

<b>Site Development Data:</b>	
Zoning	DR2 DOWNTOWN RESIDENTIAL 2 DISTRICT
Densities:	
Lot Area	5,863 S.F./0.13 ACRES
Dwelling Units	5 units
Lot Area / D.U.	1,173 S.F./D.U.
Density	38 units/Acre
Lot Coverage:	
Required	80% MAX
Provided	4,416 S.F./77%
Usable Open Space:	
Required	460 S.F./BDRM
Provided	1,096 S.F./BDRM
Building Height:	
Building #1	4 stories/44'-4"
Building #2	2 stories/30'-8"
Building #1 - Dwelling Unit Mix:	
Four Bedroom	1
Five Bedroom	3
Total Dwelling Units	4
Building #2 - Dwelling Unit Mix:	
Four Bedroom	1
Total Dwelling Units	1
Vehicle Parking Stalls:	
Covered Garage	1
Surface	0
Total	1
Bicycle Parking:	
Long-Term Garage	14
Surface - Commercial/Guests	2
Total	16

knothe

bruce

ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
UDC Informational - November 06, 2023  
UDC Submittal - November 27, 2023  
LUA Submittal - November 27, 2023

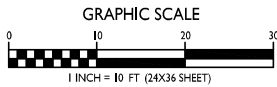
PROJECT TITLE  
John Fontain  
W Mifflin Street

531 W Mifflin Street  
Madison, WI  
SHEET TITLE  
SITE PLAN

SHEET NUMBER

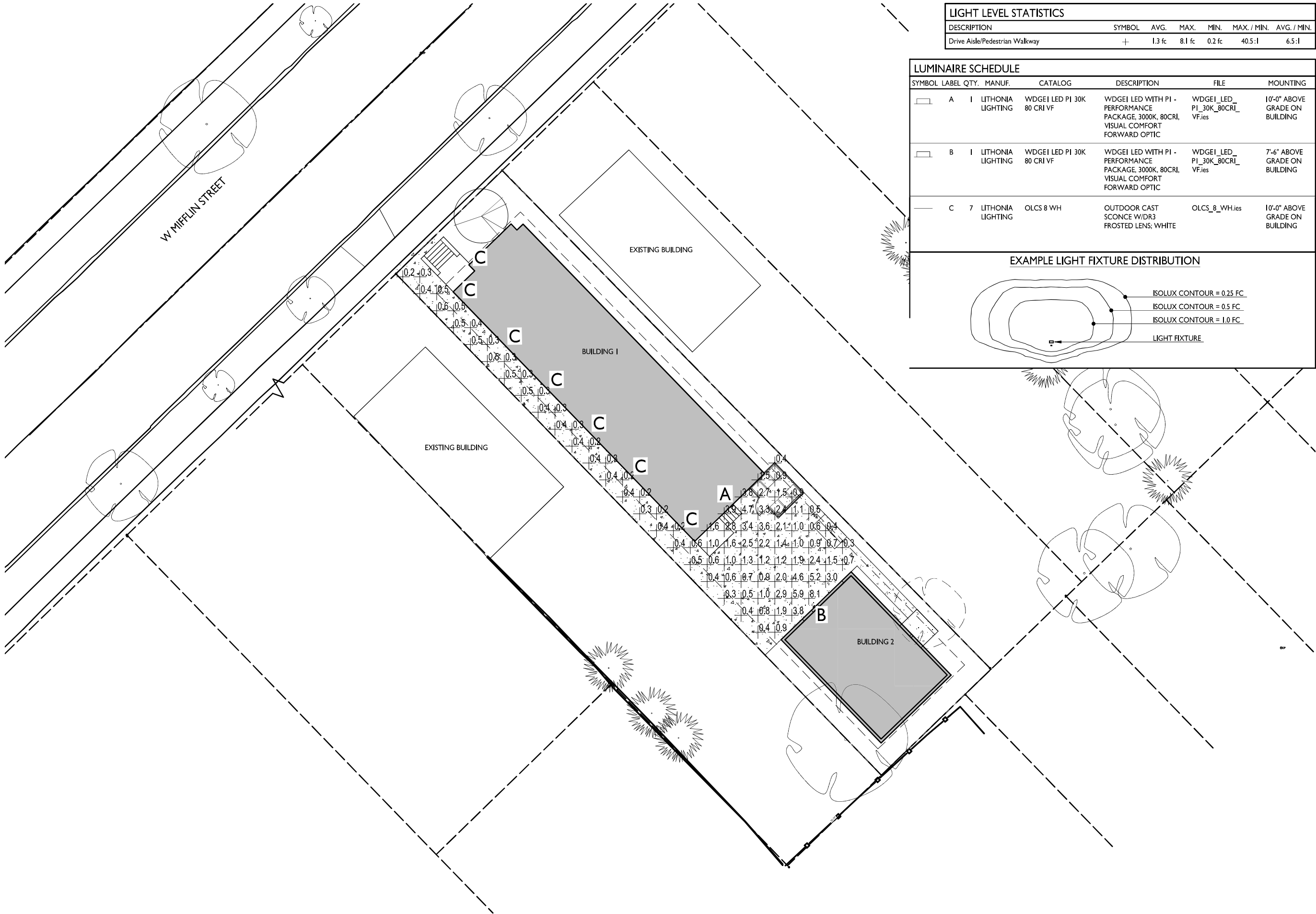
C-1.1  
PROJECT NO. 2362  
© Knothe & Bruce Architects, LLC

