

# The Bella Apartments

121 N Butler St.  
Madison, WI 53703



PROJECT RENDERING/PERSPECTIVE/ELEVATION



VICINITY MAP



SITE MAP

UNIT MATRIX							
		FL 1	FL 2	FL 3	FL 4	FL 5	TOT.
STUDIO	346 SF	0	1	1	1	1	4
1 BR	522 SF	12	13	13	13	13	64
2 BR	760 SF	1	1	1	1	1	5
TOTAL		13	15	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 GARGE 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:	4824.87 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 PODIUM 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 = ALLOWABLE BUILDING AREA = UNLIMITED TOTAL IA BUILDING AREA = 8,809 SQ. FT.	
TYPE-IIIB: ALLOWABLE HEIGHT = 75' MAX. ABOVE GRADE PLANE ACTUAL MAX HEIGHT = 5 STORIES 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. Ag = [(48,000 x(16,000))] x 3 TOTAL IIIB BUILDING AREA = 43,955 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 <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 <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

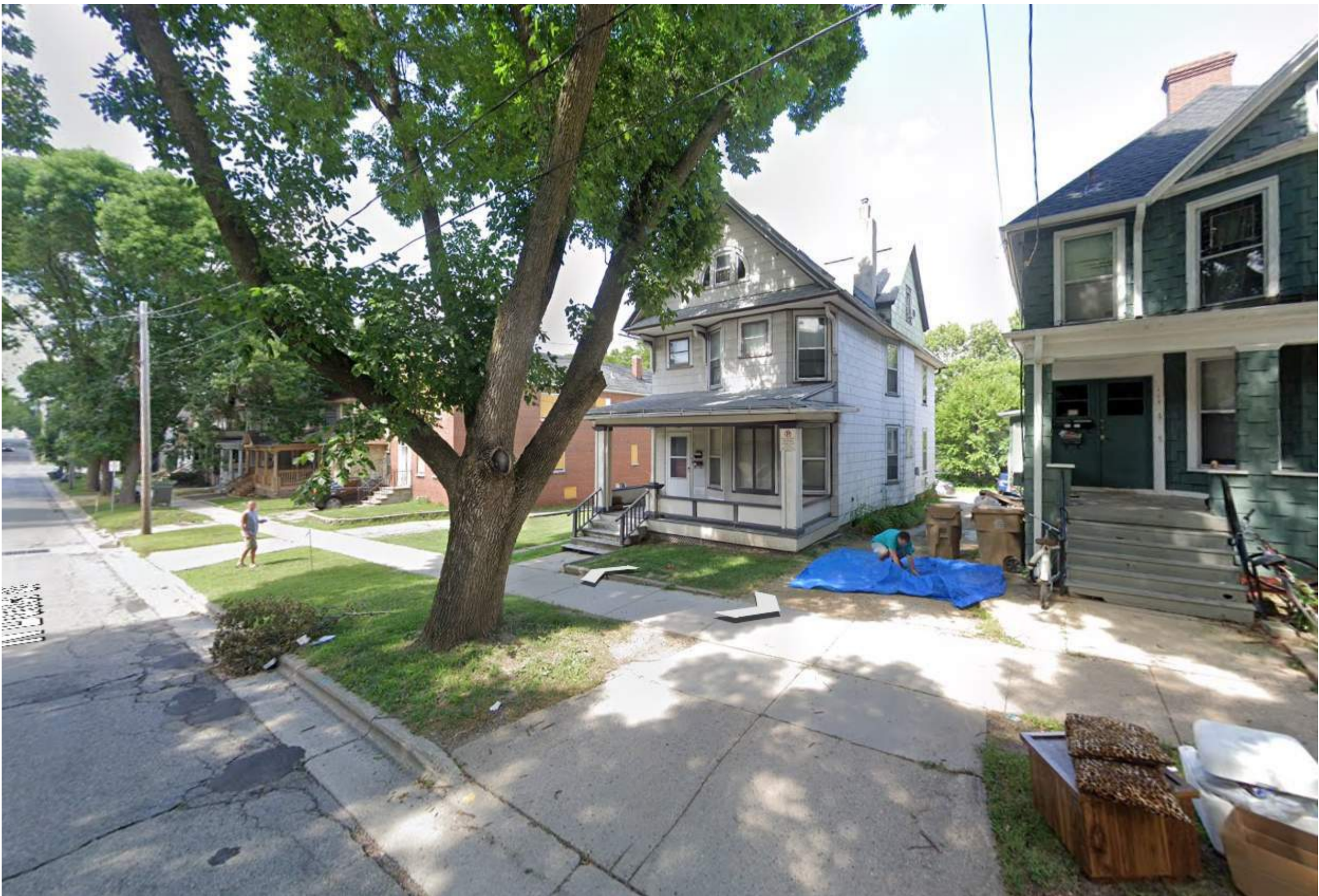
LIST OF DRAWINGS	
SHEET NO.	SHEET NAME

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



N BUTLER STREET VIEW



PARKING GARAGE ACROSS N BUTLER STREET

The Bella Apartments

121 N Butler St.  
Madison, WI 53703



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



N BUTLER ST - BIRDSEYE VIEW

DATE OF ISSUE:		06/30/2025
REVISIONS:		
PROJECT #		25069

EXISTING SITE  
PHOTOS

CITY FORESTRY NOTES:

- 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 WHO'S DISTRICT IS AFFECTED BY STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL 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 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.
- 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.
- 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.
- 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.
- 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.
- 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/par11.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

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 UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 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 FORGING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- 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 OF ANY DISCREPANCIES.
- 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.
- 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.
- 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.
- PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 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.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 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.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
- CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
- 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.

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), WS. ADM. CODE.
- CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S 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 ONTO 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 TARPS 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 LOCATIONS 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 OF THE SITE OR ADJACENT PROPERTY.
- 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/PAL-htm](http://www.dot.wisconsin.gov/business/ENGRSERV/PAL-htm). 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/TECHSTDs.htm](http://dnr.wi.gov/RUNOFF/STORMWATER/TECHSTDs.htm) AND COMPLY WITH ALL CITY OF MADISON CHAPTER 37 ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEPT OR SCRAPPED 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 SEEDED 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  
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MADISON, WI 53703  
email: [CLIFF.FISHER@SBGGLOBAL.NET](mailto:CLIFF.FISHER@SBGGLOBAL.NET)  
phone: (608) 213-2828

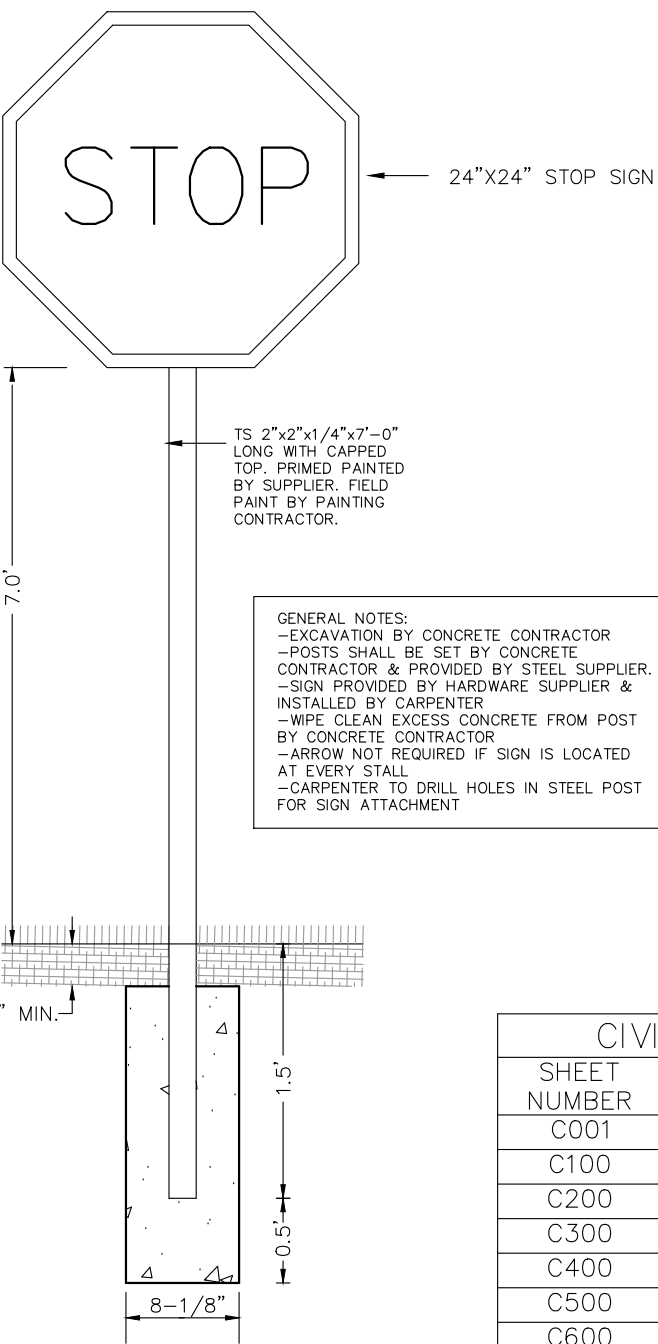
SCHEDULE:

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.

LEGEND

---	ACCESSIBLE ROUTE
----	EXISTING EASEMENT
----	PROPERTY BOUNDARY
⬢	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
1041.02	SPOT GRADE
FG	FINISH GRADE
EG	EXISTING GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATER LATERAL
~~~~~X~~~~~	UTILITY LINE DEMOLITION
~~~~~X~~~~~	TREE REMOVAL
---1041---	EXISTING MINOR CONTOUR
---1040---	EXISTING MAJOR CONTOUR
---1041---	PROPOSED MINOR CONTOUR
---1040---	PROPOSED MAJOR CONTOUR
---X---	PROPOSED RIDGE LINE
---X---	PROPOSED SWALE/DITCH
+	SIGN
▲	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30" AND 10')
⬢	RIPRAP
⬢	CONSTRUCTION ENTRANCE
X	SAW CUT / REMOVAL LIMITS
----	DISTURBANCE LIMITS
○	SILT SOCK
⤿	CHECK DAM
=====	DIVERSION BERM
⬢	INLET PROTECTION

STOP SIGN



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

The Bella Apartments

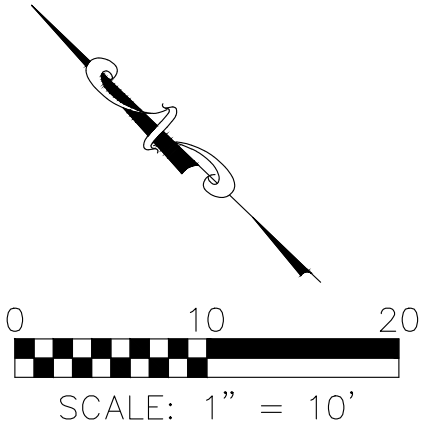
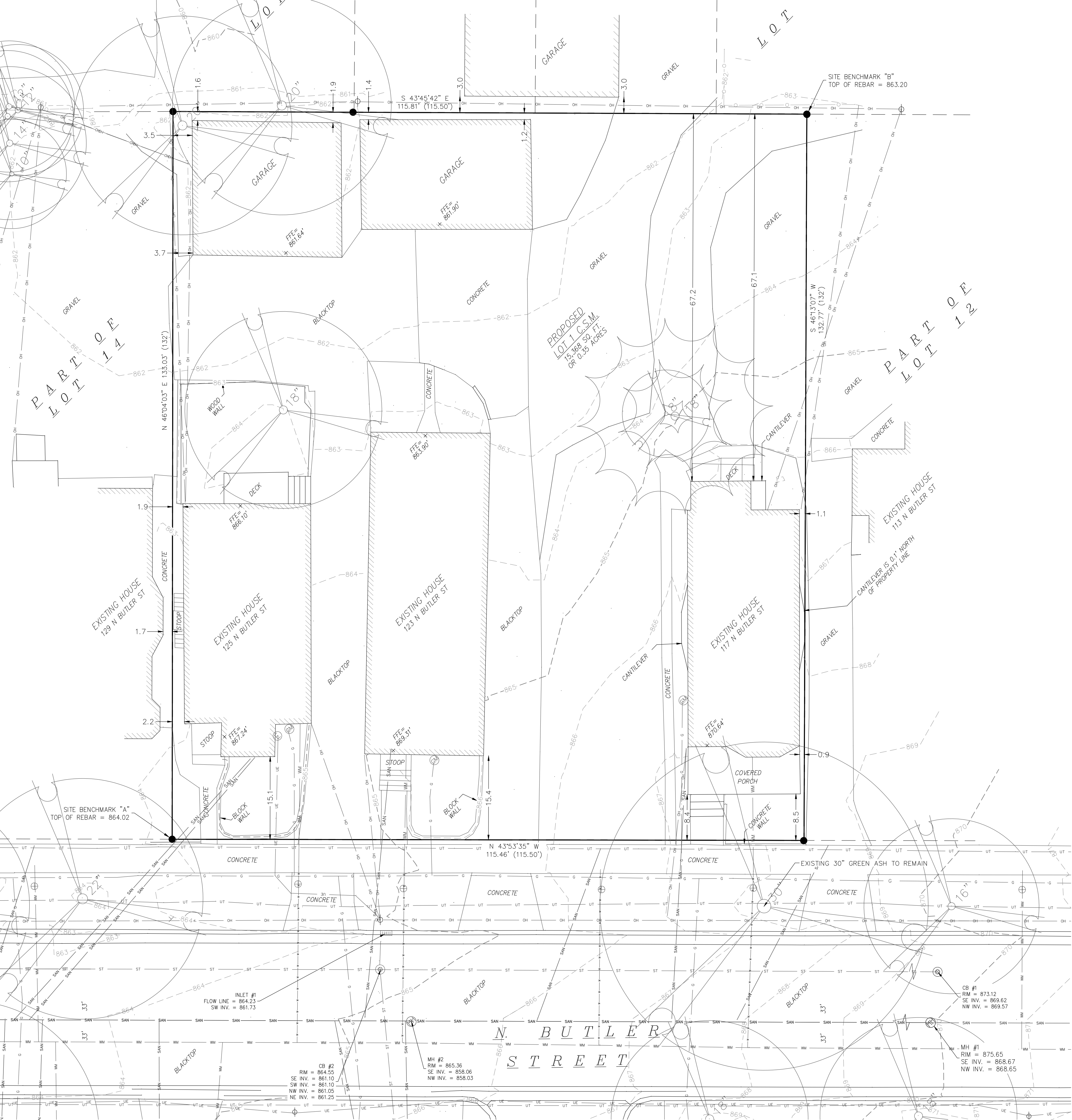
121 N Butler St.  
Madison, WI 53703

