

**216 S Hamilton Street
Contract 9089
MUNIS 13845
Developer: Luminous Live Work, LLC**



Summary of Improvements:

- Repair or replace existing sidewalk, terrace, curb & gutter, and pavement as needed
- New private storm and water service laterals connecting to mains in S Hamilton St
- Replace private drive aprons after private service connections are completed
- Protect existing public street terrace trees on S Hamilton Street



S HAMILTON SIDEWALK AND TERRACE



S HAMILTON SIDEWALK AND TERRACE



S HAMILTON SIDEWALK AND TERRACE



GENERAL NOTES

DRAWING NOTES

1: SEE DRIVEWAY AND RIGHT OF WAY EASEMENTS NO. 999942 AND 1560977 RE: CD.01.E1, E2

CODE NOTES

SEQUENCING NOTES

**CITY OF MADISON
PLAN REVIEW SET**

LEGSTAR: 44805
ACCELLA ID: ENDUSE-2021-00031

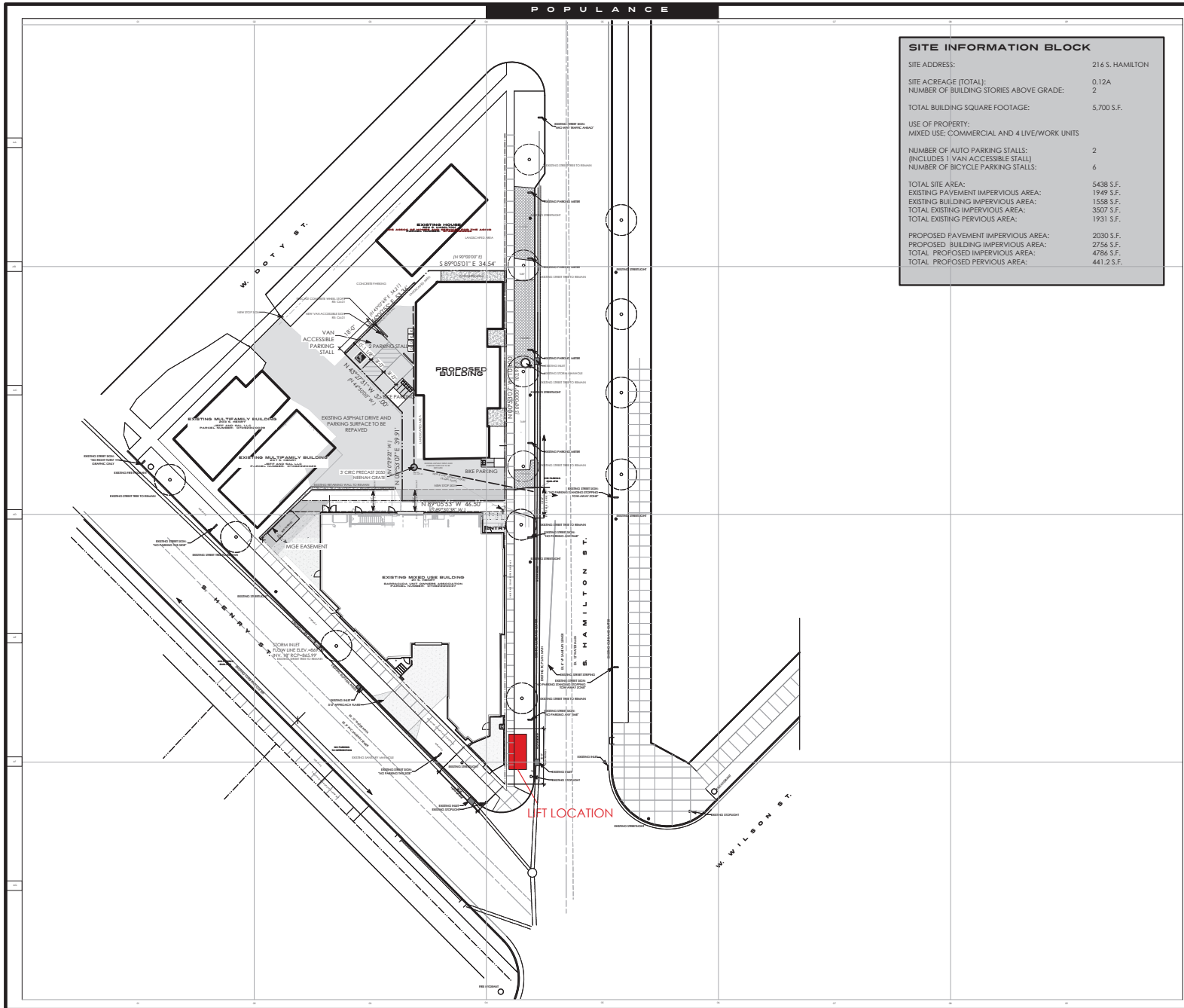
COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

