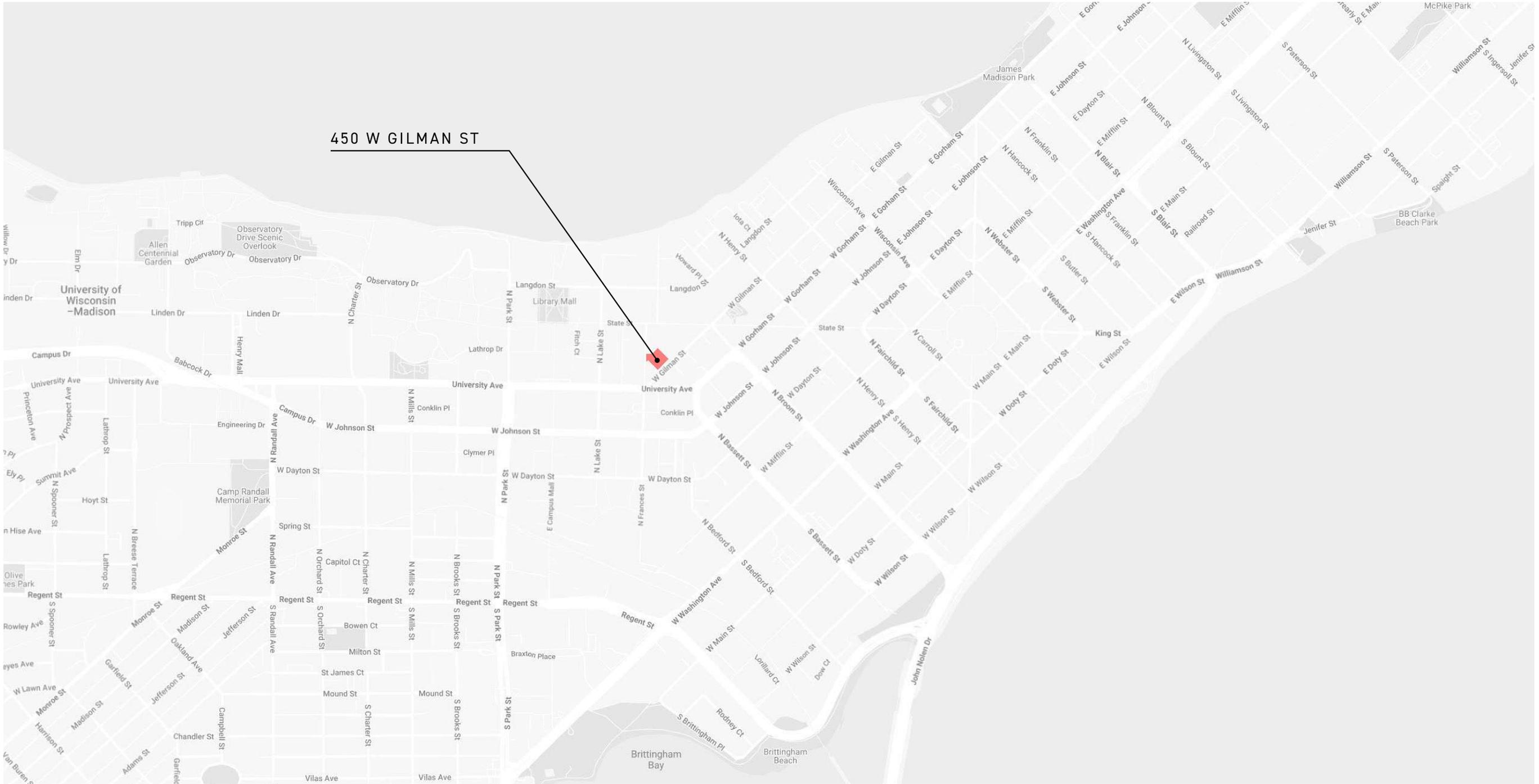


W GILMAN STREET APARTMENTS
FORMAL SUBMITTAL



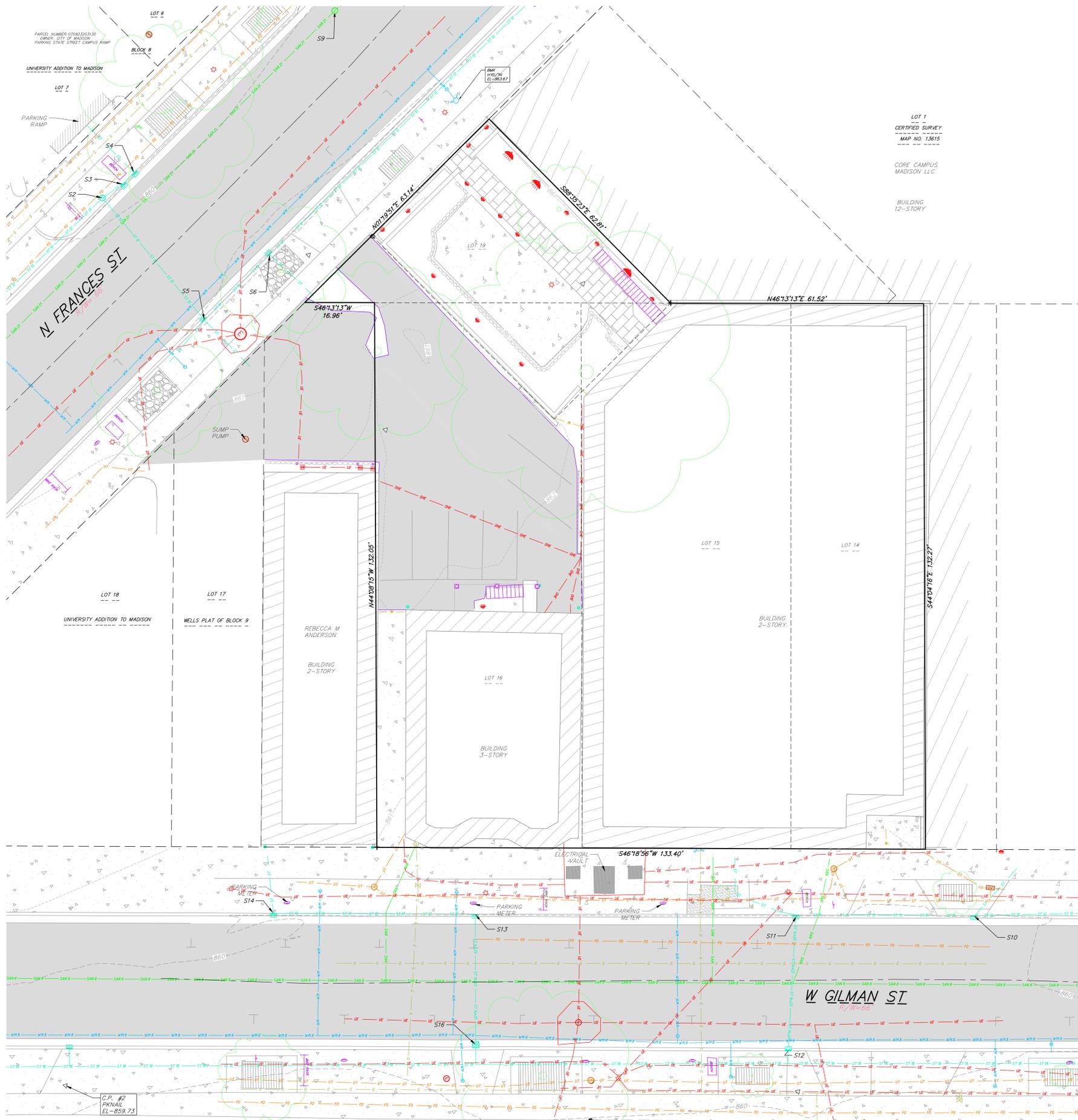
450 W GILMAN ST



VICINITY MAP
SCALE: NTS



CONTEXT MAP
SCALE:NTS

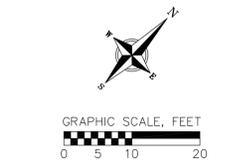


TOPOGRAPHIC LINEWORK LEGEND

- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- *—*— EXISTING GENERAL FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OU — EXISTING OVERHEAD GENERAL UTILITIES
- SAV — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)
- 820— EXISTING MAJOR CONTOUR
- 818— EXISTING MINOR CONTOUR
- — EXISTING EDGE OF PAVEMENT
- — EXISTING GRAVEL SURFACE
- — EXISTING CONCRETE SURFACE
- — EXISTING ASPHALT SURFACE
- — EXISTING BRICK SURFACE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ✕ EXISTING POST
- ✕ EXISTING SIGN (TYPE NOTED)
- ⊞ EXISTING PARKING METER
- ⊞ EXISTING CURB INLET
- ⊞ EXISTING FIELD INLET RECTANGULAR
- ⊞ EXISTING ROOF DRAIN
- ⊞ EXISTING STORM MANHOLE
- ⊞ EXISTING SANITARY MANHOLE
- ⊞ EXISTING FIRE HYDRANT
- ⊞ EXISTING FIRE DEPARTMENT CONNECTION
- ⊞ EXISTING WATER MAIN VALVE
- ⊞ EXISTING CURB STOP
- ⊞ EXISTING GAS VALVE
- ⊞ EXISTING GAS METER
- ⊞ EXISTING ELECTRIC MANHOLE
- ⊞ EXISTING ELECTRIC METER
- ⊞ EXISTING LIGHT POLE
- ⊞ EXISTING GENERIC LIGHT
- ⊞ EXISTING UNIDENTIFIED MANHOLE
- ⊞ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊞ EXISTING DECIDUOUS TREE
- ⊞ EXISTING TELEPHONE MANHOLE



SURVEY LEGEND

- ⊕ BENCHMARK
- ✕ FOUND CHISELED "X"
- ⊞ PUBLIC LAND CORNER AS NOTED
- ⊞ FOUND 1" ⌀ IRON PIPE
- ⊞ FOUND 2" ⌀ IRON PIPE
- ⊞ FOUND P.K. NAIL
- ⊞ FOUND 1-1/4" ⌀ IRON ROD
- ⊞ FOUND 3/4" ⌀ IRON ROD
- ⊞ FOUND RAILROAD SPIKE
- ⊞ SET P.K. NAIL

GENERAL SURVEY NOTES:

- This survey is based upon field work completed on August 26, 2025. Any changes in site conditions after this date are not reflected by this survey.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search may disclose.
- This plan is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are referenced to NAD 83 (2018) datum.
- Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or their all underground utilities affecting this property were marked and subsequently located for this survey. Multiple utility pedestals were noted to not have utilities marked to or from them indicating some communications lines were not marked and are therefore not shown on this map. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20252612594, 20252612594, 20252612597, and 20252612598. Location of buried private utilities are not within the scope of this survey.

EXISTING STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S1	STMH	861.06	856.65	N
			856.35	S
S2	STMH	860.43	855.38	BOTTOM
			857.28	TOP WATER
S3	CIN	860.30	857.18	S
S4	CIN	860.26	857.14	W
S5	CIN	859.94	857.47	N
			857.17	W
			858.20	S
			857.22	E
S6	CIN	860.25	857.77	S
			857.82	N
			858.56	E
S7	CIN	860.58	858.60	E
S8	STMH	861.16	858.78	CENTER
S10	CIN	860.22	857.62	N
			857.51	NE
S11	CIN	860.14	857.51	SW
			857.29	SE
S12	CIN	859.68	857.35	NW
			856.82	SE
S13	CIN	860.18	856.82	NW
			856.87	SE
S14	CIN	860.47	856.91	SW
			857.26	NE
S16	CIN	859.19	857.23	NW
			856.55	NW
S18	STMH	860.10	856.64	SE
			855.12	NE
S21	FINR	862.69	855.03	E
			854.93	NW
			857.95	SE
			857.89	NE
			857.89	SW

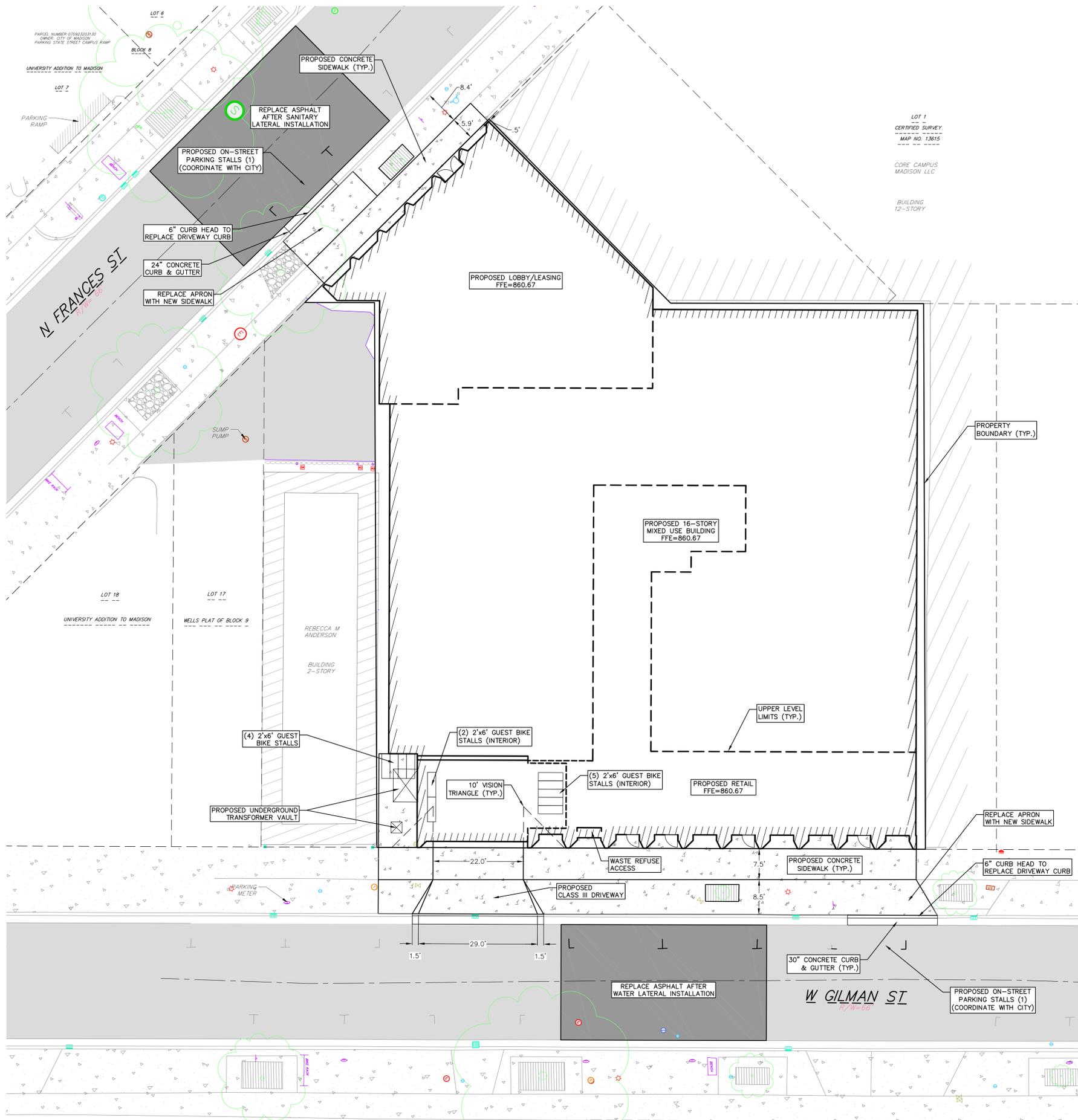
EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S9	SMH	860.04	846.15	N
			846.04	S
S17	SMH	860.11	850.58	N
			850.53	S
S19	SMH	862.19	850.61	W
			848.89	N
S20	SMH	862.87	848.84	E
			848.74	W
			846.02	N
			846.02	S
			848.72	E
			848.97	W

ABBREVIATIONS

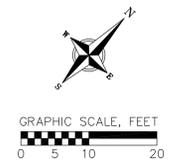
- STMH — STORM MANHOLE
- FIN — FIELD INLET
- CIN — CURB INLET
- SMH — SANITARY MANHOLE

EXISTING CONDITIONS
SCALE: 1"=20'



SITE PLAN LEGEND	
[Symbol]	PROPERTY BOUNDARY
[Symbol]	CURB AND GUTTER (REVERSE CURB HATCHED)
[Symbol]	PROPOSED CHAIN LINK FENCE
[Symbol]	PROPOSED WOOD FENCE
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED BUILDING

ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL



SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

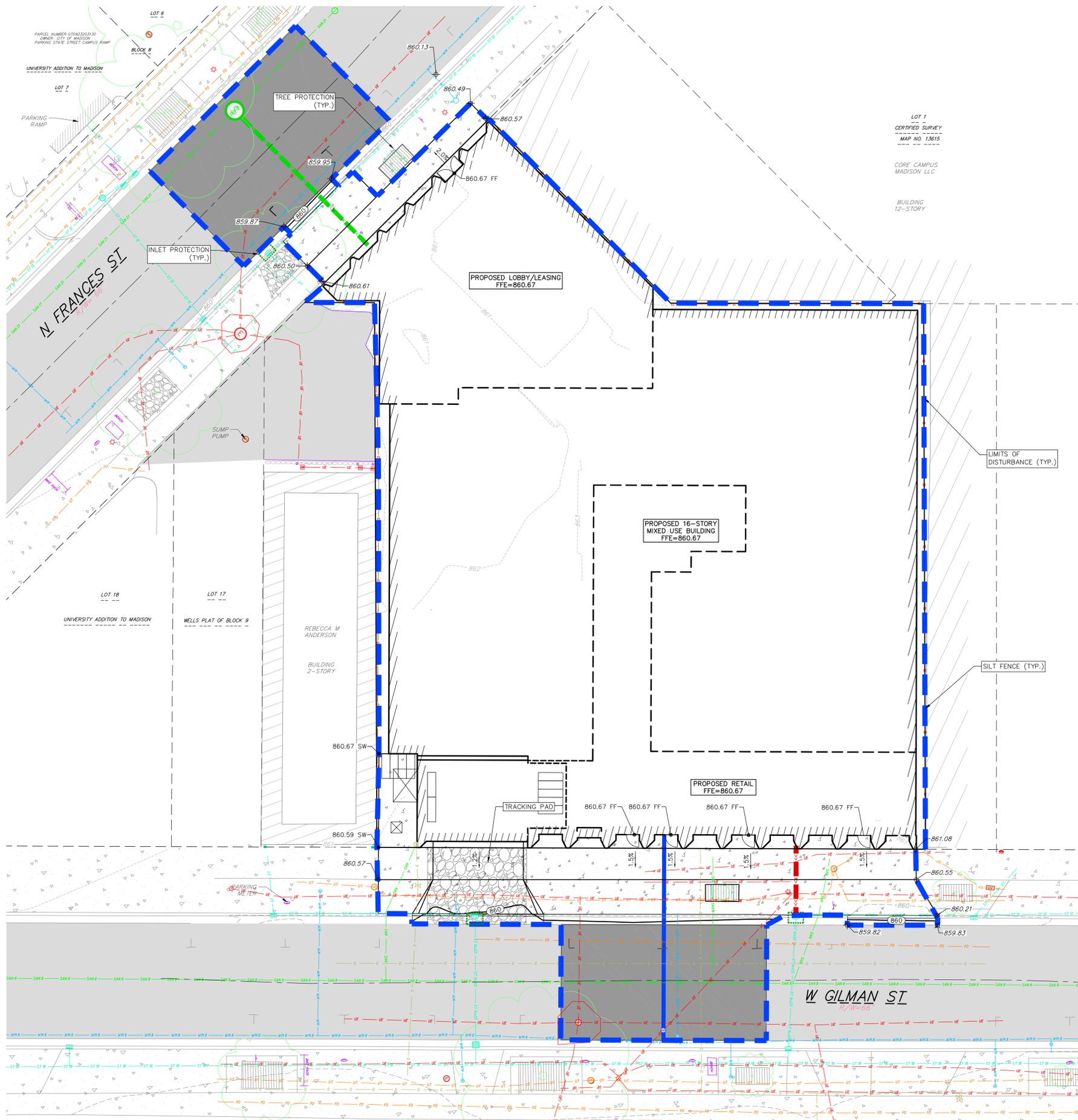
CITY FORESTRY NOTES:

1. ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
6. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
7. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

RIGHT-OF-WAY NOTES:

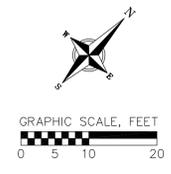
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____ PROJECT # _____
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

SITE PLAN
SCALE: 1"=20'



GRADING & EROSION CONTROL LEGEND	
--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
--- 820 ---	PROPOSED MAJOR CONTOURS
--- 818 ---	PROPOSED MINOR CONTOURS
---	DITCH CENTERLINE
---	SILT FENCE
---	DISTURBED LIMITS
---	BERM
---	DRAINAGE DIRECTION
---	PROPOSED SLOPE ARROWS
---	EXISTING SPOT ELEVATIONS
---	PROPOSED SPOT ELEVATIONS
---	STONE WEEPER
---	VELOCITY CHECK
---	INLET PROTECTION
---	TRACKING PAD

ABBREVIATIONS	
EP	EDGE OF PAVEMENT
RIM	RIM ELEVATION
SW	SIDEWALK ELEVATION
TC	TOP OF CURVE
FL	FLOW LINE ELEVATION



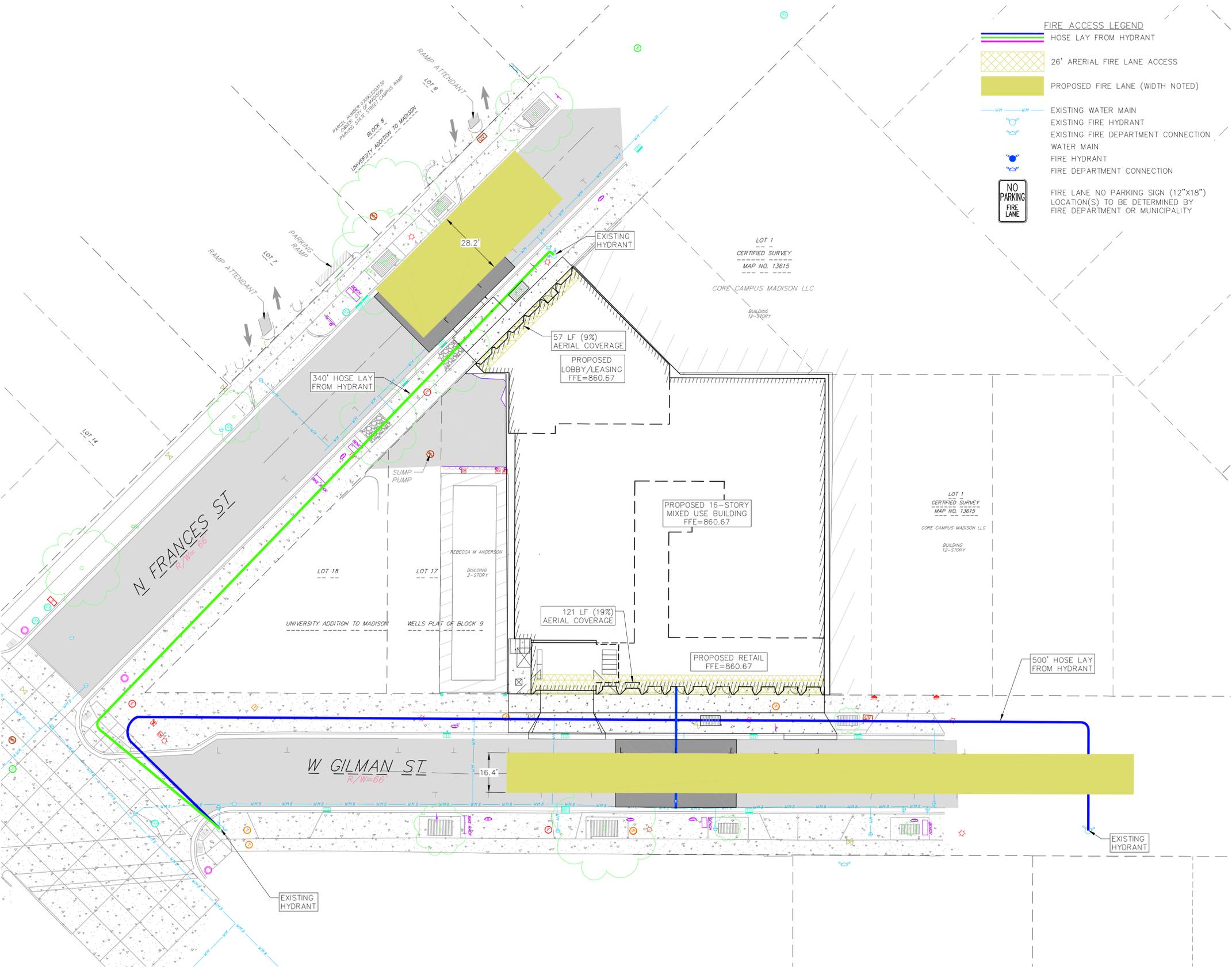
GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

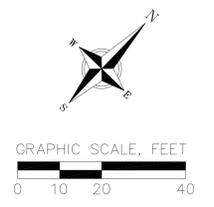
RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____ PROJECT # _____
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

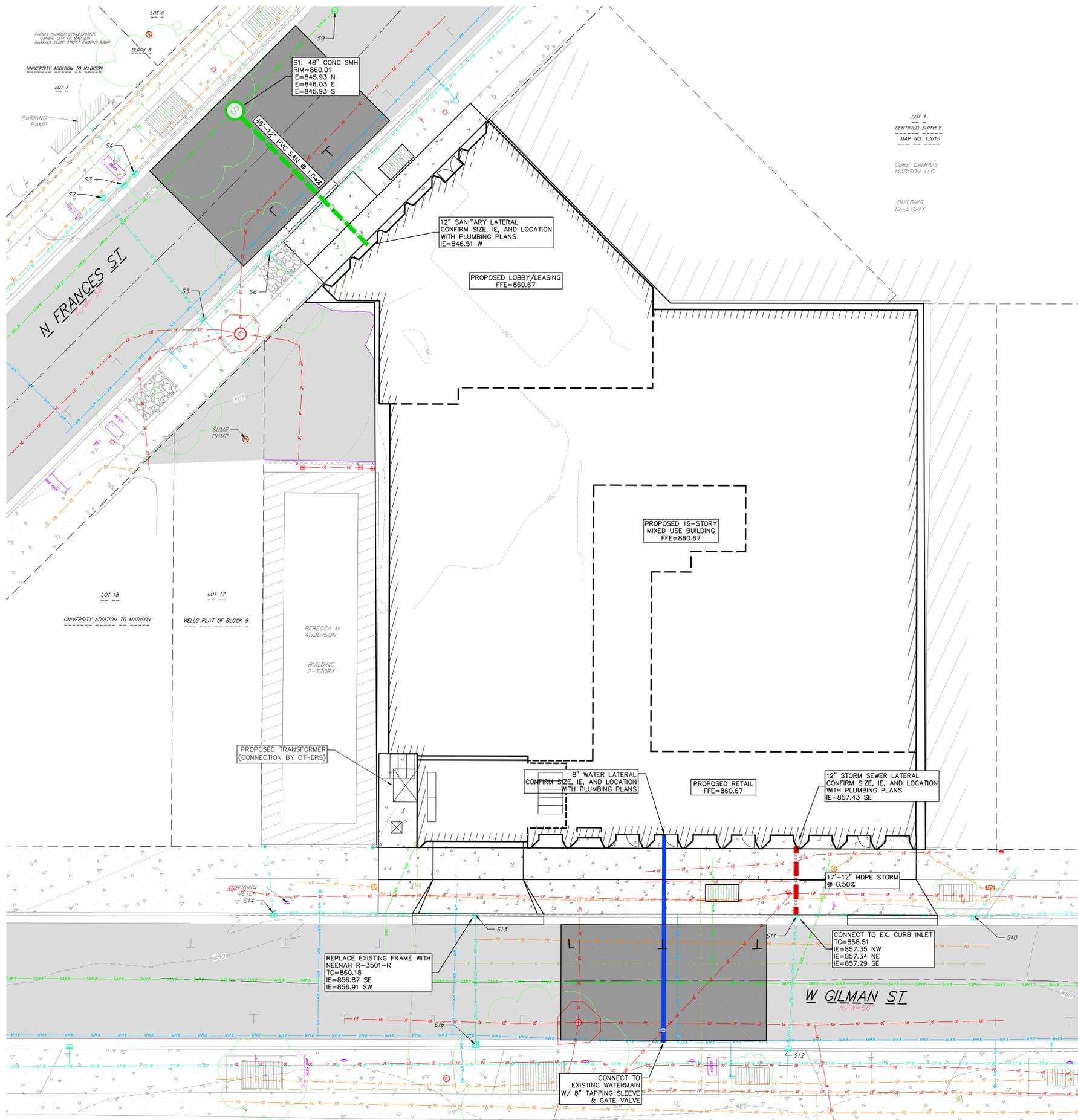
OVERALL GRADING AND EROSION PLAN
SCALE: 1"=20'



- FIRE ACCESS LEGEND**
- HOSE LAY FROM HYDRANT
 - 26' AERIAL FIRE LANE ACCESS
 - PROPOSED FIRE LANE (WIDTH NOTED)
 - EXISTING WATER MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - WATER MAIN
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - NO PARKING FIRE LANE
- FIRE LANE NO PARKING SIGN (12"x18")
LOCATION(S) TO BE DETERMINED BY
FIRE DEPARTMENT OR MUNICIPALITY



FIRE ACCESS PLAN
SCALE: 1"=40'

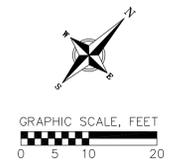


PROPOSED UTILITY LEGEND

Red line with 'S'	STORM SEWER PIPE
Red circle with 'S'	STORM SEWER MANHOLE
Red line with 'E'	STORM SEWER ENDWALL
Red line with 'C'	STORM SEWER CURB INLET
Red line with 'M'	STORM SEWER CURB INLET W/MANHOLE
Red line with 'F'	STORM SEWER FIELD INLET
Red line with 'D'	ROOF DRAIN CLEANOUT
Green line with 'S'	SANITARY SEWER PIPE (GRAVITY)
Green line with 'FM'	SANITARY SEWER PIPE (FORCE MAIN)
Green line with 'L'	SANITARY SEWER LATERAL PIPE
Green circle with 'S'	SANITARY SEWER MANHOLE
Green line with 'C'	SANITARY SEWER CLEANOUT
Blue line	WATER MAIN
Blue line with 'L'	WATER SERVICE LATERAL PIPE
Blue circle	FIRE HYDRANT
Blue circle with 'V'	WATER VALVE
Blue circle with 'C'	CURB STOP
Blue circle with 'M'	WATER VALVE MANHOLE
Blue line with 'I'	PROPOSED PIPE INSULATION
Black line with 'G'	GAS MAIN
Black line with 'E'	ELECTRIC SERVICE

ABBREVIATIONS

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE



UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS, COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

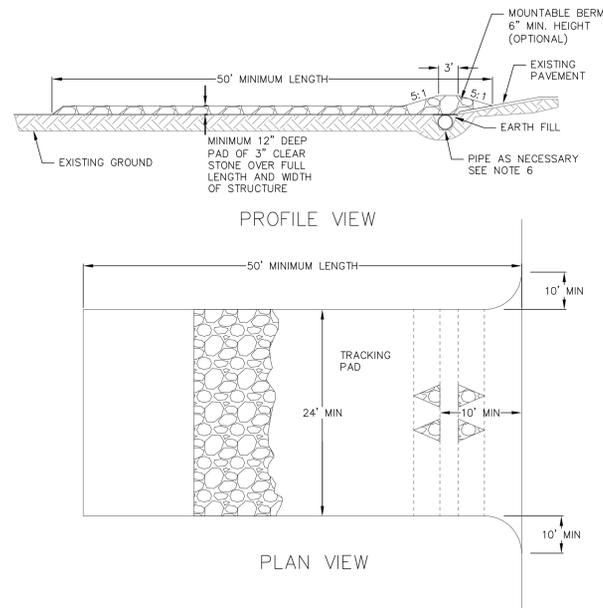
RIGHT-OF-WAY NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. _____ PROJECT # _____
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

UTILITY PLAN
SCALE: 1"=20'

EROSION CONTROL MEASURES

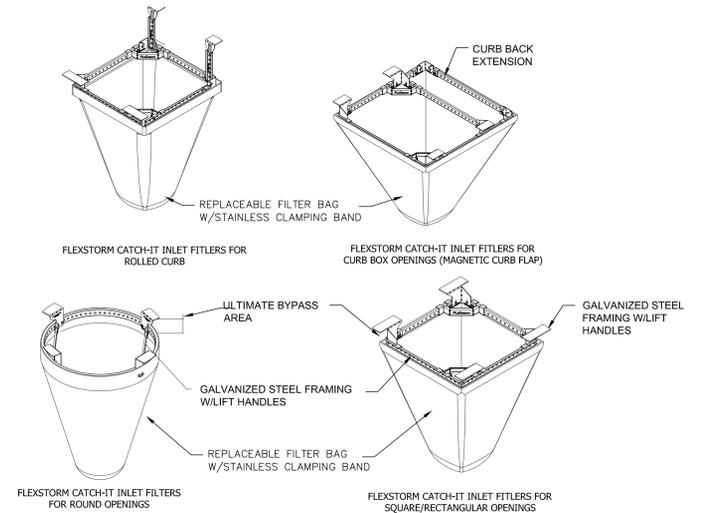
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- 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. 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.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, FARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPE STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD NOT TO SCALE

- NOTES:
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



4 FRAMED INLET PROTECTION NOT TO SCALE

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- STRIP TOPSOIL-STREETS & LOTS
- ROUGH GRADE STREETS & LOTS
- SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
- RESTORE TERRACES
- REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

- TEMPORARY:
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

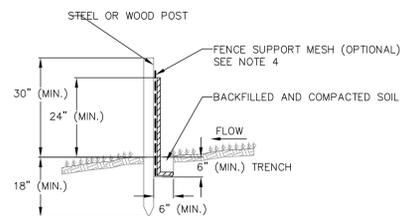
- PERMANENT:
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

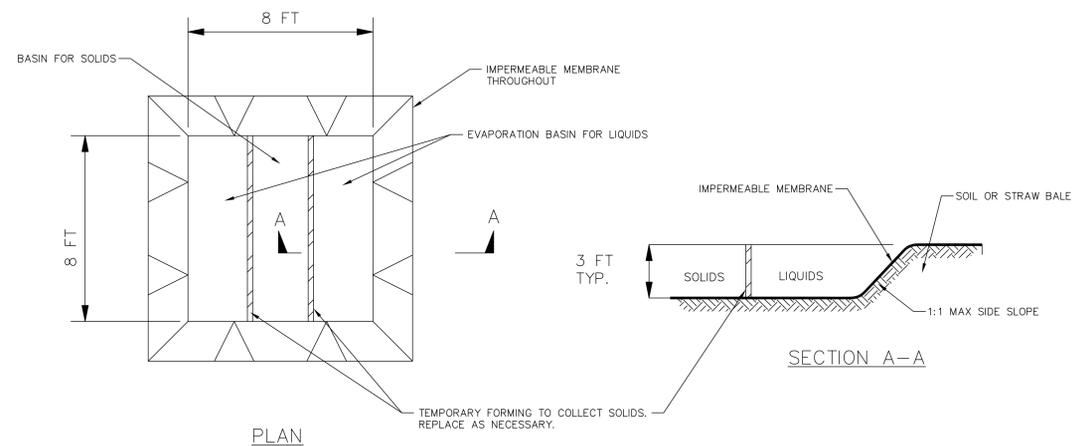
- TEMPORARY AND PERMANENT:
- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

