



# PORCHLIGHT REDEVELOPMENT

521 E. WASHINGTON AVE. MADISON, WI

PROJECT NUMBER: 2379



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AC204	EXTERIOR COLOR ELEVATIONS		
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AC907	Render View 07		
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UNIT - TOTALS	
STUDIO	
70	
TOTAL UNITS: 70	

PARKING COUNT - VEHICLES	
LEVEL	TYPE
LEVEL 01	ADA PARKING STALL
1	
LEVEL 01	TYP. PARKING STALL
7	
LEVEL 01: 8	
TOTAL VEHICLE PARKING COUNT: 8	

PARKING COUNT - BIKES	
LEVEL	TYPE
LEVEL 01	SITE BIKE STALL
6	
LEVEL 01: 6	
LOWER LEVEL	F.M. BIKE STALL
42	
LOWER LEVEL	W.M. BIKE STALL
5	
LOWER LEVEL: 47	
TOTAL BIKE PARKING COUNT: 53	

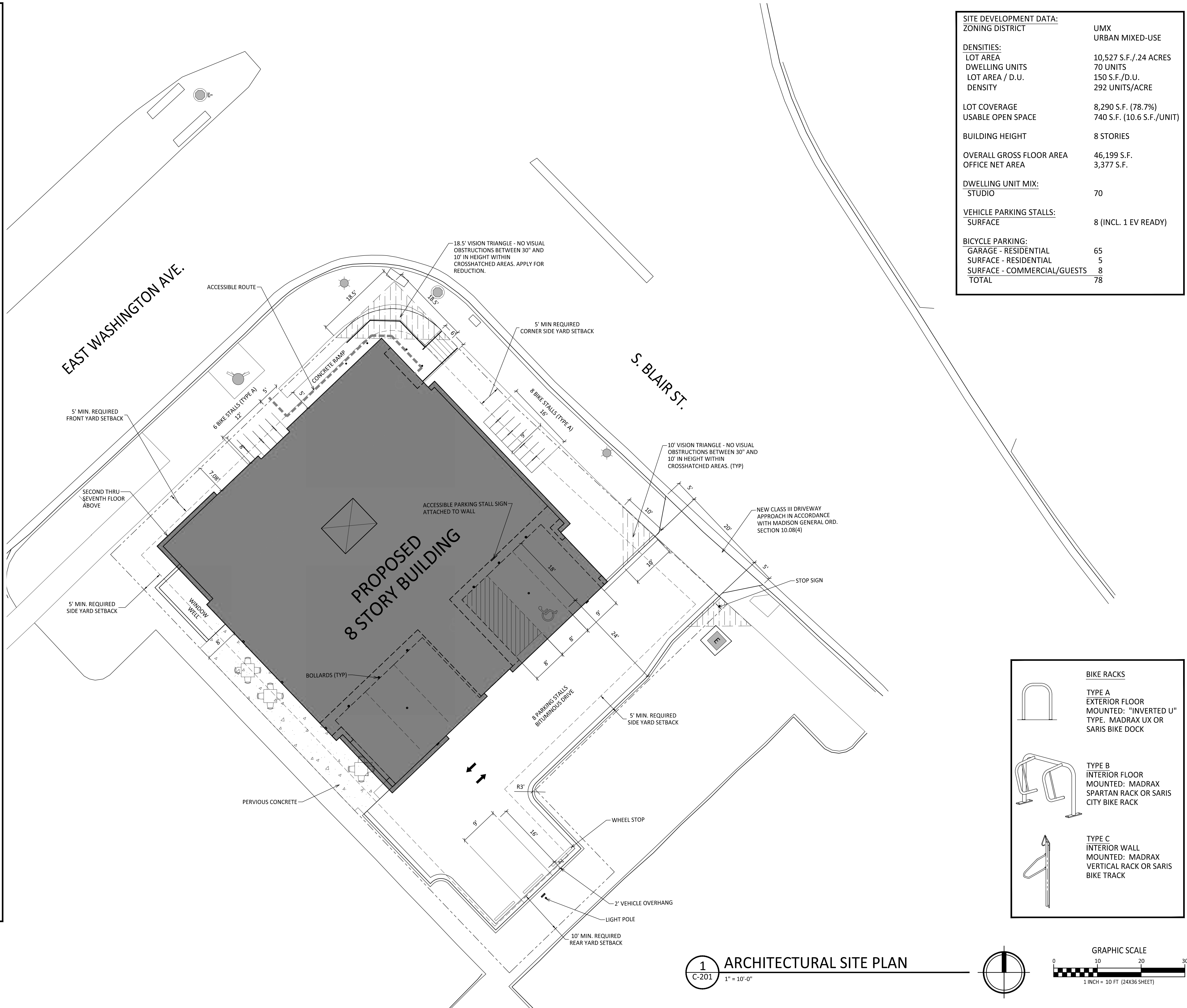
GROSS AREAS	
LEVEL	GROSS AREA
LOWER LEVEL	4254 SF
LEVEL 01	4020 SF
LEVEL 02	5435 SF
LEVEL 03	5435 SF
LEVEL 04	5435 SF
LEVEL 05	5435 SF
LEVEL 06	5435 SF
LEVEL 07	5435 SF
LEVEL 08	5318 SF
TOTAL AREA	46199 SF

RENTABLE AREAS		
LEVEL	TYPE	AREA
LOWER LEVEL	PROGRAM	1692 SF
LEVEL 01	PROGRAM	2120 SF
LEVEL 02	UNITS	4212 SF
LEVEL 03	UNITS	4212 SF
LEVEL 04	UNITS	4212 SF
LEVEL 05	UNITS	4212 SF
LEVEL 06	UNITS	4212 SF
LEVEL 07	UNITS	4212 SF
LEVEL 08	UNITS	4095 SF
		33175 SF



**GENERAL NOTES:**

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. 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 THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. 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: [CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
6. 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.
7. 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.
8. 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.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
10. 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.
11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



<b>SITE DEVELOPMENT DATA:</b>	
ZONING DISTRICT	UMX URBAN MIXED-USE
DENSITIES:	
LOT AREA	10,527 S.F./ .24 ACRES
DWELLING UNITS	70 UNITS
LOT AREA / D.U.	150 S.F./D.U.
DENSITY	292 UNITS/ACRE
LOT COVERAGE	8,290 S.F. (78.7%)
USABLE OPEN SPACE	740 S.F. (10.6 S.F./UNIT)
BUILDING HEIGHT	8 STORIES
OVERALL GROSS FLOOR AREA	46,199 S.F.
OFFICE NET AREA	3,377 S.F.
<b>DWELLING UNIT MIX:</b>	
STUDIO	70
<b>VEHICLE PARKING STALLS:</b>	
SURFACE	8 (INCL. 1 EV READY)
<b>BICYCLE PARKING:</b>	
GARAGE - RESIDENTIAL	65
SURFACE - RESIDENTIAL	5
SURFACE - COMMERCIAL/GUESTS	8
TOTAL	78



ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

**BIKE RACKS**

- TYPE A  
EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK
- TYPE B  
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK
- TYPE C  
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

PROJECT TITLE  
**PORCHLIGHT REDEVELOPMENT**

521 E. WASHINGTON AVE.  
MADISON, WI  
SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

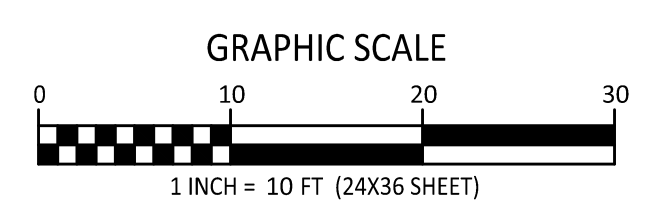
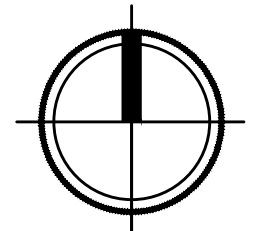
SHEET NUMBER

**C201**

PROJECT NUMBER **2379**

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**1 ARCHITECTURAL SITE PLAN**  
C-201 1" = 10'-0"



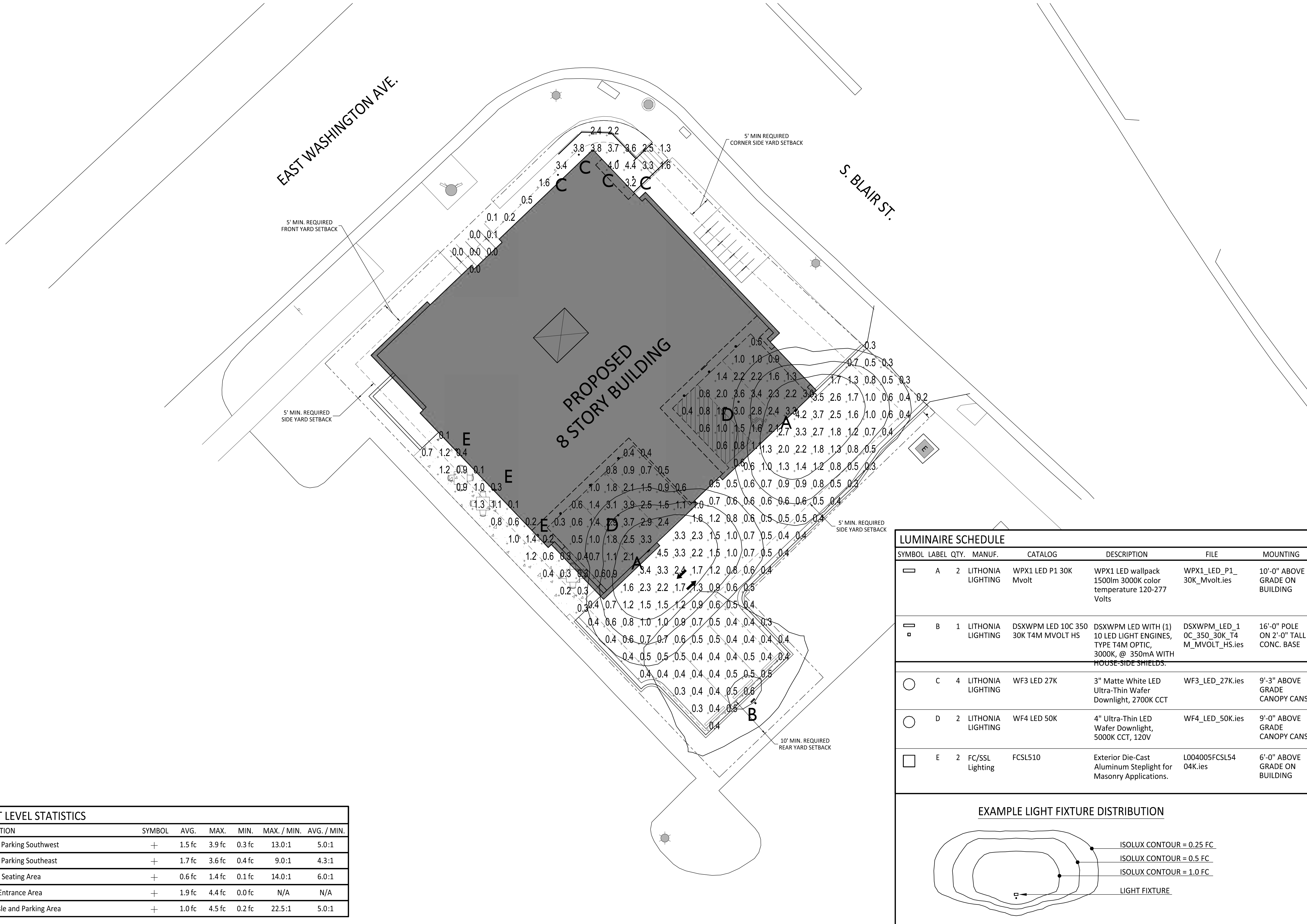
ISSUED  
 LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE  
**PORCHLIGHT REDEVELOPMENT**

521 E. WASHINGTON AVE.  
 MADISON, WI  
 SHEET TITLE  
**SITE LIGHTING PLAN**

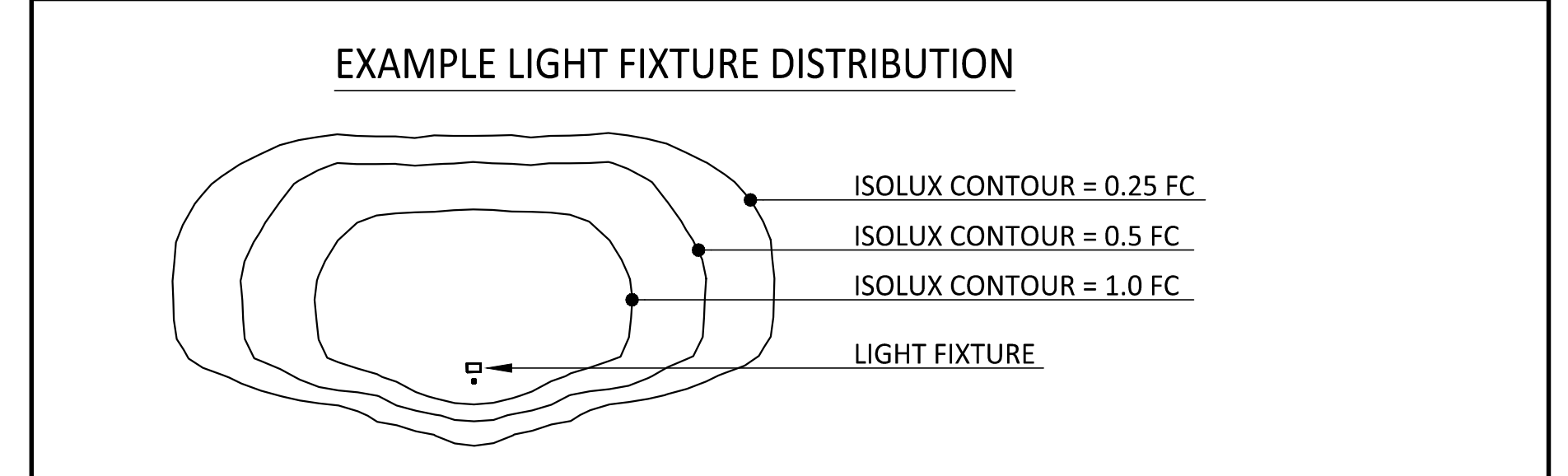
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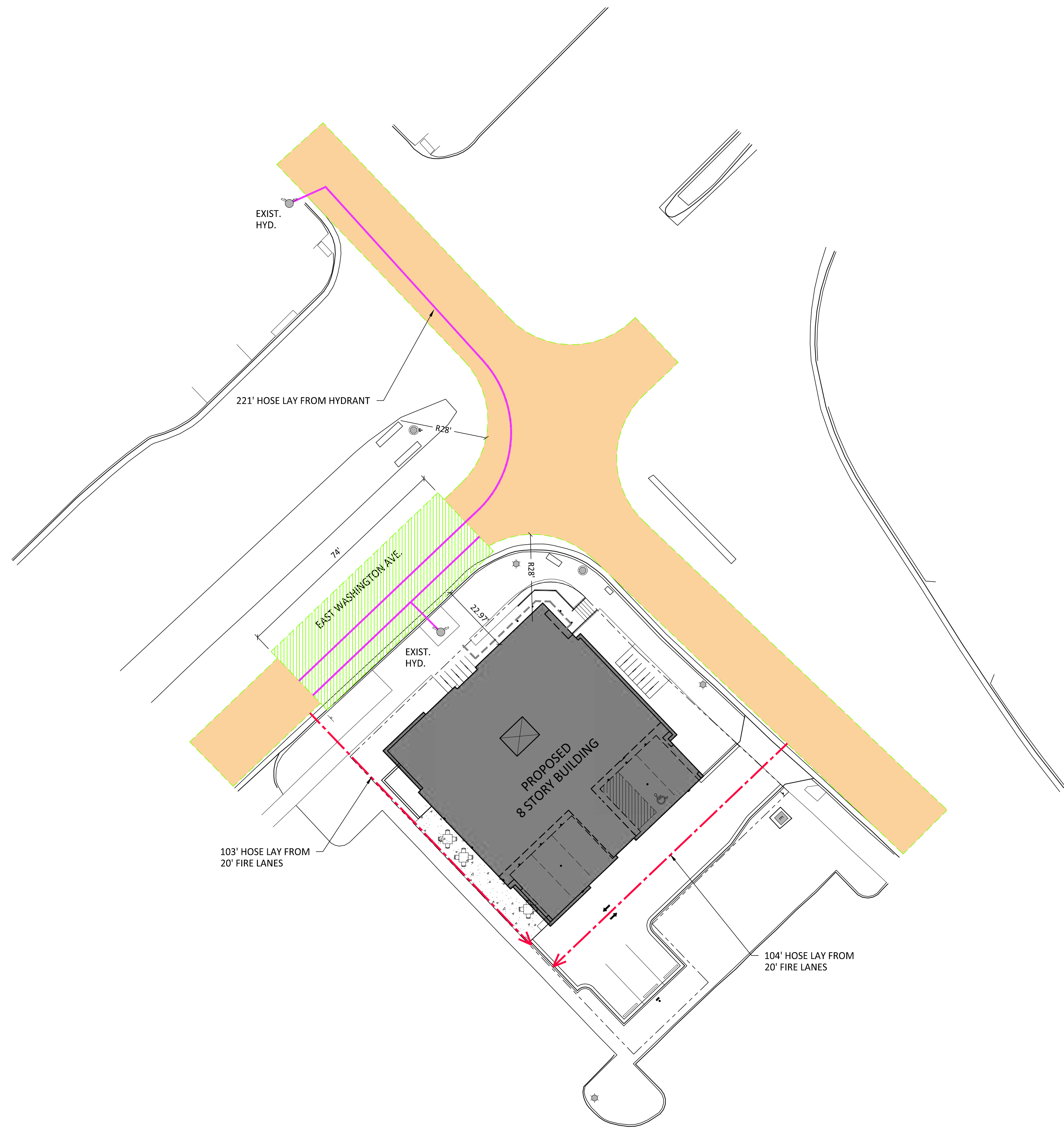
**C202**  
 PROJECT NUMBER  
**2379**  
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LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Covered Parking Southwest	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1
Covered Parking Southeast	+	1.7 fc	3.6 fc	0.4 fc	9.0:1	4.3:1
Outdoor Seating Area	+	0.6 fc	1.4 fc	0.1 fc	14.0:1	6.0:1
E Wash Entrance Area	+	1.9 fc	4.4 fc	0.0 fc	N/A	N/A
Drive Aisle and Parking Area	+	1.0 fc	4.5 fc	0.2 fc	22.5:1	5.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
▬	A	2	LITHONIA LIGHTING	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	WPX1_LED_P1_30K_Mvolt.ies	10'-0" ABOVE GRADE ON BUILDING
▬	B	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	DSXWPM_LED_10C_350_30K_T4_M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
○	C	4	LITHONIA LIGHTING	WF3 LED 27K	3" Matte White LED Ultra-Thin Wafer Downlight, 2700K CCT	WF3_LED_27K.ies	9'-3" ABOVE GRADE CANOPY CANS
○	D	2	LITHONIA LIGHTING	WF4 LED 50K	4" Ultra-Thin LED Wafer Downlight, 5000K CCT, 120V	WF4_LED_50K.ies	9'-0" ABOVE GRADE CANOPY CANS
□	E	2	FC/SSL Lighting	FCSL510	Exterior Die-Cast Aluminum Steplight for Masonry Applications.	L004005FCSL5404K.ies	6'-0" ABOVE GRADE ON BUILDING





