

The Bella Apartments

121 N Butler St.
Madison, WI 53703



PROJECT RENDERING/PERSPECTIVE/ELEVATION

UNIT MATRIX

	FL 1	FL 2	FL 3	FL 4	FL 5	TOT.
STUDIO	346 SF	0	1	1	1	4
1 BR	522 SF	12	13	13	13	64
2 BR	760 SF	1	1	1	1	5
TOTAL		13	15	15	15	73

7,993 RENTABLE SF FIFTH FLOOR
3,997 AFFORDABLE SF REQUIRED

AFFORDABLE UNIT QUANTITIES:
STUDIO 2 692 SF
1 BR 5 2,610 SF
2 BR 1 760 SF 4,062 SF

PARKING INFORMATION

TOTAL GARAGE PARKING SPACES = 14
TOTAL PARKING SPACES = 14
TOTAL BIKE PARKING SPACES = 81
(73 LONG-TERM IN BASEMENT + 8 SHORT-TERM AT GRADE)

EXTERIOR WALL OPENING PERCENTAGE CALCULATIONS

NORTH ELEVATION
TOTAL AREA: 5,154.15 SQ FT
OPENING AREA: 1,549.18 SQ FT
PERCENT OPEN: 30%

EAST ELEVATION
TOTAL AREA: 4,824.87 SQ FT
OPENING AREA: 240 SQ FT
PERCENT OPEN: 5%

SOUTH ELEVATION
TOTAL AREA: 5,498.80 SQ FT
OPENING AREA: 1,754.20
PERCENT OPEN: 32%

WEST ELEVATION
TOTAL AREA: 4,525.76 SQ FT
OPENING AREA: 168 SQ FT
PERCENT OPEN: 3.7%

CODE INFORMATION SUMMARY

APPLICABLE CODE
2015 INTERNATIONAL BUILDING CODE WITH WI AMMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WI AMMENDMENTS
2009 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1

OCCUPANCY CLASSIFICATION - IBC 2015-CHAPTER 3
R-2 - RESIDENTIAL (MULTI-FAMILY, CONVENTS, DORMITORIES)
S-2 - STORAGE - LOW HAZARD (IBC 2015 - § 311.3)

FIRE SPRINKLER - IBC 2015 - CHAPTER 9
BUILDING IS FULLY SPRINKLERED PER NFPA 13

CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS - IBC 2015-CHAPTER 6
PODUM CONSTRUCTION PER SECTION 510
TYPE-IA - FIRE RESISTIVE NON-COMBUSTIBLE
TYPE-IIIB - UNPROTECTED COMBUSTIBLE - 5 STORIES

ALLOWABLE HEIGHTS & AREAS - IBC 2015-CHAPTER 5

TYPE-IA:
ALLOWABLE HEIGHT = UNLIMITED
ACTUAL MAX HEIGHT = UNLIMITED
ALLOWABLE BUILDING AREA = 8,809 SQ. FT.

TYPE-IIIB:
ALLOWABLE HEIGHT = 75' MAX. ABOVE GRADE PLANE
5 STORIES
ACTUAL MAX HEIGHT = 49' - 2"

ALLOWABLE FLOOR AREA
FOR A SINGLE STORY = 48,000 SQ. FT.
ACTUAL MAX. FLOOR AREA = 8,881 SQ. FT.
ALLOWABLE BUILDING AREA = 144,000 SQ. FT.
TOTAL IIIB BUILDING AREA = $A_3 = [48,000 + (16,000)] \times 3 = 144,000$ SQ. FT.

TOTAL BUILDING AREA

BASEMENT AREA 8,809 SQ. FT.
FIRST FLOOR AREA 8,431 SQ. FT.
SECOND FLOOR AREA 8,881 SQ. FT.
THIRD FLOOR AREA 8,881 SQ. FT.
FOURTH FLOOR AREA 8,881 SQ. FT.
FIFTH FLOOR AREA 8,881 SQ. FT.
TOTAL BUILDING AREA = 52,764 SQ. FT.

SEE PROJECT/BUILDING DATA FOR ADDITIONAL AREA INFO.

FIRE RESISTANCE RATING REQUIREMENTS - IBC 2015-CHAPTER 6

TYPE-IA:
STRUCTURAL FRAME = 3 HOURS
EXTERIOR BEARING WALLS = 3 HOURS
EXTERIOR NON-BEARING WALLS = 3 HOURS
<30' TO LOT LINE = 1 HOUR
>30' TO LOT LINE = 0 HOUR
INTERIOR BEARING WALLS = 3 HOURS
FLOOR ASSEMBLIES = 2 HOURS
ROOF ASSEMBLIES = 1 1/2 HOURS

TYPE-IIIB:
STRUCTURAL FRAME = 0 HOUR
EXTERIOR BEARING WALLS = 2 HOUR
EXTERIOR NON-BEARING WALLS = 2 HOUR
<30' TO LOT LINE = 1 HOUR
>30' TO LOT LINE = 0 HOUR
INTERIOR BEARING WALLS = 0 HOUR
FLOOR ASSEMBLIES = 0 HOUR
ROOF ASSEMBLIES = 0 HOUR

FIRE & SMOKE PROTECTION FIRE RATINGS - CHAPTER 7
CORRIDOR WALL = 1 HOUR
DWELLING UNIT SEPARATION = 1 HOUR
SHAFT ENCLOSURE = 2 HOURS
STAIR ENCLOSURE, 4 FLOORS OR GREATER = 2 HOURS

Architecture :

Civil Engineering

Landscape Architecture

Structural Engineering:

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Burse Surveying & Engineering, Inc.

2801 International Lane, Suite 101, Madison, WI 53704
p: 608.250.9263 www.bursesurveyengr.com

Paul Skidmore

13 Red Maple Trail, Madison, WI
p: 608.826.0032

Tune Structural Engineering

S Main St, Verona, WI 53593
p: 209.404.8315 www.tunestructural.com

LIST OF DRAWINGS

SHEET NO. SHEET NAME

GENERAL G0.1 COVER SHEET
G0.1-1 EXISTING SITE PHOTOS

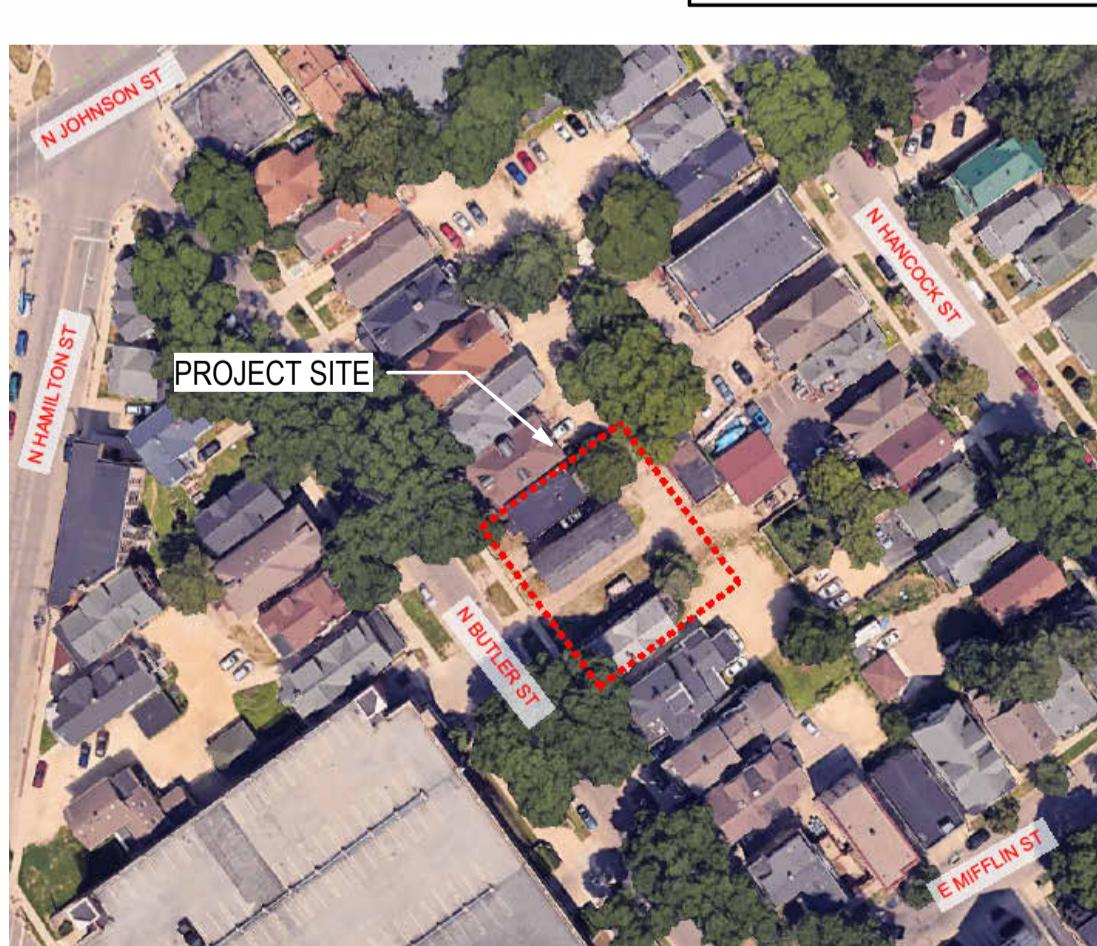
CIVIL C001 CIVIL DETAILS
C100 EXISTING CONDITIONS PLAN
C200 DEMOLITION PLAN
C300 SITE PLAN
C400 EROSION CONTROL PLAN
C500 GRADING PLAN
C600 UTILITY PLAN
C700 FIRE ACCESS PLAN

LANDSCAPE L100 LANDSCAPE PLAN

LIST OF DRAWINGS

SHEET NO. SHEET NAME

ARCHITECTURAL A1.0 BASEMENT FLOOR PLAN
A1.1 FIRST FLOOR PLAN
A1.2 SECOND FLOOR PLAN
A1.3 THIRD FLOOR PLAN
A1.4 FOURTH FLOOR PLAN
A1.5 FIFTH FLOOR PLAN
A1.6 ROOF PLAN
A1.7 BICYCLE PARKING STALL DETAILS
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A3.0 BUILDING SECTIONS
A4.0 PERSPECTIVE VIEW
A5.0 EXTERIOR MATERIAL AND COLOR PALETTE



