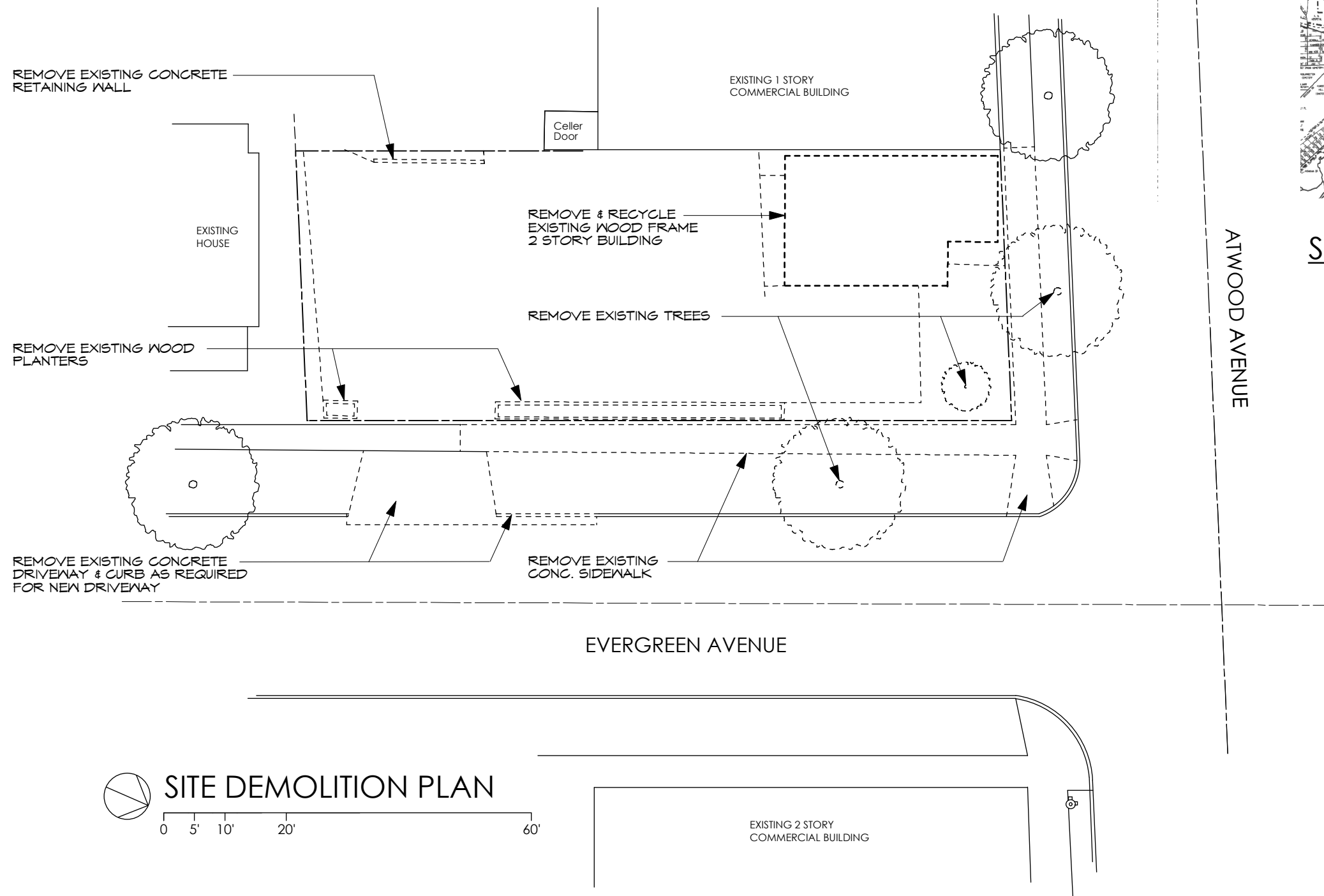




SITE DEMOLITION PLAN

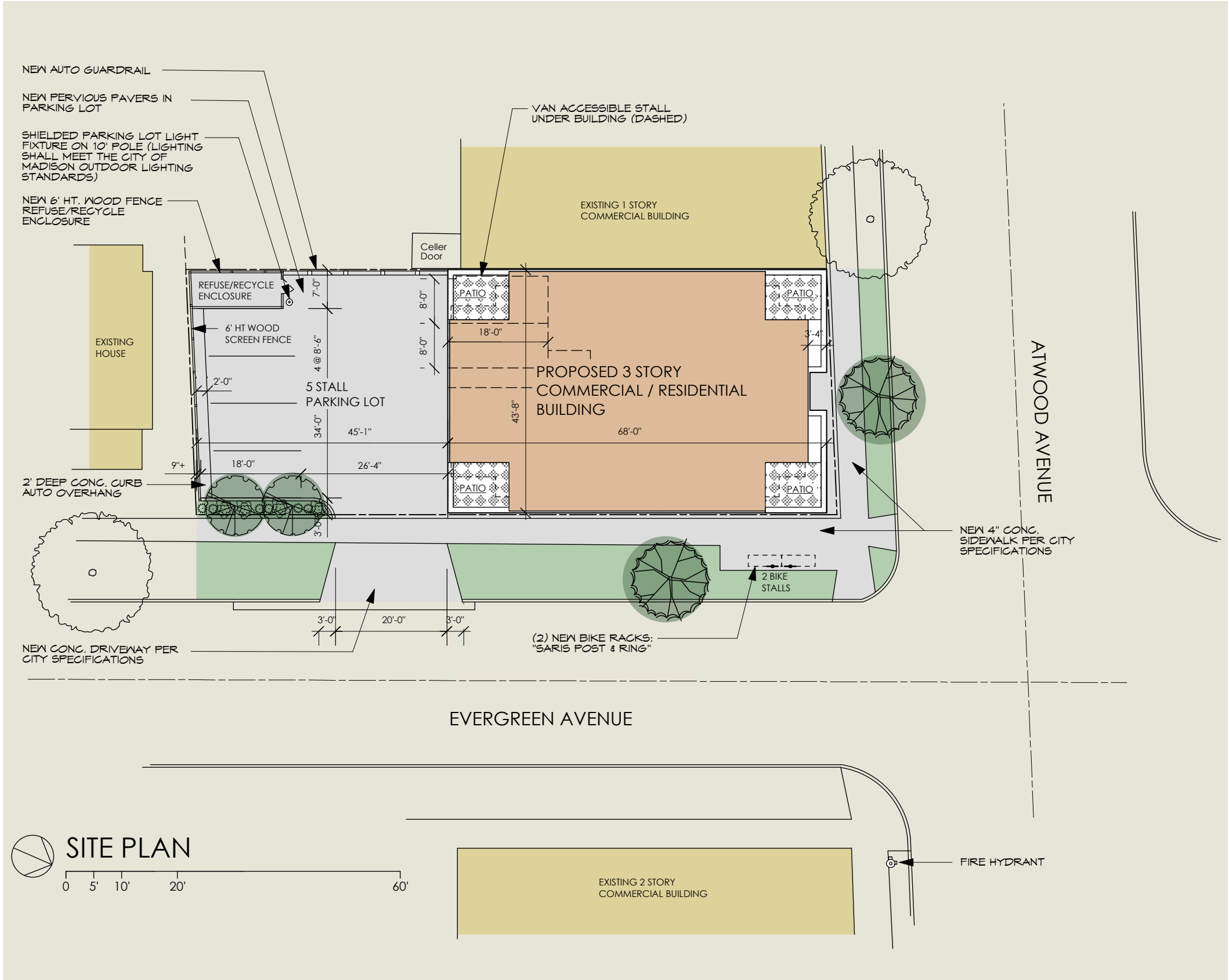
0 5' 10' 20' 60'



SITE MAP

SHEET INDEX

- C1 COVER, SITE DEMOLITION PLAN
- C2 SITE PLAN
- C3 GRADING & UTILITY PLAN
- L1 LANDSCAPE PLAN
- A1 FLOOR PLANS
- A2 ATWOOD ST. ELEVATION
- A3 EVERGREEN AVE. ELEVATION
- A4 REAR ELEVATION
- A5 WEST SIDE ELEVATION
- SM1 URBAN CONTEXT PHOTOS
- SM2 EXISTING HOUSE PHOTOS
- SM3 WALL OPENING CALCULATIONS