**FIRE ACCESS DATA**

BUILDING PERIMETER 295 LINEAR FEET

26' WIDE AERIAL APPARATUS FIRE LANE 74 LR. FT. REQUIRED (25%)  
# LR. FT. PROVIDED

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT TO FAR END OF AERIAL APPARATUS LANE



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PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON AVE.  
MADISON, WI  
SHEET TITLE

**FIRE  
DEPARTMENT  
ACCESS PLAN**

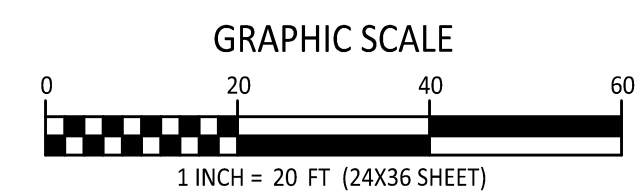
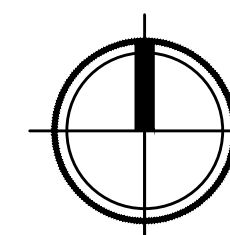
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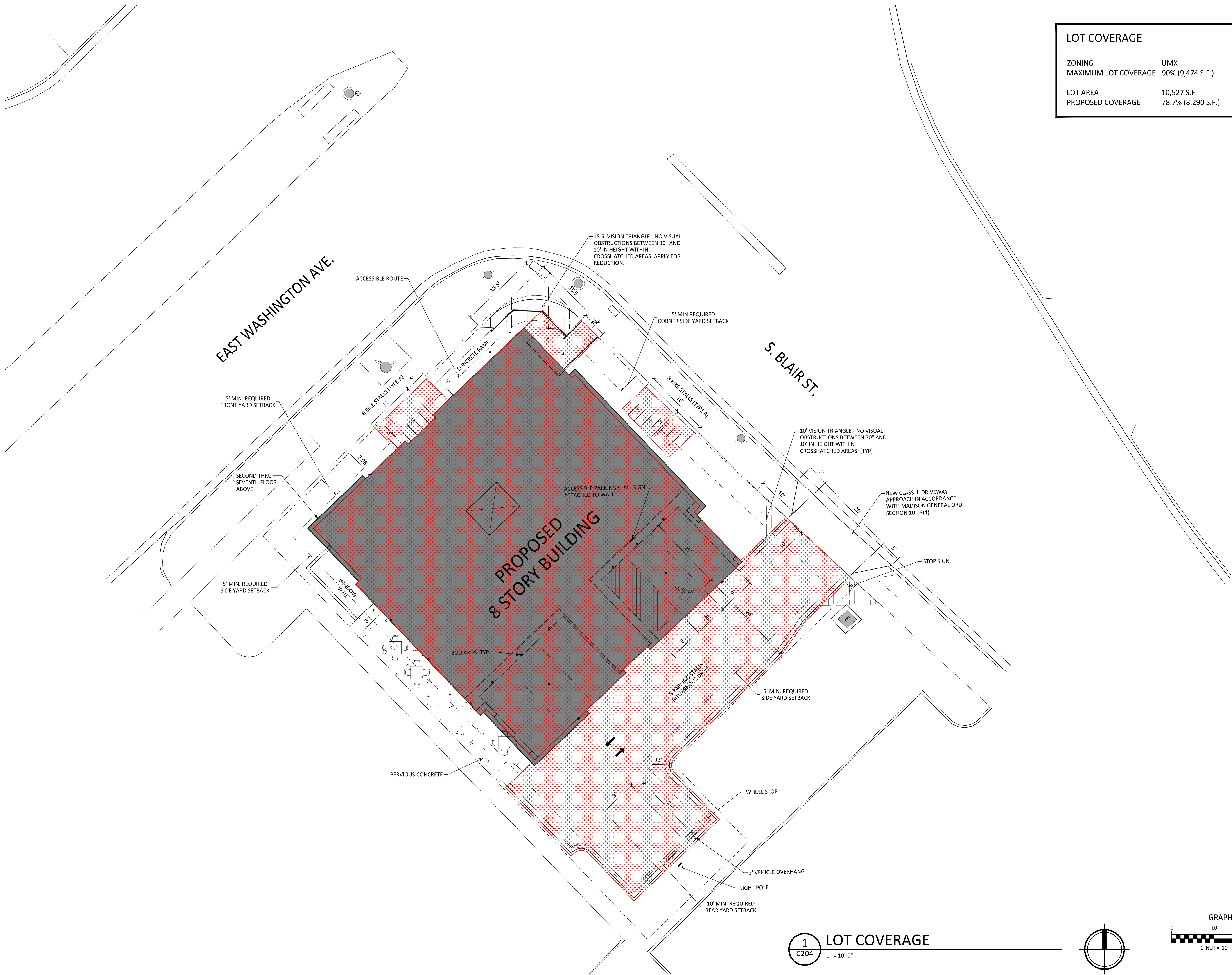
**C203**

PROJECT NUMBER  
**2379**

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**1**  
C203  
**FIRE DEPARTMENT ACCESS PLAN**  
1" = 20'-0"





LOT COVERAGE	
ZONING	UMX
MAXIMUM LOT COVERAGE	90% (9,474 S.F.)
LOT AREA	10,527 S.F.
PROPOSED COVERAGE	78.7% (8,290 S.F.)



ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

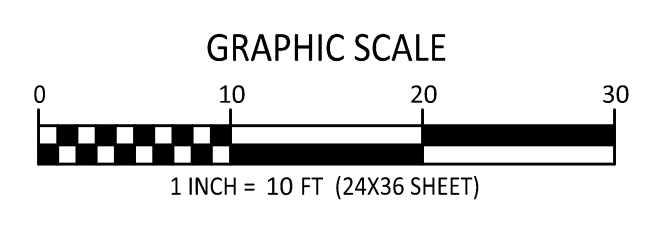
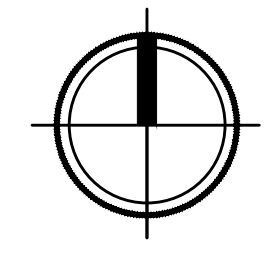
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**PORCHLIGHT  
REDEVELOPMENT**

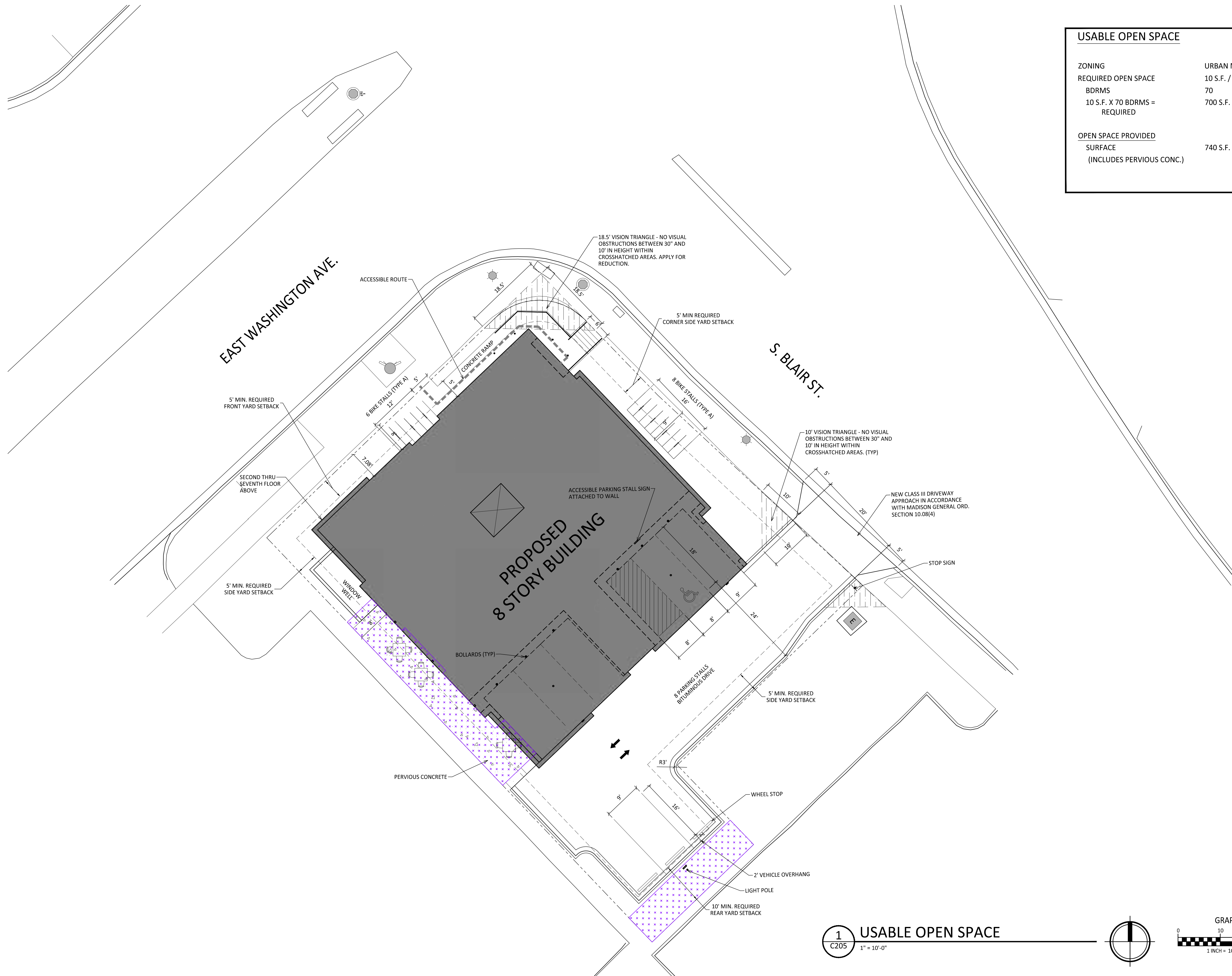
521 E. WASHINGTON AVE.  
MADISON, WI  
SHEET TITLE  
**LOT COVERAGE**

SHEET NUMBER

**C204**  
PROJECT NUMBER **2379**  
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**1**  
C204  
LOT COVERAGE  
1" = 10'-0"





USABLE OPEN SPACE	
ZONING	URBAN MIXED-USE (UMX)
REQUIRED OPEN SPACE	10 S.F. / BDRM
BDRMS	70
10 S.F. X 70 BDRMS = REQUIRED	700 S.F. OPEN SPACE
<b>OPEN SPACE PROVIDED</b>	
SURFACE (INCLUDES PERVIOUS CONC.)	740 S.F. PROVIDED



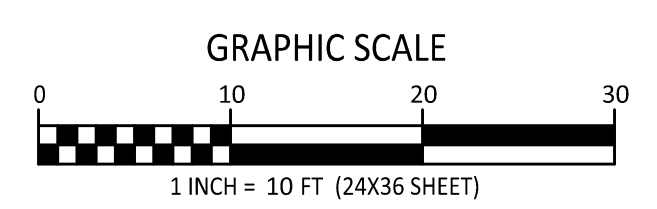
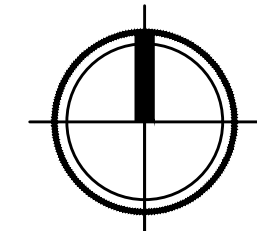
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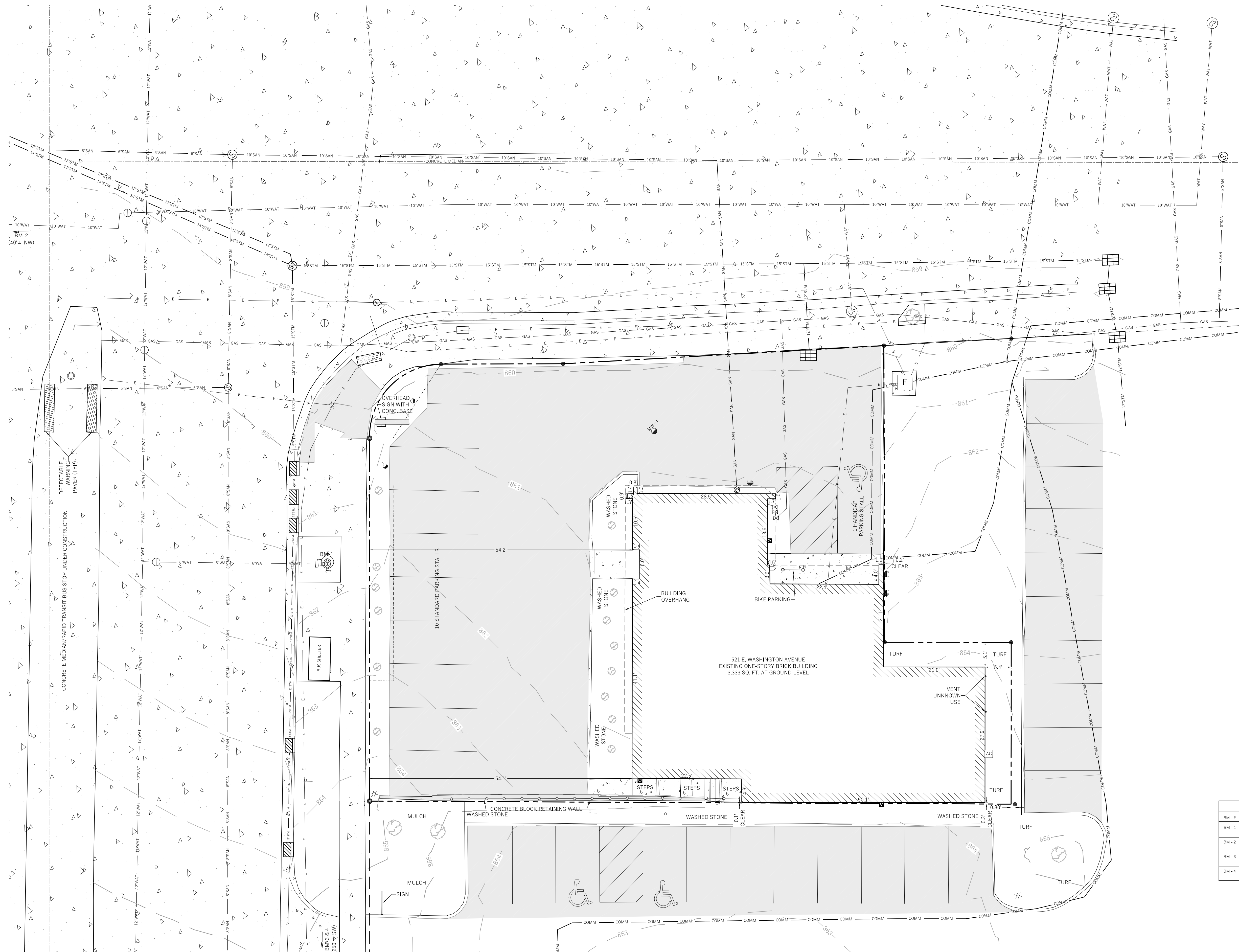
PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON AVE.  
MADISON, WI  
SHEET TITLE  
**USABLE OPEN  
SPACE**

