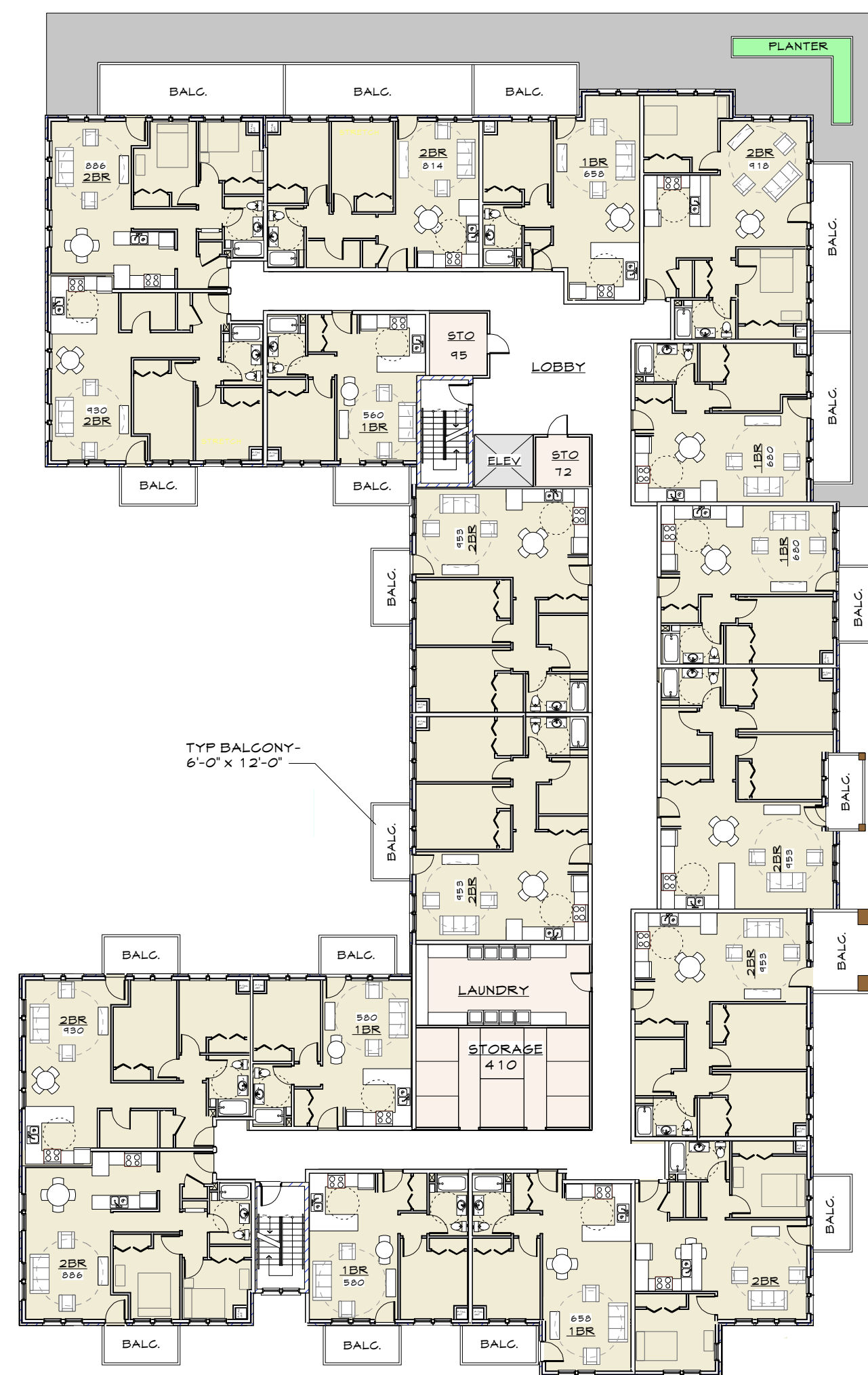


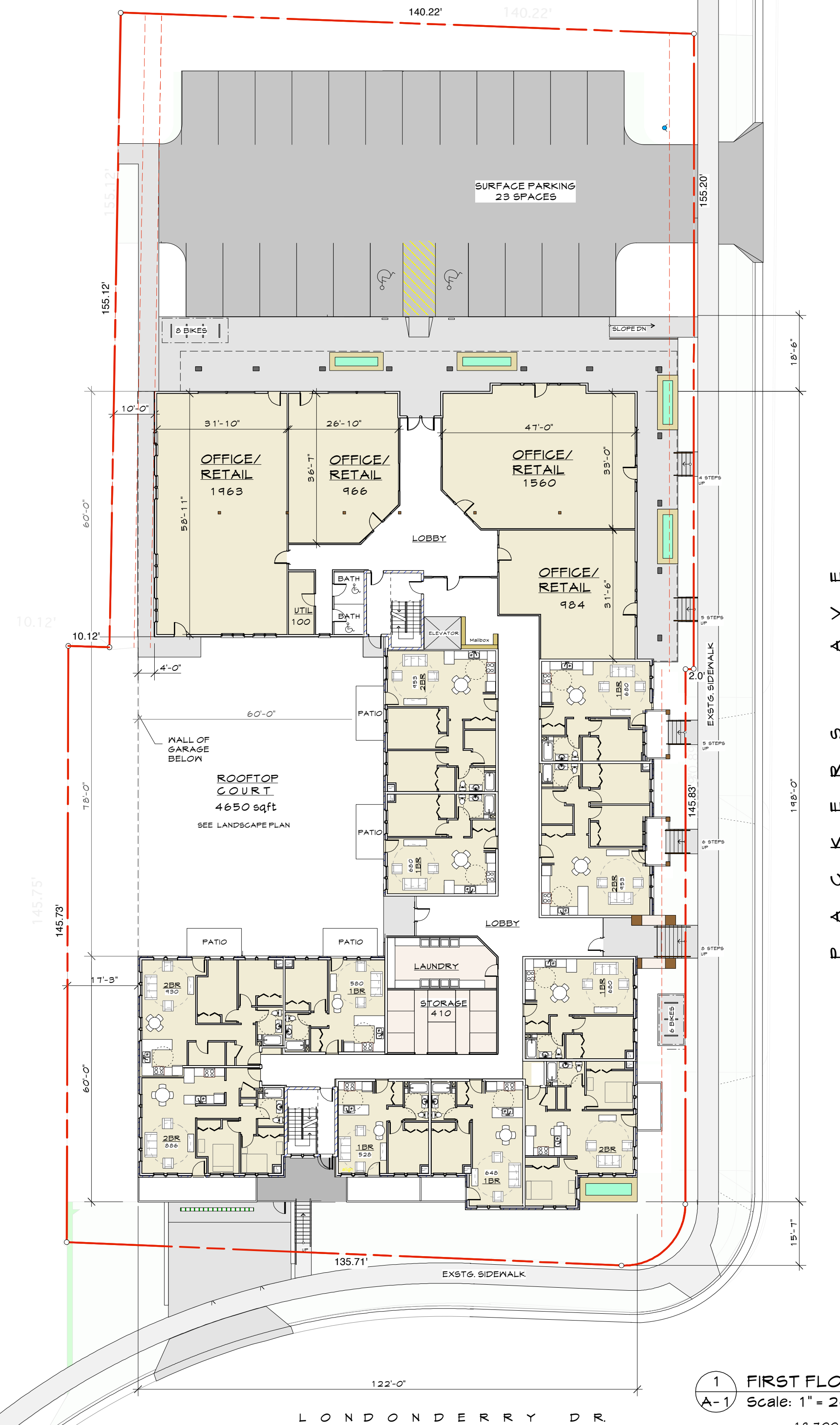
3 THIRD/FOURTH FLOOR PLAN  
A-1 Scale: 1" = 20 ft

3rd Fl: 16,672 sqft 18 UNITS  
10 2BR 4 1BR  
4th Fl: 16,448 sqft 18 UNITS  
10 2BR 7 1BR



2 SECOND FLOOR PLAN  
A-1 Scale: 1" = 20 ft

18,394 sqft 18 UNITS  
11 2BR 7 1BR



1 FIRST FLOOR PLAN  
A-1 Scale: 1" = 20 ft

18,700 sqft 11 UNITS  
5 2BR 6 1BR

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05/08/13 Plan Commission Submittal

Mark Date Description  
Project Title

GRANITE RIDGE  
3302 PACKERS AVE  
MADISON, WI

Drawn By Issue Date  
RKS 05/08/13

Sheet Title

First Floor Plan

Second Floor Plan

Third/ Fourth Floor Plan

Project ID Drawing No.

A-1  
of

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2 NORTH ELEVATION  
A-2 Scale: 1/8" = 1'-0"



1 EAST ELEVATION  
A-2 Scale: 1/8" = 1'-0"

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05/08/13 Plan Commission Submittal

Mark Date Description  
Project Title

GRANITE RIDGE  
3302 PACKERS AVE  
MADISON, WI

Drawn By Issue Date  
RKS 05/08/13

Sheet Title

East Elevation

North Elevation

Project ID Drawing No.