1 SITE PLAN  
C-1.1 1" = 10'-0"



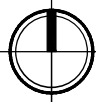
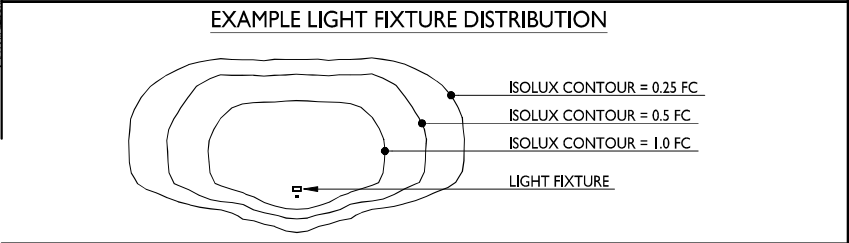
SHEET INDEX	
SITE	
C-1.1	SITE PLAN
C-1.2	OVERALL SITE LIGHTING
C-1.3	FIRE DEPARTMENT ACCESS
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C200	EXISTING SITE AND DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & UTILITY PLAN
C401	EROSION CONTROL PLAN
C700	DETAILS
C701	DETAILS
C702	NOTES
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
SEE ATTACHED ORIGINAL FLOOR PLANS	

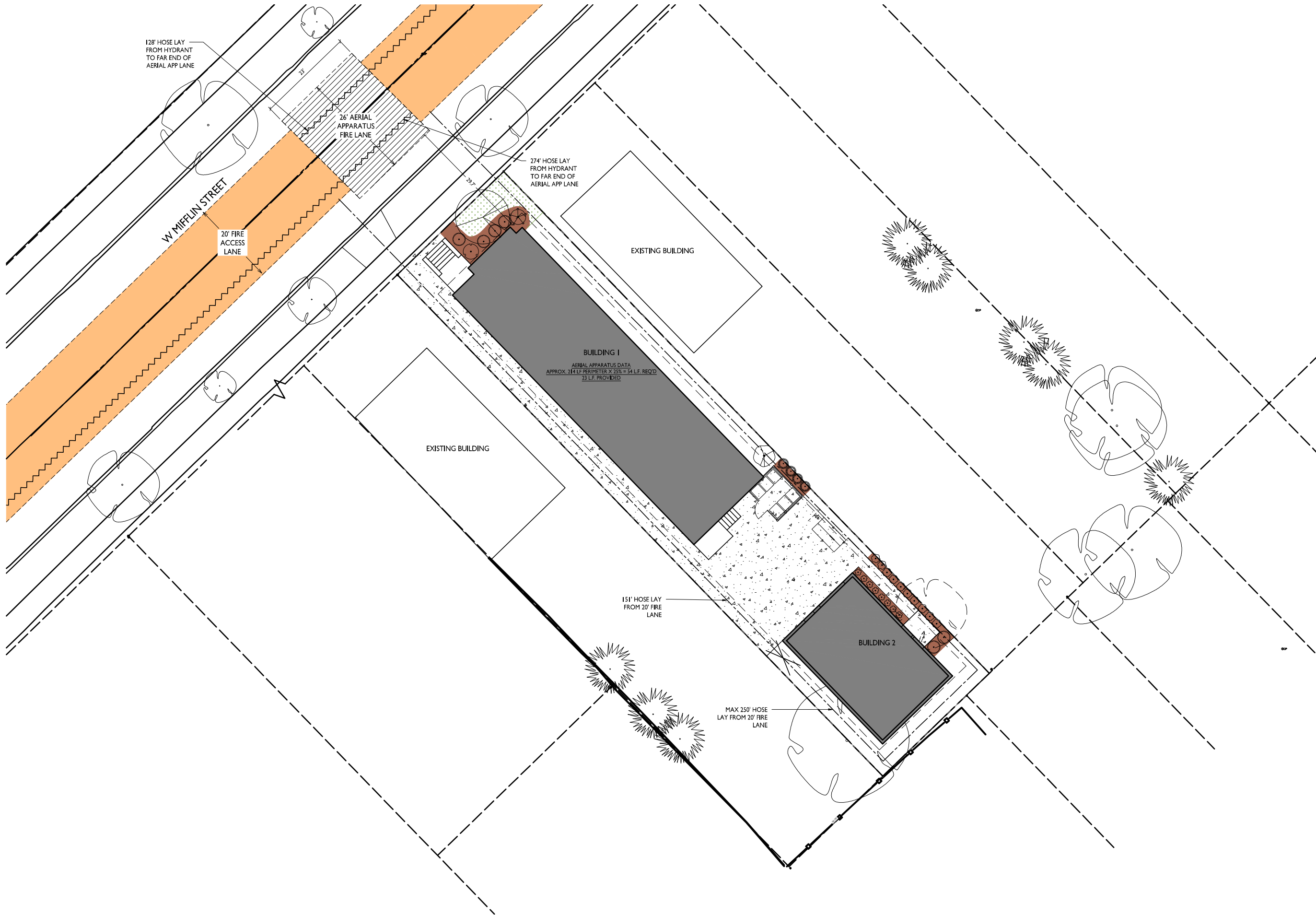
BIKE RACKS  
EXTERIOR FLOOR  
MOUNTED: "INVERTED  
U" TYPE. MADRAX UX  
OR SARIS BIKE DOCK



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Drive Aisle/Pedestrian Walkway	+	1.3 fc	8.1 fc	0.2 fc	40.5:1	6.5:1

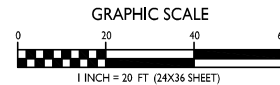
LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	1	LITHONIA LIGHTING	WDGEI LED PI 30K 80 CRI VF	WDGEI LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGEI_LED_PI_30K_80CRI_VF.ies
	B	1	LITHONIA LIGHTING	WDGEI LED PI 30K 80 CRI VF	WDGEI LED WITH PI - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	WDGEI_LED_PI_30K_80CRI_VF.ies
	C	7	LITHONIA LIGHTING	OLCS 8 WH	OUTDOOR CAST SCONCE W/DR3 FROSTED LENS; WHITE	OLCS_8_WH.ies
						MOUNTING
						10'-0" ABOVE GRADE ON BUILDING
						7'-6" ABOVE GRADE ON BUILDING
						10'-0" ABOVE GRADE ON BUILDING