2 SILT FENCE NOT TO SCALE

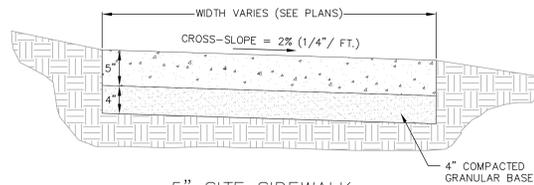


CONSTRUCTION SPECIFICATIONS

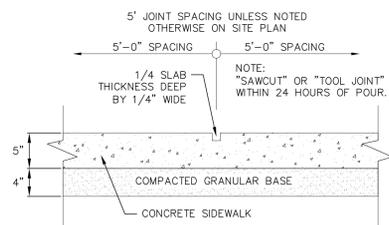
- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

5 TEMPORARY CONCRETE WASHOUT NOT TO SCALE

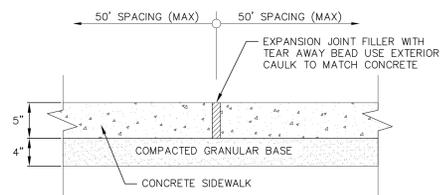
SITE CONSTRUCTION DETAILS



5" SITE SIDEWALK

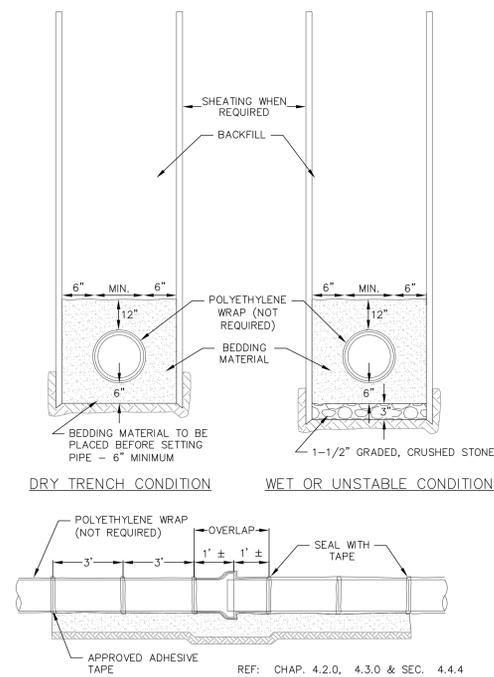


SIDEWALK CONTROL JOINT



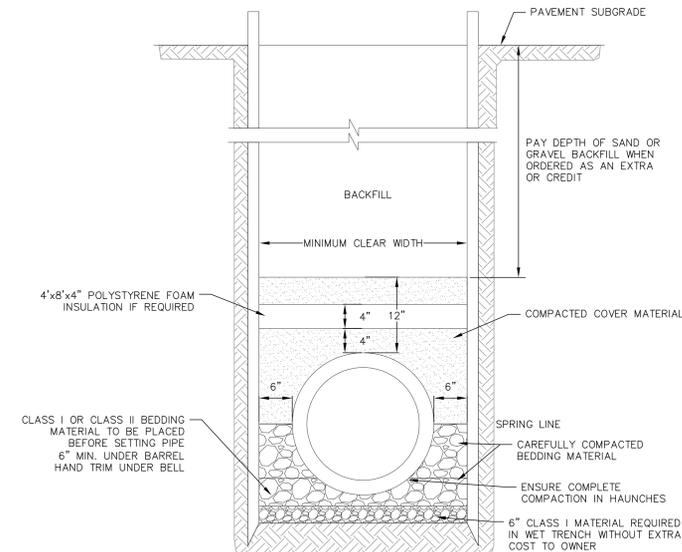
SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
NOT TO SCALE

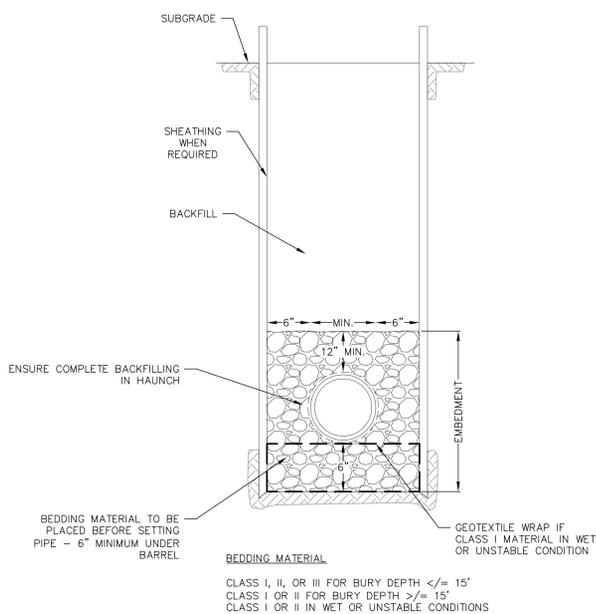


DRY TRENCH CONDITION WET OR UNSTABLE CONDITION

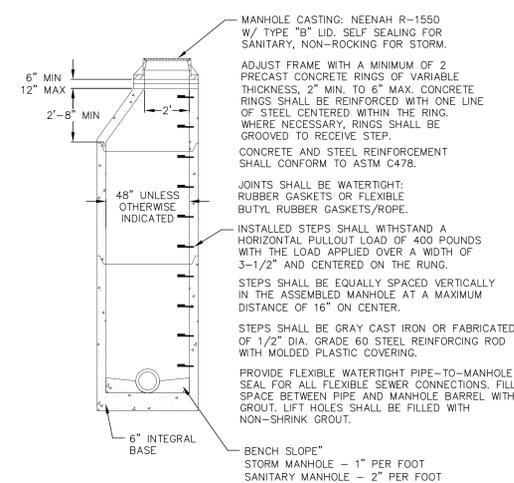
2 STANDARD WATER MAIN TRENCH SECTION
NOT TO SCALE



3 STORM PIPE TRENCH SECTION
NOT TO SCALE



5 STANDARD SANITARY TRENCH SECTION
NOT TO SCALE



6 PRECAST CONCRETE MANHOLE
NOT TO SCALE

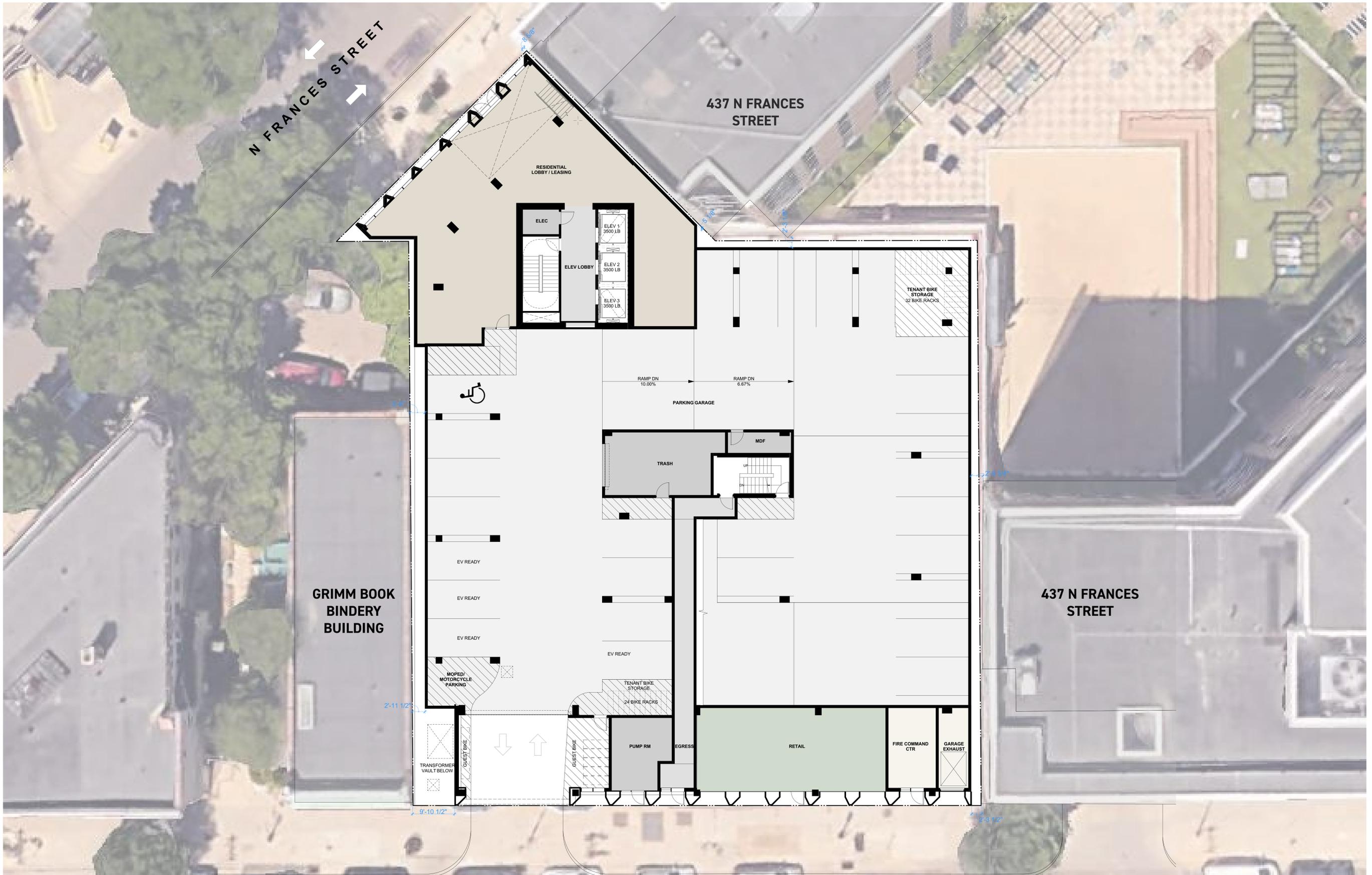
SITE CONSTRUCTION DETAILS



FLOOR PLAN - LEVEL -2 PARKING
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL -1 PARKING
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 1 LOBBY/PARKING
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 2 UNITS
SCALE: 1/8"=1'-0"



FLOOR PLANS - LEVELS 3-4 UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 5 UNITS
SCALE: 1/8"=1'-0"



FLOOR PLANS - LEVELS 6-14 UNITS
SCALE: 1/8"=1'-0"



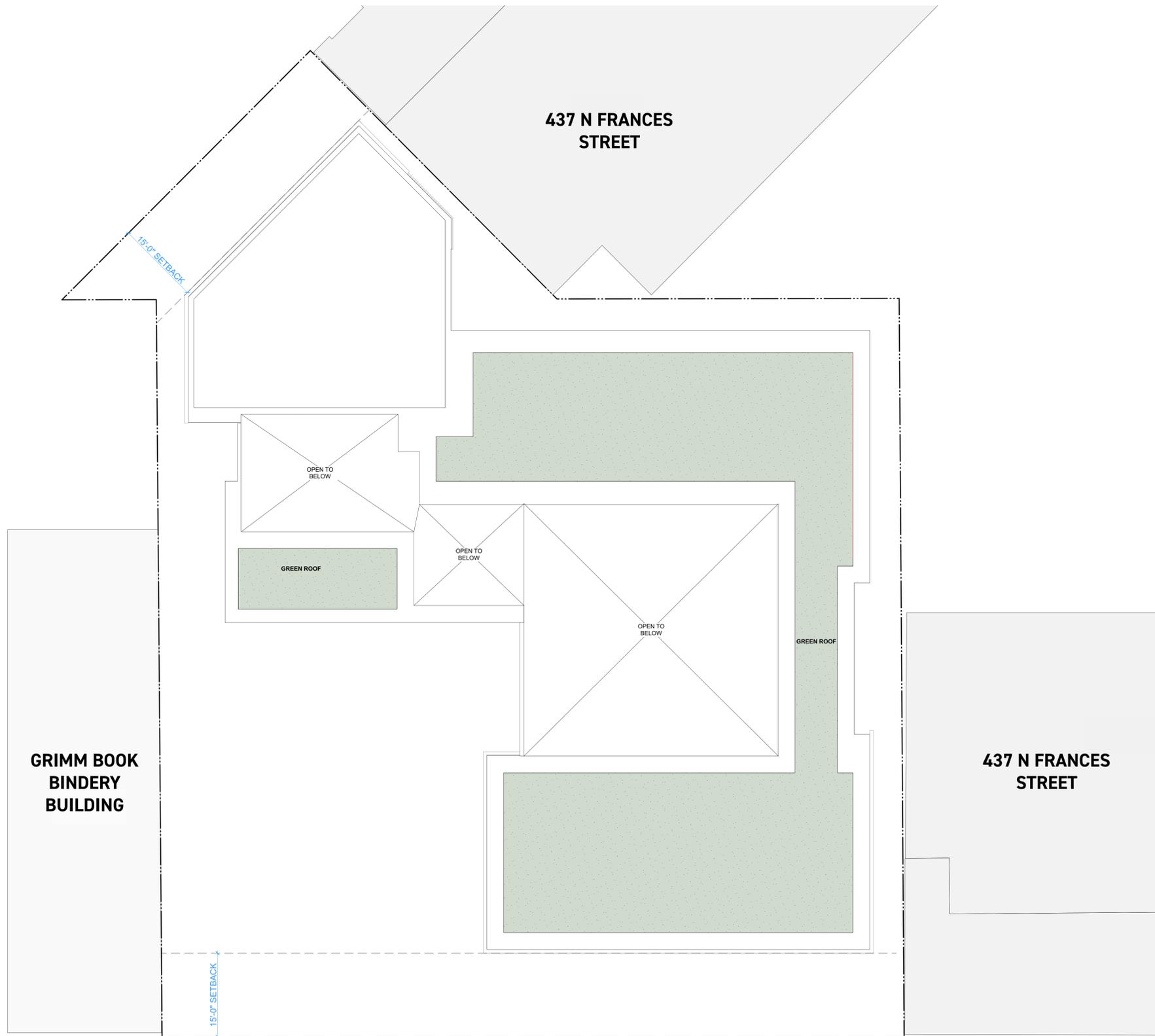
FLOOR PLAN - LEVEL 15 UNITS
SCALE: 1/8"=1'-0"



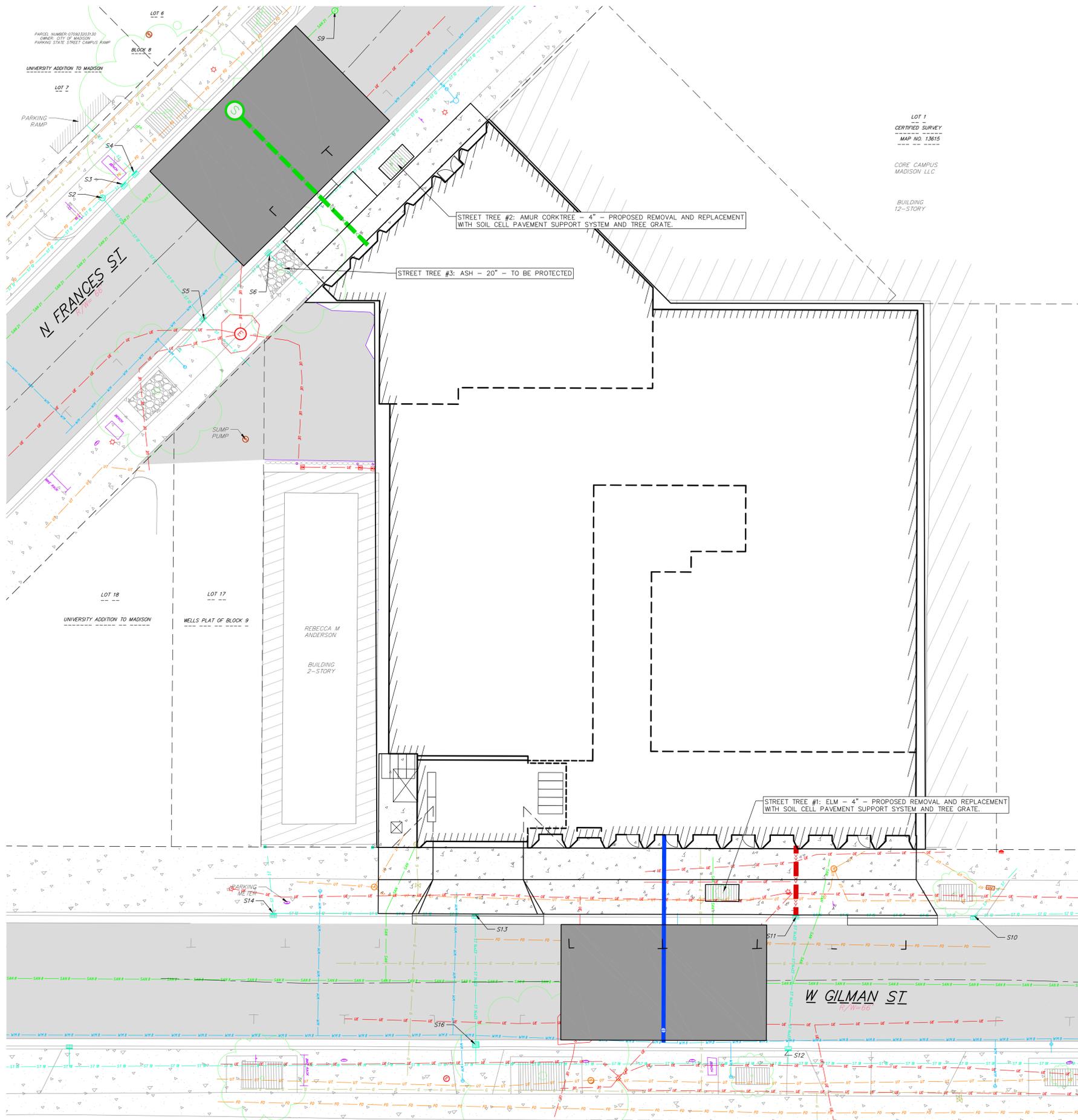
FLOOR PLAN - LEVEL 16 AMENITY/UNITS
SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 16.5 UNITS/ROOF
SCALE: 1/8"=1'-0"



FLOOR PLAN - PENTHOUSE ROOF
SCALE: 1/8"=1'-0"

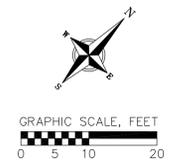


CITY OF MADISON STREET TREE NOTES:

1. AN EXISTING INVENTORY OF STREET TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE INCLUDED ON THE SITE, DEMO, UTILITY, LANDSCAPE, GRADING, FIRE AERIAL APPARATUS AND STREET TREE PLAN SETS. THE INVENTORY SHALL INCLUDE THE FOLLOWING: LOCATION, SIZE (DIAMETER AT 4 1/2 FEET), AND SPECIES OF EXISTING STREET TREES. THE INVENTORY SHOULD ALSO NOTE IF A STREET TREE IS PROPOSED TO BE REMOVED AND THE REASON FOR REMOVAL.
2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
3. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
4. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
5. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
6. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
7. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
8. THE DEVELOPER SHALL SUBMIT A STREET TREE REPORT PERFORMED BY INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST PRIOR TO THE PLAN COMMISSION MEETING FOR CITY FORESTRY'S REVIEW OF PROJECT. THIS REPORT SHALL IDENTIFY ALL STREET TREES ON PROPOSED PROJECT SITE, SPECIES TYPE, CANOPY SPREAD, TREE CONDITION, PROPOSED TREE REMOVALS, THE IMPACTS OF PROPOSED CONSTRUCTION, AND ANY REQUESTED PRUNING.
9. THE DEVELOPER SHALL POST A SECURITY DEPOSIT PRIOR TO THE START OF THE DEVELOPMENT TO BE COLLECTED BY CITY ENGINEERING AS PART OF THE DEVELOPERS AGREEMENT. IN THE EVENT THAT STREET TREES ARE DAMAGED DURING THE CONSTRUCTION PROCESS, CITY FORESTRY WILL DRAW FROM THIS DEPOSIT FOR DAMAGES INCURRED.



