

SHEET INDEX

- C0.01-A EXISTING OVERALL SITE PLAN
- C0.01-B PROPOSED OVERALL SITE PLAN
- C0.01-SC PROPOSED STREET/SIDEWALK CLOSURE
- C0.02 ZONING ANALYSIS
- CXT-1 SITE CONTEXT
- CXT-2 SITE CONTEXT
- CXT-3 SITE CONTEXT
- CXT-4 SITE CONTEXT

- C2.01 SITE GRADING PLAN
- C2.02 EROSION CONTROL PLAN
- C3.01 UTILITY PLAN
- C4.01 FIRE APPARATUS ACCESS PLAN AND ANALYSIS

- C6.01 SITE DETAILS
- C6.02 SITE DETAILS

- L1.01 STREETScape AND LANDSCAPE PLAN

- A1.01 FIRST (GROUND) FLOOR PLAN
- A1.02 SECOND FLOOR PLAN

- A4.01 BUILDING ELEVATIONS
- A4.02 BUILDING ELEVATIONS

- A5.01 BUILDING RENDERINGS
- A5.02 BUILDING RENDERINGS
- A5.03 BUILDING RENDERINGS

216 S. HAMILTON ST.
MADISON, WI 53703



**PLAN COMMISSION SUBMITTAL
DEMOLITION REQUEST**

UNIT MIX		
UNIT NUMBER	BEDROOMS	BATHROOMS
101	1	2
102	1	2
103	1	2
104	1	2
COMMERCIAL	0	0
4 UNITS	TOTALS	4
		8



THE LUMINOUS
216 S. HAMILTON ST.

DEVELOPER
LUMINOUS, LLC
216 S. HAMILTON STREET, MADISON, WI 53703

ARCHITECT
POPULANCE, LLC
216 S. HAMILTON STREET, MADISON, WI 53703

STRUCTURE
FINK/HOREJSH
N9494 STATE ROAD 69, NEW GLARUS, WI 53574

CIVIL
WYSER ENGINEERING, INC.
999 FOURIER DRIVE, MADISON, WI 53717

LANDSCAPE
POPULANCE, LLC
216 S. HAMILTON STREET, MADISON, WI 53703

SURVEY
ISTHMUS SURVEYING
450 N. BALDWIN ST., MADISON, WI 53717



RECORDED ACCESS/DRIVEWAY EASEMENT

2000585

VOL 9603 PAGE 93

AFFIDAVIT OF ADVERSE POSSESSION

RE: Part of Lot Eight (8), Block Sixty-eight (68), in the City of Madison, described as follows: Beginning at the Southerly corner of Lot 8, Block 68; thence Northerly along the West line of South Hamilton Street 128.33 feet; thence Westerly perpendicular to South Hamilton Street 92.88 feet to a point on the Southeasterly line of Lot 9, Block 68, which point is 24.1 feet Northeast of the Northeastery line of South Henry Street; thence Southwesterly on the line between Lots 8 and 9, Block 68, 24.1 feet to the Northeastery line of South Henry Street; thence South-easterly along the Northeastery line of South Henry Street . 156.5 feet more or less to the point of beginning.

Subject to Driveway agreement as set forth in Volume 347 of Misc., page 537, as Document No. 999942.

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

John B. Threlfall, being first duly sworn, on oath deposes and says:

1. He is an adult resident of Madison, Wisconsin, and makes this affidavit on his own personal knowledge.
2. By Warranty Deed dated March 15, 1960, from Elizabeth Walker Smith to affiant recorded March 16, 1960, in Volume 706 of Deeds, at Page 469, as document no. 998427, Office of the Register of Deeds for Dane County, Wisconsin, affiant received title to the following described property:

All that part of Lot 8, Block 68, in the City of Madison, described as follows:

Beginning at a point on the NE line of S. Henry St., said point being the S corner of Lot 9 in said Block 68; thence NEly on the line between Lots 8 and 9, 32.0 feet; thence S 83° E through the center of a well, as now located, in direct line to the W line of S. Hamilton St.; thence S along the W line of S. Hamilton St. and the E line of said Lot 8, 121 feet and 10 inches to the S corner of said Block 68; thence NW along the NE line of S. Henry St. and the SW line of said Lot 8, 156 feet and 6 inches to the point of beginning.

3. By Warranty Deed dated April 11, 1960, from 204 S. Hamilton Corp. to affiant, recorded April 11, 1960, in volume 707 of Deeds, at Page 451, as document no. 999941, affiant received title to the following described property:

-2- VOL 9603 PAGE 94

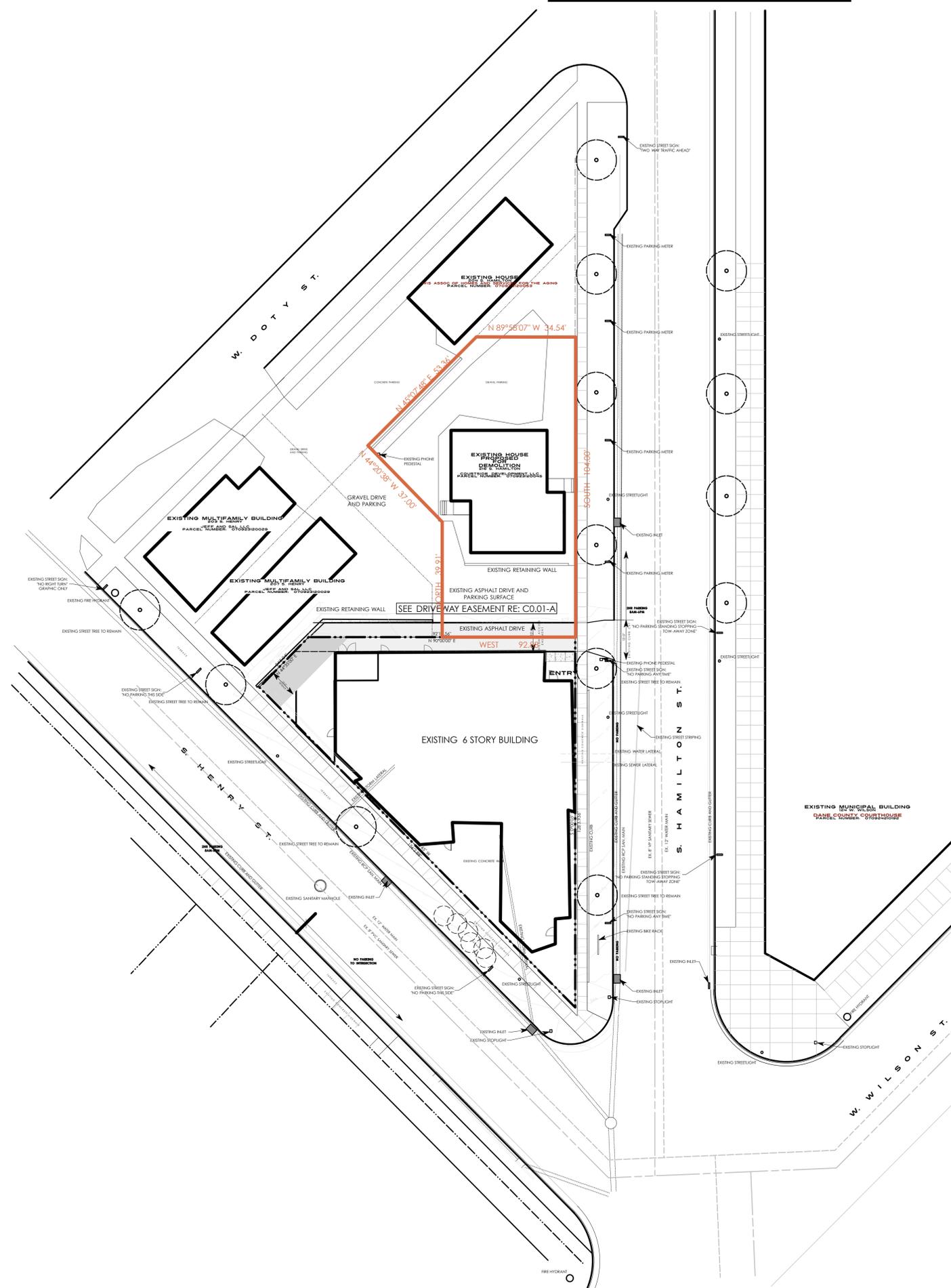
A parcel of land in Lot 8, Block 68, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Sly corner of said Block 68; thence Nly along the W line of S. Hamilton St. 122.00 feet to the point of beginning; thence continuing along said W line 6.33 feet; thence Wly perpendicular to Hamilton St. 46.27 feet; thence Sely 46.70 feet to the point of beginning.