THE LUMINOUS
208-220 S. HAMILTON ST.
MADISON, WI 53703

CO.01-A

**OVERALL SITE PLAN
EXISTING CONDITIONS**

SCALE: P = 20' = 0
10.11.21



SITE INFORMATION BLOCK	
SITE ADDRESS:	216 S. HAMILTON
SITE ACREAGE (TOTAL):	0.12A
NUMBER OF BUILDING STORIES ABOVE GRADE:	2
TOTAL BUILDING SQUARE FOOTAGE:	5,700 S.F.
USE OF PROPERTY:	MIXED USE, COMMERCIAL AND 4 LIVE/WORK UNITS
NUMBER OF AUTO PARKING STALLS: (INCLUDES 1 VAN ACCESSIBLE STALL)	2
NUMBER OF BICYCLE PARKING STALLS:	6
TOTAL SITE AREA:	5438 S.F.
EXISTING PAVEMENT IMPERVIOUS AREA:	1949 S.F.
EXISTING BUILDING IMPERVIOUS AREA:	1558 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	3507 S.F.
TOTAL EXISTING PERVIOUS AREA:	1931 S.F.
PROPOSED PAVEMENT IMPERVIOUS AREA:	2030 S.F.
PROPOSED BUILDING IMPERVIOUS AREA:	2756 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	4786 S.F.
TOTAL PROPOSED PERVIOUS AREA:	441.2 S.F.



GENERAL NOTES

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.

DRAWING NOTES

1: SEE DRIVEWAY AND RIGHT OF WAY EASEMENTS NO. 999942 AND 1560977 RE: CD.01.E1, E2

CODE NOTES

SEQUENCING NOTES

CITY OF MADISON PLAN REVIEW SET

LEGSTAR: 64805
ACCELLA ID: ENDUSE-2021-00031

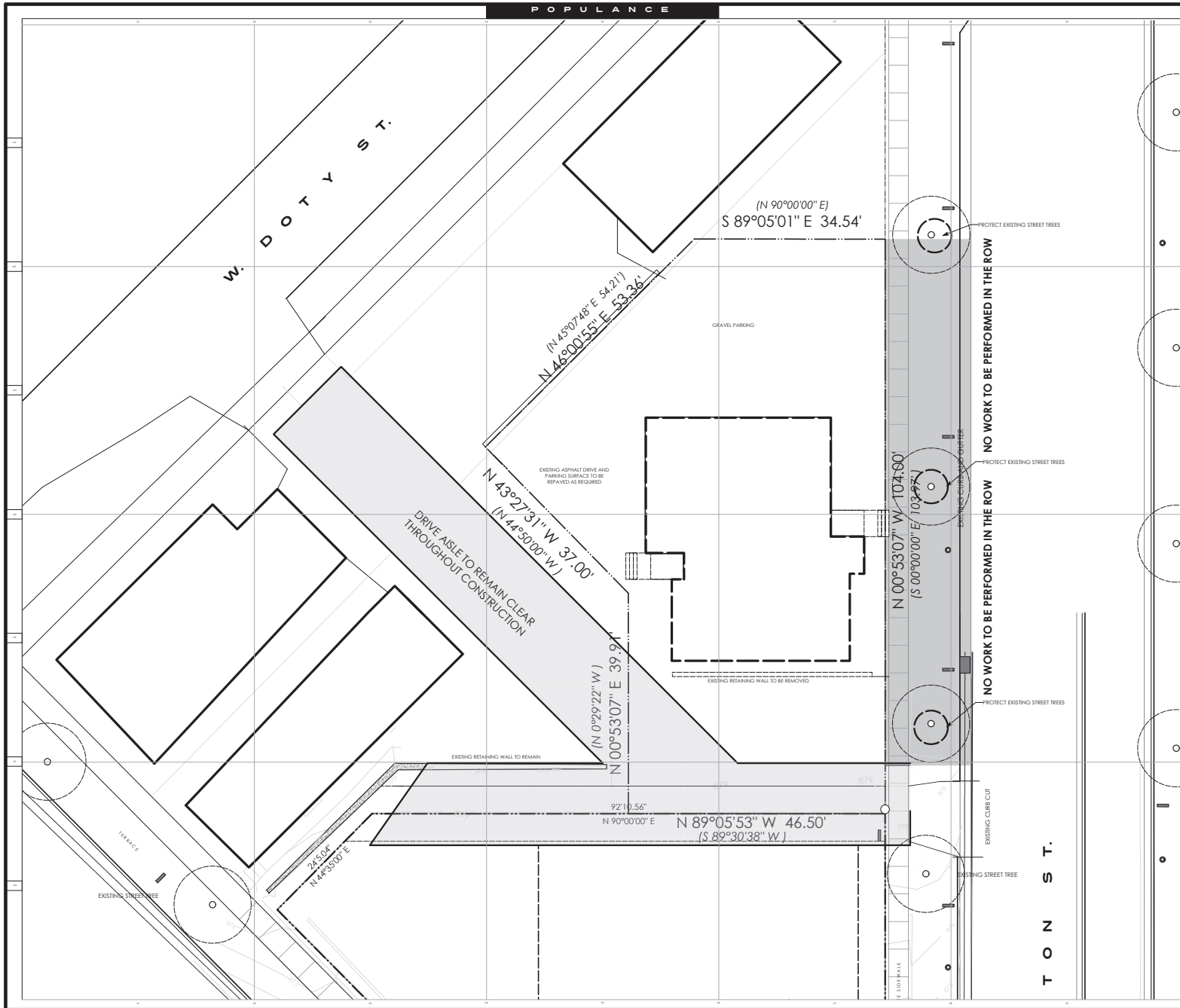
COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