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT # 25069

CIVIL DETAILS

C001



Description:  
Being all of Lot 13 and part of Lots 12 and 14, all in Block 111, Plot 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)

## The Bella Apartments

121 N Butler St.  
Madison, WI 53703

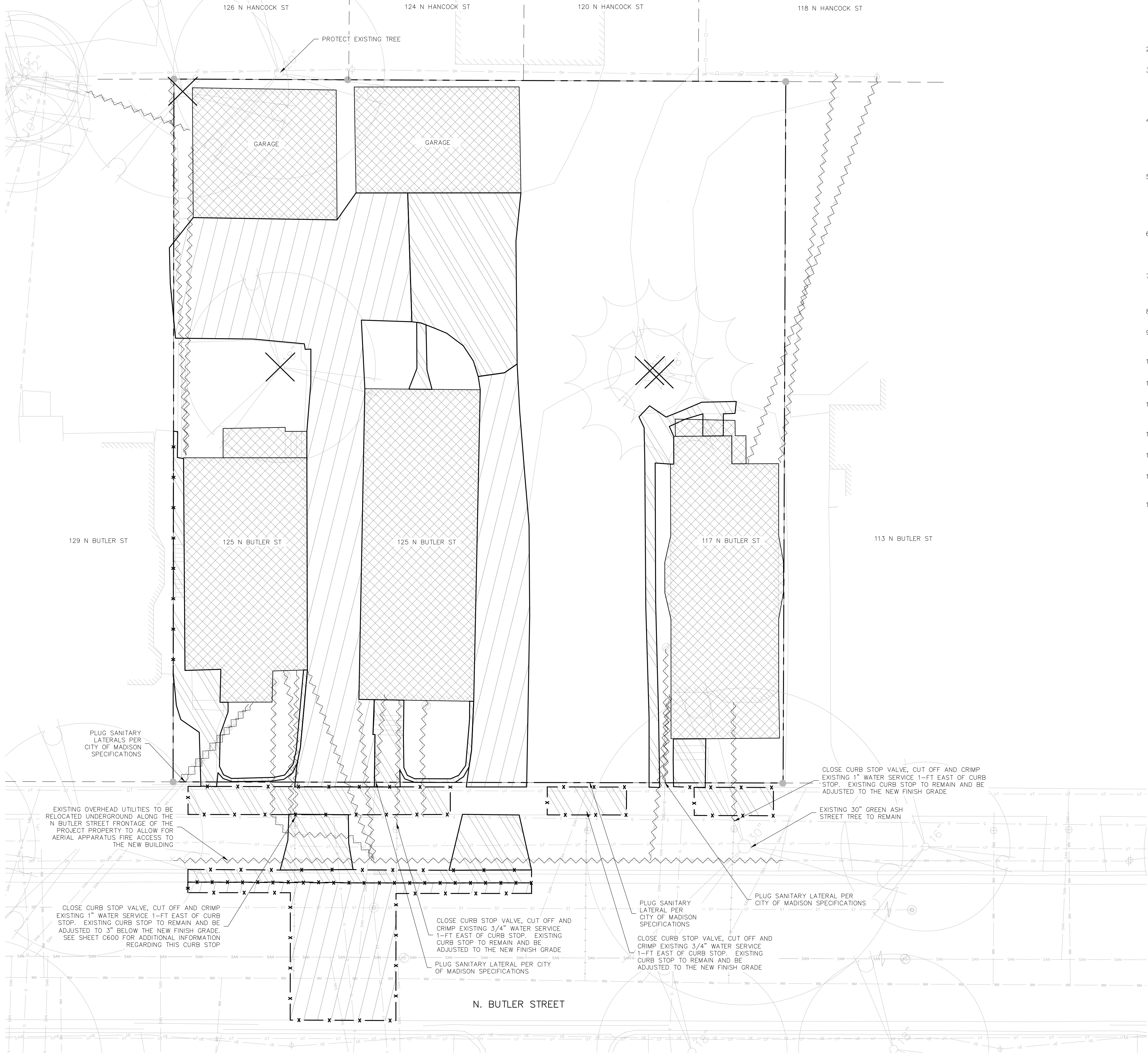
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**CONSTRUCTION**

PROJECT # 25069

**EXISTING**  
**CONDITIONS PLAN**

# C100



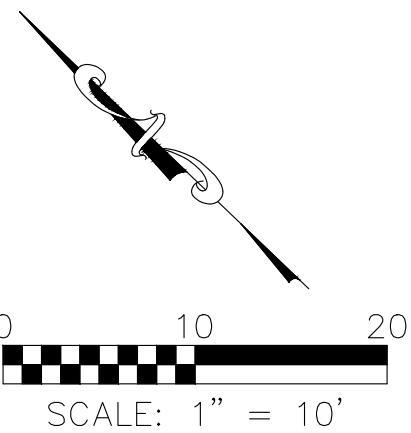
NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, 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 UNDERCUT 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, 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 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 OF 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 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 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.
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.

LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- UTILITY REMOVAL
- TREE REMOVAL
- SAWCUT

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## The Bella Apartments

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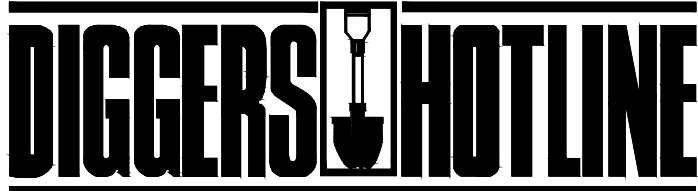
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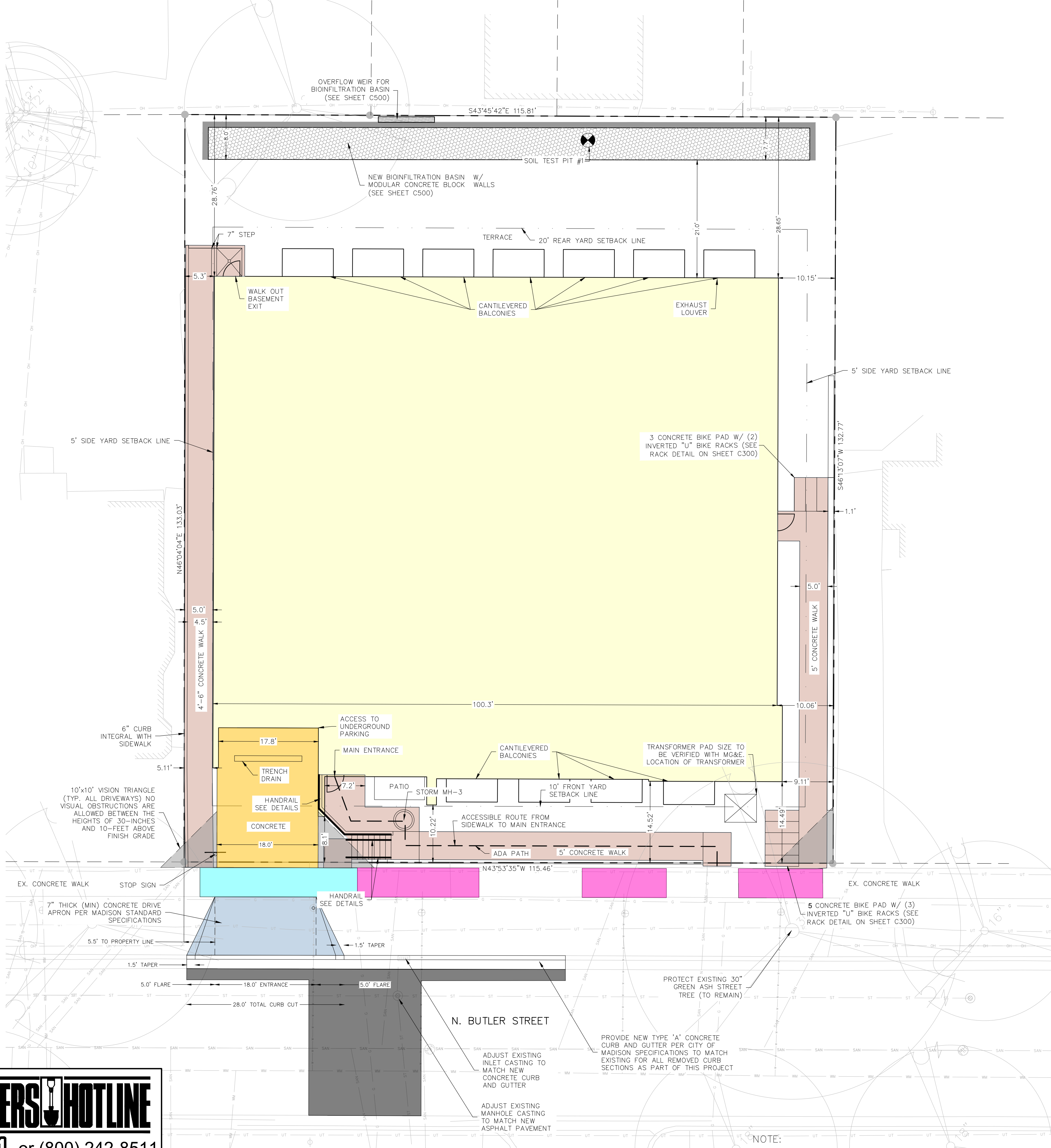
PROJECT # 25069

## DEMOLITION PLAN

# C200



Dial **811** or (800) 242-8511  
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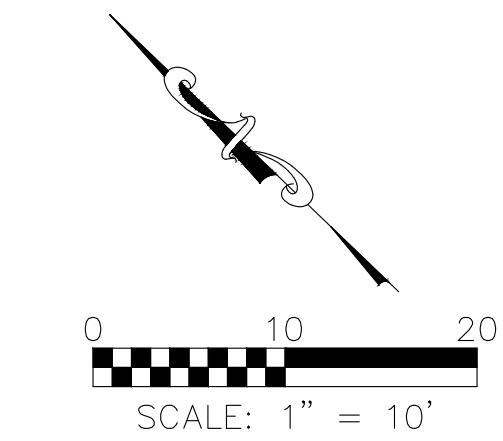


LAND USE SUMMARY TABLE	
TOTAL PROPERTY AREA =	15,368 SF
BUILDING FOOTPRINT =	8,949 SF
OTHER IMPERVIOUS AREAS =	1,593 SF
LOT COVERAGE =	10,542 SF
	69%
	MAX = 80% IN DR-2
USEABLE OPEN SPACE (OUTSIDE BLDG FRAMEWORK) =	6,419 SF
USEABLE OPEN SPACE (WITHIN BLDG FRAMEWORK) =	0 SF
TOTAL USABLE OPEN SPACE =	6,419 SF
TOTAL NUMBER OF BEDROOMS =	78
	82 SF PER BED
	20 SF MIN IN DR-2
TOTAL IMPERVIOUS AREA =	10,542 SF
TOTAL PERVIOUS AREA =	4,826 SF
	31%

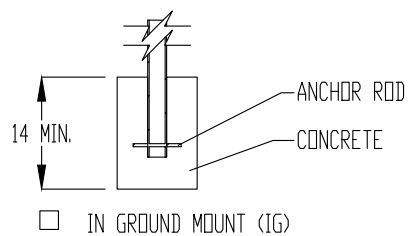
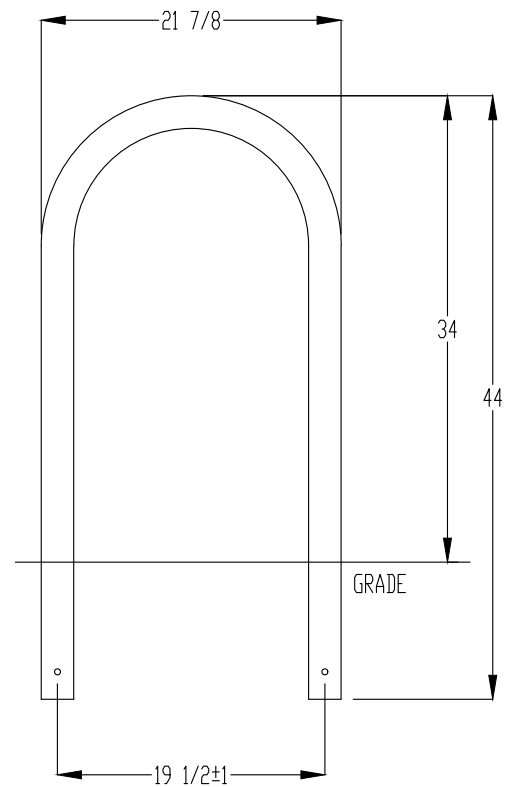
ZONING SUMMARY	
EXISTING DISTRICT =	DR- 2
PROPOSED DISTRICT =	DR-2
DR-2 FRONT YARD SETBACK =	10'
DR-2 SIDE YARD SETBACK =	5'
DR-2 REAR YARD SETBACK =	20'

