

PROPOSED ALCHEMY APARTMENTS

619 & 621 N LAKE STREET
Madison, Wisconsin

LAND USE SUBMITTAL
OCTOBER 7, 2020

PROJECT BUILDING & PARKING MATRIX

Lake Street Development					
Floor	3 Bedroom Apartments	5 Bedroom Apartments	10 Bedroom Apartments	Total Bedrooms	Total SF
Lower Level	0	0	0	0	4,972
First Floor	0	0	0	0	4,865
Second Floor	0	1	1	15	4,972
Third Floor	2	1	0	11	4,972
Fourth Floor	2	1	0	11	4,972
Fifth Floor	2	1	0	11	4,972
Sixth Floor	2	1	0	11	4,972
Seventh Floor	2	1	0	11	4,972
Eighth Floor	2	1	0	11	4,972
Total	12	7	1	81	44,641

PROJECT LOCATION MAP



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DEVELOPER:

PATRICK PROPERTIES

2417 UNIVERSITY AVENUE
MADISON, WISCONSIN 53726
PHONE: (608) 663-1778
EMAIL: PATRICKPROPERTIES@TDS.NET
CONTACT: PATRICK J CORCORAN



CIVIL ENGINEER

WYSER ENGINEERING

312 EAST MAIN STREET
MOUNT HOREB, WI 53572
PHONE: (608) 437-1980
EMAIL: WADE.WYSE@WYSERENGINEERING.COM
CONTACT: WADE WYSE



ARCHITECT:

GBA ARCHITECTURE & DESIGN

2248 DEMING WAY, SUITE 120
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: JOSH.WILCOX@GARYBRINK.COM
CONTACT: JOSH WILCOX



LANDSCAPE ARCHITECT

THE BRUCE COMPANY

2830 PARMENTER ST.
MIDDLETON, WI 53562
PHONE: (608) 836-7041
EMAIL: RSTROHMENGER@BRUCECOMPANY.COM
CONTACT: RICH STROHMENGER



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(608) 829-3056 (FAX)

PROJECT:
ALCHEMY APARTMENTS
619 & 621 N LAKE STREET
MADISON, WI 53703

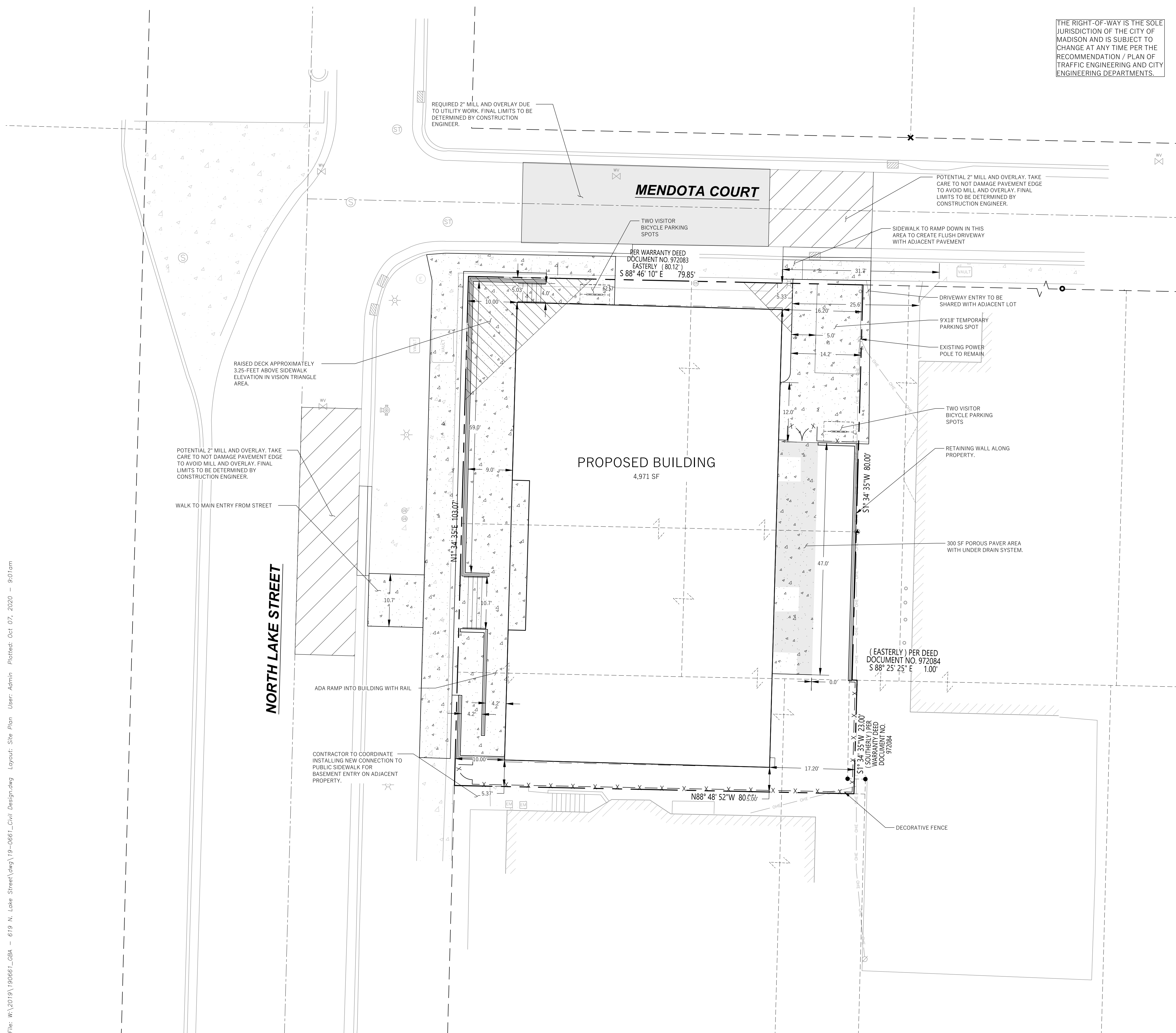
CLIENT:
PATRICK PROPERTIES
2417 UNIVERSITY AVENUE
MADISON, WI 53726

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PROJECT: 201929
DRAWN BY: D&D
DATE:
SCALE: AS NOTED
CITY SUBMITTAL 10-05-2020

TITLE
BLOCK

T-1



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

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- BUILDING SETBACK
- BUILDING FOOTPRINT
- CURB AND GUTTER
- POROUS ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SITE FENCE



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 9, 2020. 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.

SITE INFORMATION BLOCK:

SITE ADDRESS: 619 AND 621 NORTH LAKE STREET
 SITE ACREAGE: 8,251 SQ.FT. (0.19 AC)
 USE OF PROPERTY: MULTI-FAMILY
 ZONING: DOWNTOWN RESIDENTIAL 2 (DR2)

SETBACKS:
 FRONT YARD: 10-FEET
 REAR YARD: 16.17-FEET (20% LOT DEPTH)
 SIDE YARD: 5-FEET

MAXIMUM STORIES: 8
 NUMBER OF BEDROOMS: 81
 TOTAL NUMBER OF PARKING STALLS: 0 (1 TEMPORARY)
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 0
 TOTAL NUMBER OF BIKE STALLS: 55 (4 EXTERIOR)

EXISTING IMPERVIOUS SURFACE AREA: 7,261 SQ.FT.
 ROOFTOP: 4,971 SQ.FT.
 PAVED: 2,834 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 6,854 SQ.FT.
 ROOFTOP: 4,844 SQ.FT.
 PAVED: 2,010 SQ.FT. (253 SQ.FT. MIN. POROUS PAVEMENT)

DISTURBANCE LIMITS: 8,250 SQ. FT.
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 7,192 SQ.FT.

MAXIMUM PERCENT IMPERVIOUS: 80%
 PERCENT IMPERVIOUS WITHIN LOT AREA: 83.1% (79.4% INCLUDING POROUS PAVEMENT)

USABLE OPEN SPACE REQUIRED: 1,620 SQ.FT. (20 SQ.FT. PER BEDROOM)
 USABLE OPEN SPACE PROVIDED: 1,625 SQ.FT.

- SITE PLAN NOTES**
- THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION. THIS DETERMINATION IS AT THE DISCRETION OF THE CITY CONSTRUCTION ENGINEER.
 - ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.
 - THE DEVELOPMENT SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL AS REQUIRED BY THE CITY TRAFFIC ENGINEER.
 - THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR REVIEW TO THE CITY TRAFFIC ENGINEERING DIVISION AT LEAST 10 WORKING DAYS PRIOR TO WORK BEGINNING. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTO REQUIREMENTS. WORK SHALL NOT PROCEED UNTIL THE TRAFFIC CONTROL PLAN HAS BEEN APPROVED. THE TRAFFIC CONTROL PLAN MAY INCLUDE BUT IS NOT LIMITED TO: SIDEWALK SHELTERS, LANE CLOSURE RESTRICTIONS, PEAK HOUR WORKING RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.
 - PAVEMENT / SIDEWALK / CURB SAWCUTS AND FINAL PATCHING LIMITS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS AND LIMITS SHOWN ON THE PLANS ARE BASED ON ANTICIPATED DISTURBANCE AND THE PATCHING CRITERIA BUT SHALL BE CONSIDERED APPROXIMATE. ALL PATCHING SHALL BE PER THE CITY'S PATCHING CRITERIA.

PATRICK PROPERTIES

619 AND 621 LAKE STREET
MADISON, WI 53703

ALCHEMY APARTMENTS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
SITE PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale

Wyser Number

19-0661

Set Type

CITY SUBMITTAL

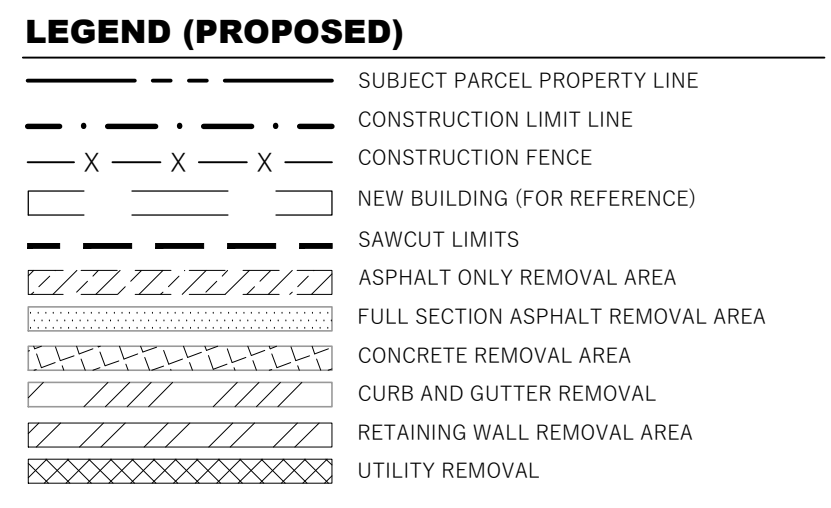
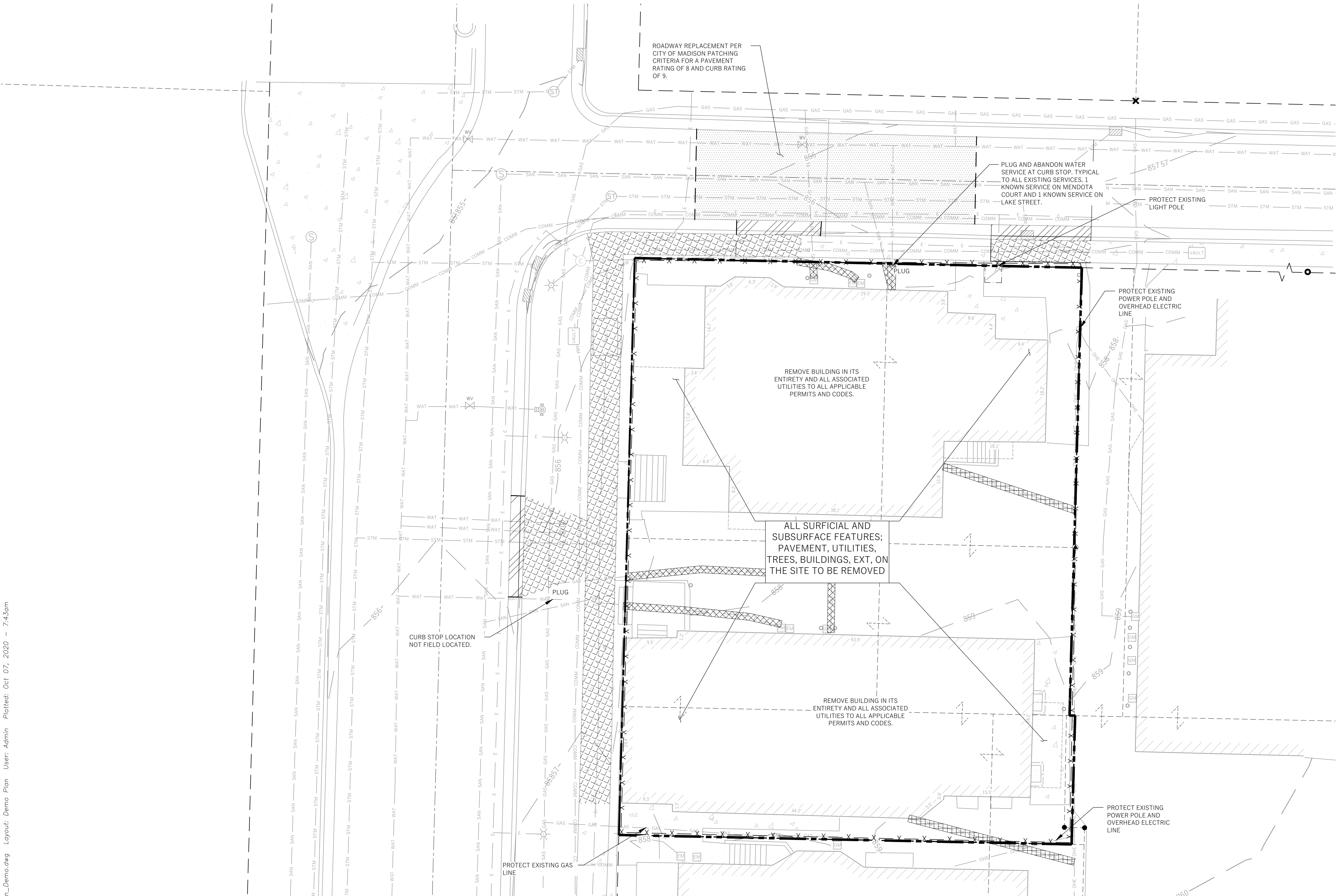
Date Issued

10/05/2020

Toll Free (800) 242-8511 -or- 811
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Sheet Number

C100



- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 9, 2020. 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.

- 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), "DIGGER'S 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 ENCRONCH 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 RADIALY 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 OR 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.