THE LUMINOUS
208-220 S. HAMILTON ST.
MADISON, WI 53703

CO.01-B

OVERALL SITE PLAN
SCALE: P = 20'-0"

10.11.21



GENERAL NOTES

- 1: ALL EXISTING STREET TREES TO BE PROTECTED
- 2: 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
- 3: SEE ADDITIONAL NOTES ON SHEET L1.01
- 4: NO EXCAVATION WORK IS TO BE PERFORMED IN THE RIGHT-OF-WAY
- 5: NO BUILDING AS DEFINED IN SEC. 29.03, MCO, SHALL BE DEMOLISHED OR REMOVED WITHOUT A PERMIT FROM THE BUILDING INSPECTION DIVISION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT.
- 6: SEE SHEET C2.02 FOR EXISTING SIDEWALK PROFILE
- 7: SEE SHEETS C7.00 THROUGH C7.04 FOR STAGING AND ACCESS PLANS

DRAWING NOTES

- 1: EXISTING SIDEWALKS TO REMAIN: REPAIR AS NEEDED
- 2: THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

CODE NOTES

SEQUENCING NOTES

**CITY OF MADISON
PLAN REVIEW SET**

LEGSTAR: 44805
ACCELLA ID: END056-2021-00031

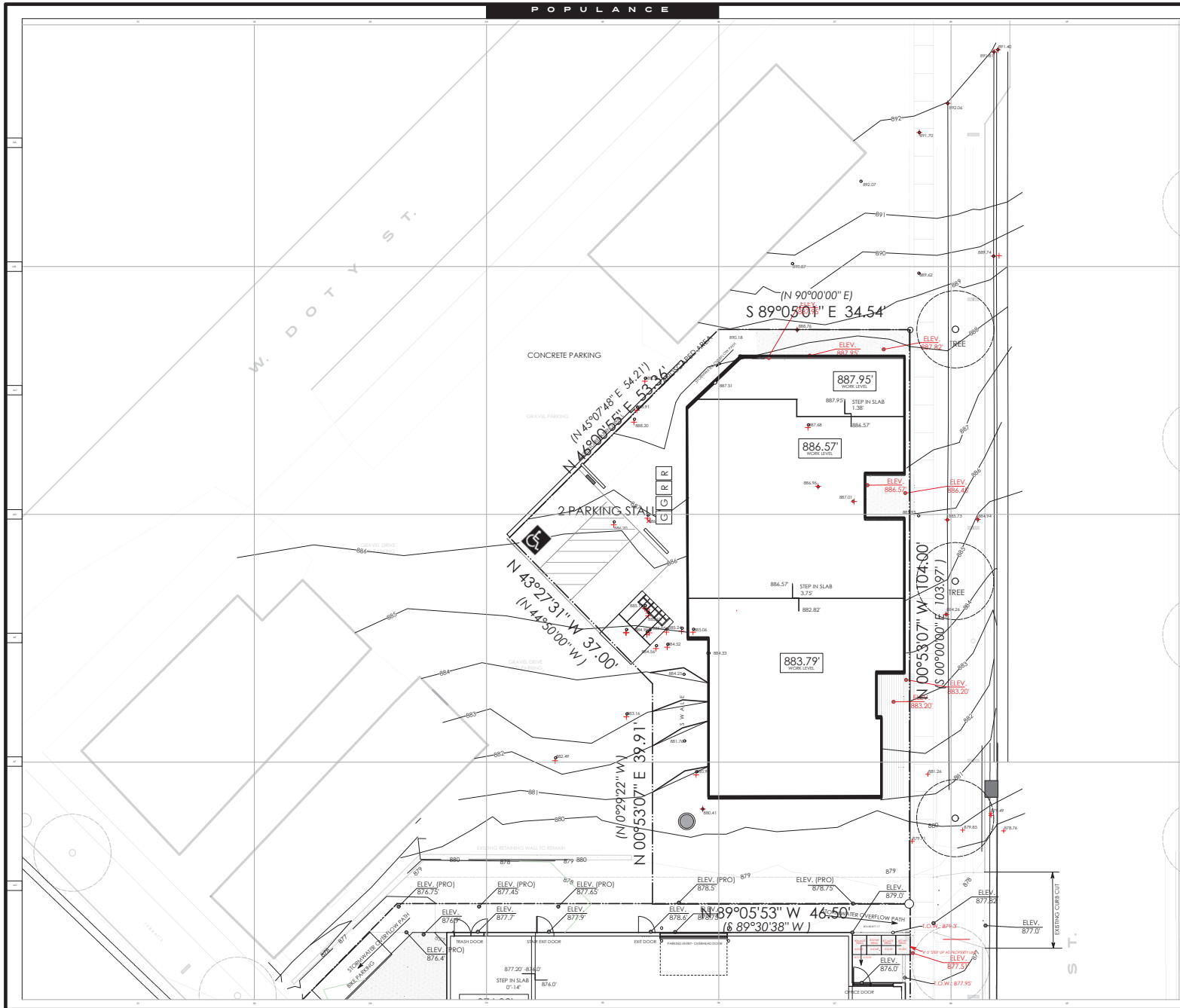
COURTSIDE DEVELOPMENT
208-220 S. HAMILTON ST.
MADISON, WI 53703