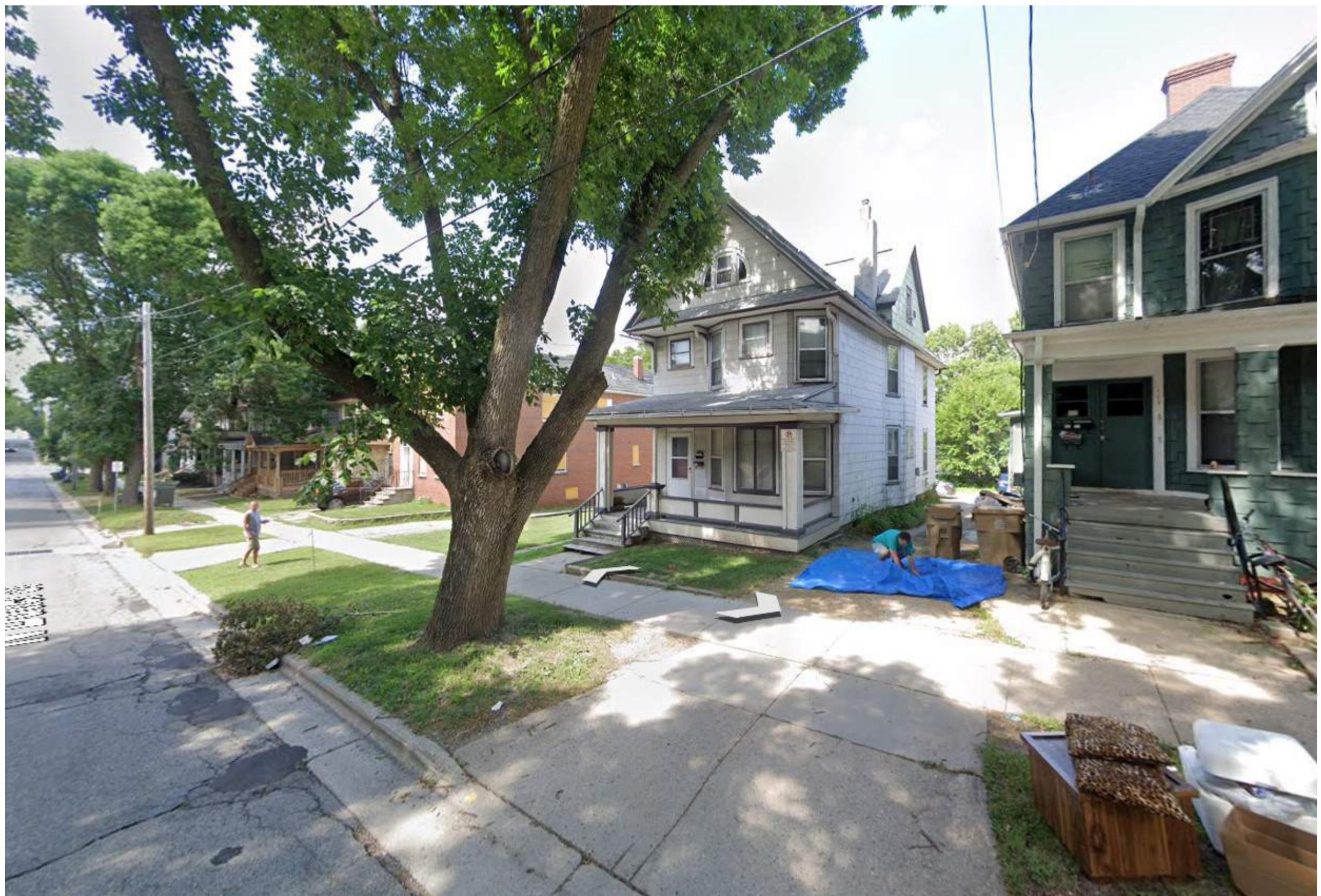
SITE MAP

LAND USE AND SITE PLAN SUBMITTAL

06/30/2025

PROJECT # 25069

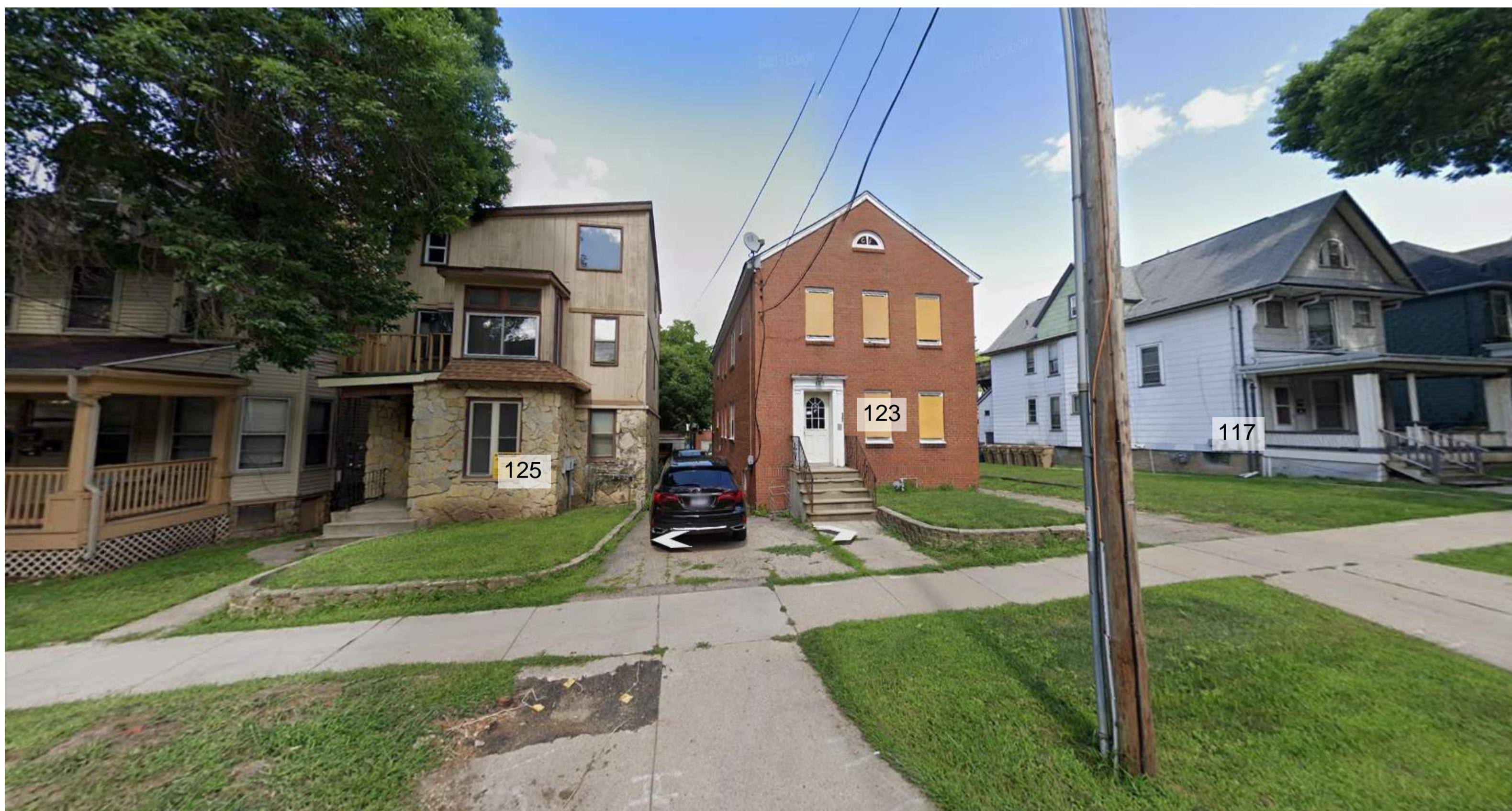
G0.1



N BUTLER STREET VIEW



PARKING GARAGE ACROSS N BUTLER STREET



BUILDINGS TO BE DEMOLISHED - 117, 123, 125 N BUTLER STREET



N BUTLER ST - BIRDSEYE VIEW

The Bella Apartments

121 N Butler St.
Madison, WI 53703

DATE OF ISSUE: 06/30/2025

REVISIONS:

PROJECT # 25069

EXISTING SITE
PHOTOS

G0.1-1

CITY FORESTRY NOTES:

- ALL PROPOSED STREET TREE REMOALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOALS REQUIRE APPROVAL AND A TREE REMOAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOALS 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 STREET TREE REMOAL(S) PRIOR TO A TREE REMOAL PERMIT BEING ISSUED.
- 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 (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>
- 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 TREES. 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.
- SECTION 107.13(g) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 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.
- 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 A 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.
- 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.

GENERAL NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.

4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.

5. 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 THE CITY.

6. 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>. ANY TREE REMOALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERTAKEN TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.

3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER ANY DISCREPANCIES.

5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDINGS.

6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.

8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.

9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.

10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

SITE PLAN NOTES:

- BITUMINOUS PAVING IS 3 INCHES SURFACE COURSE ON 8 INCHES COMPACTED STONE BASE.
- 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.

3. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.

4. CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.

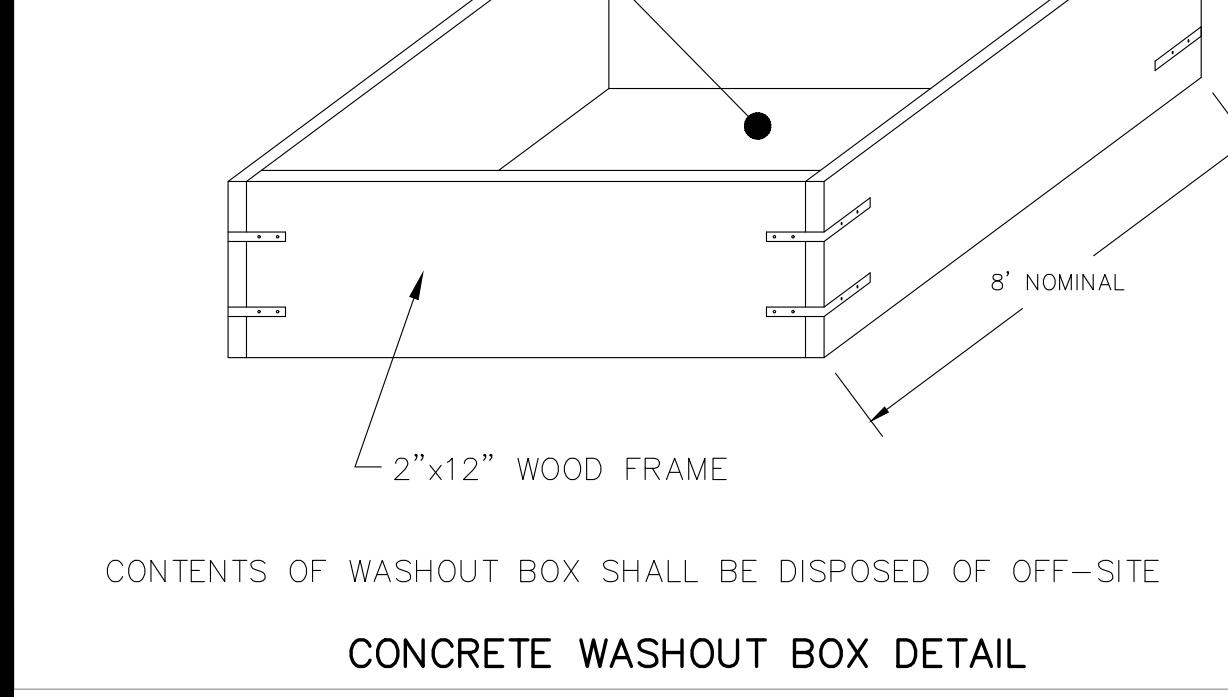
5. NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

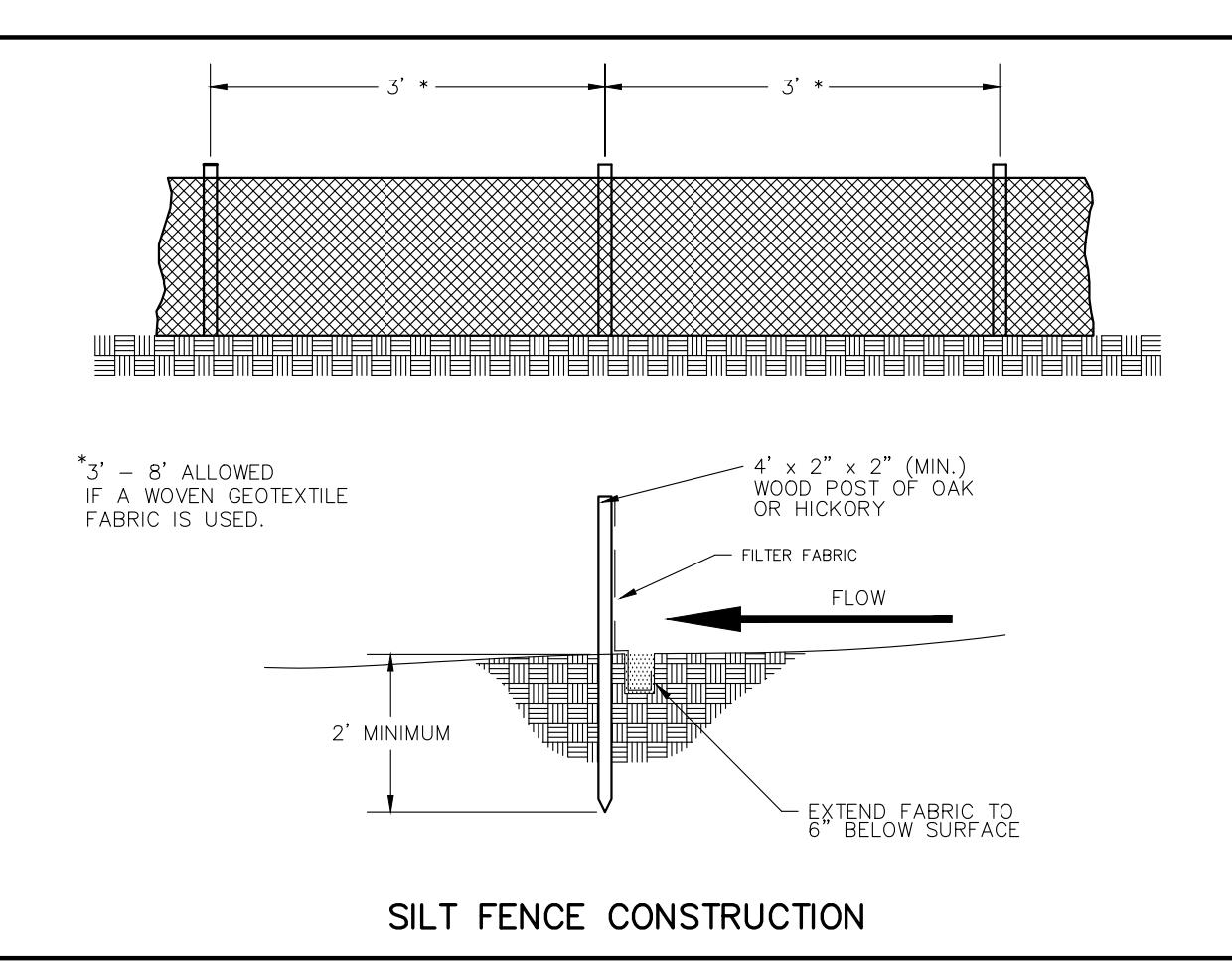
- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

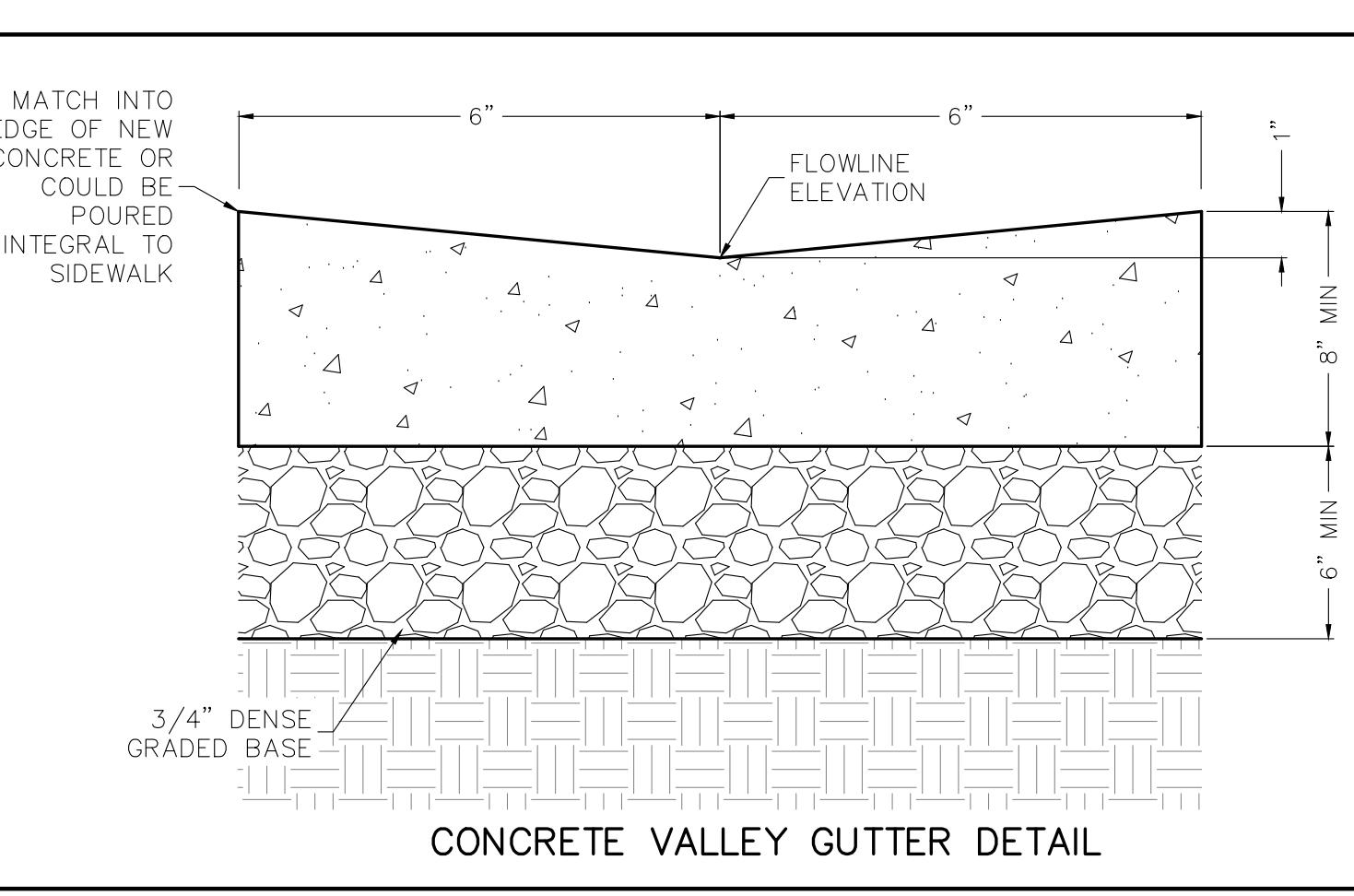
- ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
- UTILITY INSTALLATION SHALL BE COORDINATED WITH CITY ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.