PARKING SUMMARY	
BELOW GRADE VEHICLE PARKING =	14 STALLS
Regular =	13
Accessible =	1
EV Ready =	2
BELOW GRADE MOPED PARKING =	0 STALLS
BELOW GRADE BICYCLE PARKING =	73 RACKS

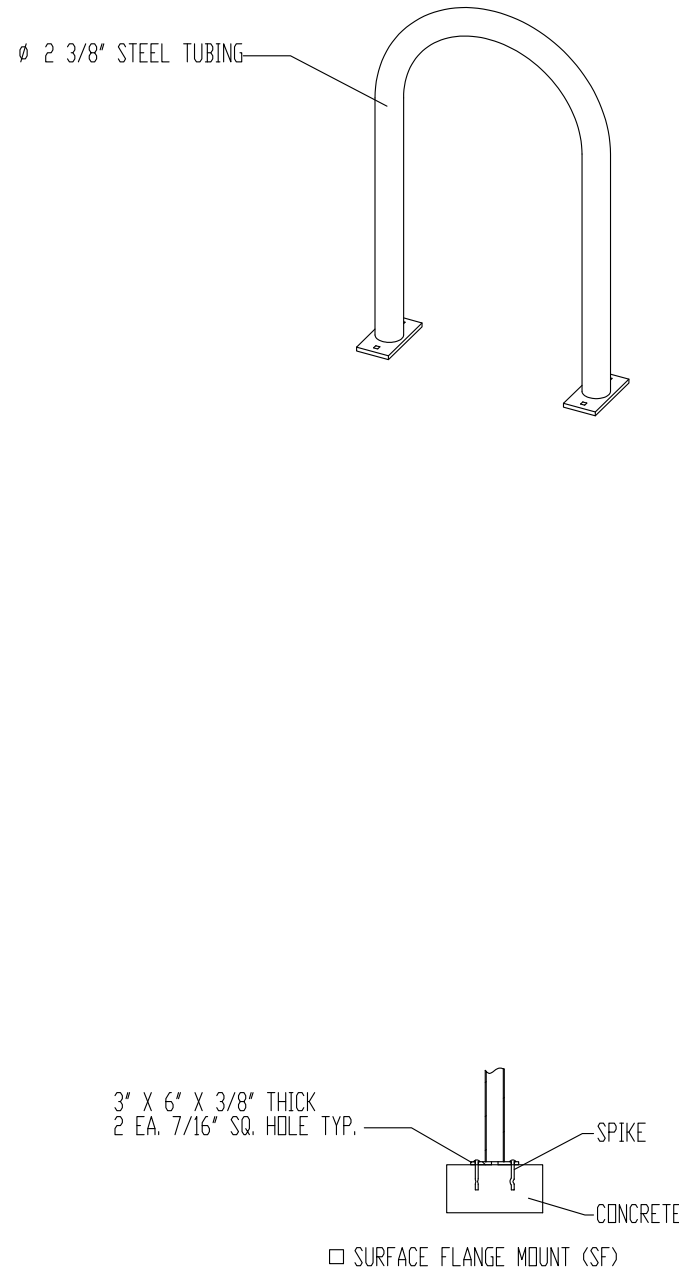
UNIT TYPE SUMMARY TABLE			
UNIT DESIGNATION	SF	TOTAL # UNIT TYPE	TOTAL SF
STUDIO	346	4	1,384
1 BR	522	64	33,408
2 BR	760	5	3,800
		73	38,592



MADRAX DIVISION  
GRABER MANUFACTURING, INC.  
1080 UNEX DRIVE  
WAUNAKEE, WI 53097  
P(800) 448-7931, P(608) 949-1080, F(608) 949-1080  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



CHECK DESIRED MOUNT



PRODUCT: U238-1G(SF)  
DESCRIPTION: U BIKE RACK  
DATE: 10-4-18  
ENG: SMC  
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	ASPHALT STREET PATCH (TYPE 'A' PAVEMENT PER CITY SDD 4.01)
	7" THICK (MIN) CONCRETE DRIVE APRON (PER CITY SPECIFICATIONS)
	7" THICK (MIN) CONCRETE PUBLIC WALK (PER CITY SPECIFICATIONS)
	5" THICK (MIN) CONCRETE PUBLIC WALK (PER CITY SPECIFICATIONS)
	5" THICK (MIN) SITE CONCRETE
	7" THICK (MIN) SITE CONCRETE
	NEW BUILDING

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## The Bella Apartments

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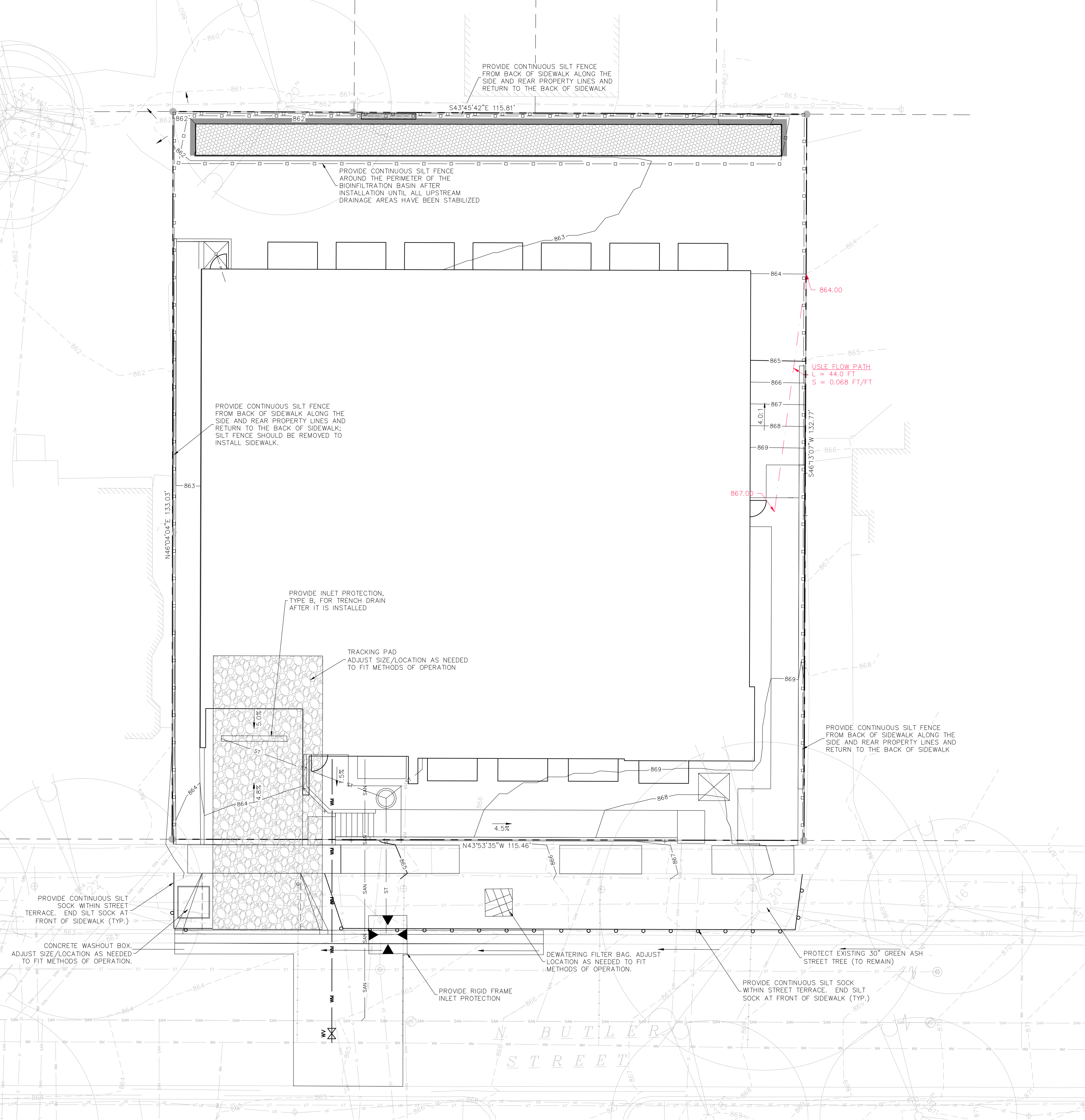
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PROJECT # 25069

## SITE PLAN

# C300



NOTES:

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.

LEGEND

→ DRAINAGE DIRECTION

## The Bella Apartments

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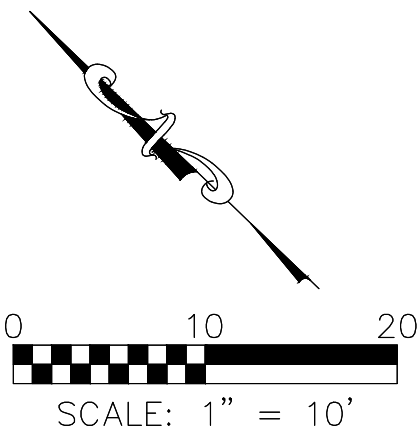
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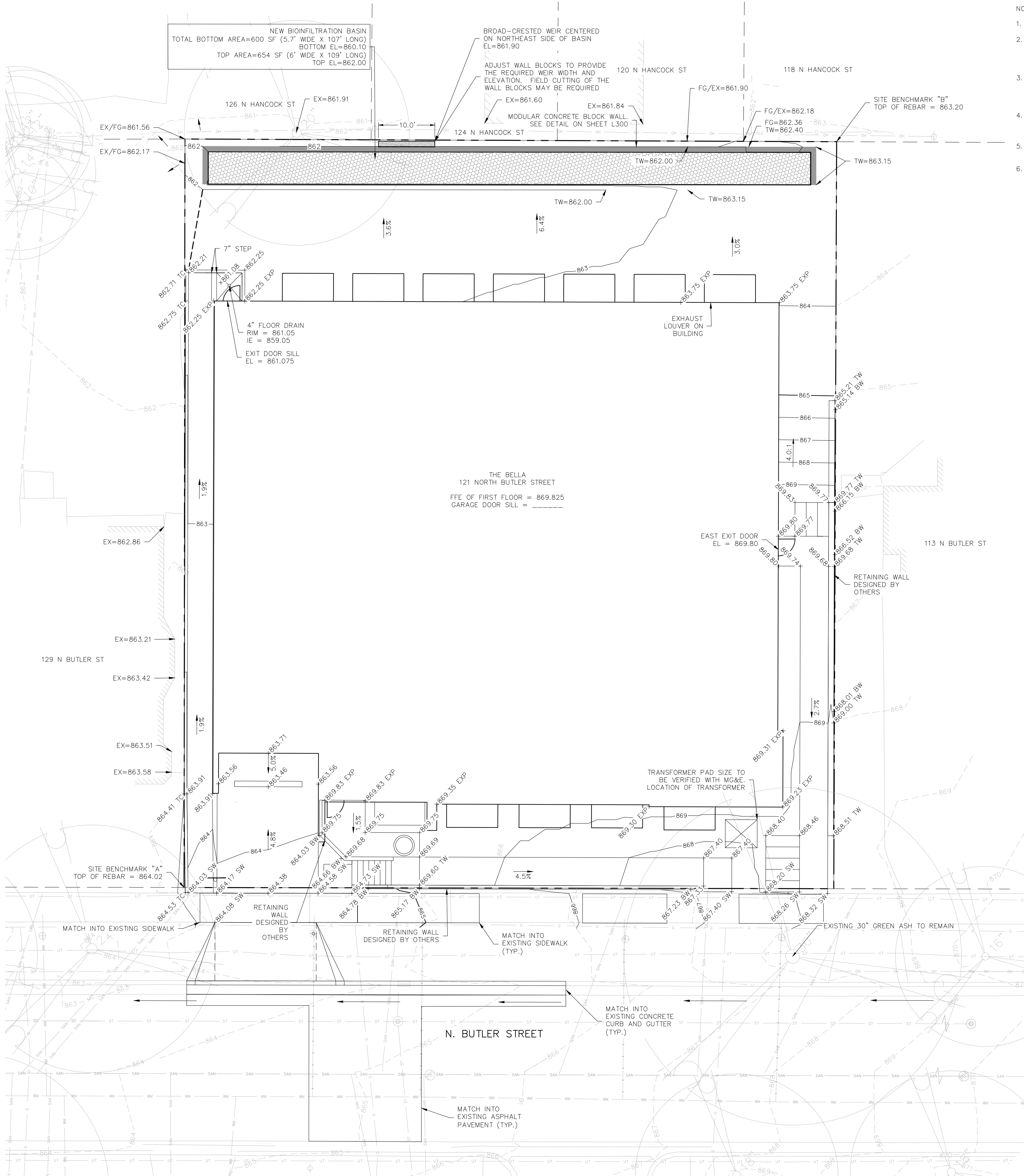
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## EROSION CONTROL PLAN