A-2  
of

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2 SOUTH ELEVATION  
A-4 Scale: 1/8" = 1'-0"



1 WEST ELEVATION  
A-4 Scale: 1/8" = 1'-0"

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05/08/13 Plan Commission Submittal

Mark	Date	Description
Project Title		

GRANITE RIDGE  
3302 PACKERS AVE  
MADISON, WI

Drawn By	Issue Date
RKS	05/08/13

Sheet Title

South Elevation

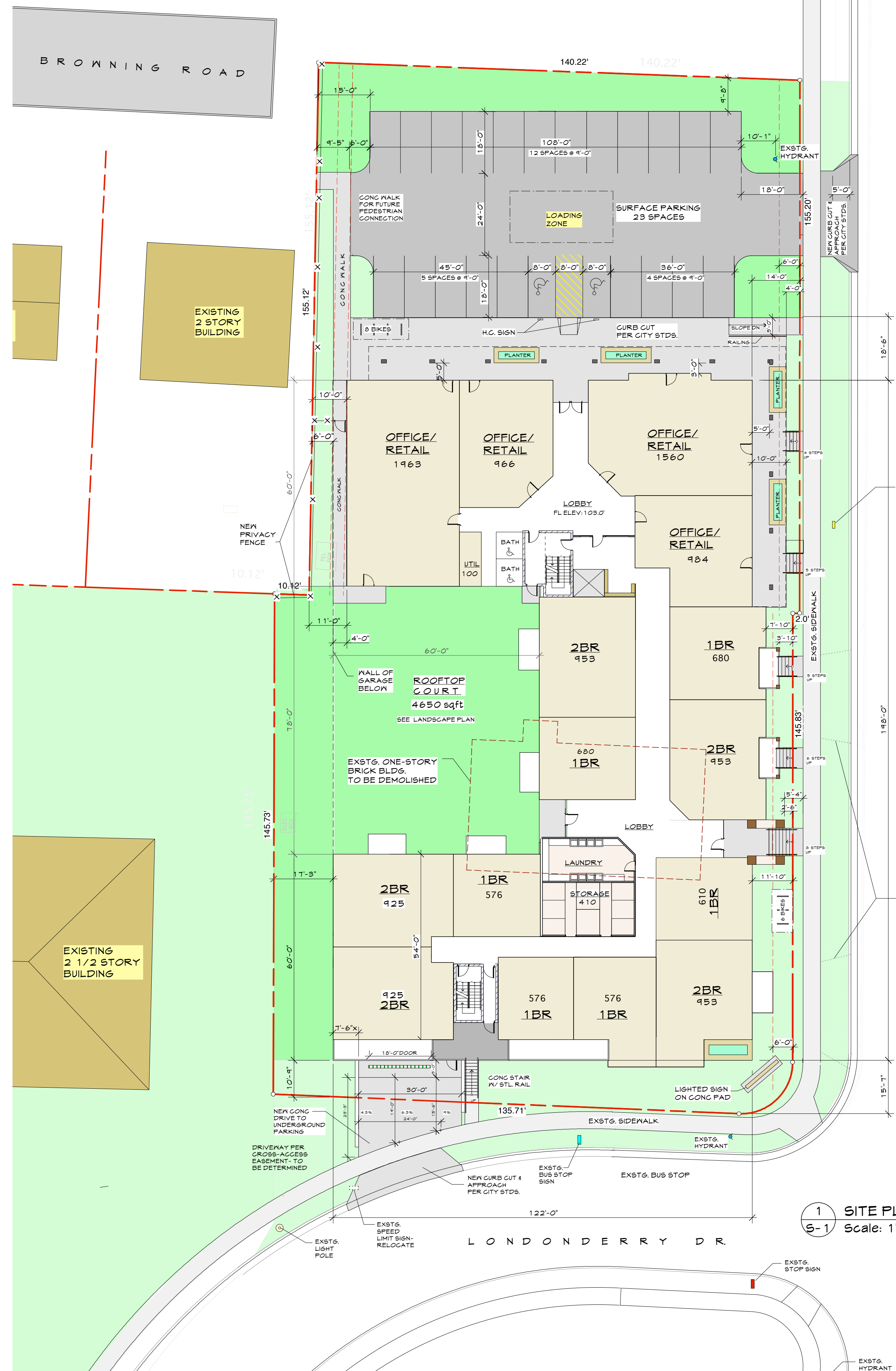
West Elevation

Project ID	Drawing No.
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A-3  
of

© Design Coalition Inc.





Site Area: 43791 sqft 1.01 Acre

4 STORIES    61 UNITS    70,214 SQ FT  
26 1BR    35 2BR

OFFICE/RETAIL: 6646 sqft -5534 leasable

UOS REQ: 15,520 sqft  
PROV: 4883 At grade  
4940 Balcs  
1774 Rooftop Terrace  
4650 Rooftop Court  
16,247 sqft Total

62 Parking Spaces -Underground  
23 Parking Spaces -Surface  
75 Bikes - (61 in Garage)

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5/08/13 Plan Commission Submittal