CONCRETE WASHOUT BOX DETAIL



SILT FENCE CONSTRUCTION



CONCRETE VALLEY GUTTER DETAIL

EROSION CONTROL NOTES/SPECIFICATIONS:

- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. 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.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE.
- CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ON THE PUBLIC STREET.
- SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARP OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATION OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION ON THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75

- STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PALHTM](http://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PALHTM). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDTS.HTML](http://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDTS.HTML) AND COMPLY WITH ALL CITY OF MADISON CHAPTER 37 ORDINANCES.
- ALL DEBRIS TRACKED ON PUBLIC STREETS SHALL BE SWEEP OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS SHALL BE SEDED IMMEDIATELY AFTER GRADING FINAL GRADE HAS BEEN ACHIEVED.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
- ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

EMERGENCY CONTACT:

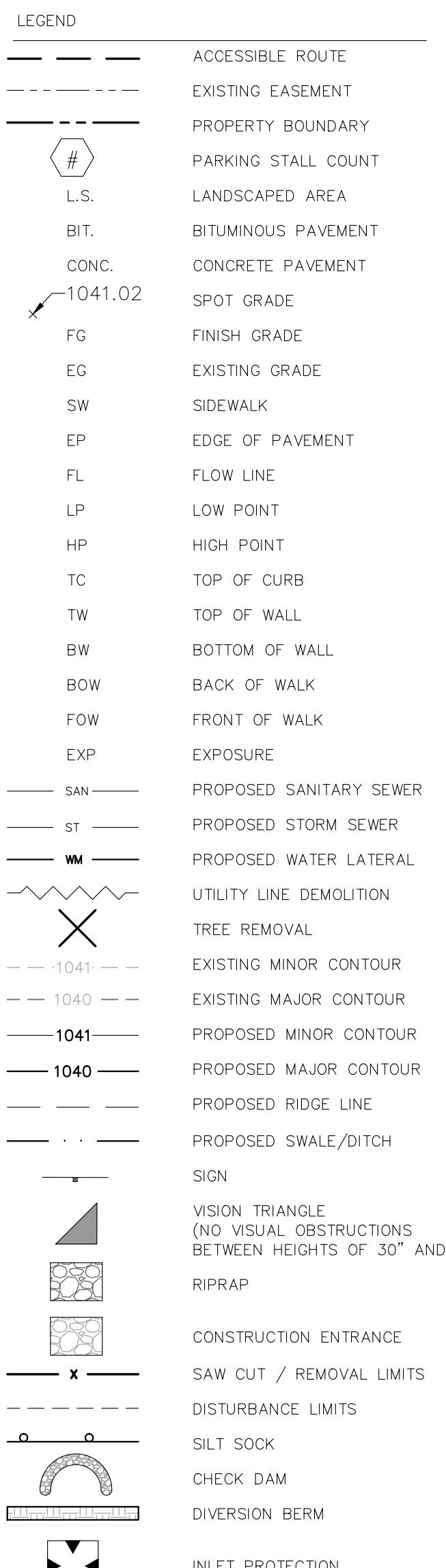
CLIFF FISHER
137 N. FRANKLIN STREET; APT. 2
MADISON, WI 53703
email: CLIFF.FISHER@BCGLOBAL.NET
phone: (608) 213-2828

SCHEDULE:

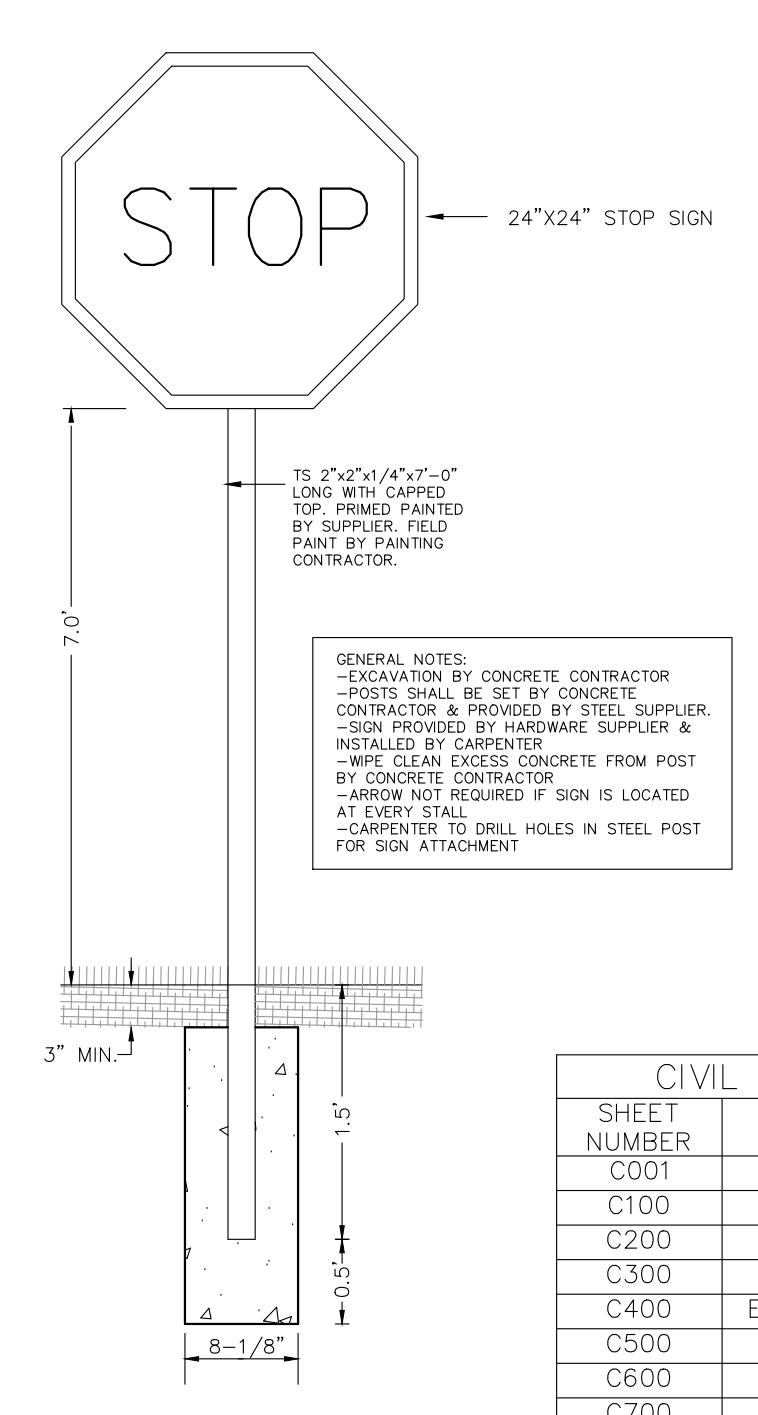
TBD INSTALL SILT SOCK AND CONSTRUCTION ENTRANCE & BEGIN LAND DISTURBANCE AND DEMOLITION.

TBD BUILDING SUBSTANTIALLY COMPLETE. APPLY SEED AND MULCH TO ALL DISTURBED AREAS.

TBD VEGETATION ESTABLISHED.



STOP SIGN



DATE OF ISSUE: 06/30/2025

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT # 25069

CIVIL DETAILS

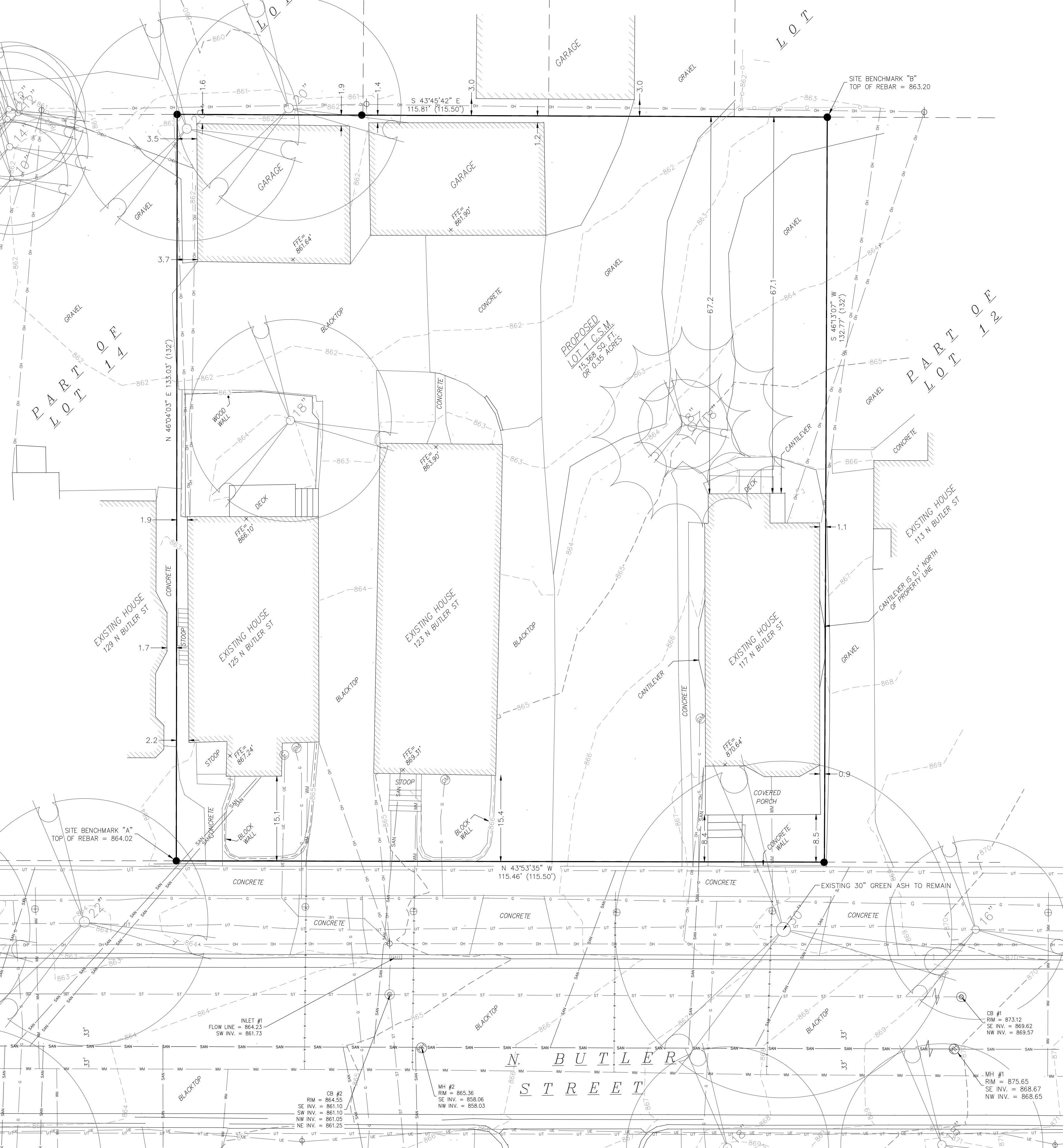
C001

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C001	CIVIL DETAILS
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	EROSION CONTROL PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	FIRE ACCESS PLAN
L100	LANDSCAPE PLAN

DIMENSION IV
Madison Design Group

architecture • interior design • planning

615 Grand Teton Plaza, Suite



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e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

The Bella Apartments

121 N Butler St.
Madison, WI 53703

Description:

Being all of Lot 13 and part of Lots 12 and 14, all in Block 111, Plat of Madison, recorded in the Dane County Register of Deeds in Volume A, Page 3. Located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

NOTES

1. SURVEY PREPARED BY WILLIAMSON SURVEYING AND ASSOC. LLC.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
3. WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
4. 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 THE CITY.
5. ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM) SITE BENCHMARK "A" IS THE TOP OF REBAR LOCATED AT THE WESTERN MOST POINT OF SUBJECT PROPERTY. TOP OF REBAR = 864.02 FT, SITE BENCHMARK "B" IS THE TOP OF REBAR LOCATED AT THE EASTERN MOST POINT OF SUBJECT PROPERTY. TOP OF REBAR = 863.20 FT.
6. ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SNOW OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511.

DIGGER'S HOTLINE TICKET NO.'S
2022-1620652 (117 N. BUTLER STREET)
2022-1620643 (119 N. BUTLER STREET)
2022-1620634 (123 N. BUTLER STREET)
2022-1620621 (125 N. BUTLER STREET)