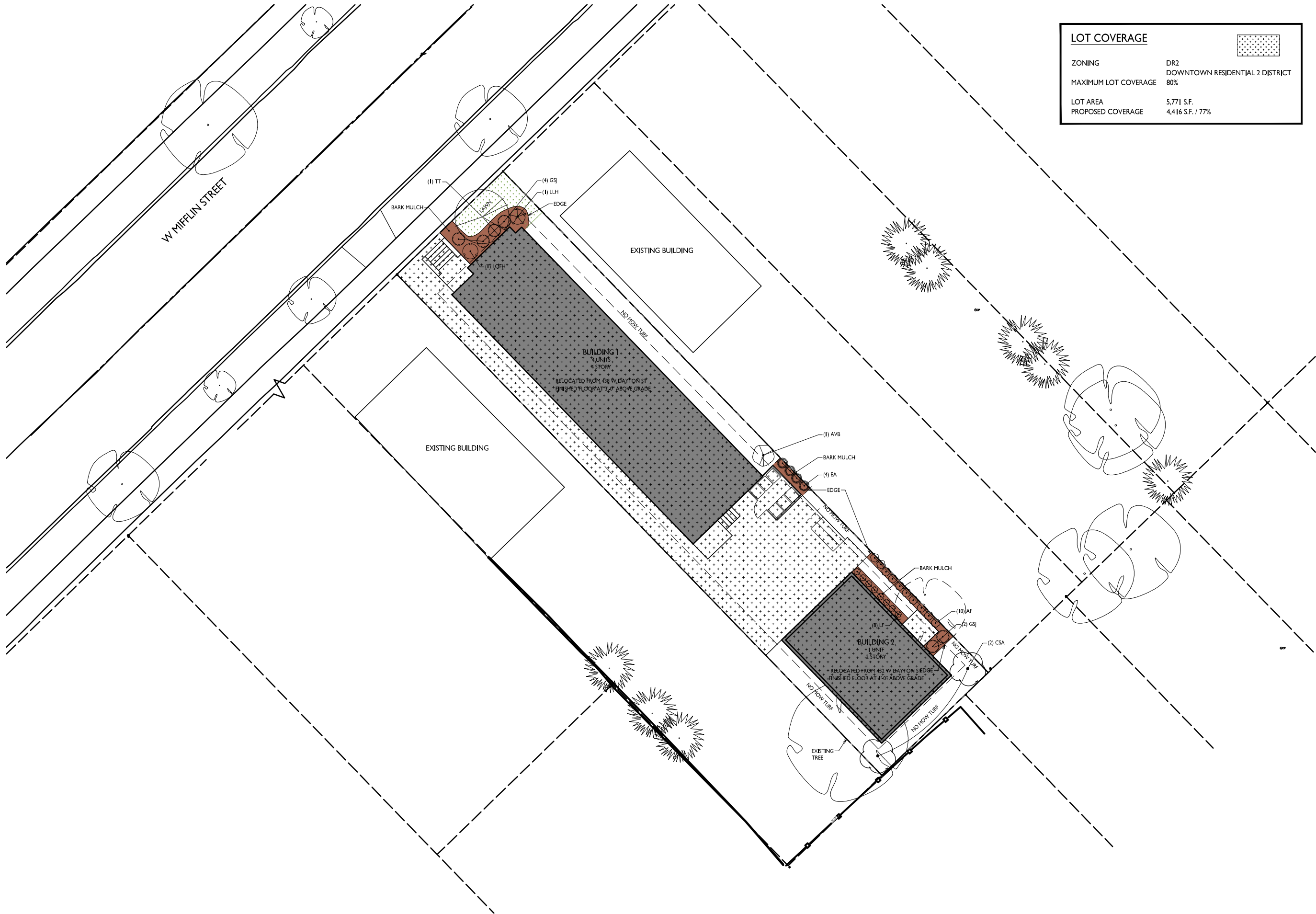




FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"





LOT COVERAGE	
ZONING	DR2 DOWNTOWN RESIDENTIAL 2 DISTRICT
MAXIMUM LOT COVERAGE	80%
LOT AREA	5,771 S.F.
PROPOSED COVERAGE	4,416 S.F. / 77%

knothe  
ARCHITECTS

bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
UDC Submittal - November 27, 2023  
LUA Submittal - November 27, 2023

PROJECT TITLE  
John Fontain  
W Mifflin Street

531 W Mifflin Street  
Madison, WI  
SHEET TITLE  
LOT COVERAGE  
PLAN

SHEET NUMBER

1  
C-1.4

LOT COVERAGE

1" = 40'-0"