Mark	Date	Description
Project Title		

GRANITE RIDGE  
3302 PACKERS AVE  
MADISON, WI

Drawn By	Issue Date
RKS	05/08/13

Sheet Title

## Site Plan

### Garage Plan

## Exterior Views

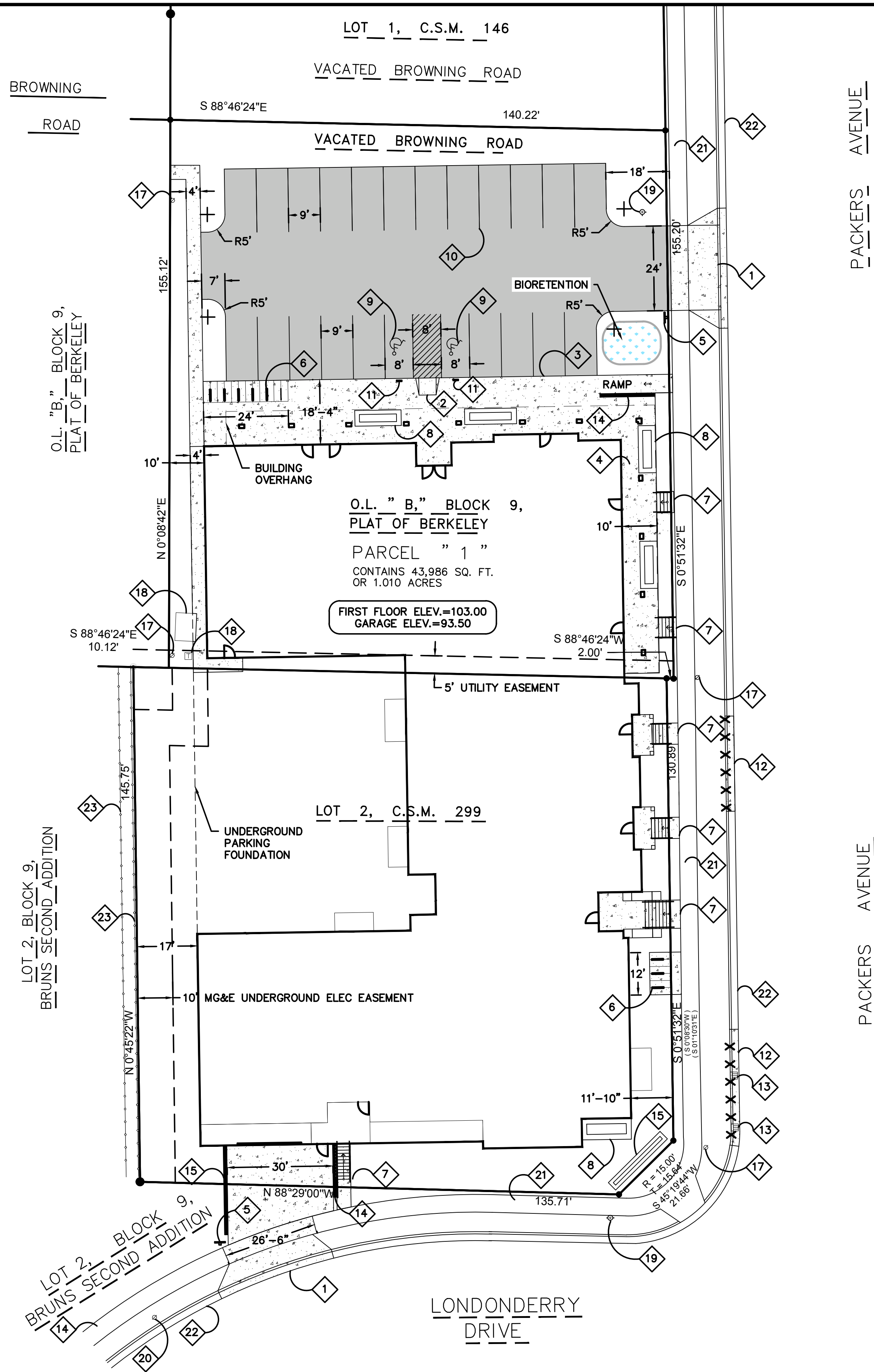
Project ID	Drawing No.
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# S-1