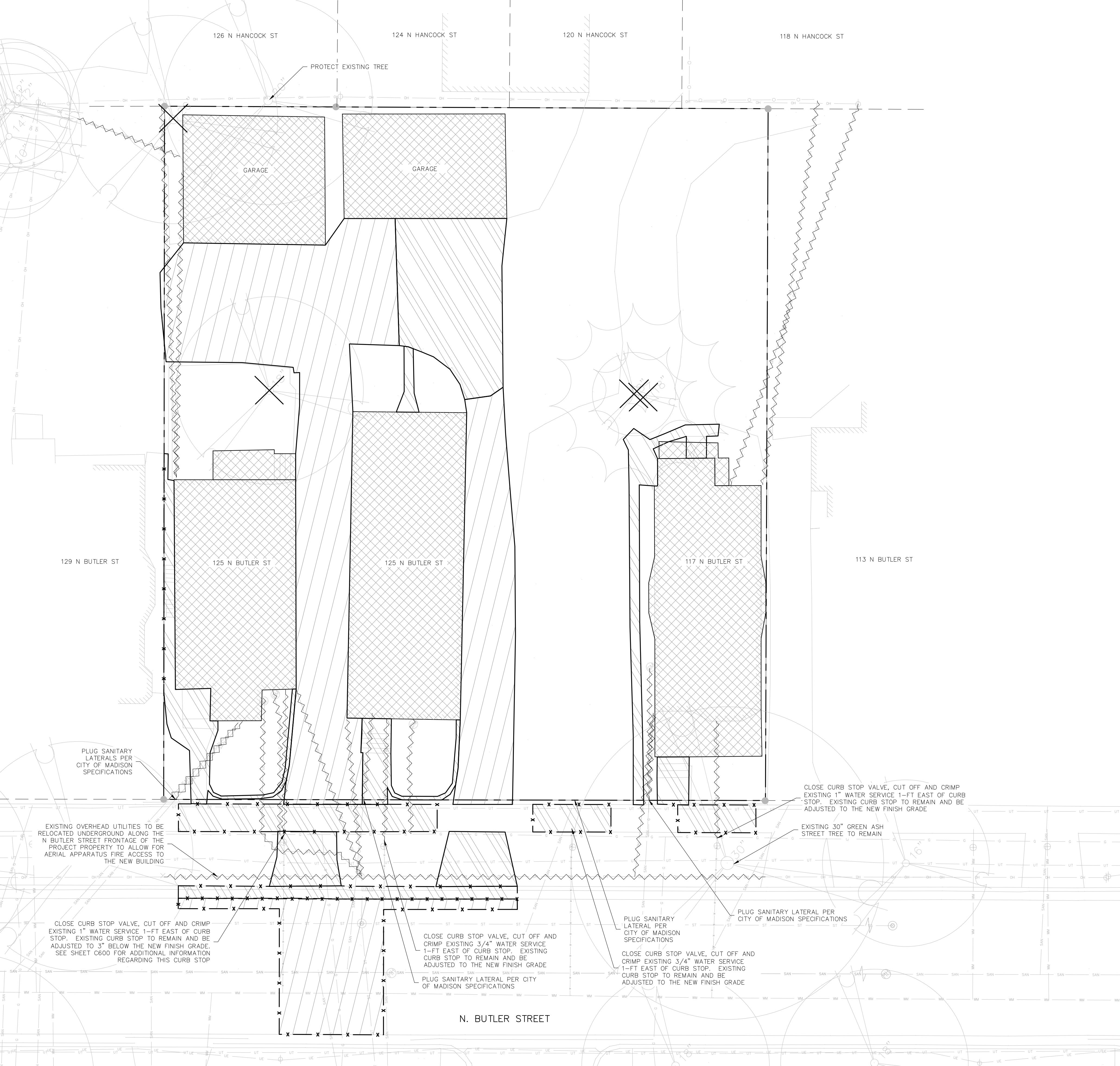
DATE OF ISSUE: 06/30/2025

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 25069

EXISTING
CONDITIONS PLAN

C100



NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FENCES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, LINES, ETC. SUCH THAT NO REMNANTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERTAKEN TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPAKTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, PLUGGING AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FOR ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OF AS THE ONLY OBSTACLES THAT MAY EXIST ON THE SITE. VARYING CONDITIONS AND PRECAUTIONS WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SAWCUTTING SHALL BE FULL-DEPTH FOR THE ENTIRE LENGTH OF THE CUT AND SHALL RESULT IN A CLEAN, VERTICAL EDGE. REFERENCE CITY OF MADISON SPECIFICATION 203.2(b).
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. 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 THE CITY.
13. CAP/PLUG ALL UNUSED EXISTING LATERALS PER CITY OF MADISON REQUIREMENTS.
14. DEMOLITION OF BUILDINGS AND STRUCTURES SHALL INCLUDE THE REMOVAL OF ALL FOUNDATIONS AND SUBSURFACE STRUCTURES.
15. SIDEWALK AND APRON DEMOLITION SHALL BE REMOVED TO THE NEAREST PRACTICABLE JOINT TO THE CONSTRUCTION LIMITS. SAWCUTTING OF THE JOINT SHALL BE PERFORMED TO THE FULL DEPTH PRIOR TO REMOVAL.
16. SEE SHEET C-001 FOR FORESTRY NOTES REGARDING TREE PROTECTION, REMOVAL, AND PRUNING WITHIN THE RIGHT-OF-WAY.

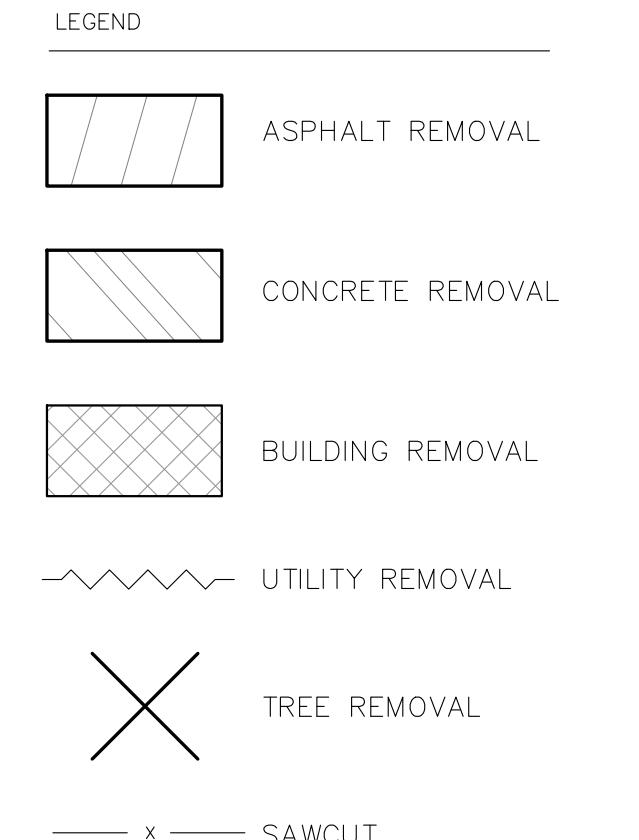
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The Bella Apartments

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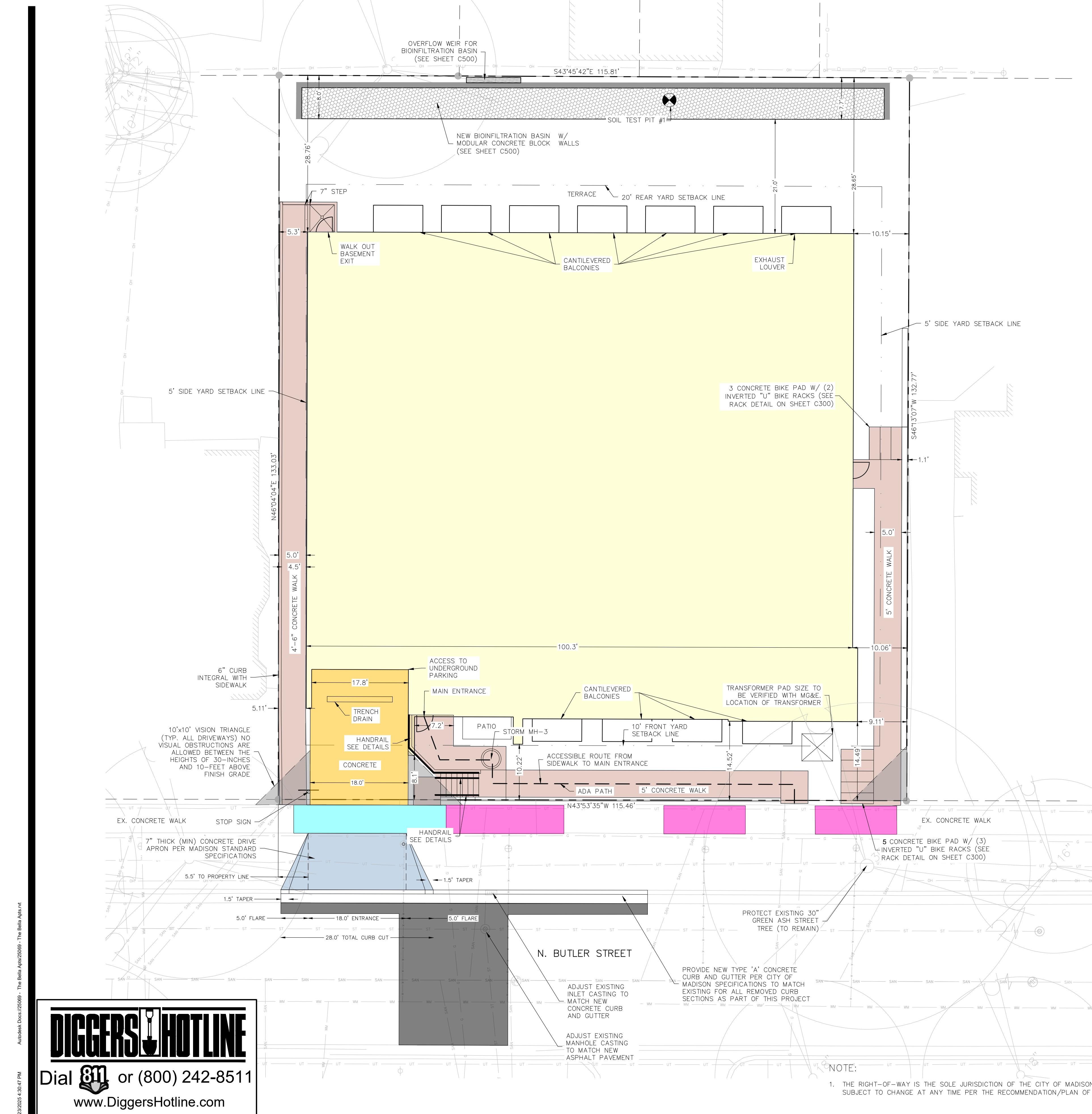
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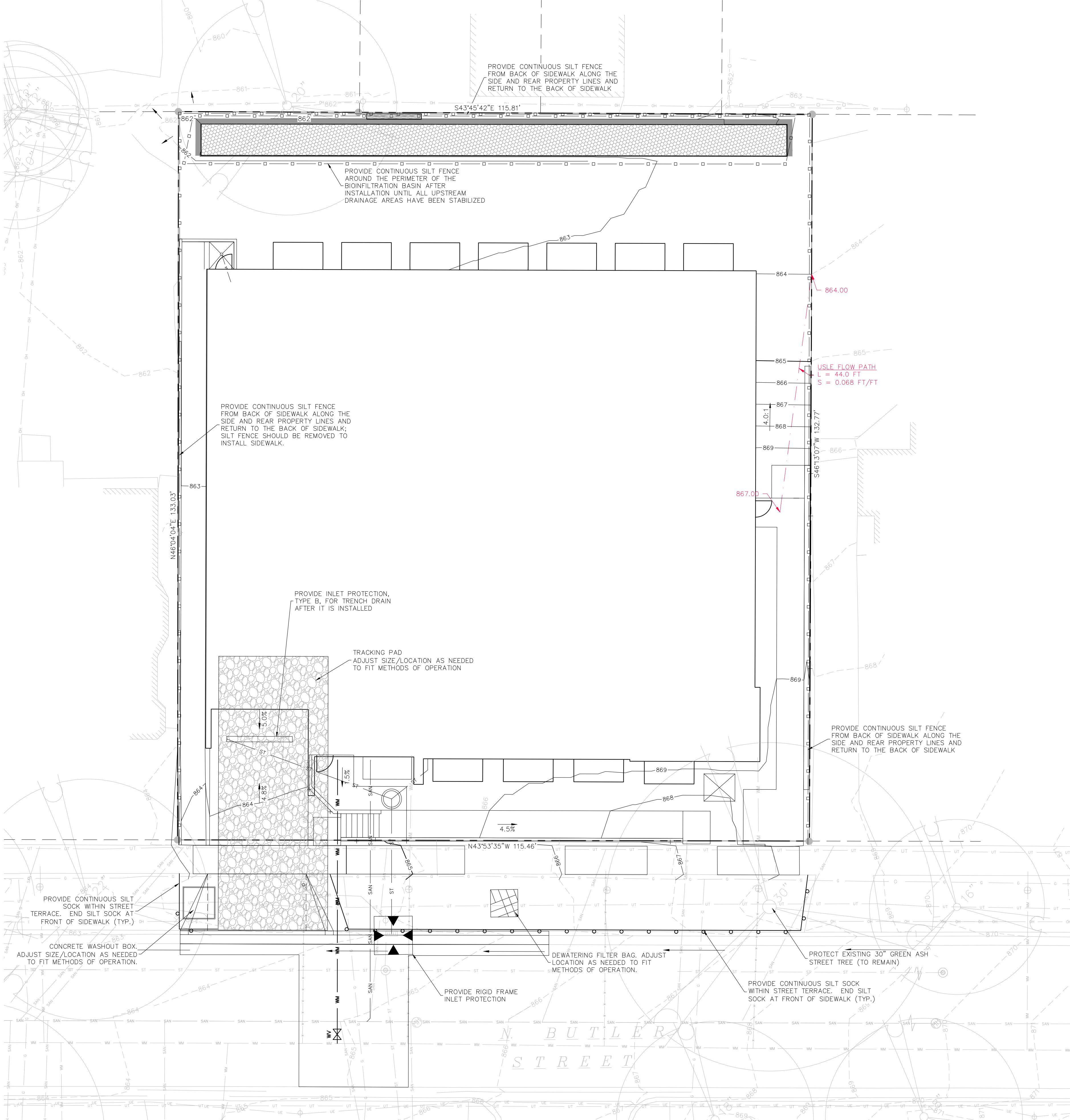
PROJECT # 25069

DEMOLITION PLAN

C200

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N(0)

1. SEE SHEET C001 FOR FORESTRY NOTES AND EROSION CONTROL NOTES/SPECIFICATIONS.
2. 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 THE CITY.
3. PRIOR TO INSTALLATION OF THE BIOINFILTRATION BASIN STONE AND ENGINEERED SOIL, THIS AREA MAY BE USED AS A SEDIMENT COLLECTION AREA DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT DURING EXCAVATION AND INSTALLATION OF THE BIOINFILTRATION STONE AND ENGINEERED SOIL. CONTRACTOR SHALL ALSO PROVIDE SILT FENCE AROUND THE PERIMETER OF THE BIOINFILTRATION BASIN UNTIL ALL UPSTREAM AREAS HAVE BEEN STABILIZED.