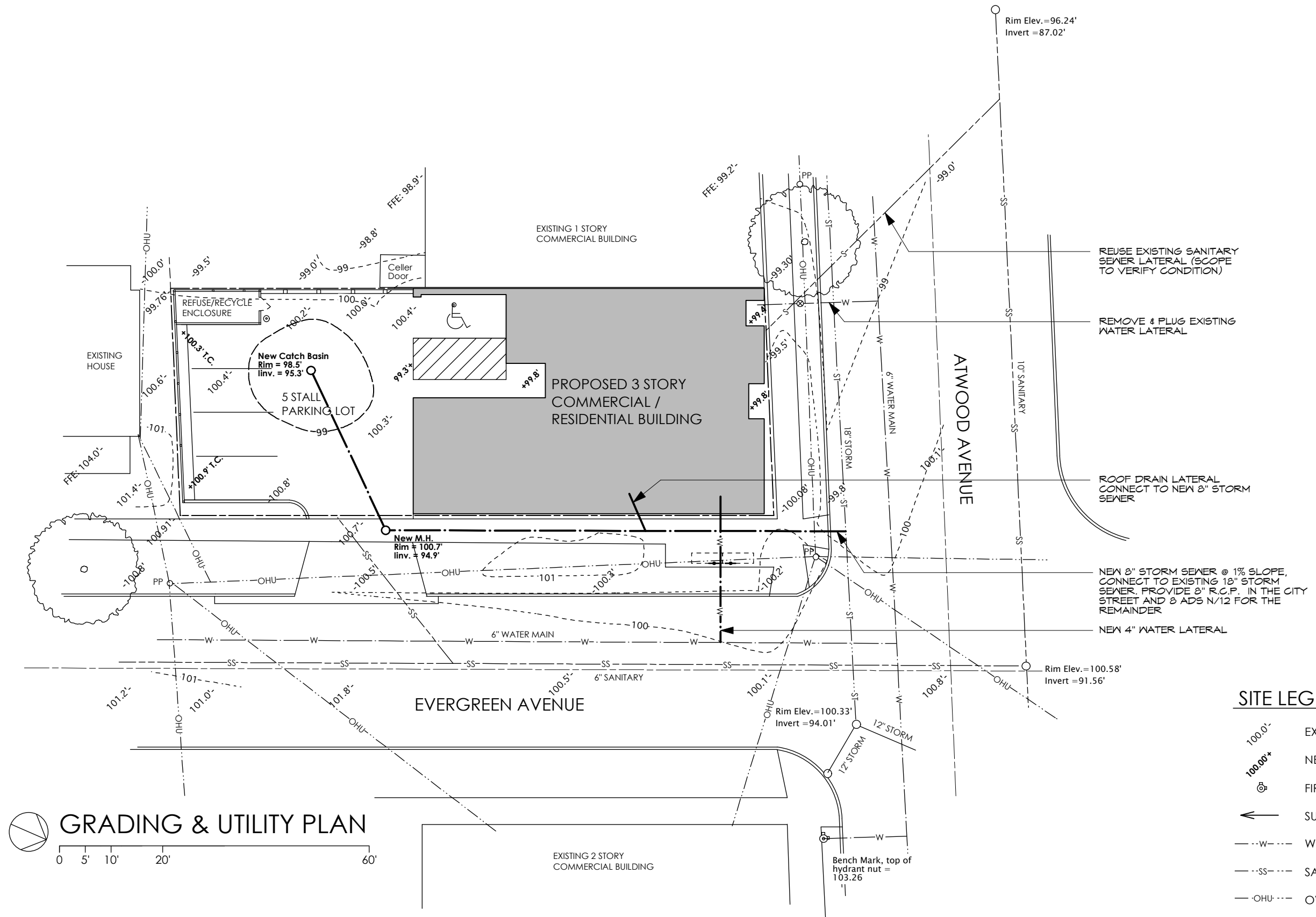
SITE STATISTICS

SITE ACREAGE: 5,055 sq. ft. (0.11 acres)

SITE AREA:		
BUILDING FOOTPRINT	2,950 sq. ft.	58.4%
PAVEMENT & SIDEWALKS	107 sq. ft.	2.1%
PERVIOUS PAVEMENT	1,918 sq. ft.	37.9%
PERVIOUS AREA	80 sq. ft.	1.6%
PORCH & DECK AREA OPEN SPACE: 361 sq. ft.		
PARKING REQUIRED: NONE		
PARKING PROVIDED: 5 STALLS		
BIKE PARKING PROVIDED: 6 INTERIOR STALLS 2 EXTERIOR STALLS		

BUILDING STATISTICS

NUMBER OF STORIES (ABOVE GRADE): 3				
BUILDING HEIGHT: 36'				
CONSTRUCTION TYPE: 5B				
AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R				
BUILDING AREA:				
LOWER LEVEL	2,300 sq. ft.			
1ST	2,500 sq. ft.			
2ND	2,950 sq. ft.			
3RD	2,450 sq. ft.			
TOTAL	10,200 sq. ft.			
APARTMENT UNIT COUNT :				
FLOOR	EFF	1BR	2BR	TOTAL
1ST	1			1
2ND	0		4	4
TOTAL	1		4	5
(9 TOTAL BEDROOMS)				
COMMERCIAL AREA:		1,260 sq. ft.		



GRADING & UTILITY PLAN

0 5' 10' 20' 60'

SITE LEGEND:

- 100.0'- EXISTING SPOT ELEVATION
- 100.00'+ NEW SPOT ELEVATIONS
- FIRE HYDRANT
- SURFACE DRAINAGE
- W--- WATER LINE
- SS--- SANITARY SEWER
- OHU--- OVERHEAD UTILITY
- ST--- STORM SEWER
- POWER POLE

PROJECT
JLL BUILDING
2223 ATWOOD AVENUE, MADISON, WI 53704

ARCHITECT
FERCH ARCHITECTURE
2704 Gregory Street, Madison, WI 53711
608-238-6900 david@fercharchitecture.com

No.	Date	Revision
01327	2/18/14	

DATE
01327 2/18/14
Project No. Date
SHEET NO. **C3**

PERVIOUS PAVER SPECIFICATION

Eco-Optiloc™

Environmentally friendly paving continues to be on the forefront of our agenda for the future.

This paver has gained world-wide acceptance as the paver-of-choice for performance, and as an environmental solution for drainage. Only the patented "L" shaped design allows you to achieve a superior lock-up that can withstand even the heaviest of loads residentially and commercially. The innovative design creates small voids between the pavers providing drainage into the sub-base.



Shapes & Sizes

Standard
26.0 x 26.0 x 8.0cm
10.1" x 10.1" x 3.1"

Features Laying Patterns Packaging Important Information Paver Calculator

Applications

- Pedestrian
- Residential Vehicular
- Commercial Vehicular
- Surface Texture

Customizable

All measurements are nominal
Colors, product data, and availability are subject to change without notice. Please confirm all details with your local Unilock Dealer or call 1-800-UNILOCK (1-800-864-5625) for availability in your area. The colors shown should only be used as a guide. Final color selections should always be made from actual samples.



CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 2223 ATWOOD AVE.
Name of Project MIXED USE BUILDING
Owner / Contact DAVID FERCH, FERCH ARCHITECTURE
Contact Phone 608-238-6900 Contact Email david@fercharchitecture.com

** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. **

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

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

Total square footage of developed area 2,065
Developed area divided by three hundred (300) square feet = 7 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area
Developed area divided by six hundred (600) square feet = Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 35 Total Points Required

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

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				
Ornamental tree	1 1/2 inch caliper	15			2	30
Evergreen tree	3 feet tall	15				
Shrub, deciduous	18" or 3 gallon container size	2			4	8
Shrub, evergreen	18" or 3 gallon container size	3				
Ornamental grasses	18" or 3 gallon container size	2			6	12
Ornamental/ decorative fencing or wall	n/a	4 per 10 linear ft.			4	16
Sub Totals						66

Total Number of Points Provided 66

SHADED AREA INDICATES PERVIOUS PRECAST CONCRETE PAVERS: "ECO-OPTILOC" BY UNILOCK. INSTALL PER MANUFACTURER'S RECOMMENDATION REGARDING BASE MATERIAL, COMPACTION, & FINISH STONE CHIP SIZE.

6'-0" HT. WOOD SCREEN FENCE AT REAR PROPERTY LINE. VERT. 1X8 ROUGH SAWN CEDAR BOARDS ON 2X WOOD FRAME

(6) ORNAMENTAL GRASSES (3 GAL. CONTAINER)

(4) DECIDUOUS SHRUBS: BERBERIS 'CRIMSON PYGMY' (3 GAL. CONTAINER)

(2) ORNAMENTAL TREES: CARPINUS CAROLINIANA (1.5 INCH CALIPER)



LANDSCAPE PLAN

0 5' 10' 20' 60'

GENERAL NOTE:

- BARK MULCH ALL PLANTING BEDS.
- FINE GRADE THE CITY TERRACE AREAS AND SEED WITH SHADE TOLERANT GRASS, FERTILIZE AND STRAW MATT.

LANDSCAPE DESIGN BY: FERTILE EARTH, INC. 1446 JENIFER ST. MADISON, WI 53703 (608) 438-7806

PROJECT

JLL BUILDING
2223 ATWOOD AVENUE, MADISON, WI 53704

ARCHITECT

FERCH ARCHITECTURE
2704 Gregory Street, Madison, WI 53711
608-238-6900 david@fercharchitecture.com