SHEET NUMBER  
**C205**  
PROJECT NUMBER  
**2379**  
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**1** USABLE OPEN SPACE  
C205 1" = 10'-0"

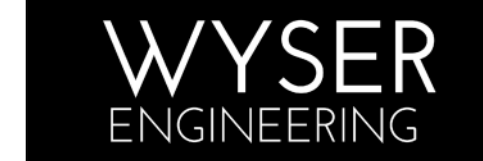




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE SE R/W LINE OF E. WASHINGTON AVENUE MEASURED AS BEARING N44°06'33"E

**LEGEND**

- MONITORING WELL
- MAILBOX
- SIGN
- BOLLARD
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- INLETS
- STORM MANHOLE
- STORM ROOF DRAIN
- UTILITY POLE
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- AIR CONDITIONING UNIT
- STOP LIGHT
- GUY ANCHOR
- LIGHT POLE
- UTILITY PEDESTAL
- WALL LIGHT
- ELECTRIC MANHOLE
- DECIDUOUS TREE OR BUSH
- CONIFEROUS TREE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- RAILING
- SANITARY SEWER LATERAL
- 6" PVC SANITARY SEWER
- 8" PVC SANITARY SEWER
- 10" PVC SANITARY SEWER
- WATER SERVICE
- 6" DUCTILE IRON WATER MAIN
- 10" PVC WATER MAIN
- 12" DUCTILE IRON WATER MAIN
- 12" RCP STORM SEWER
- 14" HRCP STORM SEWER
- 15" RCP STORM SEWER
- NATURAL GAS LINE
- COMMUNICATION LINE
- ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONTOUR MAJOR
- CONTOUR MINOR



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SURVEYED BY: MSM  
DRAWN BY: MSM  
REVIEWED BY: ZMR  
APPROVED BY: MSM

521 E. WASHINGTON AVENUE  
MADISON, WI 53703

**ALTA/NSPS LAND TITLE SURVEY**

THE NE 1/4 OF LOT 3, AND THE NW 106 FEET OF LOT FOUR, BLOCK 116, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTER OF DEEDS, EXCEPT THAT PART CONVEYED TO THE CITY OF MADISON IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER L852305, DANE COUNTY REGISTER OF DEEDS, LOCATED IN THE NE 1/4-SW 1/4 AND THE SE 1/4-SW 1/4 ALL IN FRACTIONAL SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Sheet Title:

No.	Date:	Description:
1	03/29/24	Update Caption and Monumentation Found on Block 116



MARCH 07<sup>th</sup>, 2024  
REVISED: MARCH 29<sup>th</sup>, 2024

BENCHMARK TABLE

BM - #	ELEVATION	DESCRIPTION
BM - 1	863.74	NE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHEAST SIDE OF E. WASHINGTON AVENUE, 67' SOUTHWEST OF THE INTERSECTION WITH S. BLAIR STREET.
BM - 2	861.17	SE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST SIDE OF N. BLAIR STREET, 40' NORTHWEST OF THE INTERSECTION WITH E. WASHINGTON AVENUE.
BM - 3	875.58	EAST TAG BOLT "BURY 6-0" OF FIRE HYDRANT LOCATED BY THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON E. WASHINGTON AVE. FRONTAGE.
BM - 4	874.50	SOUTH TAG BOLT "BURY 7-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON S. FRANKLIN ST. FRONTAGE.

Graphic Scale  
SCALE: 1"=10' (22"x34"); 1"=20' (11"x17")

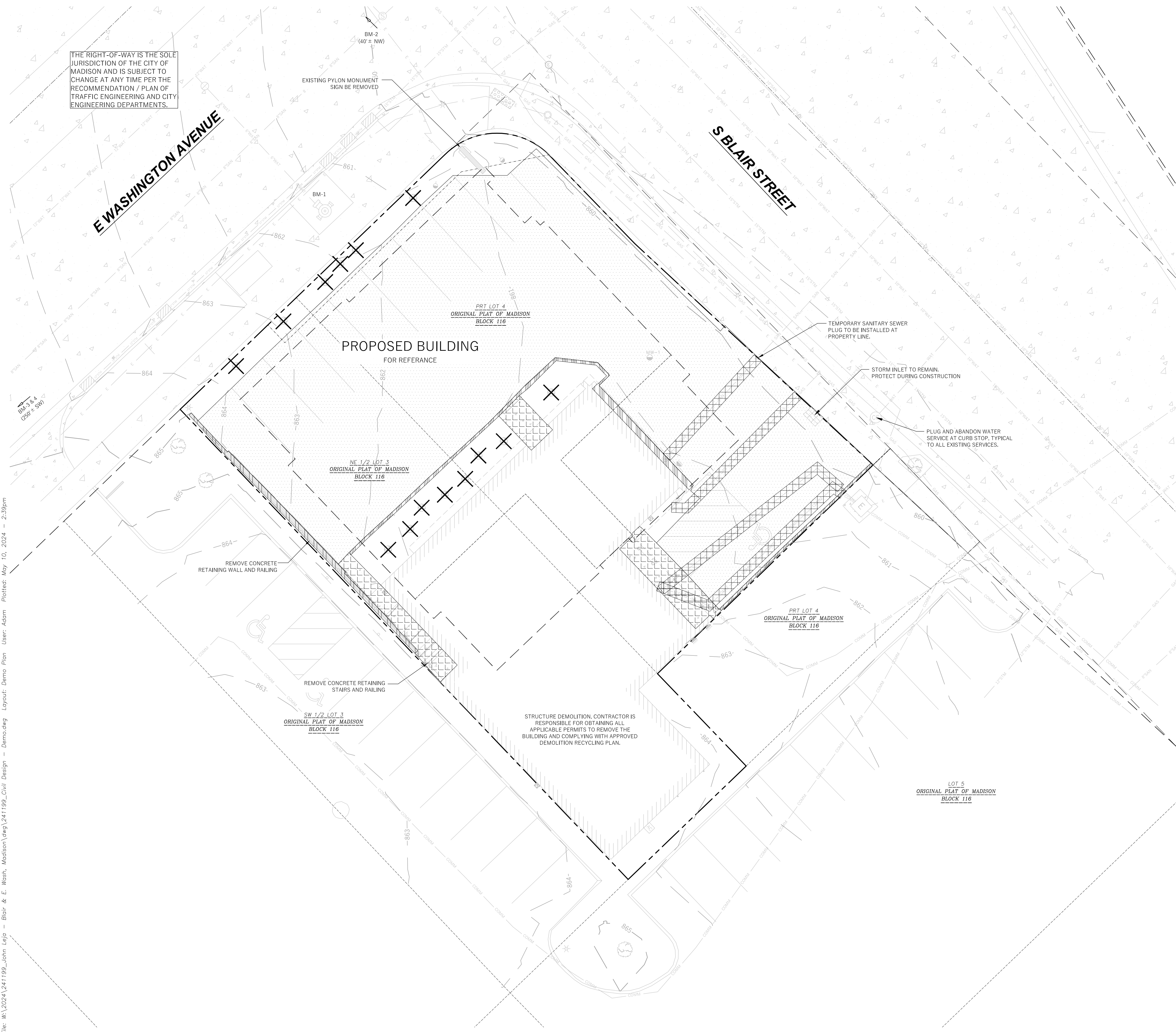
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Set Type	ALTA
Date Issued	03/29/2024
Sheet Number	C001



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Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

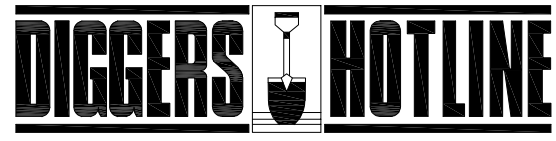
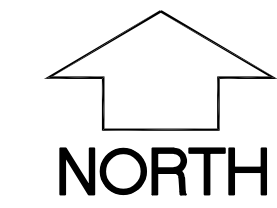
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THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.



**LEGEND (PROPOSED)**

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA
- CURB AND GUTTER REMOVAL
- RETAINING WALL REMOVAL AREA
- UTILITY REMOVAL
- TREE/SHRUB REMOVAL



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**GENERAL NOTES**

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON FEBRUARY 9 AND 20, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**DEMOLITION NOTES**

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENDOACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADICALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1' DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES, SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	863.24	NE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHEAST SIDE OF E. WASHINGTON AVENUE, 60' SOUTHWEST OF THE INTERSECTION WITH S. BLAIR STREET.
BM - 2	861.37	SE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST SIDE OF N. BLAIR STREET, 40' E. NORTHWEST OF THE INTERSECTION WITH E. WASHINGTON AVENUE.
BM - 3	875.58	EAST TAG BOLT "BURY 6-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON E. WASHINGTON AVE. FRONTAGE.
BM - 4	874.95	SOUTH TAG BOLT "BURY 7-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON S. FRANKLIN ST. FRONTAGE.

**WYSER ENGINEERING**

521 E WASHINGTON AVENUE  
 MADISON, WI 53703

**521 EAST WASHINGTON AVENUE REDEVELOPMENT**  
 CITY OF MADISON, DANE COUNTY, WI  
 Sheet Title: SITE DEMOLITION PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale: 0' 5' 10' 15'

Wyser Number: 24-1199  
 Set Type: CITY REVIEW  
 Date Issued: 05/13/2024  
 Sheet Number: **C100**

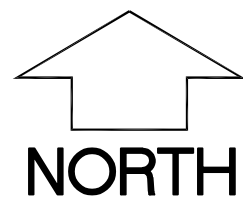


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THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT



**NORTH**

- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON FEBRUARY 9 AND 20, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS; CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN, THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION, CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

**SITE INFORMATION BLOCK:**

SITE ADDRESS: 512 E WASHINGTON AVENUE  
 SITE ACREAGE: 10,527 SQ.FT. (0.24 AC)  
 USE OF PROPERTY: MULTI-FAMILY  
 ZONING: URBAN MIXED-USE (UMX)

**SETBACKS:**  
 FRONT YARD: 5 FEET  
 REAR YARD: 10 FEET  
 SIDE YARD: 5 FEET

TOTAL NUMBER OF PARKING STALLS: 8  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

TOTAL NUMBER OF BIKE STALLS: 14

EXISTING IMPERVIOUS SURFACE AREA: 9,069 SQ.FT.  
 ROOFTOP: 3,325 SQ.FT.  
 PAVED: 5,744 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 8,669 SQ.FT.  
 ROOFTOP: 5,340 SQ.FT.  
 PAVED (INCLUDES 400 SQ.FT. PERMEABLE PAVEMENT): 3,329 SQ.FT.

MAXIMUM LOT COVERAGE: 90% (9,474 SQ.FT.)  
 EXISTING LOT COVERAGE: 86.1%  
 PROPOSED LOT COVERAGE: 82.3%

USABLE OPEN SPACE REQUIRED: 700 SQ.FT. (10 SQ.FT. PER BEDROOM)  
 USABLE OPEN SPACE PROVIDED: 1,163 SQ.FT.

**WYSER**

ENGINEERING

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521 EAST WASHINGTON AVENUE  
 REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI  
 Sheet Title:  
 SITE PLAN

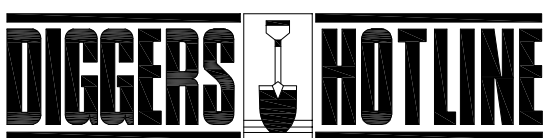
521 E WASHINGTON AVENUE  
 MADISON, WI 53703

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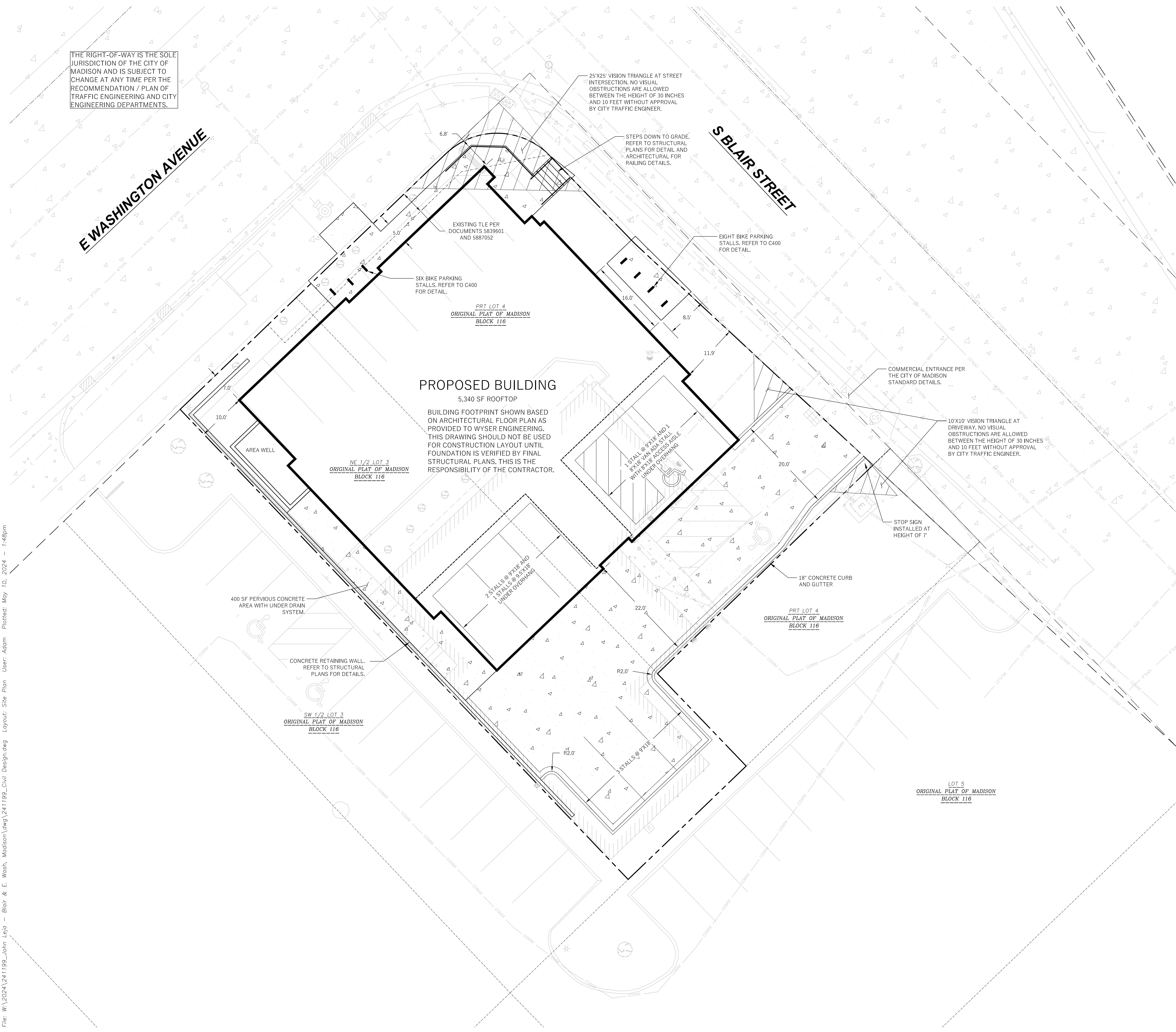
Revisions:		
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Wyser Number: 24-1199  
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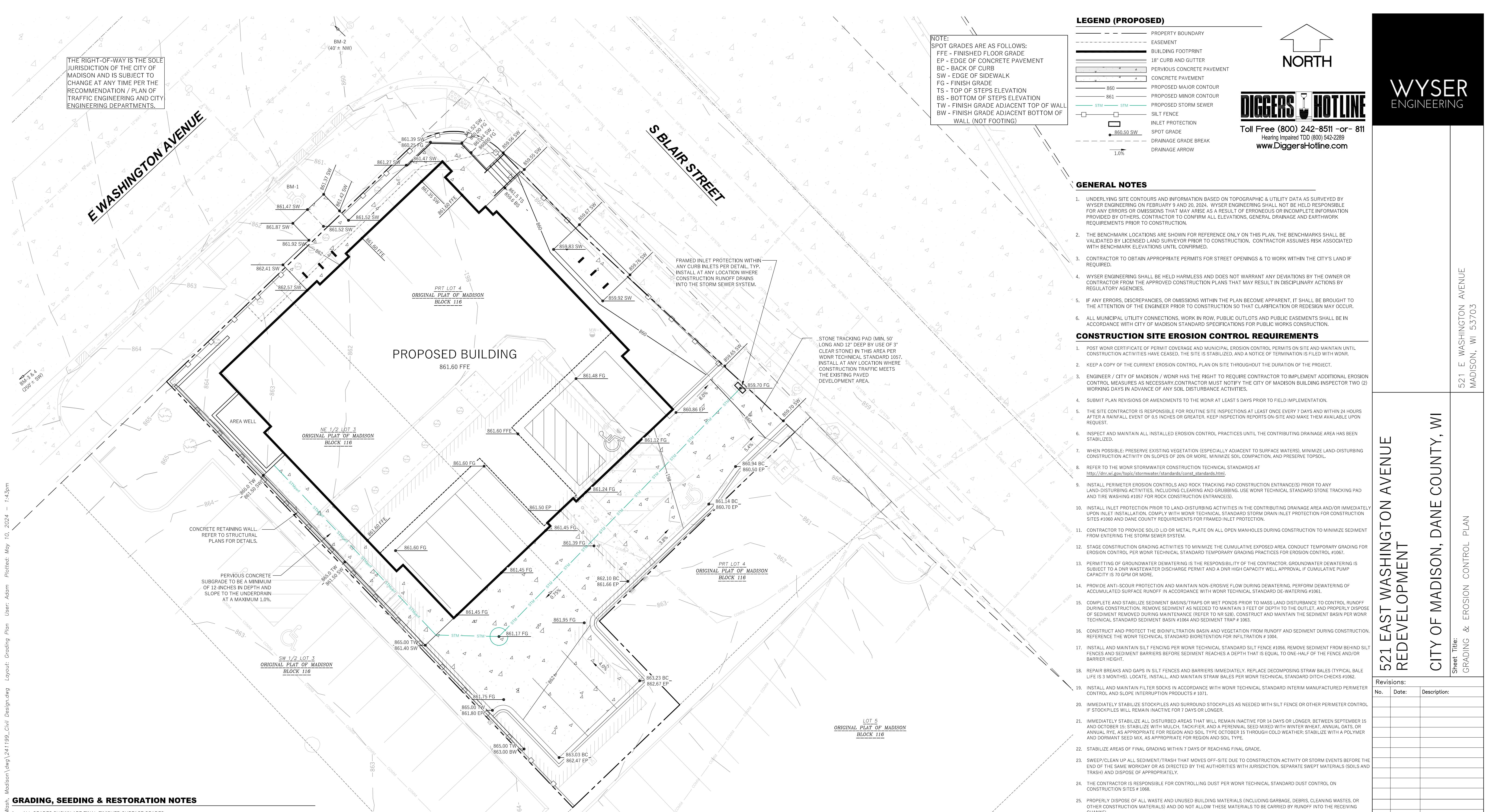


