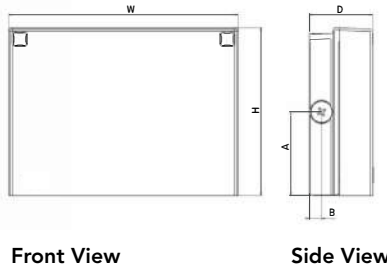




# WPX LED Wall Packs



## Specifications



| Luminaire | Height (H)     | Width (W)       | Depth (D)      | Side Conduit Location |               | Weight           |
|-----------|----------------|-----------------|----------------|-----------------------|---------------|------------------|
|           |                |                 |                | A                     | B             |                  |
| WPX1      | 8.1" (20.6 cm) | 11.1" (28.3 cm) | 3.2" (8.1 cm)  | 4.0" (10.3 cm)        | 0.6" (1.6 cm) | 6.1 lbs (2.8kg)  |
| WPX2      | 9.1" (23.1 cm) | 12.3" (31.1 cm) | 4.1" (10.5 cm) | 4.5" (11.5 cm)        | 0.7" (1.7 cm) | 8.2 lbs (3.7kg)  |
| WPX3      | 9.5" (24.1 cm) | 13.0" (33.0 cm) | 5.5" (13.7 cm) | 4.7" (12.0 cm)        | 0.7" (1.7 cm) | 11.0 lbs (5.0kg) |

## Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

## Ordering Information

### EXAMPLE: WPX2 LED 40K MVOLT DDBXD

| Series      | Color Temperature              | Voltage   | Options                                                                     | Finish                                                                  |
|-------------|--------------------------------|-----------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------|
| WPX1 LED P1 | 1,550 Lumens, 11W <sup>1</sup> | 30K 3000K | MVOLT 120V - 277V                                                           | (blank) None                                                            |
| WPX1 LED P2 | 2,900 Lumens, 24W              | 40K 4000K | 347 347V <sup>3</sup>                                                       | E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>2</sup> |
| WPX2 LED    | 6,000 Lumens, 47W              | 50K 5000K | E14WC Emergency battery backup, CEC compliant (14W, -20°C min) <sup>2</sup> | PE Photocell <sup>3</sup>                                               |
| WPX3 LED    | 9,200 Lumens, 69W              |           |                                                                             |                                                                         |

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

### NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

### CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

### INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



## Performance Data

### Electrical Load

| Luminaire   | Input Power (W) | 120V | 208V | 240V | 277V | 347V |
|-------------|-----------------|------|------|------|------|------|
| WPX1 LED P1 | 11W             | 0.09 | 0.05 | 0.05 | 0.04 | 0.03 |
| WPX1 LED P2 | 24W             | 0.20 | 0.12 | 0.10 | 0.09 | 0.07 |
| WPX2        | 47W             | 0.39 | 0.23 | 0.20 | 0.17 | 0.14 |
| WPX3        | 69W             | 0.58 | 0.33 | 0.29 | 0.25 | 0.20 |

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 50,000 | 75,000 | 100,000 |
|--------------------------|--------|--------|---------|
| Lumen Maintenance Factor | >0.94  | >0.92  | >0.90   |

### Lumen Output

| Luminaire   | Color Temperature | Lumen Output |
|-------------|-------------------|--------------|
| WPX1 LED P1 | 3000K             | 1,537        |
|             | 4000K             | 1,568        |
|             | 5000K             | 1,602        |
| WPX1 LED P2 | 3000K             | 2,748        |
|             | 4000K             | 2,912        |
|             | 5000K             | 2,954        |
| WPX2        | 3000K             | 5,719        |
|             | 4000K             | 5,896        |
|             | 5000K             | 6,201        |
| WPX3        | 3000K             | 8,984        |
|             | 4000K             | 9,269        |
|             | 5000K             | 9,393        |

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

| Ambient | Ambient | Lumen Multiplier |
|---------|---------|------------------|
| 0°C     | 32°F    | 1.05             |
| 5°C     | 41°F    | 1.04             |
| 10°C    | 50°F    | 1.03             |
| 15°C    | 59°F    | 1.02             |
| 20°C    | 68°F    | 1.01             |
| 25°C    | 77°F    | 1.00             |
| 30°C    | 86°F    | 0.99             |
| 35°C    | 95°F    | 0.98             |
| 40°C    | 104°F   | 0.97             |

### HID Replacement Guide

| Luminaire   | Equivalent HID Lamp | WPX Input Power |
|-------------|---------------------|-----------------|
| WPX1 LED P1 | 100W                | 11W             |
| WPX1 LED P2 | 150W                | 24W             |
| WPX2        | 250W                | 47W             |
| WPX3        | 400W                | 69W             |

### Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

| Battery Type | Minimum Temperature Rating | Power (Watts) | Controls Option | Ordering Example                      |
|--------------|----------------------------|---------------|-----------------|---------------------------------------|
| Standard     | 0°C                        | 4W            | E4WH            | WPX2 LED 40K MVOLT <b>E4WH</b> DDBXD  |
| Cold Weather | -20°C                      | 14W           | E14WC           | WPX2 LED 40K MVOLT <b>E14WC</b> DDBXD |

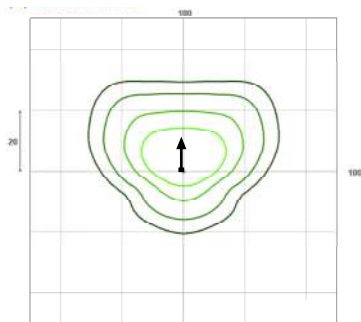
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

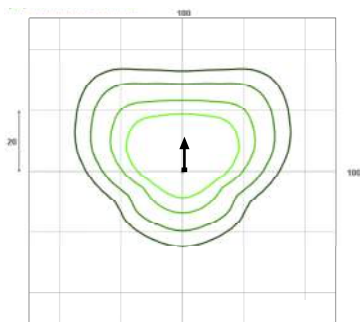
#### LEGEND

|        |
|--------|
| 0.1 fc |
| 0.2 fc |
| 0.5 fc |
| 1.0 fc |

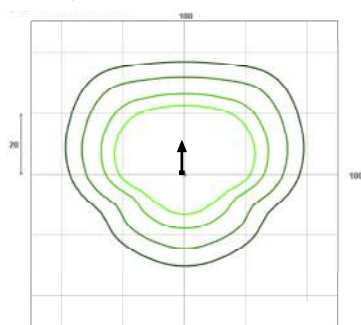
WPX1 LED P1



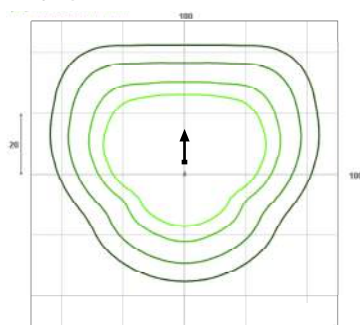
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



ADA

Date:

Type: TYPE B

Fixture:

Project:

Approved:

**FCSL101** IP65 rated exterior die-cast brick step light with open lens for masonry applications. Corrosion resistant, die-cast aluminum construction, this fixture provides illumination for damp, dry or wet areas.

## SPECIFICATIONS

### PHYSICAL

|                    |                                                                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| dimensions         | 9.44" W x 2.8" H x 3" Deep                                                                                                                                                          |
| weight             | 2 lbs                                                                                                                                                                               |
| housing            | Marine grade, corrosion resistant, heavy gauge, die formed and seam welded aluminum                                                                                                 |
| lens               | White glass lens                                                                                                                                                                    |
| mounting           | Mounts directly to standard junction box; concrete pour, masonry applications                                                                                                       |
| ingress protection | IP65 : dry, damp or wet locations with extruded silicone gasket to seal out contaminants                                                                                            |
| faceplate finish   | Six stage cleaning and saline pre-treatment. Super TGIC polyester powder coat finish, 18µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida/ AAMA 2604 specification |

### PERFORMANCE

|                       |                                                        |       |       |       |
|-----------------------|--------------------------------------------------------|-------|-------|-------|
| color temperature     | 2700K                                                  | 3000K | 3500K | 4000K |
| lumen output          | 450 lm                                                 |       |       |       |
| lifetime              | > 70,000 hours / L70 or better                         |       |       |       |
| color consistency     | 3 SDCM   85 CRI                                        |       |       |       |
| operating temperature | -40°F to 122°F (-40°C to 50°C)                         |       |       |       |
| warranty              | 5-Year limited warranty (refer to website for details) |       |       |       |

### ELECTRICAL

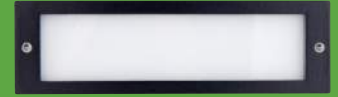
|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| input voltage     | Universal 120–277V AC                                                    |
| power supply      | integral Class II, electronic high-power factor > 94% @120V              |
| certifications    | ETL / cETL Listed   ADA compliant                                        |
| standards         | UL1598/CSA C22.2 No. 250.0; UL 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80 |
| power consumption | 10W @ 120V - 277V                                                        |
| dimming           | 0-10V (10%)                                                              |

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.



US Commercial Lighting Manufacturer Since 1982

**Specification Sheet**



# Ordering Information

## ORDERING INFORMATION

| FCSL101 |         |           |     | CRI85 |       | 4L     |        |              |        |              |                                                          |
|---------|---------|-----------|-----|-------|-------|--------|--------|--------------|--------|--------------|----------------------------------------------------------|
| SERIES  | VOLTAGE |           | CCT |       | CRI   |        | LUMENS |              | FINISH |              | OPTIONS                                                  |
| FCSL101 | 120V    | 120V      | 27K | 2700K | CRI85 | 85 CRI | 4L     | 450 lm (10W) | BK     | Black        | LD 0-10V Dimming (Standard)                              |
|         | 277V    | 277V      | 3K  | 3000K |       |        |        |              | BZ     | Bronze       | HB Hanger Bracket                                        |
|         | UNV     | 120V-277V | 35K | 3500K |       |        |        |              | SL     | Silver       | LBB Less Back Box<br>(for shipment separate of Back Box) |
|         |         |           | 4K  | 4000K |       |        |        |              | WH     | White        |                                                          |
|         |         |           |     |       |       |        |        |              | CC     | Custom Color |                                                          |

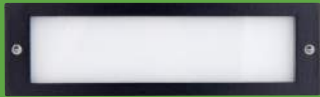
## BACK BOX KITS

**H99001-ETL** Back Box Kit - Complete Back Box shipped in advance of fixture without mounting kit.

### Consult Factory for other options and configurations.

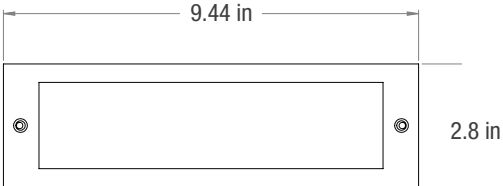
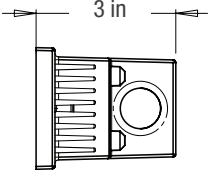
To ensure you receive proper configurations for your lighting specifications, contact us directly about any unique application requirements. This may include but not be limited to lumen output, mounting needs, or electrical requirements.

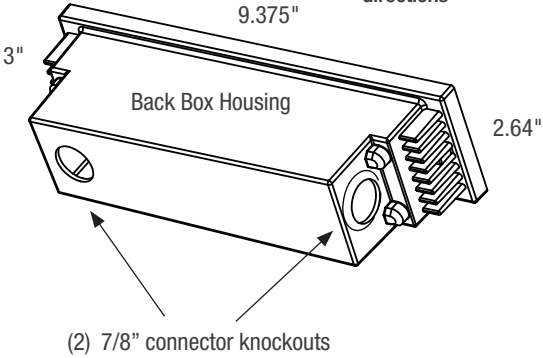
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# Dimensions

| PRODUCT DIMENSIONS - STANDARD PRODUCT |         | MOUNTING - <i>j-box sold by others</i> |          |
|---------------------------------------|---------|----------------------------------------|----------|
| width                                 | 9.44" W | back box width                         | 9.375" W |
| height                                | 2.8" H  | back box height                        | 2.64" H  |
| depth                                 | 3" D    | back box depth                         | 3" D     |



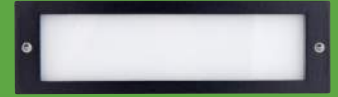


Back Box Housing

(2) 7/8" connector knockouts

Back Box mounts inside brick masonry: faceplate flush to surface or in front of surface - see installation instructions for proper mounting directions

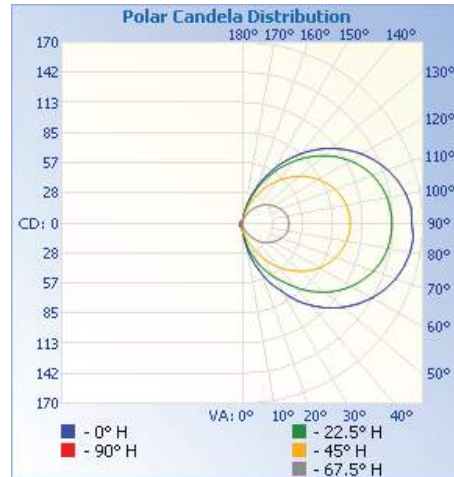
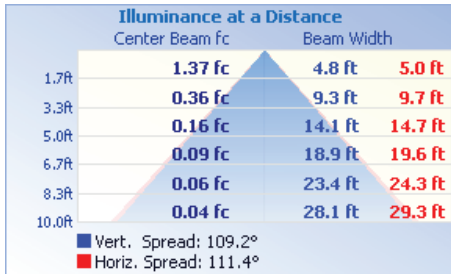
Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.



# Photometry

## OPTICAL DISTRIBUTION

|                          |                |
|--------------------------|----------------|
| <b>lumen output</b>      | 452 lm @ 4000K |
| <b>power consumption</b> | 10W            |



**iti illuminations testing laboratory** : Report #2036

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.