4. The properties affiant received as noted in 2 and 3 hereof except for a parcel conveyed by affiant and his wife to 204 S. Hamilton Corp. by Warranty Deed dated April 11, 1960, and recorded in the office of the Register of Deeds on April 11, 1960, in volume 707 of Deeds, at page 450, as document no. 999940, comprise the same property as described in the caption hereof.
5. Affiant and his successors in title have occupied the property noted in the caption of this affidavit openly, notoriously, adversely, uninterrupted and continuously, from April 11, 1960 to the date of this affidavit.
6. This Affidavit is for the purpose of clearing any clouds on title to the property noted in the caption hereof.

Subscribed and sworn to before me this 21st day of December, 1984.
Notary Public, State of Wisconsin
My Commission: EXPIRES 6/23/85

John B. Threlfall
John B. Threlfall
REGISTRAR'S OFFICE
DANE COUNTY, WI 535
RECORDED ON 12/25
MAR 3 9 30 AM '87
COUNTY CLERK
REGISTER OF DEEDS

This instrument was drafted by: Louderman, Hayes, Van Camp, Priester, Strother & Schwartz, S.C.
222 S. Bedford
Mad, WI 53703



LEGAL DESCRIPTION

ORIGINAL PLAT, PRT LOTS 7, 8 AND 9 DESC AS FOL. COM AT S COR LOT 8 TH N 128.33 FT TO POB; TH S 89 DEG 30 MIN 38 SEC W 45.5 FT; TH N 00 DEG 29 MIN 22 SEC W 39.91 FT; TH N 44 DEG 50 MIN W 37 FT; TH N 45 DEG 07 MIN 48 SEC E 54.21 FT; TH E 34.54 FT; TH S 103.97 FT TO POB, BLOCK 68

PLAN COMMISSION SUBMITTAL; DEMOLITION REQUEST

COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703	DATE
	03.03.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703	CO.01-A OVERALL SITE PLAN EXISTING CONDITIONS SCALE: 1" = 20'-0"

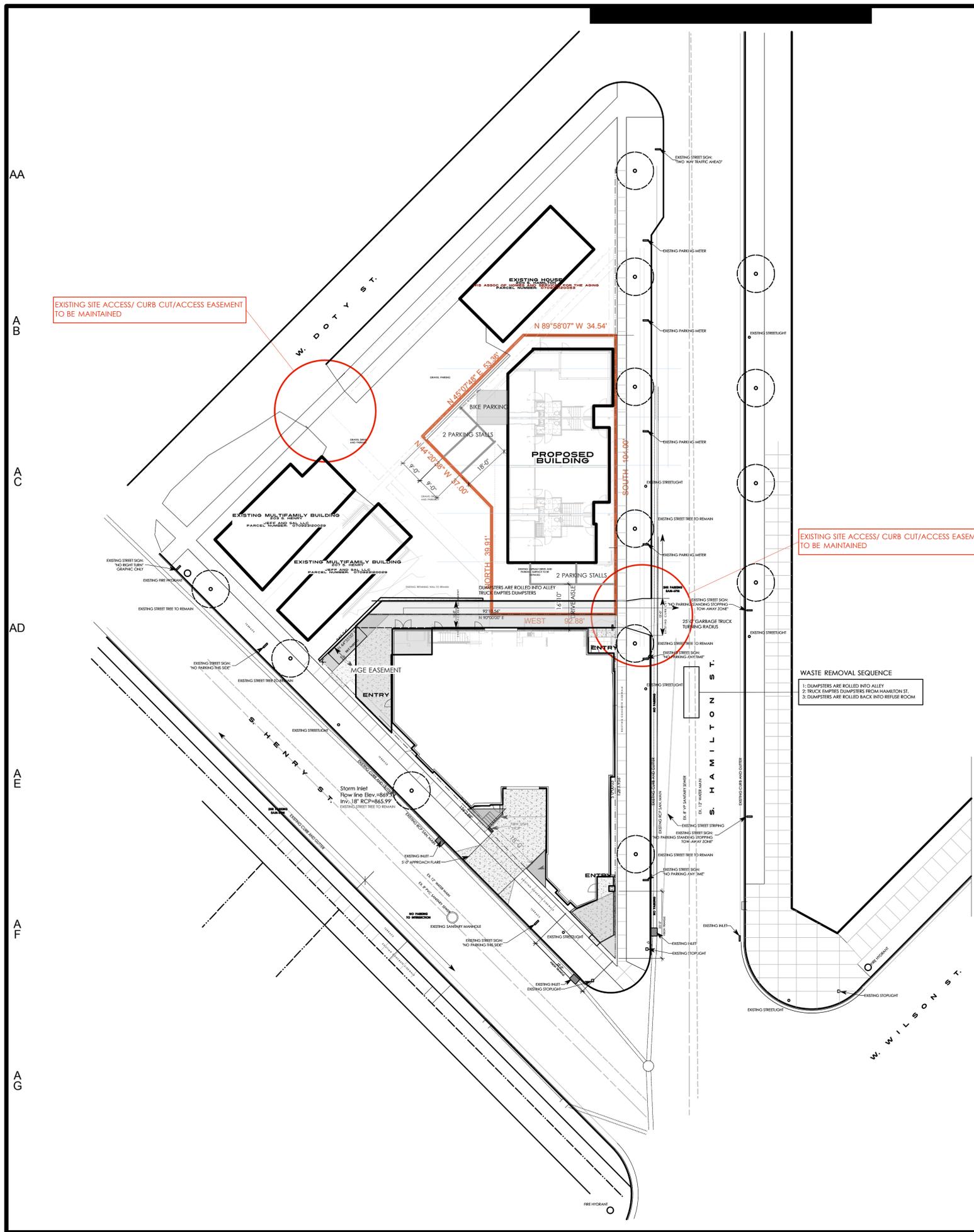


1: THE RIGHT-OF-WAY OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

1: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

SITE INFORMATION BLOCK

SITE ADDRESS:	216 S. HAMILTON
SITE ACREAGE (TOTAL):	0.12A
NUMBER OF BUILDING STORIES ABOVE GRADE:	2
TOTAL BUILDING SQUARE FOOTAGE:	5,700 S.F.
USE OF PROPERTY:	MIXED USE: COMMERCIAL AND 4 LIVE/WORK UNITS
NUMBER OF PARKING STALLS:	4
TOTAL SITE AREA:	5438 S.F.
EXISTING PAVEMENT IMPERVIOUS AREA:	1949 S.F.
EXISTING BUILDING IMPERVIOUS AREA:	1558 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	3507 S.F.
TOTAL EXISTING PERVIOUS AREA:	1931 S.F.
PROPOSED PAVEMENT IMPERVIOUS AREA:	365 S.F.
PROPOSED BUILDING IMPERVIOUS AREA:	6247 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	6612 S.F.
TOTAL PROPOSED PERVIOUS AREA:	1228 S.F.