THE LUMINOUS
208-220 S. HAMILTON ST.
MADISON, WI 53703

SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

C1.01

10.11.21



GENERAL NOTES

DRAWING NOTES

CODE NOTES

SEQUENCING NOTES

CITY OF MADISON
PLAN REVIEW SET

LEGISTAR: 44805
ACCELLA ID: EN0056-2021-00031

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53703

THE LUMINOUS
208-220 S. HAMILTON ST.
MADISON, WI 53703

GRADING PLAN

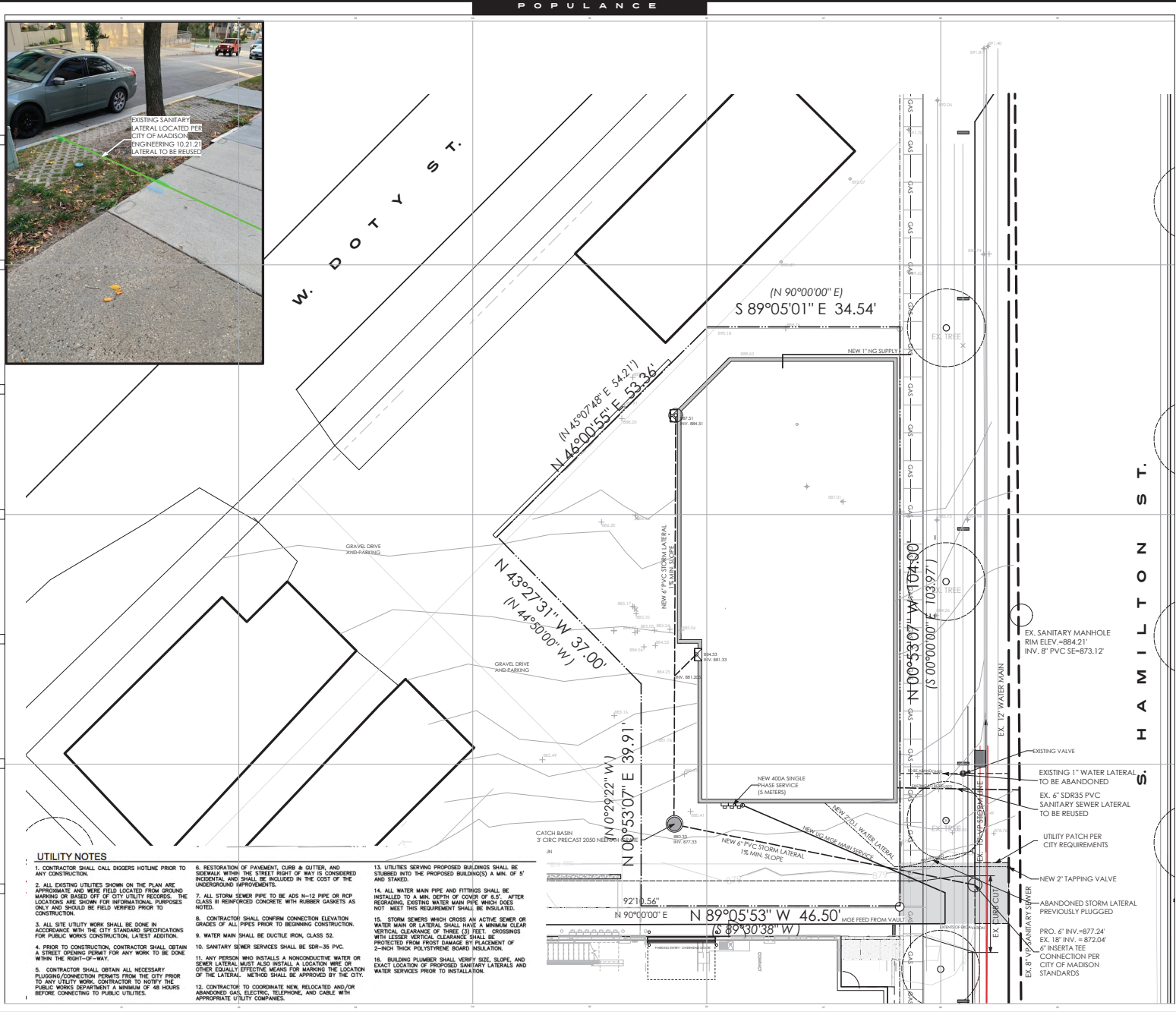
SCALE: 1/8" = 1'-0"

C2.01

10.11.21



EXISTING SANITARY LATERAL LOCATED FOR CITY OF MADISON ENGINEERING 10.21.21 LATERAL TO BE REUSED



UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND FIELD LOCATED FROM GROUND MAPPING OR GRADES OFF CITY UTILITY RECORDS. LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS 18-12 PIPE OR BOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION MARK OR OTHER EQUALLY EFFECTIVE MARKS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAGED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.0'. WATER