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# C400

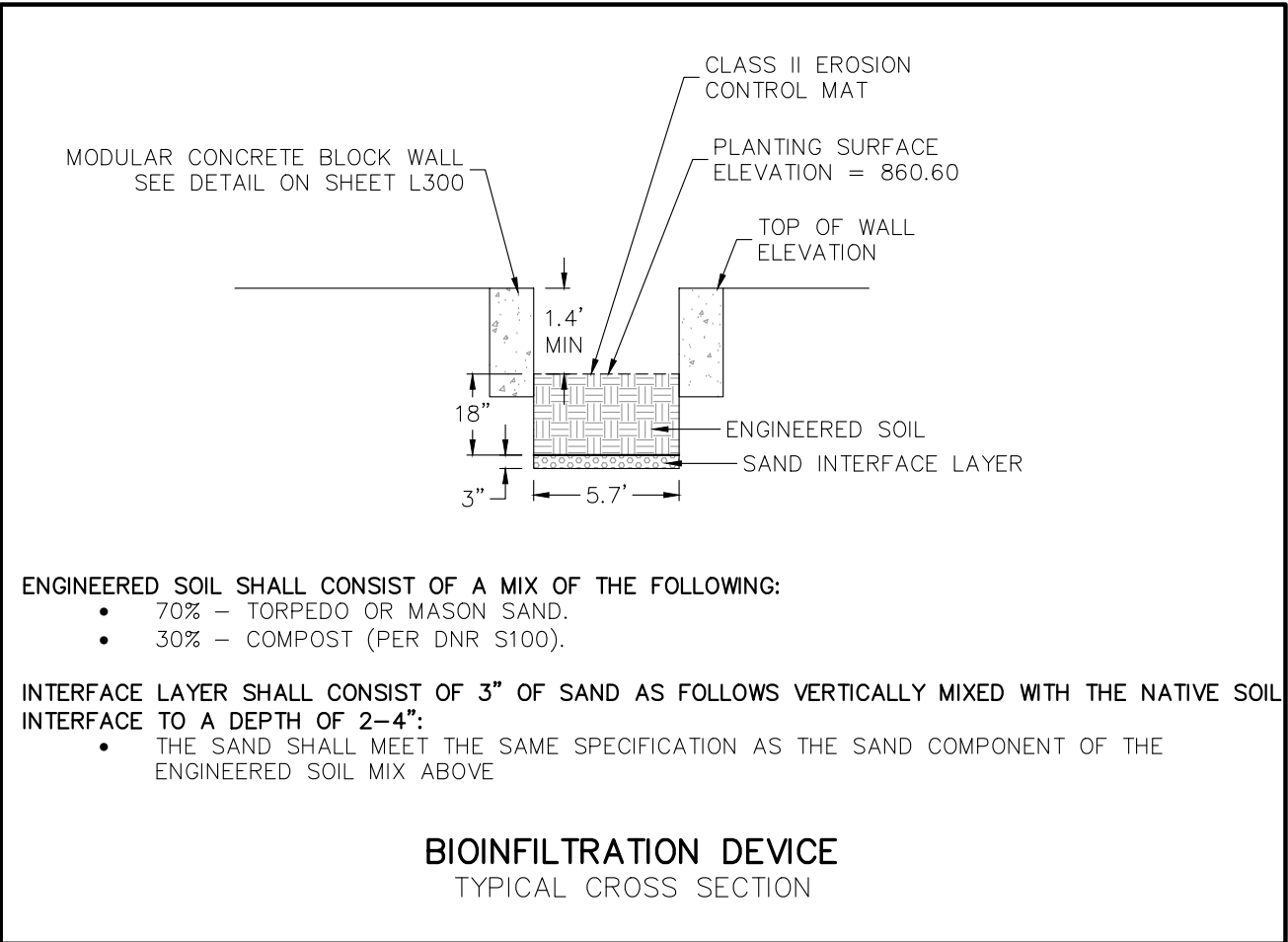


NOTES:

1. ALL GRADES ARE FINISH ELEVATION.
2. 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. 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.
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. SEE SHEET C001 FOR FORESTRY NOTES ON TREE REMOVAL, PROTECTION AND PRUNING.
6. CONTRACTOR SHALL PROVIDE COMPACTION MITIGATION.

LEGEND

- 866 EXISTING MINOR CONTOUR
- 865 EXISTING MAJOR CONTOUR
- 866 PROPOSED MINOR CONTOUR
- 865 PROPOSED MAJOR CONTOUR
- ST STORM SEWER
- EP EDGE OF PAVEMENT
- TC TOP OF CURB
- SW SIDEWALK
- FG FINISH GRADE
- TW TOP OF WALL
- FL FLOWLINE OF VALLEY GUTTER
- DRAINAGE DIRECTION



ENGINEERED SOIL SHALL CONSIST OF A MIX OF THE FOLLOWING:

- 70% - TORPEDO OR MASON SAND.
- 30% - COMPOST (PER DNR S100).

INTERFACE LAYER SHALL CONSIST OF 3" OF SAND AS FOLLOWS VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2-4":

- THE SAND SHALL MEET THE SAME SPECIFICATION AS THE SAND COMPONENT OF THE ENGINEERED SOIL MIX ABOVE.

## The Bella Apartments

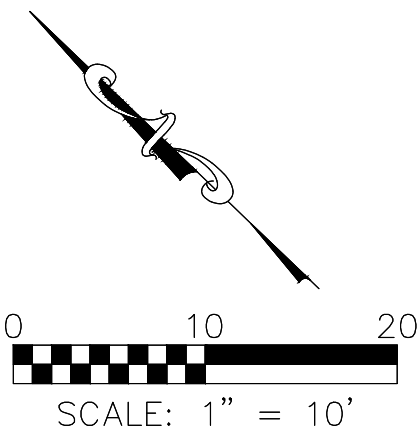
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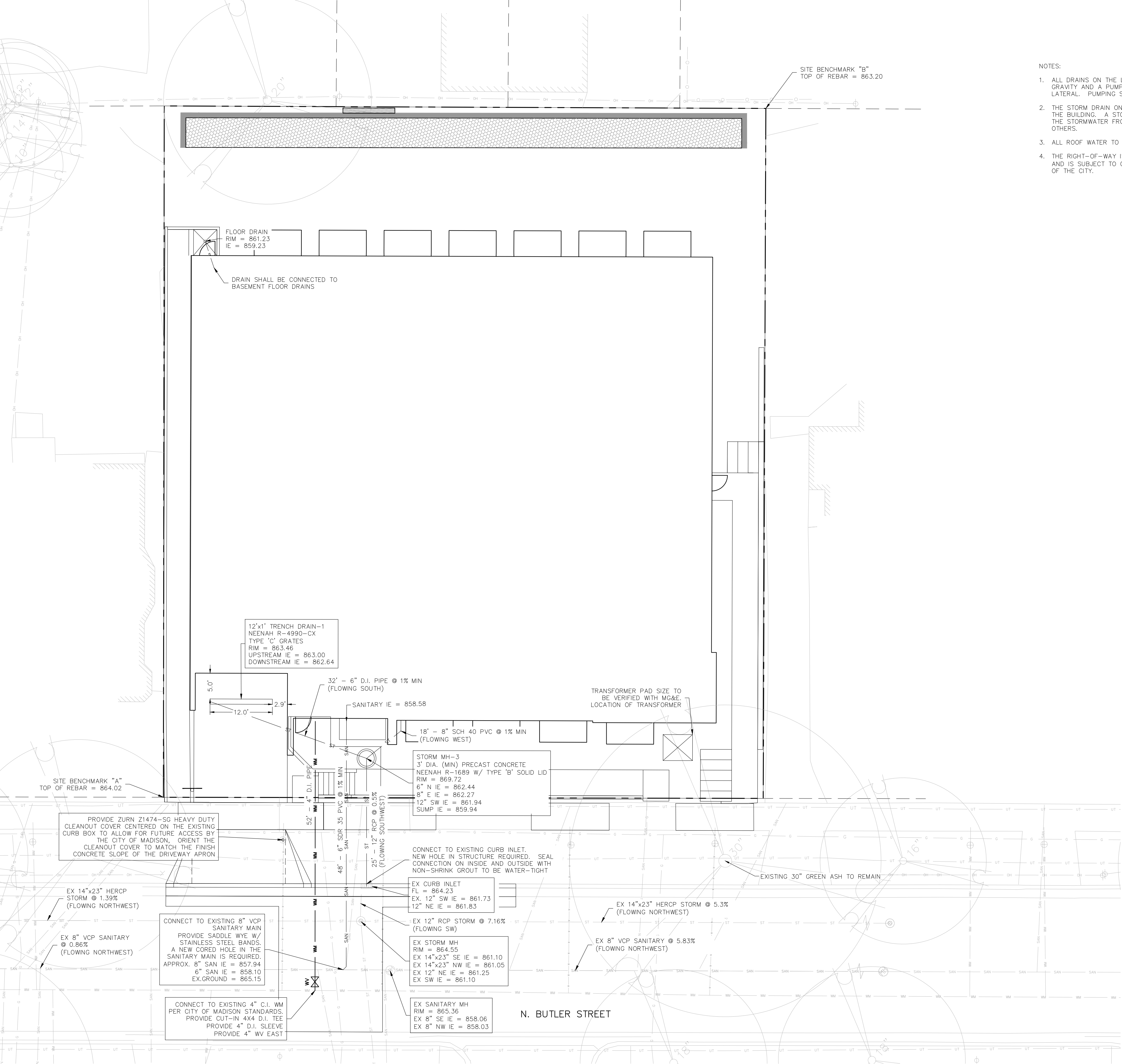
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## GRADING PLAN



# C500



- NOTES:
1. ALL DRAINS ON THE LOWEST LEVEL OF THE BUILDING CANNOT DRAIN BY GRAVITY AND A PUMP MUST BE UTILIZED TO GET EFFLUENT TO THE SANITARY LATERAL. PUMPING SYSTEM TO BE DESIGNED BY OTHERS.
  2. THE STORM DRAIN ON THE NORTHERN SIDE OF THE BUILDING WILL DRAIN INTO THE BUILDING. A STORM PUMPING SYSTEM SHALL BE REQUIRED TO MANAGE THE STORMWATER FROM THIS DRAIN. PUMPING SYSTEM TO BE DESIGNED BY OTHERS.
  3. ALL ROOF WATER TO DRAIN TO NORTH BUTLER STREET STORM SEWER.
  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.



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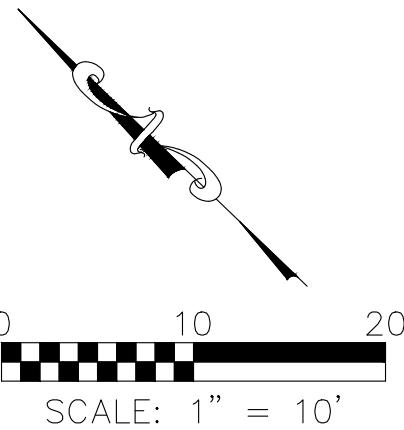
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UTILITY PLAN

C600

## The Bella Apartments

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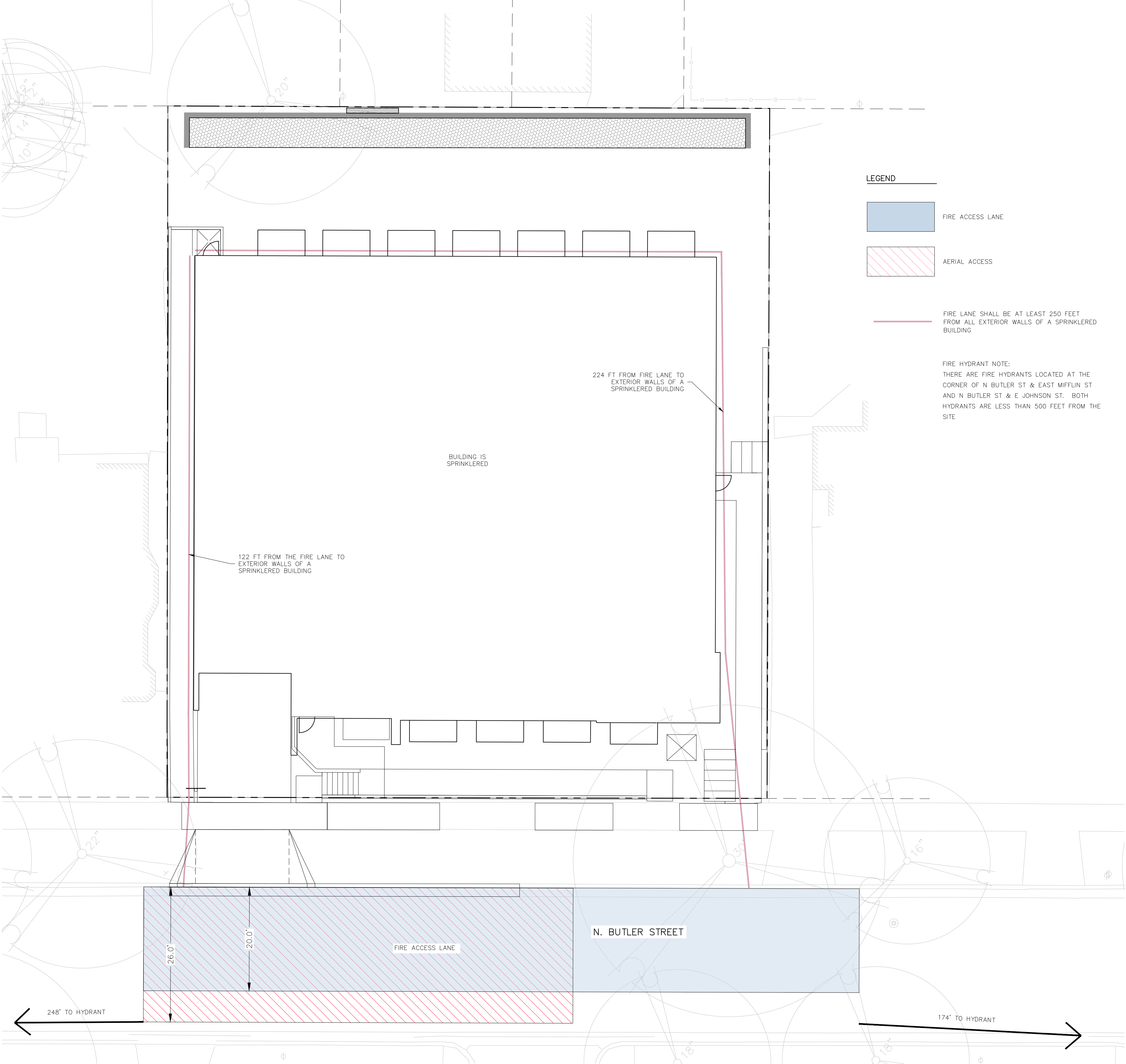
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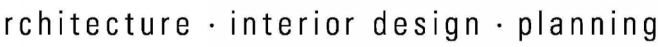
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## FIRE ACCESS PLAN