PLAN COMMISSION SUBMITTAL: DEMOLITION REQUEST

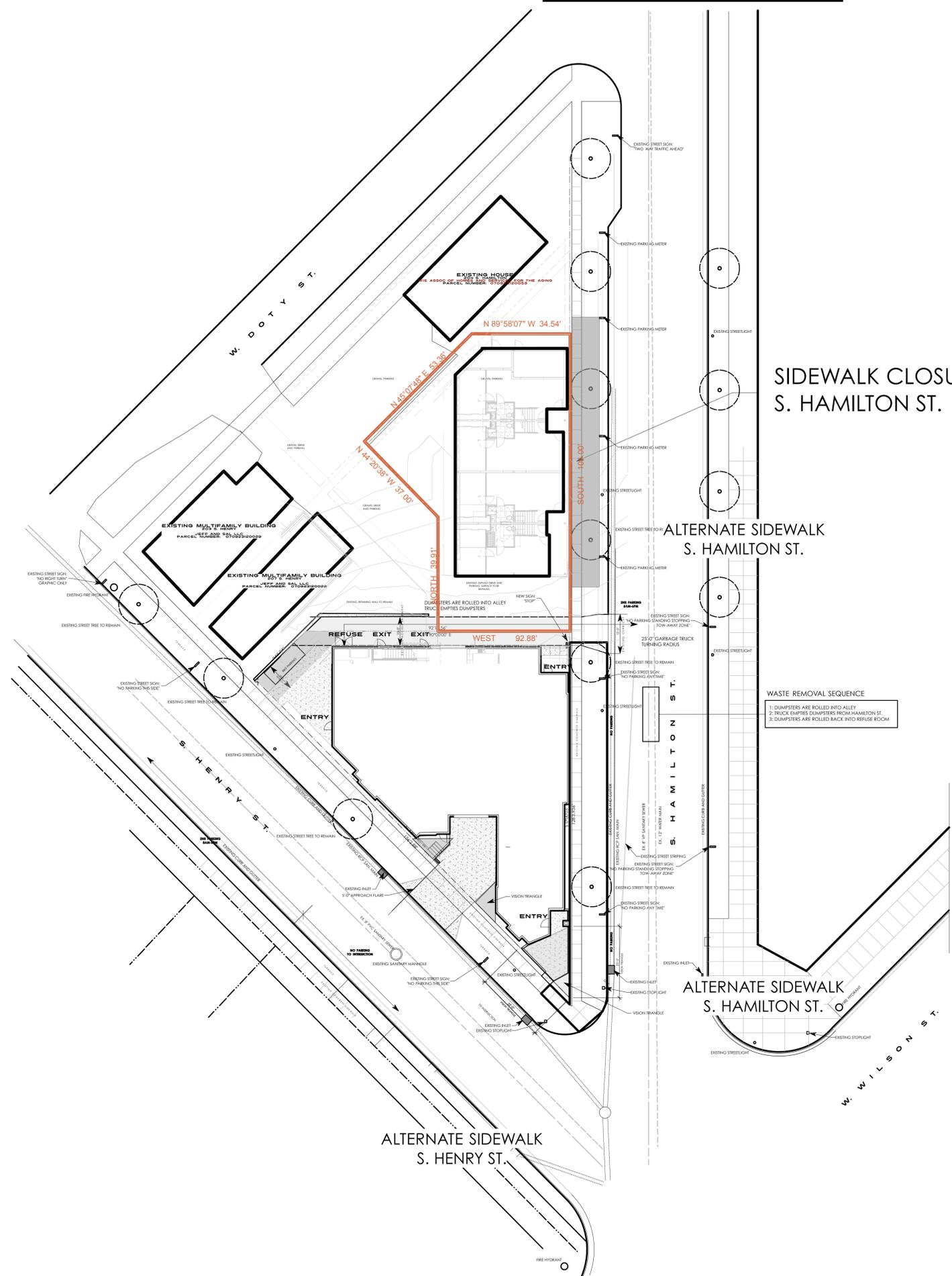
COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703	DATE	
		03.03.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703	CO.01-B	



1: THE RIGHT-OF-WAY
MADISON AND IS SU
RECOMMENDATION
ENGINEERING DEPA

OF THE CITY OF
TIME PER THE
ERING AND CITY

AA
AB
AC
AD
AE
AF
AG



SIDEWALK CLOSURE
S. HAMILTON ST.

ALTERNATE SIDEWALK
S. HAMILTON ST.

WASTE REMOVAL SEQUENCE
1: DUMPSTERS ARE ROLLED INTO ALLEY
2: TRUCK SHIFTS DUMPSTERS FROM HAMILTON ST.
3: DUMPSTERS ARE ROLLED BACK INTO REFUSE ROOM

ALTERNATE SIDEWALK
S. HAMILTON ST.

ALTERNATE SIDEWALK
S. HENRY ST.

**PLAN COMMISSION
SUBMITTAL
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CO.01-SC

**OVERALL SITE PLAN:
STREET CLOSURE**
SCALE: 1" = 20'-0"



28.140 USABLE OPEN SPACE.
Rev. 12/15/16
28 - 170

- (1) Usable open space shall be provided on each lot used in whole or in part for residential purposes, as set forth in each district.
- (a) Usable open space at ground level shall be in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%).
1. Where lot width is less than forty (40) feet, the minimum dimension of usable open space may be reduced to six (6) feet.
- (b) Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement designed for outdoor recreation only may be included as usable open space.
- (c) Within the **Central Area**, as defined, where usable open space requirements cannot be met due to limited existing lot area, or building/parking placement, required landscaped areas may be used to meet the usable open space requirement, provided that said landscaped areas are a minimum of five (5) feet in width.
- (d) Within the TR-U1 and TR-U2 Districts and within all Mixed-Use, Employment, Downtown and Urban Districts:
- Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirements, provided that:
 - Roof decks shall have a minimum dimension of fifteen (15) feet and shall be free of any obstructions, improved and available for safe and convenient access to all occupants of the building.
 - Porches shall have a minimum width of fifteen (15) feet and minimum depth of six (6) feet and shall be free of any obstructions, improved, and available and be available to all occupants as a source of ingress and egress to the building.
 - Patios shall have a minimum dimension of six (6) feet and shall be free of any obstructions, improved, and available for safe and convenient access to all occupants of the building.
 - Private balconies and private porches shall have a minimum dimension of four and one-half (4 1/2) feet.
 - Within the TSS and MXC Districts, roof decks and balconies may be used to meet up to one hundred percent (100%) of the minimum open space requirements, provided that the dimensions set forth in sub. (d) 1. and 2 are met. (Cr. by ORD-14-00148, 9-12-14; ORD-16-00039, 4-8-16)

10 s.f./bedroom required
4 bedrooms provided
40 s.f. required
Total Provided:
Landscaped at Grade: 211.37 s.f. (28.140 (c))
Entry Porch: 223.5 s.f. (28.140 (d; 1; b))
Total UOS: 434.87 s.f. > 40 s.f. = OK
Note: Does not include any Unit Decks or Balconies

- Porch**
A floor-like platform structure with a roof-like covering, attached to the exterior walls of the building and extending from the structure, and which may be enclosed by screen, latticework, windows or other similar materials.
- Deck**
An unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.

SUBCHAPTER 280: DEFINITIONS AND RULES OF CONSTRUCTION
28.211 DEFINITIONS

- Lot Coverage:**
The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
- 90% Max. Lot Coverage**
Total Lot Area: 5,438 s.f.
Maximum Lot Coverage: 4,894 s.f.
Minimum open area per 28.211 definition: 544 s.f.
- Total Provided:**
Building Footprint: 2,850 s.f.
Landscaped areas at grade: 393.1 s.f.
Permeable Pavers 622.37 s.f.
Total at Grade: 1015.47 s.f. > 787 s.f. = 87.93% <= 90% = OK
Note: Does not include Henry Entry or any Decks or Balconies

PLAN COMMISSION SUBMITTAL: DEMOLITION REQUEST

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

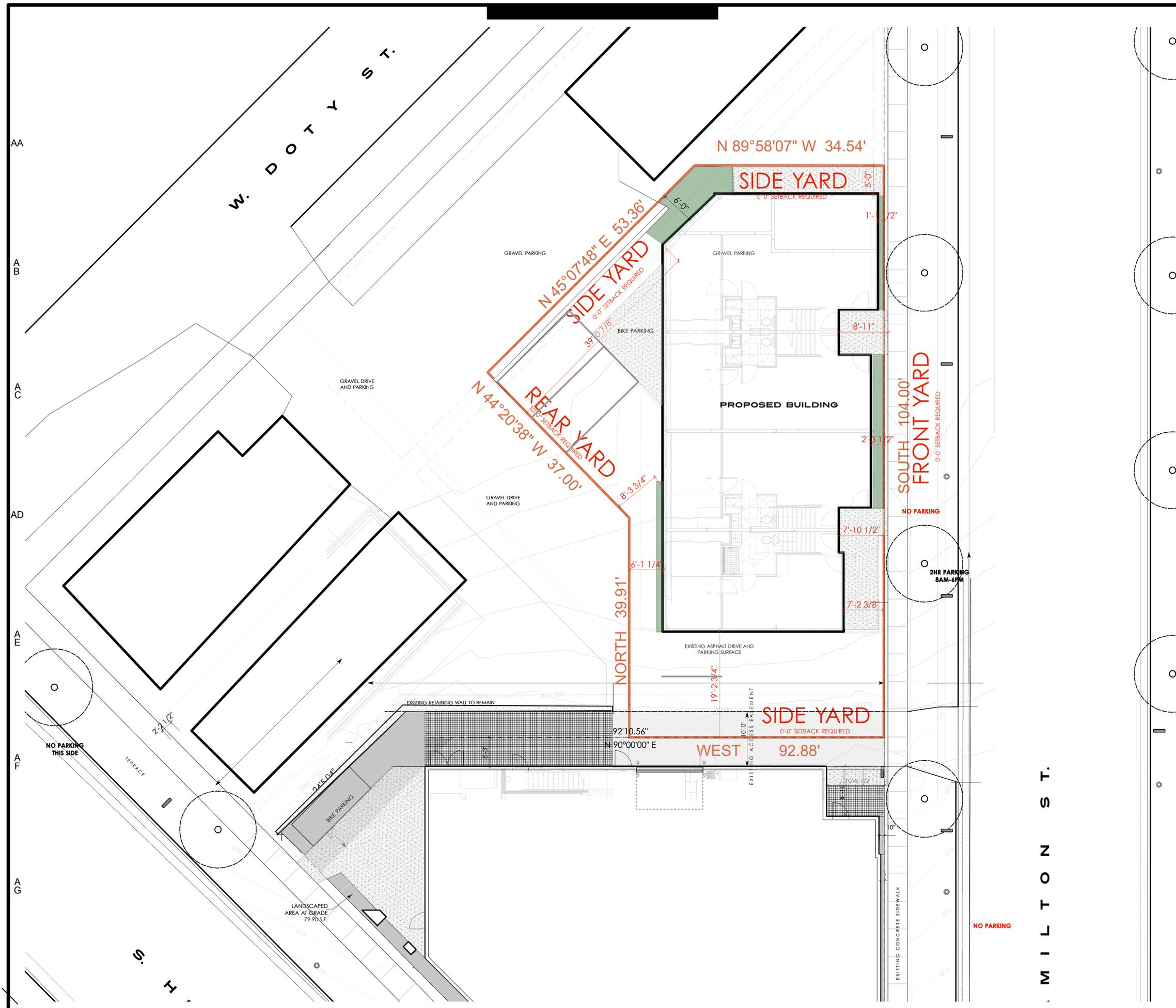
DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CO.02

ZONING ANALYSIS

1/8" = 1'-0"



M I L T O N S T.