# Tremillo™ 11.75" 1 Light Wall Light Black

WALL SCONCE AT UNIT BALCONIES (OR EQUAL)

Fixture to receive maximum 5W (40W equivalent) / 450 Lumen LED lamp

49200BK

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## SPECIFICATIONS

### Certifications/Qualifications

[www.kichler.com/warranty](http://www.kichler.com/warranty)

### Dimensions

|                                                 |              |
|-------------------------------------------------|--------------|
| Base Backplate                                  | 5.5" X 5.75" |
| Extension                                       | 6.75"        |
| Weight                                          | 4.50 LBS     |
| Height from center of Wall opening (Spec Sheet) | 5.00"        |
| Height                                          | 11.75"       |
| Width                                           | 5.75"        |

### Light Source

|                        |              |
|------------------------|--------------|
| Dimmable               | Yes          |
| Lamp Included          | Not Included |
| Lamp Type              | A19          |
| Light Source           | LED 2700K    |
| Max or Nominal Watt    | 100.00       |
| # of Bulbs/LED Modules | 1            |
| Socket Type            | Medium       |
| Socket Wire            | 150"         |

### Mounting/Installation

|                   |            |
|-------------------|------------|
| Interior/Exterior | Exterior   |
| Location Rating   | Wet        |
| Mounting Style    | Wall Mount |
| Mounting Weight   | 1.50 LBS   |

## FIXTURE ATTRIBUTES

### Housing

|                      |                         |
|----------------------|-------------------------|
| Diffuser Description | Satin Etched Cased Opal |
| Primary Material     | Cast Aluminum           |
| Shade Dimensions     | 11.75" X 5.75" X 5.50"  |

### Product/Ordering Information

|        |                   |
|--------|-------------------|
| SKU    | 49200BK           |
| Patent | US Patent Pending |
| Finish | Black             |
| Style  | Contemporary      |
| UPC    | 783927307178      |

### Finish Options



Black



## ALSO IN THIS FAMILY



49201BK



49202BK



49203BK



49206BK



49207BK



49205BK



# 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](mailto:fire@cityofmadison.com)

**Project Address:** 656 Williamson Street

**Contact Name & Phone #:** Kevin Burow 608-836-3690

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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



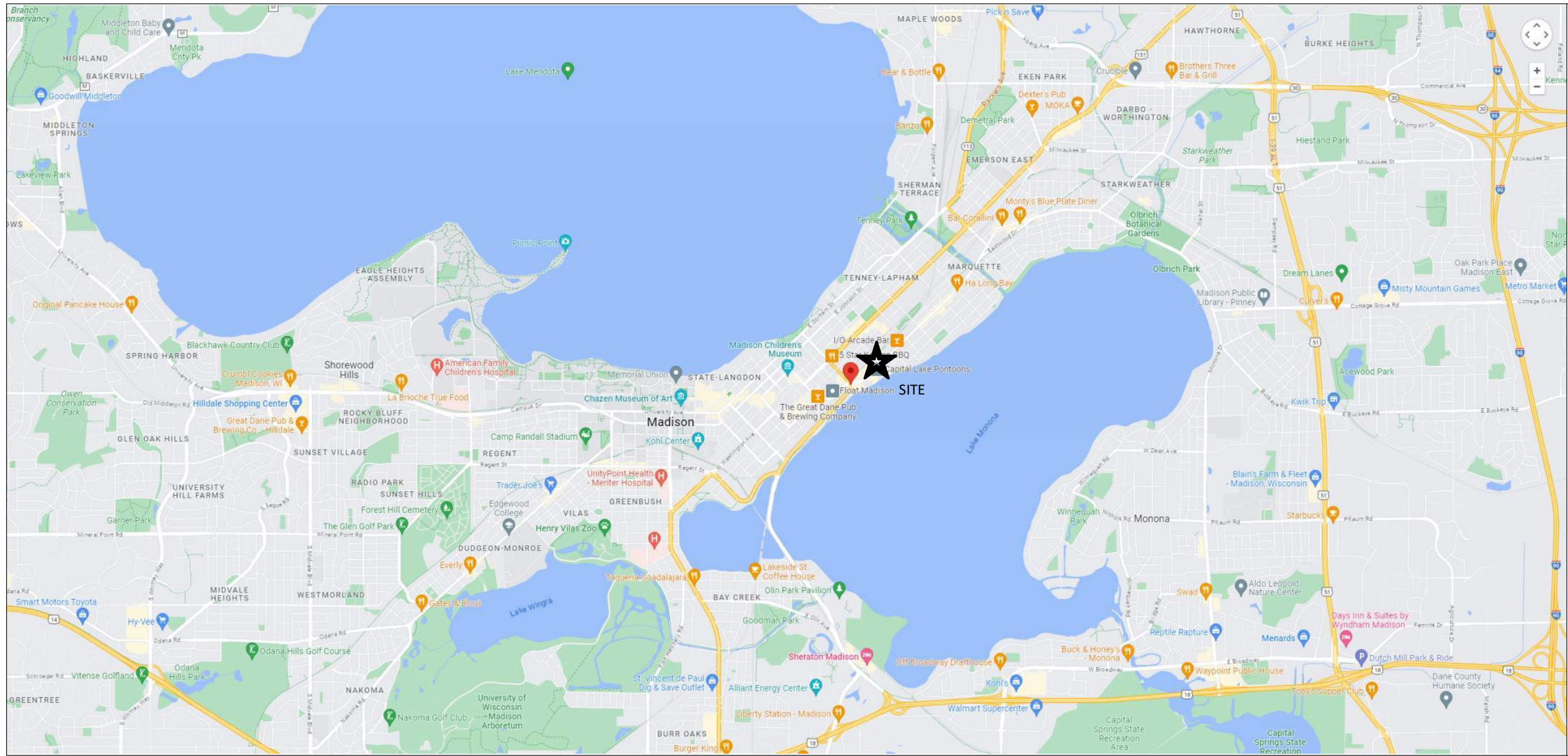
# 656 WILLIAMSON ST MIXED USE BUILDING

656 WILLIAMSON ST MADISON,  
WI 53703

5 STORY, 53 UNIT MIXED-USE BUILDING; 2 LEVELS  
OF PARKING

PROJECT NUMBER 2215

## VICINITY MAP



## SHEET INDEX

### COVER SHEET

#### SITE

- CA101 SITE PLAN
- CA102 SITE LIGHTING PLAN
- CA103 FIRE DEPARTMENT ACCESS PLAN
- CA104 LOT COVERAGE PLAN
- C200 EXISTING SITE AND DEMO PLAN
- C300 SITE AND UTILITY PLAN
- C400 GRADING & EROSION CONTROL PLAN
- C800 PROJECT NOTES
- C801 PROJECT DETAILS
- C802 PROJECT DETAILS

#### L101 LANDSCAPE PLAN

#### ARCHITECTURAL

- AC100 BASEMENT/LOWER PARKING PLAN
- AC101 FIRST FLOOR/UPPER PARKING PLAN
- AC102 SECOND FLOOR PLAN
- AC103 THIRD FLOOR PLAN
- AC104 FOURTH FLOOR PLAN
- AC105 FIFTH FLOOR PLAN
- AC106 ROOF PLAN
- AC201 EXTERIOR ELEVATIONS
- AC202 EXTERIOR ELEVATIONS
- AC203 EXTERIOR ELEVATIONS- COLOR
- AC204 EXTERIOR ELEVATIONS- COLOR
- AC900 CONCEPT RENDERINGS

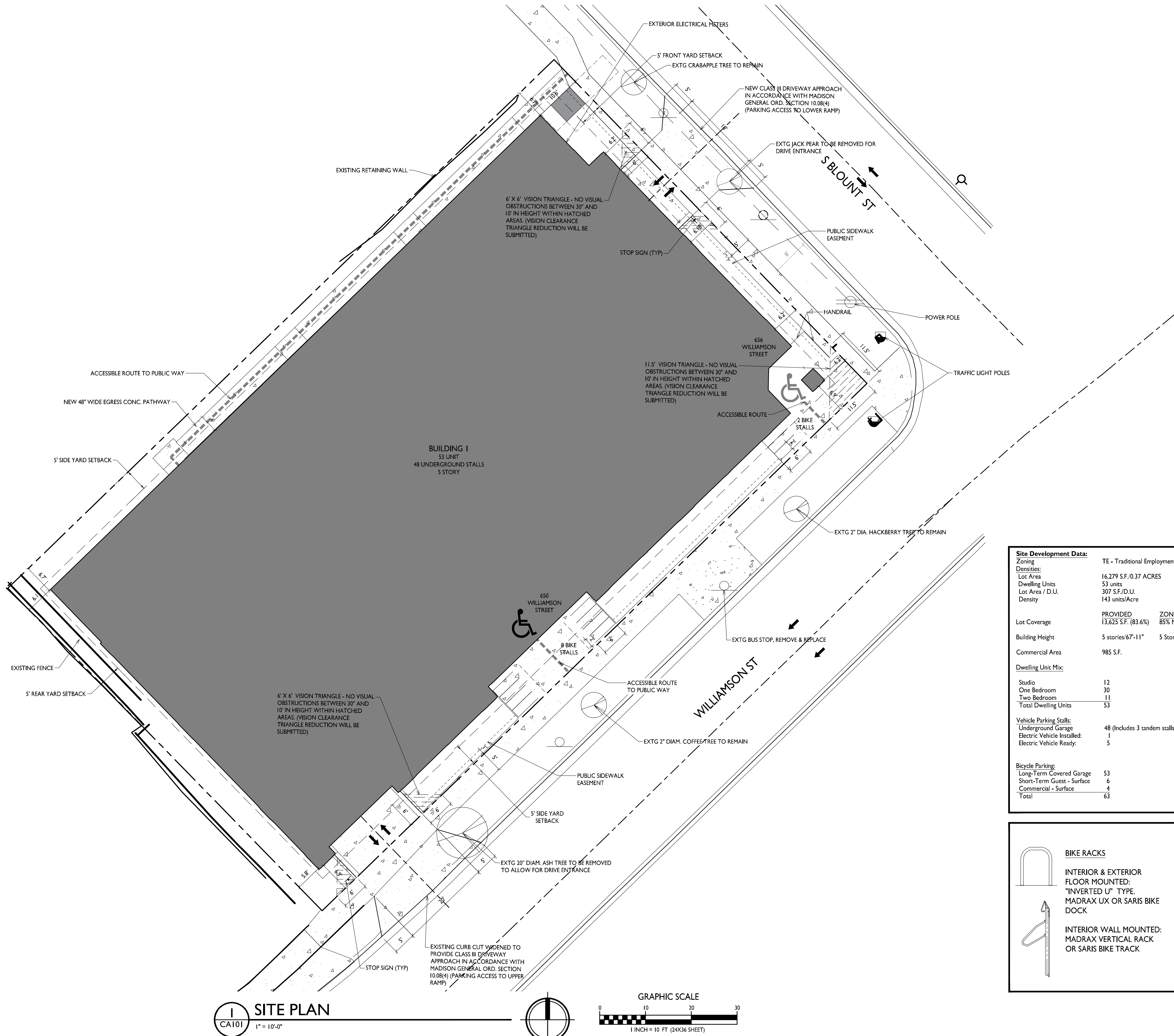
#### EXTERIOR MATERIALS SHEET



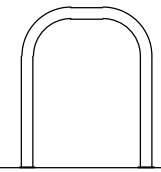
Issued for Land Use  
Application 06-16-2025

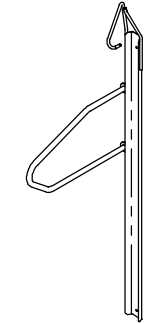
ISSUED

- GENERAL NOTES:**
- 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.
  - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  - 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.
  - 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.
  - 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)
  - 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.
  - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
  - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND 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.
  - 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.
  - 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.
  - 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).
  - 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.



| Site Development Data:         |                                 |                          |
|--------------------------------|---------------------------------|--------------------------|
| Zoning                         | TE - Traditional Employment     |                          |
| Densities:                     |                                 |                          |
| Lot Area                       | 16,279 S.F./0.37 ACRES          |                          |
| Dwelling Units                 | 53 units                        |                          |
| Lot Area / D.U.                | 307 S.F./D.U.                   |                          |
| Density                        | 143 units/Acre                  |                          |
| Lot Coverage                   | PROVIDED<br>13,625 S.F. (83.6%) | ZONING REQ'D<br>85% Max. |
| Building Height                | 5 stories/67'-11"               | 5 Stories/68' Max.       |
| Commercial Area                | 985 S.F.                        |                          |
| <u>Dwelling Unit Mix:</u>      |                                 |                          |
| Studio                         | 12                              |                          |
| One Bedroom                    | 30                              |                          |
| Two Bedroom                    | 11                              |                          |
| Total Dwelling Units           | 53                              |                          |
| <u>Vehicle Parking Stalls:</u> |                                 |                          |
| Underground Garage             | 48 (Includes 3 tandem stalls)   |                          |
| Electric Vehicle Installed:    | 1                               |                          |
| Electric Vehicle Ready:        | 5                               |                          |
| <u>Bicycle Parking:</u>        |                                 |                          |
| Long-Term Covered Garage       | 53                              |                          |
| Short-Term Guest - Surface     | 6                               |                          |
| Commercial - Surface           | 4                               |                          |
| Total                          | 63                              |                          |

**BIKE RACKS**



INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

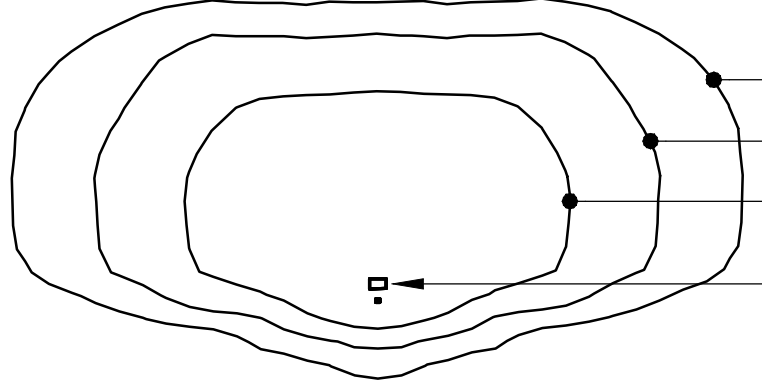
ISSUED  
Issued for Land Use Application- 06-16-2025

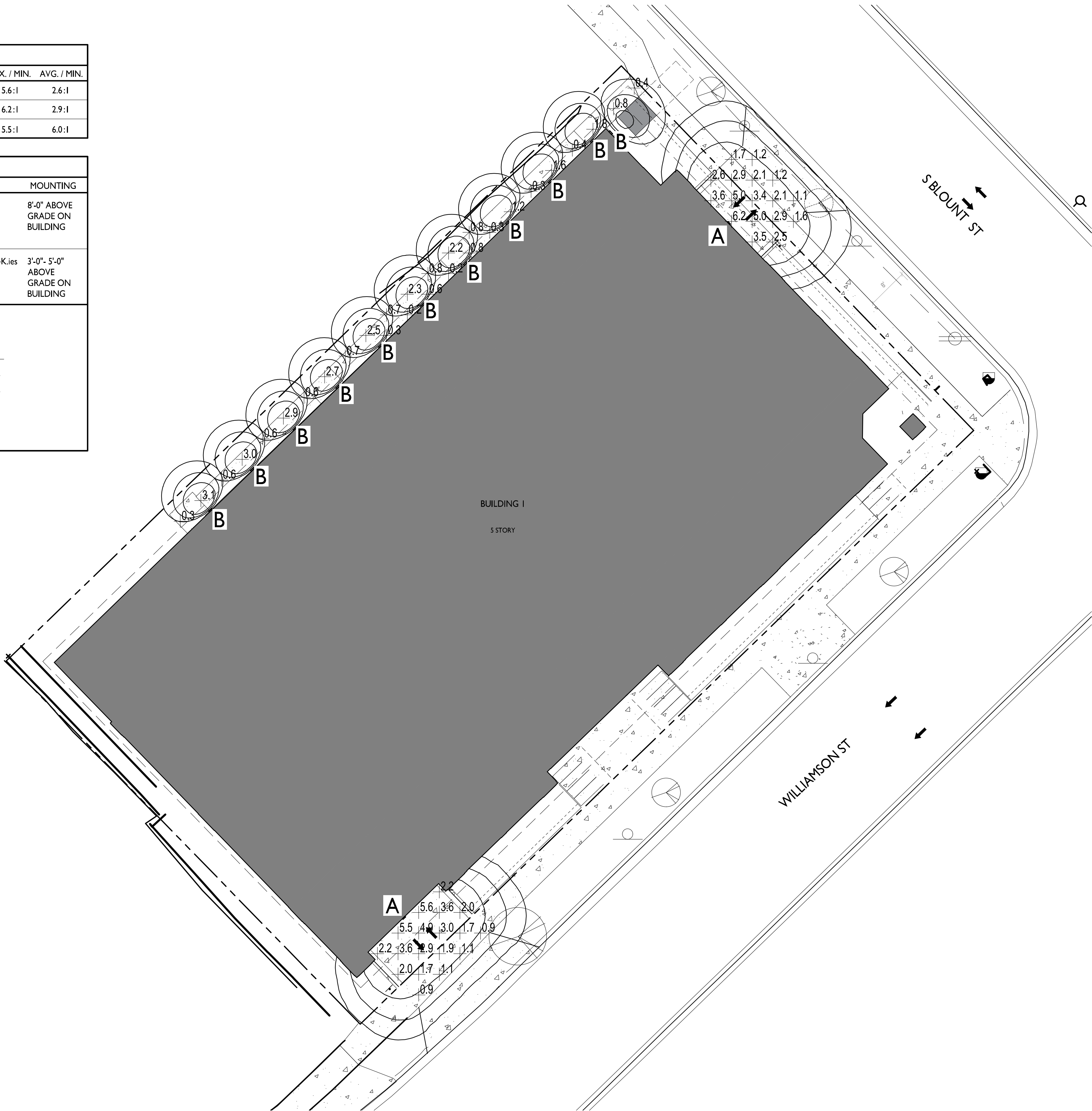
PROJECT TITLE  
**656 Williamson St  
Mixed Use Building**