REGRADING EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY FRAGMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

GENERAL NOTES

- CONFIRM UTILITY LOCATIONS WITH NEW UTILITY WORK PERFORMED SPRING 2018
- A WATER SERVICE APPLICATION FORM AND FEES MUST BE SUBMITTED BEFORE CONNECTING TO THE EXISTING WATER SYSTEM. PROVIDE AT LEAST TWO WORKING DAYS NOTICE BETWEEN THE APPLICATION SUBMITTAL AND THE REQUESTED INSTALLATION OR INSPECTION APPOINTMENT. APPLICATION MATERIALS MAY BE OBTAINED FROM THE WATER UTILITY MAIN OFFICE AT 119 E. OLIN AVENUE.
- A LICENSED PLUMBER SIGNATURE IS REQUIRED ON ALL WATER SERVICE APPLICATIONS. FOR NEW OR REPLACEMENT SERVICES, THE PROPERTY OWNER OR AUTHORIZED AGENT IS ALSO REQUIRED TO SIGN THE APPLICATION. A WATER WATER APPLICATION FORM WILL SUBSEQUENTLY BE REQUIRED TO SIZE & OBTAIN A WATER METER ESTABLISH A WATER UTILITY CUSTOMER ACCOUNT AND/OR ESTABLISH A WATER UTILITY FIRE SERVICE ACCOUNT.