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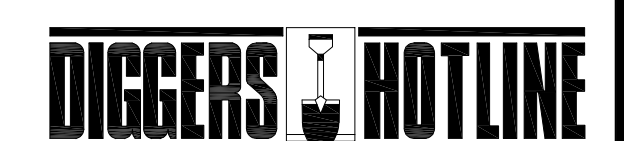
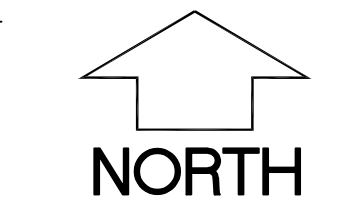
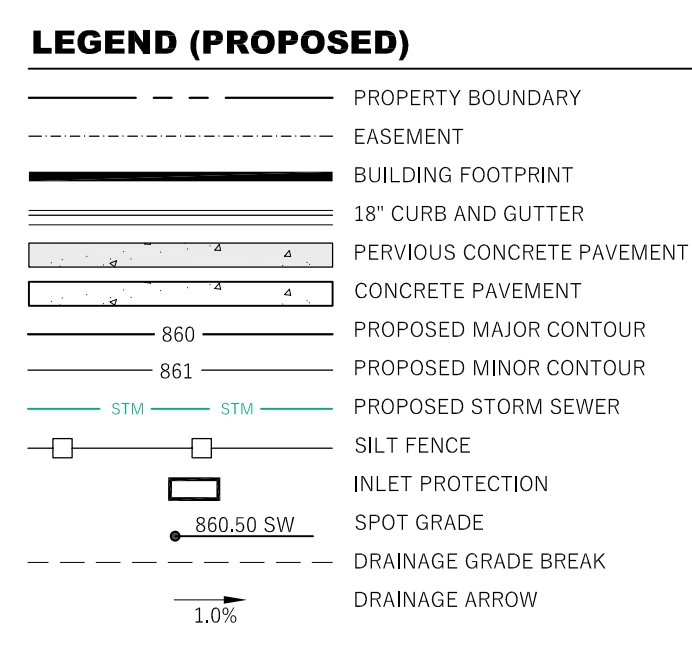
**PROPOSED BUILDING**  
 5,340 SF ROOFTOP

BUILDING FOOTPRINT SHOWN BASED ON ARCHITECTURAL FLOOR PLAN AS PROVIDED TO WYSER ENGINEERING. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT UNTIL FOUNDATION IS VERIFIED BY FINAL STRUCTURAL PLANS. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.



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**NOTE:**  
 SPOT GRADES ARE AS FOLLOWS:  
 FFE - FINISHED FLOOR GRADE  
 BC - EDGE OF CONCRETE PAVEMENT  
 SW - EDGE OF SIDEWALK  
 FG - FINISH GRADE  
 TS - TOP OF STEPS ELEVATION  
 BS - BOTTOM OF STEPS ELEVATION  
 TW - FINISH GRADE ADJACENT TOP OF WALL  
 BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)



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- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- POST WDNR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
  - KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
  - ENGINEER / CITY OF MADISON / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
  - SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
  - THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
  - INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
  - WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
  - REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wis.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wis.gov/topic/stormwater/standards/const_standards.html)
  - INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND THE WASHING PIPE FOR ROCK CONSTRUCTION ENTRANCES.
  - INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON LET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
  - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
  - STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
  - PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
  - PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
  - COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET. AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO #1028). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
  - CONSTRUCT AND PROTECT THE BIODIFFUSION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIODIFFUSION FOR INFILTRATION # 1004.
  - INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
  - REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
  - INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
  - IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
  - 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, AS APPROPRIATE FOR REGION AND SOIL TYPE, OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
  - STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
  - SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
  - PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
  - COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
  - FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
  - FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
  - MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
  - THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wis.gov/bobtw/>
  - INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/npdes/pubs/concreteswashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

- GRADING, SEEDING & RESTORATION NOTES**
- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
  - AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
  - AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
  - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMTIC.
  - CONTRACTOR SHALL CHISEL-FLOW OR DEEP TILL WITH DOUBLE TIMES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
  - MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
  - PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
  - TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
    - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
    - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.


BM #	ELEVATION	DESCRIPTION
BM -1	863.74	NE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHEAST SIDE OF E. WASHINGTON AVENUE, 40' SOUTHWEST OF THE INTERSECTION WITH S BLAIR STREET.
BM -2	861.17	SE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST SIDE OF S BLAIR STREET, 40' NORTHWEST OF THE INTERSECTION WITH E. WASHINGTON AVENUE.
BM -3	876.58	EAST TAG BOLT "BURY 6-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON E. WASHINGTON AVE. FRONTAGE.
BM -4	874.99	SOUTH TAG BOLT "BURY 7-0" OF FIRE HYDRANT LOCATED IN THE SOUTH QUADRANT OF E. WASHINGTON AVE. & S. FRANKLIN ST. ON S. FRANKLIN ST. FRONTAGE.

File: W:\2024\521 East Washington Avenue\521 East Washington Avenue.dwg User: Adam Platner Date: May 10, 2024 Time: 1:43pm

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**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- WAT - WAT PROPOSED WATER MAIN
- SAN - SAN PROPOSED SANITARY SEWER
- STM - STM PROPOSED STORM SEWER
- GAS - GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E - E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)



**NORTH**

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON FEBRUARY 9 AND 20, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
  - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
  - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDOTS, AND WORK.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
    - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
  - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
  - ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6.5" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5" OF GROUND COVER.
  - GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHINGS SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
  - CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
  - ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
  - ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)(b) AND SPS 384.30(2)(c).
  - ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
  - ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
  - ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SEPARATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
  - THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
  - INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
  - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CONDUCT THEIR OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