PARCEL INFORMATION

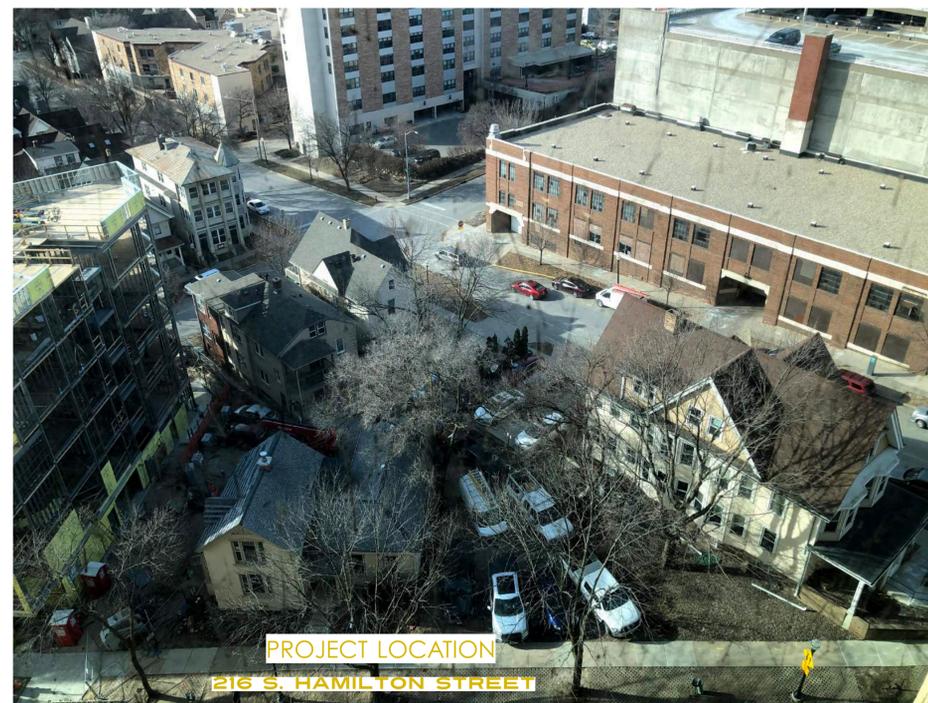
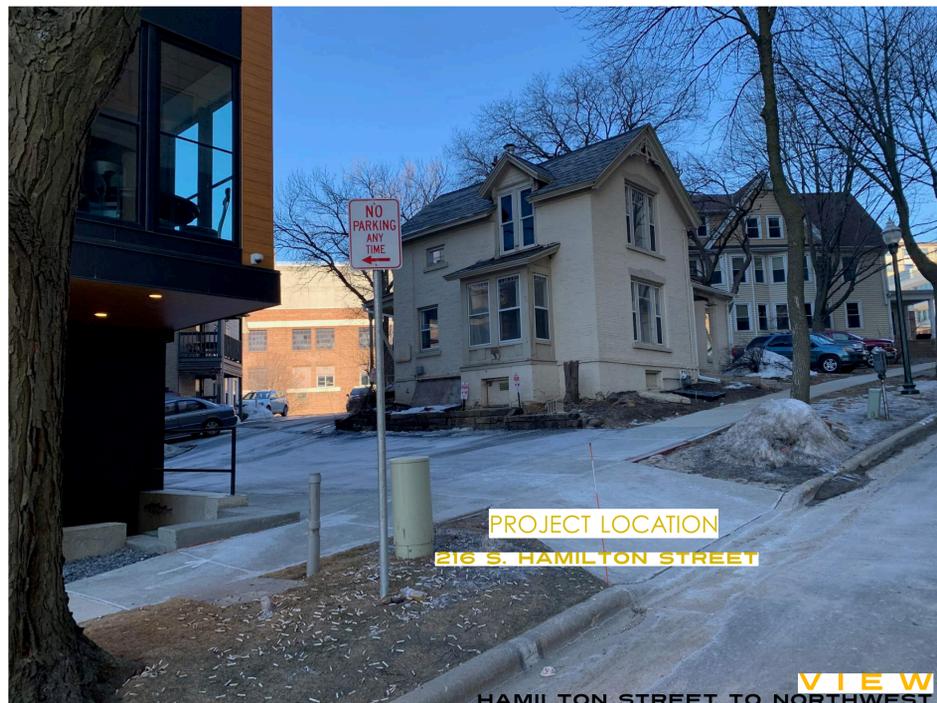
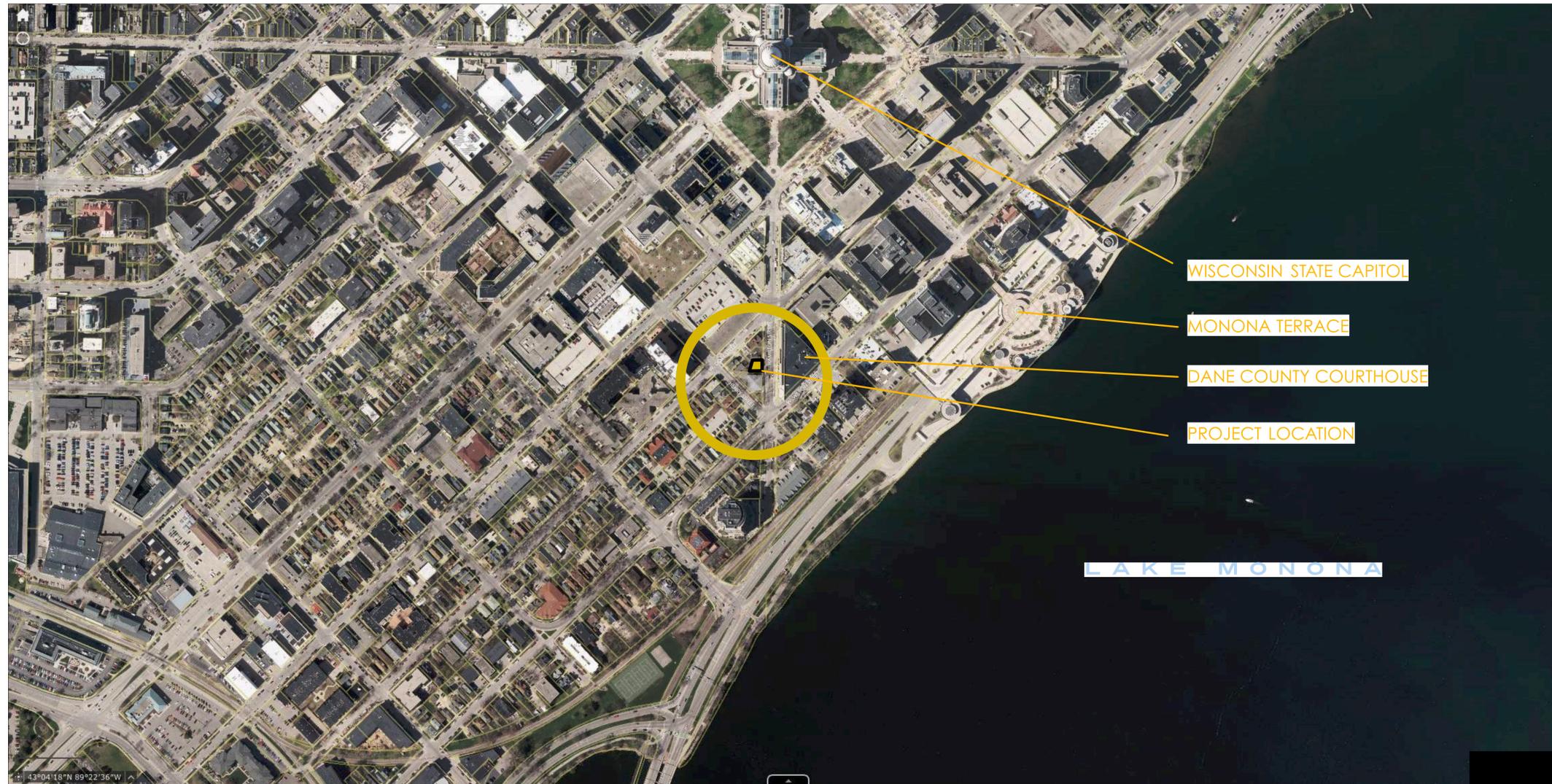
ADDRESS
216 S. Hamilton Street

EXISTING IMPROVEMENTS
2 story wood and masonry office building built in 1858. Current structure has been modified extensively over the years from single family to commercial use.