STREET LANDSCAPE PLAN
SCALE: 1'=20'



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
PERENNIALS				
Cs	Coreopsis palmata / Stiff Tickseed	Cont.	1 Gal.	6
Pq	Parthenocissus quinquefolia / Virginia Creeper	Cont.	1 Gal.	6
Rh	Rudbeckia hirta / Black-eyed Susan	Cont.	1 Gal.	4
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	4
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	18

PLANT MATERIAL NOTES:

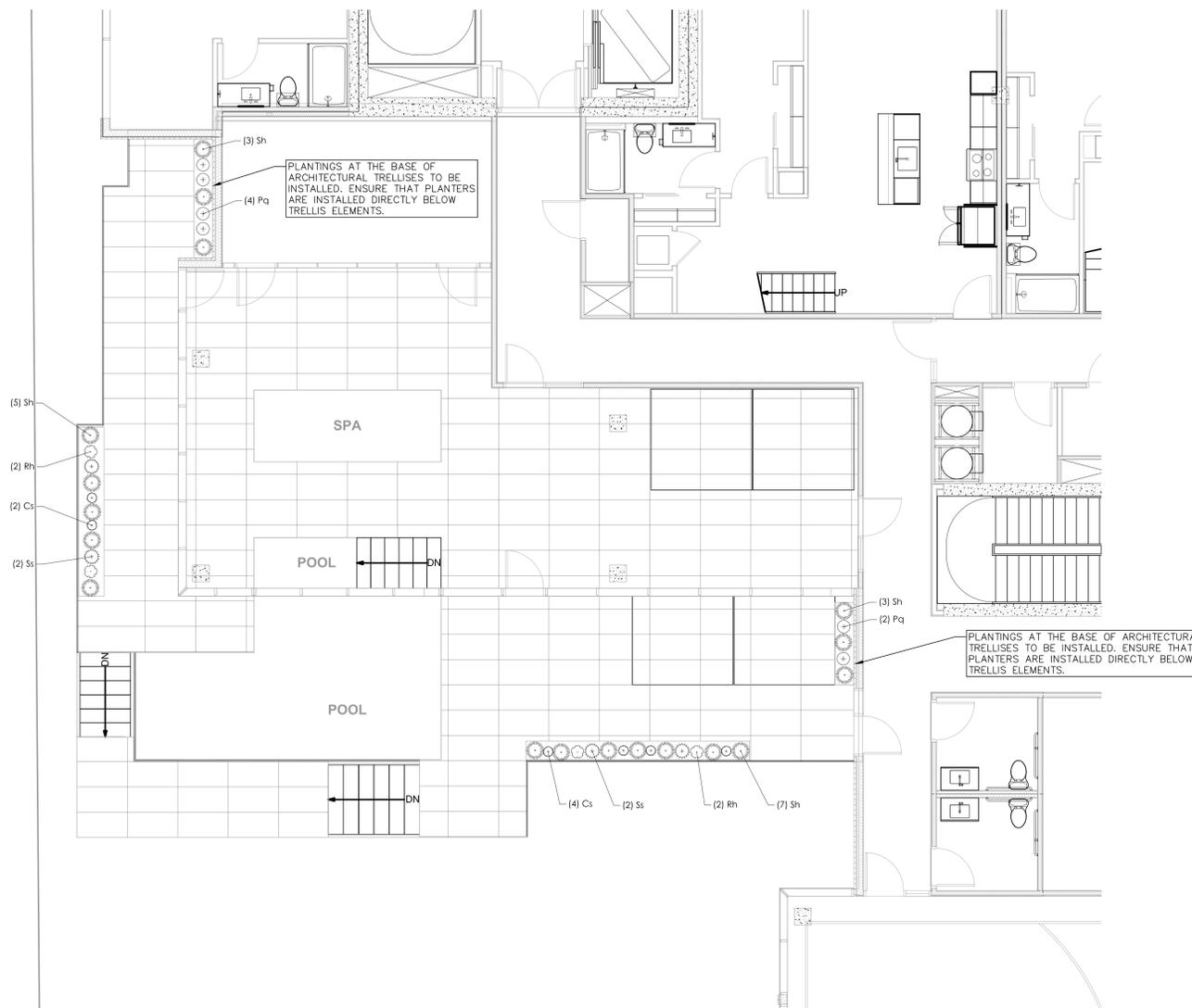
1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

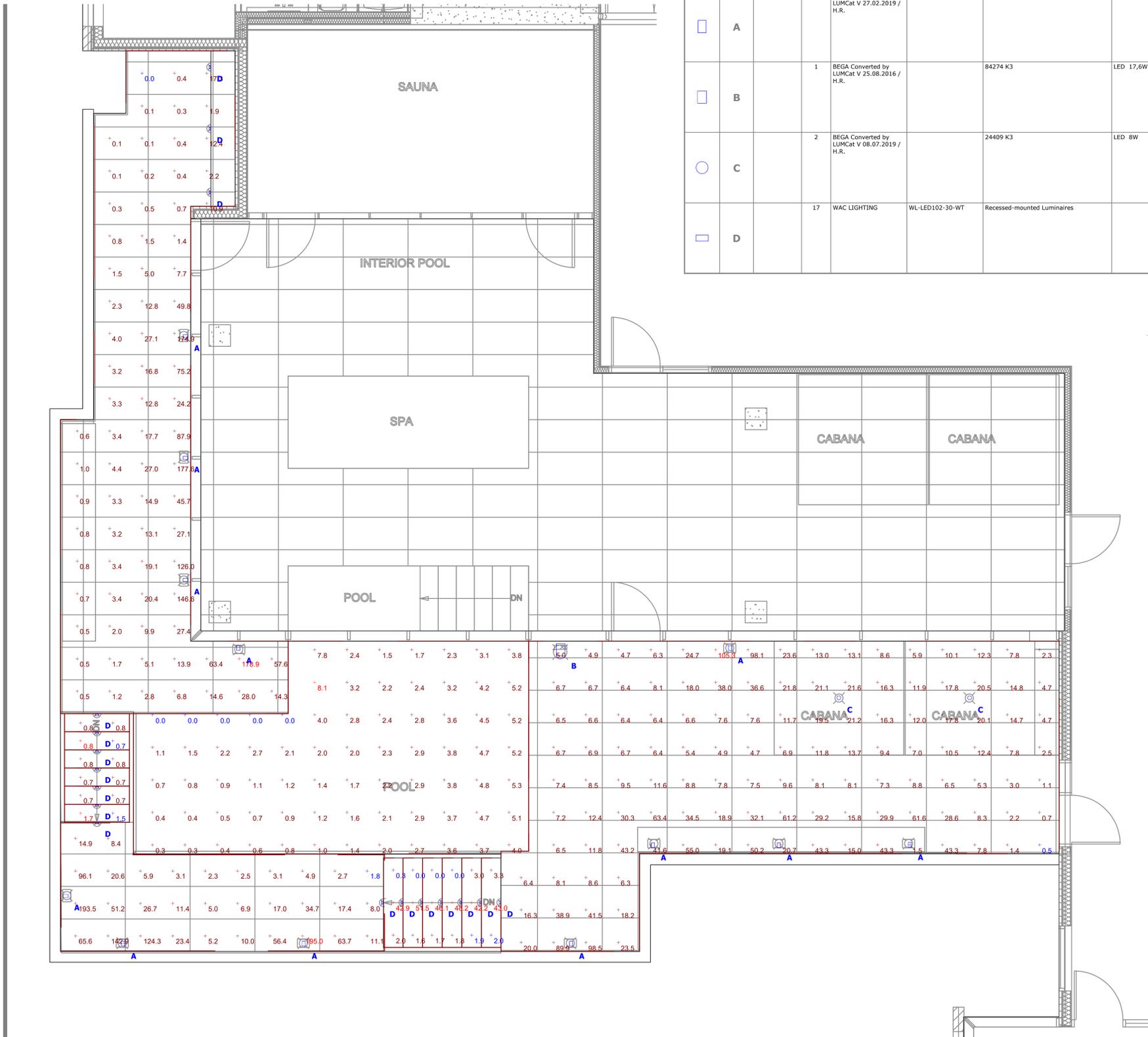
1. PLANTERS TO BE FILLED WITH SUITABLE INTENSIVE GREEN ROOF GROWING MEDIA. RECOMMENDED MEDIA TO BE 'MIDWEST TRADING - MIDWEST INTENSIVE MEDIA' OR EQUAL.
2. PLANTER AREAS MUST BE FREE DRAINING.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
2. CONTRACTOR SHALL CLEAN ALL AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED AREAS OUTSIDE OF WORK AREA DAILY.
3. ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
4. PLANTS SHALL BE INSTALLED WHEN ALL CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
5. ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
6. LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



LEVEL 16 LANDSCAPE PLAN
SCALE: 1'=20'



Schedule												
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
[Symbol A]	A		12	BEGA Converted by LUMCat V 27.02.2019 / H.R.		84219K3	LED 11,5W	1	1445	1	15	[Polar Plot A]
[Symbol B]	B		1	BEGA Converted by LUMCat V 25.08.2016 / H.R.		84274 K3	LED 17,6W	1	2496	1	22	[Polar Plot B]
[Symbol C]	C		2	BEGA Converted by LUMCat V 08.07.2019 / H.R.		24409 K3	LED 8W	1	899	1	12	[Polar Plot C]
[Symbol D]	D		17	WAC LIGHTING	WL-LED102-30-WT	Recessed-mounted Luminaires		1	64	1	1.83355	[Polar Plot D]


 LEVEL 16 EXTERIOR LIGHTING DESIGN
 SCALE: NTS



LIGHT FIXTURE A

Shielded bollards with asymmetric light distribution

A series of bollards with shielded asymmetric light distribution. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

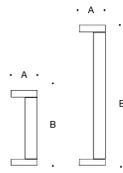
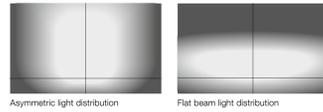
Die-cast and extruded aluminum
Clear safety glass with anti-reflective coating
Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidura® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations
Protection class IP 65



Shielded bollard - flat beam				
	LED	A	B	Anchorage
84 238	11.5 W	6 1/4"	37 1/4"	79 817

Shielded bollard - asymmetric				
	LED	A	B	Anchorage
84 219	11.5 W	6 1/4"	19 1/2"	79 817
84 220	11.5 W	6 1/4"	37 1/4"	79 817



267



LIGHT FIXTURE B

Light building elements with asymmetric wide beam light distribution

A series of light building elements with wide beam light distribution. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

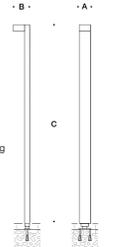
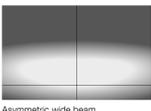
Die-cast and extruded aluminum - Clear safety glass
Reflector made of pure anodized aluminum
Anchorage unit made of galvanized steel

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidura® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations
Protection class IP 65



Single light building element					
	LED	A	B	C	Anchorage
99 072	15.8 W	9 1/2"	12 1/2"	177 1/4"	79 802

Twin light building element					
	LED	A	B	C	Anchorage
99 076	(2) 15.8 W	9 1/2"	12 1/2"	177 1/4"	79 802



319



LIGHT FIXTURE C

Surface-mounted downlights

Symmetric light distribution

A series of compact ceiling mounted downlights with partially frosted crystal glass. Designed for lighting atriums, canopies, passages, and a variety of other interior and exterior locations, the partially frosted crystal glass creates an additional vertical light component that supplements the downlight.

Luminaires in this series require a remote 24V DC class 2 power supply suitable to operate the intended LED wattage, see page 405.

Die-cast aluminum - Partially frosted crystal glass
Reflector made of pure anodized aluminum.

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidura® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations
Protection class IP 65



65

LIGHT FIXTURE D

WAC LIGHTING

Step Light with Photocell

Model & Voltage	Color Temp & CRI	Lumens	Finish
<input type="radio"/> WL-LED102 120 VAC	<input type="radio"/> 3000K 90 <input type="radio"/> Amber	65	<input type="radio"/> BK Black on Aluminum <input type="radio"/> BN Brush Nickel on Aluminum <input type="radio"/> BZ Bronze on Aluminum <input type="radio"/> SS Stainless Steel <input type="radio"/> WT White on Aluminum

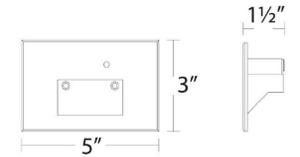
Example: **WL-LED102-30-BK**

FEATURES

- Options in die-cast brass or 316 marine-grade stainless steel
- Fits into 2"4" J-Box with minimum inside dimensions of 3"2"2"
- No driver needed
- No heat radiation
- Low profile, flush to wall aesthetics with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Driver concealed within the fixture
- 5 Year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, Stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED 3 Step Mac Adam Ellipse
Lens:	Tempered Glass
Rated Life:	54000 Hours
Finish:	Enamel Coated Black on Aluminum, Enamel Coated Brush Nickel on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated White on Aluminum, Stainless Steel Stainless Steel
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP66, ADA



1 1/2"



FINISHES

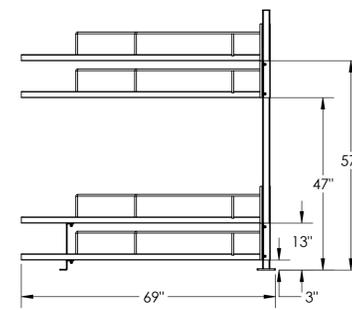
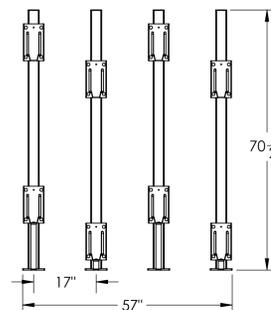
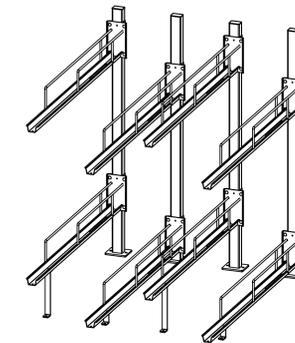


LINE DRAWING



BIKE RACKS

GRABE
1080 UNIEK DRIVE
WAUNAKEE, WI 53197
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: BSH-8-SG
DESCRIPTION: HORIZONTAL STORAGE BIKE RACKS
FITS EIGHT BIKES