→ DRAINAGE DIRECTION

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PRELIMINARY

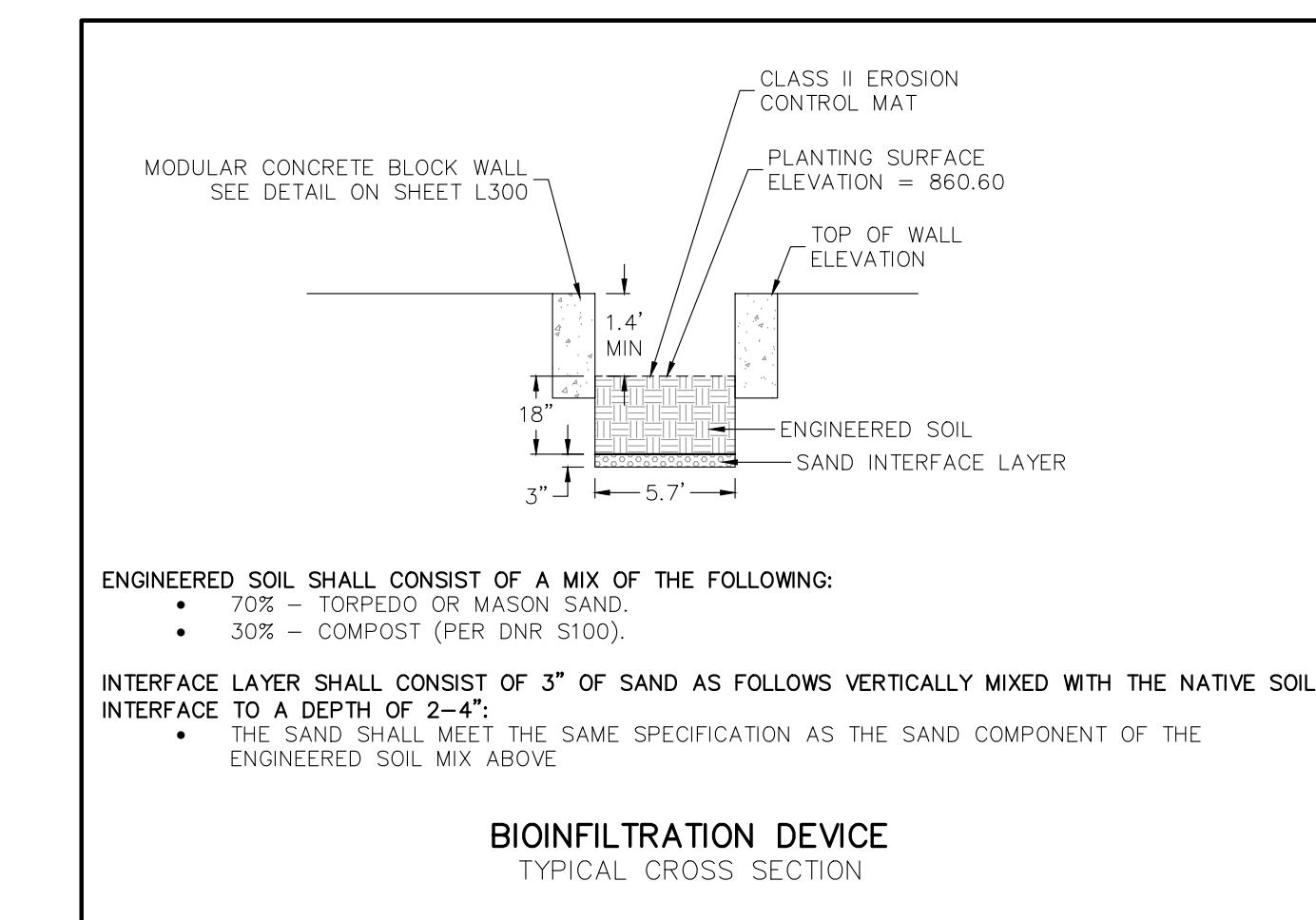
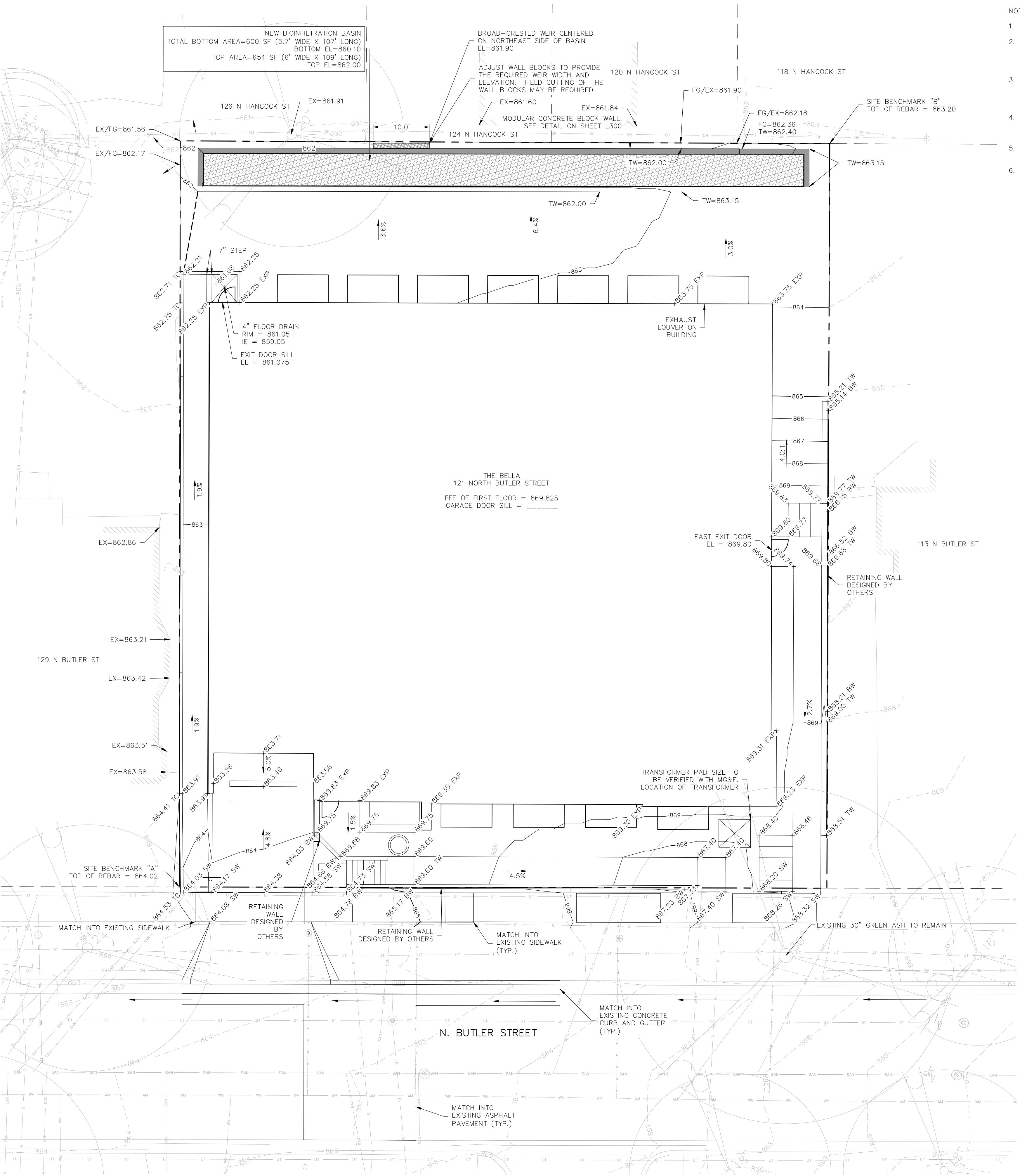
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DIGGERS HOTLINE

EROSION CONTROL PLAN

C400



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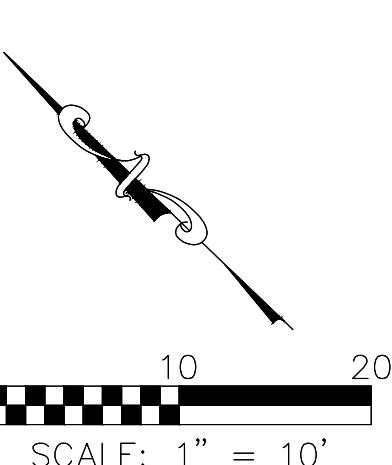
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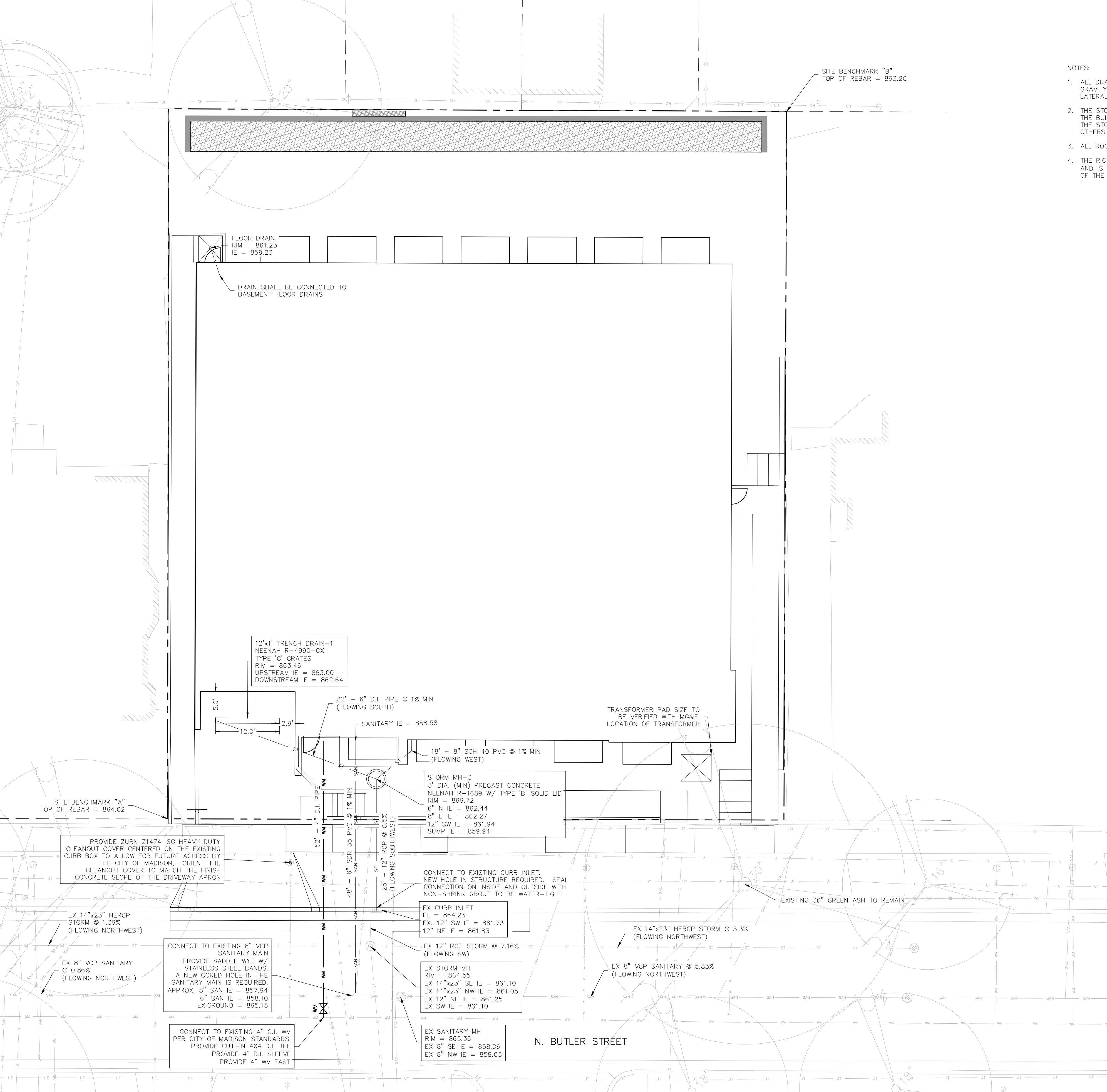
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GRADING PLAN

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C500



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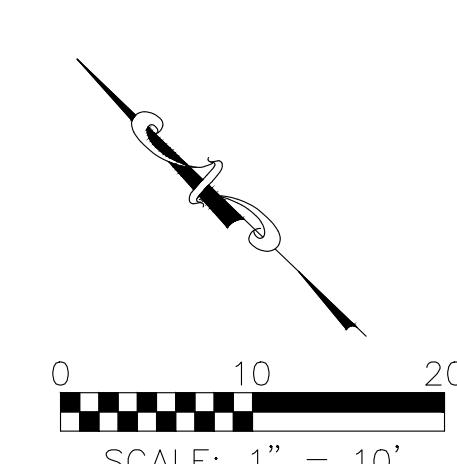
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UTILITY PLAN



C600

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PROJECT # 25069

SCALE: 1" = 10'

0 10 20

248' TO HYDRANT

174' TO HYDRANT

20.0'

N. BUTLER STREET

FIRE ACCESS LANE

122 FT FROM THE FIRE LANE TO EXTERIOR WALLS OF A SPRINKLERED BUILDING

224 FT FROM FIRE LANE TO EXTERIOR WALLS OF A SPRINKLERED BUILDING

BUILDING IS SPRINKLERED

10°

12°

16°

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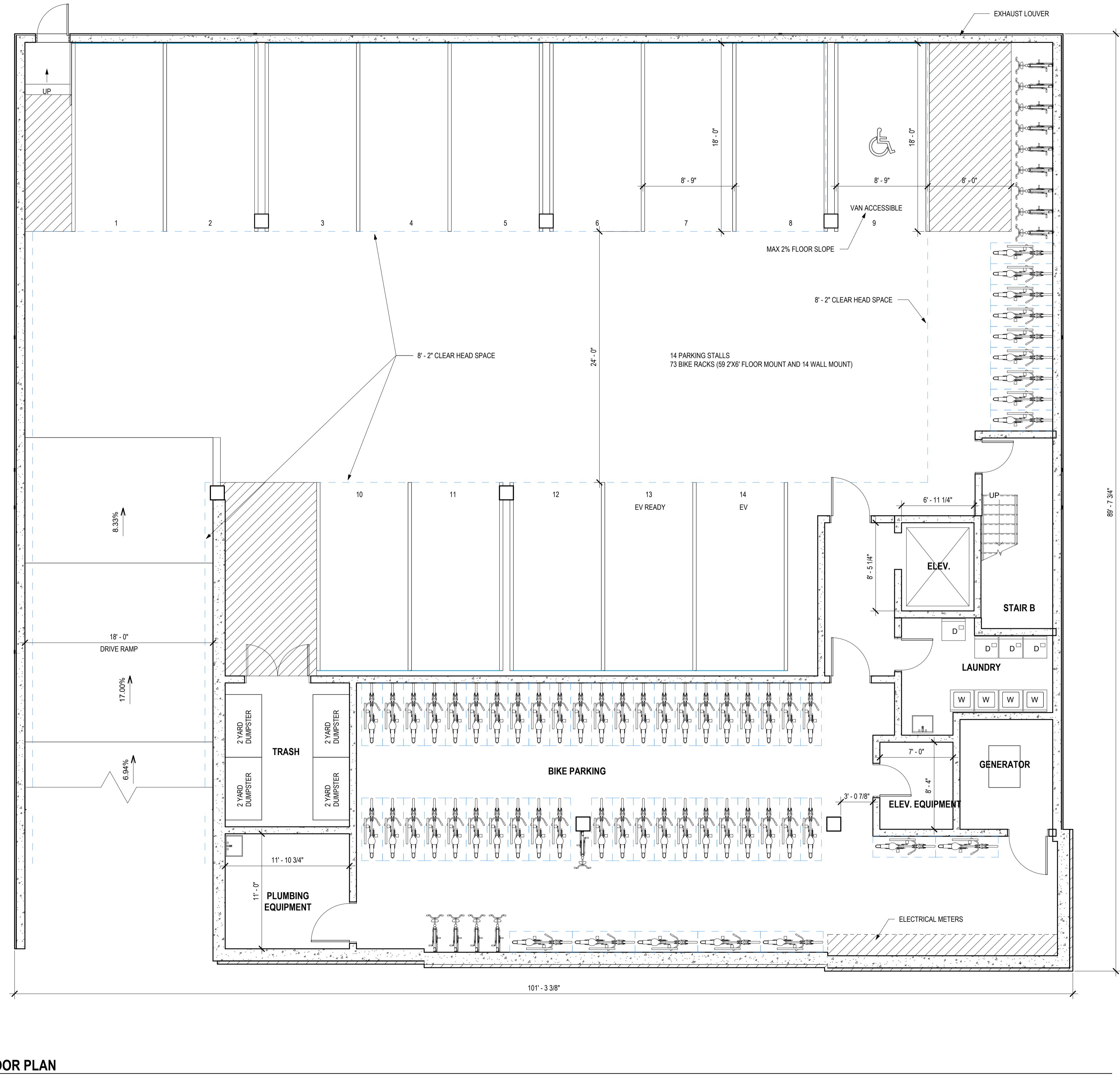
16°