0 20 40 60

GRAPHIC SCALE

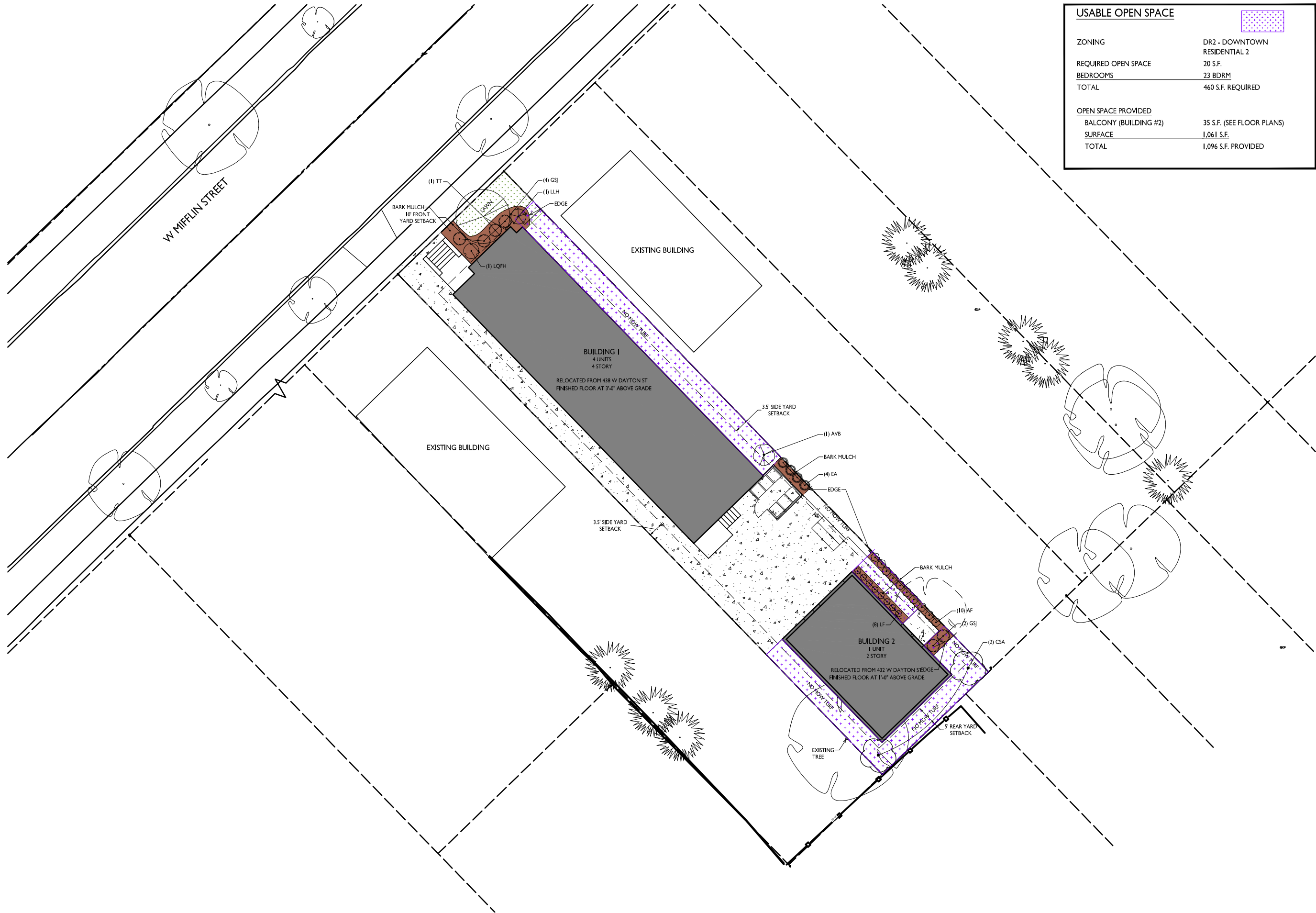
1/4" = 20 FT (24X36 SHEET)