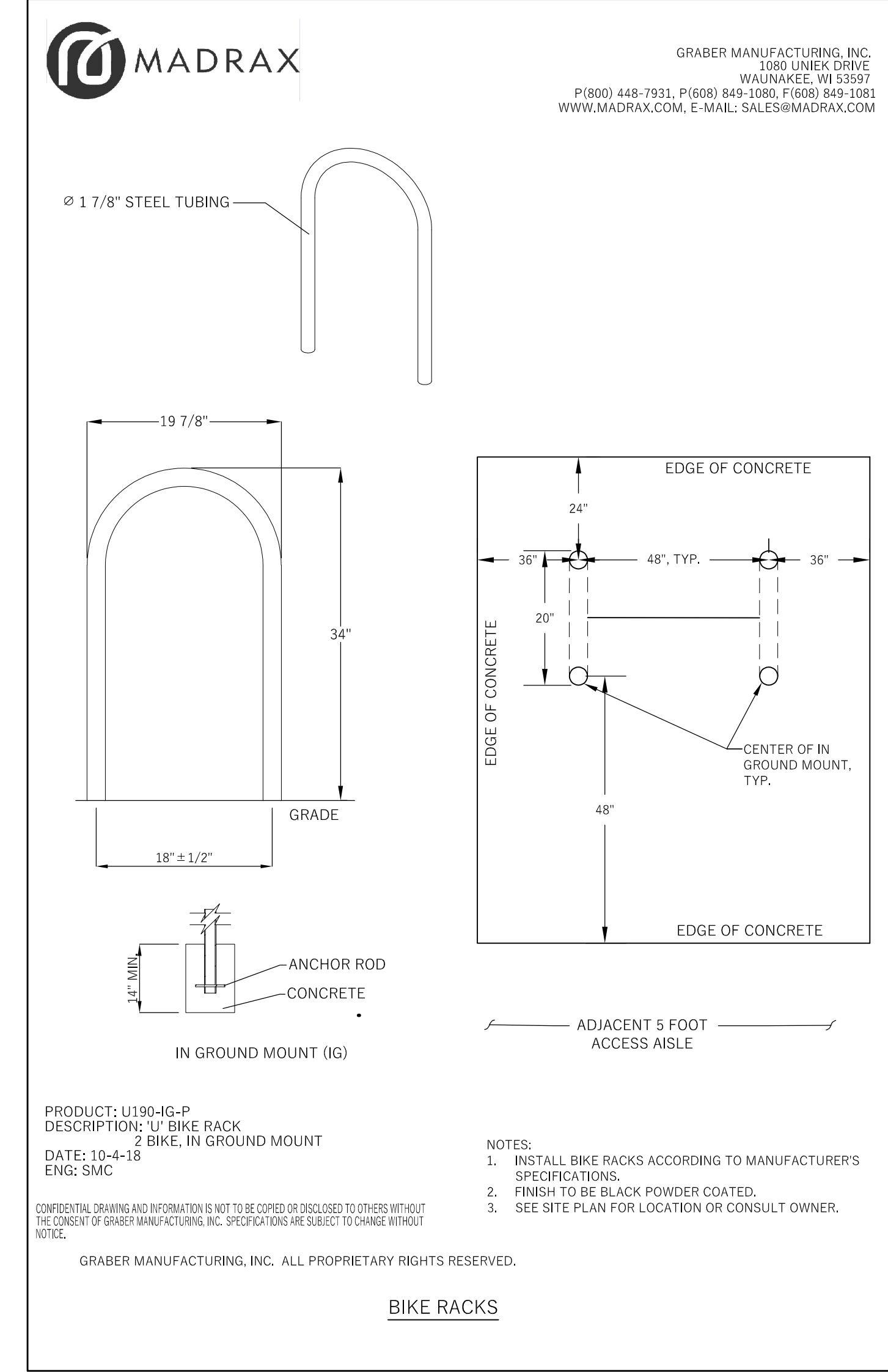
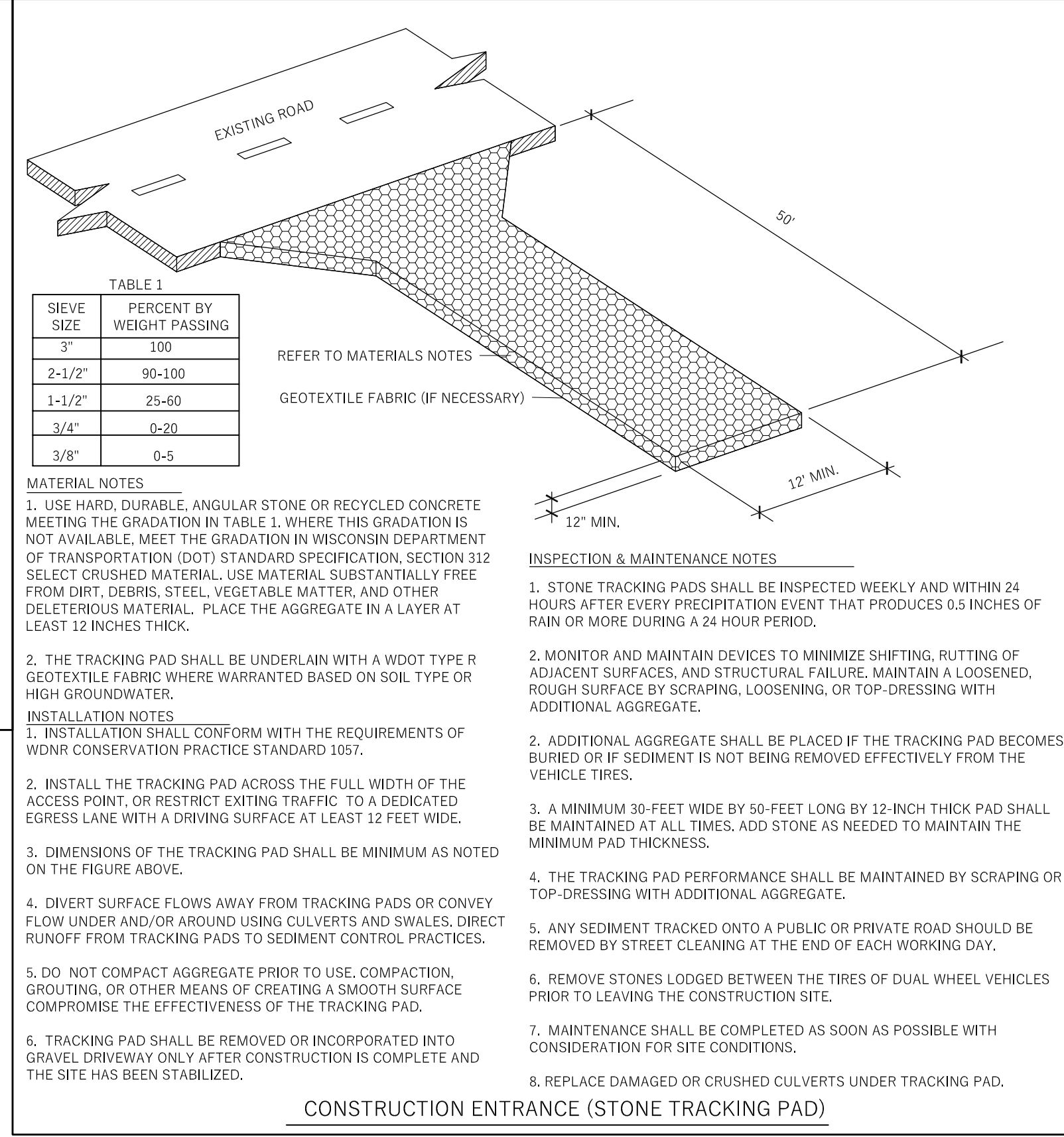
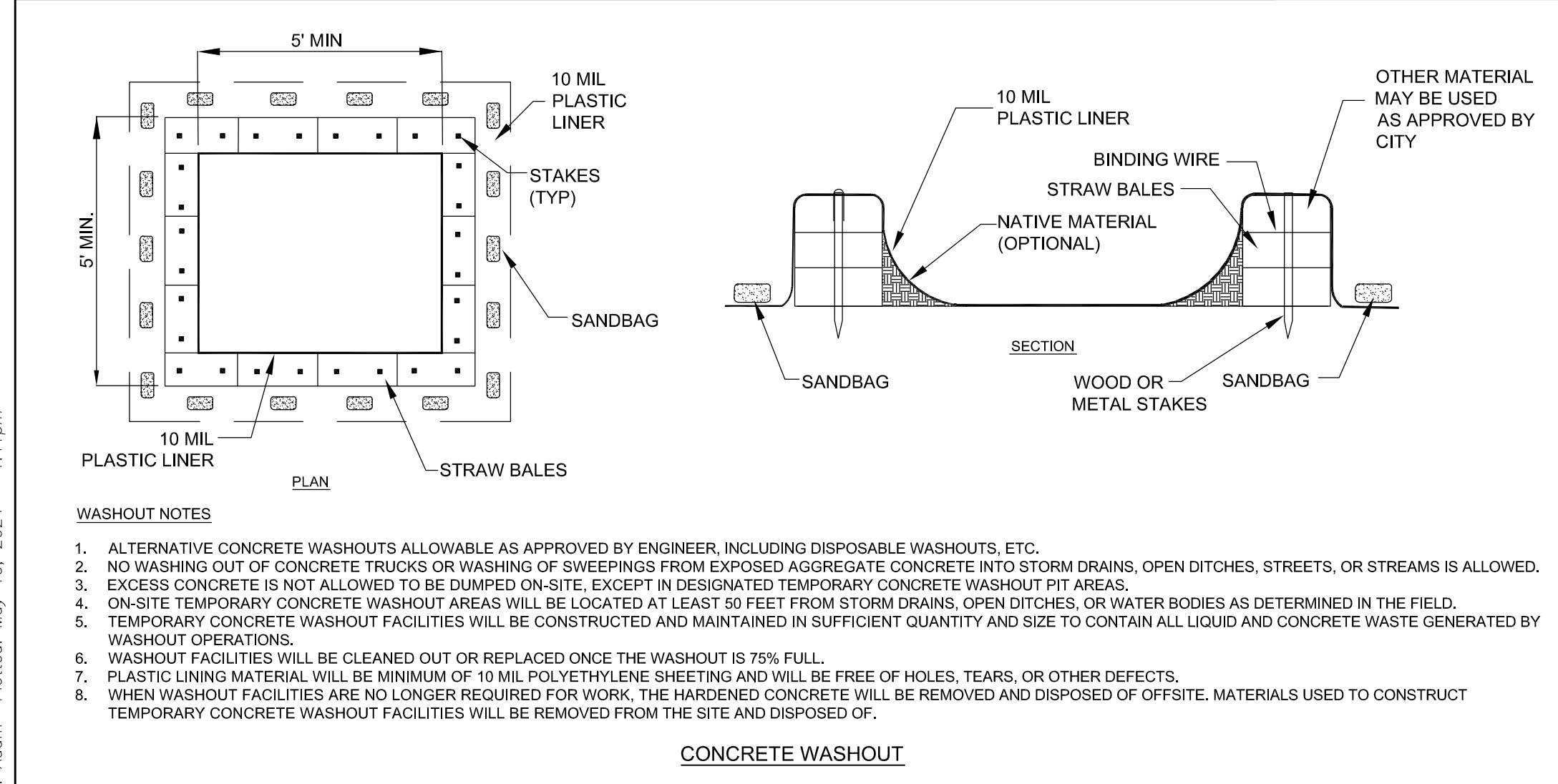
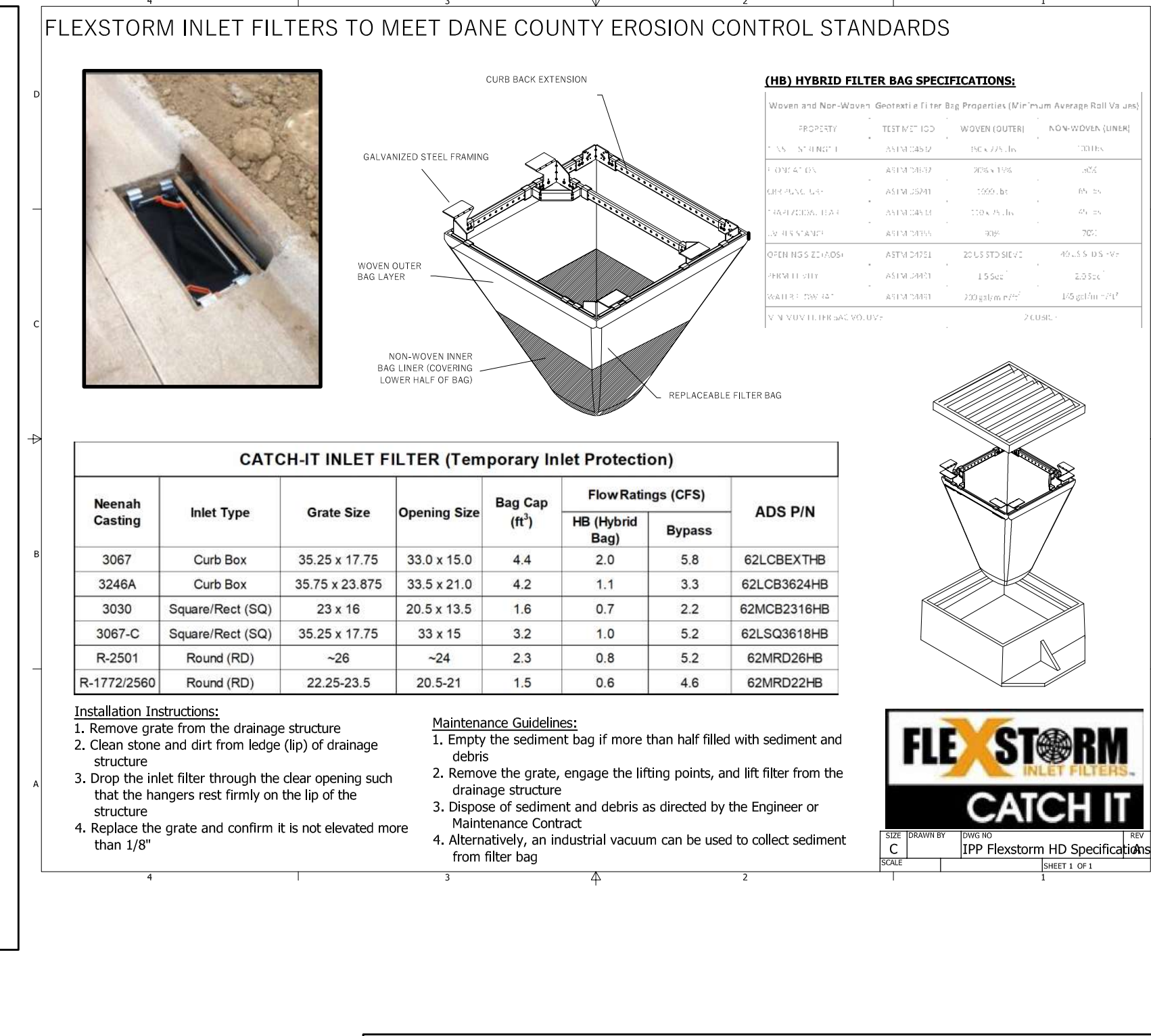
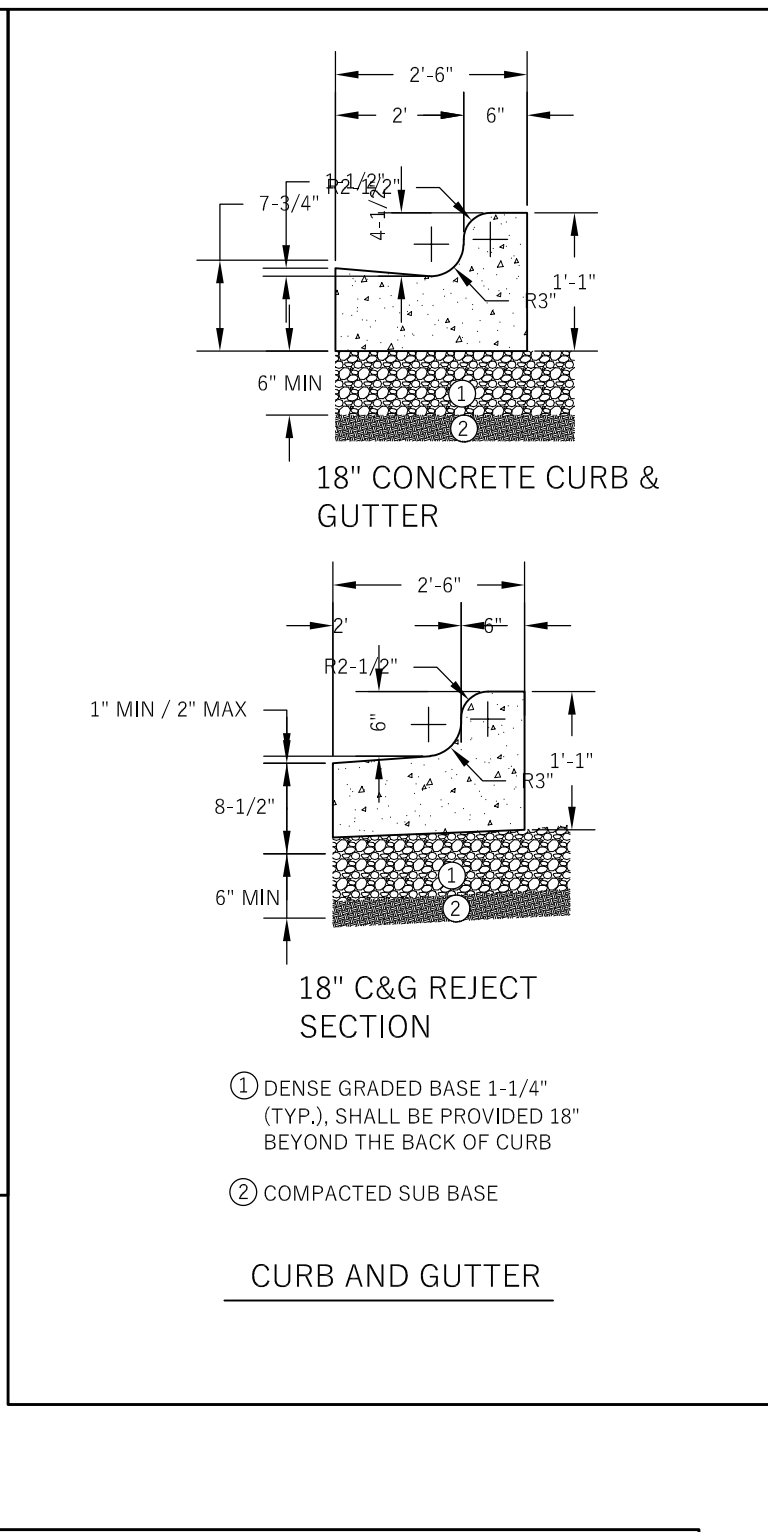
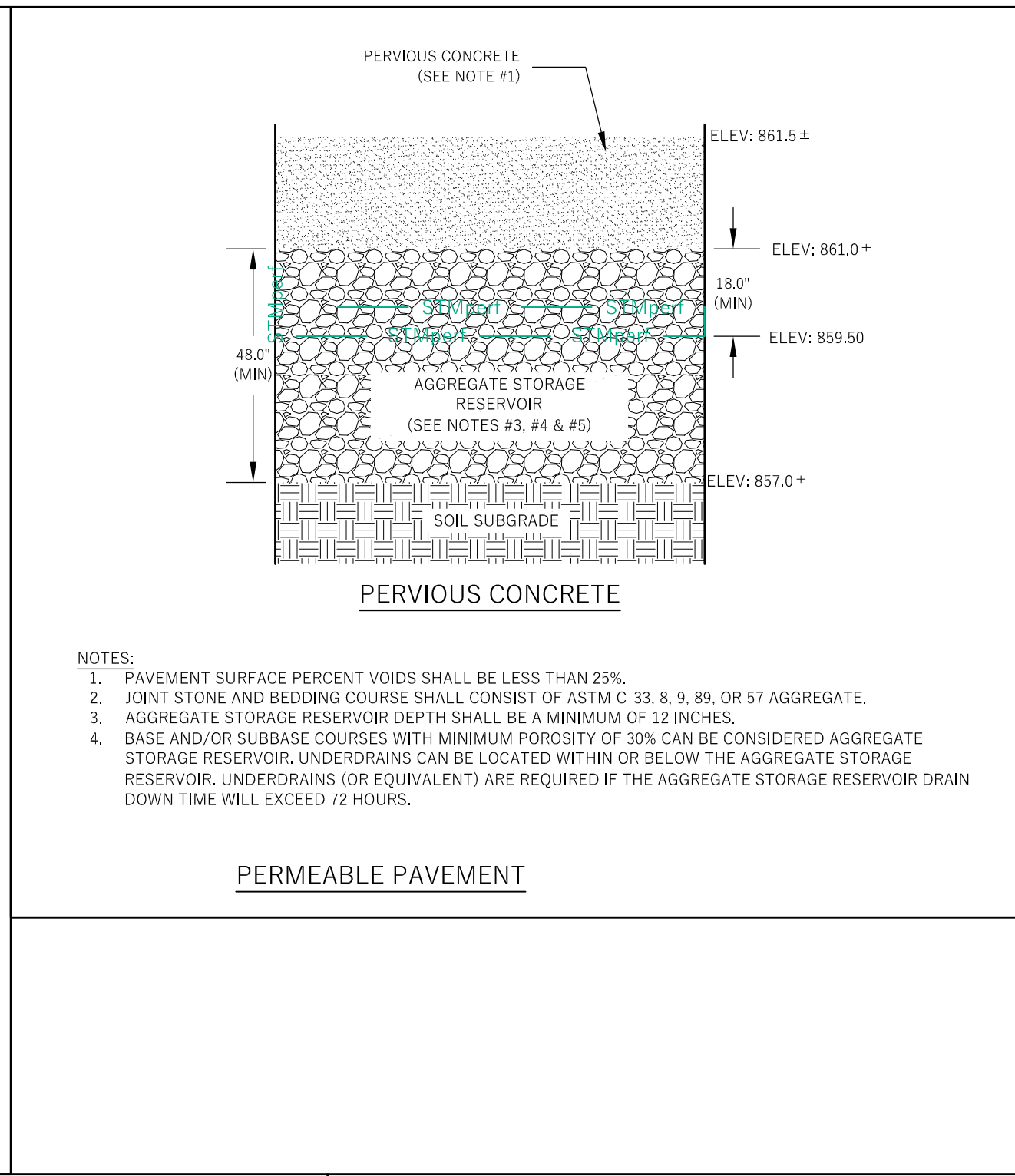
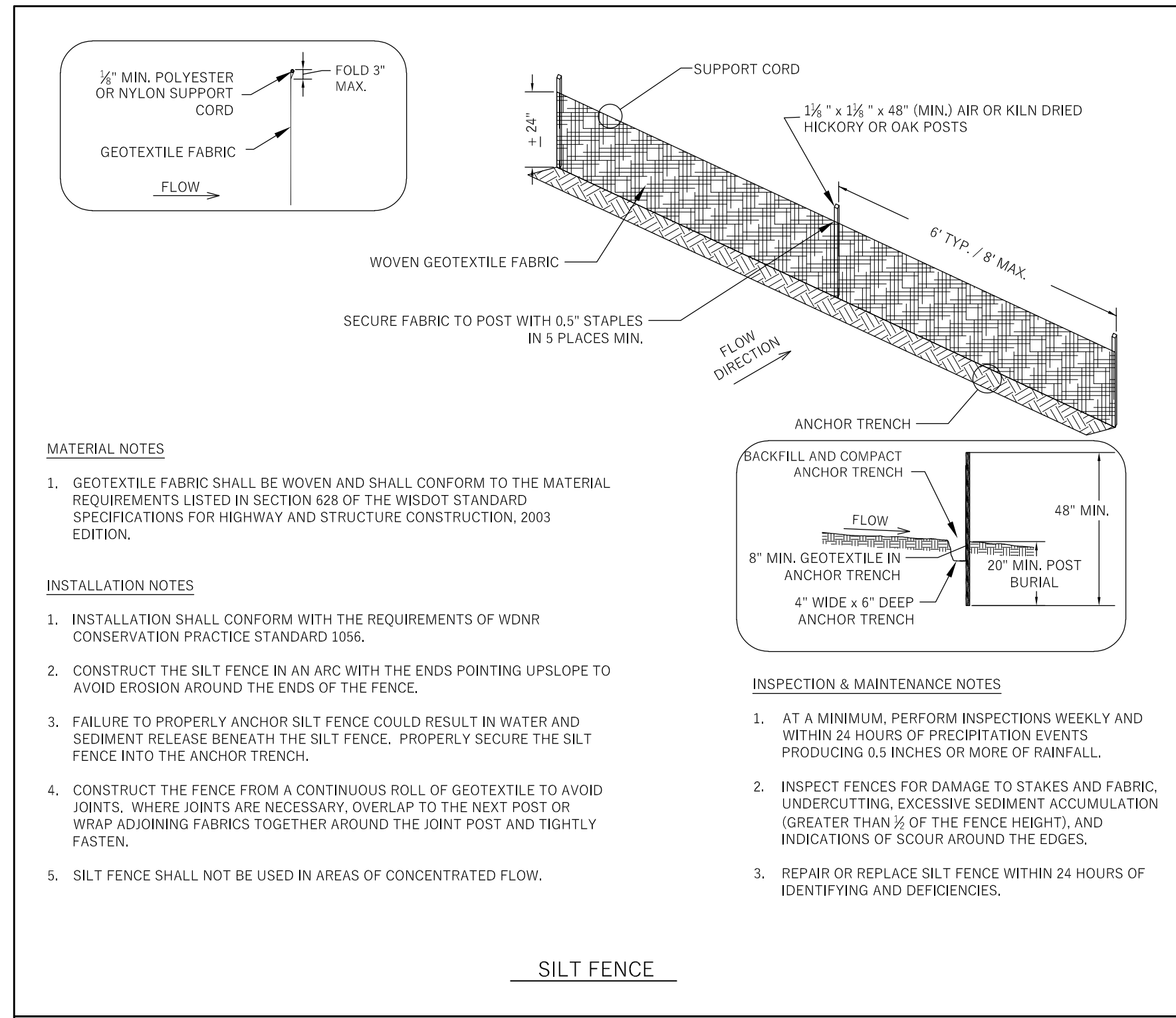
Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1199
Set Type	CITY REVIEW
Date Issued	05/13/2024
Sheet Number	C300