18°

20°

10°

12°



A1.0

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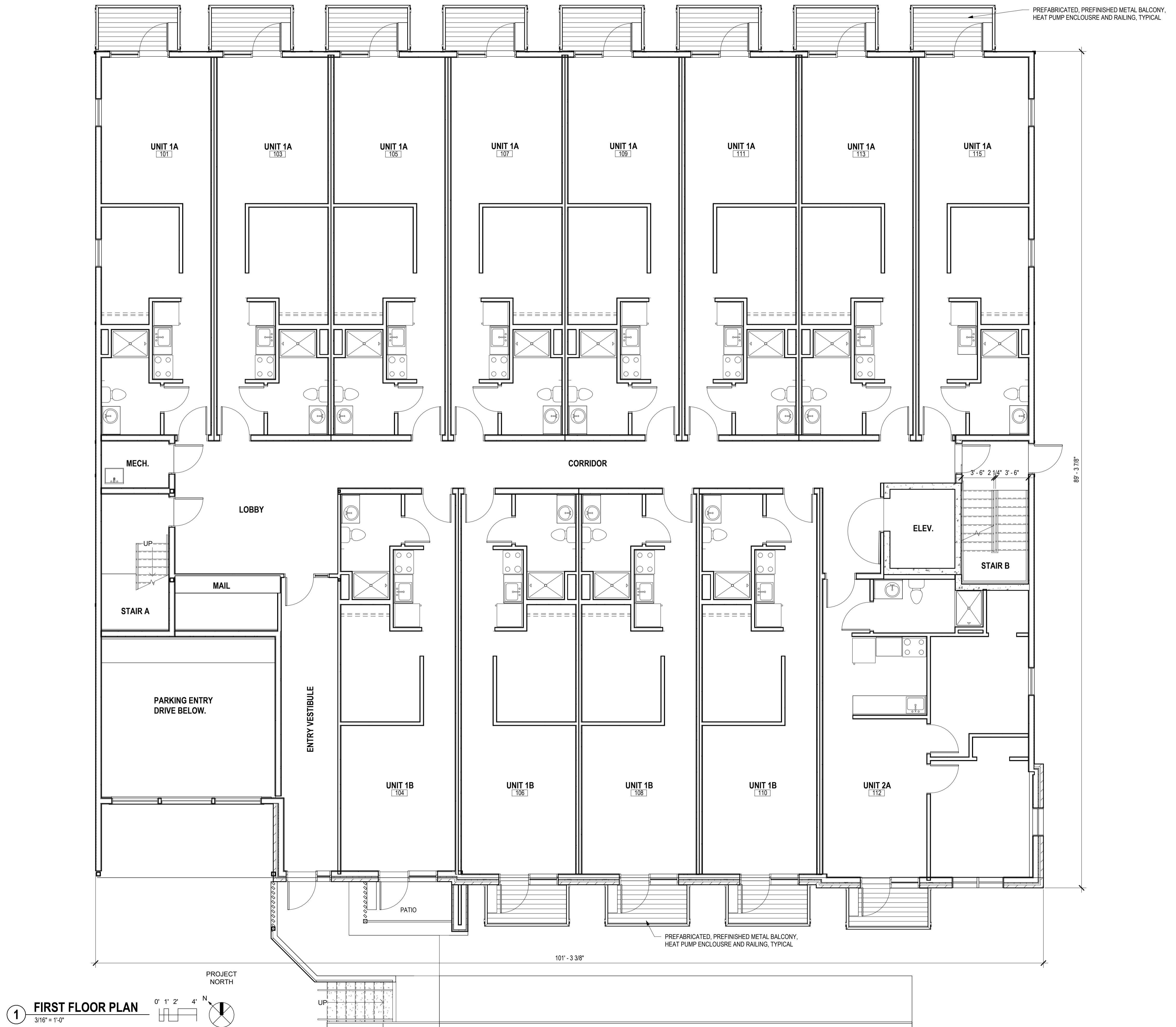
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FIRST FLOOR PLAN

A1.1



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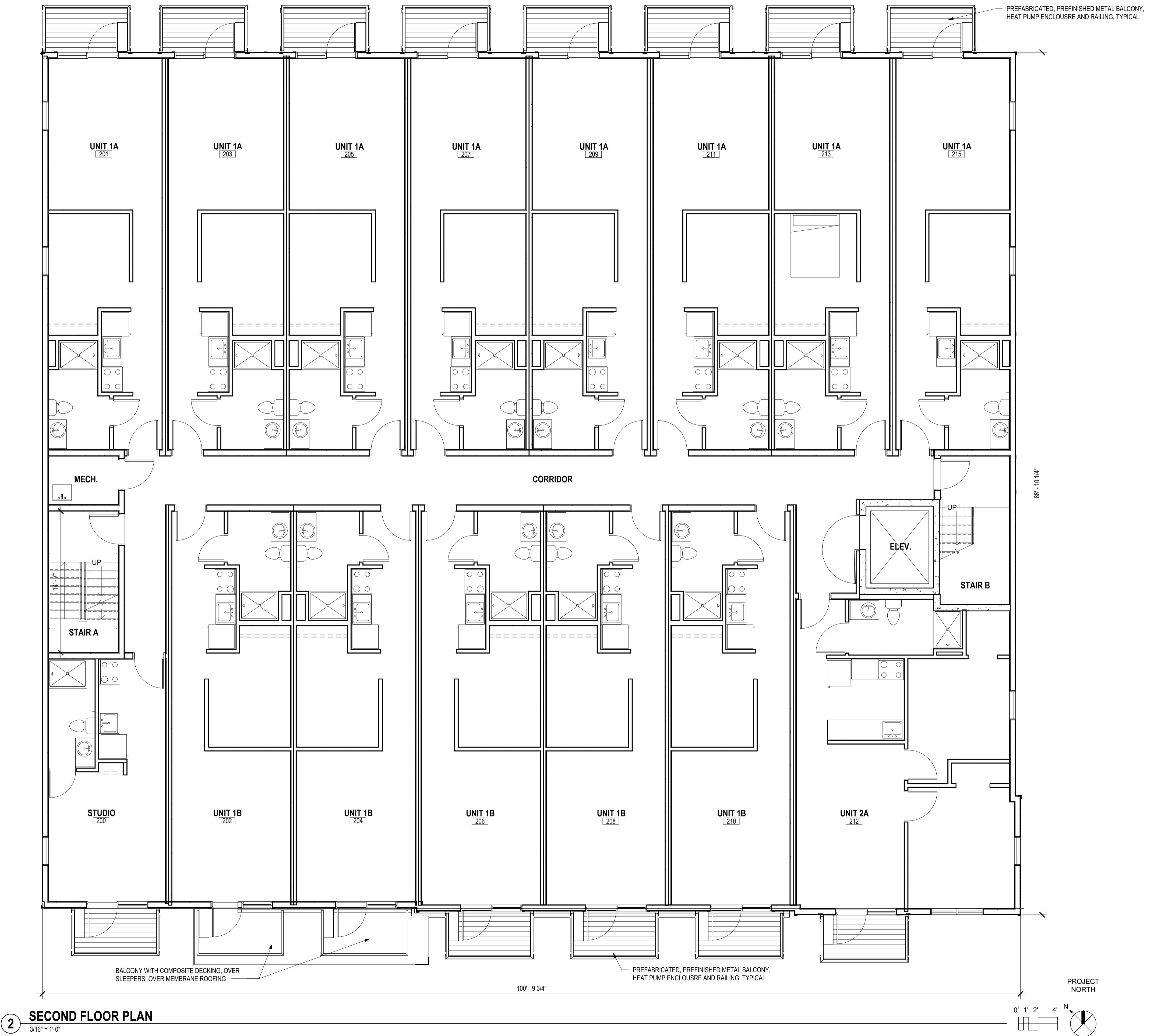
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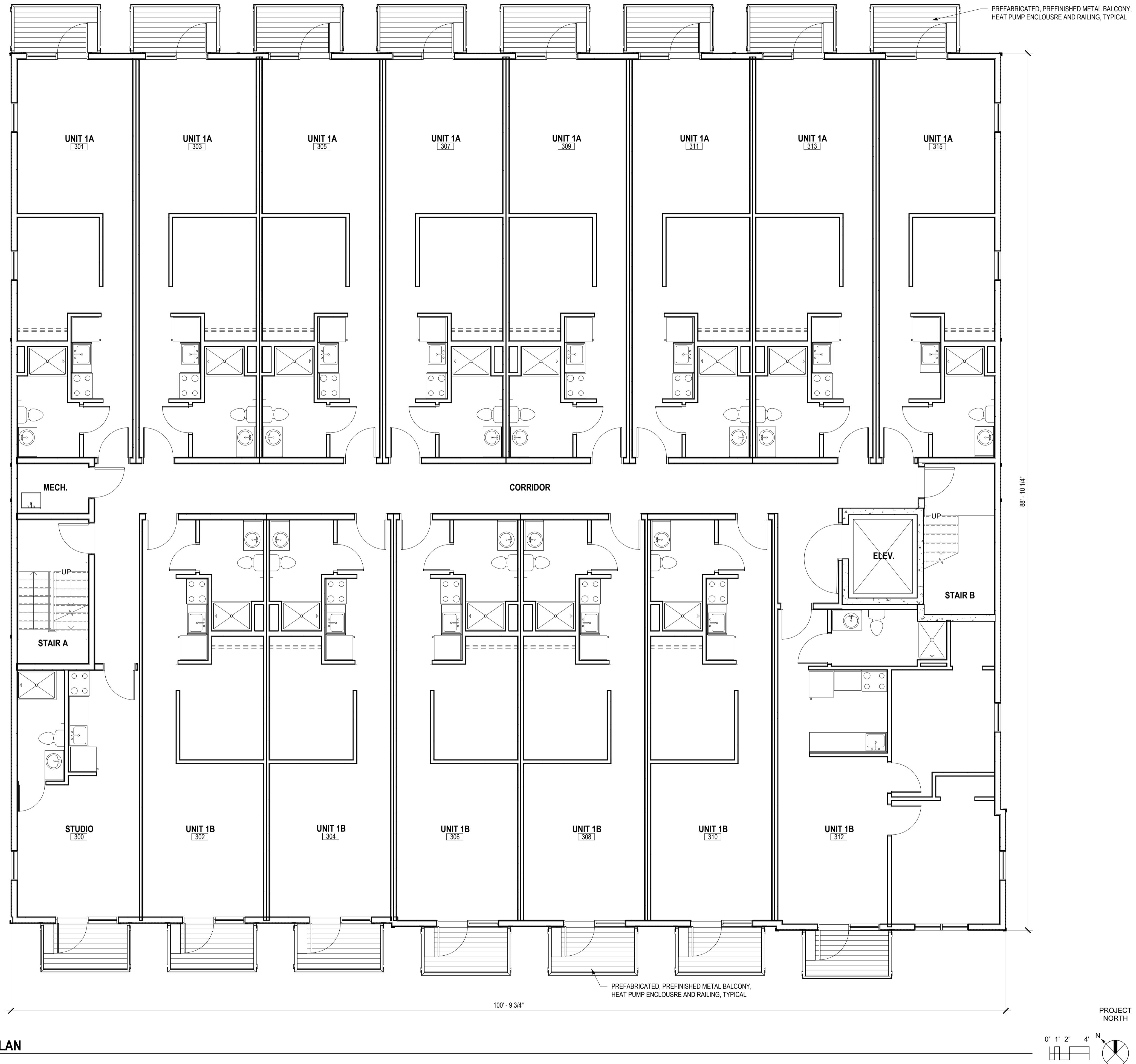
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**SECOND FLOOR
PLAN**

A1.2





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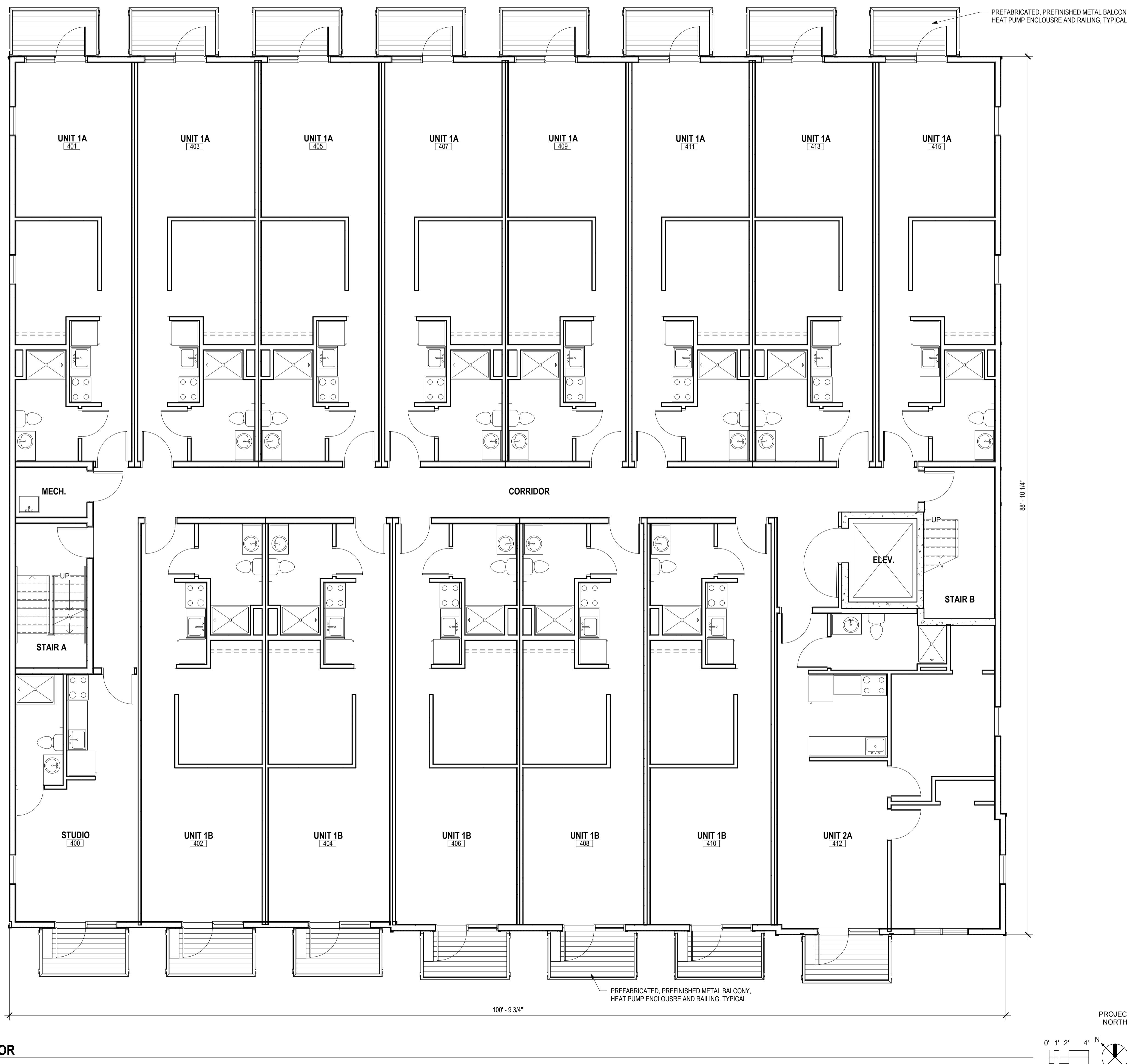
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THIRD FLOOR PLAN