CURRENT ENTRIES
Front entry at Hamilton St. and rear entry in Alley

CURRENT AUTOMOBILE PARKING
Gravel/asphalt surface lot for 6 cars. Entry off Hamilton and Doty Streets via shared access easement with adjacent property

EXISTING RESIDENTIAL UNITS PROPOSED FOR DEMOLITION
0.00



PLAN COMMISSION SUBMITTAL: DEMOLITION REQUEST

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.1

CONTEXT



**PROJECT
CONTEXT**

Project site is in an intensive urban corridor surrounded by a mixture of uses that are essential for a dynamic urban environment.

Directly east of the site is the Dane County Courthouse (2003) which provides a modern and stable backdrop to the Bassett neighborhood. during the weekday. There is a great deal of pedestrian activity at the main entrance to the Courthouse along Hamilton, however, after 4:00 pm, the amount of activity decreases substantially and the Hamilton corridor is very quiet.

West of the site is a mix of owner occupied and rental houses and new structures. These structures vary in height from 2-5 stories and date from before the turn of the 20th century to the past 15 years.

The current mix of housing options is essential to maintain a vibrant and active neighborhood and Downtown.

The massing of the existing neighborhood is perfectly aligned with the proposed project, stepping down from east to west, allowing sunlight and views to be maintained for all existing properties.



VIEW
FROM ALLEY TO REAR OF BUILDING



VIEW
UP HAMILTON TO CAPITOL



VIEW
SOUTH ON HAMILTON



VIEW
UP HAMILTON TO CAPITOL

**PLAN COMMISSION
SUBMITTAL;
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.2

CONTEXT

AA

AB

AC

AD

AE

AF

AG



AA



VIEW
UP ON HAMILTON

AB



VIEW
COURTHOUSE ACROSS HAMILTON

AC

AD

AE



AF



AG



VIEW
HENRY STREETSCAPE

**PLAN COMMISSION
SUBMITTAL;
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.3

CONTEXT



AA



VIEW
HENRY STREETSCAPE

AB



VIEW
DOTY STREETSCAPE

AC



VIEW
DOTY MUNICIPAL BUILDING

AD

AE

AF

AG



VIEW
UP HENRY STREET



VIEW
DOTY MUNICIPAL BUILDING
AND HENRY PARKING GARAGE

**PLAN COMMISSION
SUBMITTAL:
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

CXT.4

CONTEXT



AA
AB
AC
AD
AE
AF
AG

W. DOTY ST.

N 89°58'07" W 34.54'

N 45°07'48" E 53.36'

N 44°20'38" W 37.00'

NORTH 39.91'

SOUTH 104.00'

884.00'
WORK LEVEL

884.00'
STEP IN SLAB
2.9"

881.10'
WORK LEVEL

WEST 92.88'

PLAN COMMISSION SUBMITTAL: DEMOLITION REQUEST

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

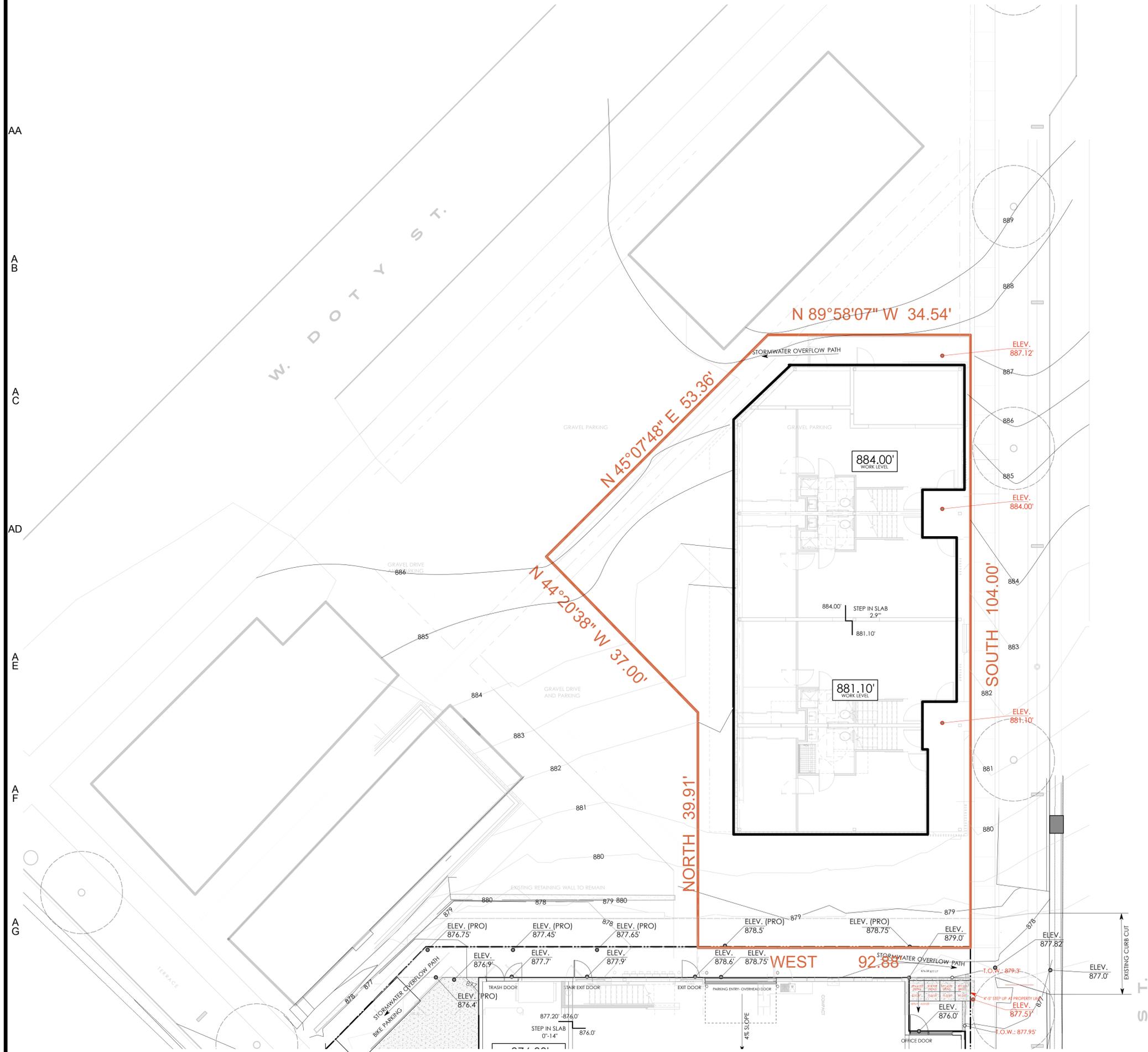
DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

C2.01

GRADING PLAN

SCALE: 1/8" = 1'-0"





EROSION CONTROL NOTES

- (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 ENTER/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 SOODED.
- (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.