No. Date Revision

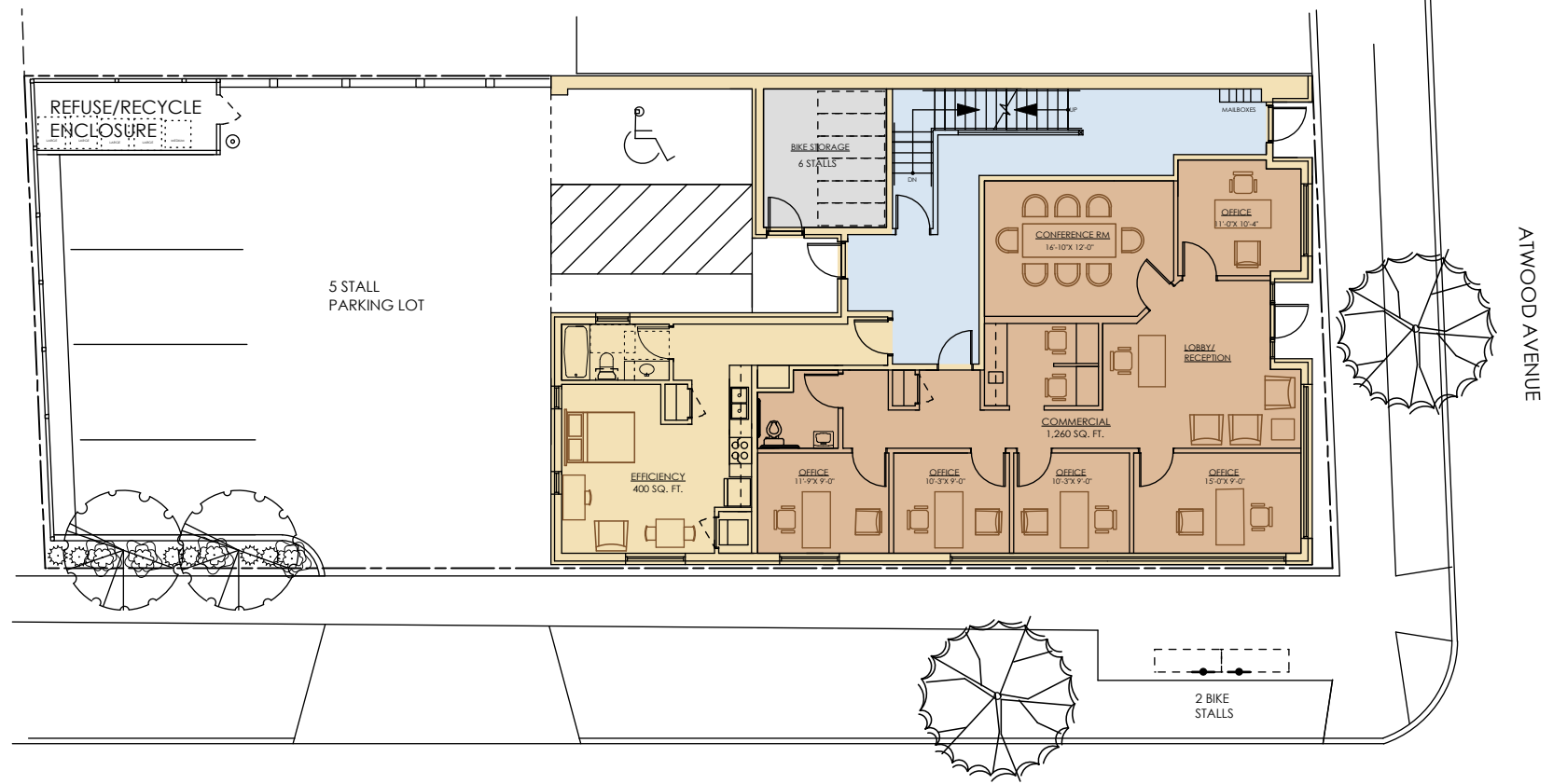
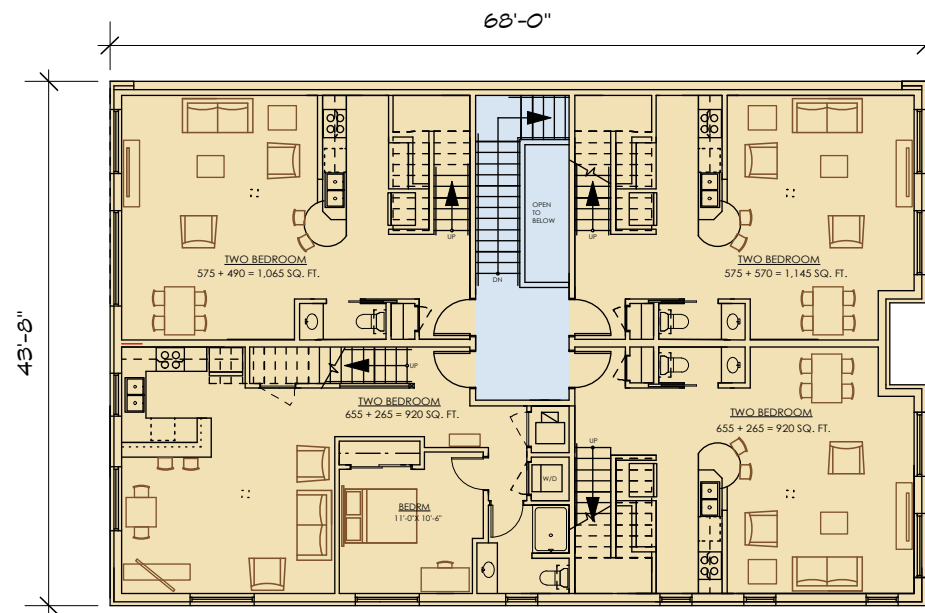
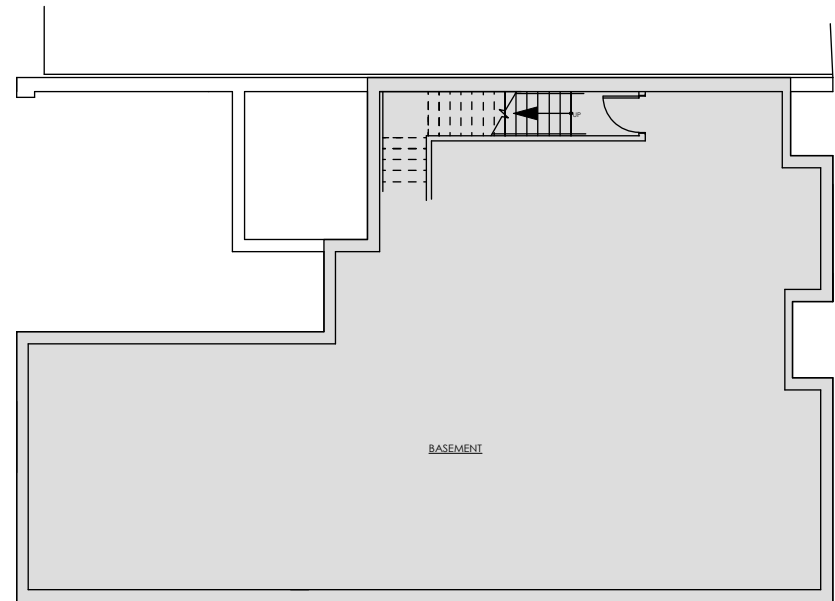