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**WYSER ENGINEERING**

521 E WASHINGTON AVENUE  
 MADISON, WI 53703

**521 EAST WASHINGTON AVENUE REDEVELOPMENT**  
**CITY OF MADISON, DANE COUNTY, WI**  
 Sheet Title:  
 SITE DETAILS

**Revisions:**

No.	Date:	Description:

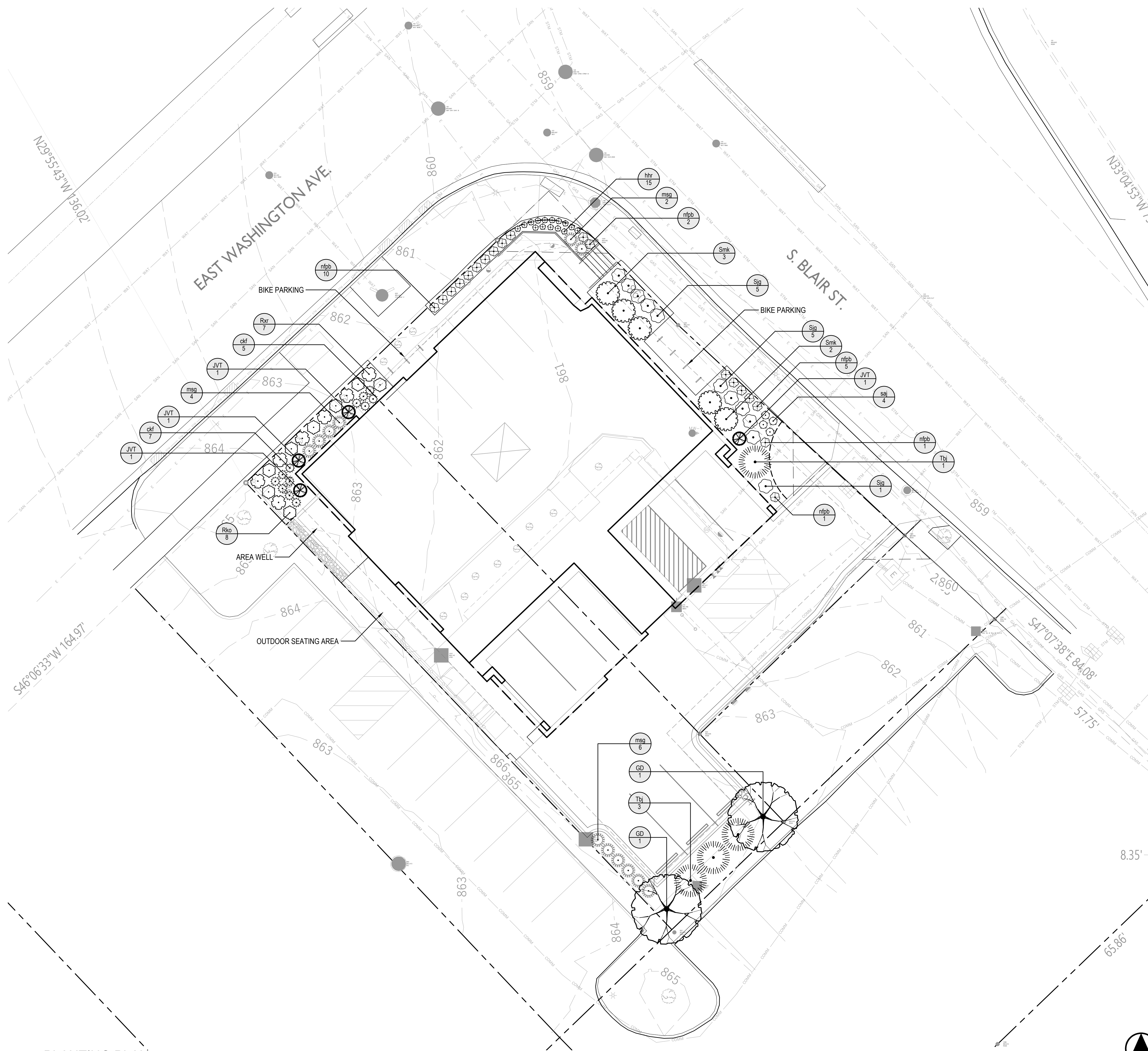
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**Wyser Number**  
 24-1199

**Set Type**  
 CITY REVIEW

**Date Issued**  
 05/13/2024

**Sheet Number**  
**C400**



**LEGEND:**

	PROPERTY LINE
	1 1/2" DIAMETER, WASHED, DECORATIVE STONE MULCH
	RIGID ALUMINUM EDGING.
	EXISTING CONTOURS

**NOTES:**

- SEE C102 FOR SITE DEMOLITION PLAN.
- SEE C201 FOR SITE PLAN.
- SEE C202 FOR SITE LIGHTING PLAN.
- SEE C203 FOR FIRE ACCESS PLAN.
- SEE C204 FOR LOT COVERAGE PLAN.
- SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
- SEE C400 FOR SITE UTILITIES PLAN.
- ANY NEW TREES WITHIN PUBLIC ROW SHALL BE DETERMINED BY THE CITY FORESTER.
- LAWN AREAS WITHIN STREET TERRACE SHALL BE SEEDED.
- ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.

**knothe & bruce**  
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd, STE 900  
Middleton, WI 53562

**FIGUREGROUND**  
jporter@figureground-design.com  
608-345-5101

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LAND USE SUBMITTAL  
NOT FOR CONSTRUCTION

PROJECT TITLE  
**East Washington Avenue  
Redevelopment**

521 E. Washington Ave  
Madison, WI  
SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER

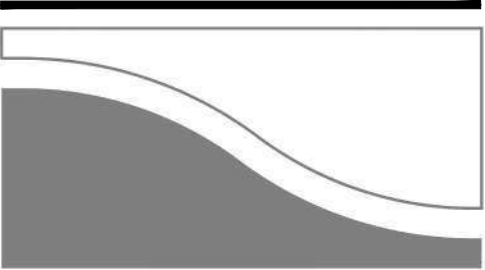
**L100**  
PROJECT NUMBER **2379**  
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**1 PLANTING PLAN**  
SCALE: 1"=10'-0"



**knothe & bruce**  
ARCHITECTS

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Middleton, WI 53562



**FIGUREGROUND**  
jporter@figureground-design.com  
608-345-5101

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	HEIGHT	QTY
<b>EVERGREEN TREES</b>							
	JVT	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	See Height	B&B	8'	4
<b>OVERSTORY DECIDUOUS TREES</b>							
	GD	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	2.5" Cal.	B&B	18'	2
<b>DECIDUOUS SHRUBS</b>							
	Rxr	Rosa x 'Radcon'	Pink Knock Out® Shrub Rose	#3	Container	30"	7
	Rko	Rosa x 'Radrazz'	Knock Out® Shrub Rose	#3	Container	24"	8
	Sjj	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3	Container	24"	11
	Smk	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	#5	Container	36"	5
<b>EVERGREEN SHRUBS</b>							
	Tbj	Thuja occidentalis 'BailJohn' TM	Technito Arborvitae	#5	Container	48" Height	4
<b>GRASSES &amp; SEDGES</b>							
	ckf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Container	N/A	12
	msg	Miscanthus sinensis 'Gracillimus'	Gracillimus Eulalia Grass	#1	Container	N/A	12
<b>HERBACEOUS PERENNIALS</b>							
	hhr	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	Container	N/A	15
	nfb	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	#1	Container	N/A	19
	saj	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#1	Container	N/A	4

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**City of Madison, WI Landscape Worksheet - 521 E. Washington Ave.**

5/13/2024

Zoning: Regional Mixed-Use (RMX)

Developed Area (SF)	Landscape Points Required	Landscape Points Achieved
10,527	175	467

**Points Tabulation**

Plant Type/Element	Points	Quantity	Points Achieved
Overstory deciduous trees	35	2	70
Tall evergreen trees	35	4	140
Ornamental trees	15	0	0
Upright evergreen shrubs	10	4	40
Shrubs, deciduous	3	31	93
Shrubs, evergreen	4	0	0
Ornamental grasses/perennials	2	62	124
Decorative fencing/wall	4/LF	0	0
Existing specimen tree	14/cal. inch	0	0
Landscape furniture (public)	5/seat	0	0
<b>Total Points Achieved</b>			<b>467</b>

Development Frontage Landscaping (1) overstory deciduous tree and (5) shrubs /30 LF	Frontage (LF)	Overstory Trees Required	Overstory Trees Proposed/Existing	Shrubs Required	Shrubs Proposed/Existing
E. Washington Ave.	90	3	1.5 (3) evergreen trees]	15	15
S. Blair St.	106	4	0.50 [[1] evergreen tree]	18	17

\*(2) ornamental trees or (2) evergreen trees may be used in place of (1) overstory deciduous tree

\*Interior Parking Lot Landscaping (for lots with 20 or more parking spaces) - N/A  
(No surface parking lots with 20 or more parking spaces)

\*\*In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

(Insufficient area for substantial landscaping between building and sidewalks)

PROJECT TITLE

**East Washington Avenue  
Redevelopment**

521 E. Washington Ave  
Madison, WI

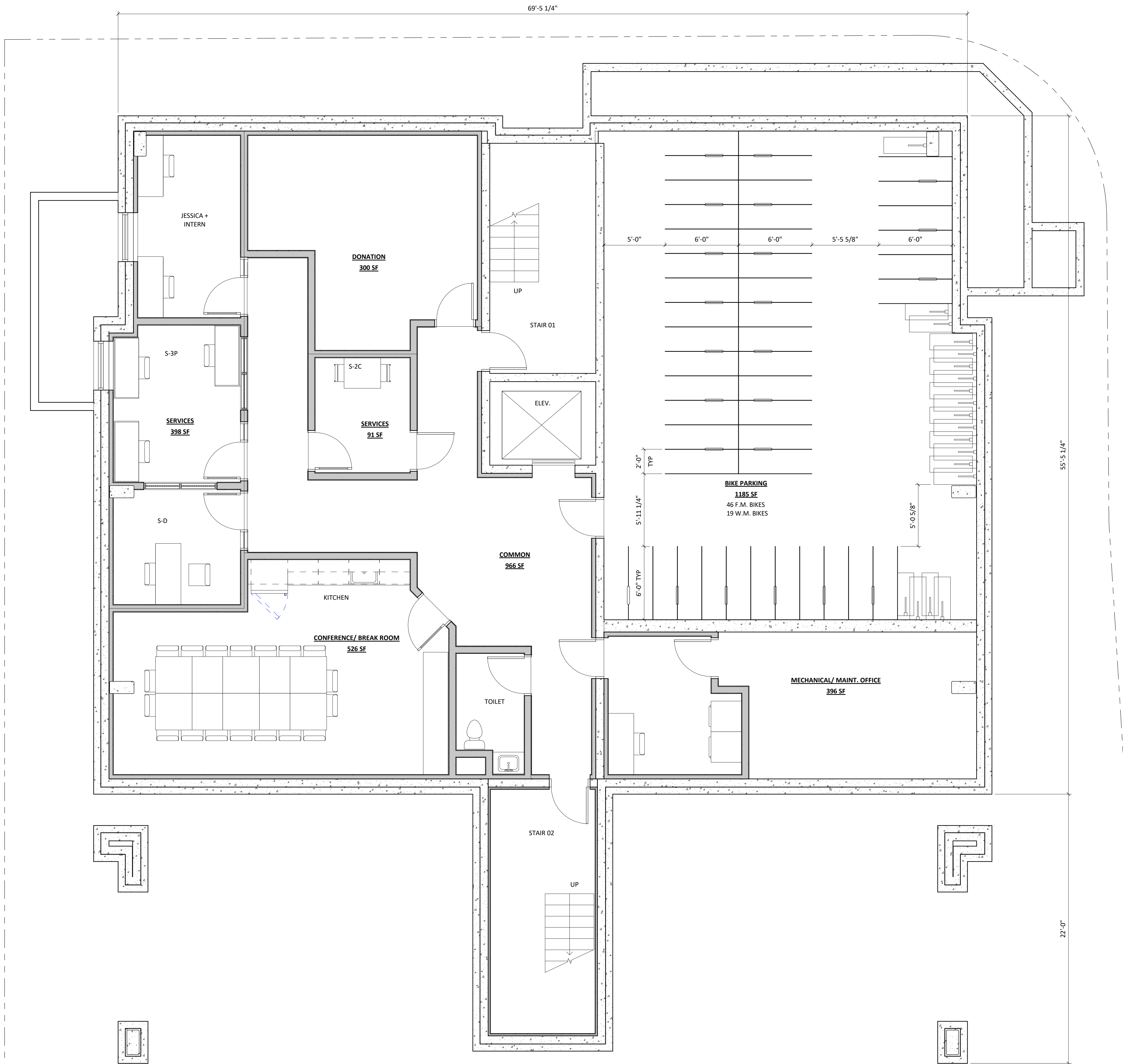
SHEET TITLE

**PLANT SCHEDULE  
& LANDSCAPE  
POINTS  
WORKSHEET**

SHEET NUMBER

**L101**

PROJECT NUMBER **2379**



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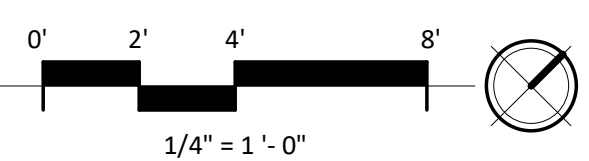
PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**LOWER LEVEL  
PLAN**

SHEET NUMBER  
**AC100**

PROJECT NUMBER  
**2379**

**1** LOWER LEVEL PLAN  
AC100 1/4" = 1'-0"



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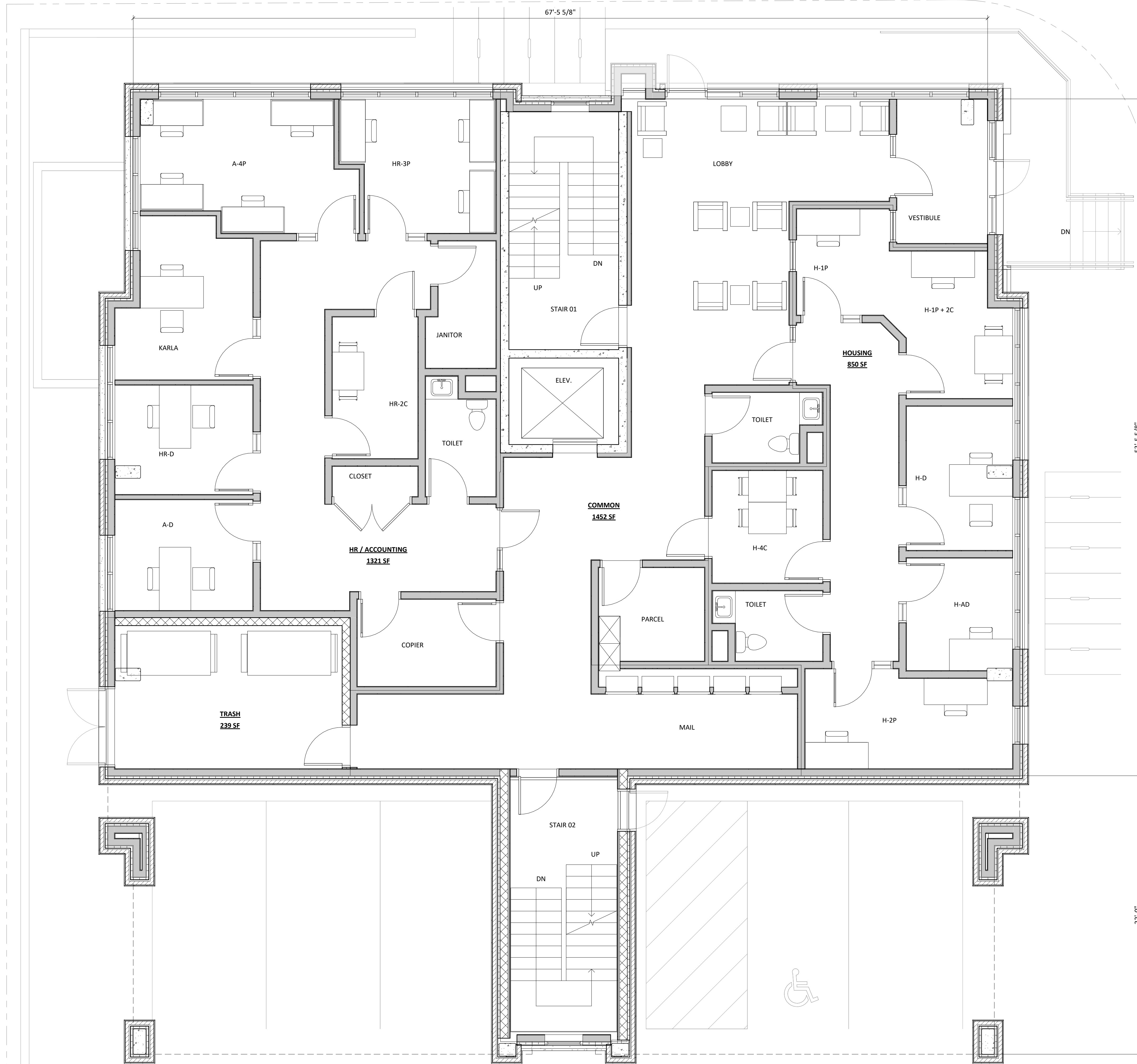
PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**LEVEL 01 PLAN**