656 Williamson St,  
Madison, WI  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

| LIGHT LEVEL STATISTICS                       |        |        |        |        |             |             |
|----------------------------------------------|--------|--------|--------|--------|-------------|-------------|
| DESCRIPTION                                  | SYMBOL | AVG.   | MAX.   | MIN.   | MAX. / MIN. | AVG. / MIN. |
| North Parking Garage Entry Security Lighting | +      | 2.9 fc | 6.2 fc | 1.1 fc | 5.6:1       | 2.6:1       |
| South Parking Garage Entry Security Lighting | +      | 2.6 fc | 5.6 fc | 0.9 fc | 6.2:1       | 2.9:1       |
| Walkway Egress Lighting                      | +      | 1.2 fc | 3.1 fc | 0.2 fc | 15.5:1      | 6.0:1       |

| LUMINAIRE SCHEDULE                                                                |       |      |                   |                       |                                                                   |                                                               |
|-----------------------------------------------------------------------------------|-------|------|-------------------|-----------------------|-------------------------------------------------------------------|---------------------------------------------------------------|
| SYMBOL                                                                            | LABEL | QTY. | MANUF.            | CATALOG               | DESCRIPTION                                                       | MOUNTING                                                      |
|  | A     | 2    | LITHONIA LIGHTING | WPXI LED P1 30K MVOLT | WPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS | WPXI_LED_P1_30K_MVOLT.ies<br>8'-0" ABOVE GRADE ON BUILDING    |
|  | B     | 11   | FC / SSL LIGHTING | FCSL102-120V-4K-SS    | EXTERIOR DIE-CAST ALUMINUM STEP LIGHT FOR MASONRY APPLICATIONS    | F002035FCSL1024K.ies<br>3'-0" - 5'-0" ABOVE GRADE ON BUILDING |
| EXAMPLE LIGHT FIXTURE DISTRIBUTION                                                |       |      |                   |                       |                                                                   |                                                               |
|  |       |      |                   |                       |                                                                   |                                                               |
| ISOLUX CONTOUR = 0.25 FC                                                          |       |      |                   |                       |                                                                   |                                                               |
| ISOLUX CONTOUR = 0.5 FC                                                           |       |      |                   |                       |                                                                   |                                                               |
| ISOLUX CONTOUR = 1.0 FC                                                           |       |      |                   |                       |                                                                   |                                                               |
| LIGHT FIXTURE                                                                     |       |      |                   |                       |                                                                   |                                                               |



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

ISSUED  
Issued for Land Use Application- 06-16-2025

PROJECT TITLE  
**656 Williamson St**  
**Mixed Use Building**

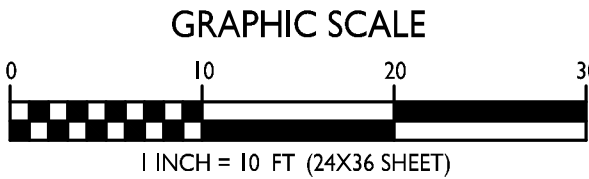
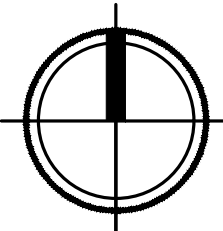
656 Williamson St,  
Madison, WI  
SHEET TITLE  
**Site Lighting Plan**

SHEET NUMBER

**CA102**

PROJECT NO. **2215**  
© Knothe & Bruce Architects, LLC

**SITE LIGHTING PLAN**  
1" = 10'-0"





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ARCHITECTS

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Middleton, WI 53562

ISSUED  
Issued for Land Use Application- 06-16-2025

PROJECT TITLE  
656 Williamson St  
Mixed Use Building

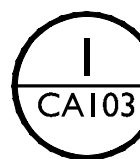
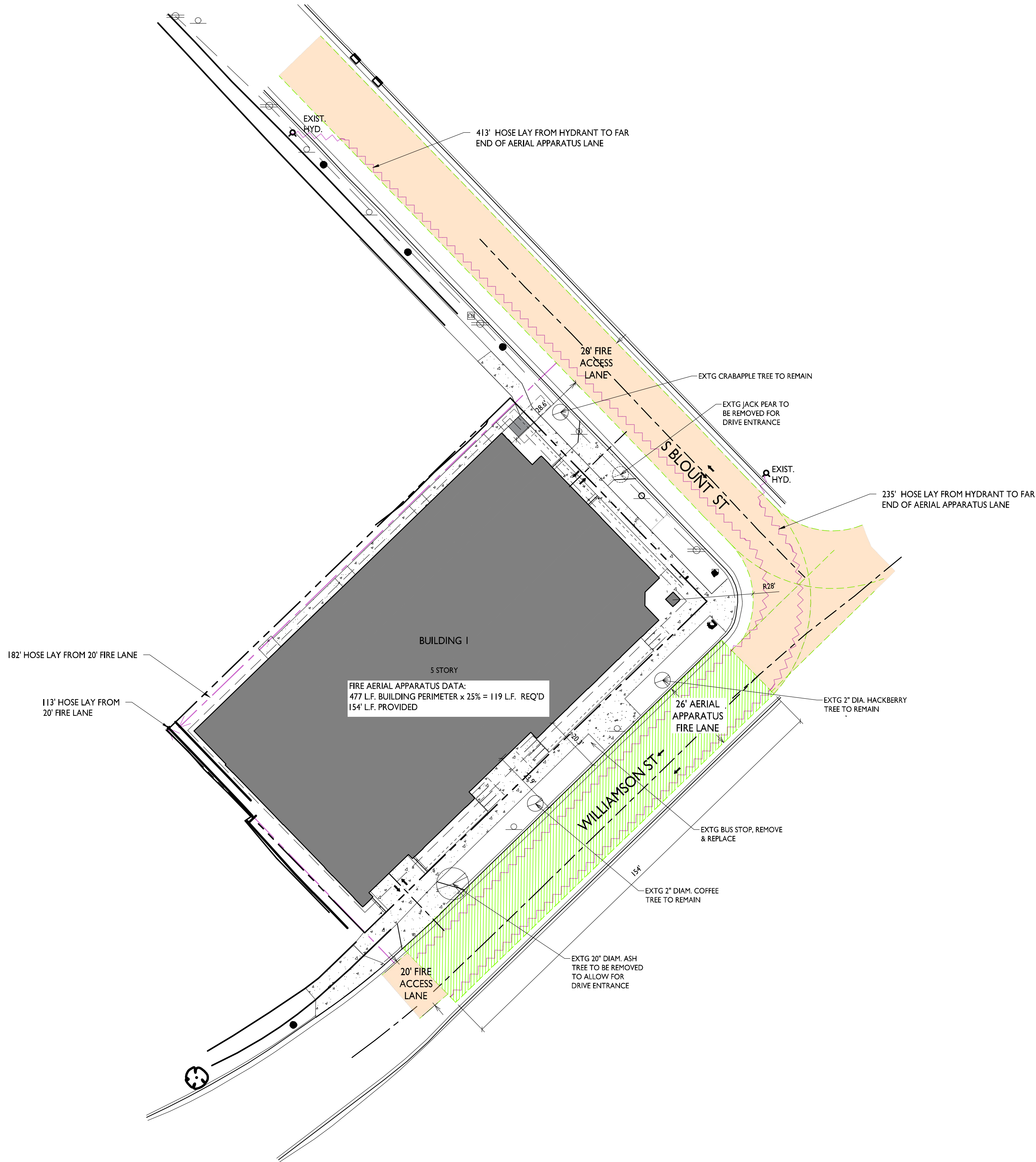
656 Williamson St,  
Madison, WI  
SHEET TITLE  
Fire Department  
Access Plan

SHEET NUMBER

CA103

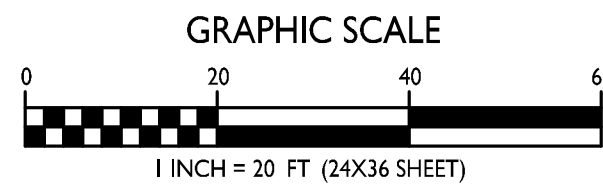
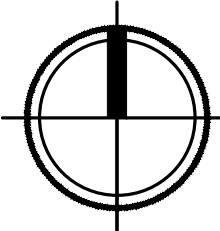
PROJECT NO. 2215

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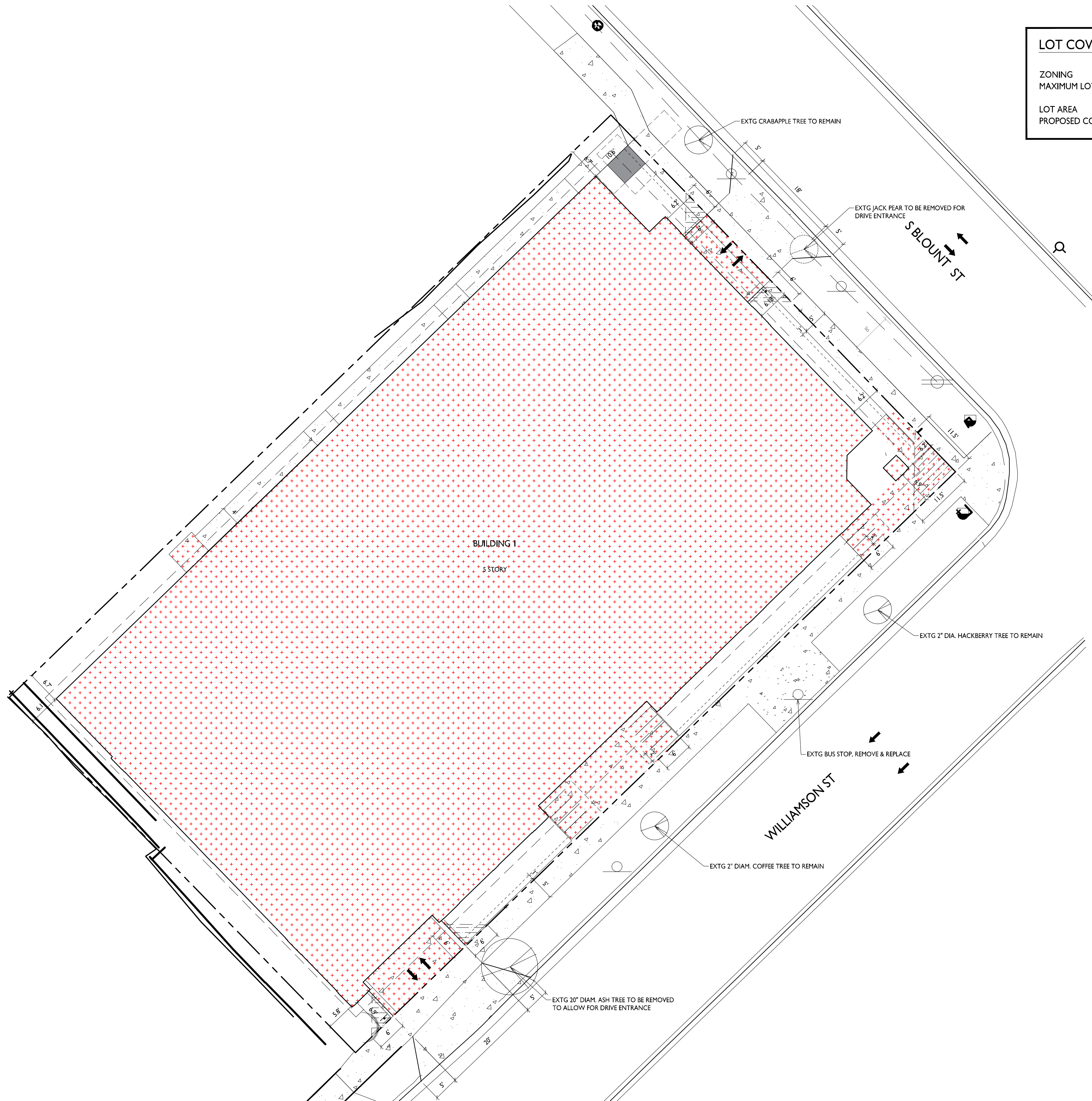


FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"



GRAPHIC SCALE



| LOT COVERAGE         |                             |
|----------------------|-----------------------------|
| ZONING               | TRADITIONAL EMPLOYMENT (TE) |
| MAXIMUM LOT COVERAGE | 85%                         |
| LOT AREA             | 16,279 S.F.                 |
| PROPOSED COVERAGE    | 13,625 S.F. / 83.6%         |



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ARCHITECTS  
Phone: 608.836.3690 8401 Greenway Blvd., Suite 900  
Middleton, WI 53562

ISSUED  
Issued for Land Use Application- 06-16-2025

PROJECT TITLE  
**656 Williamson St**  
**Mixed Use Building**

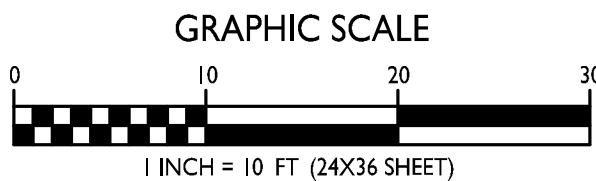
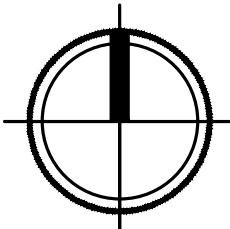
656 Williamson St,  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**CA104**

PROJECT NO. **2215**  
© Knothe & Bruce Architects, LLC

**LOT COVERAGE**  
1" = 10'-0"





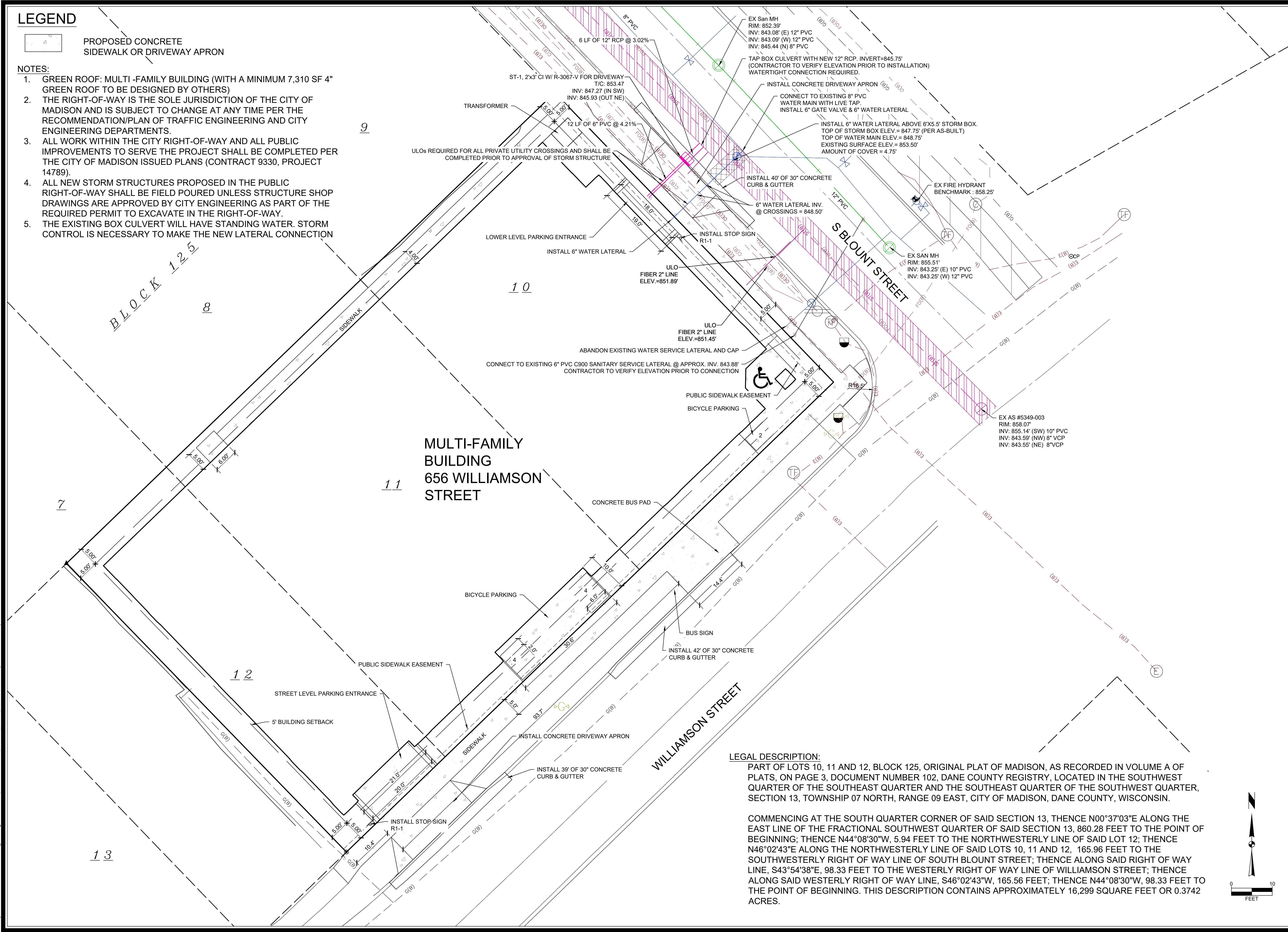
LEGEND



PROPOSED CONCRETE  
SIDEWALK OR DRIVEWAY APRON

NOTES:

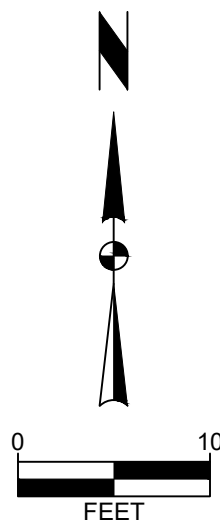
1. GREEN ROOF: MULTI-FAMILY BUILDING (WITH A MINIMUM 7,310 SF 4" GREEN ROOF TO BE DESIGNED BY OTHERS)
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT 9330, PROJECT 14789).
4. ALL NEW STORM STRUCTURES PROPOSED IN THE PUBLIC RIGHT-OF-WAY SHALL BE FIELD POURED UNLESS STRUCTURE SHOP DRAWINGS ARE APPROVED BY CITY ENGINEERING AS PART OF THE REQUIRED PERMIT TO EXCAVATE IN THE RIGHT-OF-WAY.
5. THE EXISTING BOX CULVERT WILL HAVE STANDING WATER. STORM CONTROL IS NECESSARY TO MAKE THE NEW LATERAL CONNECTION



LEGAL DESCRIPTION:

PART OF LOTS 10, 11 AND 12, BLOCK 125, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, THENCE N00°37'03"E ALONG THE EAST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 13, 860.28 FEET TO THE POINT OF BEGINNING; THENCE N44°08'30"W, 5.94 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 12; THENCE N46°02'43"E ALONG THE NORTHWESTERLY LINE OF SAID LOTS 10, 11 AND 12, 165.96 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH BLOUNT STREET; THENCE ALONG SAID RIGHT OF WAY LINE, S43°54'38"E, 98.33 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WILLIAMSON STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S46°02'43"W, 165.56 FEET; THENCE N44°08'30"W, 98.33 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS APPROXIMATELY 16,299 SQUARE FEET OR 0.3742 ACRES.



656 WILLIAMSON STREET

SITE & UTILITY PLAN

CITY OF MADISON, DANE, WISCONSIN



Project No: 123.0184.30

Sheet C300

|                         |                  |                   |            |
|-------------------------|------------------|-------------------|------------|
| 6                       | LUA SUBMITTAL    | 06/16/25          | BCA        |
| 5                       | UTILITY UPDATES  | 05/16/24          | BCA        |
| 4                       | SIDEWALK UPDATES | 05/09/24          | BCA        |
| 3                       | CITY COMMENTS    | 02/09/24          | BCA        |
| MARK                    | REVISION         | DATE              | BY         |
| Engineer: BCA           | Checked By: MLC  | Scale: 1" = 10'   |            |
| Technician: GCB         | Date: 02-13-23   | T-R-S: TTN-RRW-SS |            |
| Project No: 123.0184.30 |                  |                   | Sheet C300 |

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

NOTES:

1. EROSION MATTING TO BE USED IN TERRACE.
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.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT 9330, PROJECT 14789).
4. ALL NEW STORM STRUCTURES PROPOSED IN THE PUBLIC RIGHT-OF-WAY SHALL BE FIELD POURED UNLESS STRUCTURE SHOP DRAWINGS ARE APPROVED BY CITY ENGINEERING AS PART OF THE REQUIRED PERMIT TO EXCAVATE IN THE RIGHT-OF-WAY.

SEE DETAIL A FOR ADDITIONAL  
EROSION CONTROL MEASURES  
NORTH ON S. BLOUNT STREET

SILT FENCE TYP.

CONCRETE WASH OUT TYP.

CONSTRUCTION ENTRANCE TYP.

INLET PROTECTION TYP.

NORTH EAST CONSTRUCTION SEQUENCE

- (7-31-2025) - INSTALL EROSION CONTROL DEVICES
- (8-01-2025 - 9-04-2025) - STRIP TOPSOIL AND STOCKPILE
- (9-04-2025 - 2-19-2026) - GRADE SITE AND PLACE GRAVEL
- (2-19-2026 - 04-20-2026) - SEED AND MULCH AND ESTABLISH VEGETATION

\*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL SOILS HAVE BEEN STABILIZED

MULTI-FAMILY  
BUILDING  
FFE = 857.60

SOUTH WEST CONSTRUCTION SEQUENCE

- (7-31-2025) - INSTALL EROSION CONTROL DEVICES
- (8-01-2025 - 9-15-2025) - STRIP TOPSOIL AND STOCKPILE
- (9-15-2025 - 2-20-2026) - GRADE SITE AND PLACE GRAVEL
- (2-20-2026 - 4-20-2026) - SEED AND MULCH AND ESTABLISH VEGETATION

\*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL SOILS HAVE BEEN STABILIZED

|                         |                  |                   |            |
|-------------------------|------------------|-------------------|------------|
| 6                       | LUA SUBMITTAL    | 06/16/25          | BCA        |
| 5                       | UTILITY UPDATES  | 05/16/24          | BCA        |
| 4                       | SIDEWALK UPDATES | 05/09/24          | BCA        |
| 3                       | CITY COMMENTS    | 02/09/24          | BCA        |
| MARK                    | REVISION         | DATE              | BY         |
| Engineer: BCA           | Checked By: MLC  | Scale: 1" = 10'   |            |
| Technician: GCB         | Date: 02-13-23   | T-R-S: TTN-RRW-SS |            |
| Project No: 123.0184.30 |                  |                   | Sheet C400 |

CITY OF MADISON, DANE, WISCONSIN

656 WILLIAMSON STREET

GRADING & EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com



SNYDER  
& ASSOCIATES

Project No: 123.0184.30

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DETAIL A

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GENERAL CONDITIONS

1.

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3.

SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4.

THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6.

THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7.

THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8.

THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9.

CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10.

ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11.

ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT 9330, PROJECT 14789).

CONSTRUCTION SEQUENCE

1.

INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
2.

INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.
3.

STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
4.

GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.

5.

TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
6.

INSTALL ANY UTILITIES.
7.

COMPLETE FINAL GRADE OF THE SITE.
8.

UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
9.

WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEEDING.
10.

FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:

30.50 LBS/ACRE OF KENTUCKY BLUEGRASS

17.50 LBS/ACRE OF RED FESCUE

17.50 LBS/ACRE OF HARD FESCUE

22.00 LBS/ACRE OF PERENNIAL RYE GRASS

THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.
- SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER. MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30.

TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#/ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

11.

WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
12.

SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE.
13.

GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

EROSION CONTROL NOTES

1.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2.

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3.

ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WisDNR) TECHNICAL STANDARD, FOUND AT:  
[http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4.

ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.

EROSION CONTROL NOTES

5.

ALL EROSION AND SEDIMENTATION CONTROL PRACTICES 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. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
6.

TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
7.

TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WisDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
8.

DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1050.
9.

SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
10.

ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
11.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 1063.
12.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
13.

DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WisDNR TECHNICAL STANDARD 106B.
14.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
15.

ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
16.

AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
17.

KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
18.

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.
19.

FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WisDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WisDNR TECHNICAL STANDARDS.
20.

ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
21.

ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.

22.

WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
23.

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.
24.

THE CONTRACTOR SHALL COORDINATE THE FIRE SYSTEM TESTING WITH THE EROSION CONTROL MEASURES AND NOTIFY CITY ENGINEERING AT 608-266-4751 PRIOR TO COMPLETING THE TEST TO DOCUMENT THAT APPROPRIATE MEASURES HAVE BEEN TAKEN TO PREVENT EROSION AS A RESULT OF THIS FIRE SYSTEM TESTING.

STORM SEWER NOTES

1.

STORM SEWER SHALL BE AS FOLLOWS:
2.

STORM SEWER PIPE BEDDING SHALL BE CLEAR STONE.
3.

MINIMUM COVER FOR ALL STORM SEWER SHALL BE 2'.
4.

EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
5.

EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND FUTURE PARKING AREA AS SPECIFIED ON PLANS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
6.

PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
7.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
8.

STORM SEWER WITHIN STREET RIGHT-OF-WAYS SHALL BE REINFORCED CONCRETE PIPE.
9.

EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
10.

ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS FOR STORM MANHOLES SHALL BE POLYETHYLENE PLASTIC OR APPROVED EQUAL. CURB INLET ADJUSTMENT RINGS SHALL BE CONCRETE.
11.

MANHOLES 3' DEEP AND GREATER SHALL BE CONSTRUCTED WITH STEPS.

WATER MAIN

1.

WATER MAIN SHALL BE PVC C900 UNLESS OTHERWISE APPROVED, AND BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS). BEDDING SHALL BE A MINIMUM OF 6" UNDER AND 12" OVER TOP OF THE PIPE.
2.

WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
3.

MECHANICAL JOINT FITTINGS WITH MEGA LUGS ARE REQUIRED FOR ALL DIRECTIONAL CHANGE FITTINGS AND WATERMAIN ENDS. ALL BOLTS SHALL BE STAINLESS STEEL. ALL FITTINGS SHALL BE "MADE IN AMERICA" CERTIFIED.
4.

CURB BOXES SHALL BE BINGHAM AND TAYLOR BUFFALO TYPE OR APPROVED EQUAL AND INSTALLED WITH THE EXTENSION ROD AND GUIDE RING.
5.

CURB VALVES SHALL BE MUELLER H15209 OR APPROVED EQUAL FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
6.

CORPORATION STOPS SHALL BE MUELLER H15008 OR APPROVED EQUAL FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
7.

WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES OR APPROVED EQUAL.

8.

LATERAL ENDS SHALL BE MARKED WITH A PAINTED 4X4 WOOD POST.
9.

WATER MAINS SHALL UNDERGO A PRESSURE AND LEAKAGE TEST. SERVICES SHALL BE TESTED TO THE CURB STOP. SERVICES 4" AND LARGER WITH JOINTED PIPE SHALL BE TESTED AGAINST THE VALVE WITH A SECOND TEST OUT TO THE PLUG. THE SECOND TEST MAY BE OF SHORTER DURATION AS APPROVED BY THE PUBLIC SERVICES DIRECTOR.
10.

EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
11.

ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
12.

INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

ADDITIONAL UTILITY NOTES

1.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2.

THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE. SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4.

PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5.

EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
6.

PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
7.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
8.

TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.
9.

ALL NEW STORM STRUCTURES PROPOSED IN THE PUBLIC RIGHT-OF-WAY SHALL BE FIELD POURED UNLESS STRUCTURE SHOP DRAWINGS ARE APPROVED BY CITY ENGINEERING AS PART OF THE REQUIRED PERMIT TO EXCAVATE IN THE RIGHT-OF-WAY. SHOP DRAWINGS WILL ONLY BE APPROVED AFTER ANY REQUIRED UTILITY LINE OPENINGS (ULO's) ARE COMPLETED AND THE DESIGN IS VERIFIED FOR POTENTIAL CONFLICTS. ANY PERMIT TO EXCAVATE IN THE RIGHT-OF-WAY SHALL ASSUME STRUCTURES SHALL BE FIELD POURED UNLESS ALL ULO's ARE COMPLETED AND DOCUMENTED PRIOR TO PERMIT SUBMITTAL. THIS STRUCTURE APPROVAL PROCESS WILL IMPACT THE REQUIRED TRAFFIC CONTROL PLAN WHICH MUST BE SUBMITTED AS PART OF THE APPLICATION FOR THE PERMIT TO EXCAVATE IN THE RIGHT-OF-WAY.

CONCRETE SIDEWALK

1.

SIDEWALK SHALL BE A MINIMUM OF 4" THICK ON A BASE OF 6" OF DENSE AGGREGATE BASE COURSE. SIDEWALKS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK ON A BASE OF 6" DENSE AGGREGATE BASE COURSE. SIDEWALK IN COMMERCIAL AREAS SHALL BE A MINIMUM OF 8" THICK ON A MINIMUM OF 6" OF DENSE AGGREGATE BASE COURSE.
2.

SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3.

SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5%.