LIGHTING & BIKE RACKS

RHODE : PARTNERS

RHODEPARTNERS.COM



© RHODE PARTNERS INC

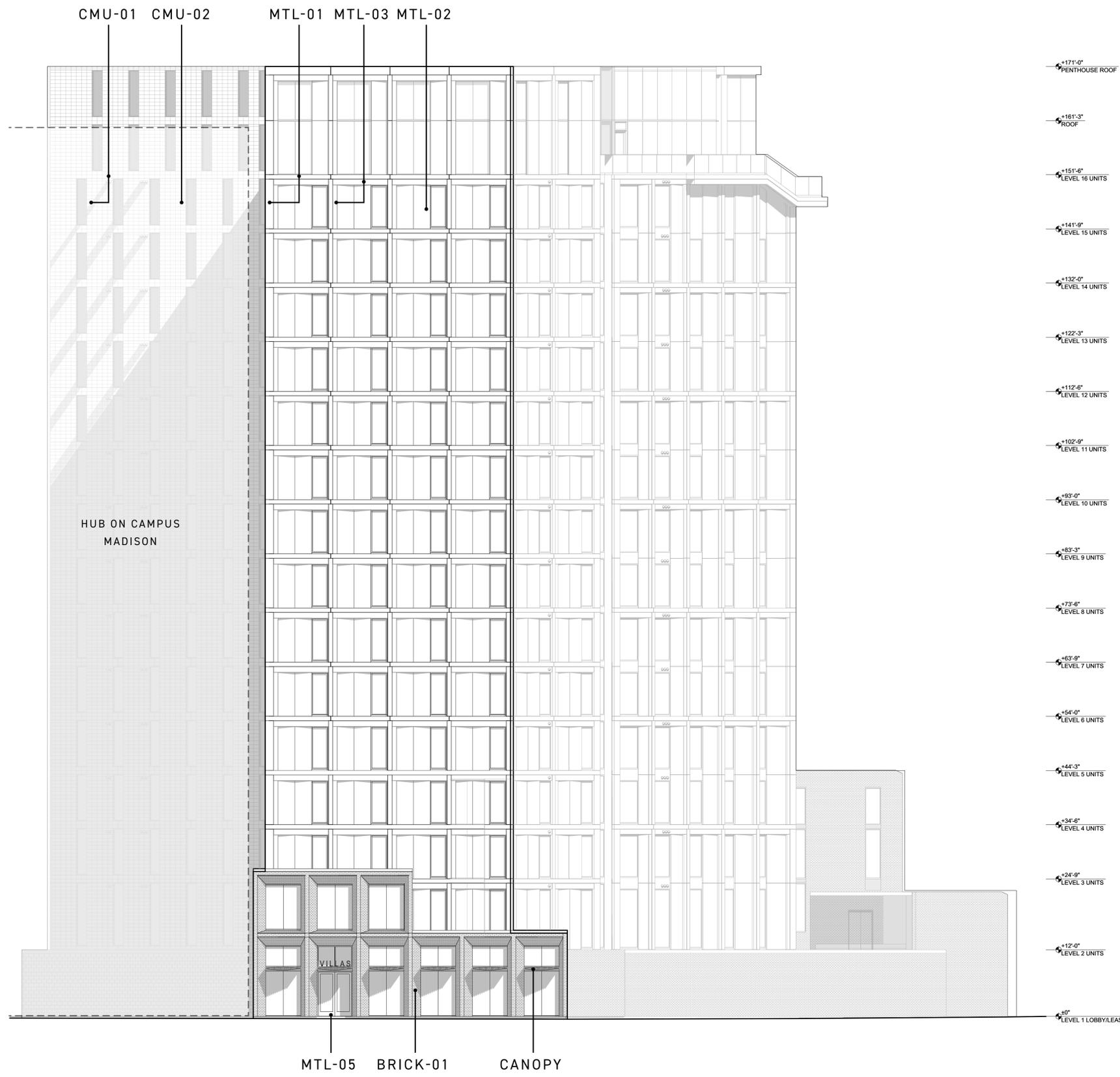
W GILMAN STREET APARTMENTS
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

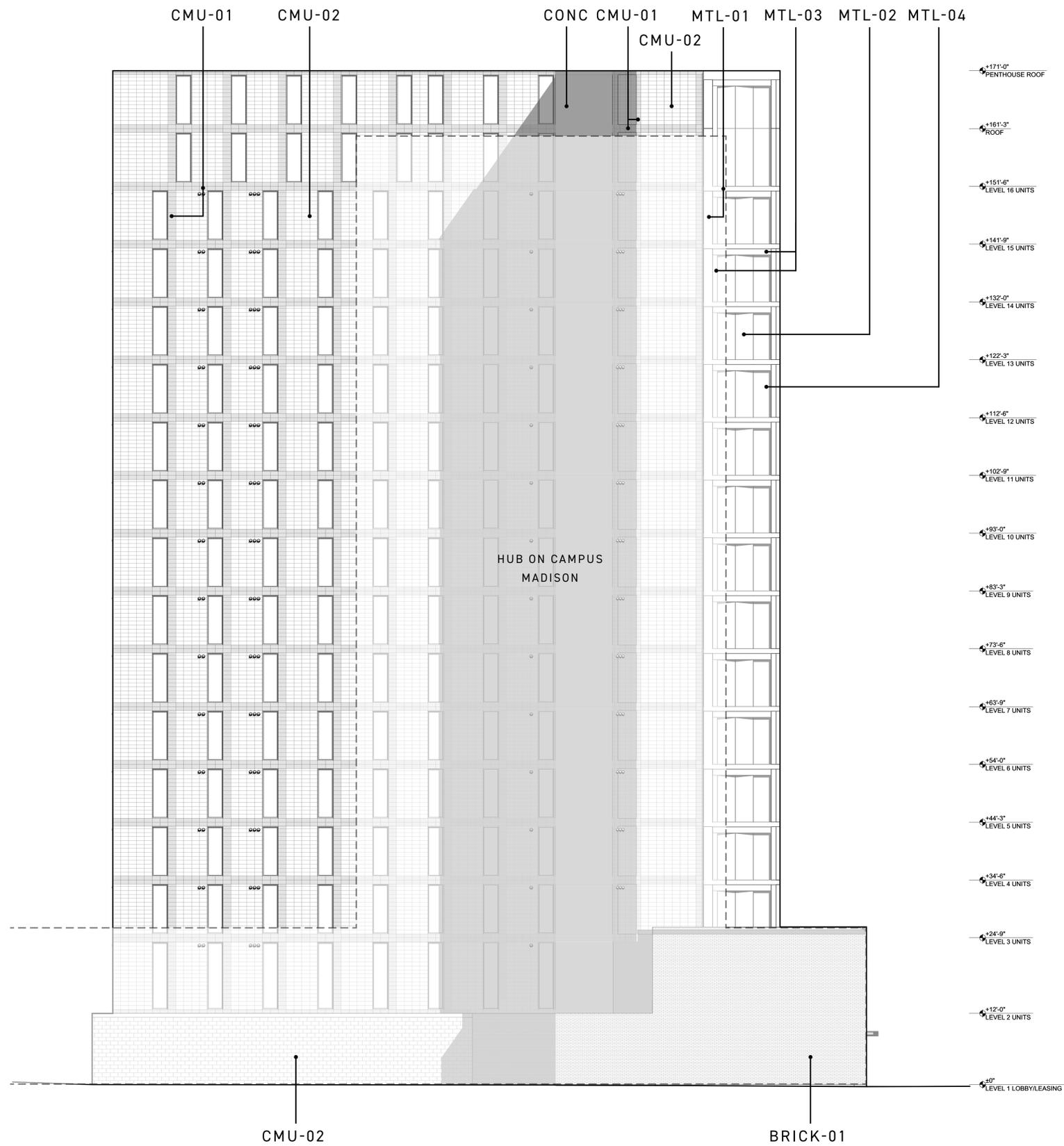
FORMAL PROJECT SUBMITTAL

10/06/2025

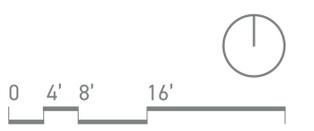
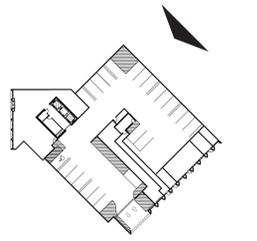
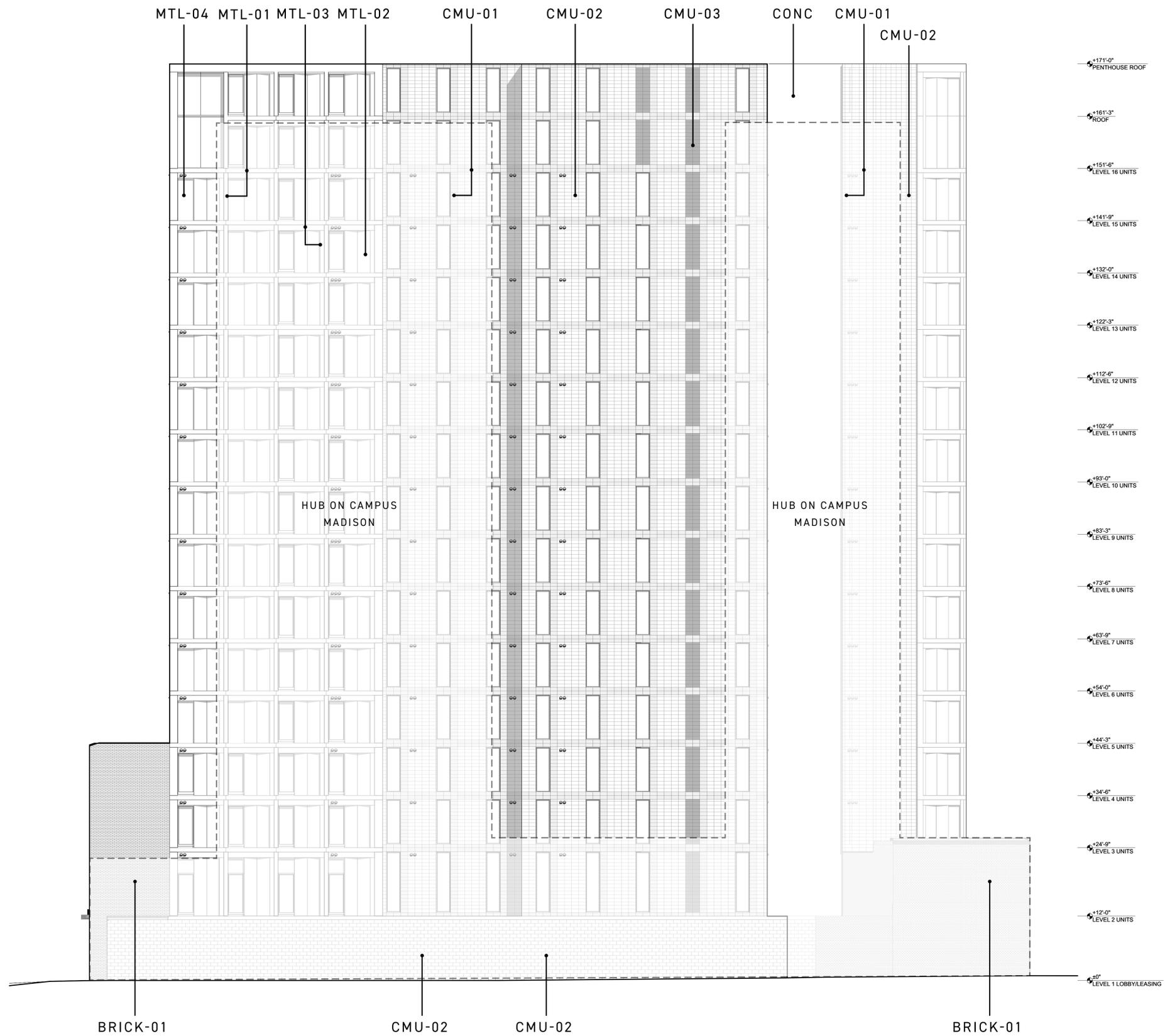
26 OF 50



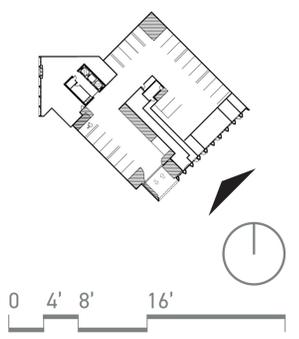
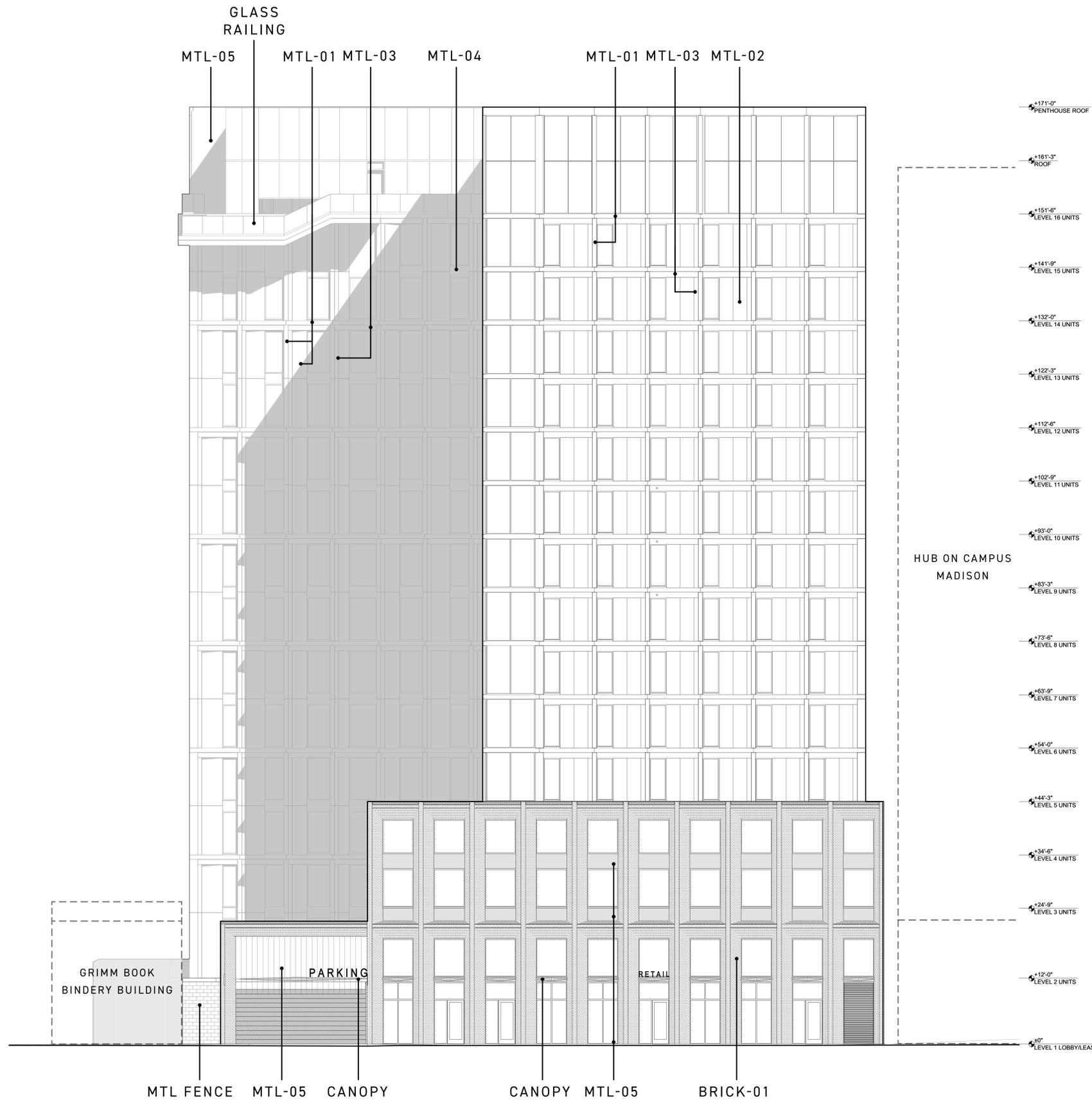
ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"



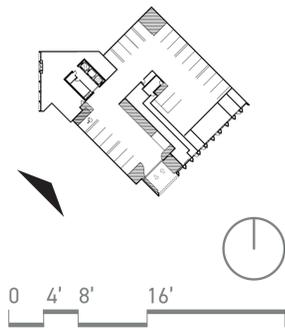
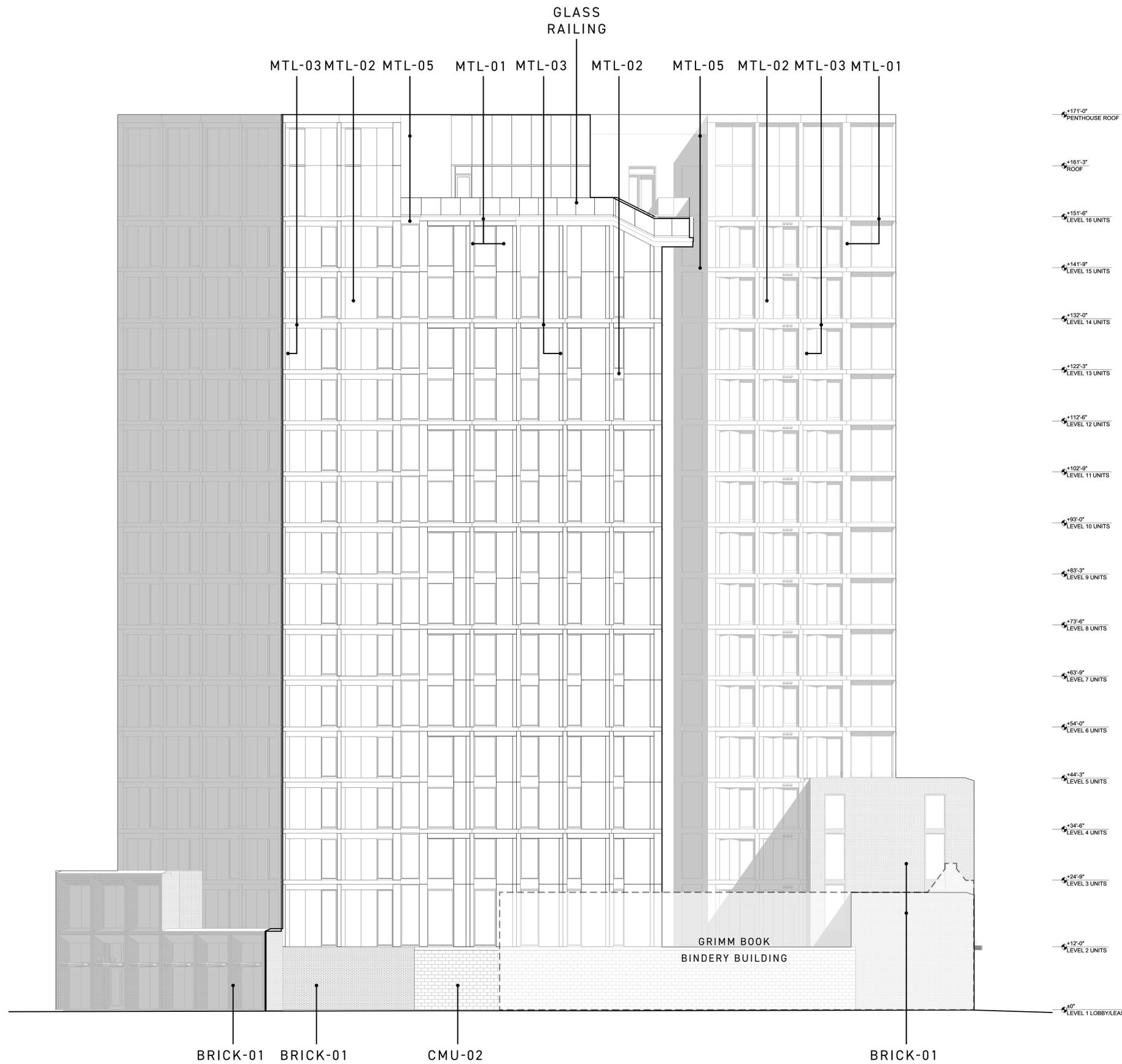
ELEVATION - NORTH
SCALE: 1/8"=1'-0"