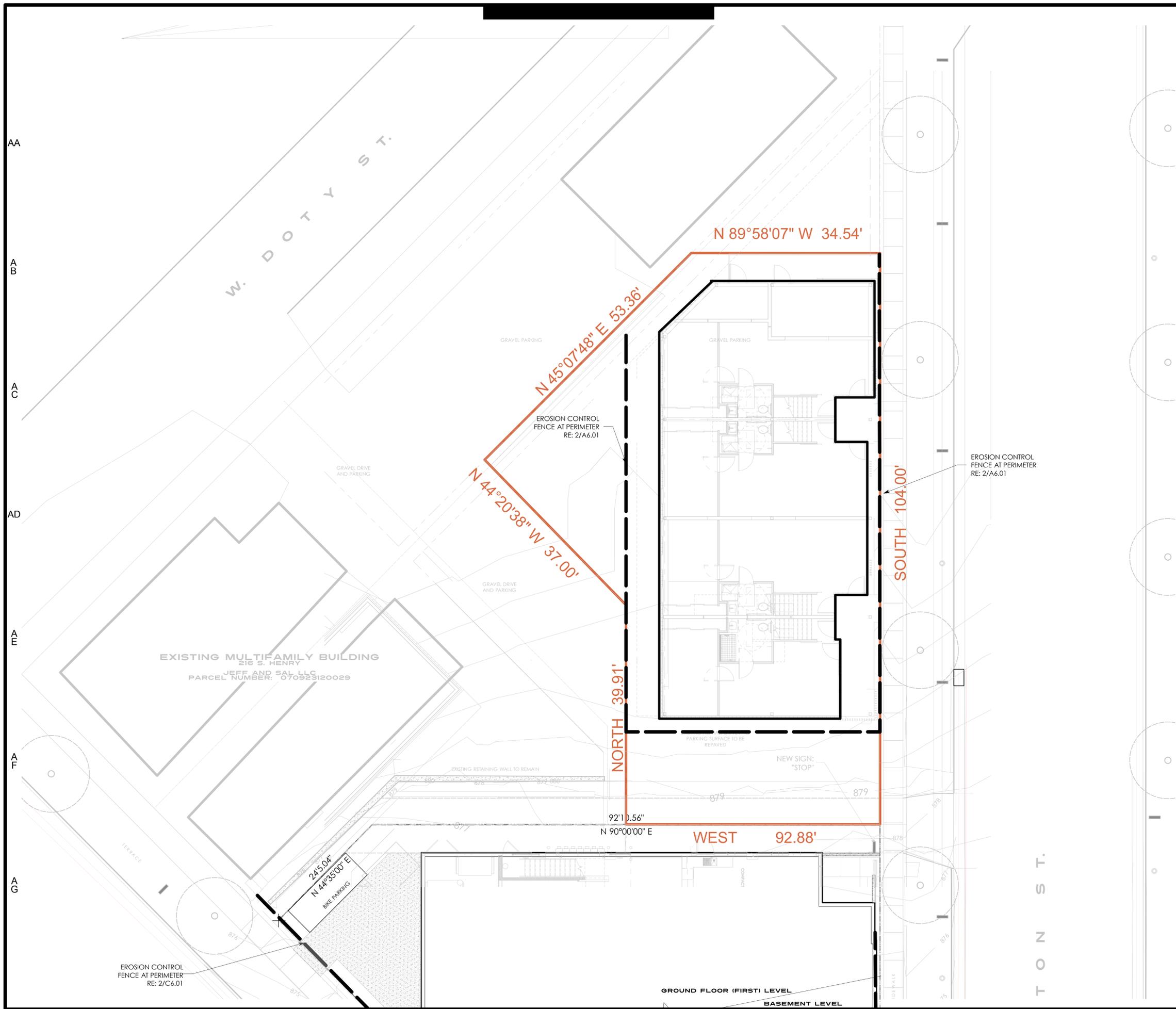
DEWATERING NOTES:

Based on the limited amount of excavation and time of year excavation will occur, and soil composition, dewatering is not anticipated and groundwater will not be encountered. However, site contractor will apply for a Permit for approval to discharge non-contaminated groundwater to the sanitary sewer system through City of Madison Engineering prior to any dewatering activities.

- 1: Dewatering to be collected water after rain event
- 2: Anticipated amount approximately 6000 gallons
- 3: Maximum flow into sanitary system = 150 gpm
- 4: All sediment filtered prior to discharge
- 5: Volumes to be reported to City of Madison Engineering for billing
- 6: Discharge to occur at sanitary manhole on S. HAMILTON Street.

PLAN COMMISSION SUBMITTAL; DEMOLITION REQUEST

COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703		DATE 03.03.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703		C2.02
EROSION CONTROL PLAN		SCALE: 1/8" = 1'-0"



T O N S T.



ELEV. 866.3':
 LOWEST POINT OF FIRE DEPARTMENT ACCESS
 (HAMILTON STREET FIRE LANE)

ELEV. 941.1':
 HIGHEST FLOOR LEVEL (PRIVATE ROOF DECK)

24.9':
 TOTAL HEIGHT ABOVE LOWEST POINT OF FIRE DEPARTMENT ACCESS

74.8' <= 75'-0" = OK, NOT CLASSIFIED AS A HIGH RISE

BUILDING COMPONENTS:
 -BOTH EXIT STAIRS EXTEND TO ROOF LEVEL
 -BUILDING FULLY SPRINKLERED PER NFPA 13R AND IBC CHAPTER 9

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (see "Basement," "Building height," "Grade plane" and "Mezzanine"). A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking, Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

PLAN COMMISSION SUBMITTAL: DEMOLITION REQUEST

COURTSIDE DEVELOPMENT
 216 S. HAMILTON STREET
 MADISON, WI 53703

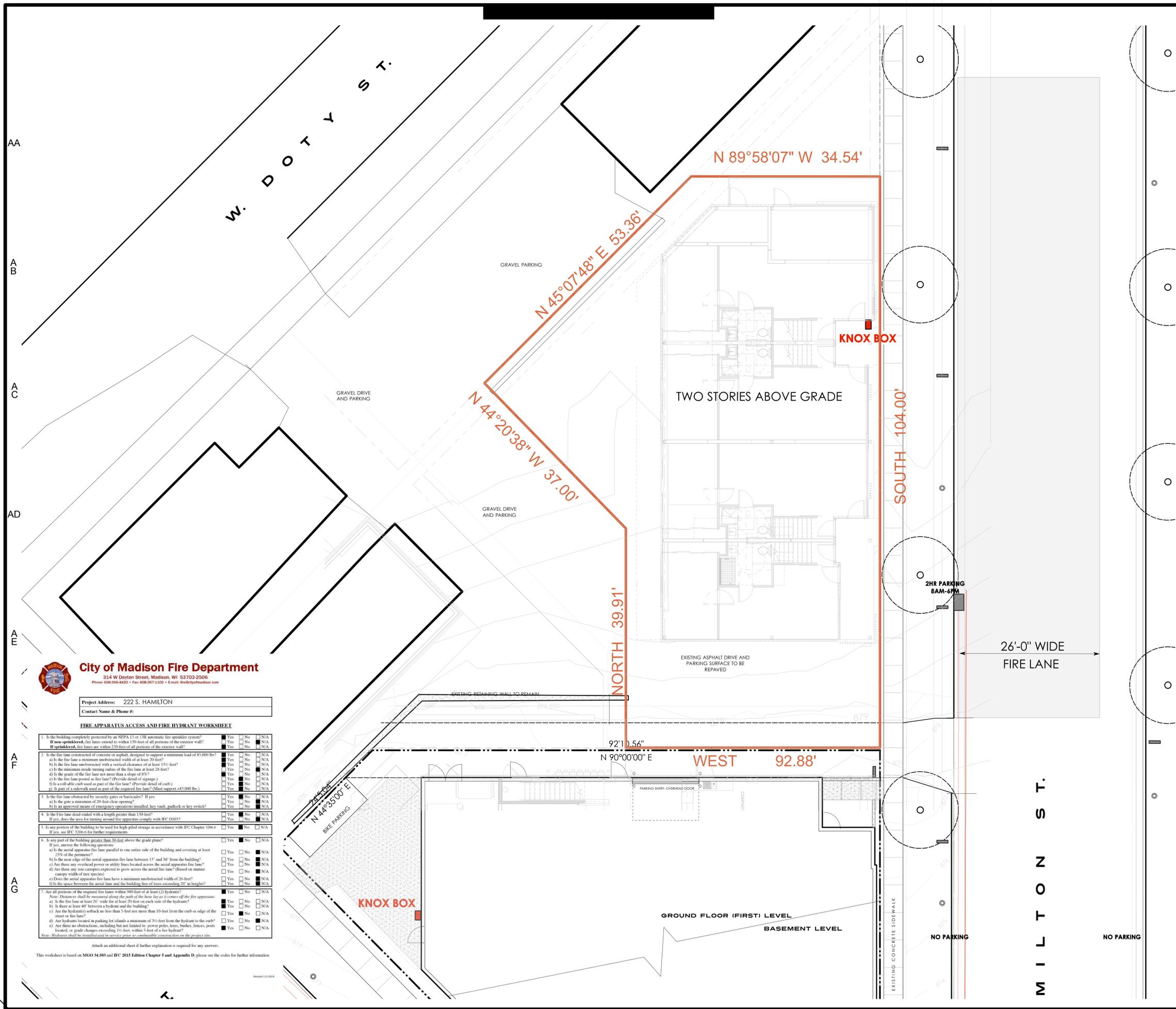
DATE
 03.03.2021

THE LUMINOUS
 216 S. HAMILTON ST.
 MADISON, WI 53703

C4.01

FIRE APPARATUS PLAN

SCALE: 1/8" = 1'-0"



City of Madison Fire Department
 314 W Dayton Street, Madison, WI 53703-2506
 Phone: 608.266.4420 • Fax: 608.267.1359 • Email: firecity@madison.com

Project Address: 222 S. HAMILTON
 Contact Name & Phone #:

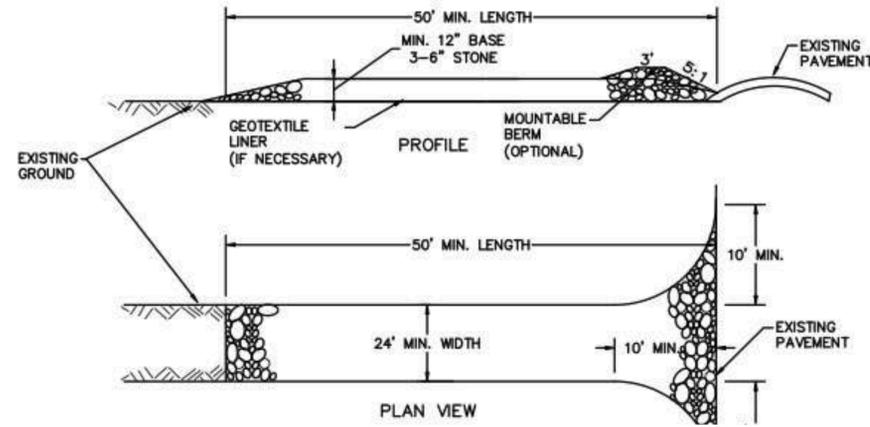
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150 feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250 feet of all portions of the exterior wall?	Yes	No	N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 30 feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2 feet? c) Is the minimum inside turning radius of the fire lane at least 28 feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of sign.) f) Is a rollable curb used as part of the fire lane? (Provide detail of curb.) g) Is the fire lane at least 20 feet wide? h) Is the fire lane at least 20 feet wide and a part of the required fire lane? (Must support 45,000 lbs.)	Yes	No	N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	Yes	No	N/A
4. Is the fire lane dead-ended with a length greater than 150 feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	Yes	No	N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 2006.4? If yes, see IFC 2006.6 for further requirements.	Yes	No	N/A
6. Is any part of the building greater than 30 feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the next edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26 feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in height?	Yes	No	N/A
7. Are all portions of the required fire lanes within 500 feet of at least (2) hydrants? Note: Hydrants shall be measured along the path of the hose lay as it comes off the fire apparatus: a) Is the fire lane at least 20' wide for at least 20 feet on each side of the hydrant? b) Is there at least 40' between a hydrant and the building? c) Are hydrants located in parking lot islands a minimum of 30 feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 30 feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2 feet, within 5 feet of a fire hydrant? Note: Hydrants shall be measured and in service prior to combustible construction on the project site.	Yes	No	N/A

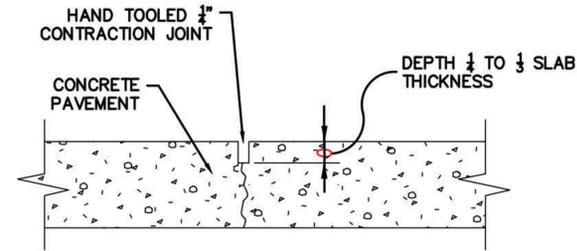
Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 34.503 and IFC 2015 Edition Chapter 5 and Appendix D, please see the codes for further information.

03/03/2021

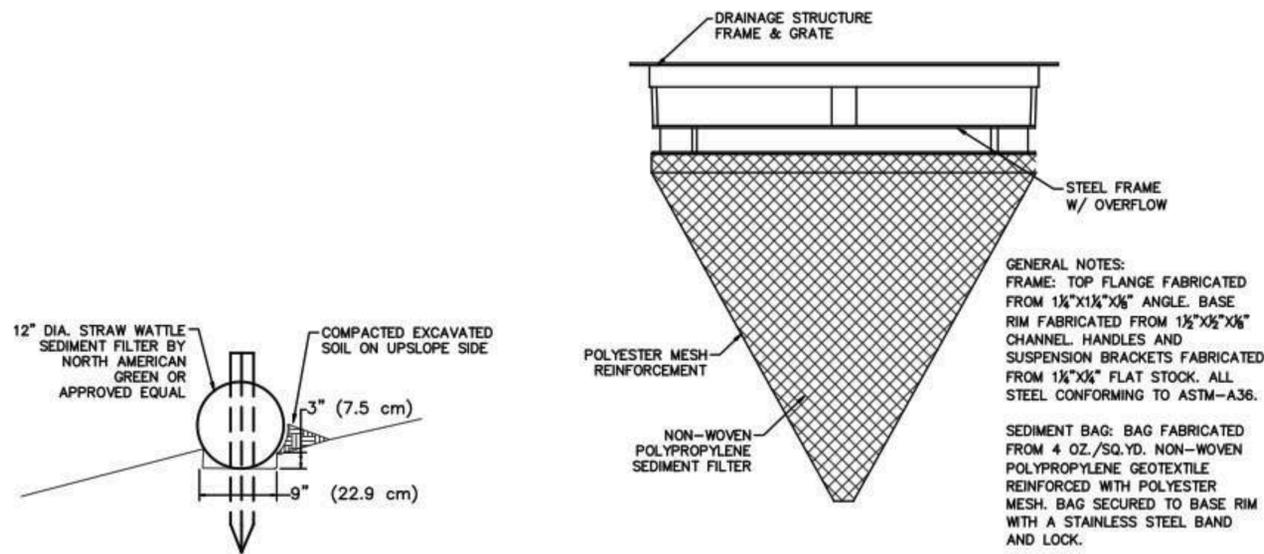


1
C6.01 NTS **STONE TRACKING PAD**

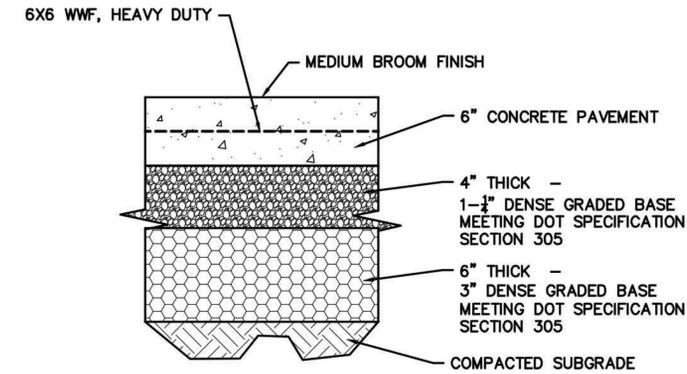


- NOTES:**
1. JOINTS TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS.
 2. ALL JOINTS TO BE TOOLED WITH $\frac{1}{2}$ " RADIUS UNLESS SAW CUT
 3. DO NOT SEAL OR FILL CONTRACTION JOINTS.

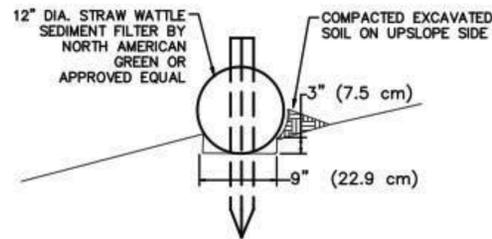
5
C6.01 NTS **CONTROL JOINT**



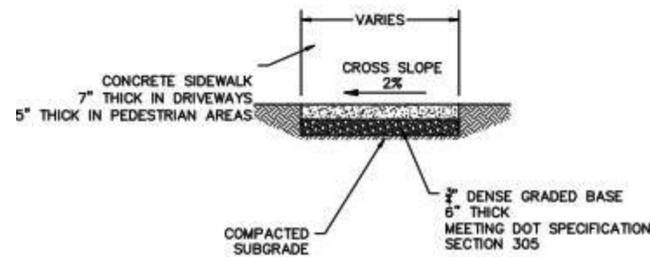
3
C6.01 NTS **CATCH BASIN FILTER INSERT**



7
C6.01 NTS **DRIVEWAY CONCRETE**



2
C6.01 NTS **SEDIMENT FILTER**



4
C6.01 NTS **SIDEWALK SECTION**

**PLAN COMMISSION
SUBMITTAL;
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

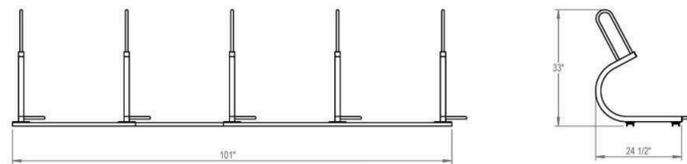
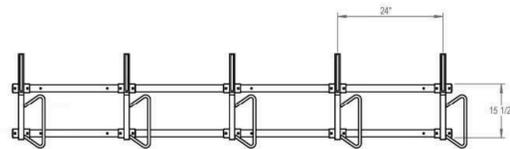
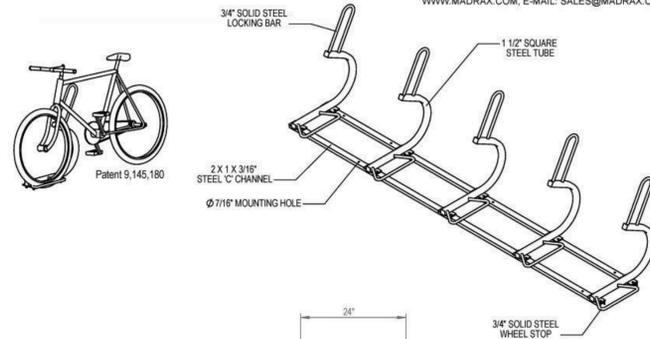
THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