656 WILLIAMSON STREET

PROJECT NOTES

CITY OF MADISON, DANE, WISCONSIN

SNYDER & ASSOCIATES, INC. I

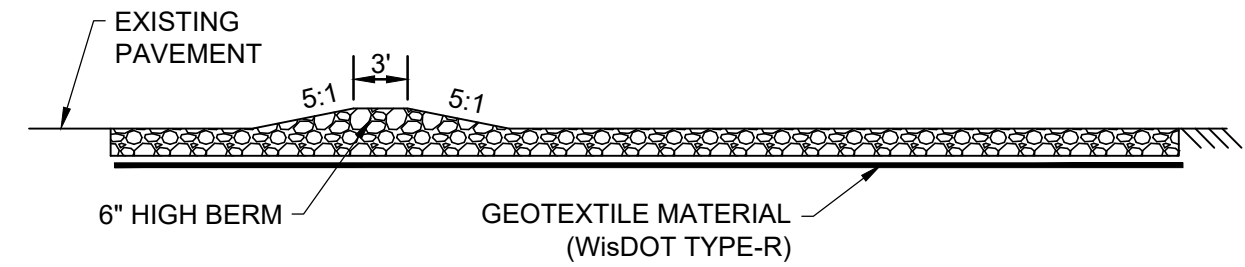
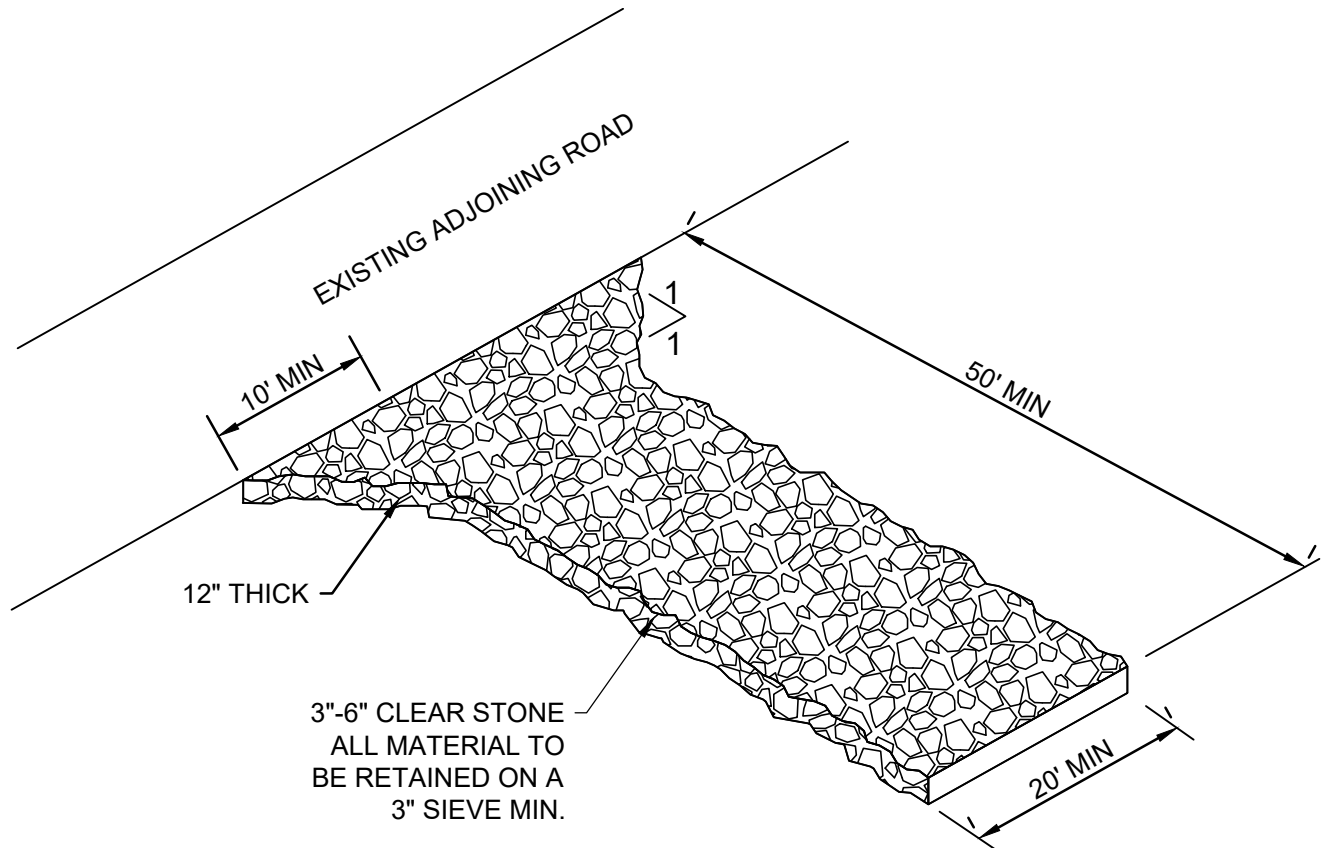


Project No: 123.0184.30

Sheet C800

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|------------------------|------------------|-------------------|-----|
| 6                      | LUA SUBMITTAL    | 06/16/25          | BCA |
| 5                      | UTILITY UPDATES  | 05/16/24          | BCA |
| 4                      | SIDEWALK UPDATES | 05/09/24          | BCA |
| 3                      | CITY COMMENTS    | 02/09/24          | BCA |
| MARK                   | REVISION         | DATE              | BY  |
| Engineer: BCA          | Checked By: MLC  | Scale: 1" = 1'    |     |
| Technician: GCB        | Date: 02-13-23   | T-R-S: TTN-RRW-SS |     |
| Project No 123.0184.30 |                  |                   |     |
| Sheet C800             |                  |                   |     |

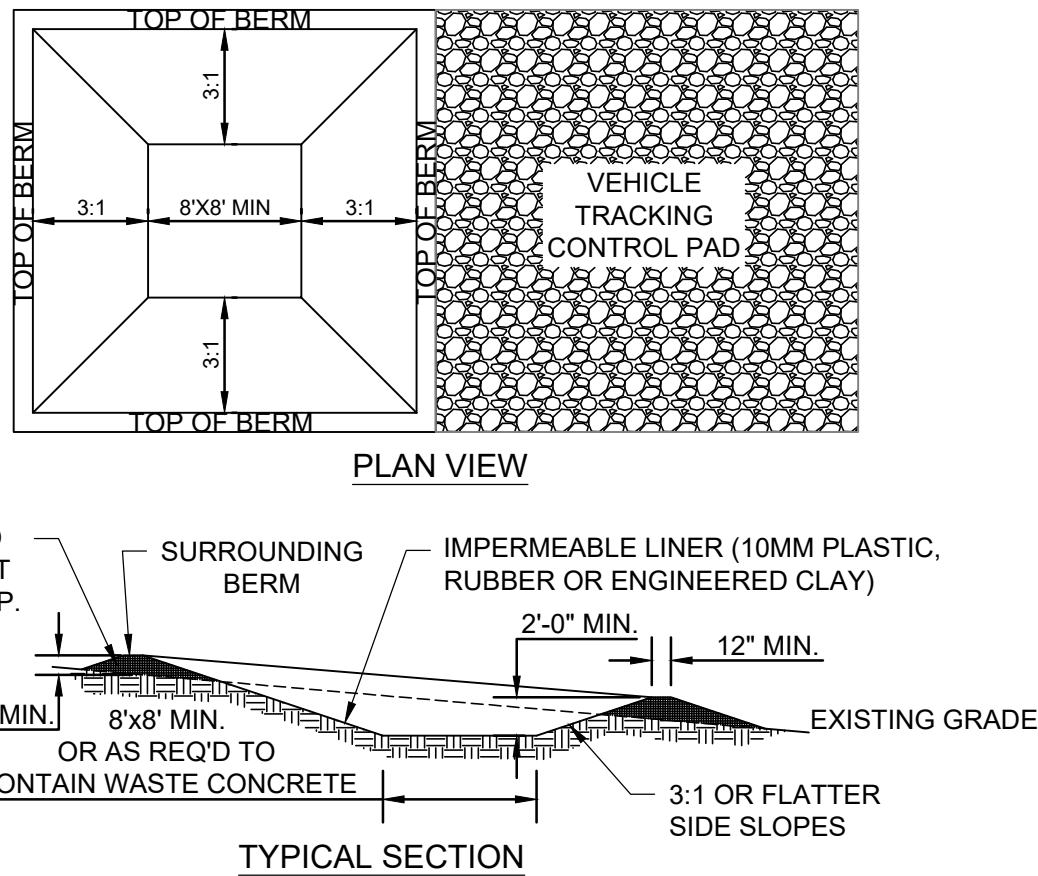
V:\Project\2020\123.0184\_30\CAD\123.0184\_PROJECT DETAILS.dwg BRUN ARCAD, PROJECT DETAILS, 2020/06/10, 6:57 AM, ARCH FULL BLEED (0.00 X 24.00 INCHES)



NOTE:

1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

1 STONE ENTRANCE DETAIL  
SCALE: 3"=1'



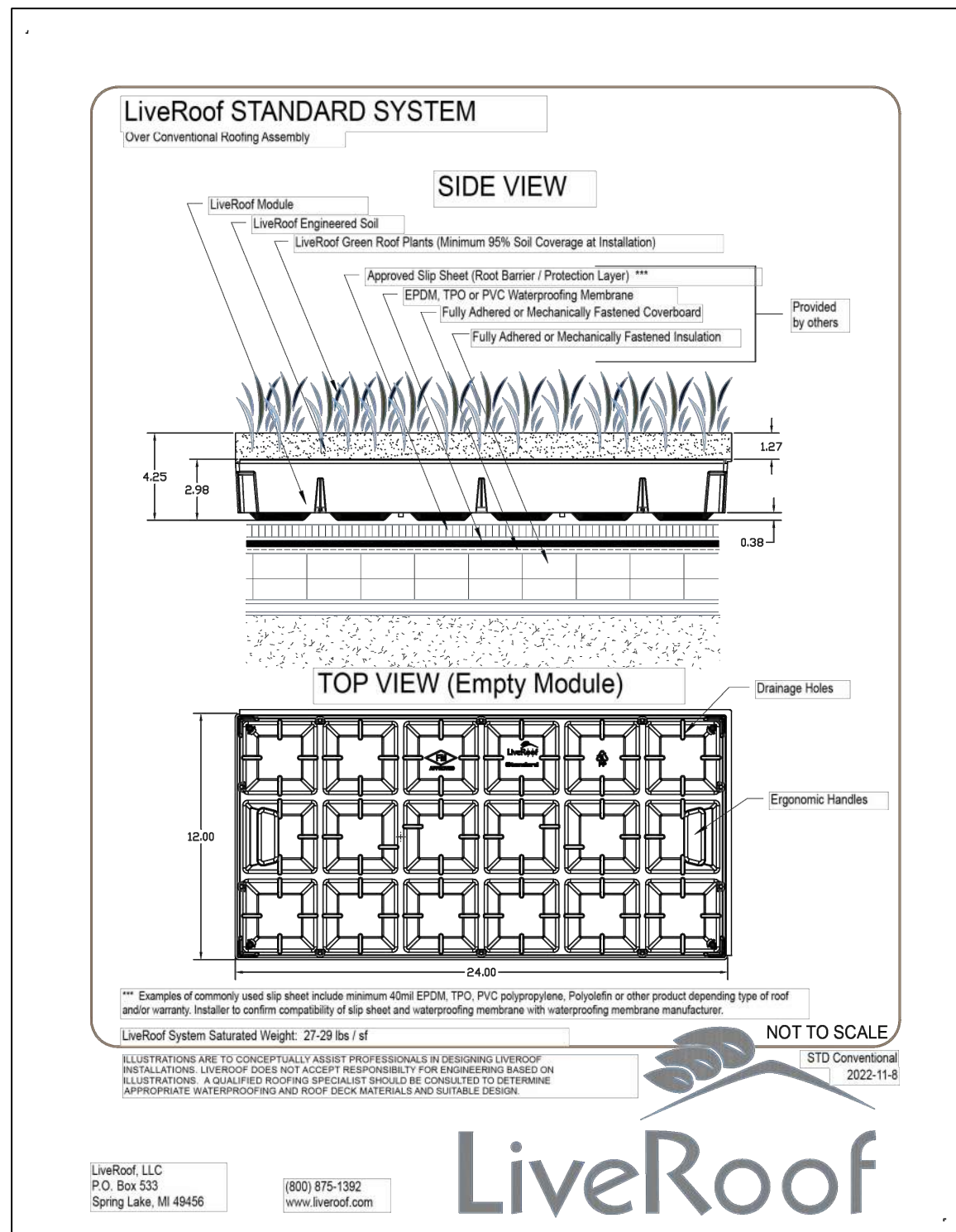
#### CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

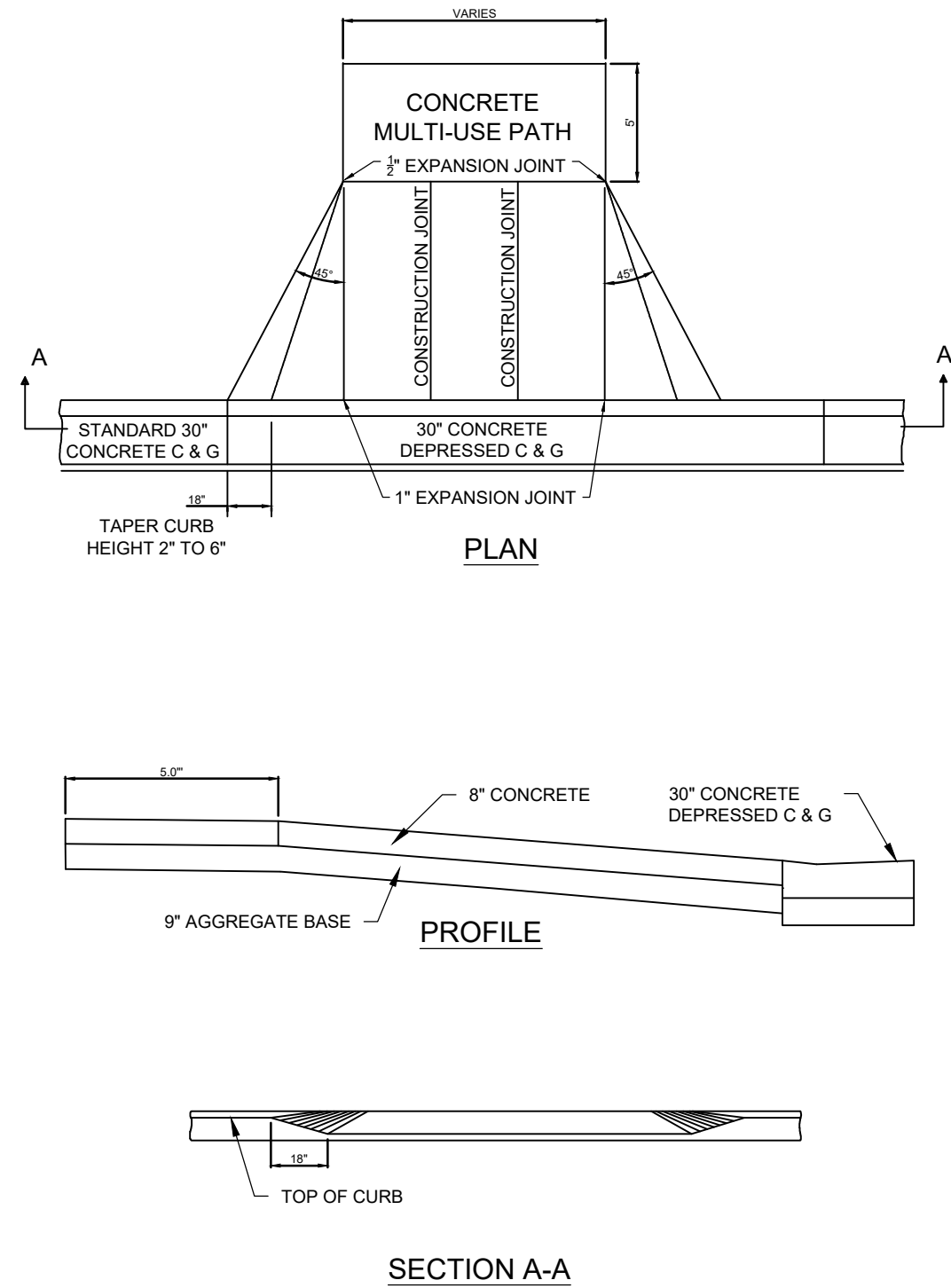
#### CONCRETE WASHOUT AREA MAINTENANCE NOTES

6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
9. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