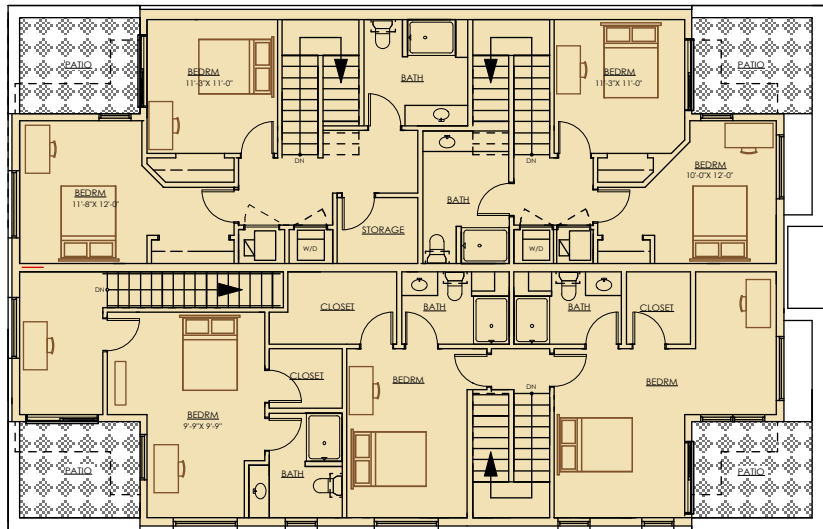
01327
2/18/14

DATE

Project No. Date

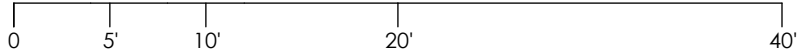
SHEET NO.