	57
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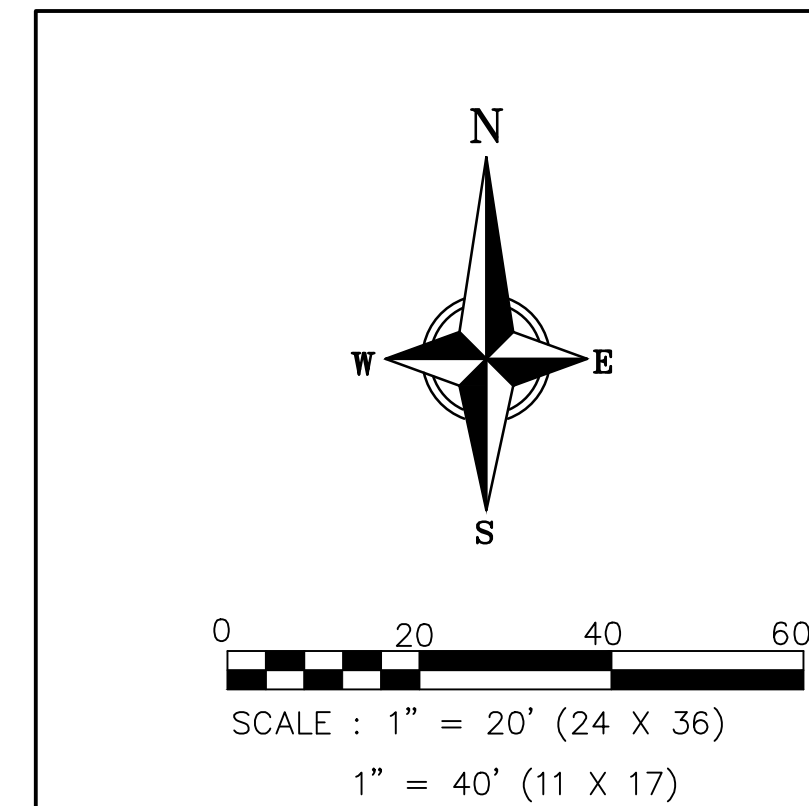


PLAN KEY

- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS
- 2 ACCESSIBLE RAMP
- 3 THICKENED EDGE SIDEWALK
- 4 SIDEWALK
- 5 7' HIGH STOP SIGN
- 6 U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 7 STAIRS, SEE ARCHITECTURAL PLANS
- 8 PLANTER (TYP), SEE ARCHITECTURAL PLANS
- 9 VAN ACCESSIBLE STALL, TYP.
- 10 PAVEMENT STRIPING (TYPICAL)
- 11 VAN ACCESSIBLE PARKING SIGN, TYP.
- 12 EXISTING DRIVEWAY TO BE ABANDONED WITH CURB REPLACED AND TERRACE RESTORED IN ACCORDANCE WITH CITY STANDARDS
- 13 REPLACE EXISTING CASTING. SEE UTILITY PLAN
- 14 CONCRETE RETAINING WALL WITH HANDRAIL, SEE ARCHITECTURAL PLANS
- 15 CONCRETE RETAINING WALL, SEE ARCHITECTURAL PLANS
- 16 LIGHTED SIGN ON CONCRETE PAD, SEE ARCHITECTURAL PLANS
- 17 EX POWER POLE
- 18 EX TRANSFORMER/PEDESTAL TO BE RELOCATED
- 19 EX FIRE HYDRANT
- 20 EX LIGHT POLE
- 21 EX SIDEWALK
- 22 EX CURB AND GUTTER
- 23 EX FENCE

