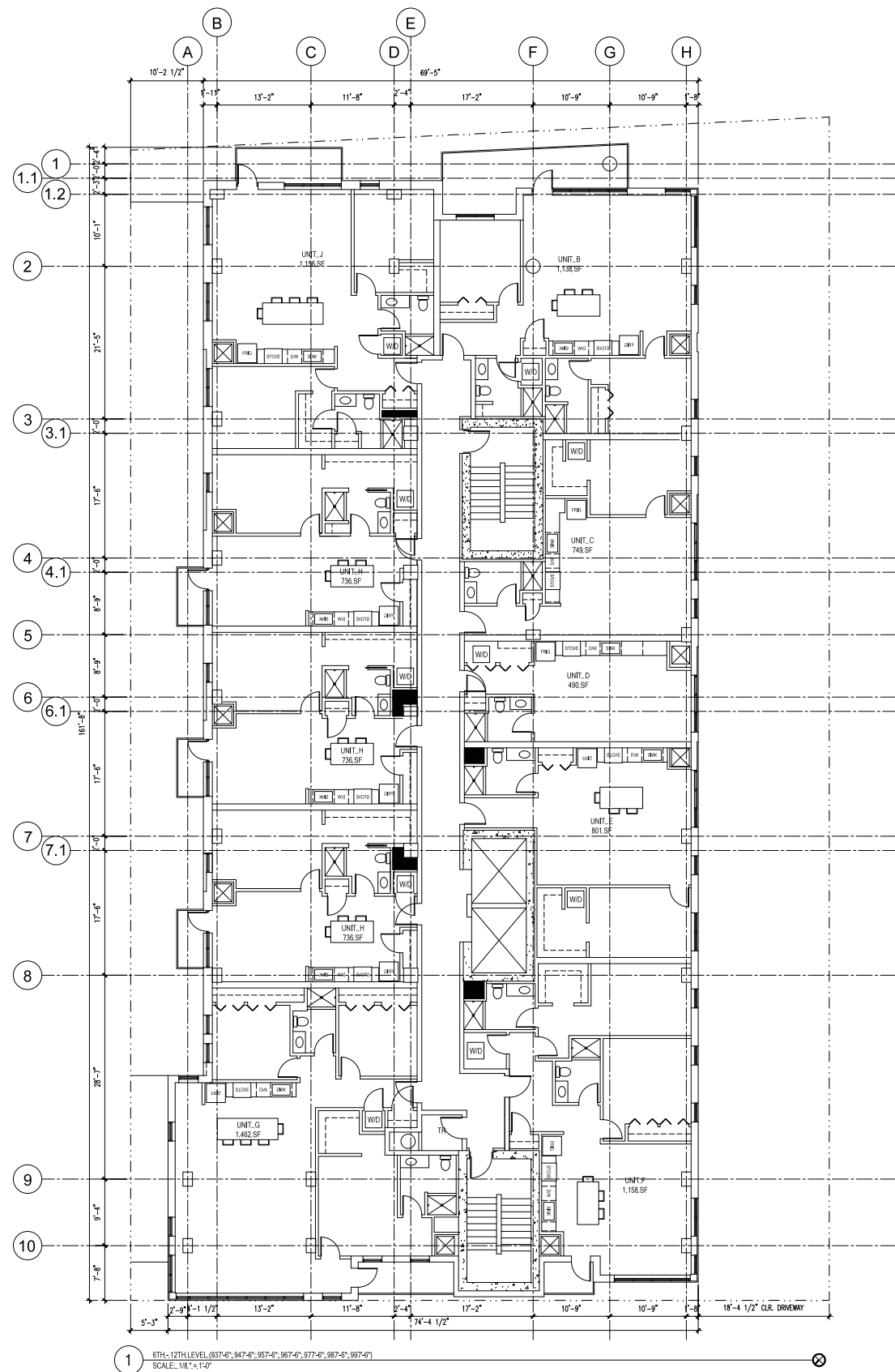
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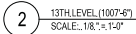
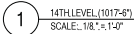
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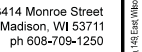
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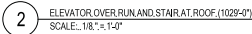
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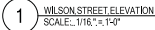
URBAN DESIGN COMMISSION / PLAN COMMISSION SUBMITTAL

SUBMITTED NOVEMBER 6, 2013 FOR:

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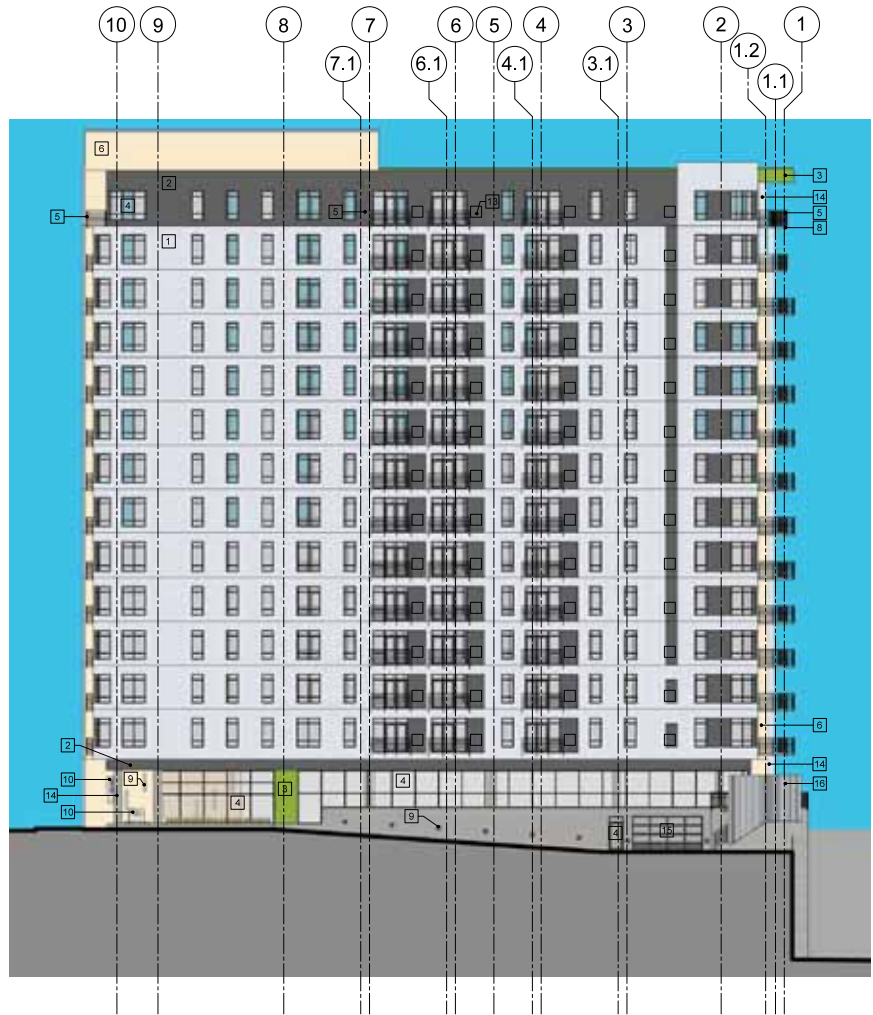
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- | | |
|--|--|
| T.O. STAIR & ELEVATOR OVER RUN
EL. 260'-0" (1039'-0") | |
| T.O. PARAPET
EL. 253'-0" (1032'-0") | T.O. ROOF SLAB
EL. 244'-0" (1029'-0") |
| 14TH LEVEL
EL. 237'-0" (1017'-0") | |
| 13TH LEVEL
EL. 222'-0" (1007'-0") | |
| 12TH LEVEL
EL. 212'-0" (1007'-6") | |
| 11TH LEVEL
EL. 207'-0" (1007'-6") | |
| 10TH LEVEL
EL. 197'-0" (1017'-6") | |
| 9TH LEVEL
EL. 187'-0" (1007'-6") | |
| 8TH LEVEL
EL. 177'-0" (1007'-6") | |
| 7TH LEVEL
EL. 167'-0" (1017'-6") | |
| 6TH LEVEL
EL. 157'-0" (1007'-6") | |
| 5TH LEVEL
EL. 147'-0" (1007'-6") | |
| 4TH LEVEL
EL. 137'-0" (1017'-6") | |
| 3RD LEVEL
EL. 127'-0" (1007'-6") | |
| 2ND LEVEL
EL. 117'-0" (1007'-6") | |
| GRADE LEVEL 02
EL. 100'-0" (385') | |
| GRADE LEVEL 01
EL. 100'-0" (380') | |

2 MARINA TOWER ELEVATION
SCALE: 1/16" = 1'-0"



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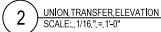
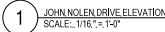
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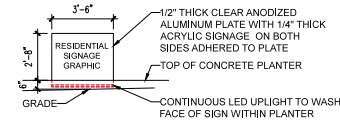


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- Diagram illustrating the installation of a back-to-back sign on a concrete column. The sign consists of two mirrored stainless steel knife plates, each 6" high and 1/4" thick, with clear anodized aluminum lettering. The plates are fastened to the face of the concrete column. The sign is mounted 6'-0" above the ground. The lettering is mirrored to create a back-to-back sign. The diagram shows the sign mounted on a concrete column, with dimensions and labels indicating the components and installation details.
- FACE OF CONCRETE COLUMN
 - 6" HIGH, 1/4" THICK ACRYLIC LETTERING ADHERED TO 1/2" CLEAR ANODIZED ALUMINUM PLATE AND FASTENED TO STAINLESS STEEL KNIFE PLATE
 - CAST IN SMOOTH FINISHED CONCRETE COLUMN; THE LETTERING A PLATE IS MIRRORRED TO CREATE BACK-TO-BACK SIGN
 - STAINLESS STEEL KNIFE PLATE
 - 6'-0"
 - 7' TO GRADE
 - 1'-6"
 - 2"

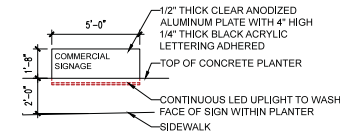
BLADE, SIGNAGE AT ENTRY, PLAZA



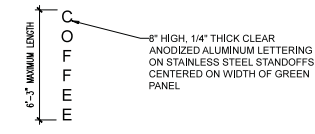
3 EXTERIOR BUILDING SIGNAGE
SCALE: 1/4" = 1'-0"



SIGNAGE, WITHIN ENTRY PLAZA, PLANTER



COMMERCIAL SIGNAGE WITHIN WILSON STREET PLANTER



COMMERCIAL SIGNAGE ON GREEN PANEL NEAR ENTRY LOBBY