A1.3



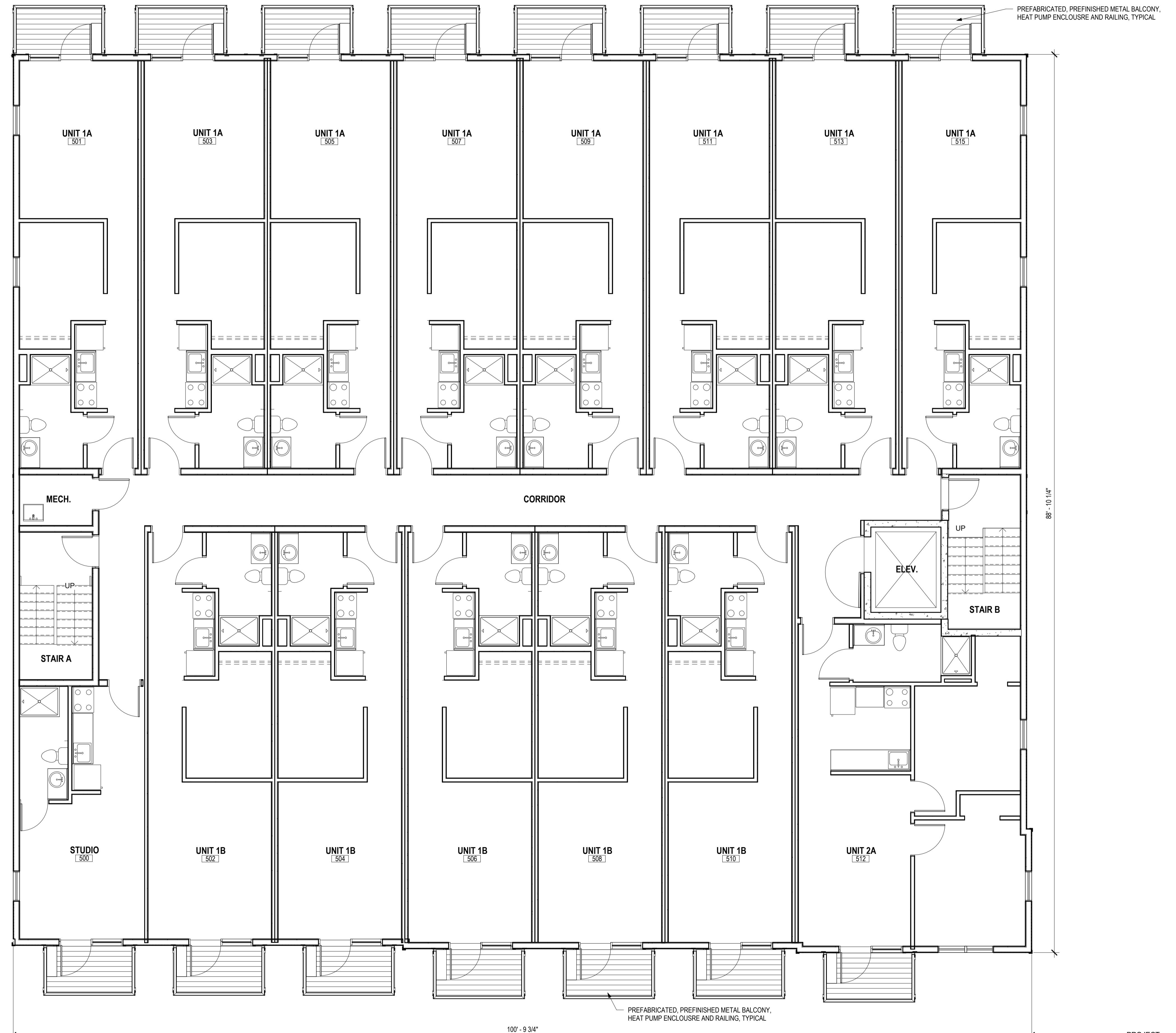
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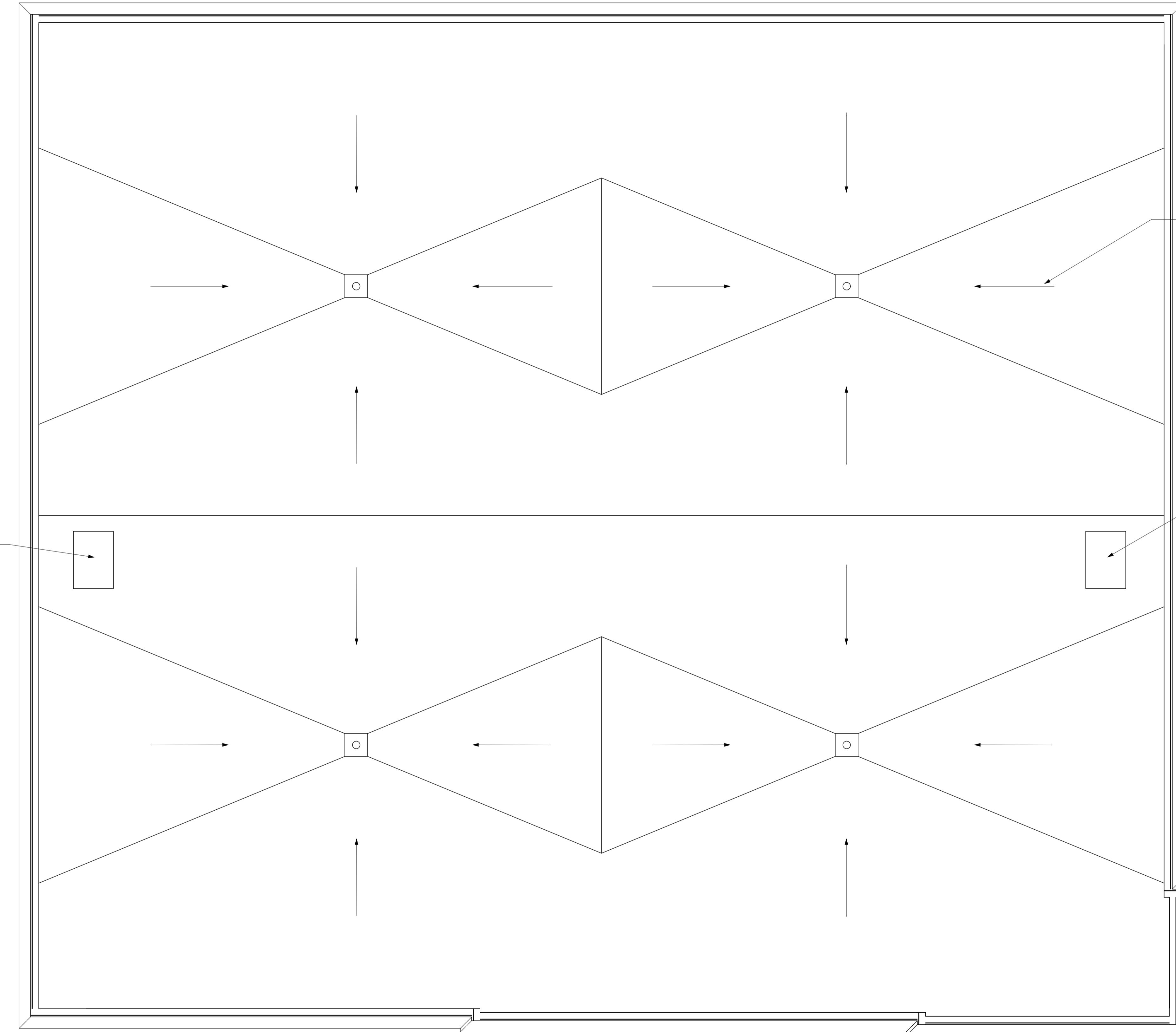
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FOURTH FLOOR
PLAN

A1.4





ROOF PLAN GENERAL NOTES	
A.	ROOFING TO BE WHITE TPO OVER TAPERED INSULATION WITH 1/4"; 1'-0" SLOPE
B.	ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR.

The Bella Apartments

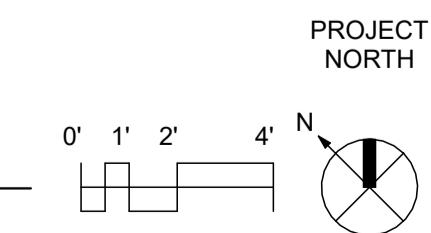
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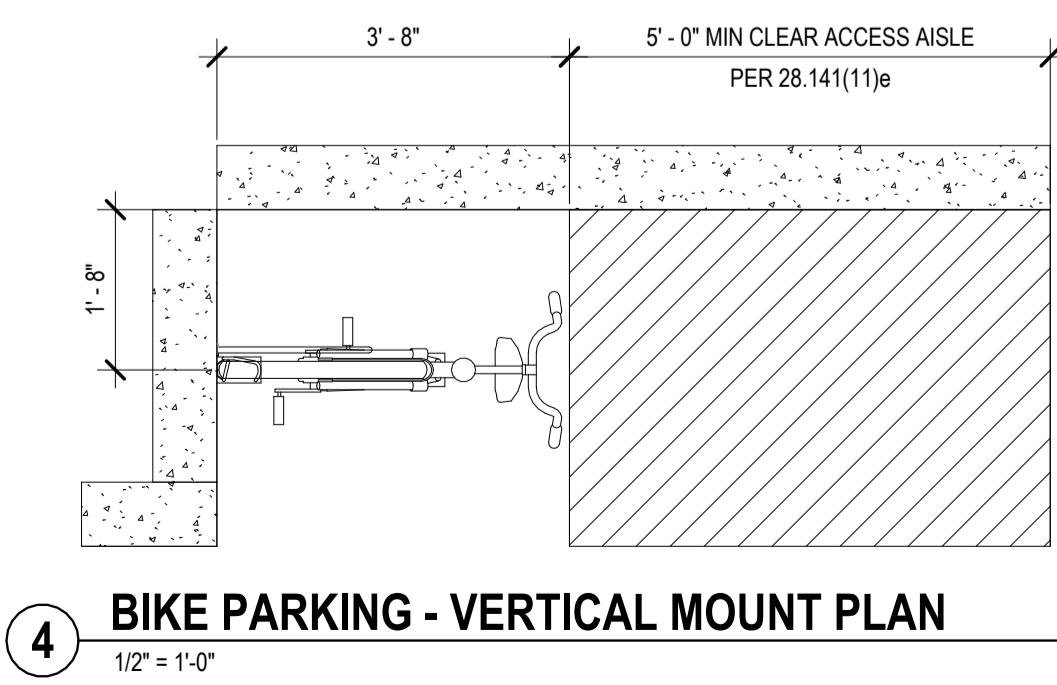
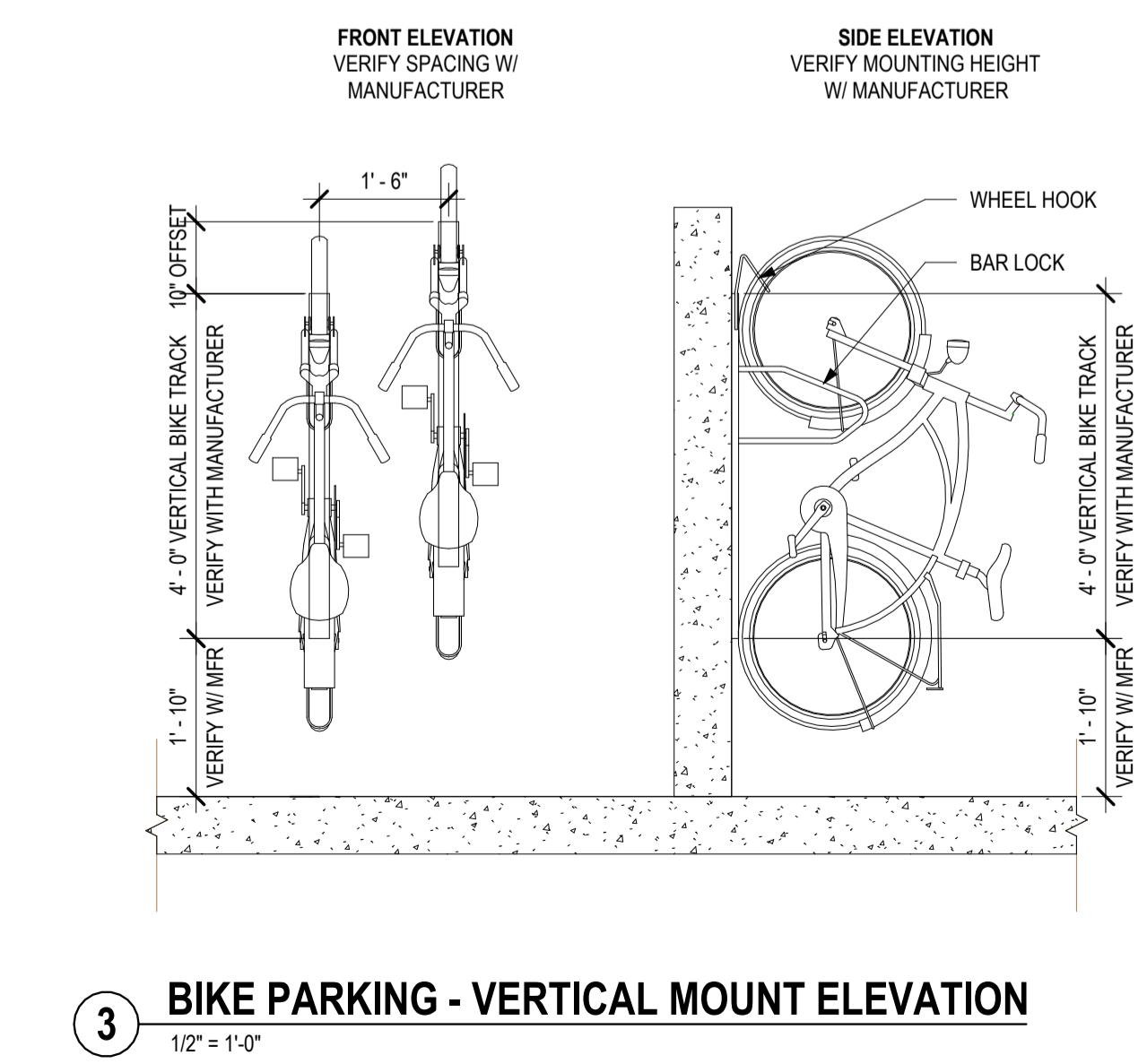
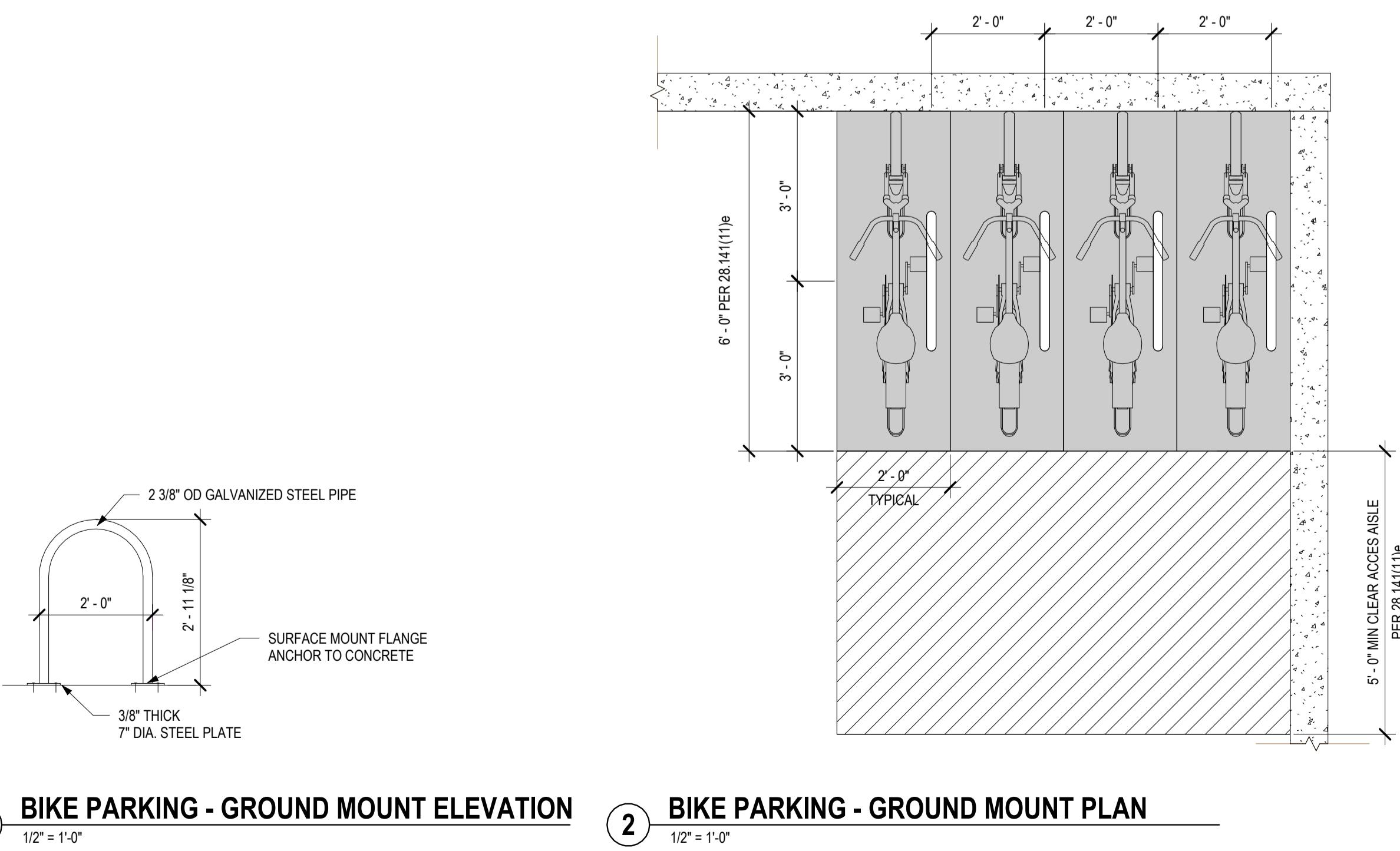
ROOF PLAN