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE



3302 PACKERS AVENUE  
CIVIL SITE PLAN  
MADISON, WISCONSIN

C101

818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

**PROFESSIONAL  
ENGINEERING** LLC

ISSUANCE/REVISION	DATE
CITY SUBMITTAL	05-08-13

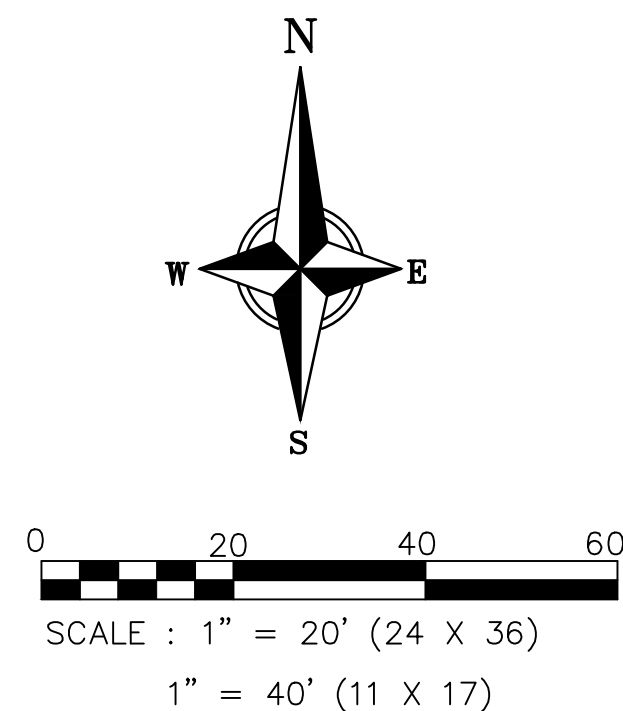
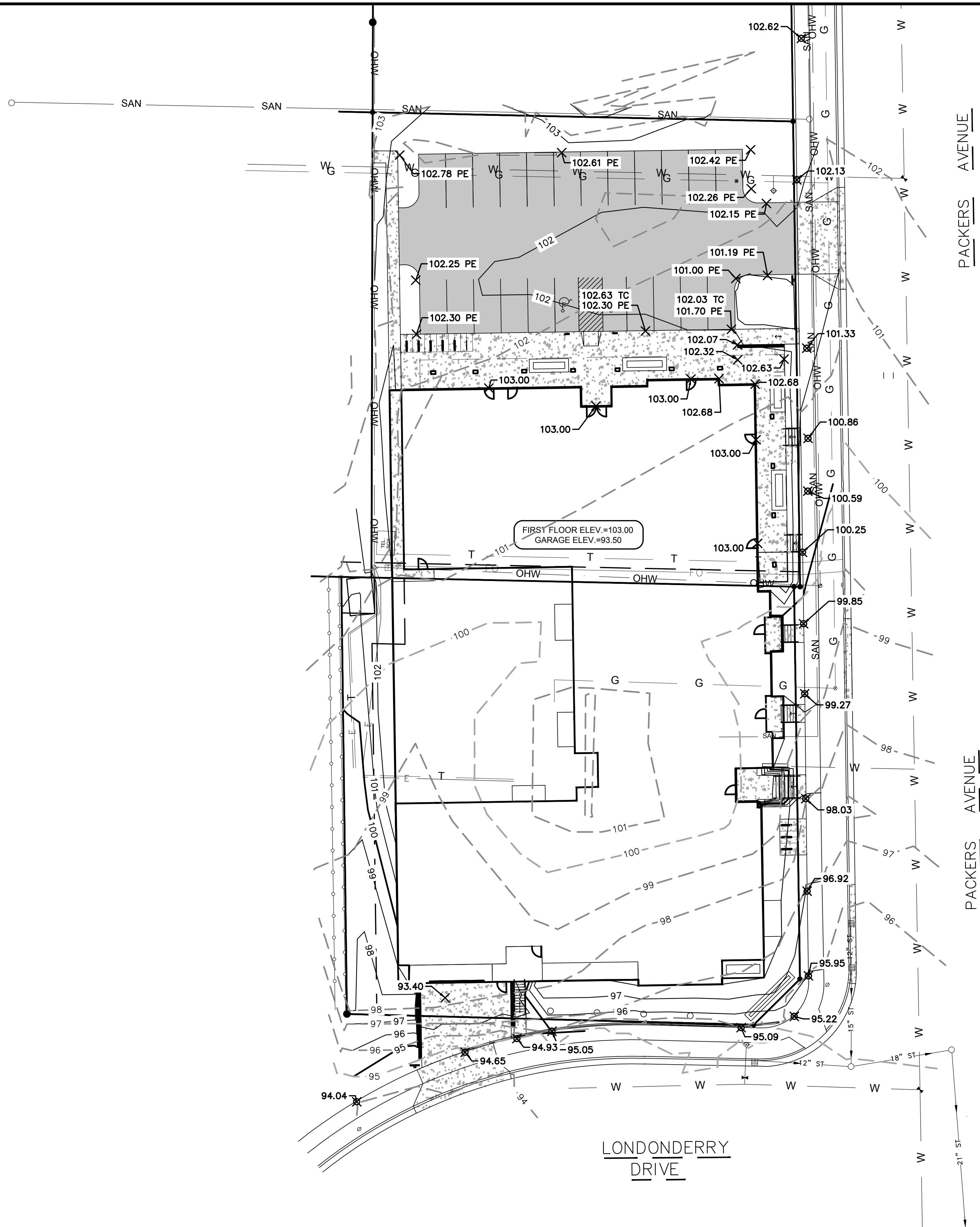


GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- |          |                             |
|----------|-----------------------------|
| ---      | EXISTING CONTOUR            |
| ---      | PROPOSED CONTOUR            |
| X 100.00 | EXISTING SIDEWALK ELEVATION |
| X 100.00 | SPOT ELEVATION              |



3302 PACKERS AVENUE  
GRADING PLAN

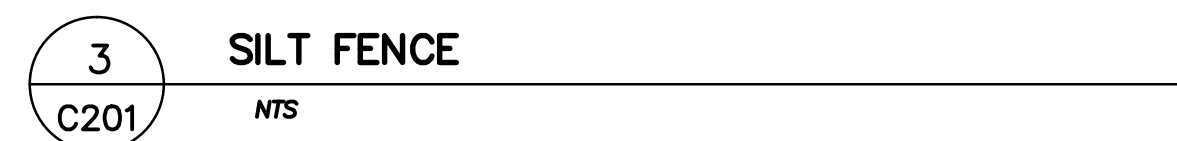
MADISON, WISCONSIN



ISSUANCE/REVISION	DATE
CITY SUBMITTAL	05-08-13

C200





(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) **CLEANING.** RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) **STONE TRACKING PAD:** BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.