PATRICK PROPERTIES

619 AND 621 LAKE STREET
MADISON, WI 53703

ALCHEMY APARTMENTS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
DEMOLITION PLAN

Revisions:

No.	Date:	Description:

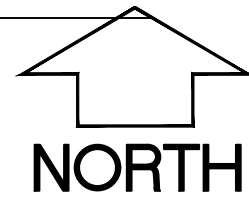
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Wyser Number	19-0661
Set Type	CITY SUBMITTAL
Date Issued	10/05/2020
Sheet Number	C101

File: W:\2019\190661_CBA - 619 N. Lake Street.dwg 19-0661_Civil Design.dwg User: Admin Plotted: Oct 07, 2020 7:40am

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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- POROUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FIRE HOSE LAY



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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 619 N. LAKE STREET
Contact Name & Phone #: JOSH WILCOX, GBA ARCHITECTS - 608.695.8668

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

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

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

Revised 1/21/2016

PATRICK PROPERTIES

619 AND 621 LAKE STREET
MADISON, WI 53703

ALCHEMY APARTMENTS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
FIRE APPARATUS WORKSHEET

Revisions:

No.	Date:	Description:

Graphic Scale 0' 5' 10' 15'

Wysers Number 19-0661

Set Type CITY SUBMITTAL

Date Issued 10/05/2020

Sheet Number C102

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

H1- 500' LENGTH COVERS ENTIRE PUBLIC STREET AREA SHOWN ON THIS SHEET

FIRE APPARATUS LANE TO UTILIZE NORTH LAKE STREET.

NORTH LAKE STREET

H3- CONTINUES SOUTH FOR 500' LENGTH MARK

H2 - NOT SHOWN. LOCATED AT THE NORTHEAST CORNER OF LAKE STREET AND LANGDON STREET

FIRE APPARATUS LANE TO UTILIZE MENDOTA COURT.

MENDOTA COURT

H2-500'

H3 - NOT SHOWN. LOCATED AT THE SOUTHEAST SIDE OF THE MENDOTA COURT CUL-DE-SAC

PROPOSED BUILDING

FFE = 859.0

105.4'

15.9'

33.5'

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NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- POROUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 9, 2020. 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 OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF MADISON 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.wisconsin.gov/topic/stormwater/standards/const_standards.html
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET 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.
- 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 SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- 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 7 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.wisconsin.gov/botw/>
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/npdes/pubs/concretwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

MENDOTA COURT

DEWATERING FILTER BAG LOCATION. REFER TO CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS NOTE NO. 12

PERIMETER CONTROL DEVICE: SILT FENCE PER WDNR TECHNICAL STANDARD 1056 OR "SILT SOCK" PER WDNR TECHNICAL STANDARD 1071.

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

TEMPORARY CONCRETE WASHOUT LOCATION. REFER TO SHEET C400 FOR DETAILS AND NOTES

PROPOSED BUILDING
FFE = 859.0

POURUS PAVEMENT SUBGRADE TO BE A MINIMUM OF 12-INCHES IN DEPTH (857.80) AND SLOPE TO THE UNDERDRAIN (857.70) AT A MAXIMUM 1.0%.

DITCH CHECK WITHIN THE SWALE PER WDNR TECHNICAL STANDARD 1062. REMOVE FOLLOWING SITE STABILIZATION



WYSER ENGINEERING

PATRICK PROPERTIES

619 AND 621 LAKE STREET
MADISON, WI 53703

ALCHEMY APARTMENTS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 15'

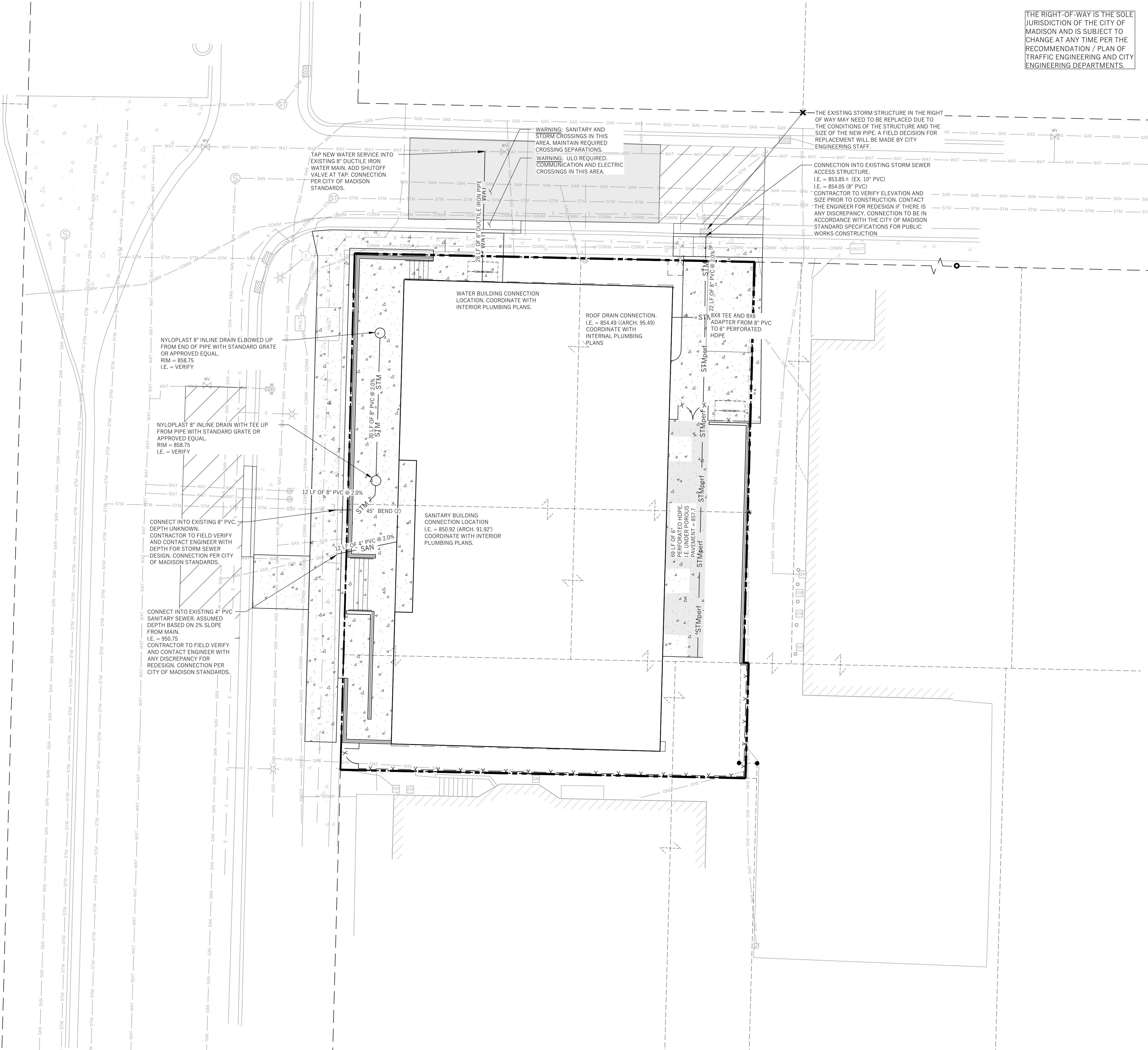
Wysyer Number: 19-0661

Set Type: CITY SUBMITTAL

Date Issued: 10/05/2020

Sheet Number: C200

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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)

- PROPOSED PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ POROUS CONCRETE PAVEMENT
- ▭ CONCRETE PAVEMENT
- WAT PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER
- STM PROPOSED STORM SEWER
- GAS PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- ▭ STORMWATER TREATMENT FACILITY
- ▭ DRAINAGE GRADE BREAK
- ▭ DRAINAGE ARROW



GENERAL NOTES

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- 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, WISDPS, AND WDMR.
- 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' 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 PATCHING 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)(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 SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(6).
- 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.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL ORDINANCE AT ALL TIMES.

PATRICK PROPERTIES

ALCHEMY APARTMENTS

CITY OF MADISON, DANE COUNTY, WI

619 AND 621 LAKE STREET
MADISON, WI 53703

Sheet Title:
UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wysen Number	19-0661
Set Type	CITY SUBMITTAL
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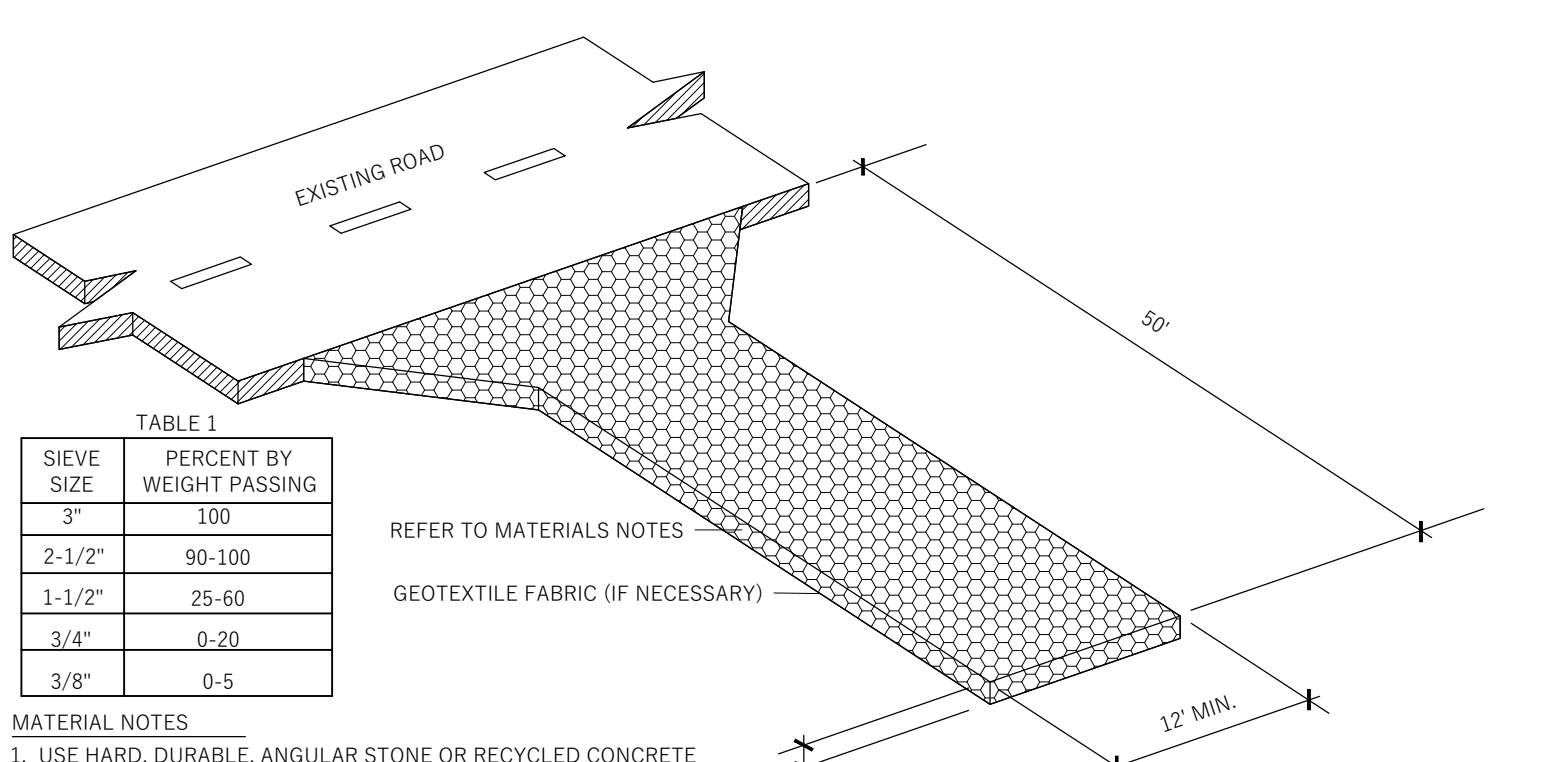
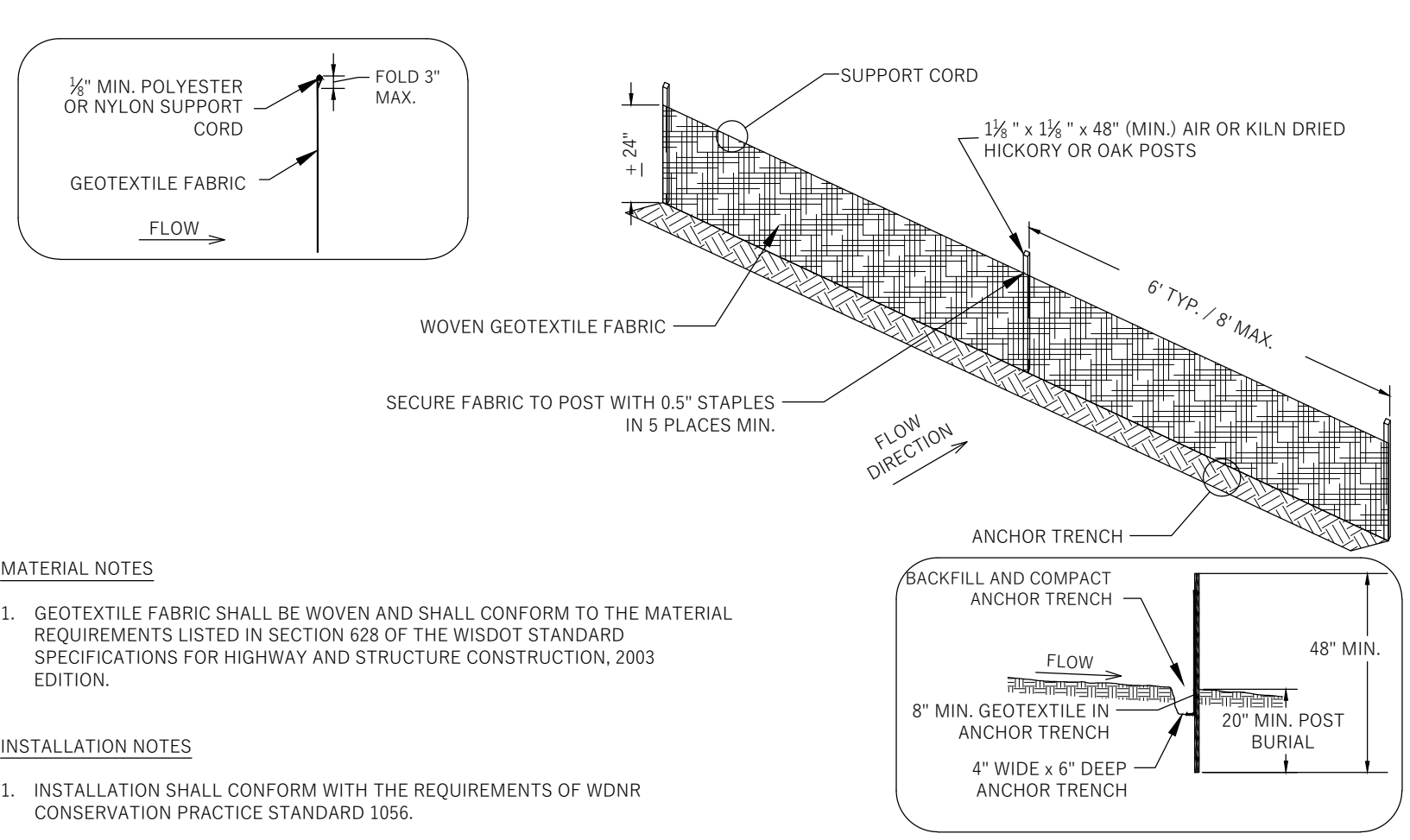