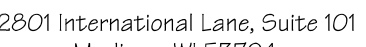
# C700





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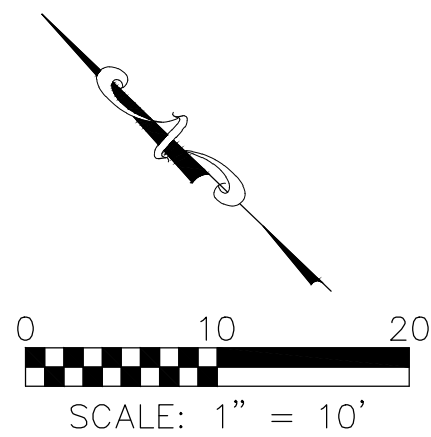
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NOTE:

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SCALE: 1" = 10'

## CONSTRUCTION

PROJECT #

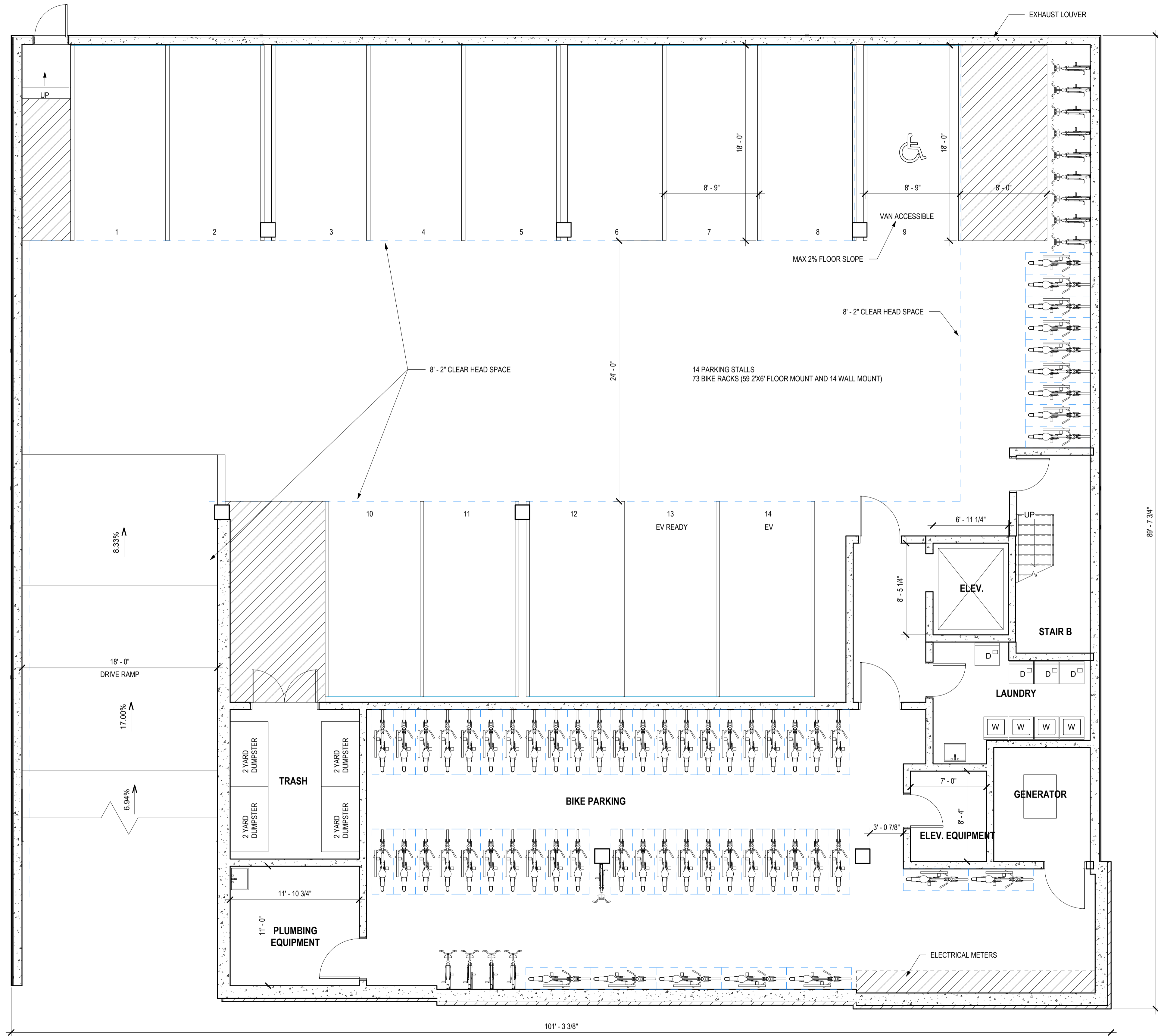
25069

# L100

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1 BASEMENT FLOOR PLAN  
3/16" = 1'-0"



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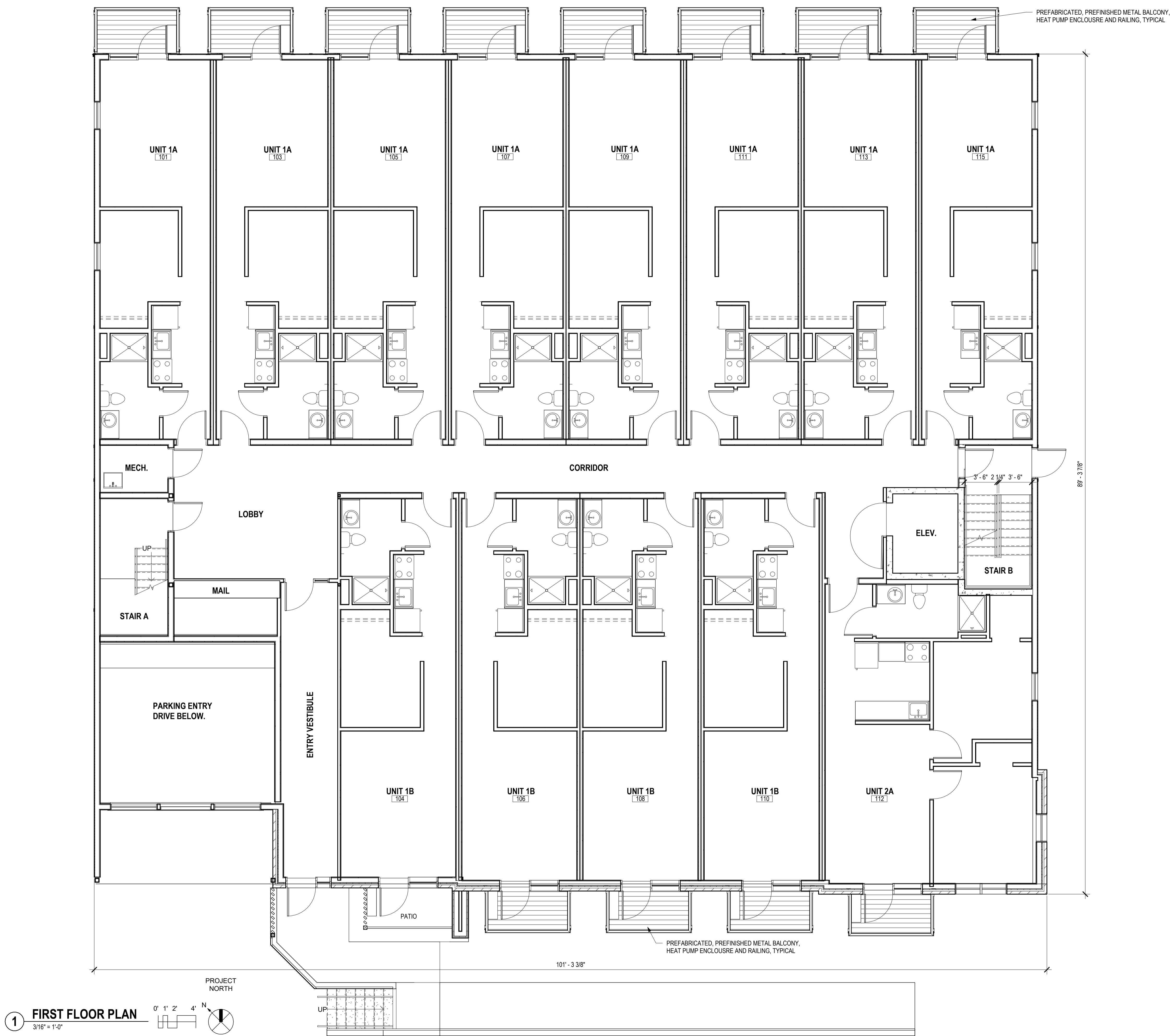
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## BASEMENT FLOOR PLAN

# A1.0

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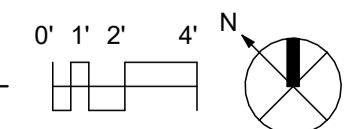
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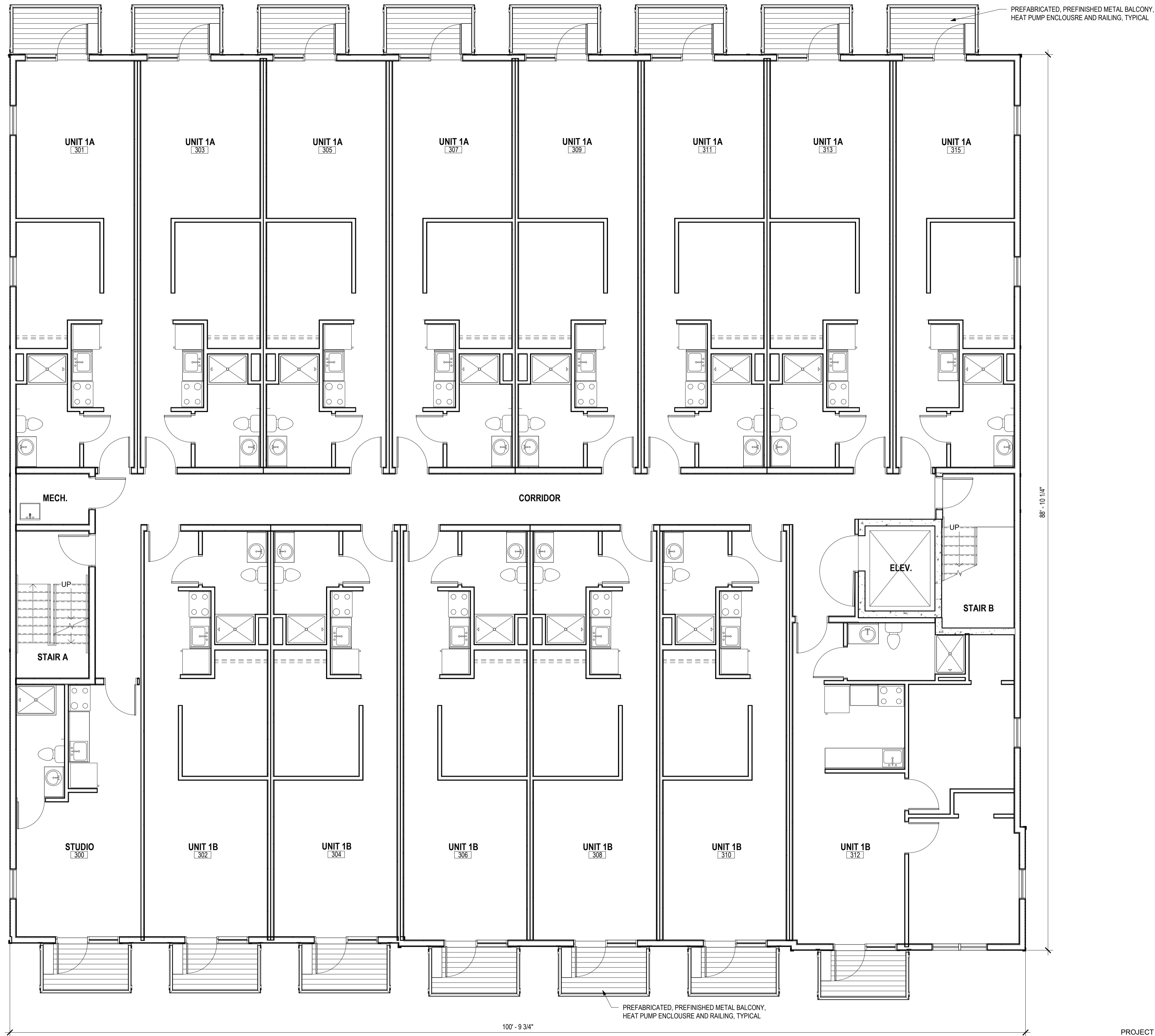
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## FIRST FLOOR PLAN

# A1.1



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3 THIRD FLOOR PLAN  
3/16" = 1'-0"