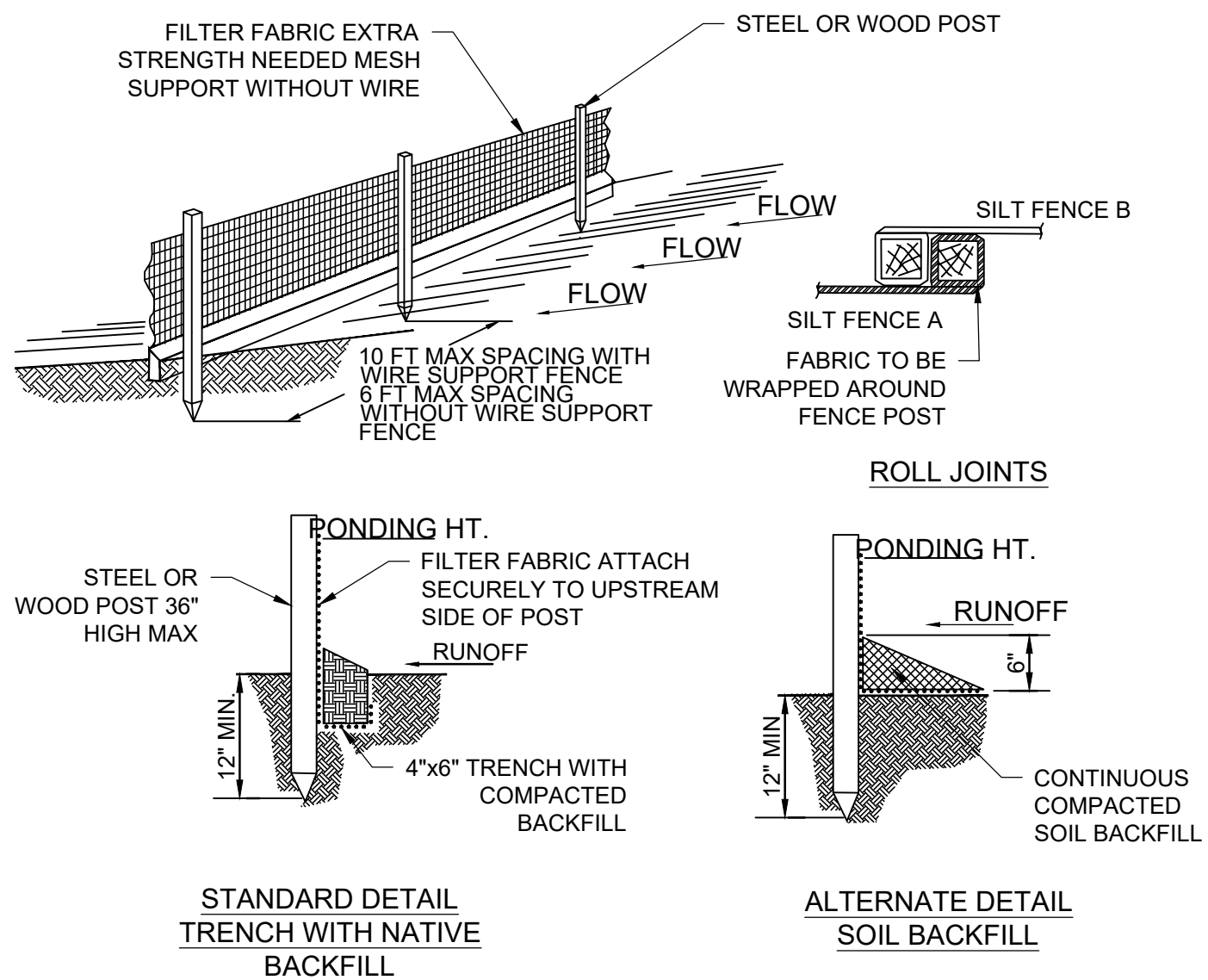
2 CONCRETE WASHOUT DETAIL  
SCALE: 3"=1'



3 GREEN ROOF DETAIL  
NO SCALE



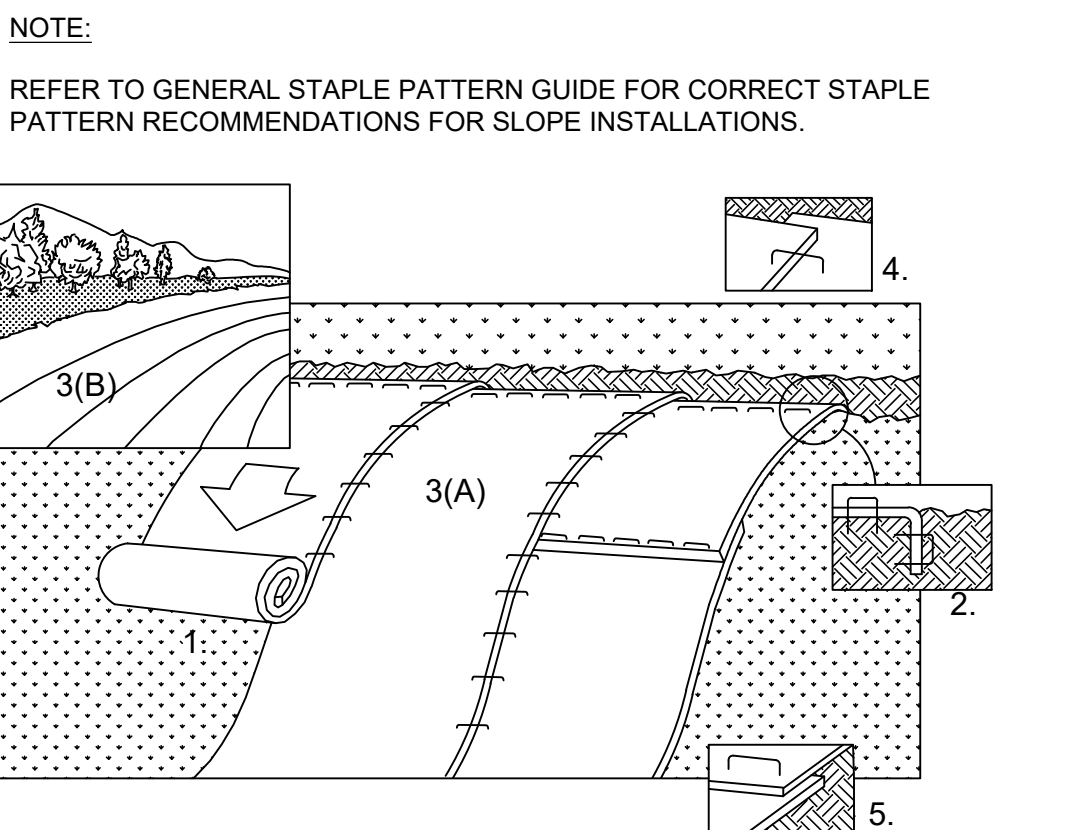
4 DRIVEWAY DETAIL  
SCALE: 6" = 1'



NOTES:

1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

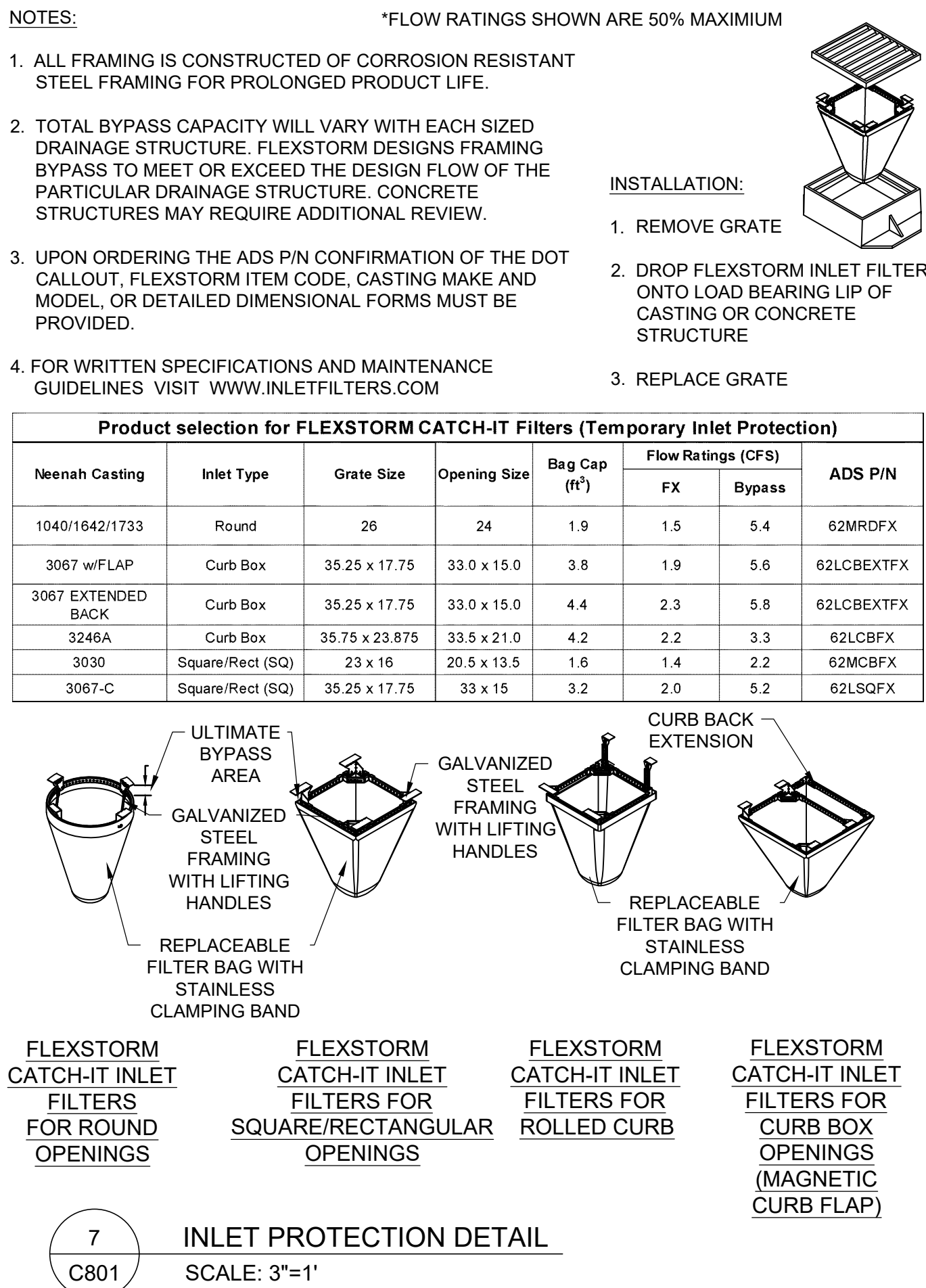
5 SILT FENCE DETAIL  
SCALE: 3"=1'



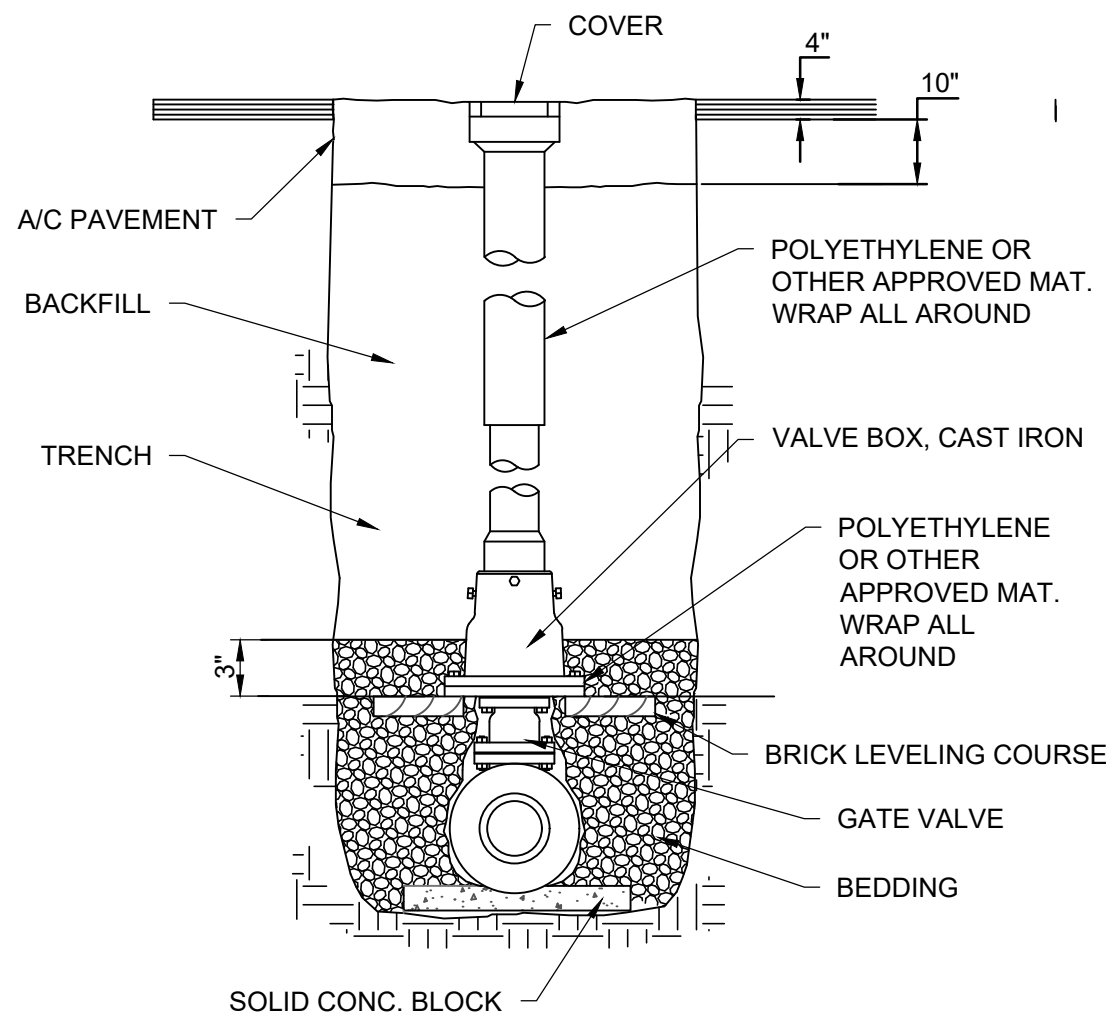
#### INSTALLATION:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN THE SLOPE (B.) HORIZONTALLY ACROSS THE SLOPE
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

6 EROSION CONTROL MAT - SLOPE INSTALLATION  
SCALE: 3"=1'



7 INLET PROTECTION DETAIL  
SCALE: 3"=1'



8 VALVE BOX DETAIL  
SCALE: 3" = 1'

|                 |                  |                    |     |
|-----------------|------------------|--------------------|-----|
| 6               | LUA SUBMITTAL    | 06/16/25           | BCA |
| 5               | UTILITY UPDATES  | 05/16/24           | BCA |
| 4               | SIDEWALK UPDATES | 05/09/24           | BCA |
| 3               | CITY COMMENTS    | 02/09/24           | BCA |
| MARK            | REVISION         | DATE               | BY  |
| Engineer: BCA   | Checked By: MLC  | Scale: 1" = 10'    |     |
| Technician: GCB | Date: 02-13-23   | T-R-S: TTN-LRRW-SS |     |