L1



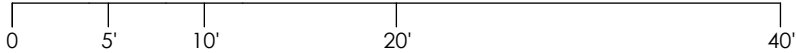


ATWOOD AVENUE ELEVATION



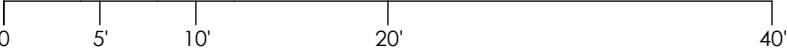


EVERGREEN AVENUE ELEVATION





REAR ELEVATION





WEST ELEVATION





ATWOOD AVENUE



EVERGREEN AVENUE



URBAN CONTEXT PHOTOS

PROJECT
JLL BUILDING
2223 ATWOOD AVENUE, MADISON, WI 53704

ARCHITECT
FERCH ARCHITECTURE
2704 Gregory Street, Madison, WI 53711
608-238-6900 david@fercharchitecture.com

No.	Date	Revision

DATE
01327 2/18/14
Project No.
SHEET NO.
SM1



SECOND FLOOR



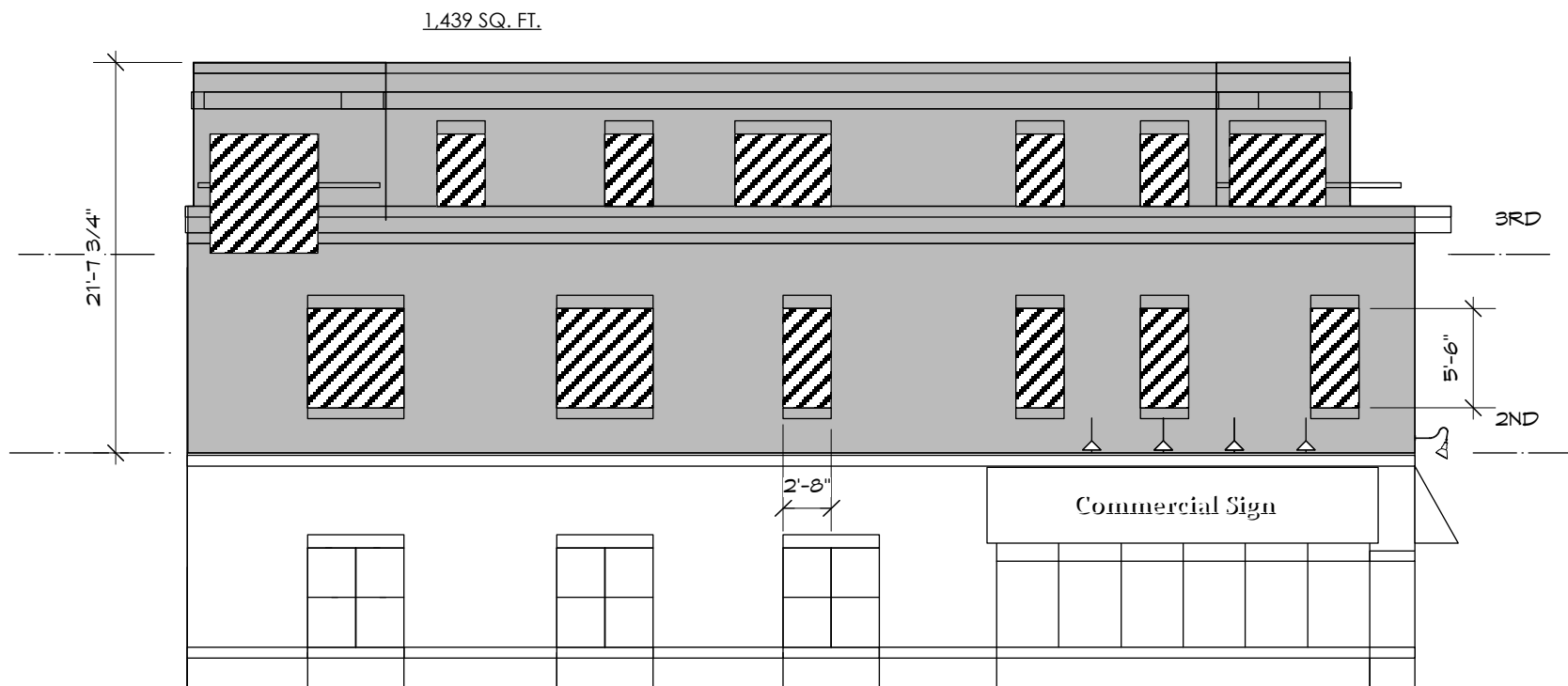
FIRST FLOOR

EXISTING BUILDING PHOTOS

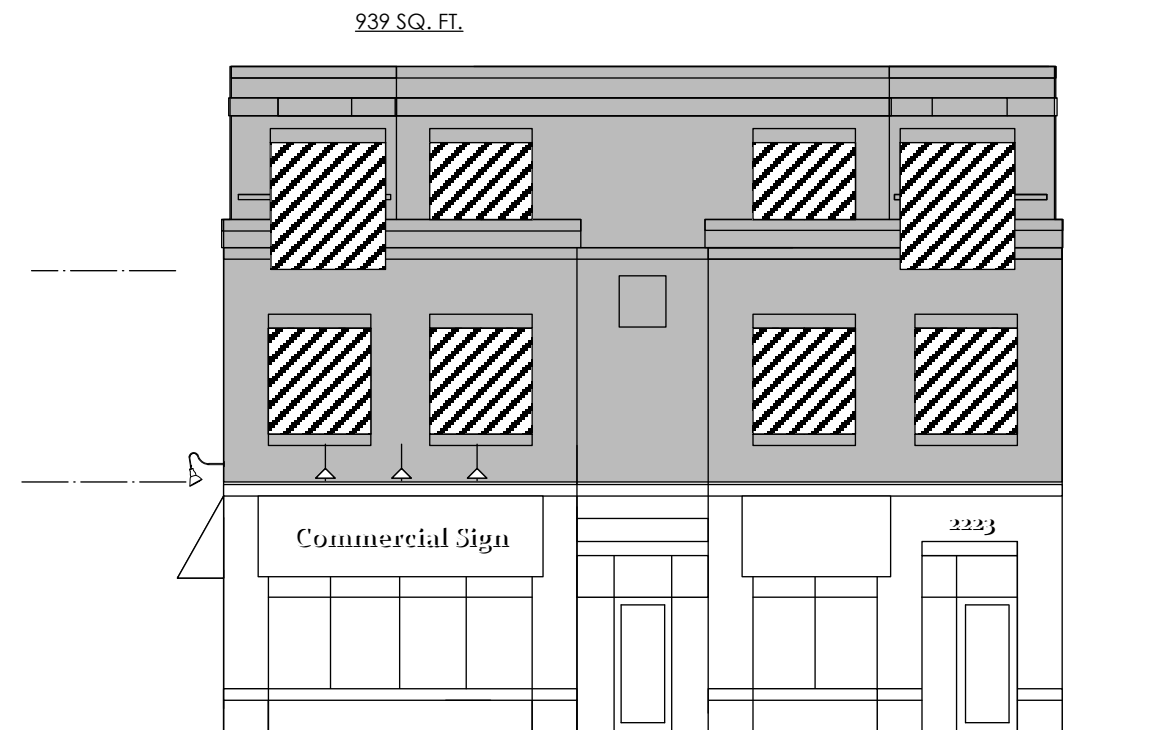
PROJECT JLL BUILDING
2223 ATWOOD AVENUE, MADISON, WI 53704

ARCHITECT FERCH ARCHITECTURE
2704 Gregory Street, Madison, WI 53711
608-238-6900 david@fercharchitecture.com

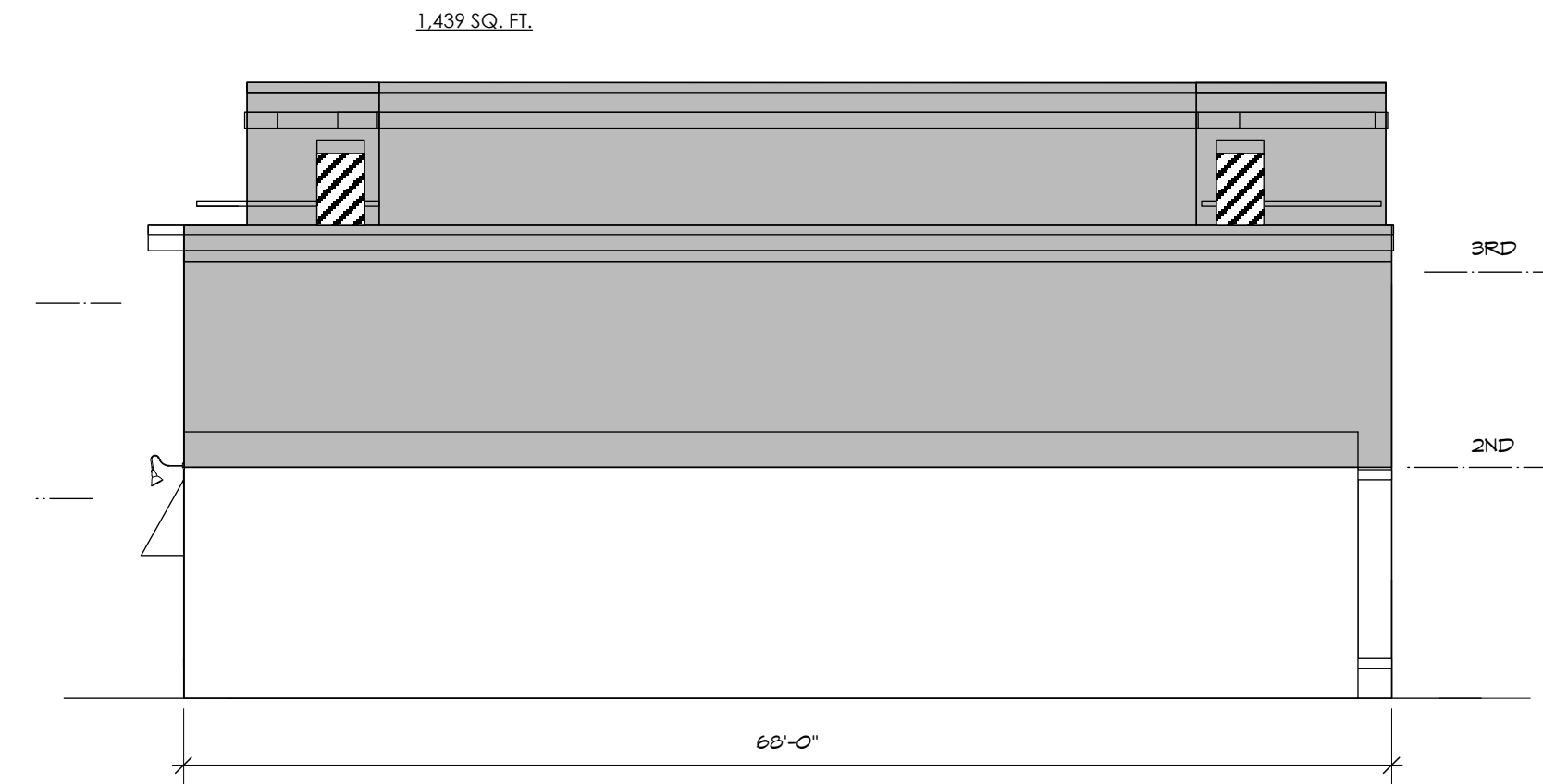
No.	Date	Revision	DATE
01327	2/18/14		
Project No.		Date	
SHEET NO.			
SM2			