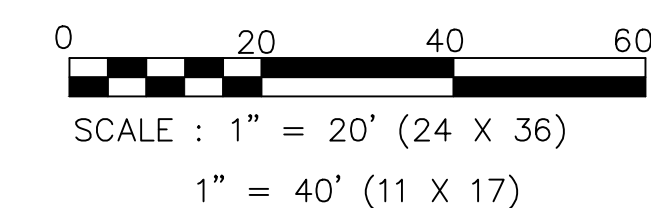
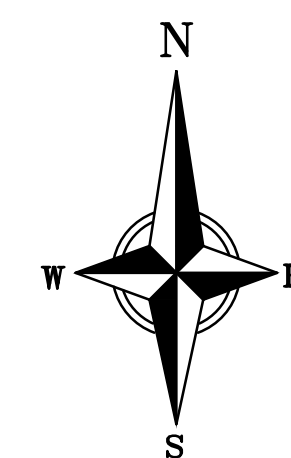
(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.

(11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

(12) SEEDING. REFER TO LANDSCAPING PLANS FOR MIXTURE AND APPLICATION REQUIREMENTS.

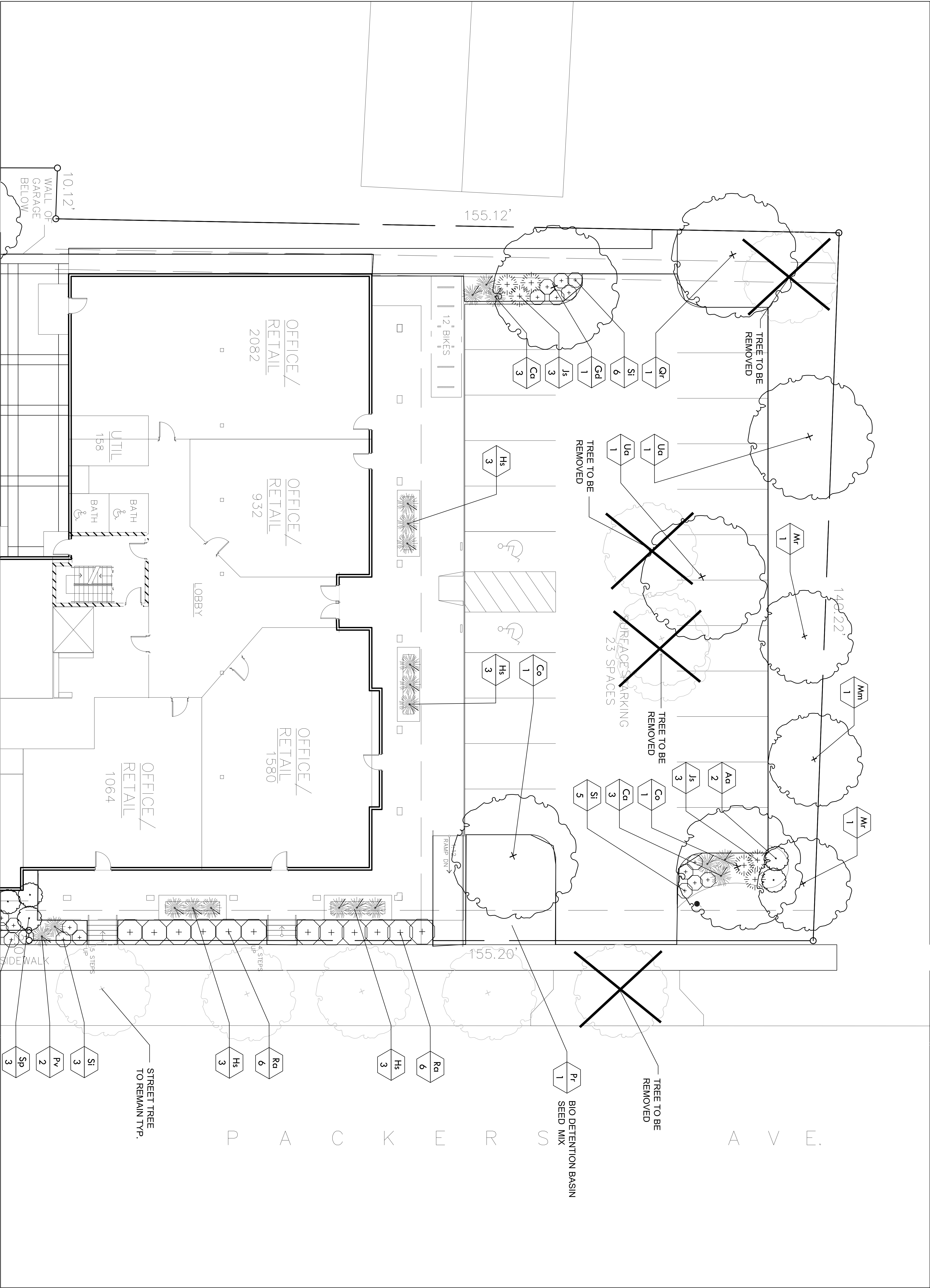
(13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.





