0 20 40 60

GRAPHIC SCALE

1/4" = 20 FT (24X36 SHEET)





USABLE OPEN SPACE	
ZONING	DR2 - DOWNTOWN RESIDENTIAL 2
REQUIRED OPEN SPACE	20 S.F.
BEDROOMS	23 BDRM
TOTAL	460 S.F. REQUIRED
OPEN SPACE PROVIDED	
BALCONY (BUILDING #2)	35 S.F. (SEE FLOOR PLANS)
SURFACE	1,061 S.F.
TOTAL	1,096 S.F. PROVIDED

knothe  
bruce  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
UDC Submittal - November 27, 2023  
LUA Submittal - November 27, 2023

PROJECT TITLE  
John Fontain  
W Mifflin Street

531 W Mifflin Street  
Madison, WI  
SHEET TITLE  
USEABLE OPEN  
SPACE PLAN

SHEET NUMBER

C-I.5

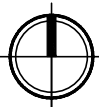
PROJECT NO. 2362  
© Knothe & Bruce Architects, LLC



USABLE OPEN SPACE

C-I.5

1" = 20'-0"

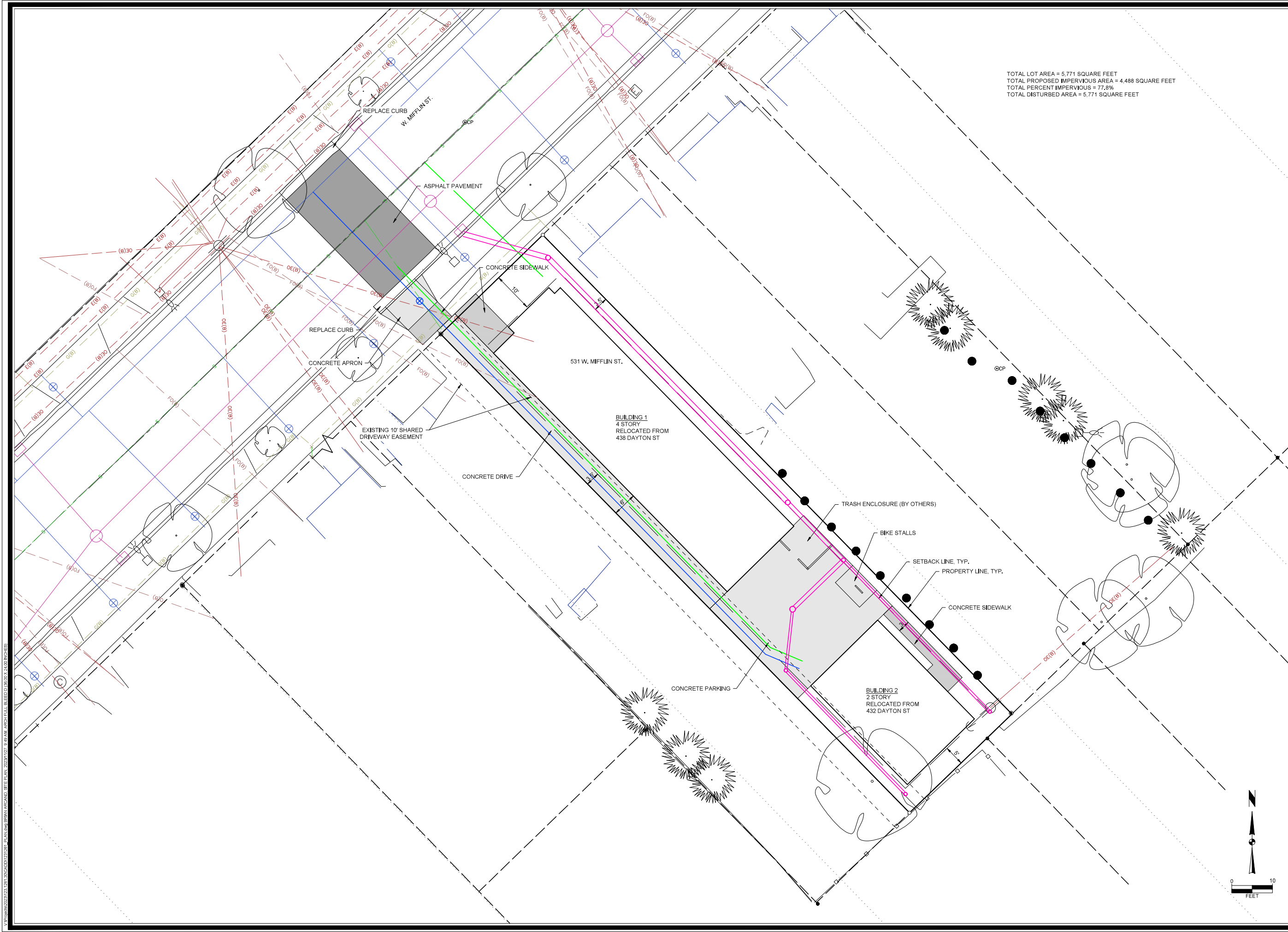


GRAPHIC SCALE



1 INCH = 20 FT (24X36 SHEET)