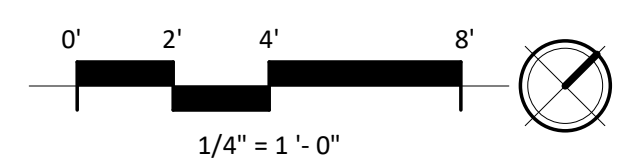
SHEET NUMBER

**AC101**

PROJECT NUMBER  
**2379**



**1** LEVEL 01 PLAN  
AC101 1/4" = 1'-0"





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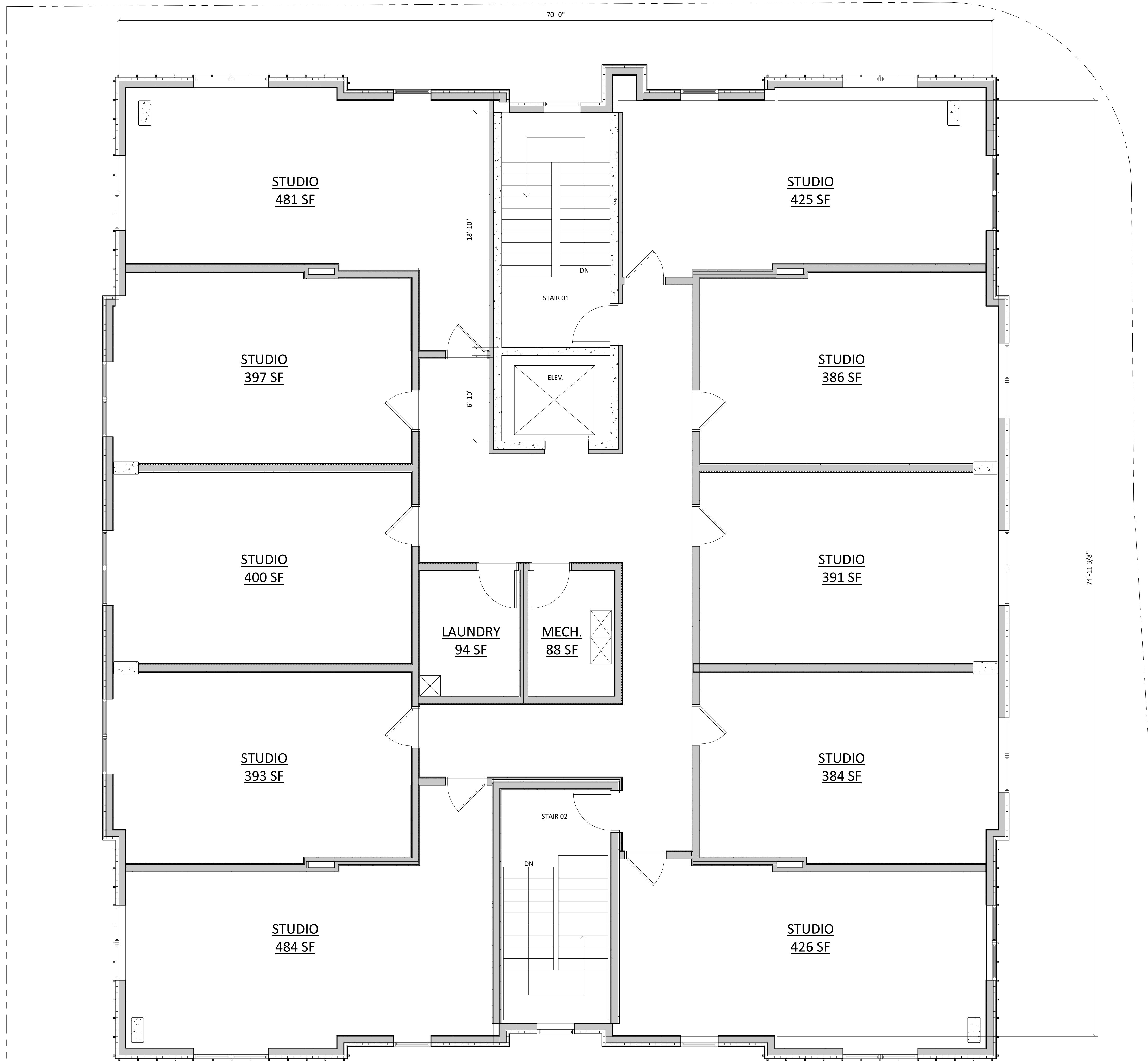
PROJECT TITLE  
**PORCHLIGHT  
 REDEVELOPMENT**

521 E. WASHINGTON  
 AVE. MADISON, WI  
 SHEET TITLE  
**LEVELS 02-07  
 PLAN**

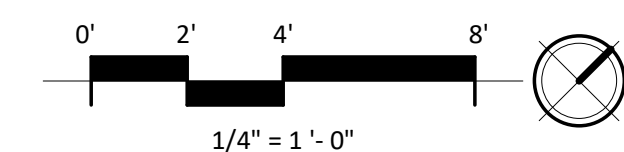
SHEET NUMBER

**AC102**

PROJECT NUMBER  
**2379**



1 LEVELS 02-07 PLAN  
 AC102 1/4" = 1'-0"





**knothe • bruce**  
**ARCHITECTS**  
 Phone: 8401 Greenway Blvd, Suite 900  
 608.836.3690 Middleton, WI 53562

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PROJECT TITLE  
**PORCHLIGHT  
 REDEVELOPMENT**

521 E. WASHINGTON  
 AVE. MADISON, WI  
 SHEET TITLE  
**LEVEL 08 PLAN**

SHEET NUMBER

**AC108**

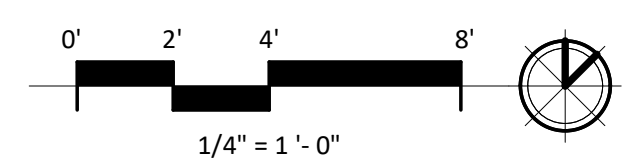
PROJECT NUMBER

**2379**

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1 LEVEL 08 PLAN  
 AC108 1/4" = 1'-0"



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PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

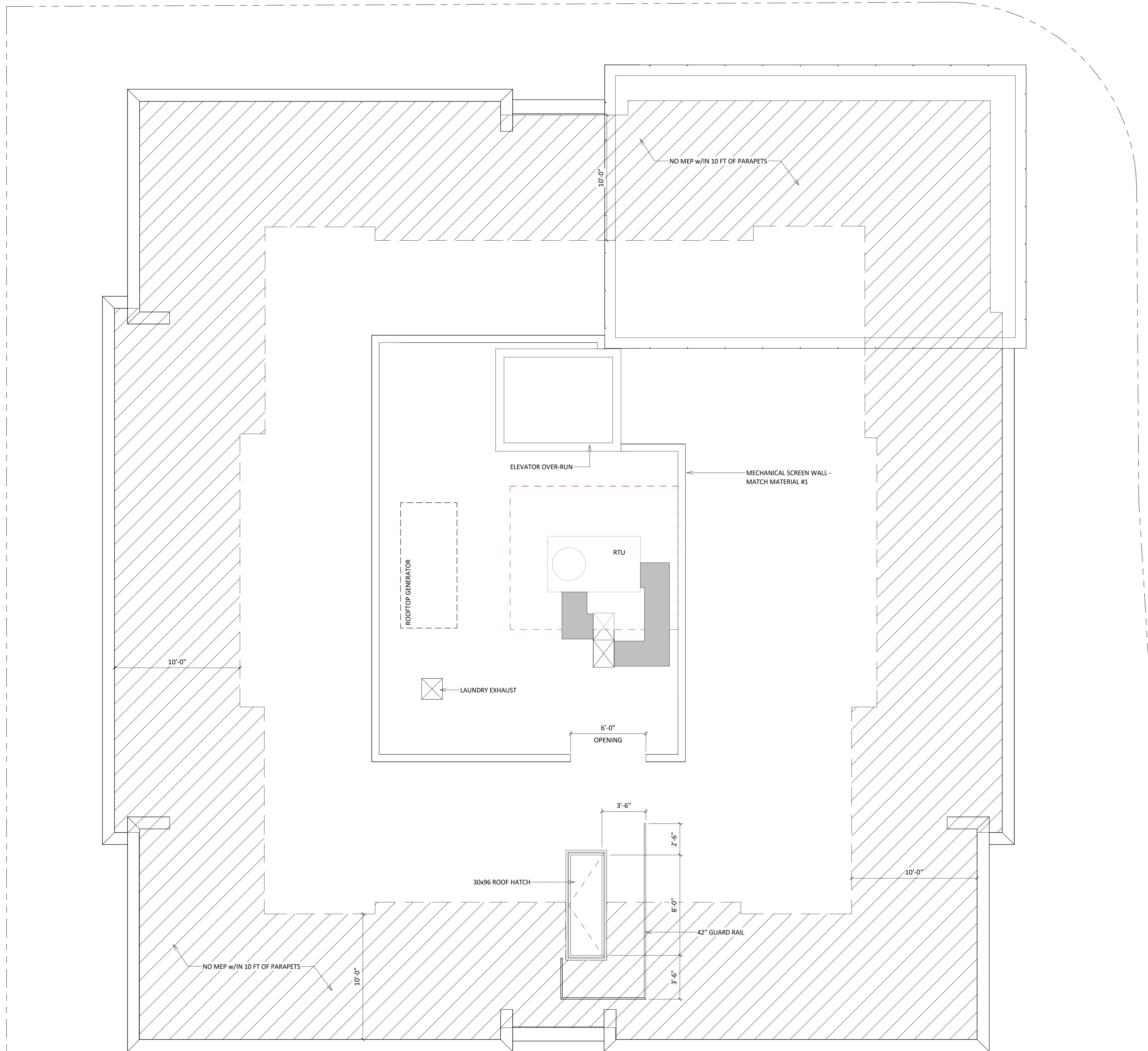
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AVE. MADISON, WI  
SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER

**AC109**

PROJECT NUMBER

**2379**



**1** ROOF PLAN  
AC109 1/4" = 1'-0"



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PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**AC201**

PROJECT NUMBER

**2379**



**1** CITY ELEVATION - NORTH WEST  
AC201 1/8" = 1'-0"



**2** CITY ELEVATION - NORTH EAST  
AC201 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	PAC-CLAD	WEATHER ZINC
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**AC202**

PROJECT NUMBER

**2379**



**2** CITY ELEVATION - SOUTH WEST  
AC202 1/8" = 1'-0"



**1** CITY ELEVATION - SOUTH EAST  
AC202 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	PAC-CLAD	WEATHER ZINC
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**EXTERIOR COLOR  
ELEVATIONS**

SHEET NUMBER

**AC203**

PROJECT NUMBER

**2379**



**1** CITY ELEVATION - NORTH WEST COLOR  
AC203 1/8" = 1'-0"



**2** CITY ELEVATION - NORTH EAST COLOR  
AC203 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	PAC-CLAD	WEATHER ZINC
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**EXTERIOR COLOR  
ELEVATIONS**

SHEET NUMBER

**AC204**

PROJECT NUMBER

**2379**



**2** CITY ELEVATION - SOUTH EAST COLOR  
AC204 1/8" = 1'-0"



**1** CITY ELEVATION - SOUTH WEST COLOR  
AC204 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1A	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	SLATE GRAY
1B	MTL HORIZONTAL REVEAL PANEL	PAC-CLAD	COLONIAL RED
2	MCM PANEL	PAC-CLAD	WEATHER ZINC
3	STANDING SEAM VERTICAL SIDING	PAC-CLAD	MIDNIGHT-BRONZE
5	BRICK VENEER	SUMMIT BRICK	THISTLEDOWN
6	BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	THISTLEDOWN
7	CAST STONE BANDS & SILLS	ROCKCAST	RIESLING
8	COMPOSITE WINDOWS	TBD	DARK BRONZE
9	ALUM. STOREFRONT	TBD	DARK BRONZE

ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

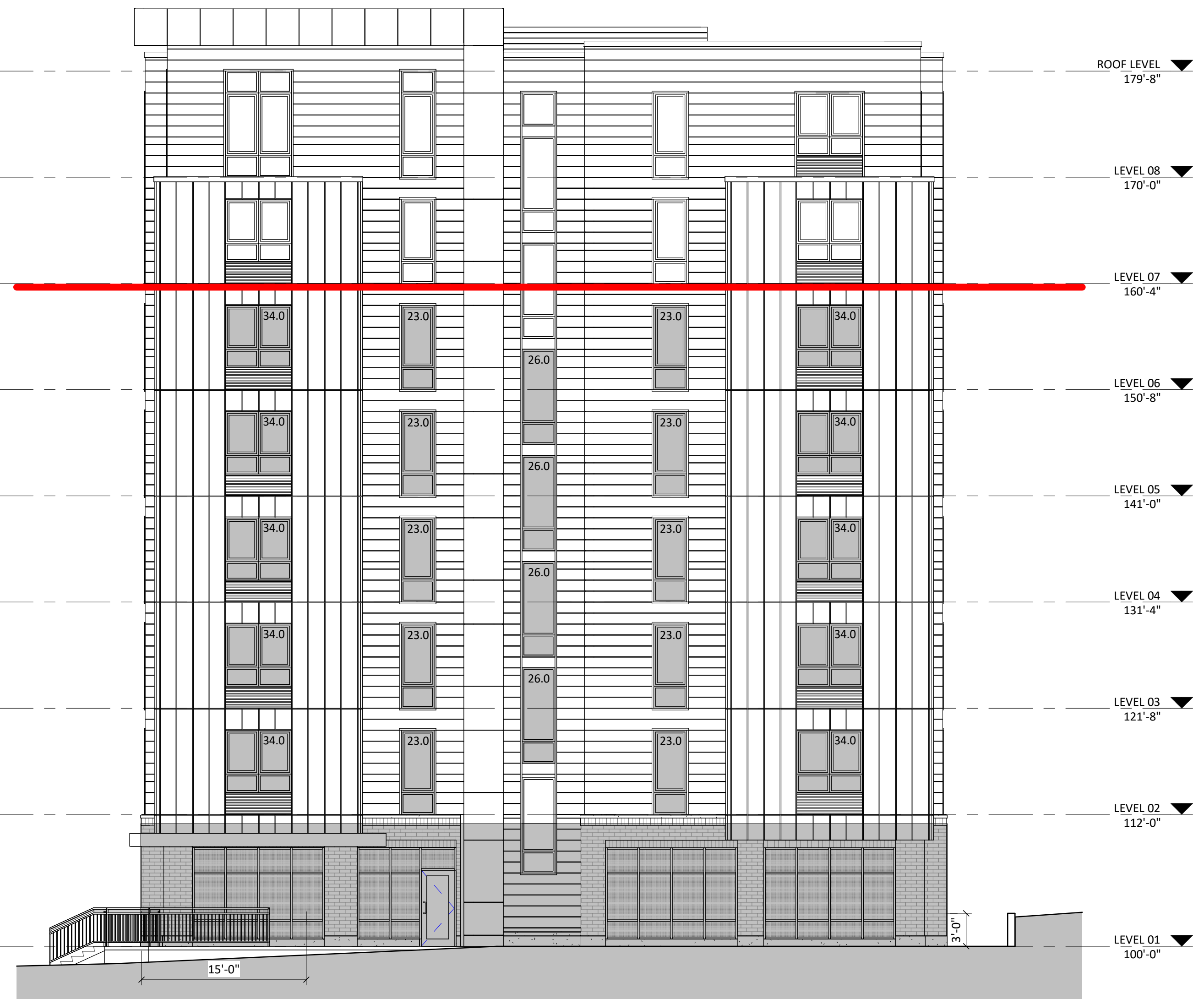
521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**BIRD-SAFE  
COMPLIANCE**

SHEET NUMBER

**AC205**

PROJECT NUMBER

**2379**



**1** NORTH WEST - BIRD-SAFE GLAZING  
AC205 1/8" = 1'-0"

FACADE AREA: 4,434 S.F.  
GLASS AREA: 1,006 S.F. (22.7% OF FACADE)  
FIRST FLOOR: 410 S.F. (50% OF FLOOR)  
SECOND-SIXTH FLOOR: 152 S.F. (21.2% OF FLOOR)



**2** NORTH EAST - BIRD-SAFE GLAZING  
AC205 1/8" = 1'-0"

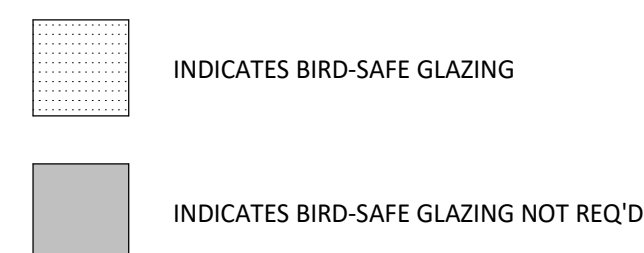
FACADE AREA: 4,737 S.F.  
GLASS AREA: 1067 S.F. (22.5% OF FACADE)  
FIRST FLOOR: 307 S.F. (50% OF FLOOR)  
SECOND - SIXTH FLOOR: 170 S.F. (22.8% OF FLOOR)

FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIRST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:  
A. AT LEAST EIGHTY-FIVE PERCENT (85%) OF THE GLASS ON GLASS AREAS FIFTY (50) SQUARE FEET OR OVER MUST BE TREATED; AND  
B. OF ALL GLASS AREAS OVER FIFTY (50) SQUARE FEET, ANY GLASS WITHIN FIFTEEN (15) FEET OF A BUILDING CORNER MUST BE TREATED

FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.