Sheet C801

CITY OF MADISON, DANE, WISCONSIN

PROJECT DETAILS

656 WILLIAMSON STREET



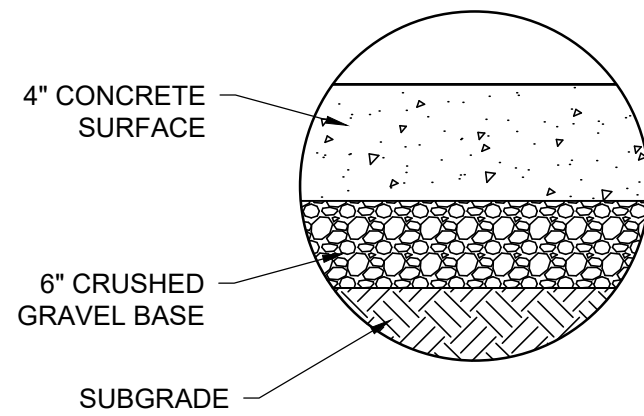
Project No: 123.0184.30

Sheet C801

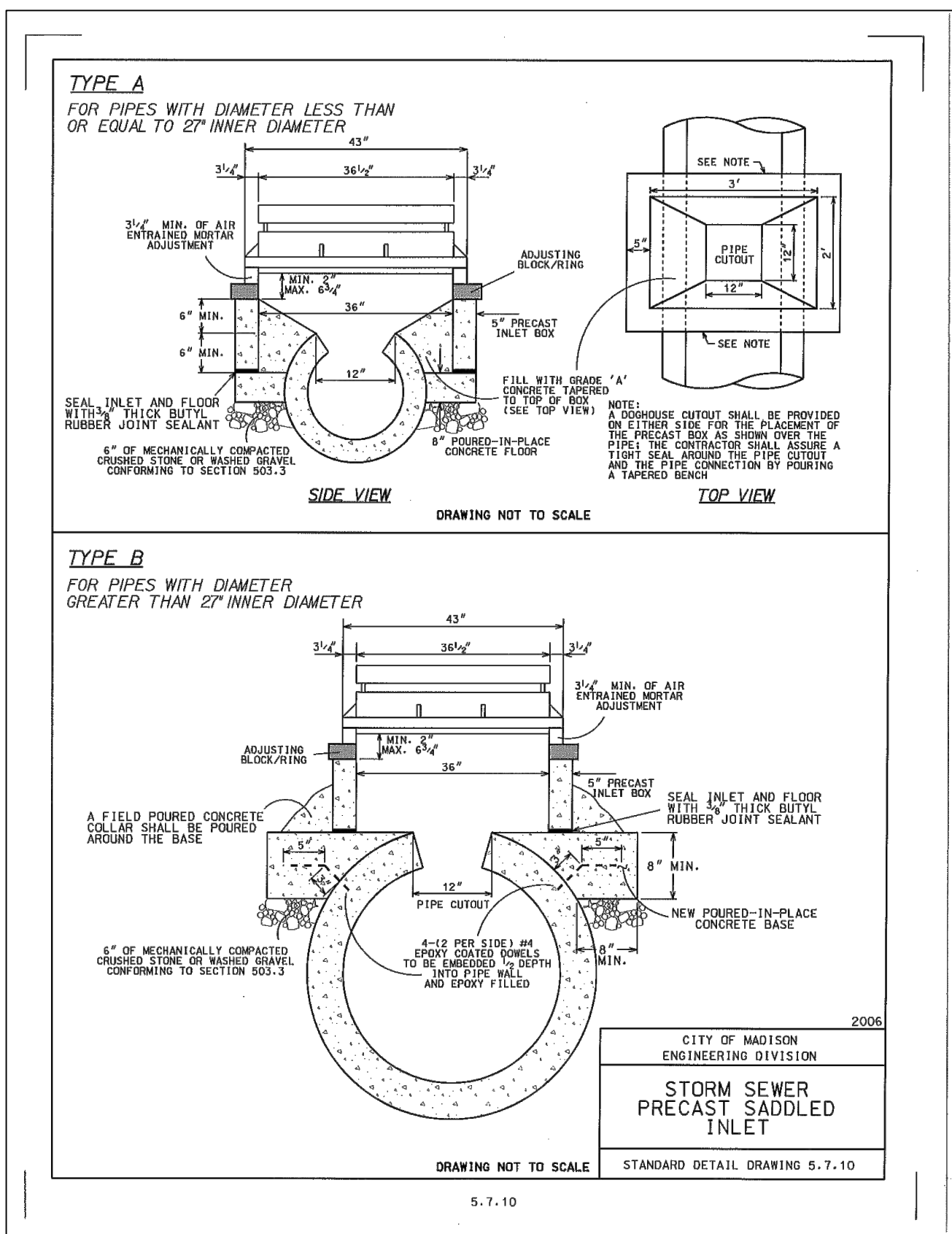
5010 VOEGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

V:\Project\2023\123.0184\_30\CADD\123.0184\_PROJECT DETAILS.dwg BRIAN ARCAD, PROJECT DETAILS, 2023/06/10, 8:57 AM, ARCH FULL BLEED D (36.00 X 24.00 INCHES)



1  
C802      SIDEWALK DETAIL  
SCALE: 6" = 1'



2  
C802      INLET DETAIL  
NTS



Project No: 123.0184.30  
Sheet C802

656 WILLIAMSON STREET

PROJECT DETAILS

CITY OF MADISON, DANE, WISCONSIN

SNYDER & ASSOCIATES, INC. |

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | www.snyder-associates.com

|                         |                  |                 |                   |
|-------------------------|------------------|-----------------|-------------------|
| 6                       | LUA SUBMITTAL    | 06/16/25        | BCA               |
| 5                       | UTILITY UPDATES  | 05/16/24        | BCA               |
| 4                       | SIDEWALK UPDATES | 05/09/24        | BCA               |
| 3                       | CITY COMMENTS    | 02/09/24        | BCA               |
| MARK                    | REVISION         | DATE            | BY                |
| Engineer: BCA           |                  | Checked By: MLC | Scale: 1" = 10'   |
| Technician: GCB         |                  | Date: 02-13-23  | T-R-S: TTN-RRW-SS |
| Project No: 123.0184.30 |                  | Sheet C802      |                   |

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/SPEC5.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.

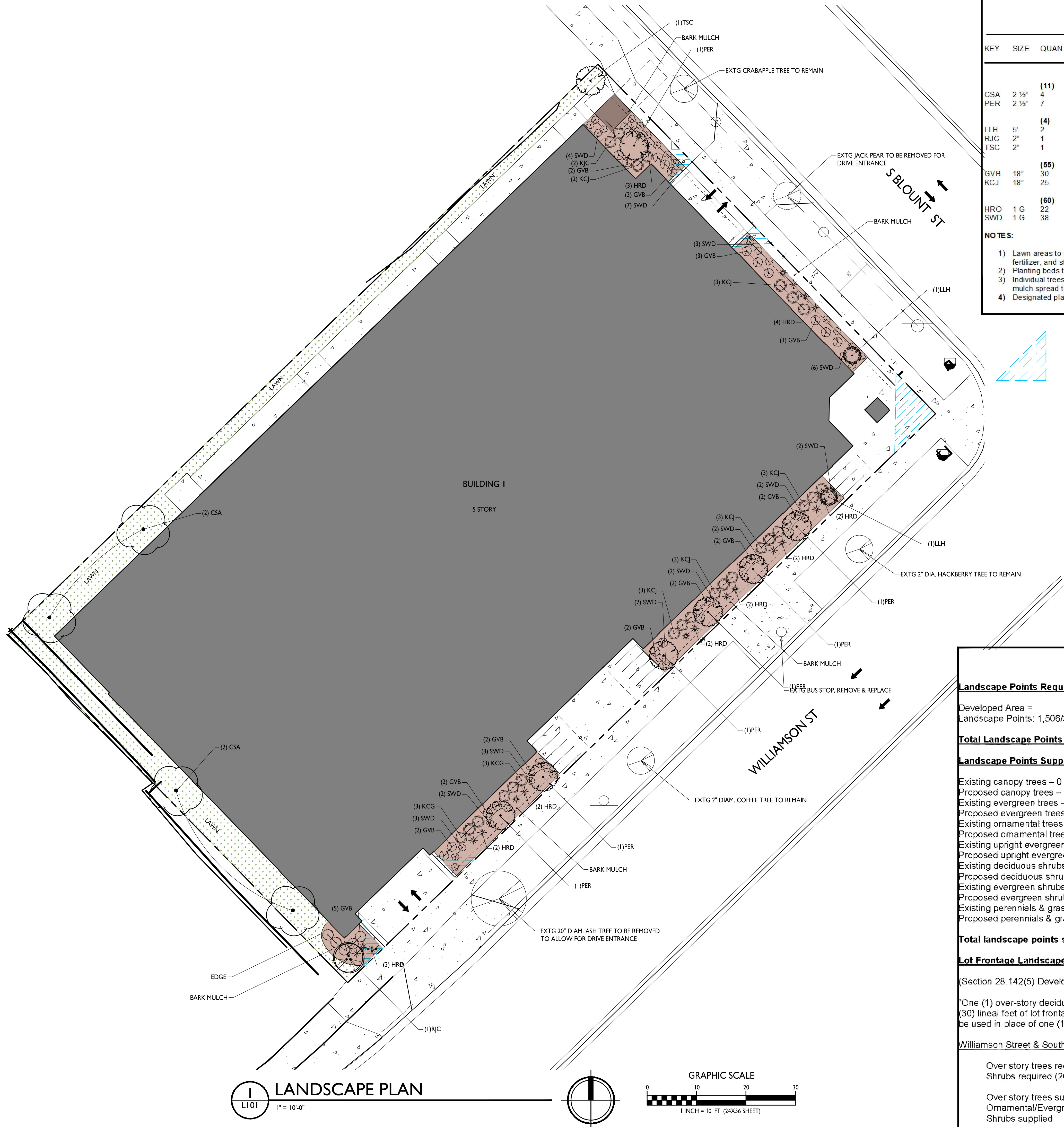
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE 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.



PLANT LIST

656 Williamson Street, Madison

| KEY                          | SIZE   | QUAN | COMMON NAME            | Botanical Name                 | ROOT |
|------------------------------|--------|------|------------------------|--------------------------------|------|
| <b>(11) Canopy Trees</b>     |        |      |                        |                                |      |
| CSA                          | 2 1/2" | 4    | Columnar Swedish Aspen | Populus Tremula 'Erecta'       | BB   |
| PER                          | 2 1/2" | 7    | Pyramidal English Oak  | Quercus Robar 'Fastigiata'     | BB   |
| <b>(4) Ornamental Trees</b>  |        |      |                        |                                |      |
| LLH                          | 5'     | 2    | Little Lime Hydrangea  | Hydrangea Paniculata           | BB   |
| RJC                          | 2"     | 1    | Red Jade Crab          | Malus 'Red Jade'               | BB   |
| TSC                          | 2"     | 1    | Tina Sargent Crab      | Tina Malus Sargentii 'Tina'    | BB   |
| <b>(55) Evergreen Shrubs</b> |        |      |                        |                                |      |
| GVB                          | 18"    | 30   | Green Velvet Boxwood   | Buxus 'Green Velvet'           | Con  |
| KCJ                          | 18"    | 25   | Kallay Compact Juniper | Juniperus C 'Kallay's Compact' | Con  |
| <b>(60) Perennials</b>       |        |      |                        |                                |      |
| HRO                          | 1 G    | 22   | Happy Returns Day Lily | Hemerocallis 'Happy Returns'   | Con  |
| SWD                          | 1 G    | 38   | Summer Wine Day Lily   | Hemerocallis 'Summer Wine'     | Con  |

NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mat mulch.
- 2) Planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".
- 4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.

VISION TRIANGLE: NO OBSTRUCTIONS BETWEEN THE HEIGHT OF 30" AND 10' WITHIN HATCHED AREAS.

LANDSCAPE WORKSHEET

656 Williamson Street

Landscape Points Required

Developed Area = 1,506 SF  
Landscape Points: 1,506/300 x 5 = **25 points**

Total Landscape Points Required

**25 points**

Landscape Points Supplied

Existing canopy trees - 0 @ 35 = 0 points  
Proposed canopy trees - 11 @ 35 = 385 points  
Existing evergreen trees - 0 @ 35 = 0 points  
Proposed evergreen trees - 0 @ 35 = 0 points  
Existing ornamental trees - 0 @ 15 = 0 points  
Proposed ornamental trees - 4 @ 15 = 60 points  
Existing upright evergreen shrubs - 0 @ 10 = 0 points  
Proposed upright evergreen shrubs - 0 @ 10 = 0 points  
Existing deciduous shrubs - 0 @ 3 = 0 points  
Proposed deciduous shrubs - 0 @ 3 = 0 points  
Existing evergreen shrubs - 0 @ 4 = 0 points  
Proposed evergreen shrubs - 55 @ 4 = 220 points  
Existing perennials & grasses 0 @ 2 = 0 points  
Proposed perennials & grasses 60 @ 2 = 120 points

Total landscape points supplied =

**785 points**

Lot Frontage Landscape Required

(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Williamson Street & South Blount Street = 263.9 LF

Over story trees required 263.9/30' =8.79  
Shrubs required (263.9/30') x 5 = 43.98

**9 trees**  
**44 shrubs**

Over story trees supplied  
Ornamental/Evergreen trees supplied  
Shrubs supplied

**7 trees**  
**4 trees**  
**55 shrubs**

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

ISSUED

Issued for Land Use Application- 06-16-2025

PROJECT TITLE

**656 Williamson St  
Mixed Use Building**



656 Williamson St,  
Madison, WI

SHEET TITLE

**Landscape Plan**

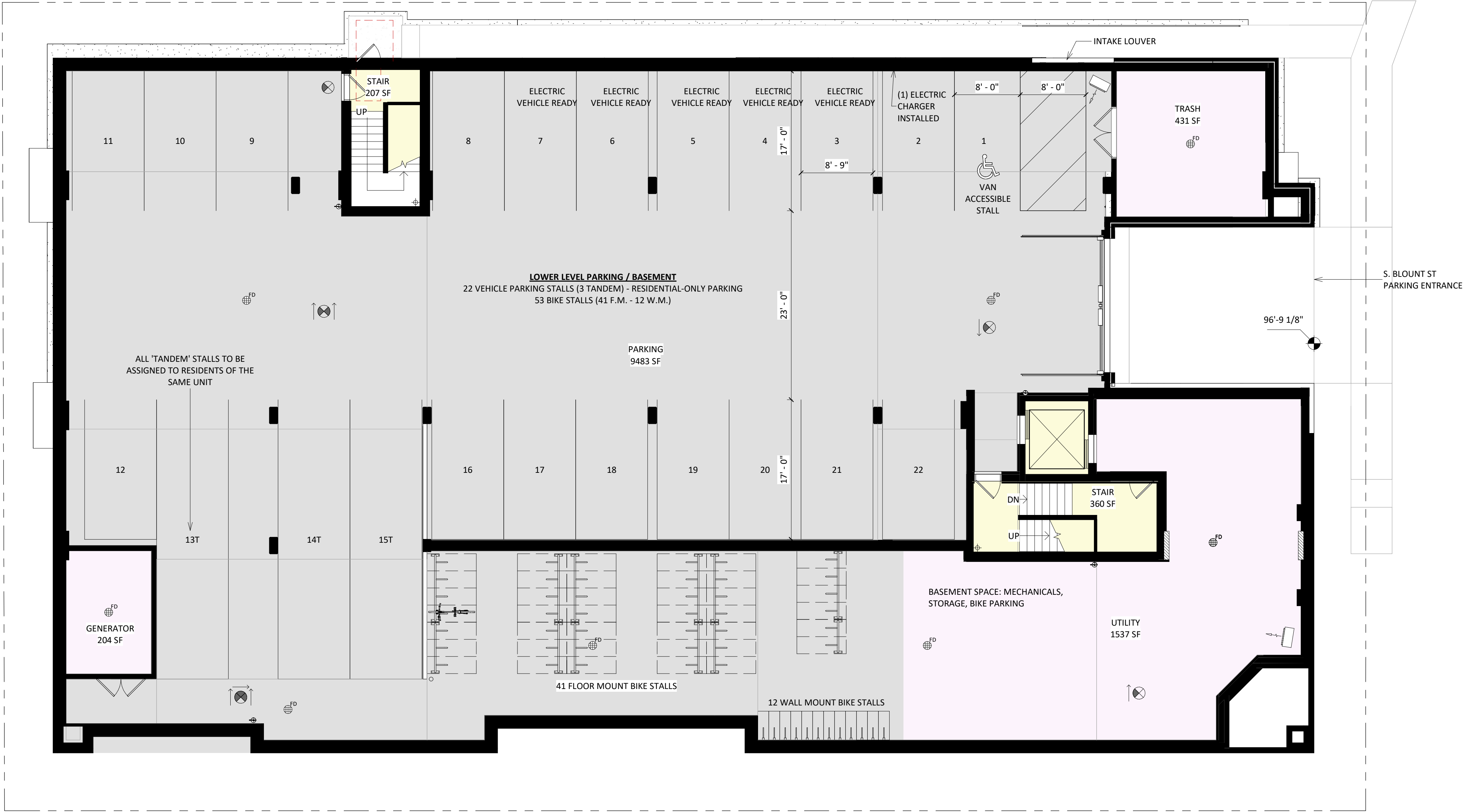
SHEET NUMBER

**L101**

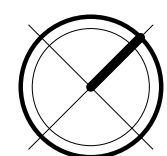
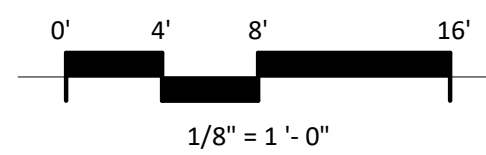
PROJECT NO.