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



ELEVATION - GILMAN STREET/SOUTH
SCALE: 1/8"=1'-0"



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

+172'-0"
CAPITOL HEIGHT LIMIT
MAX BUILDING HEIGHT

PL



+172'-0"
CAPITOL HEIGHT LIMIT
MAX BUILDING HEIGHT

PL

+171'-0"
PENTHOUSE ROOF

+161'-3"
ROOF

+151'-6"
LEVEL 16 UNITS

+141'-9"
LEVEL 15 UNITS

+132'-0"
LEVEL 14 UNITS

+122'-3"
LEVEL 13 UNITS

+112'-6"
LEVEL 12 UNITS

+102'-9"
LEVEL 11 UNITS

+93'-0"
LEVEL 10 UNITS

+83'-3"
LEVEL 9 UNITS

+73'-6"
LEVEL 8 UNITS

+63'-9"
LEVEL 7 UNITS

+54'-0"
LEVEL 6 UNITS

+44'-3"
LEVEL 5 UNITS

+34'-6"
LEVEL 4 UNITS

+24'-9"
LEVEL 3 UNITS

+12'-0"
LEVEL 2 UNITS

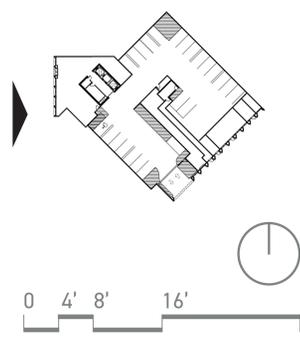
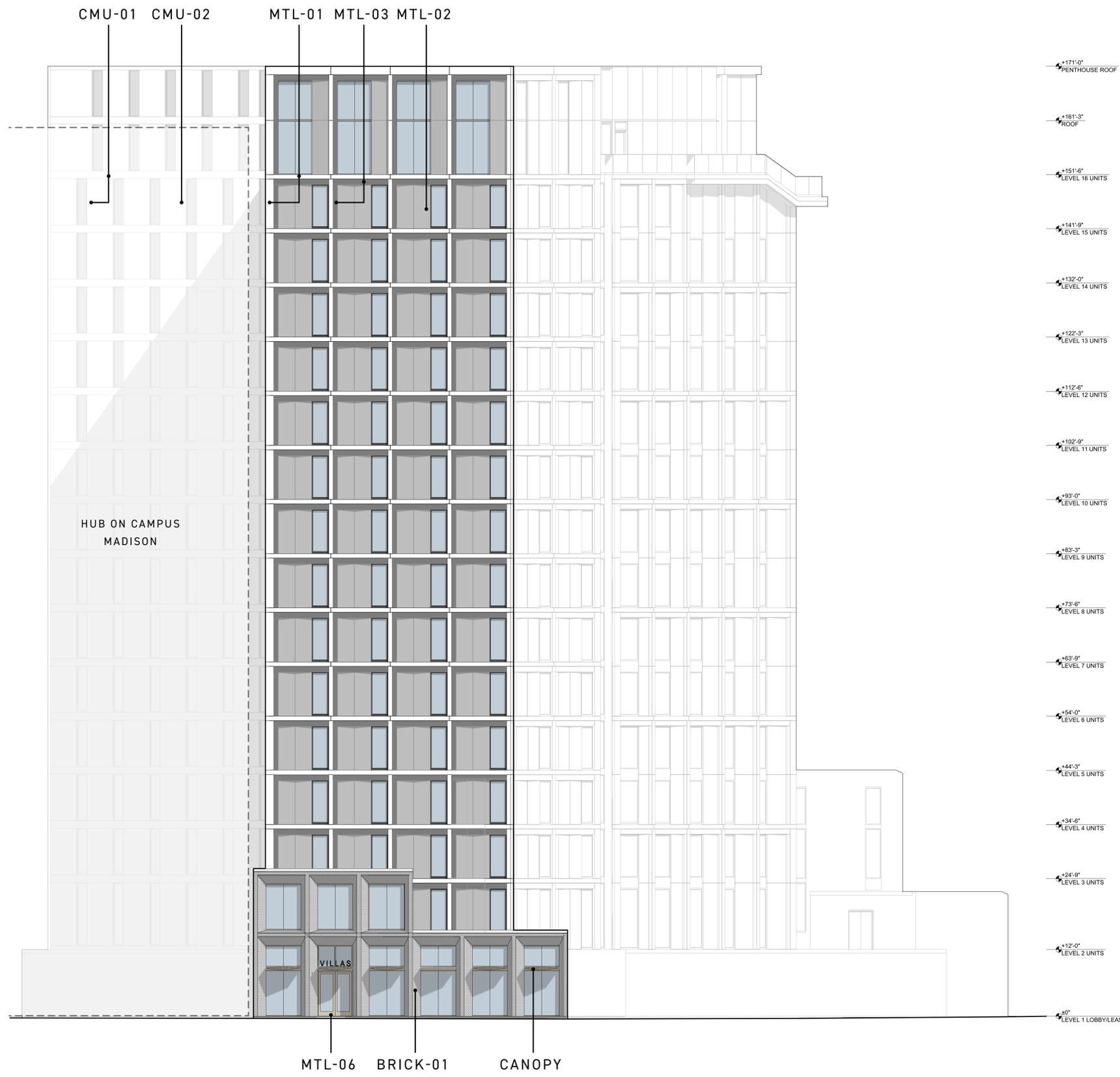
+0'-0"
LEVEL 1 LOBBY/LEASING

-9'-4"
LEVEL -1 PARKING

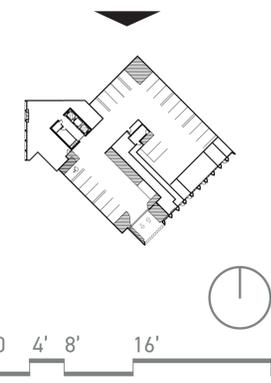
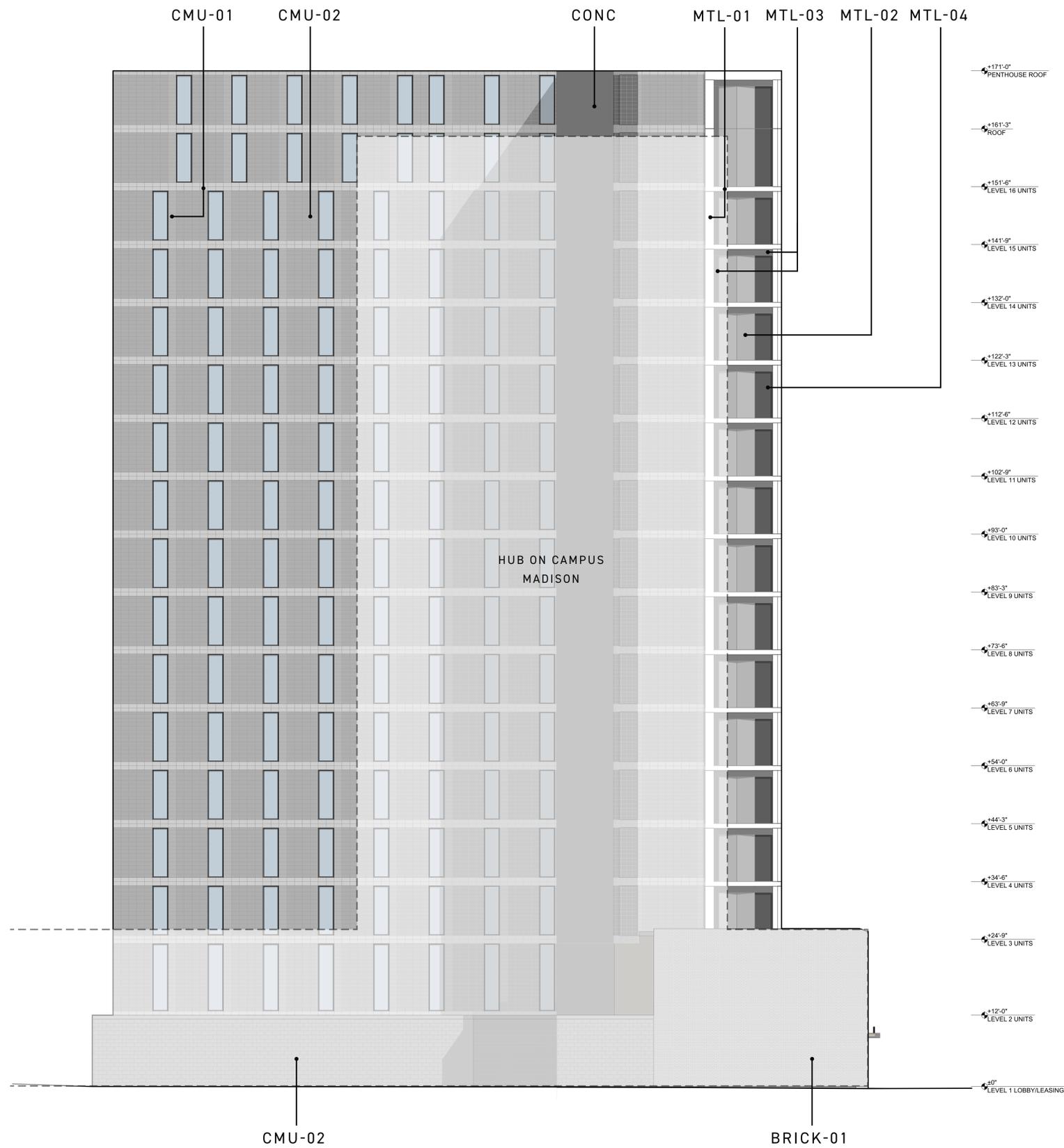
-18'-0"
LEVEL -2 PARKING



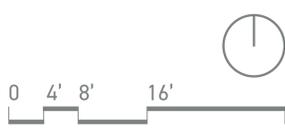
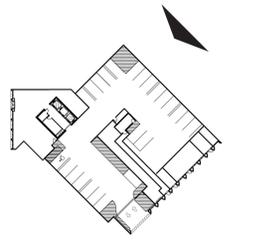
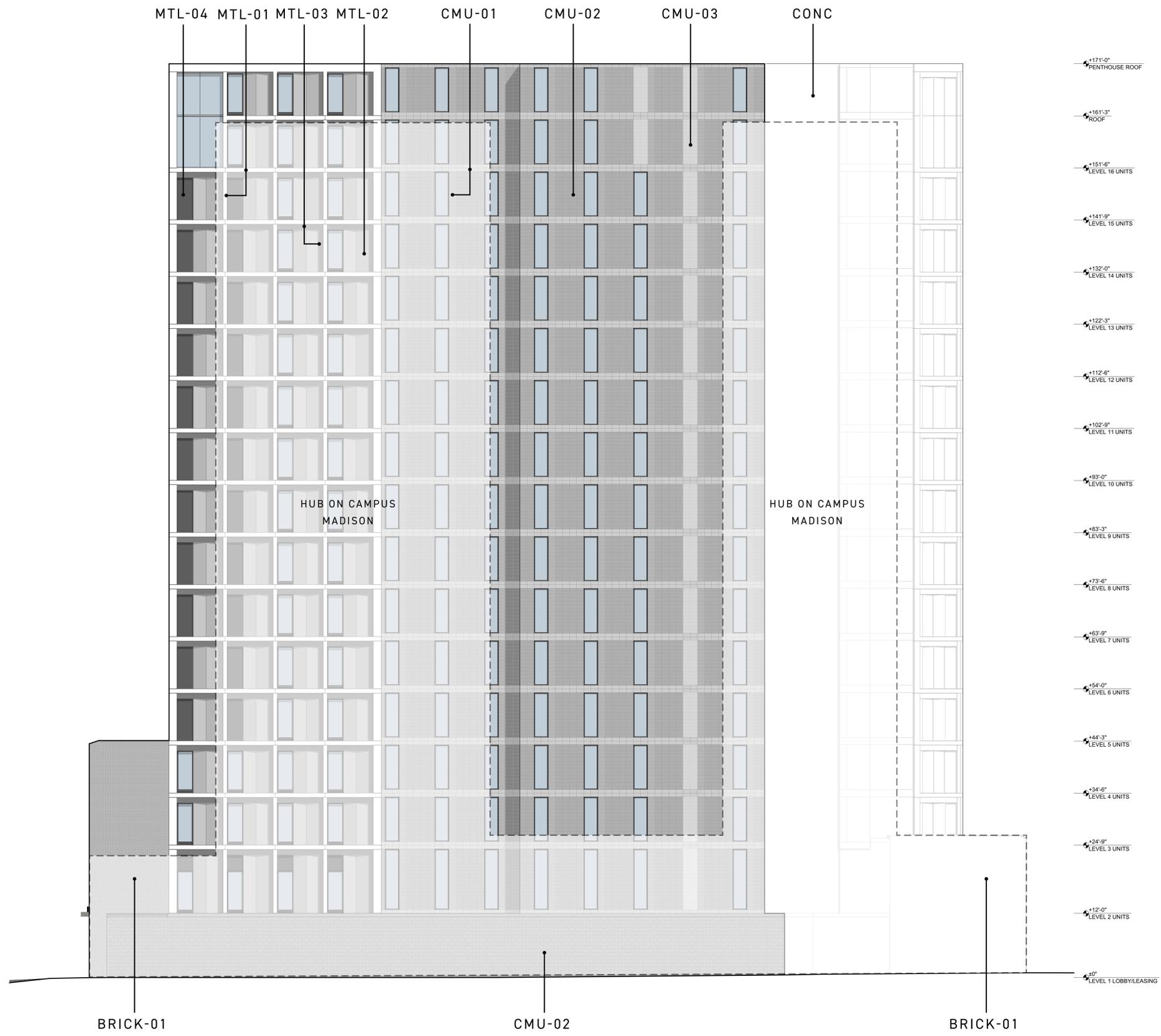
BUILDING SECTION
SCALE: 1/8"=1'-0"



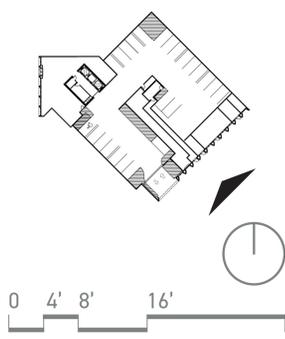
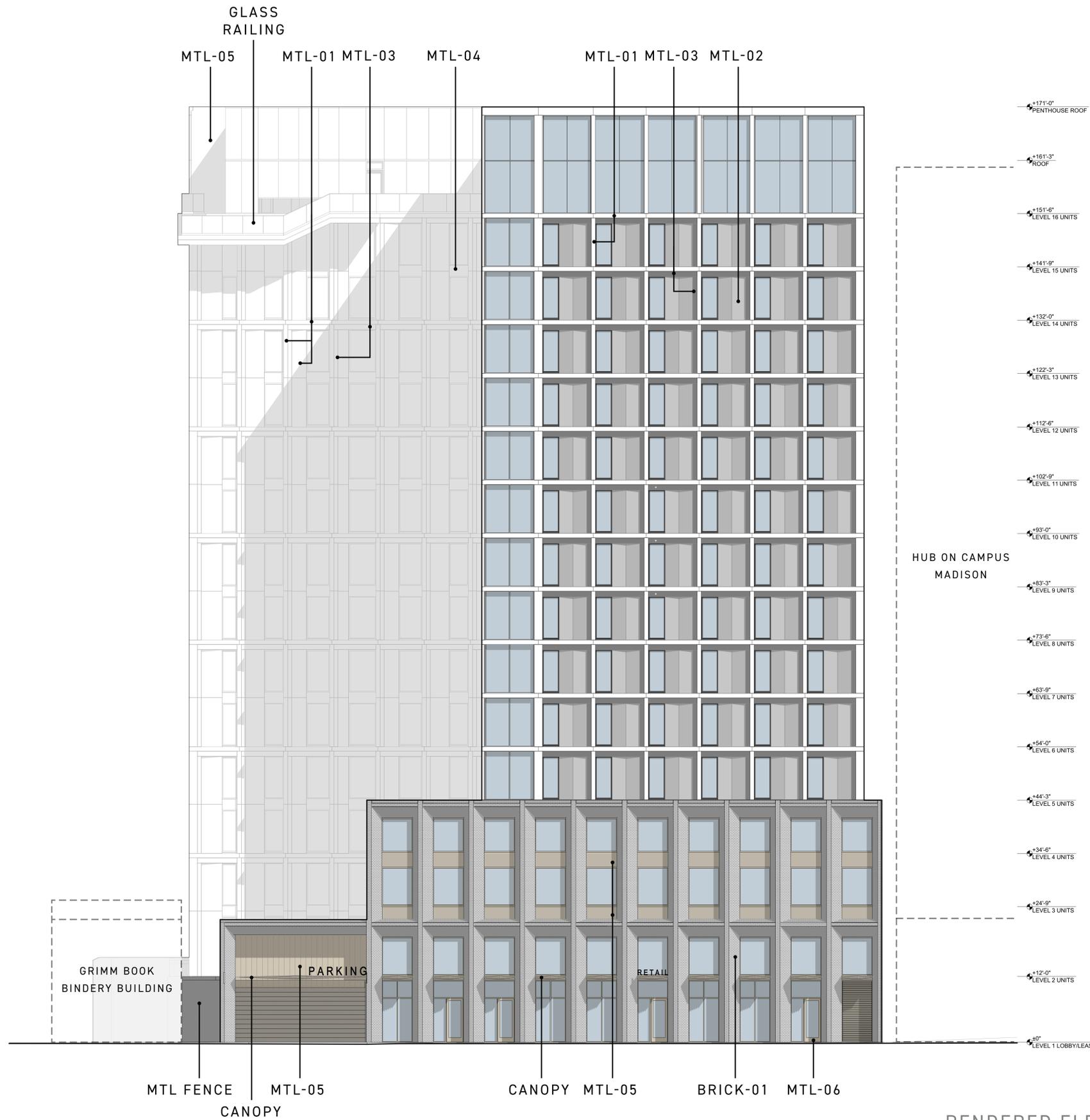
RENDERED ELEVATION - FRANCES STREET
SCALE: 1/8"=1'-0"