ISSUED  
LU & UDC SUBMITTAL - 05.13.2024

PROJECT TITLE  
**PORCHLIGHT  
REDEVELOPMENT**

521 E. WASHINGTON  
AVE. MADISON, WI  
SHEET TITLE  
**BIRD-SAFE  
COMPLIANCE**

SHEET NUMBER

**AC206**

PROJECT NUMBER

**2379**



FACADE AREA: 4,721 S.F.  
GLASS AREA: 850 S.F. (18% OF FACADE)

**2** SOUTH WEST - BIRD-SAFE GLAZING  
AC206 1/8" = 1'-0"



FACADE AREA: 4,426 S.F.  
GLASS AREA: 809 S.F. (18.3% OF FACADE)

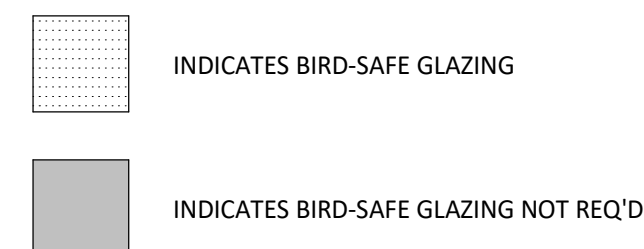
**1** SOUTH EAST - BIRD-SAFE GLAZING  
AC206 1/8" = 1'-0"

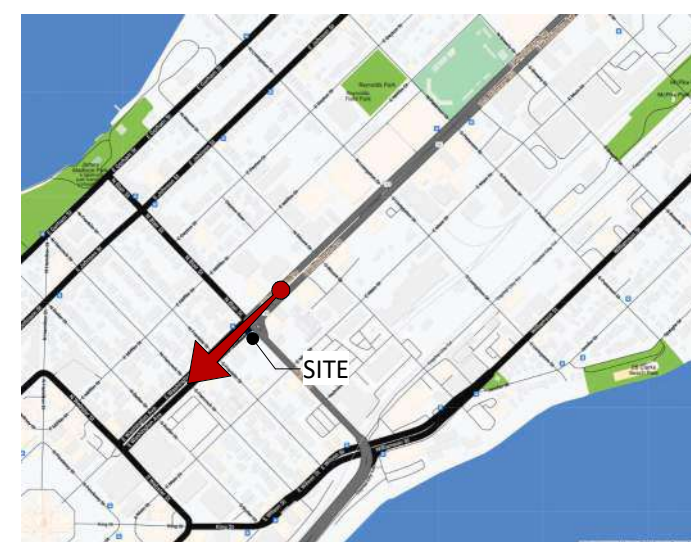
FOR NON-RESIDENTIAL USES AT GROUND FLOOR LEVEL, WINDOWS AND DOORS OR OTHER OPENINGS SHALL COMPRISE AT LEAST SIXTY PERCENT (60%) OF THE LENGTH AND AT LEAST (40%) OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE. AT LEAST FIFTY PERCENT (50%) OF THE WINDOWS ON THE PRIMARY STREET FACADE SHALL HAVE THE LOWER SILL WITHIN THREE (3) FEET OF GRADE. FOR RESIDENTIAL USES AT GROUND LEVEL, A MINIMUM OF FIFTEEN PERCENT (15%) OF THE GROUND LEVEL OF RESIDENTIAL FACADES OR SIDE AND REAR FACADES NOT FRONTING A PUBLIC STREET SHALL CONSIST OF WINDOWS AND DOOR OPENINGS. ON UPPER STORIES, WINDOW OR BALCONY OPENINGS SHALL OCCUPY A MINIMUM OF FIFTEEN PERCENT (15%) OF THE UPPER-STORY WALL AREA.

GLASS AREA SHALL BE MEASURED AS ONE (1) CONTINUOUS PANEL OF GLASS OR OTHER TRANSPARENT MATERIAL, OR A SET OF TWO (2) OR MORE SUCH PANELS DIVIDED BY MULLIONS OF SIX (6) INCHES IN WIDTH OR NARROWER. PANELS SURROUNDED ON ALL SIDES BY SOLID WALLS OR MULLIONS WIDER THAN SIX (6) INCHES SHALL BE CONSIDERED INDIVIDUAL WINDOWS. SPANDREL OR OPAQUE GLASS WITH REFLECTIVITY OF 14% OR LESS SHALL NOT BE INCLUDED IN THE CALCULATION OF GLASS AREA.

FOR BUILDING FACADES WHERE THE FIRST SIXTY (60) FEET FROM GRADE ARE COMPRISED OF LESS THAN FIFTY PERCENT (50%) GLASS:  
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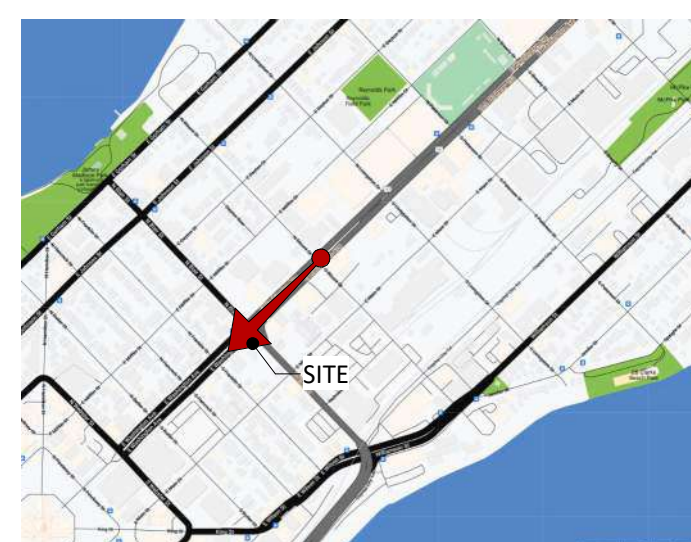
FOR BUILDINGS AND STRUCTURES OF ANY SIZE, ALL AT-GRADE GLASS FEATURES SUCH AS SOUND WALLS OR GLASS SCREENS MUST BE TREATED.





DISTANCE VIEW 1 FROM E. WASHINGTON AVENUE



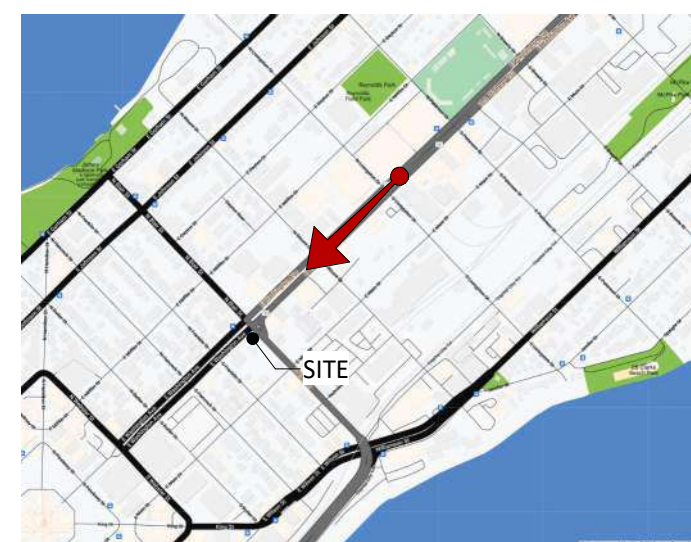


DISTANCE VIEW 2 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT  
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



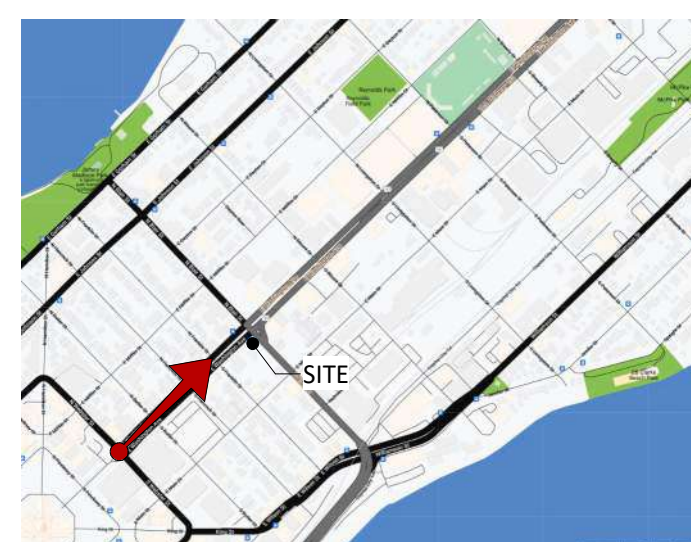


DISTANCE VIEW 3 FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT  
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



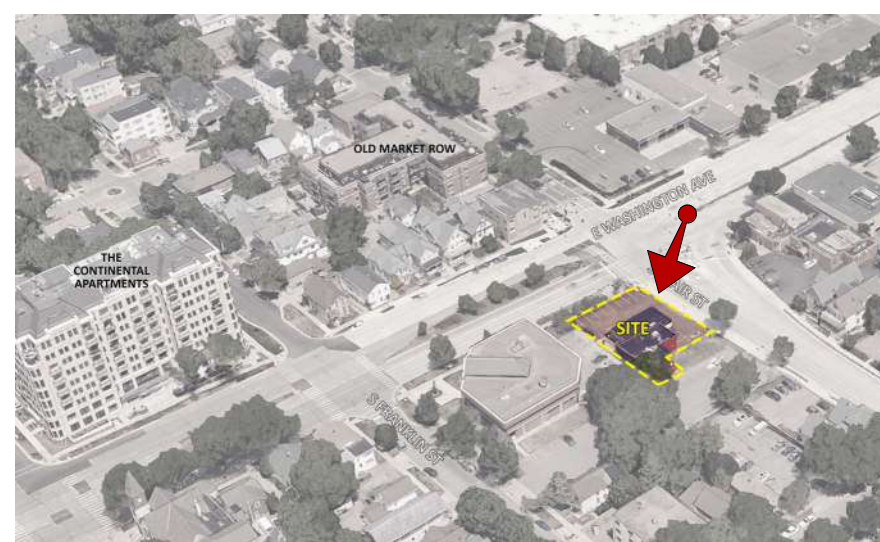


DISTANCE VIEW 4 FROM WEBSTER ST.

PORCHLIGHT REDEVELOPMENT  
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379





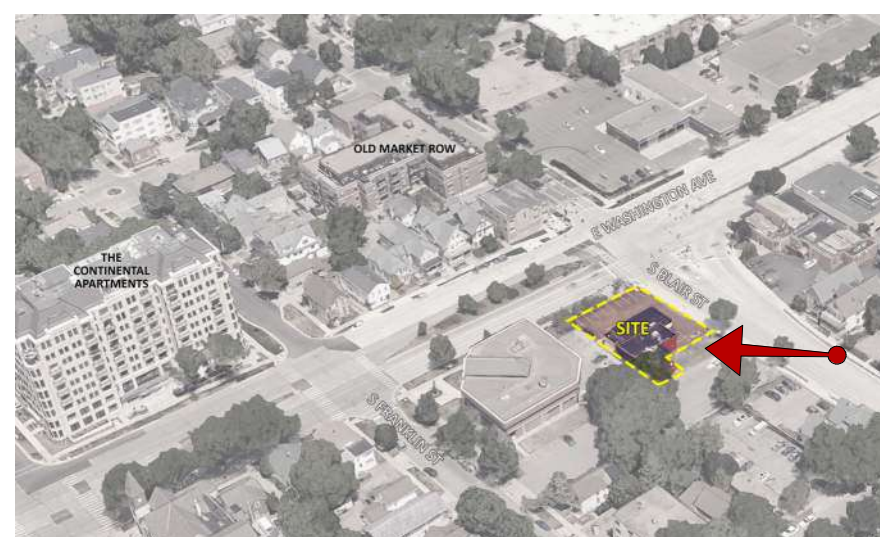
VIEW FROM STREET INTERSECTION

PORCHLIGHT REDEVELOPMENT  
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379



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ARCHITECTS

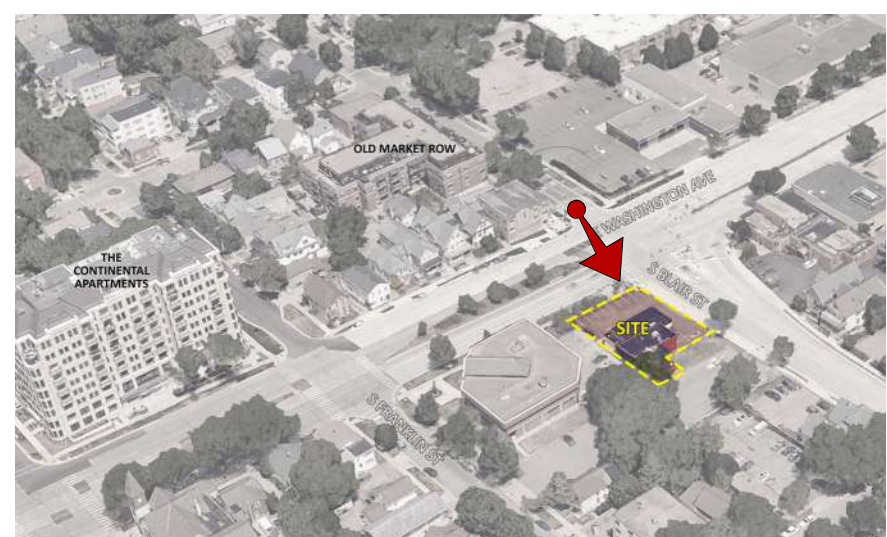


VIEW FROM S. BLAIR STREET

PORCHLIGHT REDEVELOPMENT  
521 E. WASHINGTON AVE. MADISON, WI

UDC INFO SUBMITTAL | 04.22.2024 | KBA #2379





VIEW FROM STREET INTERSECTION

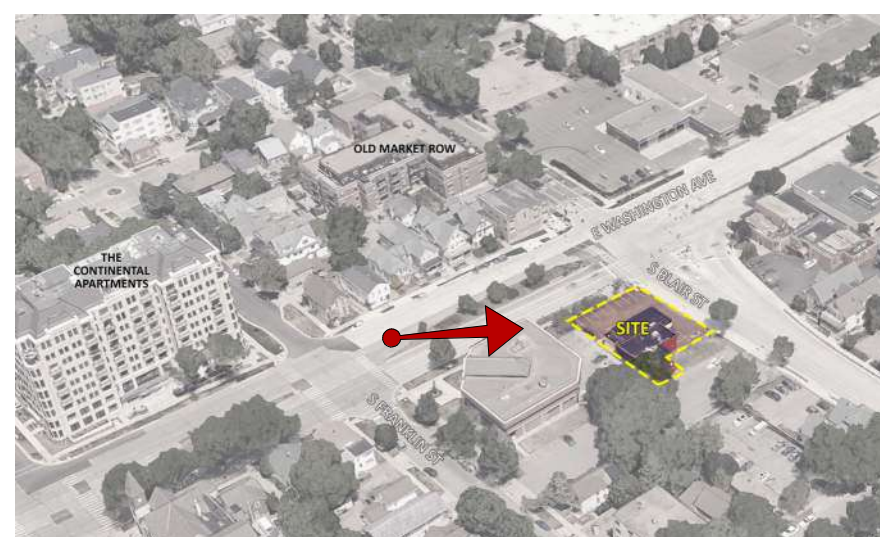
PORCHLIGHT REDEVELOPMENT  
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VIEW FROM E. WASHINGTON AVENUE

PORCHLIGHT REDEVELOPMENT  
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