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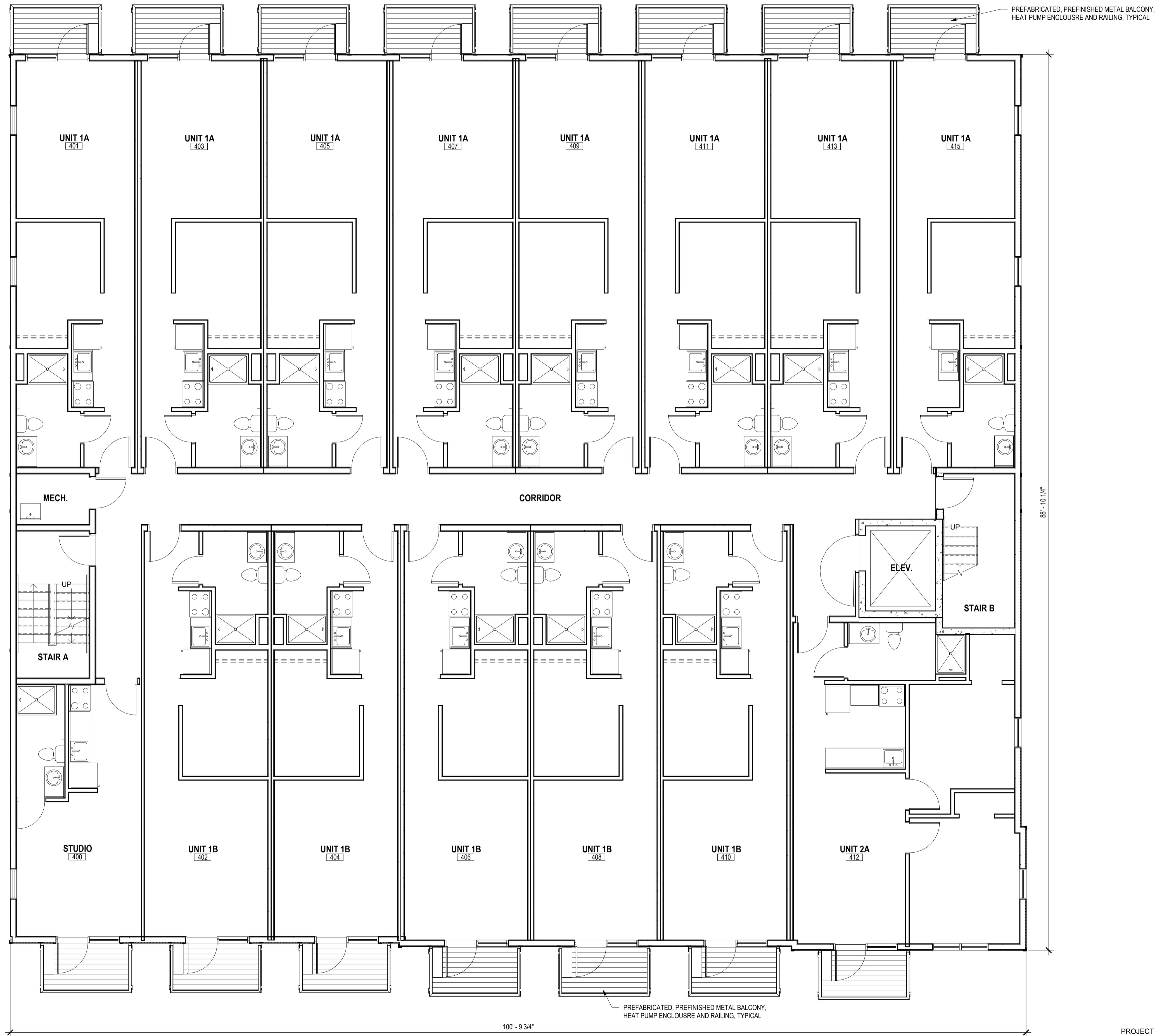
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## THIRD FLOOR PLAN

# A1.3

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## The Bella Apartments

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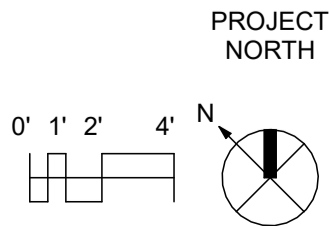
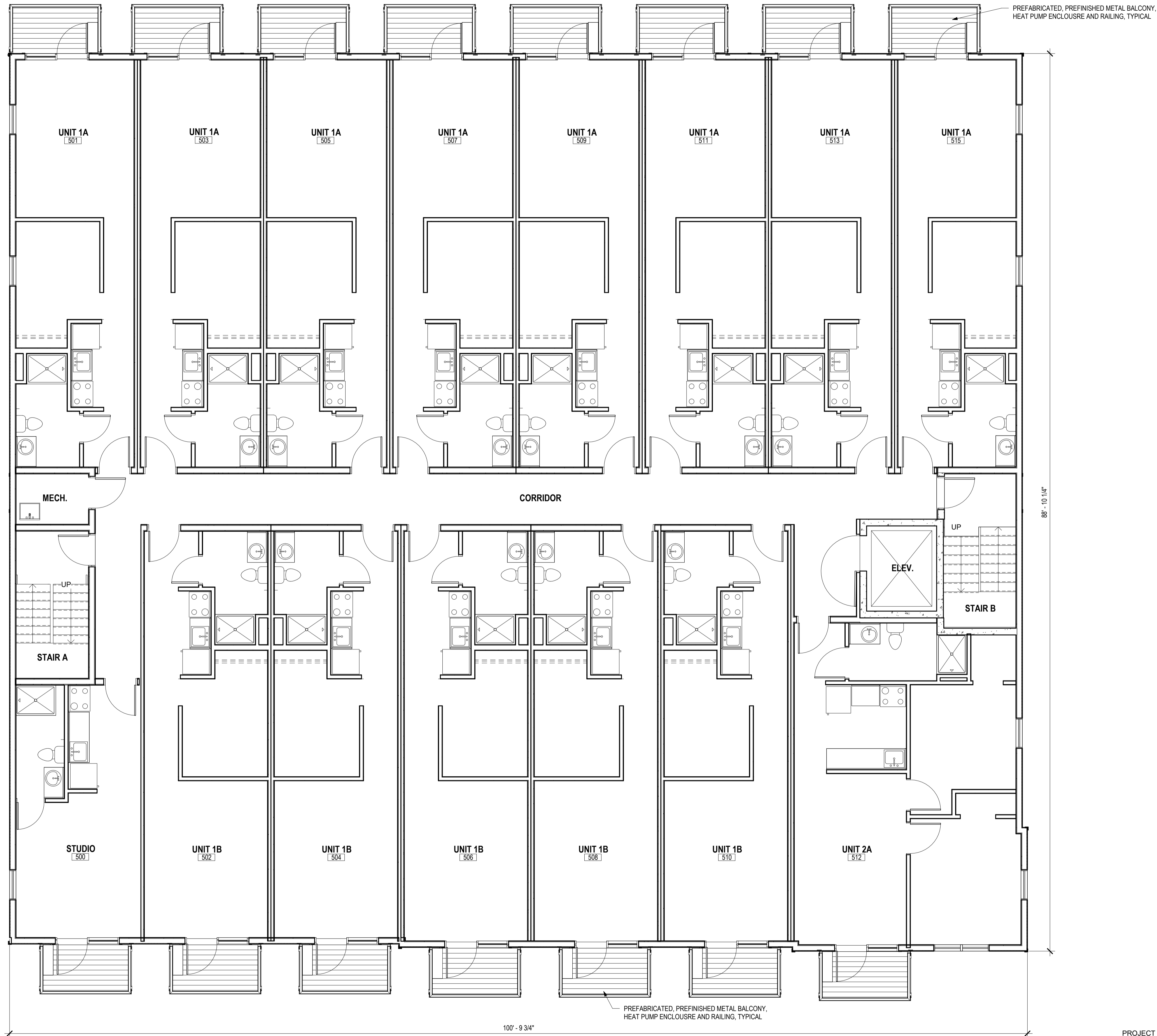
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## FOURTH FLOOR PLAN

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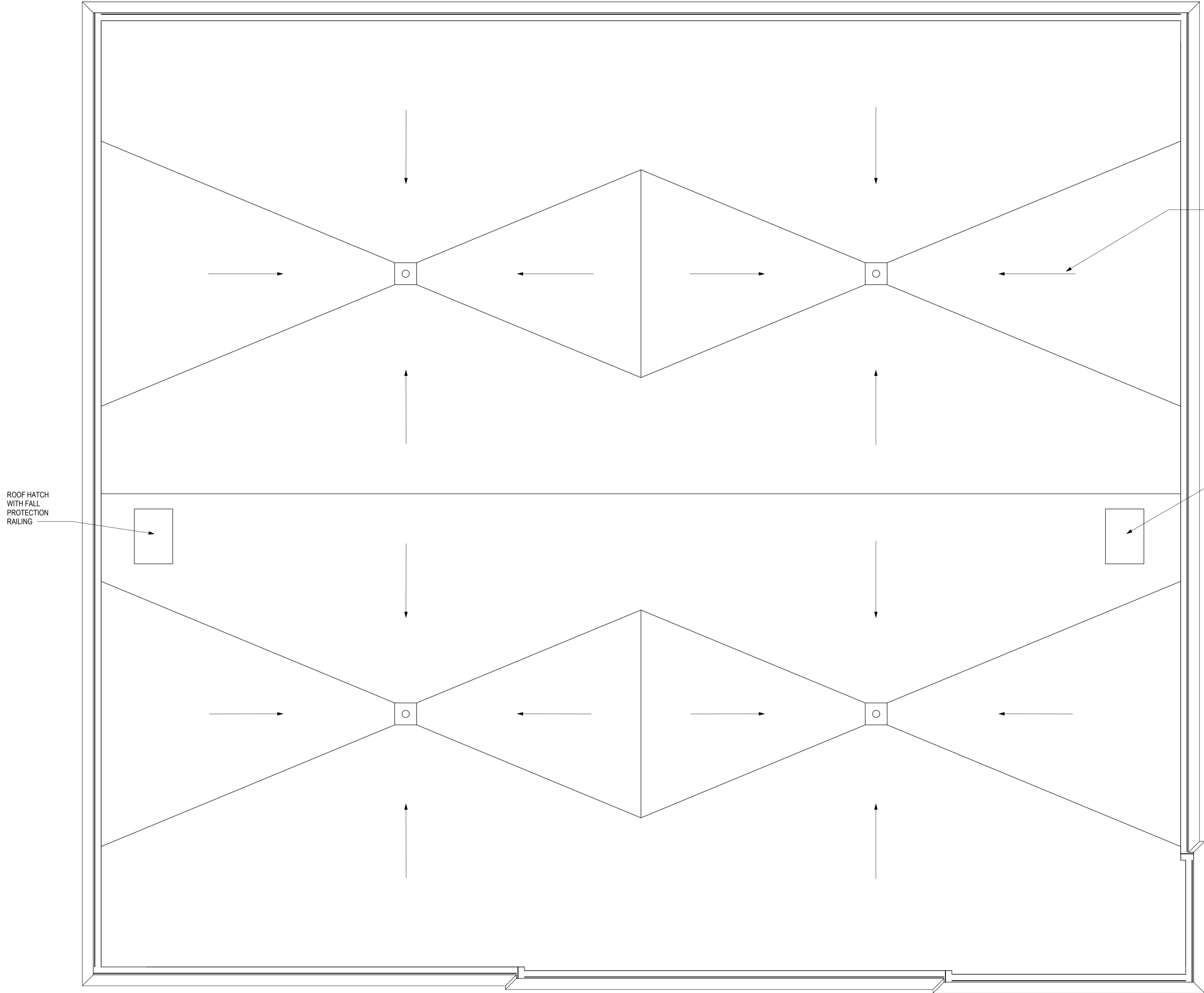
## FIFTH FLOOR PLAN

# A1.5

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1 ROOF PLAN

3/16" = 1'-0"



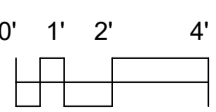
ROOF PLAN GENERAL NOTES

- 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.