**2215**

© Knothe & Bruce Architects, LLC



1 CITY - 00 - BASEMENT/LOWER PARKING PLAN  
AC100 1/8" = 1'-0"



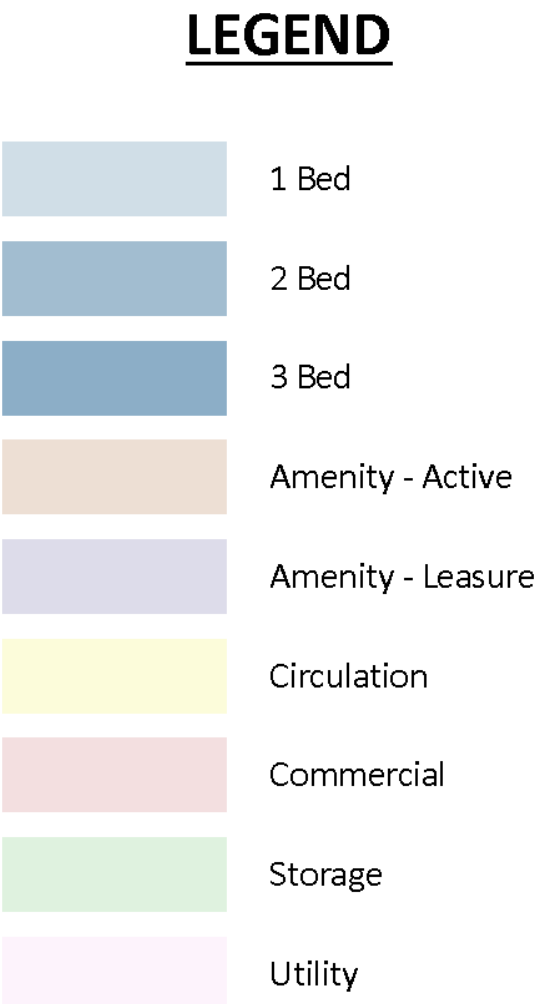
ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
BASEMENT/LOWER  
PARKING PLAN

SHEET NUMBER

AC100  
PROJECT NUMBER  
2215



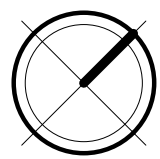
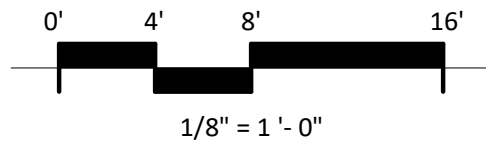
0' 4' 8' 16'

$1/8'' = 1' - 0''$



- LEGEND**
- 1 Bed
  - 2 Bed
  - 3 Bed
  - Amenity - Active
  - Amenity - Leasure
  - Circulation
  - Commercial
  - Storage
  - Utility

1 CITY - 02 - SECOND FLOOR PLAN  
AC102/ 1/8" = 1'-0"



ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
SECOND FLOOR  
PLAN

SHEET NUMBER

AC102

PROJECT NUMBER  
2215



LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Active
- Amenity - Leasure
- Circulation
- Commercial
- Storage
- Utility

ISSUED  
Issued for Land Use Application 06-16-2025

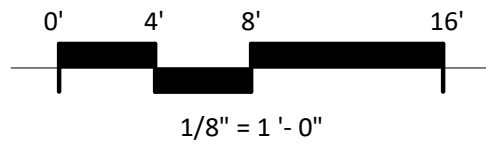
PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
THIRD FLOOR  
PLAN

SHEET NUMBER

AC103

PROJECT NUMBER  
2215



1/8" = 1'-0"





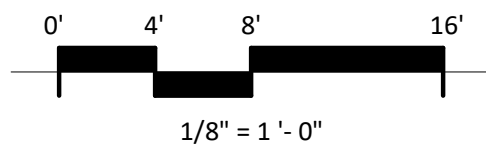
ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
FOURTH FLOOR  
PLAN

1 CITY - 04 - FOURTH FLOOR PLAN  
AC104/ 1/8" = 1'-0"

- LEGEND
- 1 Bed
  - 2 Bed
  - 3 Bed
  - Amenity - Active
  - Amenity - Leasure
  - Circulation
  - Commercial
  - Storage
  - Utility



SHEET NUMBER

AC104

PROJECT NUMBER

2215



ISSUED  
Issued for Land Use Application 06-16-2025

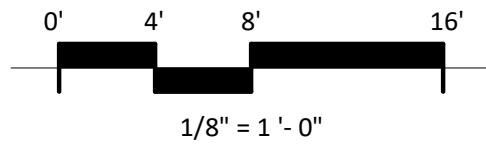
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ST MIXED USE  
BUILDING

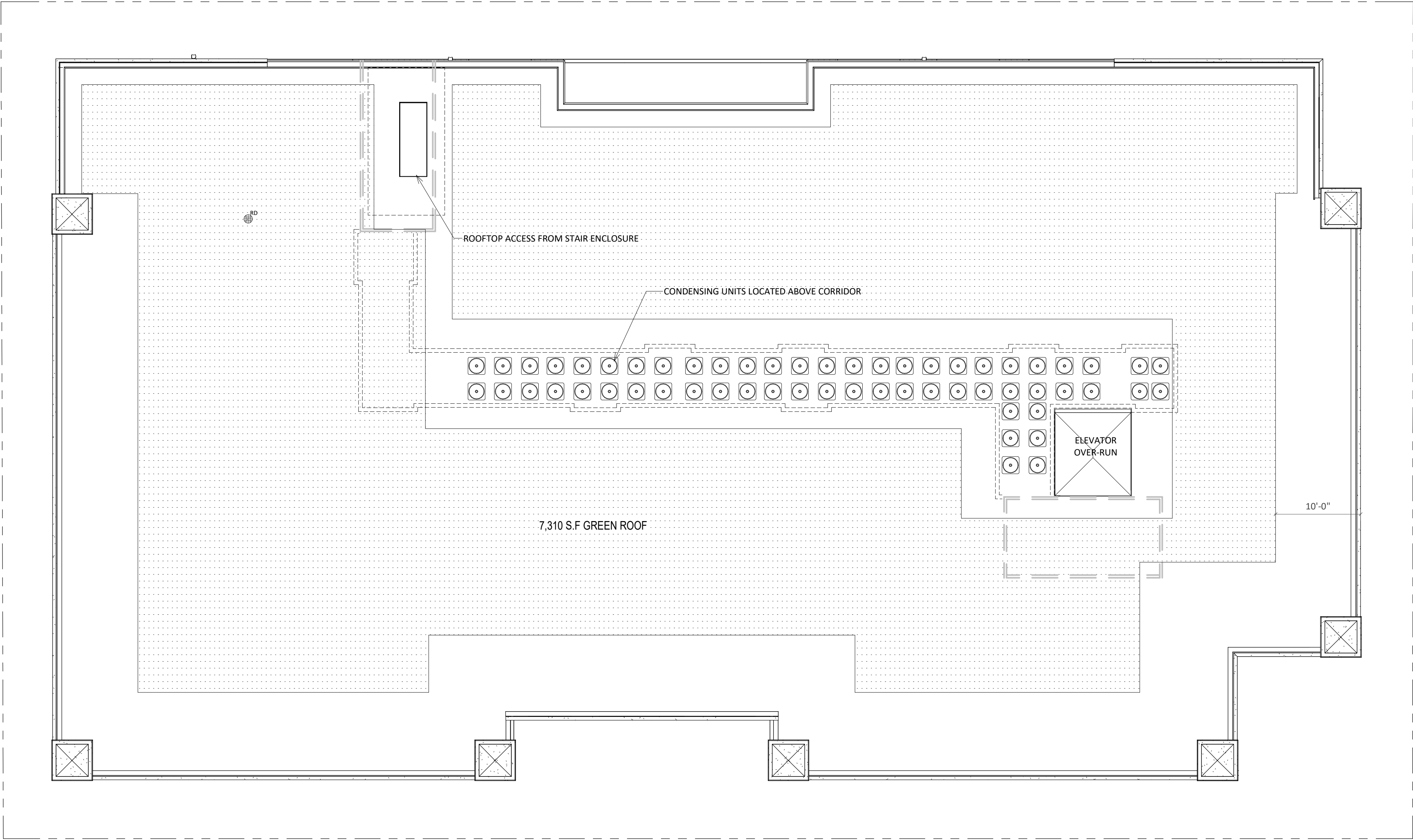
656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
FIFTH FLOOR  
PLAN

SHEET NUMBER  
AC105  
PROJECT NUMBER  
2215

1 CITY - 05 - FIFTH FLOOR PLAN  
AC105/ 1/8" = 1'-0"

- LEGEND
- 1 Bed
  - 2 Bed
  - 3 Bed
  - Amenity - Active
  - Amenity - Leisure
  - Circulation
  - Commercial
  - Storage
  - Utility



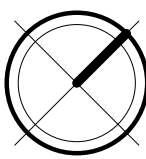
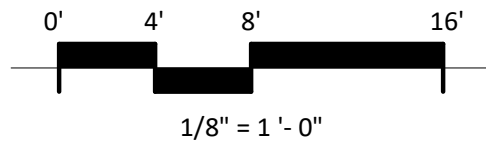


ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
ROOF PLAN

1 CITY - 06 - ROOF PLAN  
AC106 1/8" = 1'-0"



SHEET NUMBER

AC106

PROJECT NUMBER

2215



| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNODIZED               |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |

2 NE ELEVATION - S BLOUNT ST - B&W  
1/8" = 1'-0"



1 SE ELEVATION - WILLIAMSON ST - B&W  
1/8" = 1'-0"

ISSUED  
Issued for Land Use Application 06-16-2025

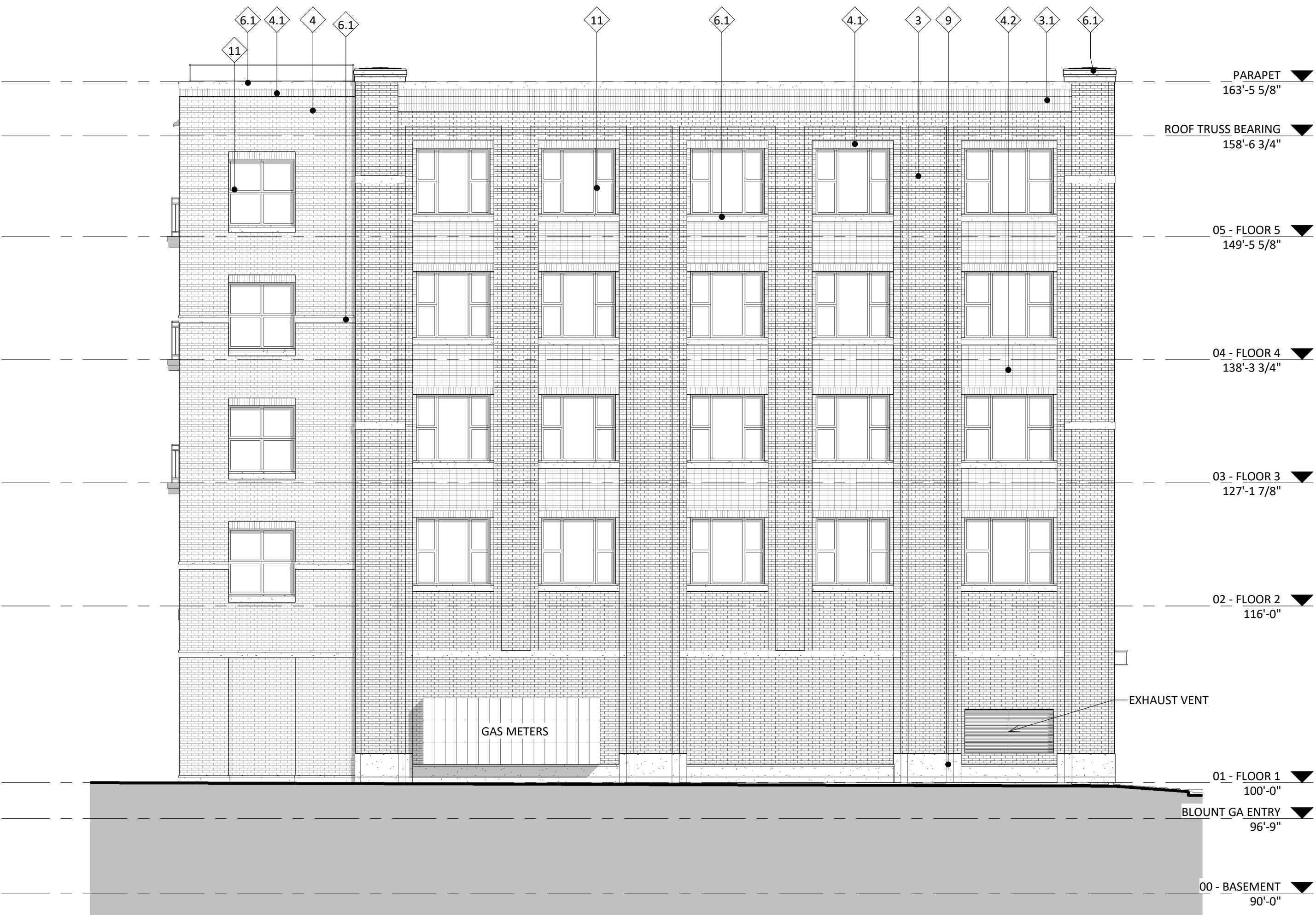
PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

AC201

PROJECT NUMBER  
2215



2 SW ELEVATION - B&W  
1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNODIZED               |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |



1 NW ELEVATION - B&W  
1/8" = 1'-0"



ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

AC202

PROJECT NUMBER  
2215



| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16\" VERTICAL STANDING SEAM METAL      | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNODIZED               |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |

2 NE ELEVATION - S BLOUNT ST - COLOR  
1/8" = 1'-0"



1 SE ELEVATION - WILLIAMSON ST - COLOR  
1/8" = 1'-0"

ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
COLOR

SHEET NUMBER  
AC203  
PROJECT NUMBER  
2215



2 SW ELEVATION - COLOR  
AC204 1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNODIZED               |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |



1 NW ELEVATION - COLOR  
AC204 1/8" = 1'-0"



ISSUED  
Issued for Land Use Application 06-16-2025

PROJECT TITLE  
656 WILLIAMSON  
ST MIXED USE  
BUILDING

656 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
COLOR

SHEET NUMBER

AC204

PROJECT NUMBER  
2215



WILLIAMSON STREET VIEW - LOOKING WEST



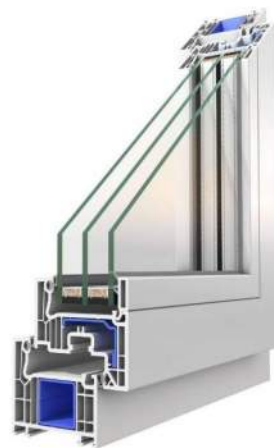
WILLIAMSON STREET VIEW - LOOKING NORTHWEST



WILLIAMSON STREET VIEW - LOOKING NORTHEAST

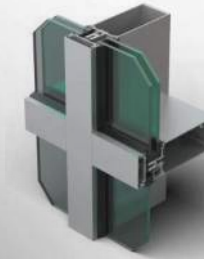


BLOUNT STREET VIEW - LOOKING SOUTH



Window System

**Oknoplast Composite | Dark Gray**  
Windows & Patio Sliding Doors



Window System



**Kawneer Aluminum | Black Anodized**

Storefront Windows  
Storefront Entrance  
Roof Terrace Entrance



**James Hardie | Night Gray**  
Composite Lap Siding

**Kansas Brick & Tile | 500 Cordova**  
Brick #1



**Cloud Ceramics | Ironspot Crimson**  
Brick #2



**Sconce**



**Clopay Steel Overhead Garage Door | Black**

MATERIAL BOARD

656 WILLIAMSON ST.  
MADISON

LAND USE SUBMITTAL | 06.16.2025 | # 2215