PROPOSED PLANTING PALETTE				
Code	Scientific Name	Common Name	Size	Cont.
TREES				
Al	Amelanchier laevis	Allegheny Serviceberry	3"	cal.
Cm	Cornus mas	Cornelian Cherry Dogwood	7'-9'	B&B
Co	Celtis occidentalis	Hackberry	3"	B&B
Gd	Gymnocladus dioicus	Kentucky Coffee Tree	3"	cal.
Mm	Malus x 'Mary Potter'	Mary Potter Crab	1 1/2"	cal.
Mr	Malus x 'Red Splendor'	Red Splendor Crab	1 1/2"	cal.
Qr	Quercus x waqrei 'Long'	Regal Prince Oak	2 1/2"	cal.
Ua	Ulmus x 'New Horizon'	New Horizon Elm	3"	cal.
SHRUBS				
Aa	Aronia arbutifolia	Red Chokecherry	3 gal.	pot
Fi	Forsythia x inter. 'Cortasol'	Gold Tide Forsythia	3 gal.	pot
Hv	Hamamelis virginiana	Common Witchhazel	5 gal.	pot
Js	Juniperus chin. 'Sea Green'	Sea Green Juniper	3 gal.	pot
Ra	Rhus aromatica ' Gro-Low'	Grow-Low Sumac	3 gal.	pot
Rn	Rosa 'Nearly Wild'	Nearly Wild Rose	1 gal.	pot
Hk	Hypericum kalmianum 'Ames'	Ames St. Johns Wort	3 gal.	pot
Sp	Syringa petula 'Miss Kim'	Miss Kim Lilac	2 gal.	pot
Tm	Taxus x media 'Taunton'	Taunton Yew	5 gal.	pot
Si	Stephanadra incisa 'Crispa'	Cutleaf Stephanandra	3 gal.	pot
Vj	Viburnum x juddii	Juddii Viburnum	5 gal.	pot
PERENNIALS / GROUNDCOVERS / GRASSES				
Ar	Asitlbe arendsii 'Rheinland'	Rheinland Asitlbe	1 qt	pot
Ca	Calamagrostis arundinacea	Karl Forester Fther.Rd.Grass	1 gal.	pot
Cz	Coreopsis 'Zagreb'	Zagreb Coreopsis	1 qt	pot
Hs	Helicotritricon sempervivrens	Blue Oat Grass	1 gal.	pot
Hh	Hemerocallis 'Happy Ret.'	Happy Returns Daylily	1 qt	pot
Ls	Leucanthemum x superbum	Shasta Daisy	1 qt	pot
Mp	Monarda 'Petite Delight'	Petite Delight Bee Balm	1 qt	pot
Ms	Miscanthus sin. 'Purpurascens'	Flame Grass	1 gal.	pot
Pa	Pennesetum alop. 'Hameln'	Hameln Dwf. Fountaingrass	1 gal.	pot
Pv	Panicum vigatum 'Northwind'	Northwind Red Switch Grass	1 gal.	pot
Rg	Rudbecea 'Goldstrum'	Blackeyed Susan	1 qt.	pot
SEED MIXES				
PR	Bio Detention Mix	Short prairie grasses & flowers		seed



CITY OF MADISON  
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address    3302 Packers Avenue, Madison, WI

Name of Project    Granite Ridge

Owner / Contact    Northshore Rentals LLC

Contact Phone    608. 661. 9900    Contact Email    rent@northshore-rentals.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    36,201

Developed area divided by three hundred (300) square feet    =    120.67    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    =    603.35    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 ½ inch caliper	35			6	210
Ornamental tree	1 1/2 inch caliper	15			9	135
Evergreen tree	3 feet tall	15				
Shrub, deciduous	18" or 3 gallon container size	2			71	142
Shrub, evergreen	18" or 3 gallon container size	3			17	51
Ornamental grasses	18" or 3 gallon container size	2			70	140
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals						678

Total Number of Points Provided    678



330 W. Lakeside Street  
Madison, WI 53715  
gqberry@gmail.com  
P 608.358.6344

SUB CONSULTANTS

Project Name  
GRANITE RIDGE

CLIENT/OWNER  
Northshore Rentals LLC  
2016 Londonderry Dr  
Madison, WI 53704  
608 . 661 . 9900

Revision  
Date

Drawn By: GQP  
Checked By:  
File: 13\_0504-ls  
Issued For: Review  
Issue Date: 05/8/13  
Project No. 13\_TOG-01  
OPTION



(Scaled for 24" x 36" sheet)  
SCALE: AS NOTED

Sheet Name  
Courtyard  
Enlargement  
and Details

Sheet Number