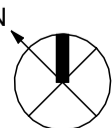
ALL SLOPES = 1/4" / 12"

ROOF HATCH WITH FALL PROTECTION RAILING

ROOF HATCH WITH FALL PROTECTION RAILING



PROJECT NORTH



The Bella Apartments

121 N Butler St.  
Madison, WI 53703

DATE OF ISSUE: 06/30/2025

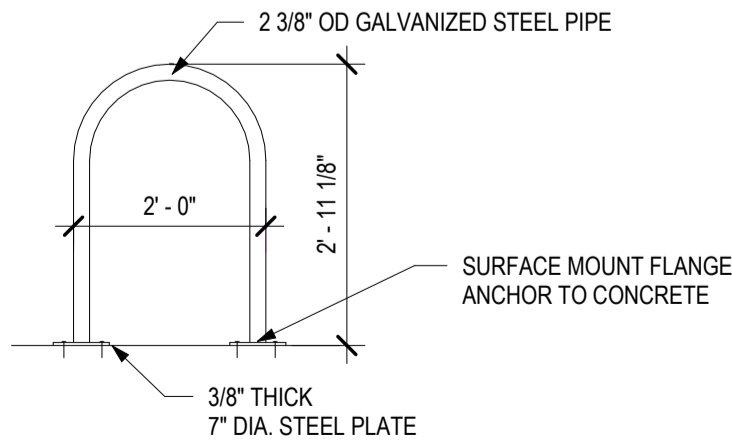
REVISIONS:

PROJECT # 25069

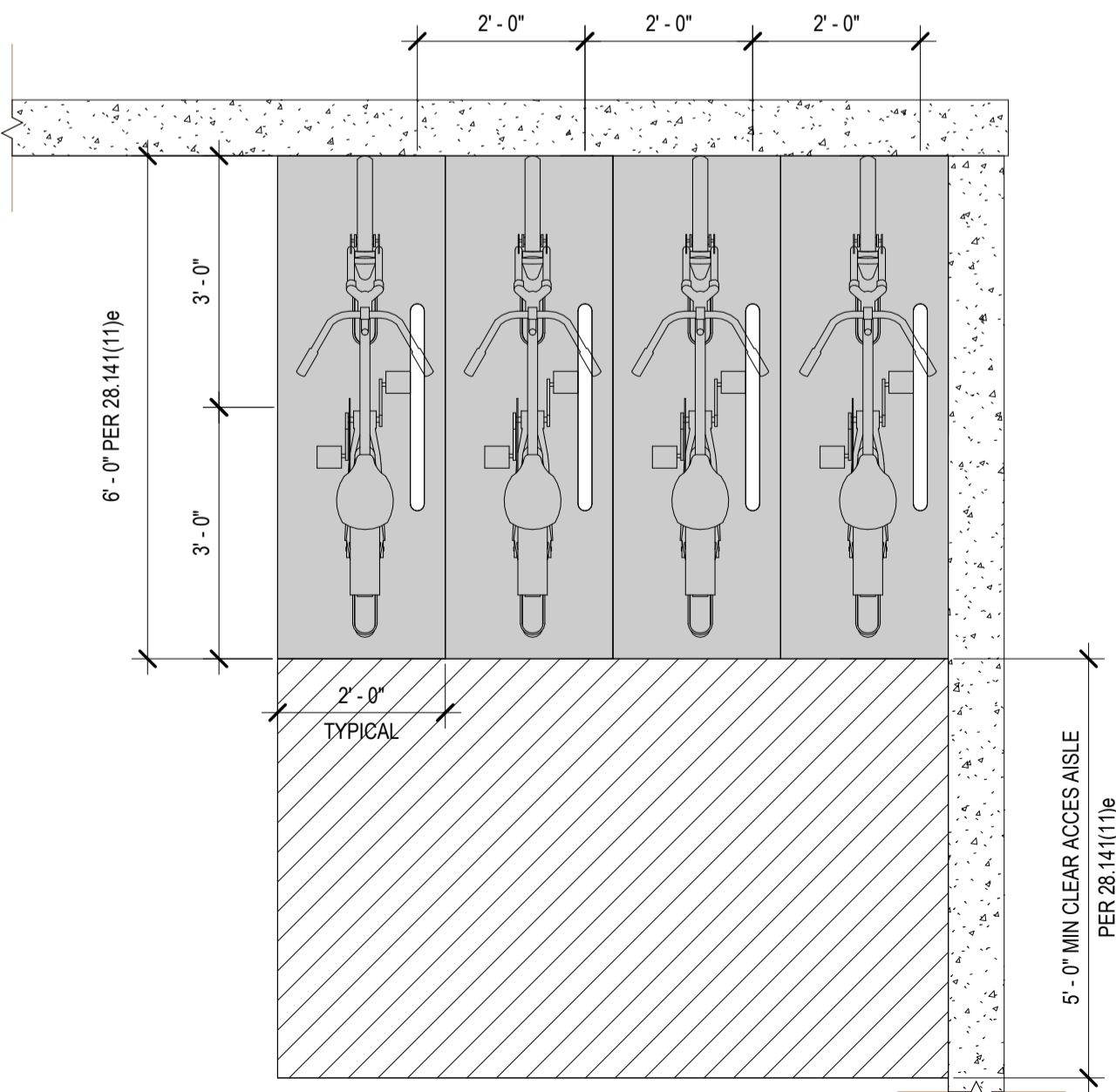
ROOF PLAN

**A1.6**

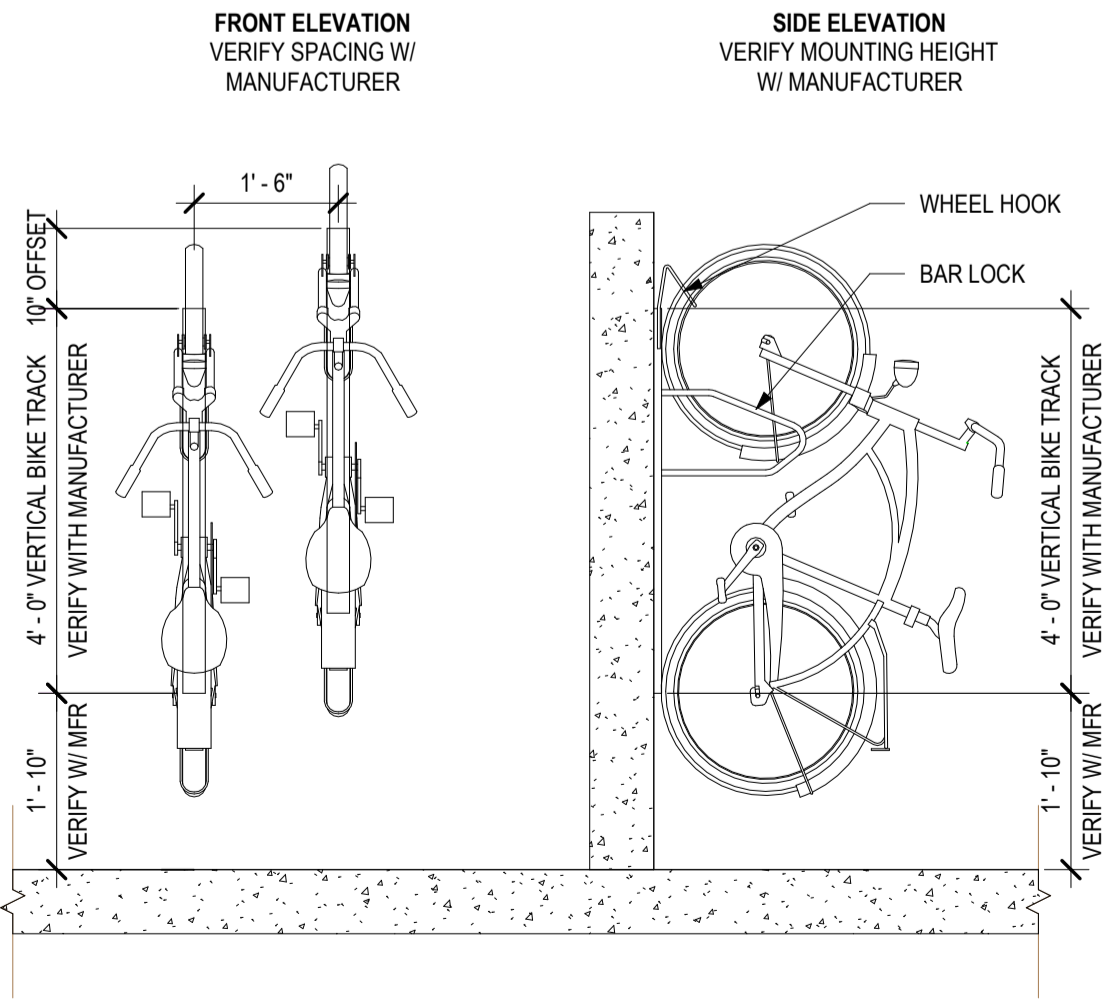
6/30/2025 11:19:42 AM Autodesk Docs/25069 - The Bella Apt/25069 - The Bella Apt.rvt



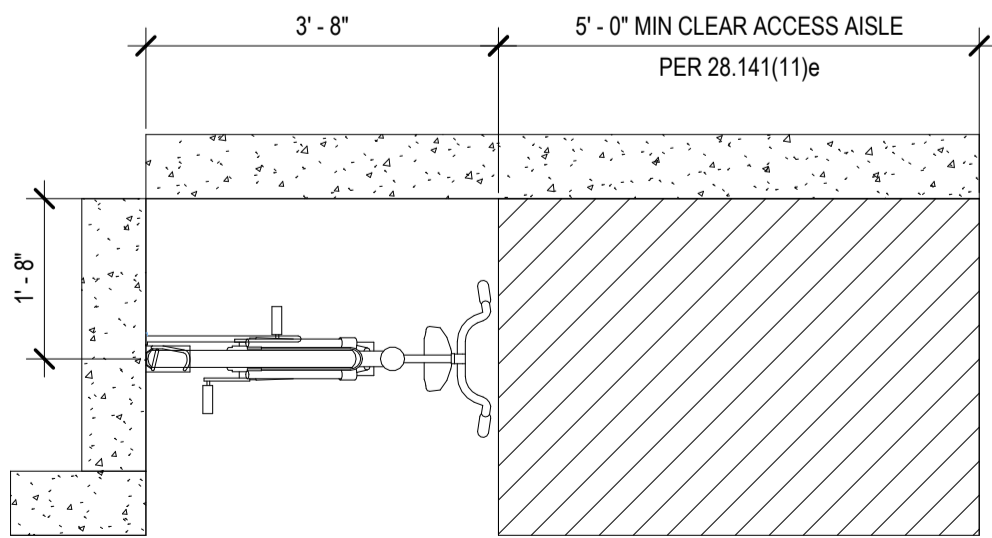
1 BIKE PARKING - GROUND MOUNT ELEVATION  
1/2" = 1'-0"



2 BIKE PARKING - GROUND MOUNT PLAN  
1/2" = 1'-0"



3 BIKE PARKING - VERTICAL MOUNT ELEVATION  
1/2" = 1'-0"



4 BIKE PARKING - VERTICAL MOUNT PLAN  
1/2" = 1'-0"

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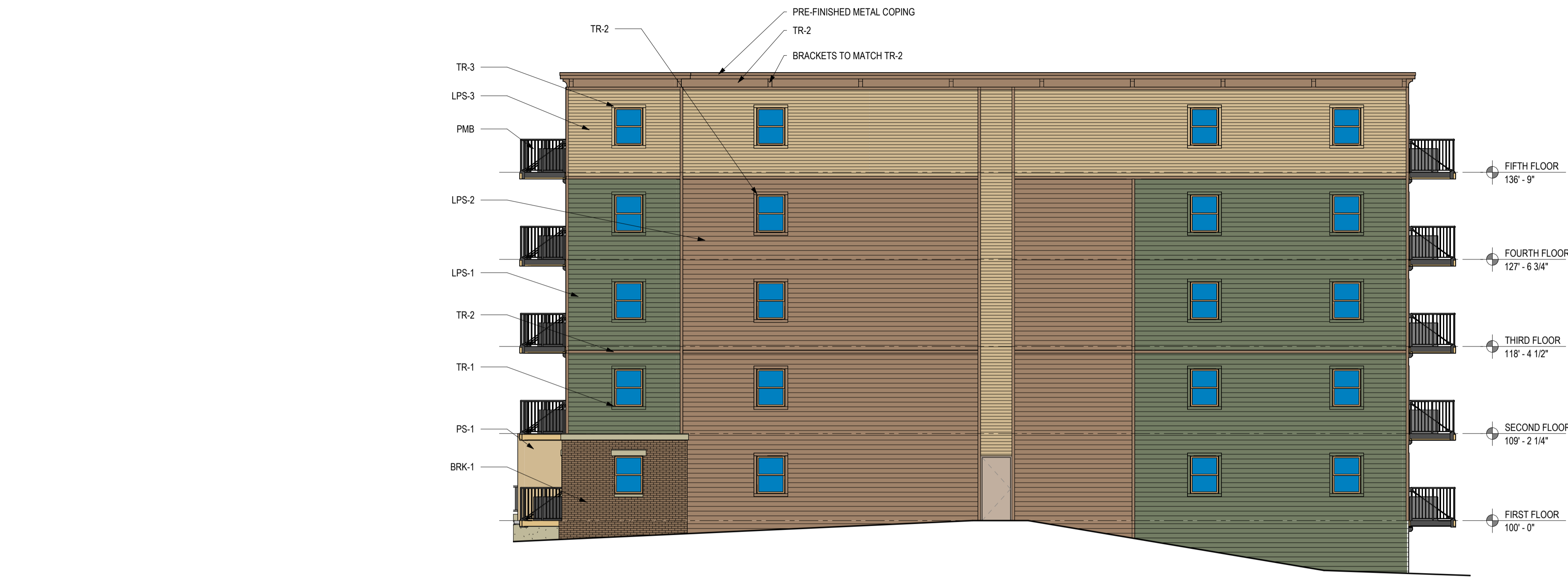
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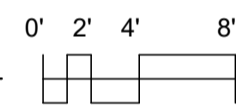
## BICYCLE PARKING STALL DETAILS

# A1.7

6/30/2025 11:52:39 AM Autodesk Docs/25069 - The Bella Apt/25069 - The Bella Apt.rvt