TOTAL LOT AREA = 5,771 SQUARE FEET  
TOTAL PROPOSED IMPERVIOUS AREA = 4,488 SQUARE FEET  
TOTAL PERCENT IMPERVIOUS = 77.8%  
TOTAL DISTURBED AREA = 5,771 SQUARE FEET

531 W. MIFFLIN STREET

SITE PLAN

  
SNYDER & ASSOCIATES

CITY OF MADISON, DANE COUNTY, WI

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

Project No: 123.1261.30

Sheet C 300

MARK	REVISION	DATE	BY
	Engineer: BCA	Checked By: MLC	Scale: 1" = 10'
	Technician: BMR	Date: 11-17-2023	T-R-S: TTN-RRE-S23

Project No: 123.1261.30

Sheet C 300

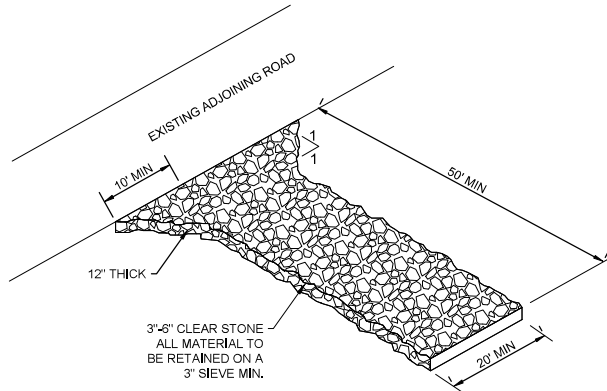








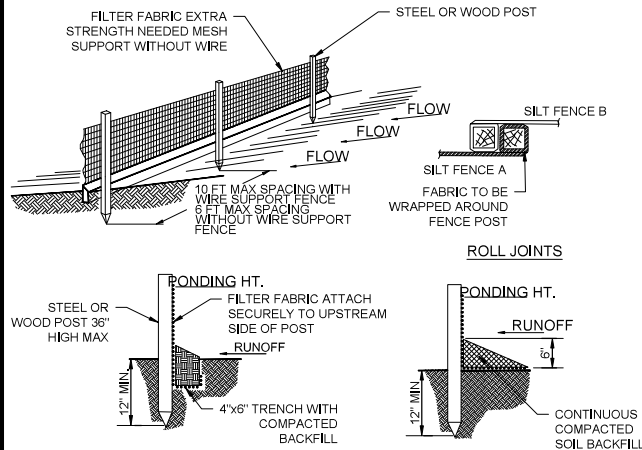




NOTE:

1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

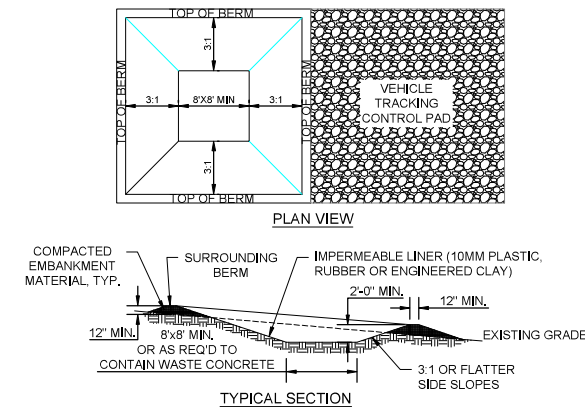
1 **STONE ENTRANCE DETAIL**  
SCALE: 3"=1'



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.