A1.6

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121 N Butler St.
Madison, WI 53703





ELEVATION LEGEND & NOTES		
MASONRY	COLOR	MORTAR COLOR
BRK-1	BROWN	TAN
CST		
SIDING & TRIM	COLOR	
LPS-1	GARDEN SAGE	
6' EXPOSURE		
LPS-2	TERRA BROWN	
6' EXPOSURE		
LPS-3	HARVEST HONEY	
4' EXPOSURE		
PS-1	TAN	
TR-1	GREEN	
TR-2	BROWN	
TR-3	TAN	
BALCONIES	COLOR	
PMB	DARK BRONZE	
PRE-ENGINEERED METAL BALCONY AND ALUMINUM DECKING (FAUX WOOD)		
GENERAL NOTES		
A. BIRD-SAFE GLAZING IS NOT REQUIRED FOR THIS PROJECT UNDER CITY OF MADISON ORDINANCE 28.129, AS NO INDIVIDUAL WINDOW EXCEEDS 50 SQUARE FEET.		

GRADE PLANE CALCULATION
$(7.851+5.905)/2 = 6.878$
$(5.905+1.842)/2 = 3.874$
$(6.197+7.851)/2 = 7.024$
$(1.842+6.197)/2 = 4.020$
5.449

The Bella Apartments

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2 EAST ELEVATION



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EXTERIOR ELEVATIONS

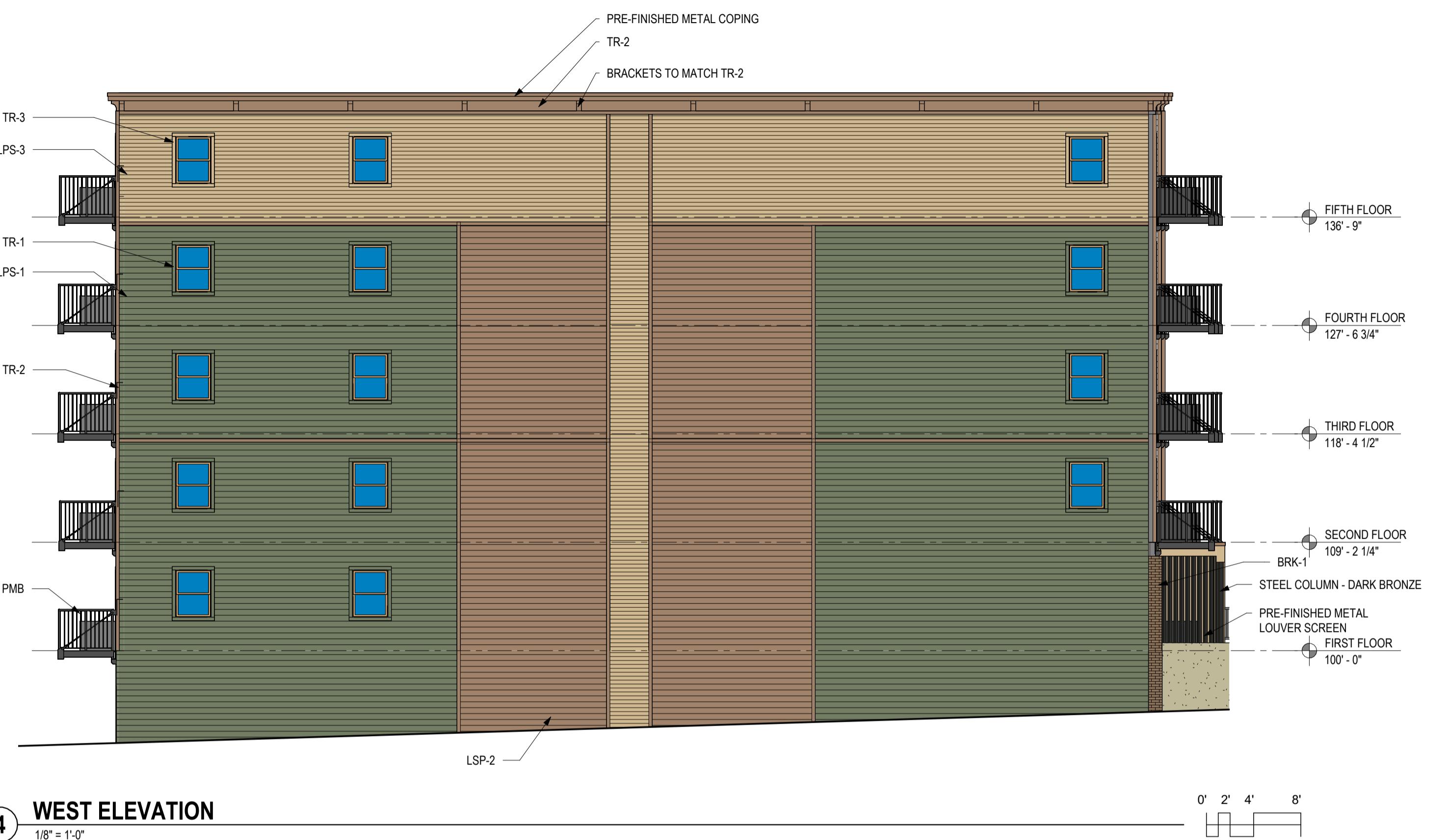
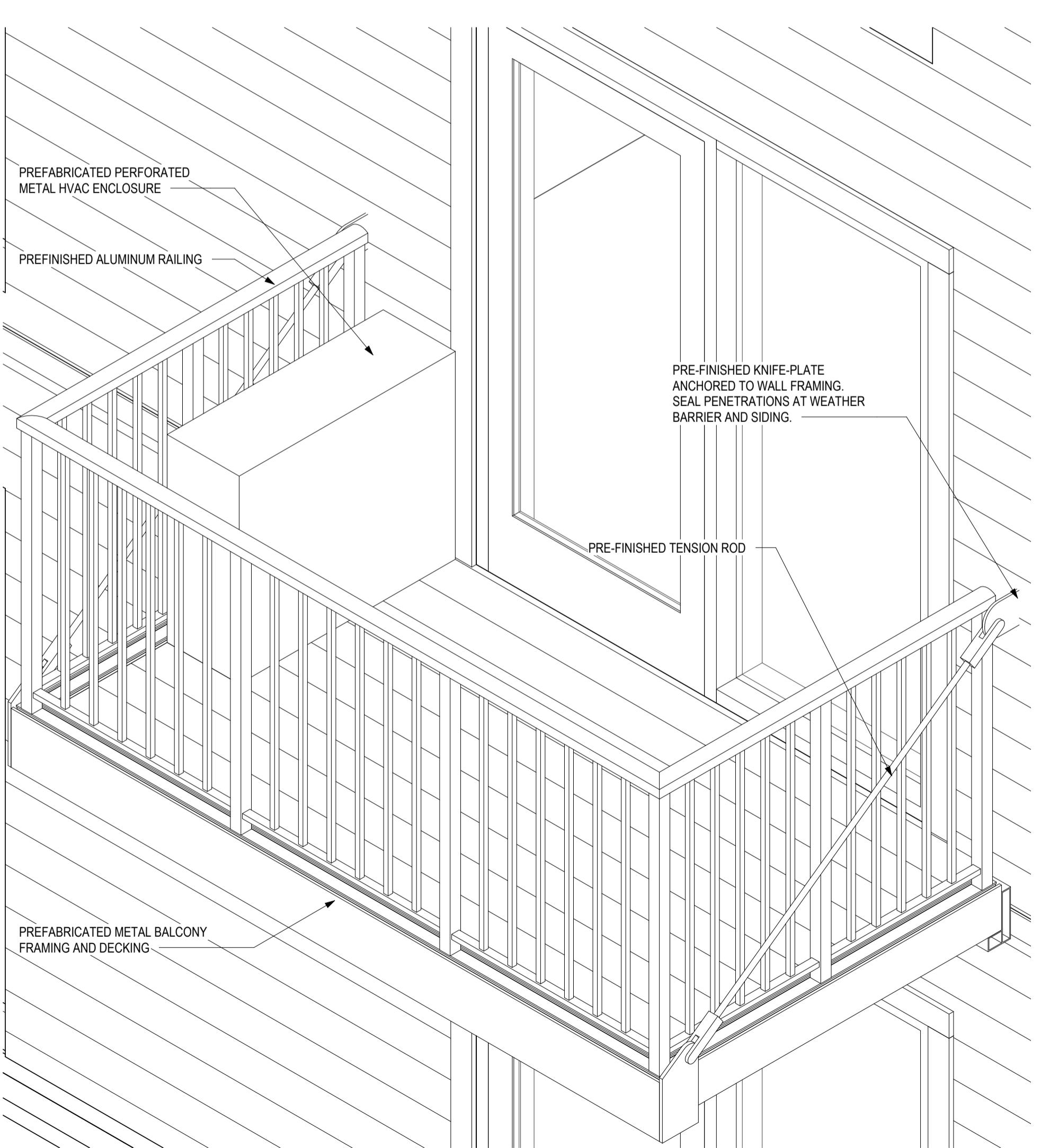
1 NORTH ELEVATION

Autodesk Docu 25069 - The Bella Apartments

1/8" = 1'-0"



ELEVATION LEGEND & NOTES		
MASONRY	COLOR	MORTAR
BRK-1	BRICK VENEER - MODULAR	BROWN
CST	CAST STONE	COLOR
SIDING & TRIM	COLOR	
LPS-1	ENGINEERED WOOD LAP SIDING 6' EXPOSURE	GARDEN SAGE
LPS-2	ENGINEERED WOOD LAP SIDING 6' EXPOSURE	TERRA BROWN
LPS-3	ENGINEERED WOOD LAP SIDING 4' EXPOSURE	HARVEST HONEY
PS-1	PANEL SIDING	TAN
TR-1	TRIM	GREEN
TR-2	TRIM	BROWN
TR-3	TRIM	TAN
BALCONIES	COLOR	
PMB	PRE-ENGINEERED METAL BALCONY AND ALUMINUM DECKING (FAUX WOOD)	DARK BRONZE
GENERAL NOTES		
A. BIRD-SAFE GLAZING IS NOT REQUIRED FOR THIS PROJECT UNDER CITY OF MADISON ORDINANCE 28.129, AS NO INDIVIDUAL WINDOW EXCEEDS 50 SQUARE FEET.		



④ WEST ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"

The Bella Apartments

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EXTERIOR ELEVATIONS

A2.1

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PREFABRICATED/PREFINISHED METAL BALCONY, TYPICAL



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PERSPECTIVE VIEW



EXTERIOR MATERIALS AND COLORS

HVAC SCREEN MOCK UP



The Bella Apartments

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REVISIONS:

[A series of empty lines for revision history.]

PROJECT # 25069

**EXTERIOR
MATERIAL AND
COLOR PALETTE**

A5.0