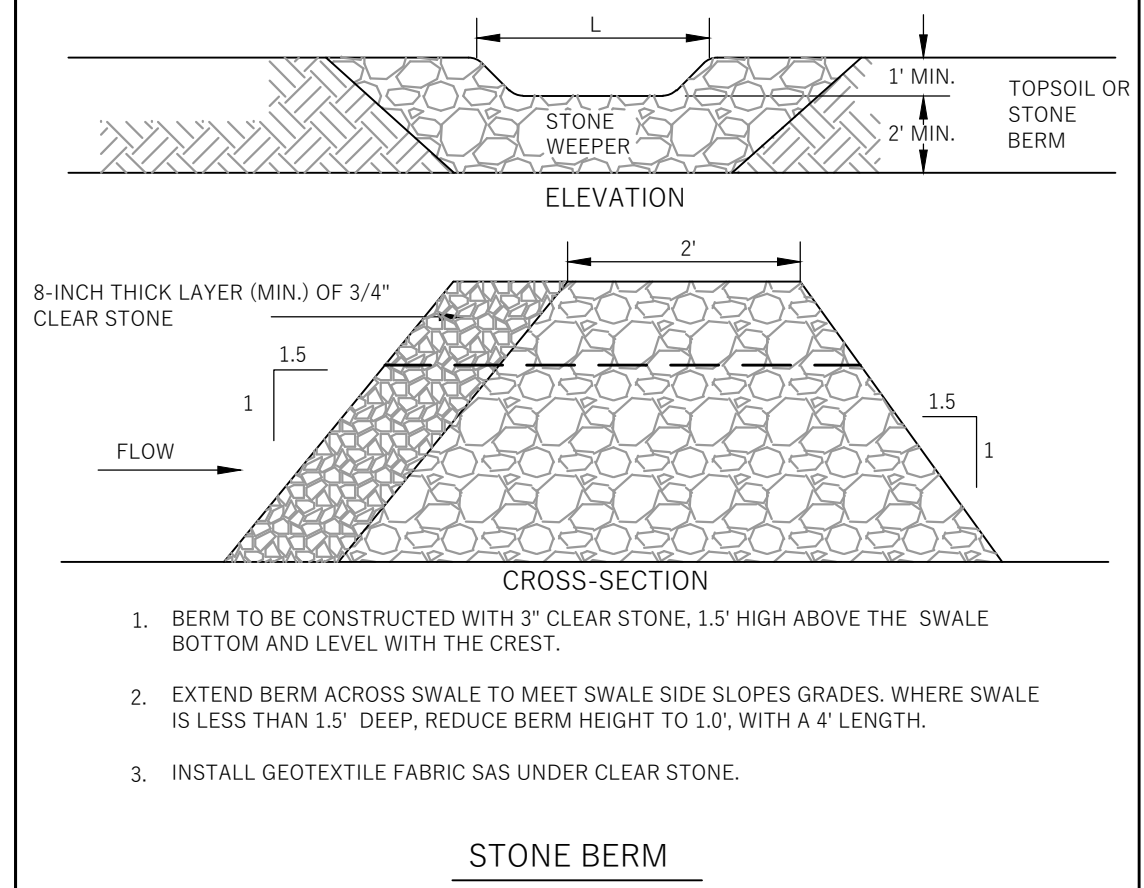
TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

- MATERIAL NOTES**
- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
 - THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.
 - INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
 - INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
 - DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
 - DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.
 - DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.
 - TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
- INSPECTION & MAINTENANCE NOTES**
- STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENEED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 - ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
 - A MINIMUM 30- FEET WIDE BY 50- FEET LONG BY 12- INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 - ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
 - REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
 - MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
 - REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

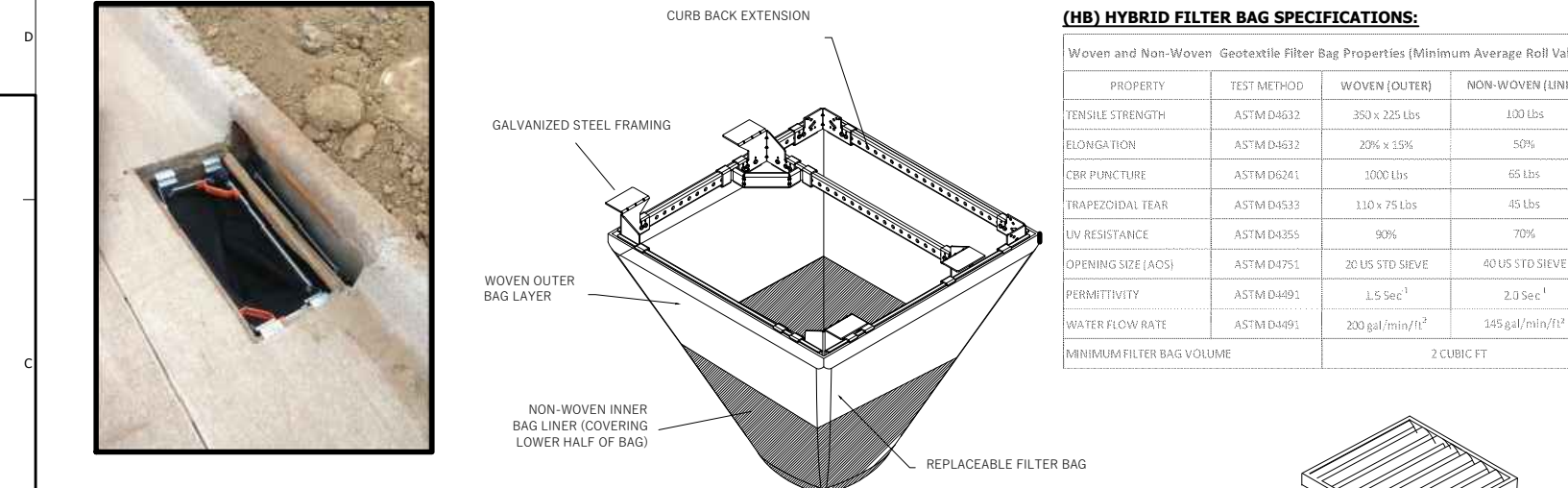


- MATERIAL NOTES**
- GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.
- INSTALLATION NOTES**
- INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
 - CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
 - FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
 - CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
 - SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.
- INSPECTION & MAINTENANCE NOTES**
- AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
 - INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN 1/2 OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
 - REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.



- BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
- EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
- INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



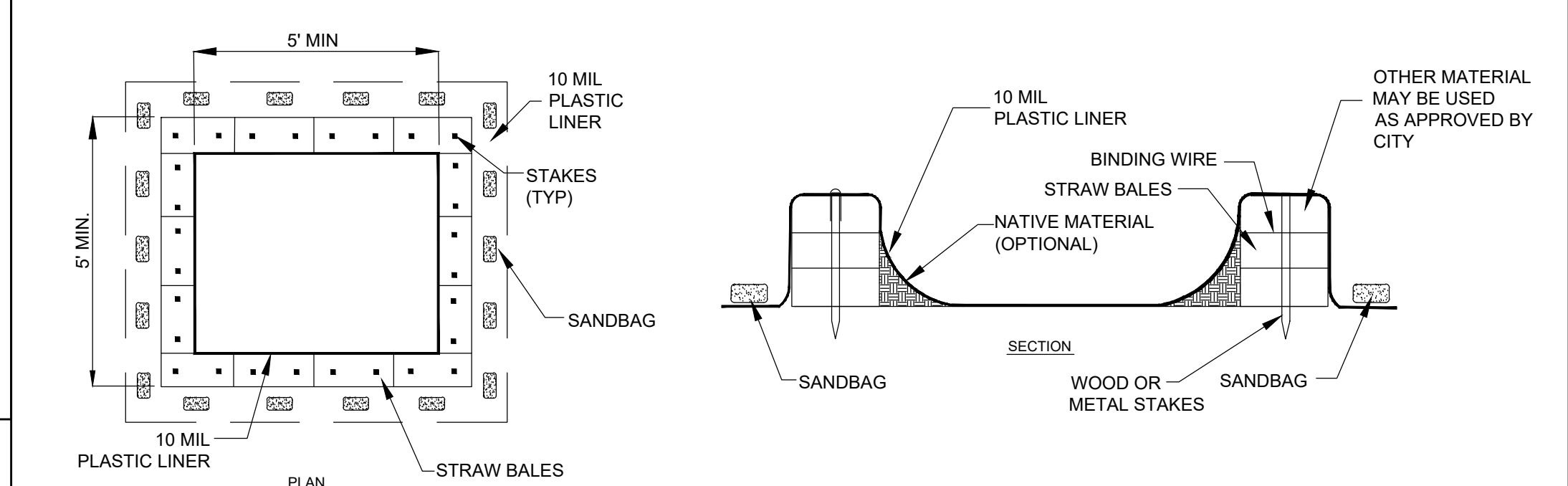
(HB) HYBRID FILTER BAG SPECIFICATIONS:

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (INNER)
TENSILE STRENGTH	ASTM D4832	850 x 125 LBS	180 LBS
ELONGATION	ASTM D4832	20% x 150%	10%
TEAR PUNCTURE	ASTM D4831	2000 LBS	450 LBS
TRAPEZOIDAL TEAR	ASTM D4831	150 x 75 LBS	45 LBS
UV RESISTANCE	ASTM D4835	90%	70%
OPENING SIZE (ACS)	ASTM D4871	20 US STD SIEVE	40 US STD SIEVE
PERMEABILITY	ASTM D4891	1.5 Sec*	2.0 Sec*
WATER UPTAKE (%)	ASTM D4891	200 g/g (max)**	100 g/g (max)**
MINIMUM FILTER BAG VOLUME		3.0 CU FT	

CATCH-IT INLET FILTER (Temporary Inlet Protection)

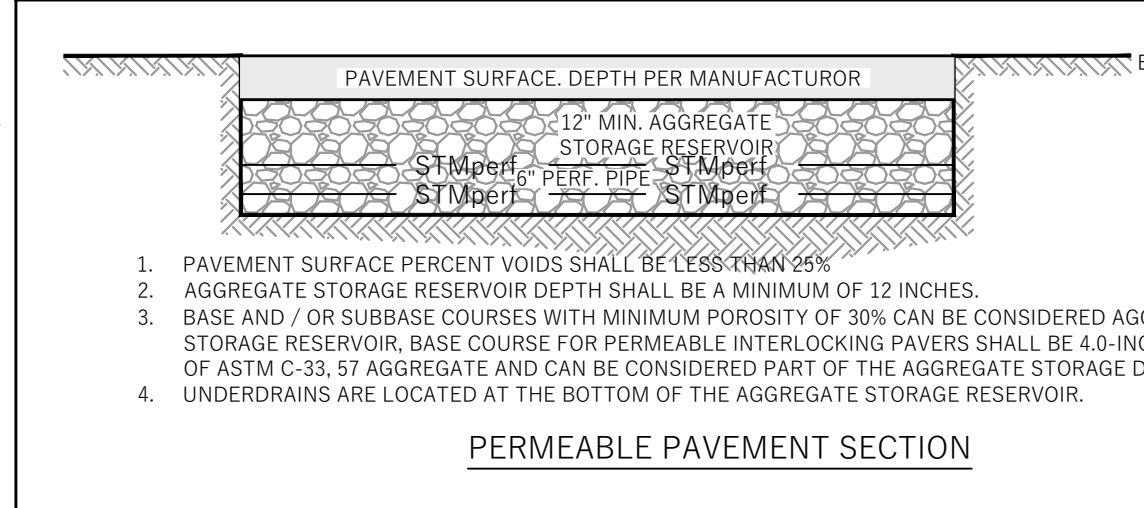
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft ³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXT4B
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624B
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCR3216B
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618B
R-2501	Round (RD)	-28	-24	2.3	0.8	5.2	62MRD28B
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.8	4.6	62MRD22B

- Installation Instructions:**
- Remove grate from the drainage structure
 - Clean stone and dirt from ledge (lip) of drainage structure
 - Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
 - Replace the grate and confirm it is not elevated more than 1/8"
- Maintenance Guidelines:**
- Empty the sediment bag if more than half filled with sediment and debris
 - Remove the grate, engage the lifting points, and lift filter from the drainage structure
 - Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
 - Alternatively, an industrial vacuum can be used to collect sediment from filter bag

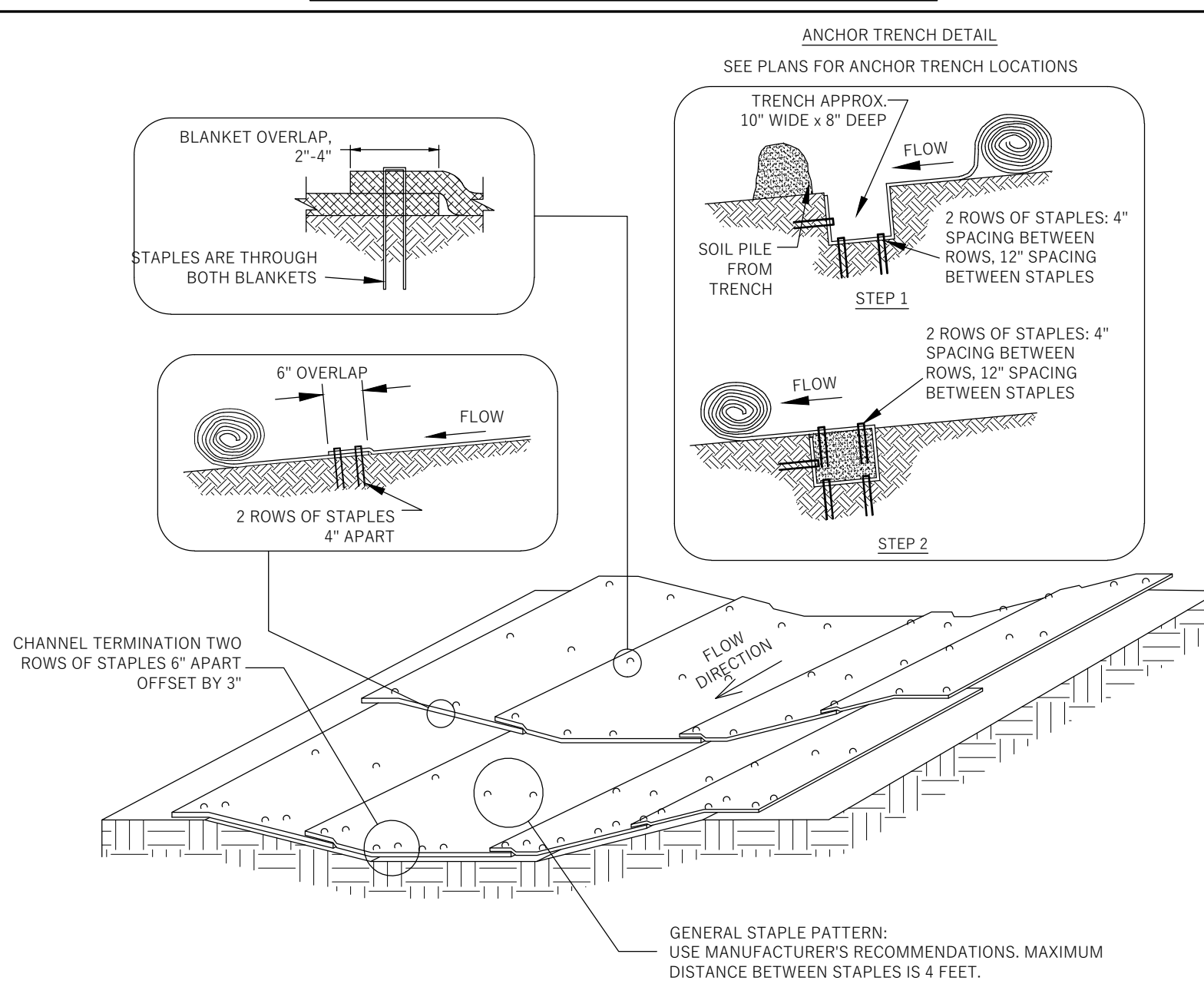


- WASHOUT NOTES**
- ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
 - NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 - ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
 - TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
 - PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
 - WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT

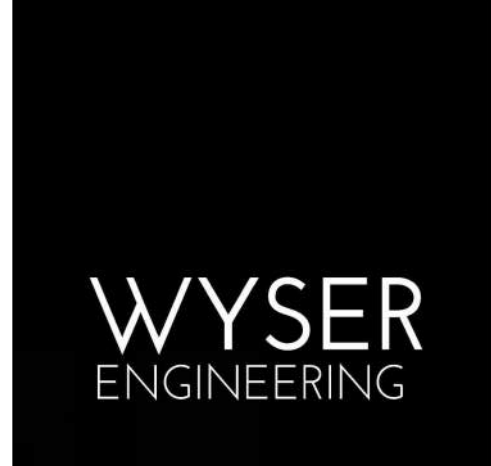


- PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%
- AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
- BASE AND / OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0-INCHES DEPTH OF ASTM C-33, S7 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
- UNDERDRAINS ARE LOCATED AT THE BOTTOM OF THE AGGREGATE STORAGE RESERVOIR.