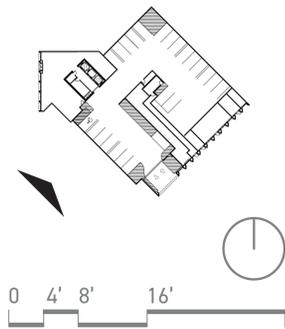
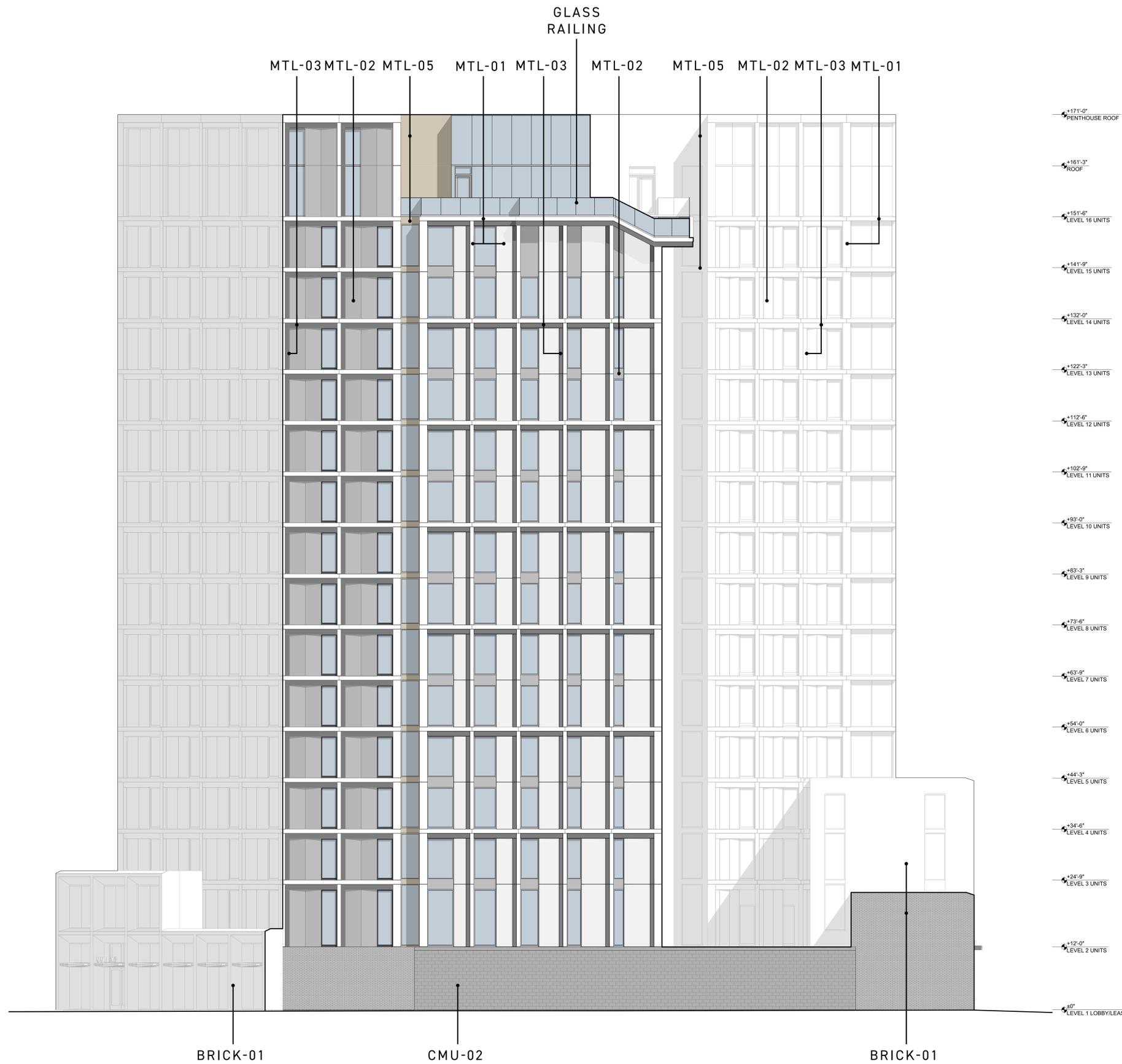
RENDERED ELEVATION - NORTH
SCALE: 1/8"=1'-0"



RENDERED ELEVATION - EAST
SCALE: 1/8"=1'-0"



RENDERED ELEVATION - GILMAN STREET/SOUTH
SCALE: 1/8"=1'-0"



RENDERED ELEVATION - WEST
SCALE: 1/8"=1'-0"



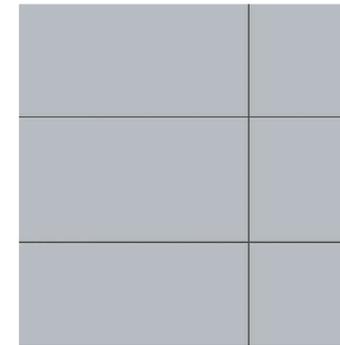
GEOMETRIC PAINTED ALUMINUM PANEL



BRICK MASONRY WITH CHAMPAGNE METAL ACCENT



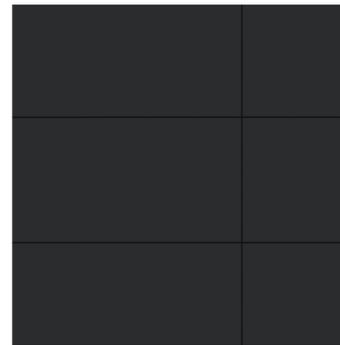
MTL-01 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: BONE WHITE



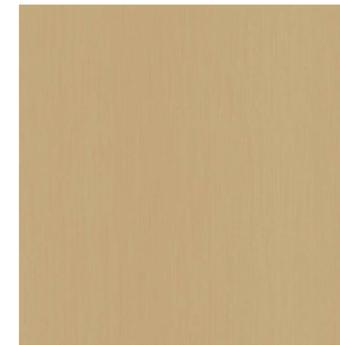
MTL-02 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: CITYSCAPE



MTL-03 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: CHARCOAL



MTL-04 PAINTED ALUMINUM PANEL
DRI-DESIGN, COLOR: MATTE BLACK



MTL-05 PAINTED ALUMINUM
DRI-DESIGN, COLOR: BRONZE



MTL-06 ANNOIDIZED ALUMINUM
DRI-DESIGN, COLOR: CHAMPAGNE



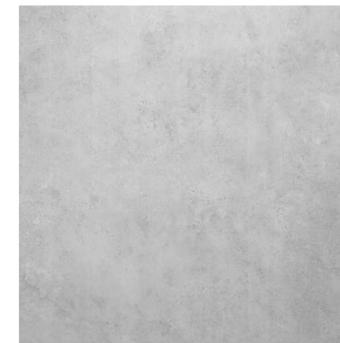
BURNISHED CONCRETE BLOCK



BRICK MASONRY WITH CHAMPAGNE METAL ACCENT



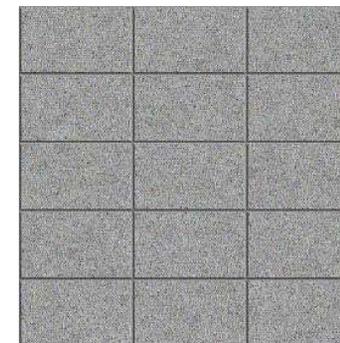
BRICK-01 BRICK MASONRY
GLEN-GERY, COLOR: CASABLANCA



CONC FINISHED CONCRETE



CMU-01 BURNISHED CONCRETE BLOCK
AMCON, COLOR: ICE WHITE



CMU-02 BURNISHED CONCRETE BLOCK
AMCON, COLOR: NATURAL

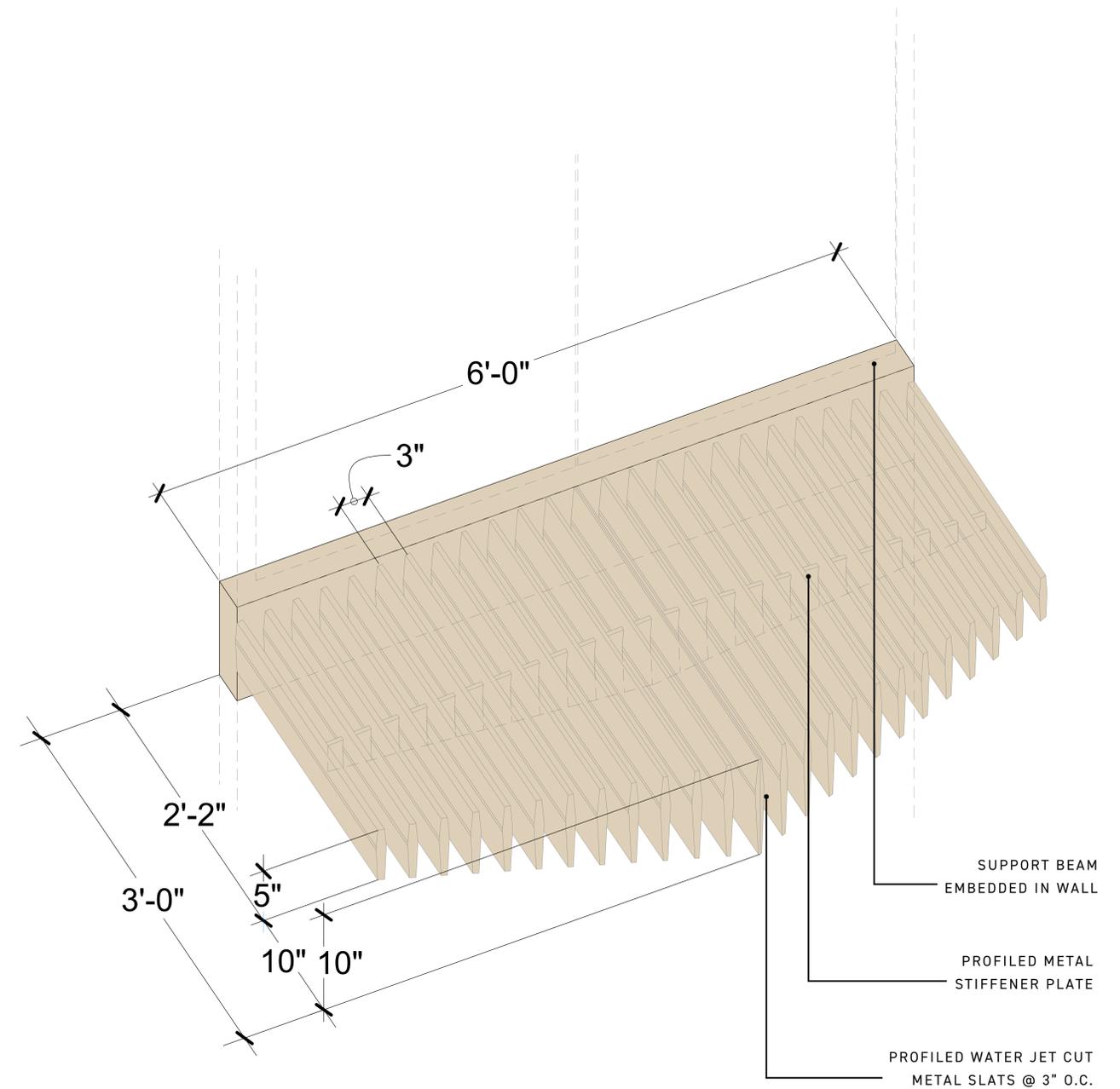


CMU-03 BURNISHED CONCRETE BLOCK
AMCON, COLOR: SHADOW

MATERIAL PALETTE



CANOPY PRECEDENT



CANOPIES

RUSKIN® LOUVER COLORS

	STANDARD COLORS		
	BONE WHITE		
	DARK BRONZE		
	PORTLAND STONE		
	LIGHT STONE		
	SHELBURNE		
	FOREST GREEN		
	SANDSTONE		
	HERRINGBONE		
	CORONADO RED		
	SAHARA TAN		
	STONE GRAY		
	ASCOT WHITE		
	BLACK		
	MEDIUM BRONZE		
	TAUPE		
	PEARLEDIZE COLORS		
	DARK BRONZE		
	MEDIUM BRONZE		
	CHAMPAGNE BRONZE		
BRIGHT SILVER			
WARM SILVER			
ASTI			
COPPER			
CORAL REEF			
BLUE			



*We can match any color!