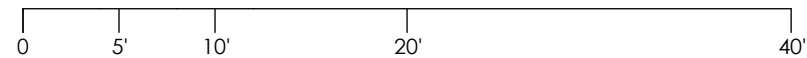
EVERGREEN AVENUE ELEVATION



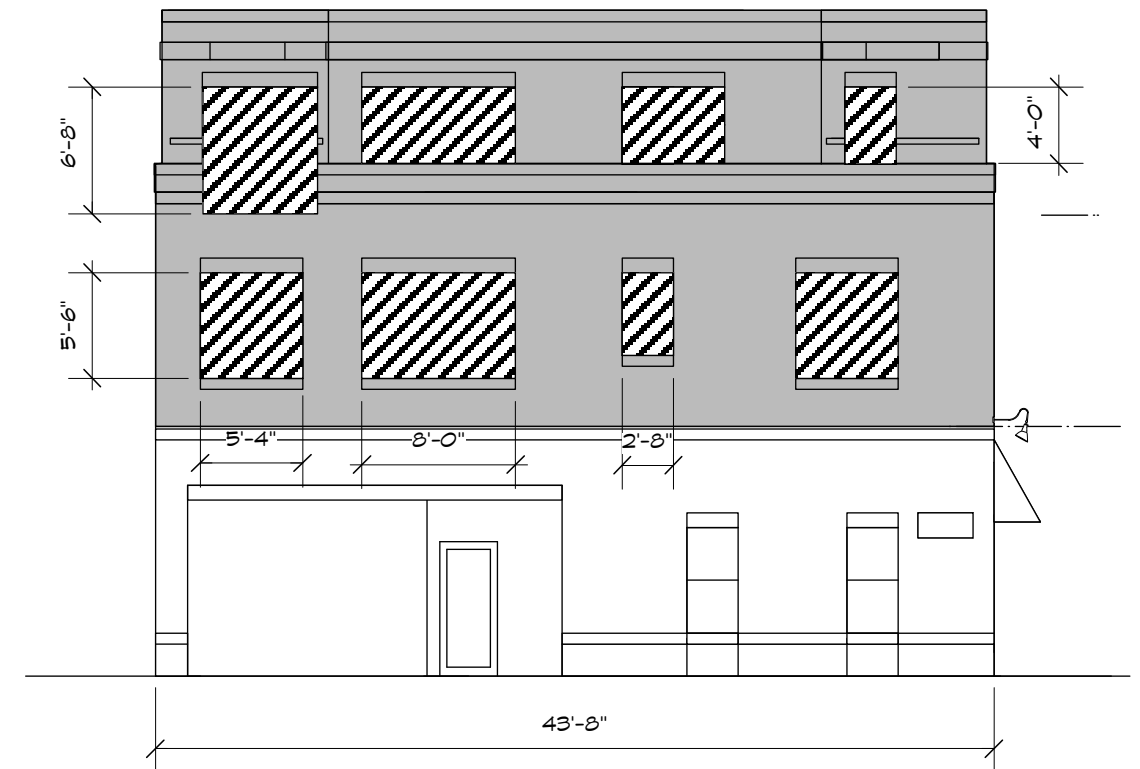
ATWOOD AVENUE ELEVATION



WEST ELEVATION



UPPER WALL AREA: 4,756 SQ. FT.
UPPER WALL OPENINGS: 720 SQ. FT.
OPENING PERCENTAGE: 15.13 %



REAR ELEVATION