- MATERIAL NOTES**
- ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
 - STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
- RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.**
- MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
 - IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.
- INSPECTION & MAINTENANCE NOTES**
- INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
 - IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
 - ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.
- INSTALLATION NOTES**
- EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
 - INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
 - INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1053.
 - ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S

EROSION CONTROL MAT (CHANNELS)



PATRICK PROPERTIES

619 AND 621 LAKE STREET
MADISON, WI 53703

ALCHEMY APARTMENTS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 15'

Wyser Number: 19-0661

Set Type: CITY SUBMITTAL

Date Issued: 10/05/2020

Sheet Number: C400

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	ARM	Armstrong Maple	Acer X Freemanii 'armstrong'	2 1/2" B&B
1	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2 1/2" B&B

Conifer Evergreen

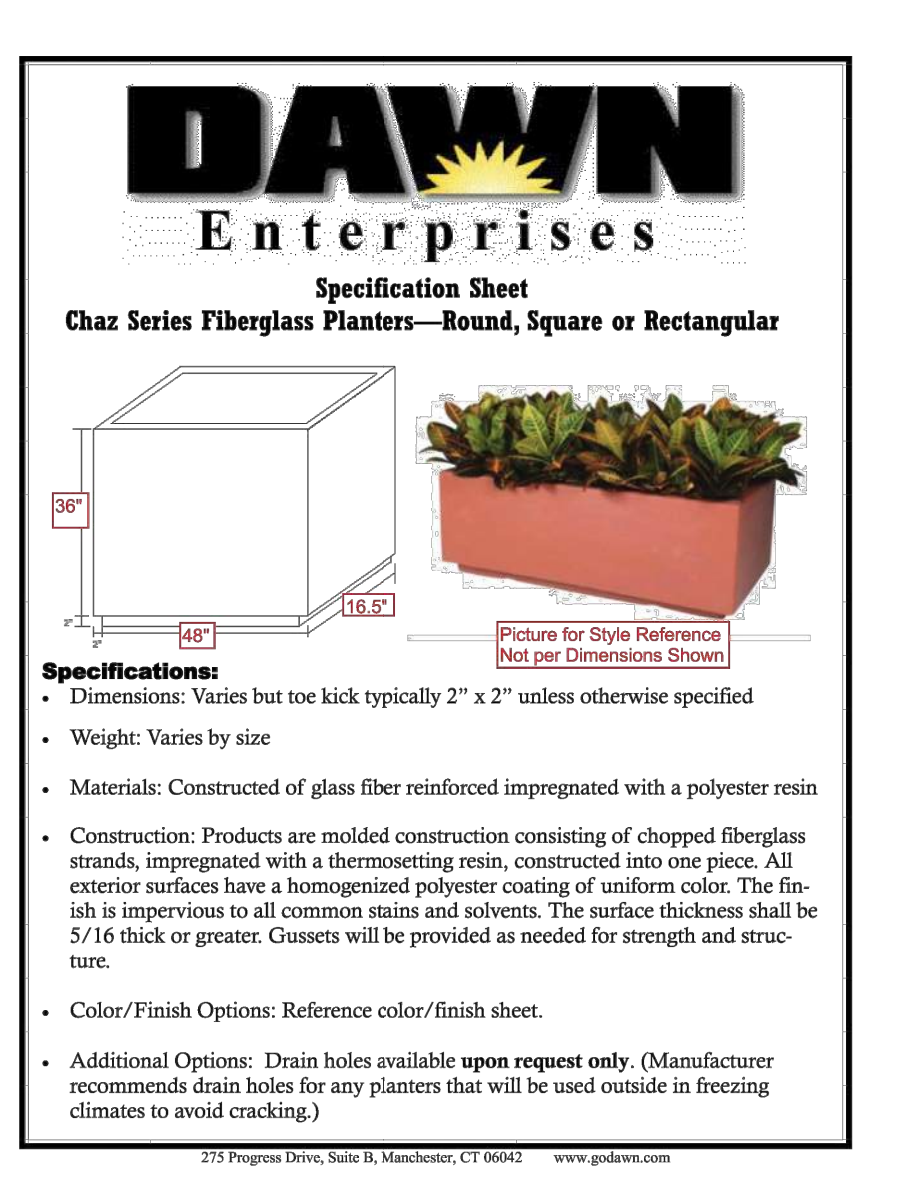
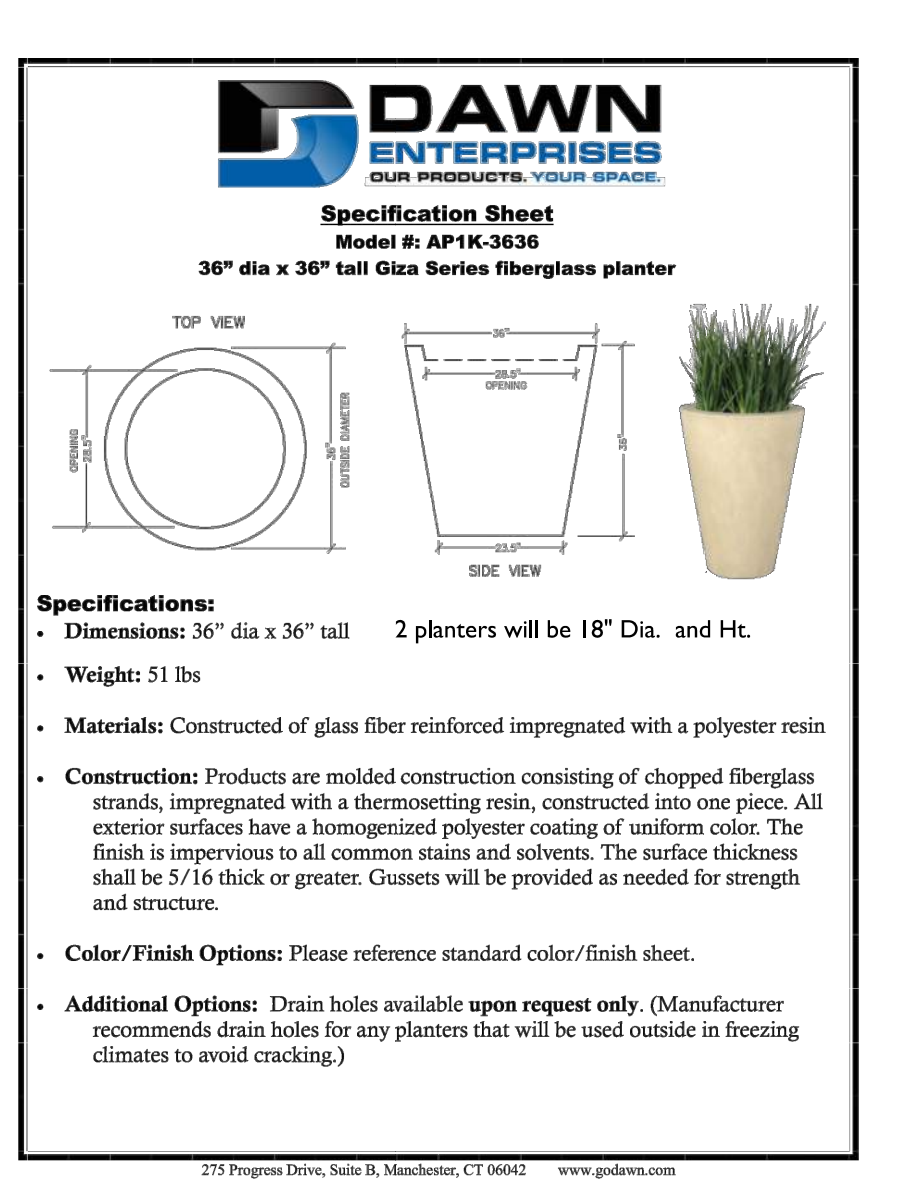
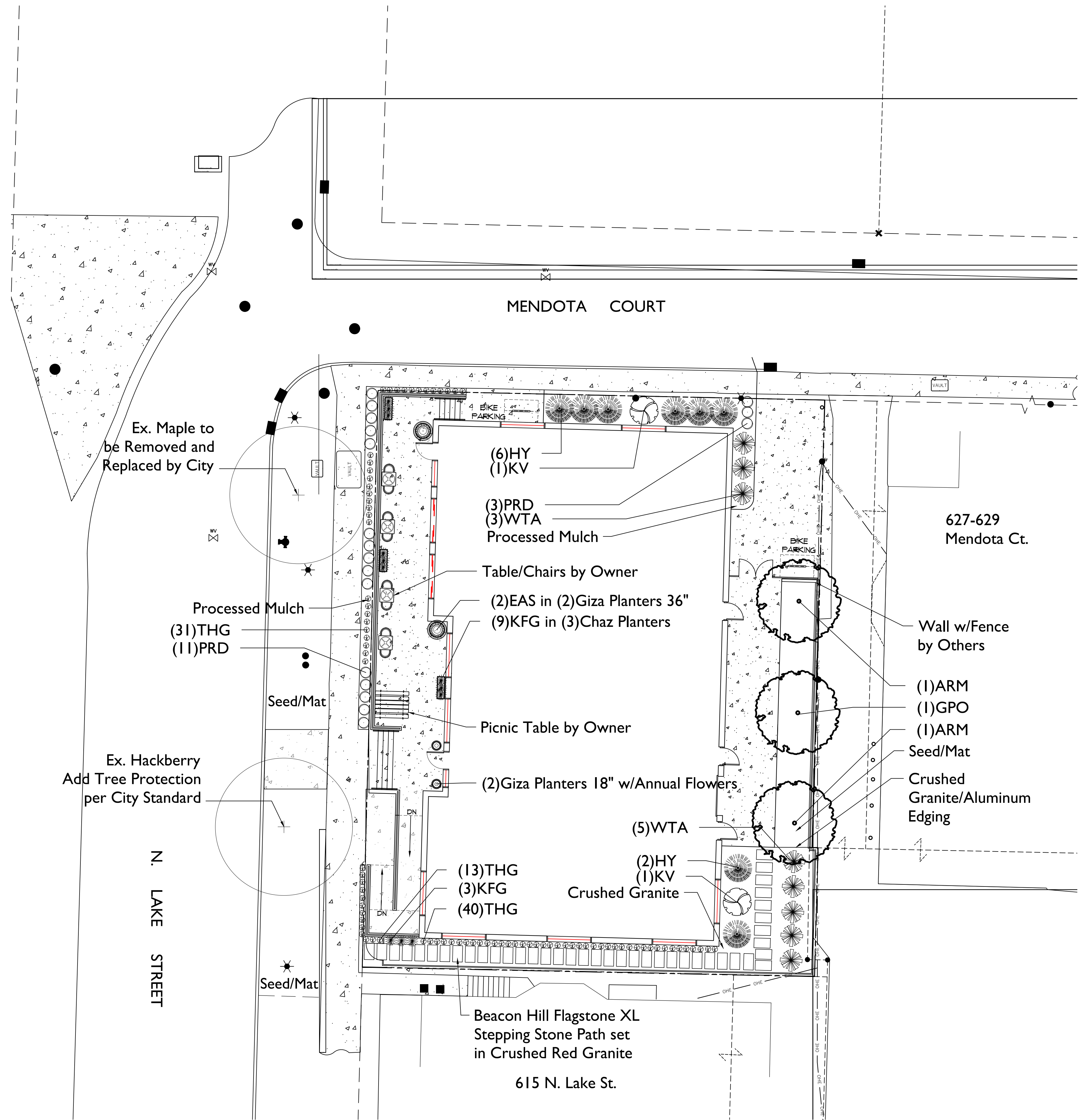
Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	HY	Hicks Yew	Taxus X Media 'hicksii'	#7 CONT.
8	WTA	Weeping Thlf Arborvitae	Thuja Occidentalis 'filiformis'	#3 CONT.
2	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#15 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
12	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
14	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
84	THG	Tufted Hairgrass	Deschampsia cespitosa	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	KV	Koreanspice Viburnum	Viburnum Carlesii	#5 CONT.



GENERAL NOTES

A) Areas labeled "Processed Mulch" to receive a hardwood bark mulch, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of processed hardwood bark mulch, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass

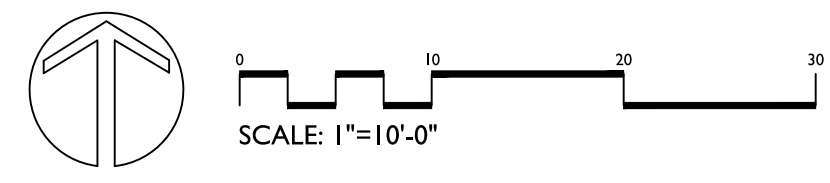
G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Existing street trees shall be protected. 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 the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. 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/2013/Part1.pdf>.

J) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

WISCONSIN
 RICHARD J. STROHMENGER
 LA-85
 OREGON,
 WI
 LANDSCAPE ARCHITECT



MADISON LANDSCAPE WORKSHEET

Zoning District: DR2 (Downtown Residential 2)
 Total square footage of developed area2,277 SF
 Total square footage of first 5 acres of developed area ÷ 300 square feet =8 Landscape Units
 Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
 8 Landscape Units x 5 landscape points for first 5 acres..... 45 points
 0 Landscape Units x 1 landscape point for additional 0 acres.....0 points
TOTAL LANDSCAPE POINTS REQUIRED.....45 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	3	105			
Tall Evergreen Tree : 5-6 feet tall	35	0	0			
Ornamental Tree : 1-1/2" Caliper (dbh)	15	0	0			
Upright Evergreen Shrub : 3-4 feet tall	10	2	20			
Shrub, deciduous : 3 gallon / 12"-24"	3	2	6			
Shrub, evergreen : 3 gallon / 12"-24"	4	16	64			
Ornamental grass/perennial : 1gallon / 8"-18"	2	110	220			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			415	+		TOTAL POINTS PROVIDED = 415

Street Frontage Landscape Required

Street Frontage = 185 LF
 Canopy Trees Required: 1 per 30 LF Frontage = 16
 Shrubs Required : 5 per 30 LF Frontage = 80

Street Frontage Landscape Supplied

Proposed Canopy Trees = 3 (Due to site constraints we request approval as shown on sheet LI)
 Proposed Shrubs = 13 (Due to site constraints we request approval as shown on sheet LI)



LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARMENTER STREET
 P.O. BOX 620330
 MIDDLETON, WI 53562-0330
 TEL (608) 836-7041
 FAX (608) 831-6266

Client Name:
 PATRICK PROPERTIES
 2417 UNIVERSITY AVE.
 MADISON, WI 53726

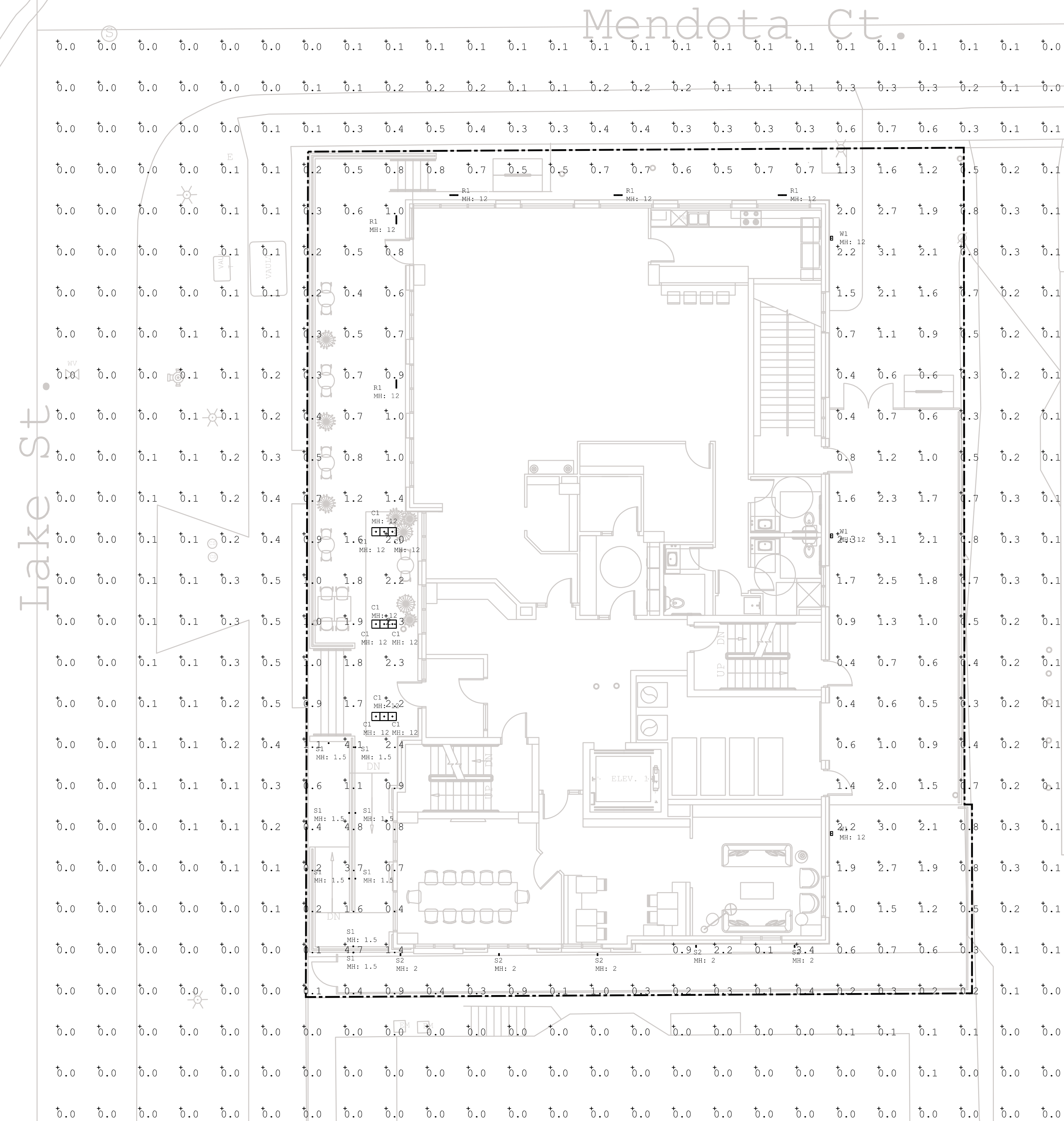
ALCHEMY APARTMENTS
 619 & 621 N. LAKE STREET
 MADISON, WISCONSIN 53703

Checked By: SS
 Drawn By: CITY
 SUBMITTAL 10/05/20
 RS

Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L2

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Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	ELF
TILE	7	R1	TILE Exterior R2 300lm per sq	Exterior Tile for Backlighting Architectural Detail	3	300	0.700
SPF	5	R1	SPF 18IN EFFECT FM MID	Recessed Rectilinear Wall Washer	7	293	1.000
SS	8	S1	RUSCO EN1405-BK - Casa	Single Lens Surface Mount Spotlight	9	70	1.000
SS	5	S2	RUSCO EN1305-BK - Casa	4 1/2 Inch Square Surface Mount Spotlight	11	111	1.000
NI	3	NI	WGE1 LED P1 30K 90CRI VM	Exterior Full Cutoff Wall Mounted Area Light	10	1031	1.000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Plane Planar	Illuminance	Fc	0.44	4.8	0.0	N/A	N/A
Property	Illuminance	Fc	1.17	4.8	0.1	11.70	48.00

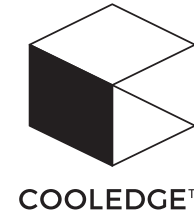
PROJECT: **ALCHEMY APARTMENTS**
619 & 621 N LAKE STREET
MADISON, WI 53703

CLIENT: **PATRICK PROPERTIES**
2417 UNIVERSITY AVENUE
MADISON, WI 53726

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PROJECT: 201929
DRAWN BY: DSD
DATE: 10-05-2020
SCALE: AS NOTED

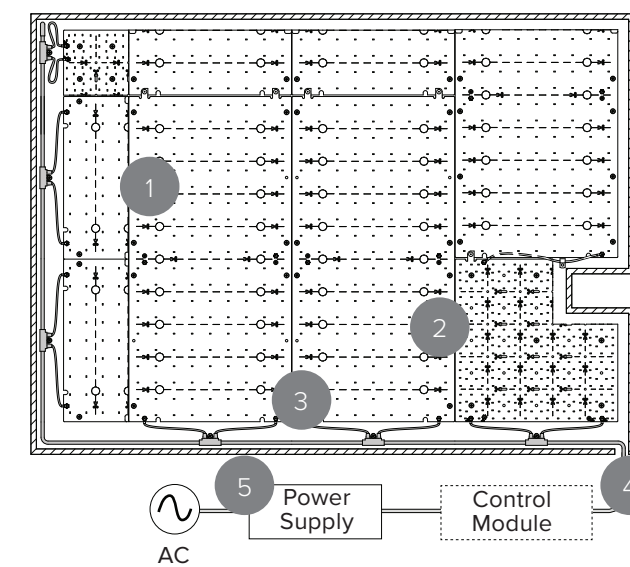
CITY SUBMITTAL 10-05-2020



COOLEEDGE cUL TILE EXTERIOR R2 - SPECIFICATIONS

PROJECT		REFERENCE TYPE	C1
SPECIFIED BY		QUANTITY	
DATE		NOTE	For Luminous Surfaces

SYSTEM OVERVIEW



Illuminate facades, canopies, entrances (including arches & columns) and large-scale graphics

- TILE Exterior R2
- TILE Exterior R2 Cut-out
- TILE T-Cable
- TILE Exterior Starter Kit
- Power and Control

GENERAL

Location	Damp location
Ingress Protection	IP65
Operating Temp.	-4 to 131°F
Storage Temp.	-40 to 158°F
Relative Humidity	90% max (non-condensing)
Operating Voltage	58 VDC
Electrical Connections	Tool-less snap connectors
Exposure	Not to be exposed to direct sunlight, rain or snow. Intended for installation behind diffuser materials.

SPECIFICATION

cUL Listed Damp Location lighting system inclusive of flexible light emitting sheets, connectors, low voltage cables, and LED drivers. Light output from the system must be ± 10% of 900/600/300 lumens/sqft across the total illuminated area post-installation. Color Rendering Index (CRI) must be >90 and color consistency between light sheets must be typical 3 SDCM. Electrical connections between light emitting sheets and between cables and light emitting sheets must be tool-less and allow more than one connect/disconnect iteration. System must include the capability to accommodate obstacles, angles, and curves. System warranty is 5 years.

FEATURES

- Three choices of constant lumen output ensure consistent highly calibrated illumination
- Color consistency of typically 3 SDCM between TILES meets stringent requirements for large area installations
- Factory cutting and sealing means systems are adaptable to any size installation and can accommodate obstacles and shapes while reducing installation time and potential errors
- Constant voltage electrical architecture is fully scalable without loss of performance or need to reconfigure drivers
- Low setback distances, flexibility, and no requirement for a heat sink enable optimal integration with luminous surfaces
- Multiple options for dimming, lumen level, and CCT offer the most adaptable illumination for large surface areas available today
- Mounts directly to non-conductive construction materials (eg. drywall, plywood)

Cooledge Lighting Inc.
110-13551 Commerce Parkway
Richmond, BC V6V 2L1 Canada

O +1 604 273 2665
F +1 604 273 2660
T +1 844 455 4448
W cooledgeighting.com

Cooledge Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

PSO-0027-R02-02202020 (L)TR 1/5



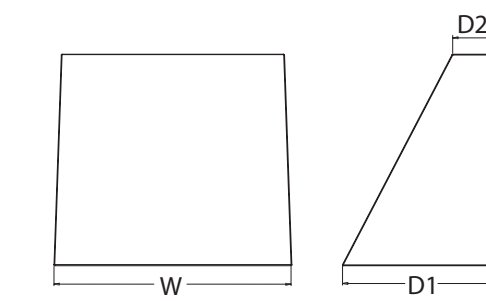
WDGE1 LED Architectural Wall Sconce



W1

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, 20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / no light	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / no light	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / no light	12,000	16,000	18,000	20,000	22,000	25,000

Ordering information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347*	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer basket (dry/damp locations only) Shipped separately AWS 3/8"inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)
	P2	35K 3500K 40K 4000K 50K* 5000K	90CRI	VW Visual comfort wide		

Options: EWH† Emergency battery backup, CE compliant (4W, 0°C min); PE † Photozell, Button Type; DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details); DMS 0-10V dimming wires pulled outside fixture (for use with an external control; ordered separately); KCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.

Accessories: WDGEAWS DDBXD U WDGE 3 Black Architectural Wall Spacer (specify finish); WDGE P8BW DDBXD U WDGE 1 Premium surface-mounted back box (specify finish); WSRBW DDBXD U Surface-mounted back box (specify finish).

FINISH: DDBXD Dark bronze; DRLXD Black; DNAXD Natural aluminum; DNDXD White; DSDXD Sandstone; DDBTDX Textured dark bronze; DDLBDX Textured black; DNALDX Textured natural aluminum; DNDLXD Textured white; DSDLXD Textured sandstone.

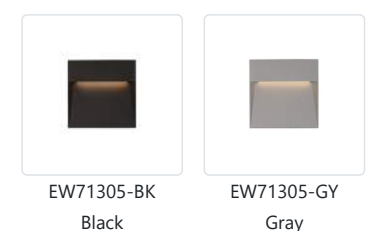
NOTES: 1. SRM not available in 90CRI. 2. 347V not available with EWH, DS or PE. 3. EWH not available with PE or DS. 4. PE not available with DS. 5. Not qualified for DLC. Not available with EWH.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3378) • www.lithonia.com WDG1 LED Rev. 04/15/20

CASA EW71305 WALL

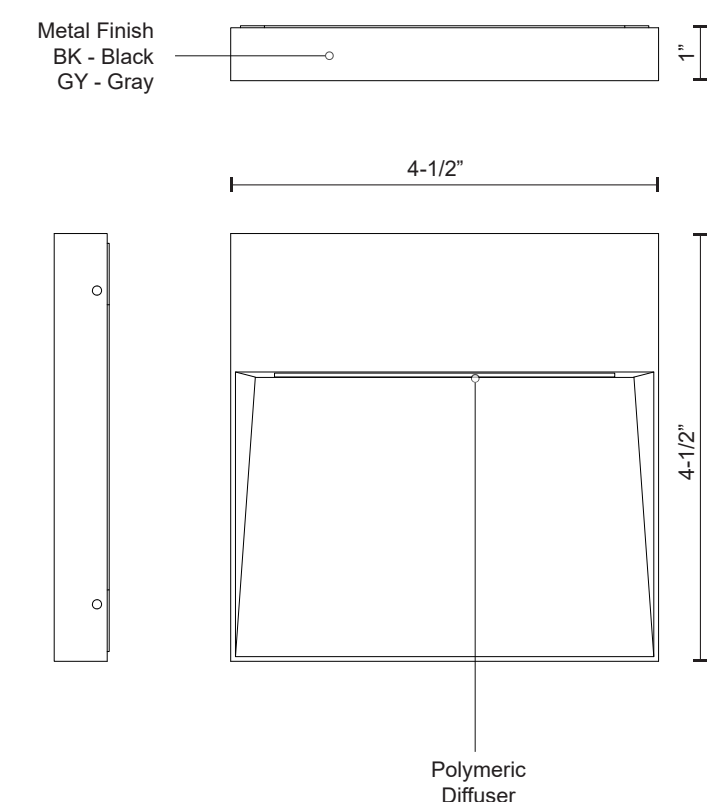
PROJECT S2

DESCRIPTION
This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.



SPECIFICATION DETAILS
* For custom options, consult factory for details.

Fixture Dimensions	W4-1/2" x H4-1/2" x E1"
Light Source	LED
Wattage	11W
Total Lumens	800lm
Delivered Lumens	8K-136lm, GY-155lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes



KUZCO
19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA
WWW.KUZCOLIGHTING.COM

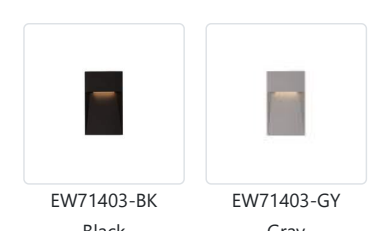
COMMENT



CASA EW71403 WALL

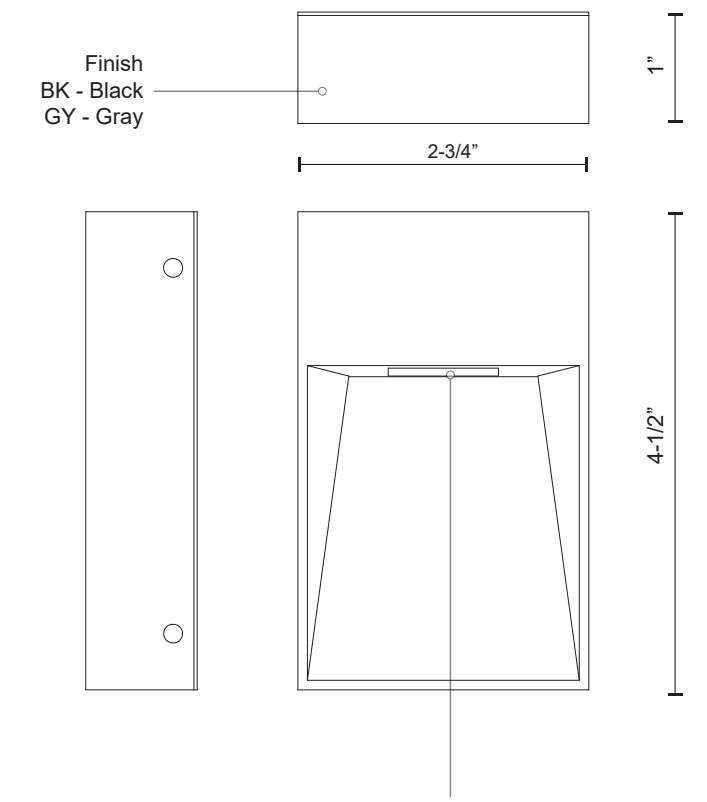
PROJECT S1

DESCRIPTION
This family of exterior wall-mounted fixtures is available in a variety of geometric forms: circle, square, and two different rectilinear configurations. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting. Optional stone inlays offer additional opportunities for customizing to complement different wall surfaces.