METAL LOUVERS - COLOR MATCHED TO FACADE MATERIAL



METAL FENCING

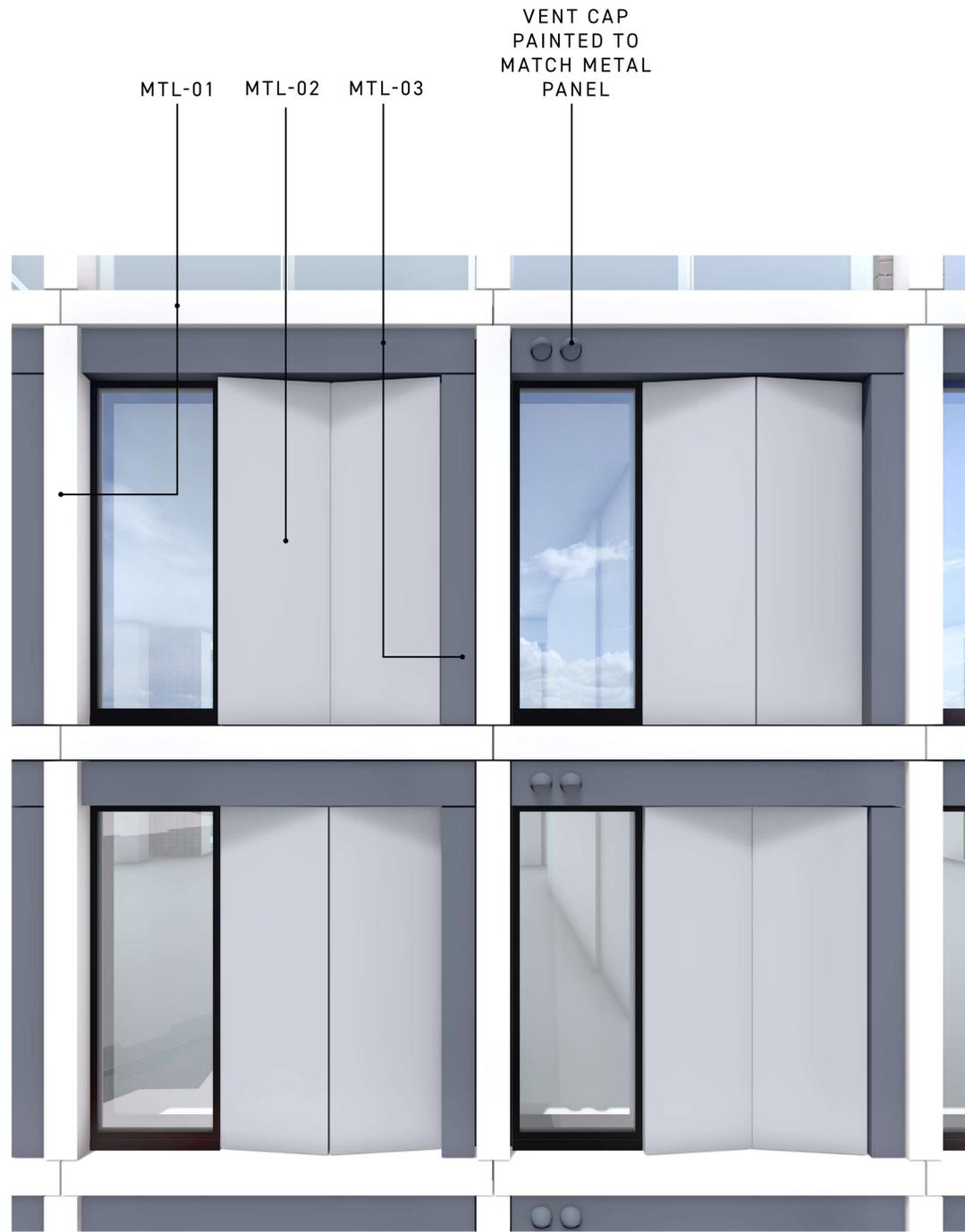


SEIHO VENT CAP - COLOR MATCHED TO FACADE MATERIAL



GLASS RAILING

RAILING & VENTS



FAÇADE A



FAÇADE B



CONCEPT RENDERING

RHODE : PARTNERS

RHODEPARTNERS.COM



© RHODE PARTNERS INC

W GILMAN STREET APARTMENTS
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

FORMAL PROJECT SUBMITTAL

10/06/2025

42 OF 50



CONCEPT RENDERING

RHODE : PARTNERS

RHODEPARTNERS.COM



© RHODE PARTNERS INC

W GILMAN STREET APARTMENTS
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

FORMAL PROJECT SUBMITTAL

10/06/2025

43 OF 50



CONCEPT RENDERING

RHODE PARTNERS

RHODEPARTNERS.COM



© RHODE PARTNERS INC

W GILMAN STREET APARTMENTS
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

FORMAL PROJECT SUBMITTAL

10/06/2025

44 OF 50



CONCEPT RENDERING

RHODE : PARTNERS

RHODEPARTNERS.COM



© RHODE PARTNERS INC

W GILMAN STREET APARTMENTS
MADISON, WI

NOT FOR CONSTRUCTION OR PUBLICATION

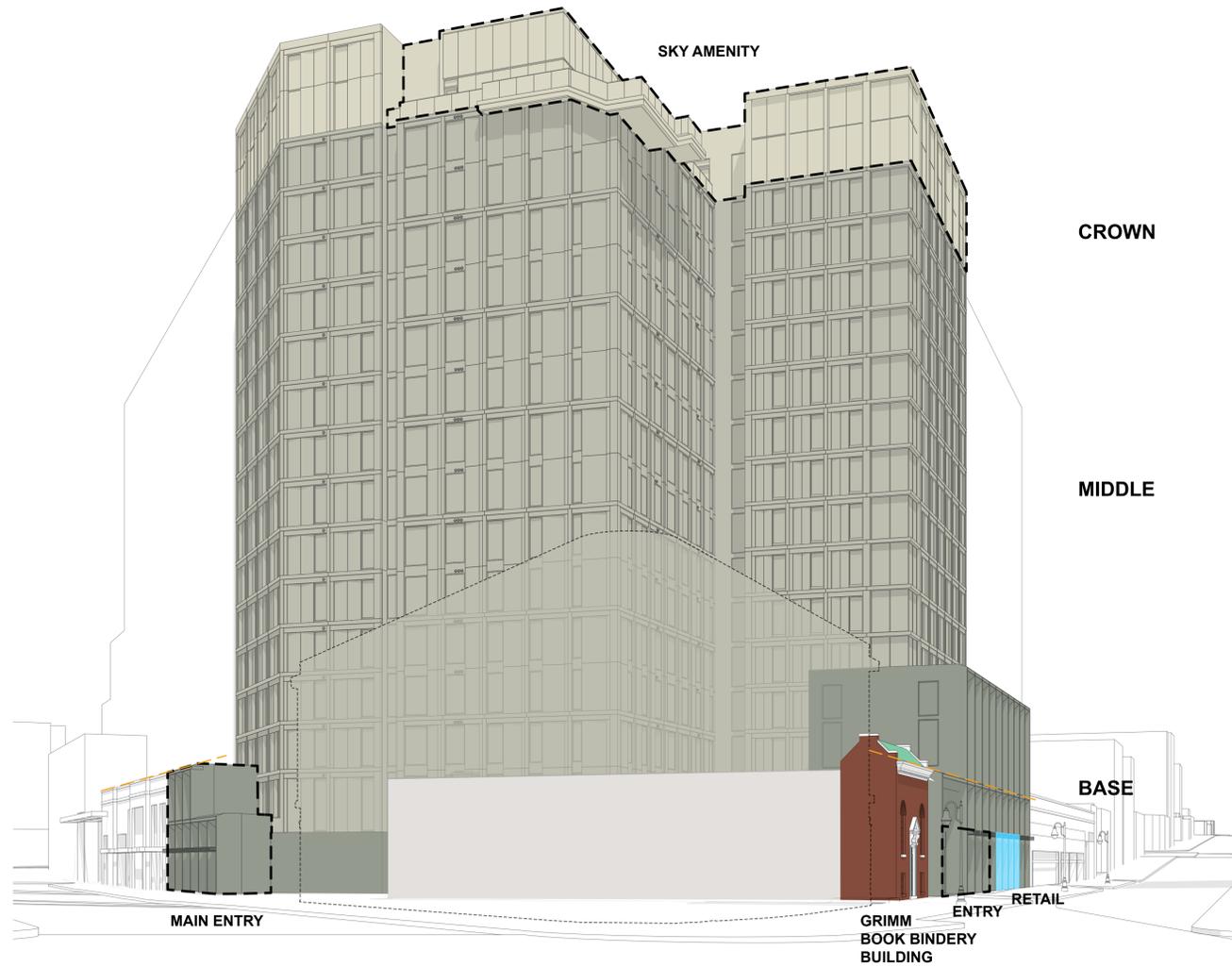
FORMAL PROJECT SUBMITTAL

10/06/2025

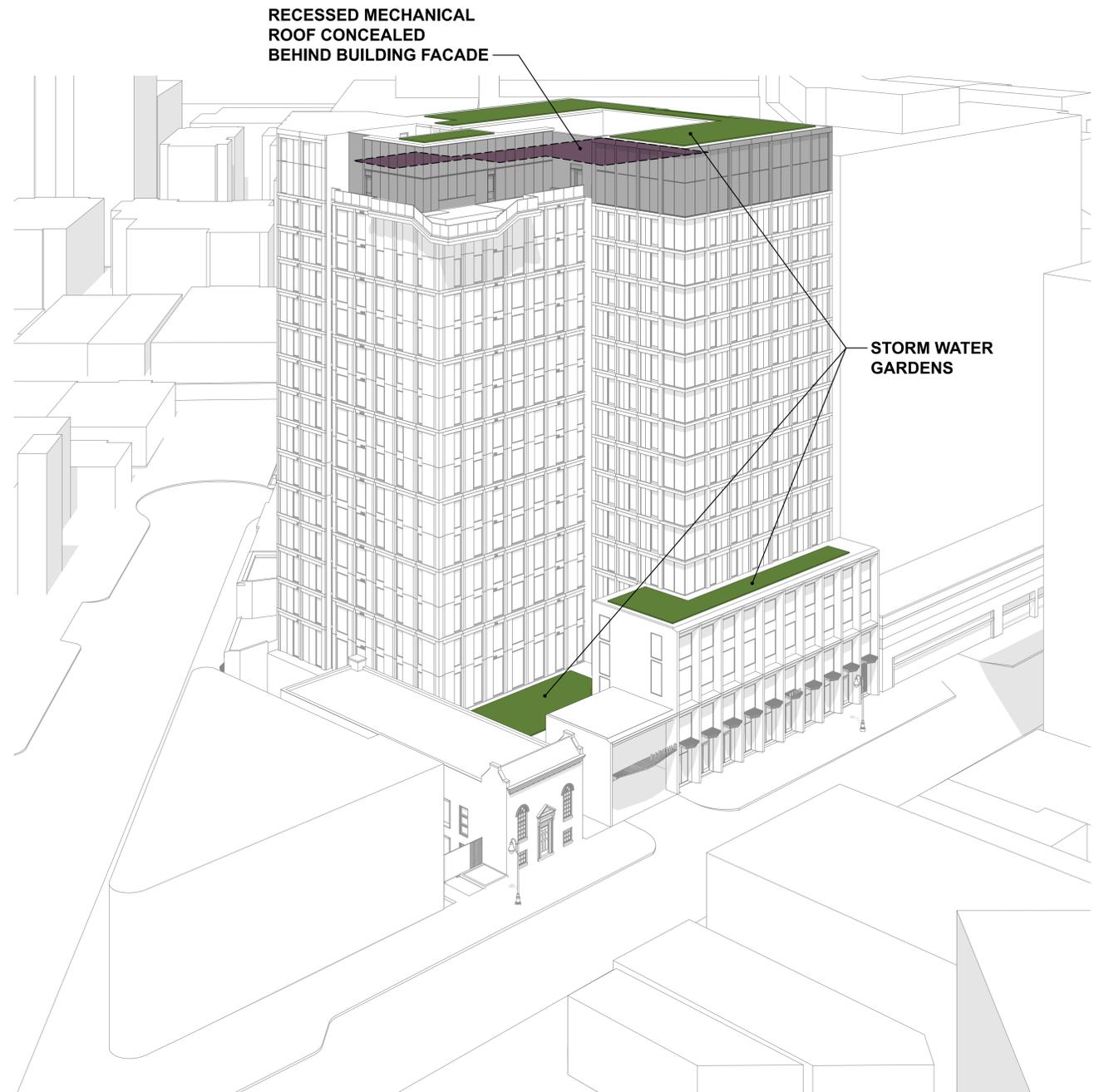
45 OF 50



CONCEPT RENDERING



**MASSING, VISUAL HEIRARCHY,
CONTEXT ALIGNMENT, & PEDESTRIAN EXPERIENCE**



STORM WATER & MECHANICAL SCREENING



AviProtek®E
Walker bird friendly glass with Vitro high-performance Solarban® low-e



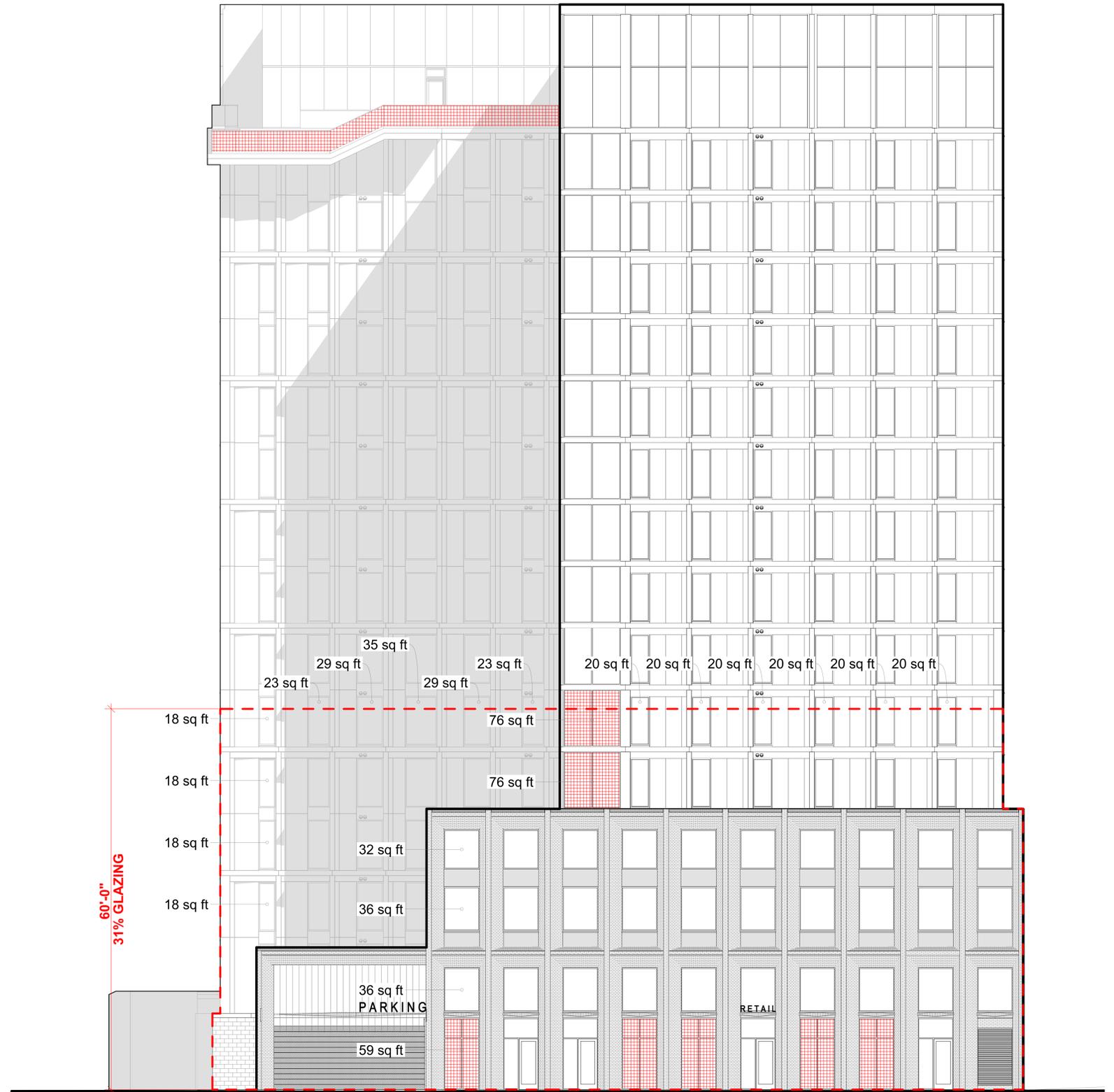
AviProtek® E Pattern 215



The AviProtek® E pattern 215 is a bird friendly glass solution with acid-etched visual markers on the exterior surface of the glass and Vitro's low-e coating Solarban®60 or 70 on surface 2. This pattern is made of rows of 5mm dots spaced two inches apart. This bird friendly pattern meets local regulations where dots spaced at four inches in both planes are accepted.

Product Specifications

- Thickness: 6mm (1/4")
- Dimensions: Standard 96" x 130"
- Substrates: Clear and Starphire Ultra-Clear™ glass by Vitro Glass, other tints are available on demand
- Surface: Etching is to be used on the exterior surface only
- Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network. This is subject to a minimum quantity of one block of 4,000 lb or 1,000 sq ft of glass.
- Threat Factors: Meets all standards and guidelines requesting 2x2 or 2x4 spacing of visual markers. Has been tested by ABC with threat factor of 25 when used on position 1 (birds will avoid collision 75% of the time). For more information, please refer to table A2 of the AviProtek® technical booklet.
- Energy: Available with Solarban®60 VT and Solarban®70 VT by Vitro Glass, other coatings are available on demand.
- Applications: Exterior
- Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions regarding the Walker Textures® warranty, please contact our Customer Service Department.
- Warranty for the low-e coating: For more information, please communicate with the Vitro Glass Customer Service Department.



ELEVATION - SOUTH - GILMAN STREET

BIRD SAFE GLASS
SCALE: NTS

**INDICATES
BIRD-SAFE GLASS
TREATMENT REQUIRED**

ZONING CALCULATIONS & PROJECT TOTALS	
Land Area SF	19,623
Total Zoning GSF	185,685
Total Zoning GSF Proposed	185,685
FAR Proposed	9.46

Floor Area Summary								
	RES. NET RENTABLE SF	GROSS SF	EFFICIENCY (NET/GROSS)	PARKING SPACES	GARAGE GROSS SF	PARKING EFFICIENCY (SF/SPACE)	FLOOR TO FLOOR	
FLOOR								
-2 - PARKING		0		5	1,500	300	8.75	Below Grade
-1 - PARKING		0		39	16,478	423	11.00	Below Grade
1 - LOBBY/RETAIL/PARKING	0	5,300		27	11,227	416	15.00	Above Grade
2 - RESIDENTIAL/AMENITY	11,543	13,912	83%				9.75	Above Grade
3 - RESIDENTIAL	12,009	13,394	90%				9.75	Above Grade
4 - RESIDENTIAL	12,009	13,394	90%				9.75	Above Grade
5 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
6 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
7 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
8 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
9 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
10 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
11 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
12 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
13 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
14 - RESIDENTIAL	10,418	11,731	89%				9.75	Above Grade
15 - RESIDENTIAL	9,069	11,731	77%				9.75	Above Grade
16 - RESIDENTIAL/AMENITY	3,530	10,644	33%				9.75	Above Grade
ROOF							9.75	Above Grade
TOTAL	152,340	185,685	82%	71	29,205	411	171.00	Above Grade

Residential Apartments								
Residential Unit Type	Description	%	Unit SF	Unit Sub-Total	Bedroom Sub-Total	SF Sub-Total	Bike Parking Req	Bike Parking Total
A1	1 BR, 1 BA	11.02%	465	13	26	6,045	1 per unit	13.0
A2 - Double Occupancy	1 BR, 1 BA	0.85%	699	1	2	699	1 per unit	1.0
B1	2 BR, 2 BA	1.69%	822	2	4	1,644	1 per unit	2.0
C1	3 BR, 3 BA	2.54%	1193	3	9	3,579	1.5 per unit	4.5
C2	3 BR, 3 BA	2.54%	1149	3	9	3,447	1.5 per unit	4.5
D0	4 BR, 4 BA	9.32%	1193	11	44	13,123	1.5 per unit	16.5
D1	4 BR, 4 BA	11.86%	1317	14	56	18,438	2 per unit	28.0
D2	4 BR, 4 BA	9.32%	1290	11	44	14,190	2 per unit	22.0
D3	4 BR, 2BA	10.17%	822	12	48	9,864	2 per unit	24.0
D4 - Town Home	4 BR, 4 BA	1.69%	1710	2	8	3,420	2 per unit	4.0
D5 - Town Home	4 BR, 4 BA	0.85%	1515	1	4	1,515	2 per unit	2.0
E1	5 BR, 5 BA	2.54%	1745	3	15	5,235	2.5 per unit	7.5
E2 + Media	5 BR, 5 BA + MEDIA	11.86%	1761	14	70	24,654	2.5 per unit	35.0
E3 + Media	5 BR, 5 BA + MEDIA	11.02%	1859	13	65	24,167	2.5 per unit	32.5
E4 + Media	5 BR, 5 BA + MEDIA	2.54%	1690	3	15	5,070	2.5 per unit	7.5
E5 + Media	5 BR, 5 BA + MEDIA	9.32%	1774	11	55	19,514	2.5 per unit	27.5
E6 - Town Home	5 BR, 5 BA	0.85%	2015	1	5	2,015	2.5 per unit	2.5
				Total Units	Total Beds	Total Unit NSF	NSF per Bedroom	Sub Total
				118	479	156,619	327	234
Unit Mix			1BR	2BR	3BR	4BR	5BR	
			11.9%	1.7%	5.1%	43.2%	38.1%	100.0%

Accessory Uses		
Level 1 - Lobby / Leasing / Retail		
Lobby / Leasing	2,495 SF	
Retail	867 SF	
Level 2 - Amenity		
Study	451 SF	
Level 16 - Interior Amenity	5,783 SF	
Level 16 - Exterior Amenity	1,344 SF	
Bike Parking		
		Minimum Per CoM Proposed
Resident Bike Parking	Long Term	234 234
Guest Parking	Short Term	1 per 10 units 12
Retail	Short Term	1 per 2,000 SF 0.4 1
TOTAL BIKE PARKING		247 247
Parking		
		Minimum Per CoM Proposed
Resident Parking		
Standard / Compact		N/A 69
Accessible		2 2
Total		71
Residential Unit Parking Ratio (includes Accessible Spaces)		0.60
Residential Bedroom Parking Ratio (includes Accessible Spaces)		0.15
TOTAL PARKING		2 71

TABULATION



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address:	450 W. GILMAN ST, MADISON WI 53703
Contact Name & Phone #:	Grant Zucker - Villas Student Housing, (713)397-0063

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> 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 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-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 signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> 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 near 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 heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-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 1½-feet, within 5-feet of a fire hydrant? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

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

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.