DRAWING NOTES

CODE NOTES

SEQUENCING NOTES

- ACCESS AND STAGING TO OCCUR FROM DOTY ST. UNDER AN AGREEMENT WITH THE OWNER OF 204 S. HAMILTON.
- EXISTING CURB CUTS AT W. DOTY AND S. HAMILTON TO BE UTILIZED- NO CHANGES TO EXISTING PROFILES OR SIZES
- NO REMOVAL OR EXCAVATION OF SIDEWALKS
- NO EXCAVATION IN THE TERRACE OR NEAR STREET TREES
- BUILDING FOUNDATIONS ARE FROST WALLS WITH SINGLE SIDED FORMS AND NO SOIL RETENTION IS NEEDED

CITY OF MADISON PLAN REVIEW SET

LEGISTAR: 44905
ACCELLA ID: EN0056-2021-00031

COURTSIDE DEVELOPMENT
208-220 S. HAMILTON ST.
MADISON, WI 53703

THE LUMINOUS
208-220 S. HAMILTON ST.
MADISON, WI 53703

C3.01

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

UTILITY NOTES

- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND FIELD LOCATED FROM GROUND MAPPING OR GRADES OFF CITY UTILITY RECORDS. LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- ALL STORM SEWER PIPE TO BE ADS 18-12 PIPE OR BOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.
- CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
- SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION MARK OR OTHER EQUALLY EFFECTIVE MARKS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAGED.
- ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.0'. WATER REGRADING EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY FRAGMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

1. AN EXISTING INVENTORY OF STREET TREES LOCATED WITHIN THE RIGHT OF WAY SHALL BE INCLUDED ON THE LANDSCAPE, SITE, DEMO, AND UTILITY PLANS. THE INVENTORY SHALL INCLUDE THE FOLLOWING: LOCATION, SPECIES, DIAMETER AT 4 1/2 FEET, AND SPECIES OF EXISTING STREET TREES. THE INVENTORY SHOULD ALSO NOTE IF A STREET TREE IS PROPOSED TO BE REMOVED AND THE REASON FOR REMOVAL.

2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE PERMIT 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 ALDEPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

3. 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 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 (264-4814) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS/CFM](https://www.cityofmadison.com/business/pw/specs/cfm)

4. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES EITHER ABOVE OR BELOW GROUND SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 264-4814. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

5. 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.

6. STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

7. STREET TREE PRUNING SHALL BE COORDINATED WITH 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.

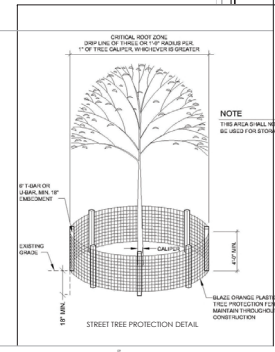
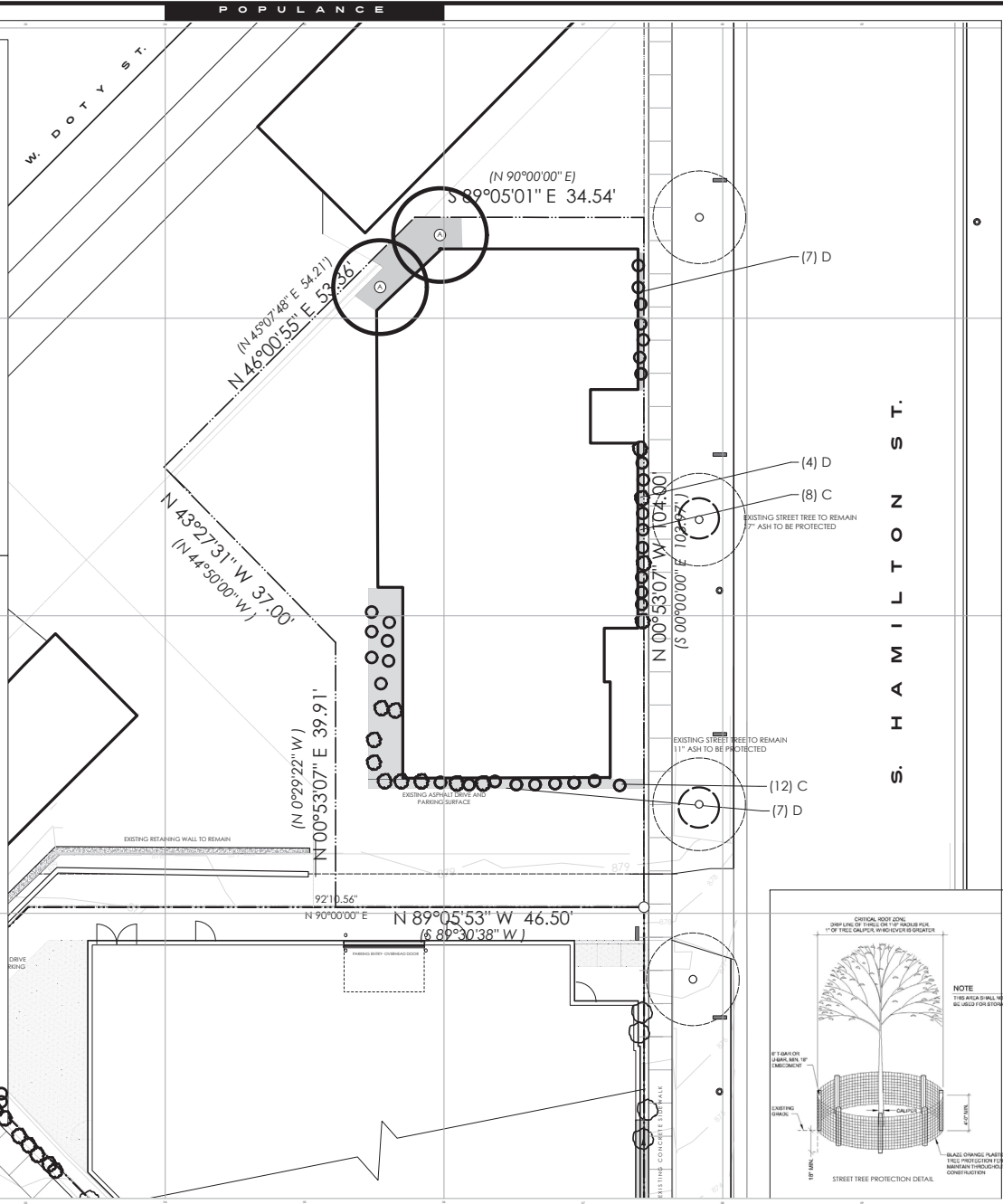
Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New, Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Ornamental deciduous tree	24 inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1-12 inch caliper	35			2	30
Upright evergreen shrub (i.e. arbutus)	3-4 feet tall	10				
Shrub, deciduous	#1 gallon container size, Min. 12"-24"	3				
Shrub, evergreen	#2 gallon container size, Min. 12"-24"	4				
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2			38	76
Ornamental decorative fencing or wall	n/a	4 per 10 linear ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	4 furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"				
Sub Total					40	106

EXISTING STREET TREE Total Number of Points Provided 106

* As determined by ANSI A300 American standards for nursery stock. For each size, maximum plant count shall conform to the specifications as stated in the current American Standard for Nursery Stock.

10/2013



GENERAL NOTES

PLANT LEGEND

- (A) JAPANESE MAPLE
- (B) NOT USED
- (C) CALAMAGROSTIS X ACUTIFLORA - FEATHER REED GRASS
- (D) FARGESIA ROBUSTA 'CAMPBELL' (NON-INVASIVE)

DRAWING NOTES

CODE NOTES

SITE AREA: 5,438 S.F.
LANDSCAPING POINTS:
5 POINTS/300 S.F. OF DEVELOPED AREA
5,438/300 = 18.12 X 5 = 91 POINTS REQUIRED
106 POINTS PROPOSED

SEQUENCING NOTES

CITY OF MADISON PLAN REVIEW SET

LEGSTAR: 64805
ACCELLA ID: ENDSSE-2021-00031

COURTSIDE DEVELOPMENT
216 S. HAMILTON STREET
MADISON, WI 53708

THE LUMINOUS
208-220 S. HAMILTON ST.
MADISON, WI 53703

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

L1.01
10.11.21