SPECIFICATION DETAILS
* For custom options, consult factory for details.

Fixture Dimensions	W2-3/4" x H4-1/2" x E1"
Light Source	LED
Wattage	9W
Total Lumens	600lm
Delivered Lumens	8K-70lm, GY-91lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes



KUZCO
19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA
WWW.KUZCOLIGHTING.COM

COMMENT



Echo Effect - Ceiling Plane Wash

SPI LIGHTING PROJECT DETAILS

EEC11949 24 in

JOB NAME: EEC11949 24 in
TYPE: DESCRIPTION
NOTES: R1

DESCRIPTION

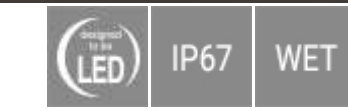
The Echo Effect is a fully recessed exterior ceiling luminaire. The plane wash half-frosted (PW) optic is designed for maximum main beam power and incredible lateral distribution. It uses premium materials to direct the light evenly down the wall and minimize glare from behind the luminaire. Built to last, this IP67 rated luminaire features an aluminum or stainless steel faceplate, stainless steel external fasteners, and tempered glass. Available in nominal lengths of 12", 18", and 24".

FEATURES & BENEFITS

- Optically engineered, precision LED optics control light distribution and direct light where it is needed
- Premium 95% reflective aluminum is utilized in the highly-efficient and effective reflector design
- All visible fasteners are flush mounted, providing a clean design
- Stainless steel external fasteners will not rust or corrode
- Recessed housing has anodized finish providing optimal thermal effectiveness and durable corrosion protection
- Handcrafted in USA

SPECIFICATIONS

- LIGHT SOURCE:** White LED light engine
- LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- CCT:** 3000K, 3500K, or 4000K
- VOLTAGE:** 120-277V standard
- DRIVER:** Integral Class II power supply standard
- DIMMING:** This product is non-dimmable, contact factory to discuss options.
- CONSTRUCTION:** Tempered glass lens protects fixture lamp engine. Aluminum construction provides durable protection for internal components and is recyclable.
- FINISH:** Choose from more than 30 thermoset polyester powder coat paint colors or various metal finishes. RAL®, Pantone®, or custom finishes available upon request.
- MOUNTING:** Capable of 1/2 IP conduit connection.



SPI LIGHTING

P:252.242.1420 | SPI@spi-lighting.com | Last Revised: 10/5/2020 | Design Rights Reserved | EEC11949 | 1 of 4

GBA
architecture | design

2248 DEMING WAY, STE. 120
MIDDLETON, WI 53562
(608) 829-1750
(608) 829-3056 (FAX)

PROJECT: ALCHEMY APARTMENTS
619 & 621 N LAKE STREET
MADISON, WI 53703
CLIENT: PATRICK PROPERTIES
2417 UNIVERSITY AVENUE
MADISON, WI 53726

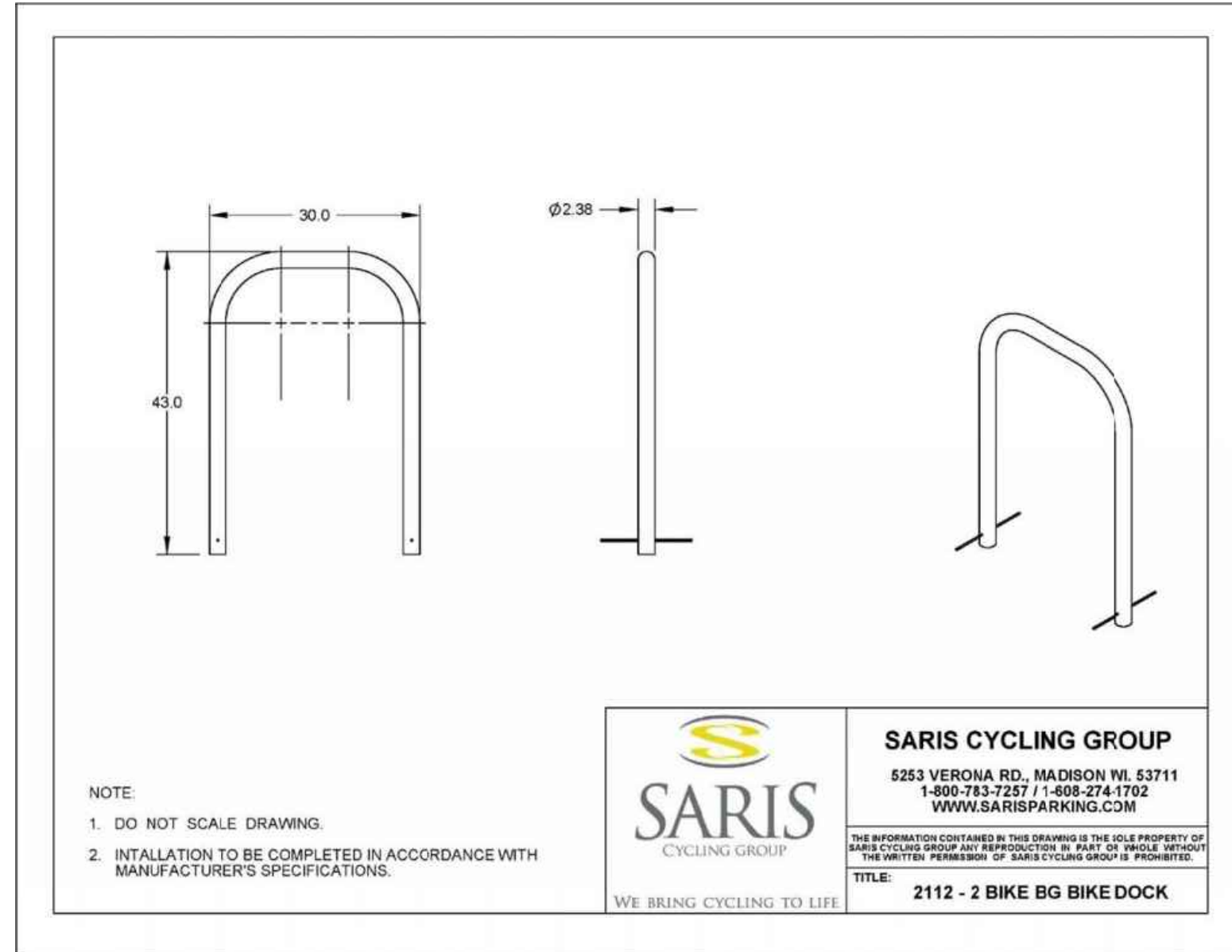
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PROJECT: 201929
DRAWN BY: DSD
DATE: 10-05-2020
SCALE: AS NOTED
CITY SUBMITTAL 10-05-2020

LIGHT FIXTURE CUT SHEETS

E1.02

Mendota Ct.

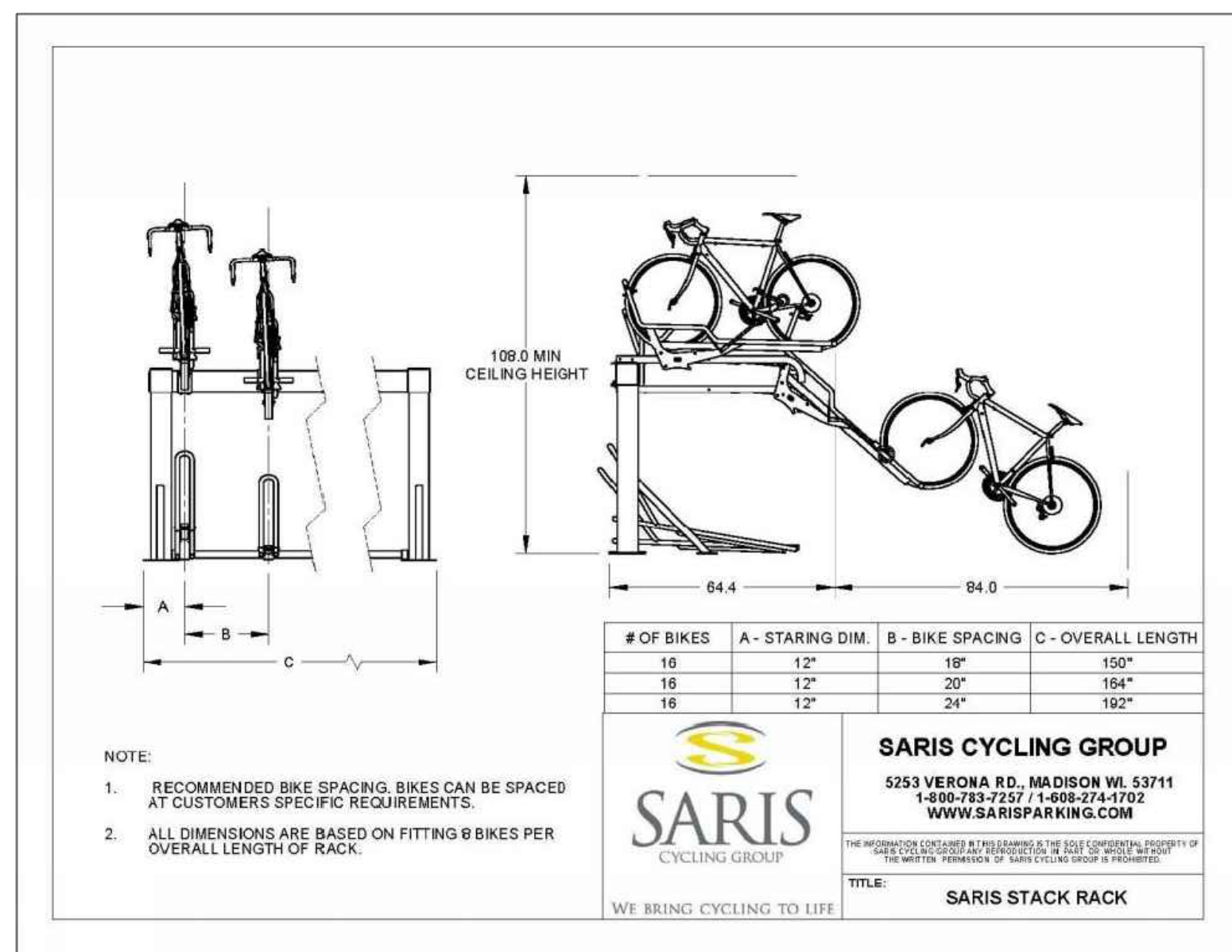


NOTE:
1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SARIS CYCLING GROUP
5253 VERONA RD., MADISON WI, 53711
1-800-753-7237 / 1-608-274-1702
WWW.SARISPARKING.COM

2112 - 2 BIKE BG BIKE DOCK

② SARIS 2 BIKE DOCK
SCALE: N.T.S.

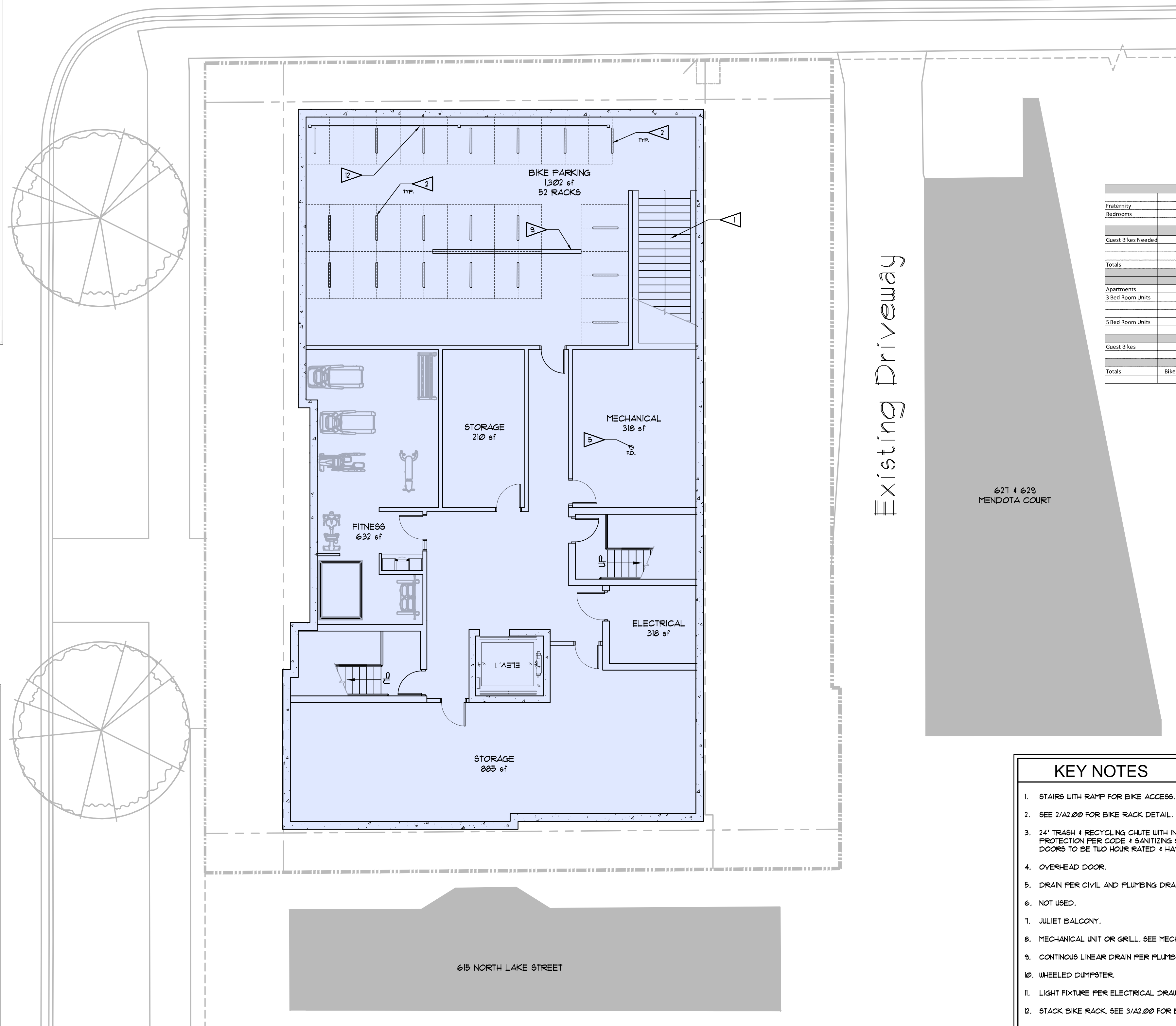


NOTE:
1. RECOMMENDED BIKE SPACING. BIKES CAN BE SPACED AT CUSTOMER'S SPECIFIC REQUIREMENTS.
2. ALL DIMENSIONS ARE BASED ON FITTING 2 BIKES PER OVERALL LENGTH OF RACK.