C6.01

SITE DETAILS
SCALE: NTS



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

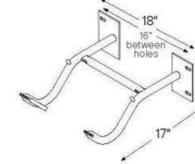


PRODUCT: SEN-SNG-5
DESCRIPTION: SENTRY™ BIKE RACK
5 BIKE, SINGLE SIDE (PARK ONE SIDE)
DATE: 12.3.15
ENG: SMC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
©2015 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

WALL RACK Submittal Sheet



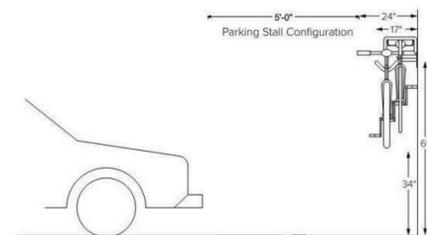
CAPACITY 2 Bikes

MATERIALS 1" OD 11 gauge tube

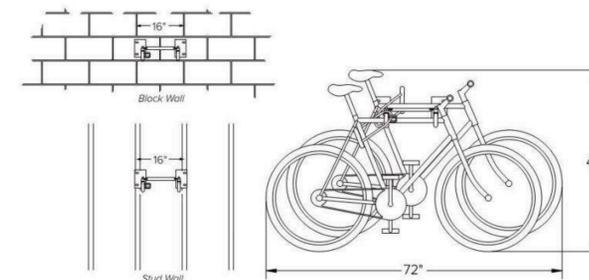
FINISHES Black Rubber Dip (plastico)

MOUNT OPTIONS
Wall Mount
Wall mount has two 3.75"x6" foot plates set 16" apart with 4 fasteners. Can be set into concrete block, solid concrete, bricks, wood studs and other base materials.

WALL RACK Setbacks



Wall Racks cannot be stacked on top of each other.



www.dero.com | 1-888-337-6729

© 2015 Dero

1
C6.02 BIKE PARKING DETAILS
NTS

PLAN COMMISSION SUBMITTAL: DEMOLITION REQUEST

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

C6.02

SITE DETAILS
SCALE: NTS

AA

AB

AC

AD

AE

AF

AG



Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

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 measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			38	76
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
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"				
Sub Totals					40	106

Total Number of Points Provided 106

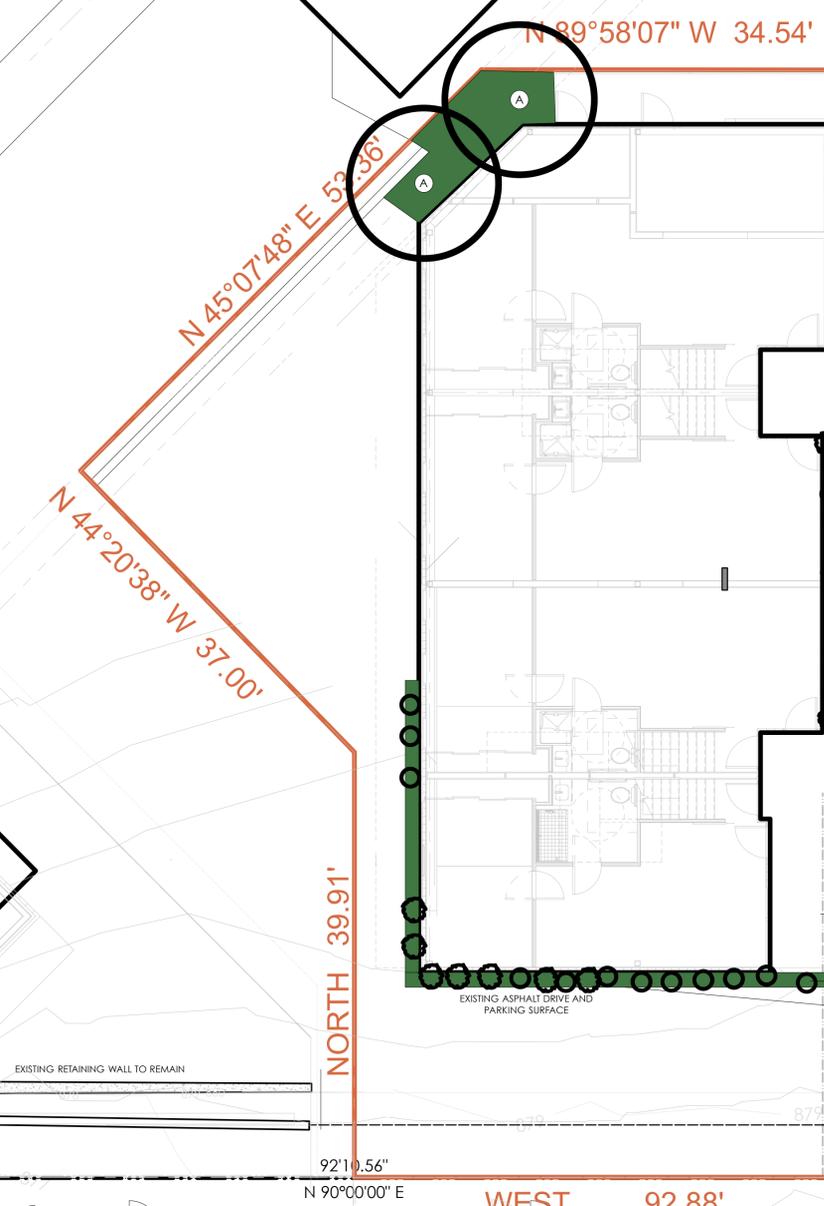
* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

10/2013 2

AA
AB
AC
AD
AE
AF
AG

S. F.

DRIVE
RKING



(7) F
EXISTING STREET TREE

(4) D
(8) C

EXISTING STREET TREE

(12) C
(7) D

- 1: ALL EXISTING STREET TREES TO BE PROTECTED
- 2: CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.
- NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
- TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. [HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2018/PART1.PDF](http://www.cityofmadison.com/business/pw/documents/stdspecs/2018/PART1.PDF)
- ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
- ADDITIONAL STREET TREES ARE NEEDED FOR THIS PROJECT. ALL STREET TREE PLANTING LOCATIONS AND TREES SPECIES WITHIN THE RIGHT OF WAY SHALL BE DETERMINED BY CITY FORESTRY. PLEASE SUBMIT A SITE PLAN (IN PDF FORMAT) TO BRAD.HOFMANN@CITYOFMADISON.COM OR 266-4816. TREE PLANTING SPECIFICATIONS CAN BE FOUND IN SECTION 209 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
- GENERAL CONTRACTOR, ARCHITECT, AND CITY FORESTRY SHALL COORDINATE ALL STAGING AND SEQUENCING OPERATIONS NECESSARY FOR CONSTRUCTION OF BUILDING PRIOR TO CONSTRUCTION START. ALL PROPOSED PRUNING OF EXISTING STREET TREES (INCLUDING BOTH SIDES OF HENRY STREET) TO BE PERFORMED BY CITY FORESTRY.

PLANT LEGEND	
(A)	JAPANESE MAPLE
(B)	NOT USED
(C)	CALAMAGROSTIS X ACUTIFLORA - FEATHER REED GRASS
(D)	FARGESIA ROBUSTA 'CAMPBELL' (NON-INVASIVE)

SITE AREA: 5,438 S.F.
 LANDSCAPING POINTS:
 5 POINTS/300 S.F. OF DEVELOPED AREA
 5,438/300 = 18.12 X 5 = 91 POINTS REQUIRED
 106 POINTS PROPOSED

**PLAN COMMISSION
SUBMITTAL;
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT 216 S. HAMILTON STREET MADISON, WI 53703		DATE 03.03.2021
THE LUMINOUS 216 S. HAMILTON ST. MADISON, WI 53703		L1.01
LANDSCAPING PLAN		

SCALE: 1/8" = 1'-0"



AA

AB

AC

AD

AE

AF

AG



**PLAN COMMISSION
SUBMITTAL;
DEMOLITION REQUEST**

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

DATE
03.03.2021

THE LUMINOUS
216 S. HAMILTON ST.
MADISON, WI 53703

A5.02

RENDERINGS