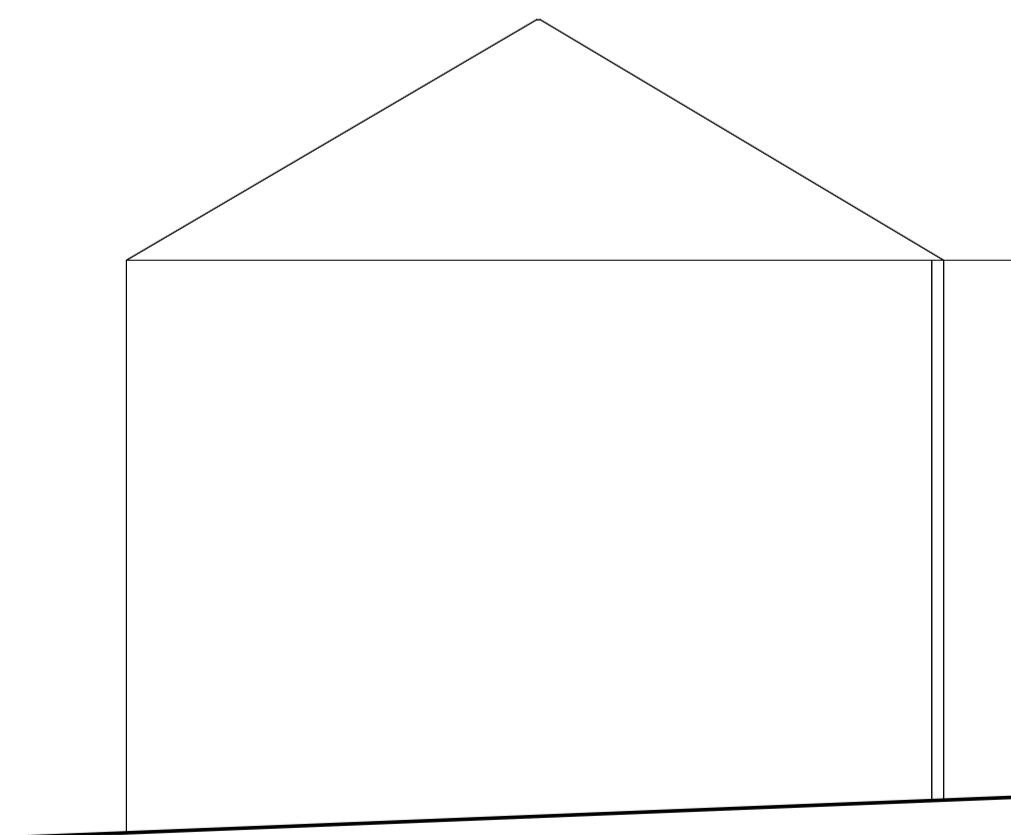


2 EAST ELEVATION  
1/8" = 1'-0"

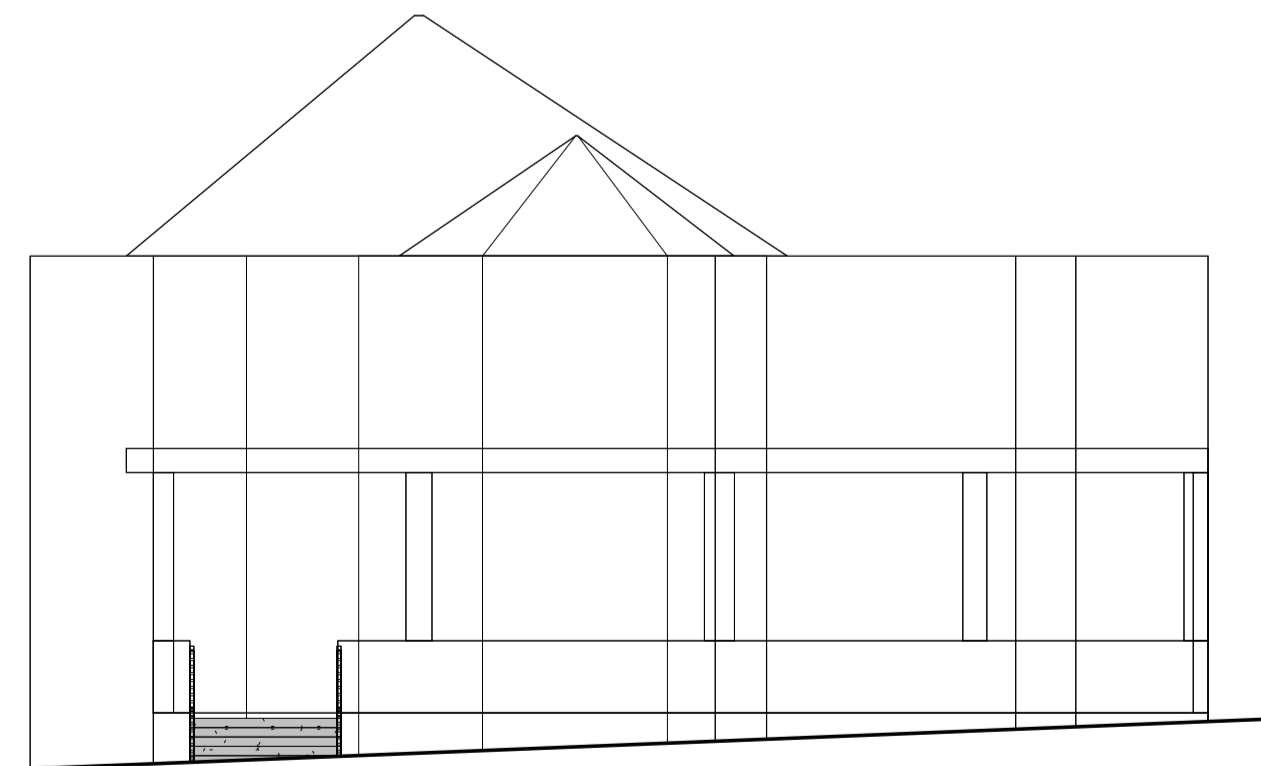


ELEVATION LEGEND & NOTES			
MASONRY		COLOR	MORTAR
BRK-1	BRICK VENEER - MODULAR	BROWN	COLOR
CST	CAST STONE	TAN	
SIDING & TRIM		COLOR	
LPS-1	ENGINEERED WOOD LAP SIDING	GARDEN SAGE	
	6" EXPOSURE		
LPS-2	ENGINEERED WOOD LAP SIDING	TERRA BROWN	
	6" EXPOSURE		
LPS-3	ENGINEERED WOOD LAP SIDING	HARVEST HONEY	
	4" EXPOSURE		
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.		

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



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



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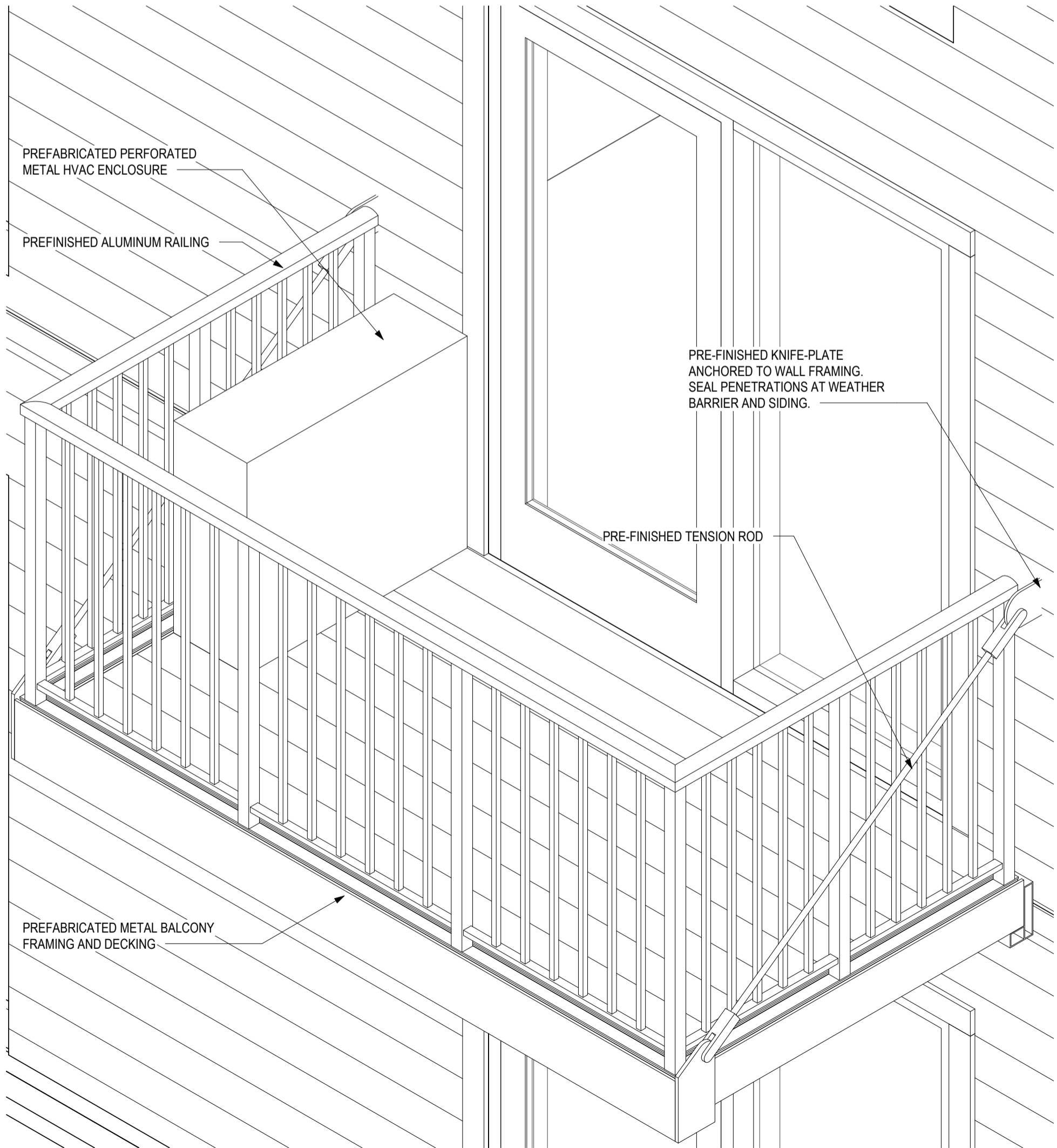
REVISIONS:

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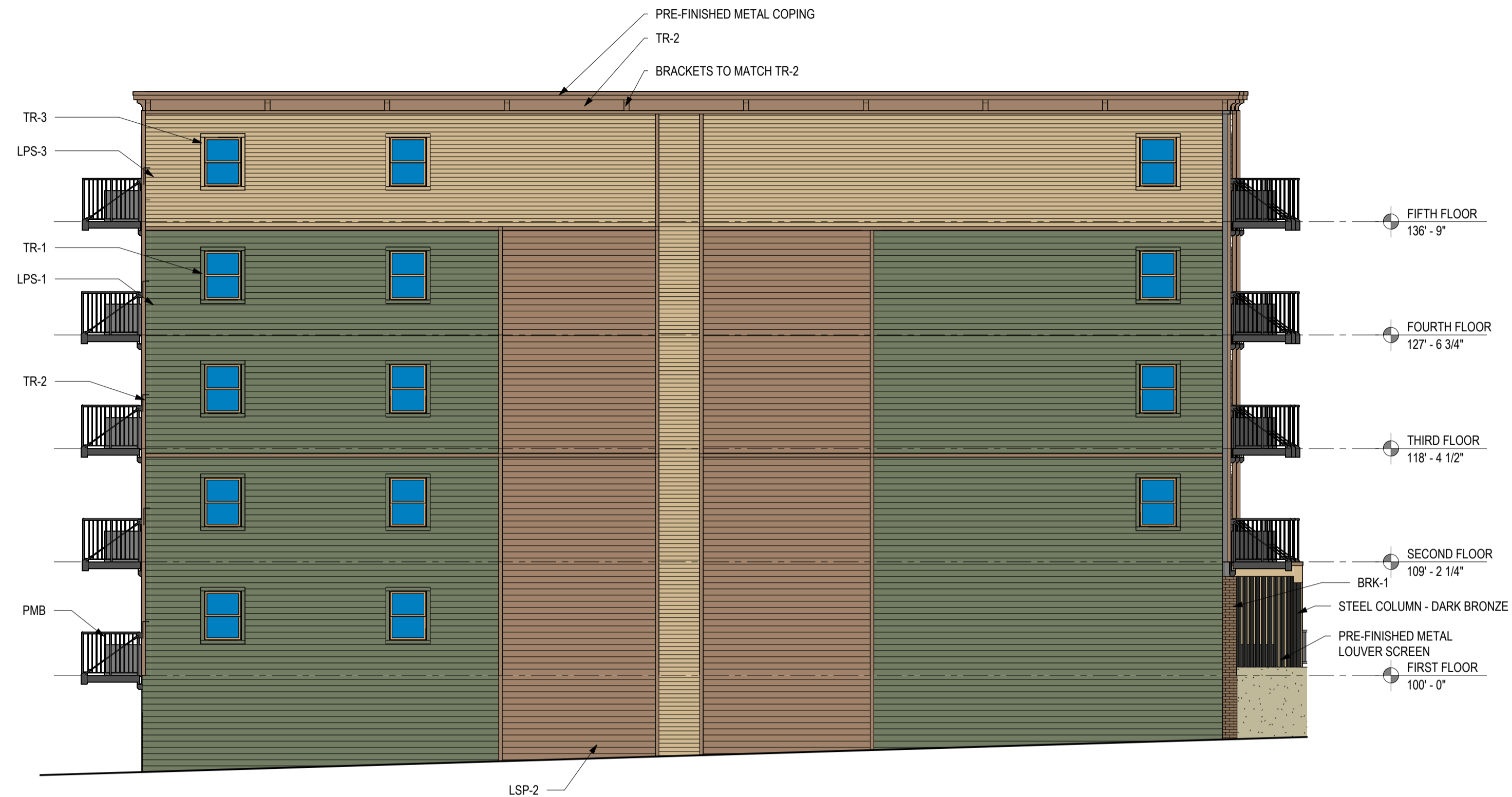
## EXTERIOR ELEVATIONS

# A2.0

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ELEVATION LEGEND & NOTES			
MASONRY		COLOR	MORTAR
BRK-1	BRICK VENEER - MODULAR	BROWN	COLOR
CST	CAST STONE	TAN	
SIDING & TRIM		COLOR	
LPS-1	ENGINEERED WOOD LAP SIDING	GARDEN SAGE	
LPS-2	ENGINEERED WOOD LAP SIDING	TERRA BROWN	
LPS-3	ENGINEERED WOOD LAP SIDING	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



3 SOUTH ELEVATION

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EXTERIOR  
ELEVATIONS

A2.1





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PERSPECTIVE VIEW



EXTERIOR MATERIALS AND COLORS

HVAC SCREEN MOCK UP



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EXTERIOR  
MATERIAL AND  
COLOR PALETTE

A5.0