SARIS CYCLING GROUP
5253 VERONA RD., MADISON WI, 53711
1-800-753-7237 / 1-608-274-1702
WWW.SARISPARKING.COM

SARIS STACK RACK

③ SARIS STACK RACK
SCALE: N.T.S.



BIKE PARKING			
	Bike Storage	Guest Bike Storage	Total number of bedrooms
Fraternity	1 per Bedroom	1 per 4 bedrooms	15
Bedrooms	Total Number of Bedrooms	Number of Bike Racks Needed	Total Number of Bike Racks Needed
	15	1 Per Unit	15
Guest Bikes Needed	Number of Bedrooms	Number of Bike Racks Needed	Total Number of Bike Racks Needed
	15	1 Per 4 Bedrooms	4.25
Totals	19.25		
Apartments			
	Number of Units	Number of Bike Racks Needed	Total Number of Bike Racks Needed
3 Bed Room Units	12	1.5 Per Unit	18
5 Bed Room Units	6	2.5 Per Unit	15
Guest Bikes	Total Number of Units	Number of Bike Racks Needed	Total Number of Bike Racks Needed
	18	1 Per 10 Units	1.8
Totals	Bike Racks Needed on Fraternity Level	Bike Racks Needed on Apartment Level	Total of Bike Racks Needed
	19.25	34.8	54.05

- KEY NOTES**
- STAIRS WITH RAMP FOR BIKE ACCESS.
 - SEE 2/A2.00 FOR BIKE RACK DETAIL.
 - 24" TRASH & RECYCLING CHUTE WITH INSULATION FIRE PROTECTION PER CODE & SANITIZING SYSTEM. ALL DOORS TO BE TWO HOUR RATED & HAVE LOCKS.
 - OVERHEAD DOOR.
 - DRAIN PER CIVIL AND PLUMBING DRAWINGS.
 - NOT USED.
 - JULIET BALCONY.
 - MECHANICAL UNIT OR GRILL. SEE MECHANICAL DRAWINGS.
 - CONTINUOUS LINEAR DRAIN PER PLUMBING DRAWINGS.
 - WHEELED DUMPSTER.
 - LIGHT FIXTURE PER ELECTRICAL DRAWINGS.
 - STACK BIKE RACK. SEE 3/A2.00 FOR BIKE RACK DETAIL.
 - FRONT LOADING MAILBOX SYSTEM.
 - STACKED WASHER & DRYER BY OWNER. COORDINATED M.E.P. REQUIREMENTS WITH MANUFACTURER.
 - SLIDING DOOR SYSTEM.

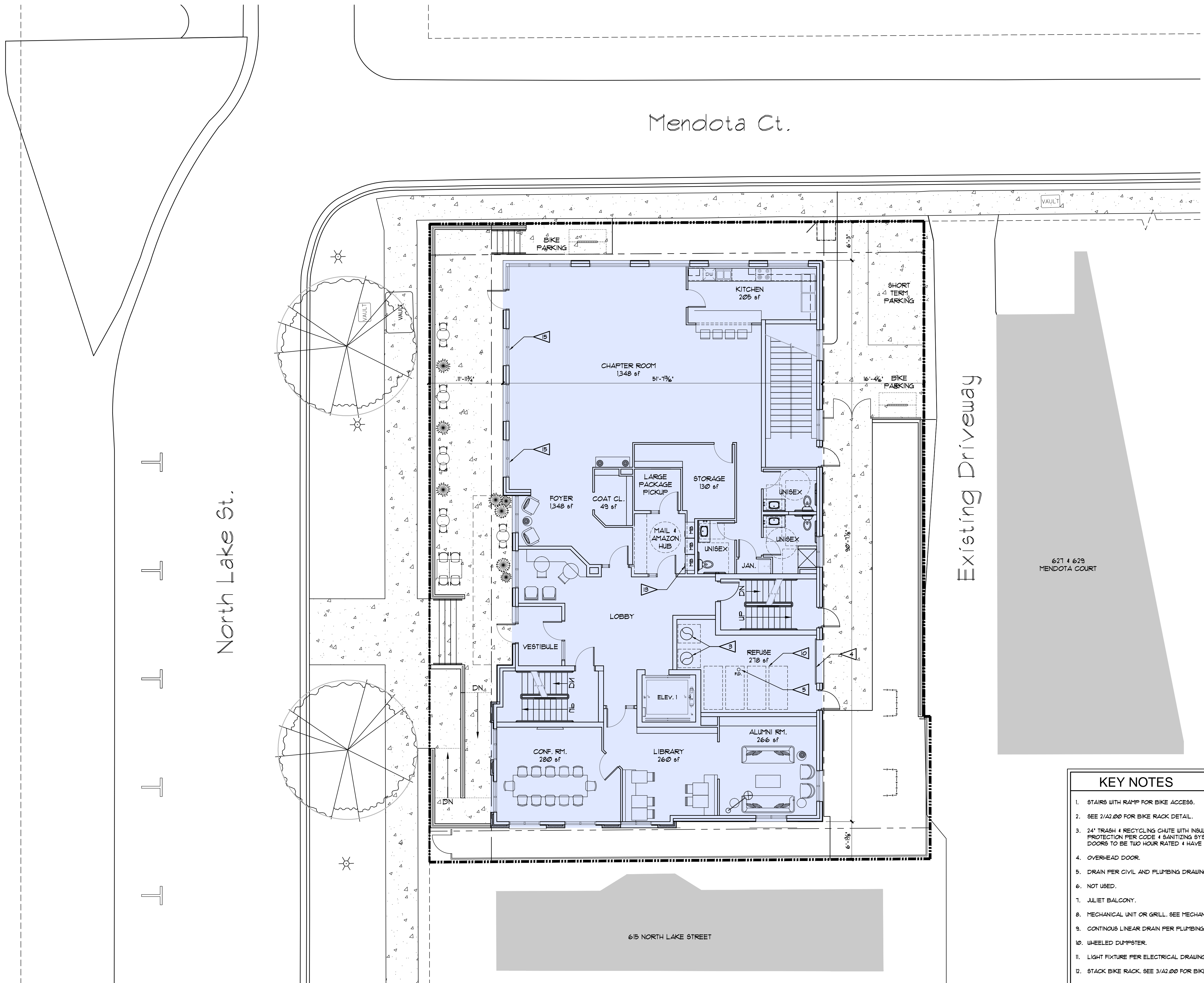
① LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: **ALCHEMY APARTMENTS**
618 & 621 N LAKE STREET
MADISON, WI 53708

CLIENT: **PATRICK PROPERTIES**
2417 UNIVERSITY AVENUE
MADISON, WI 53726

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PROJECT: 201929
DRAWN BY: DSD
DATE: 10-05-2020
SCALE: AS NOTED
CITY SUBMITTAL: 10-05-2020



KEY NOTES	
1.	STAIRS WITH RAMP FOR BIKE ACCESS.
2.	SEE 2/A2.00 FOR BIKE RACK DETAIL.
3.	24" TRASH & RECYCLING CHUTE WITH INSULATION FIRE PROTECTION PER CODE & SANITIZING SYSTEM. ALL DOORS TO BE TWO HOUR RATED & HAVE LOCKS.
4.	OVER-HEAD DOOR.
5.	DRAIN PER CIVIL AND PLUMBING DRAWINGS.
6.	NOT USED.
7.	JULIET BALCONY.
8.	MECHANICAL UNIT OR GRILL. SEE MECHANICAL DRAWINGS.
9.	CONTINUOUS LINEAR DRAIN PER PLUMBING DRAWINGS.
10.	WHEELED DUMPSTER.
11.	LIGHT FIXTURE PER ELECTRICAL DRAWINGS.
12.	STACK BIKE RACK. SEE 3/A2.00 FOR BIKE RACK DETAIL.
13.	FRONT LOADING MAILBOX SYSTEM.
14.	STACKED WASHER & DRYER BY OWNER. COORDINATED M.E.P. REQUIREMENTS WITH MANUFACTURER.
15.	SLIDING DOOR SYSTEM.

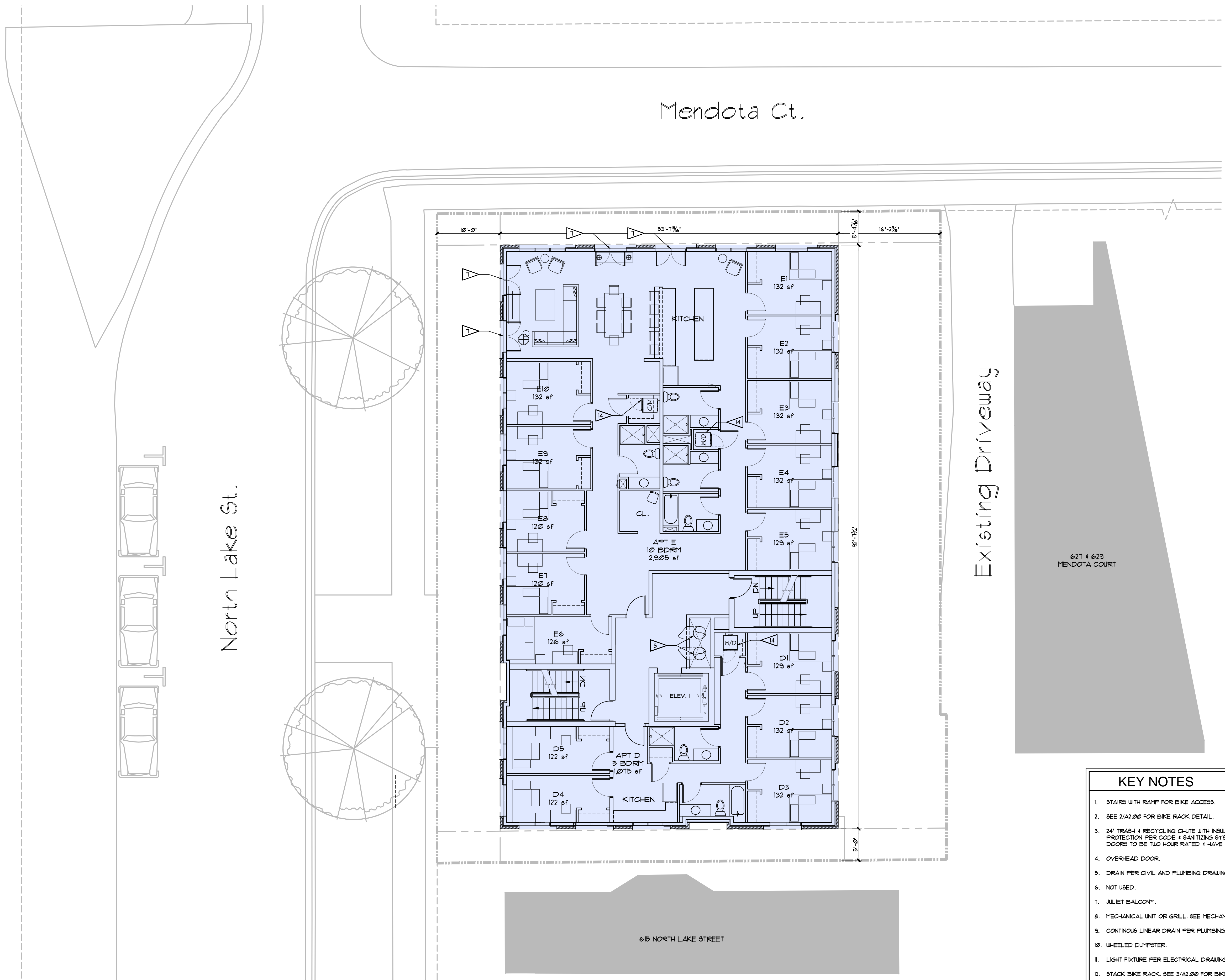
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: **ALCHEMY APARTMENTS**
618 & 621 N LAKE STREET
MADISON, WI 53708

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North Lake St.

Mendota Ct.

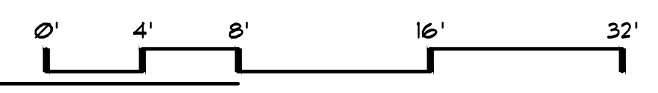
Existing Driveway

621 & 623
MENDOTA COURT

615 NORTH LAKE STREET

KEY NOTES	
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4.	OVERHEAD DOOR.
5.	DRAIN PER CIVIL AND PLUMBING DRAWINGS.
6.	NOT USED.
7.	JULIET BALCONY.
8.	MECHANICAL UNIT OR GRILL. SEE MECHANICAL DRAWINGS.
9.	CONTINUOUS LINEAR DRAIN PER PLUMBING DRAWINGS.
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11.	LIGHT FIXTURE PER ELECTRICAL DRAWINGS.
12.	STACK BIKE RACK. SEE 3/A2.00 FOR BIKE RACK DETAIL.
13.	FRONT LOADING MAILBOX SYSTEM.
14.	STACKED WASHER & DRYER BY OWNER. COORDINATED M.E.P. REQUIREMENTS WITH MANUFACTURER.
15.	SLIDING DOOR SYSTEM.

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

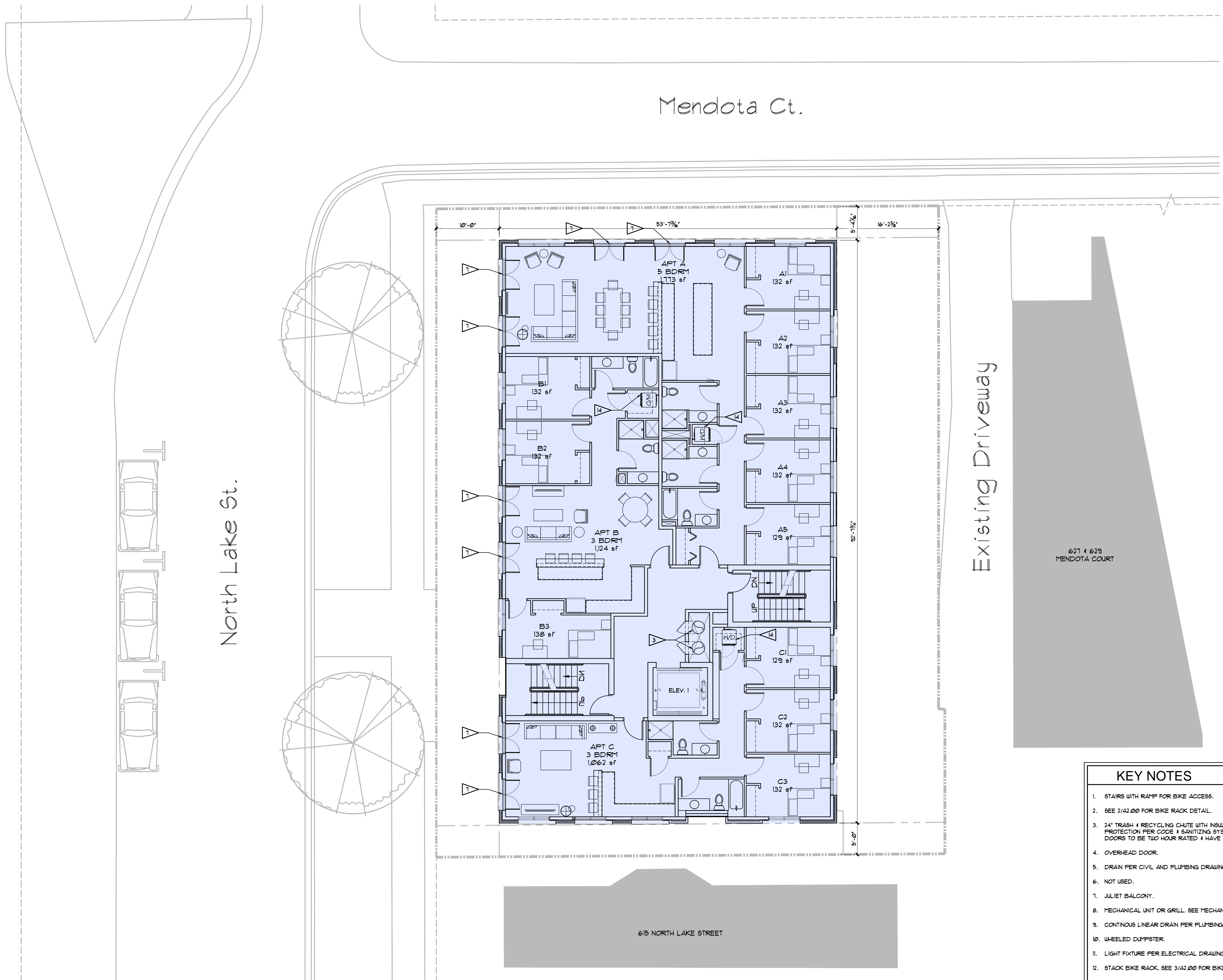


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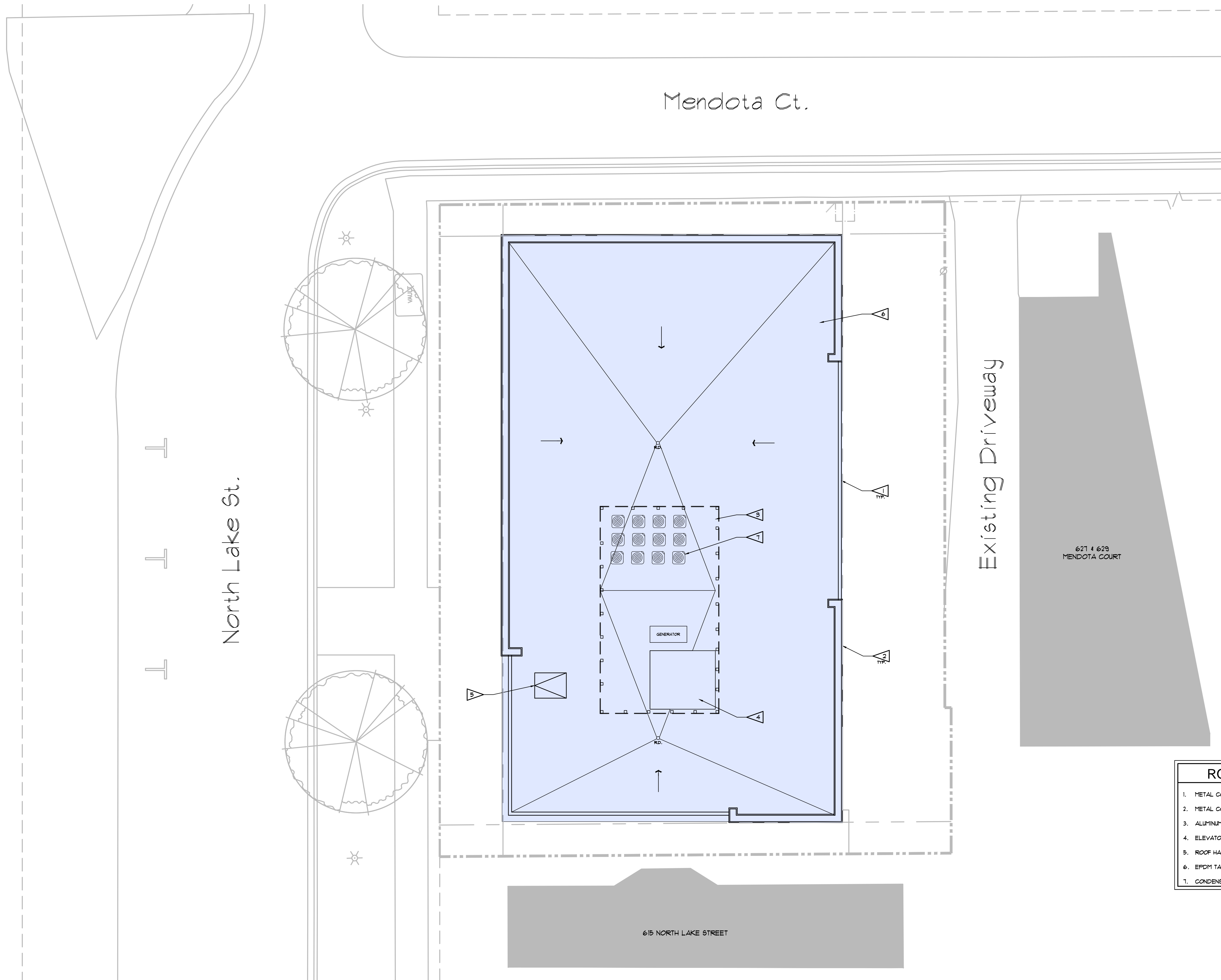
1 THIRD THROUGH EIGHTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: **ALCHEMY APARTMENTS**
618 & 621 N LAKE STREET
MADISON, WI 53703

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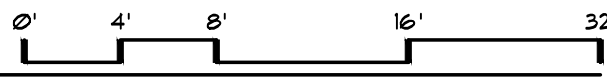
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ROOF KEY NOTES	
1.	METAL COPING
2.	METAL COPING TO MATCH BRICK COLOR
3.	ALUMINUM ROOF SCREEN SYSTEM
4.	ELEVATOR OVER RUN
5.	ROOF HATCH
6.	EPCDM TAPERED ROOF.
7.	CONDENSING UNITS.

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



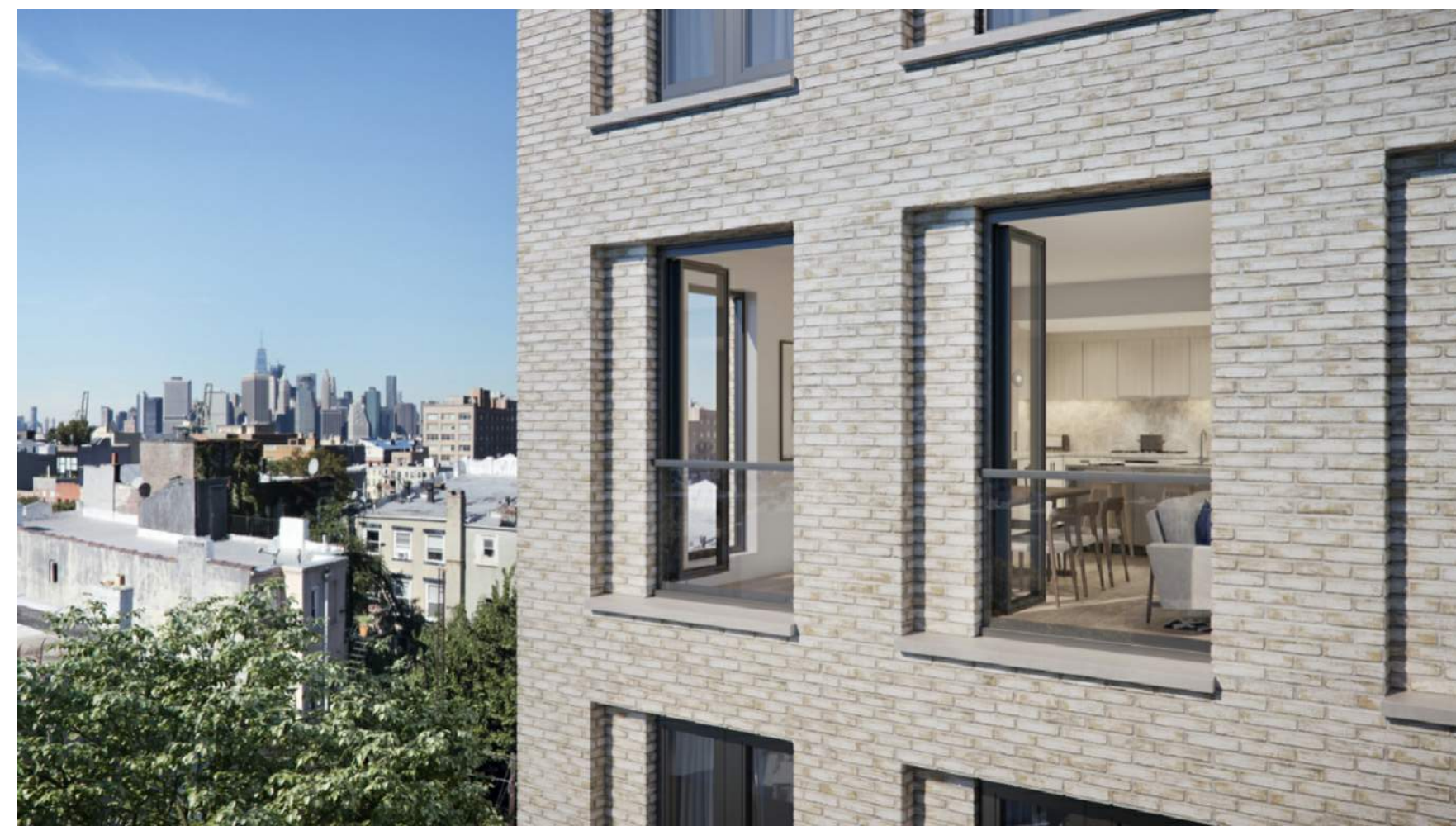
PROJECT:
ALCHEMY APARTMENTS
619 & 621 N LAKE STREET
MADISON, WI 53703

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INSPIRATIONAL JULIET WINDOW SYSTEM & MASONRY DETAIL



BRICK-01: BR-1







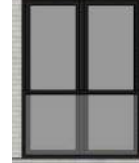
BRICK-02: BR-2



WOOD-01: WD-1



WOOD-02: WD-2

MATERIAL DESCRIPTION	
	BRICK-01: BR-1 MANUFACTURER: TBD FINISH: REVERE PEWTER VELOUR
	BRICK-02: BR-2 MANUFACTURER: TBD FINISH: STONINGTON GRAY VELOUR
	WOOD-01: WD-1 MANUFACTURER: TBD FINISH: JATOBA BLOND (6" EXPOSURE)
	WOOD-02: WD-2 MANUFACTURER: TBD FINISH: BLACK WALNUT NOYER NOIR VIEILLI (6" EXPOSURE)
	WINDOW MANUFACTURER: TBD FINISH: BLACK



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



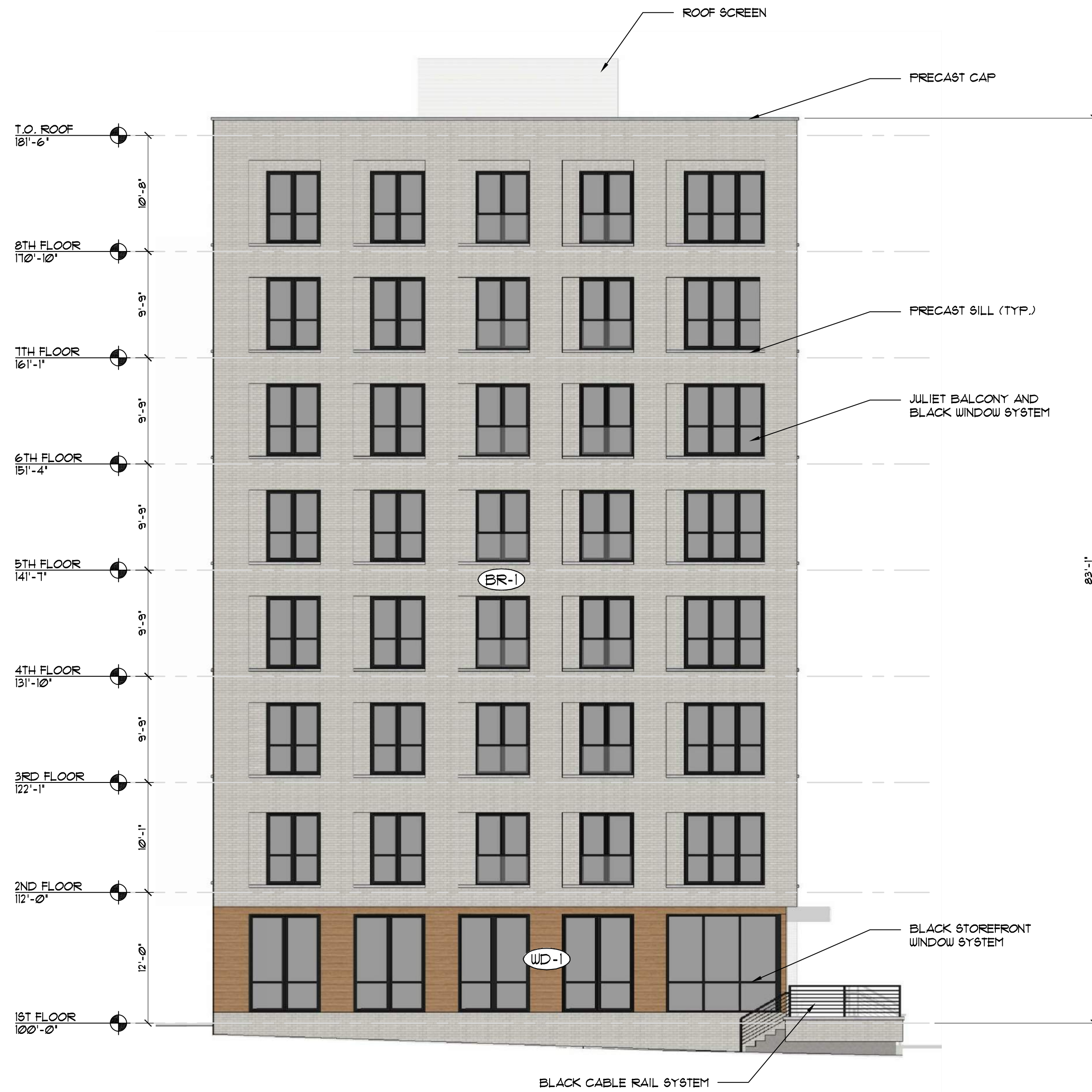
② WEST ELEVATION
SCALE: 1/8" = 1'-0"

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① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"



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View from lakeshore looking Southeast



Looking Northeast from corner of Langdon St and N Lake St



Looking Northeast from N Lake St



Looking Southeast from corner of Mendota Ct and N Lake St

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Aerial view looking Southeast



View from Lake Mendota looking Southeast



Pedestrian view looking Northeast



View from Mendota Ct looking West

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