2 **SILT FENCE 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.

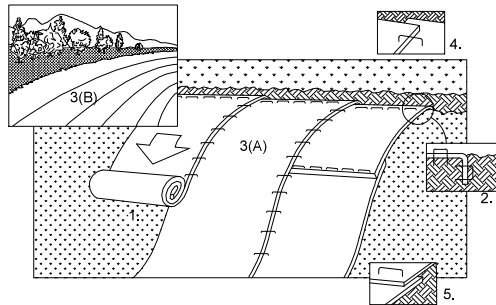
CONCRETE WASHOUT AREA MAINTENANCE NOTES

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.

3 **CONCRETE WASHOUT DETAIL**  
SCALE: 3"=1'

NOTE:

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.



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 SPICED 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.

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

NOTES:

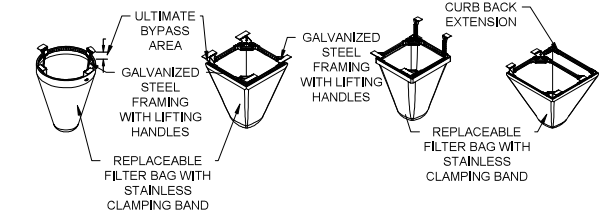
\*FLOW RATINGS SHOWN ARE 50% MAXIMUM

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)

INSTALLATION:

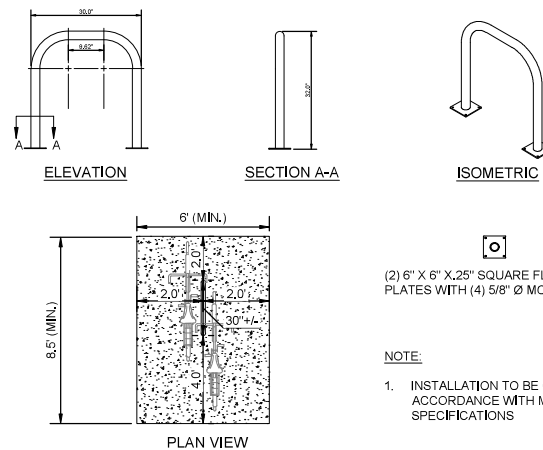
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)						
Meenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft²)	Flow Ratings (CFS)	
					FX	Bypass
1040/1642/1733	Round	26	24	1.9	1.5	5.4
3067 w/FLAP	Curb Box	35.25 x 17.75	33.0 x 15.0	3.8	1.9	5.6
3067 EXTENDED BACK	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.3	5.8
3246/A	Curb Box	36.75 x 20.875	33.6 x 21.0	4.2	2.2	3.3
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	1.4	2.2
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	2.0	5.2



FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS  
FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS  
FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB  
FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

5 **INLET PROTECTION DETAIL**  
SCALE: 3"=1'



6 **BIKE RACK DETAIL**  
SCALE: 3"=1'

531 W. MIFFLIN STREET

DETAILS

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 123.1261.30

Sheet C 701

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

Sheet C 701

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE

- ### CONCRETE SIDEWALK

- ## STORM SEWER & STORM WATER MANAGEMENT NOTES

STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS

4. WATER MAIN SHALL BE DUCTILE IRON UNLESS OTHERWISE

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL

- 531 W. MIFFLIN STREET**

## NOTES

CITY OF MADISON, DANE COUNTY, WI

**SNYDER & ASSOCIATES, INC.**



Project No: 123.1261.30

Sheet C 702

Sheet C 702

Project No: 123 1261 30

MADISON, WISCONSIN 53718  
515-964-2020 | [www.snvder-associates.com](http://www.snvder-associates.com)

—

2

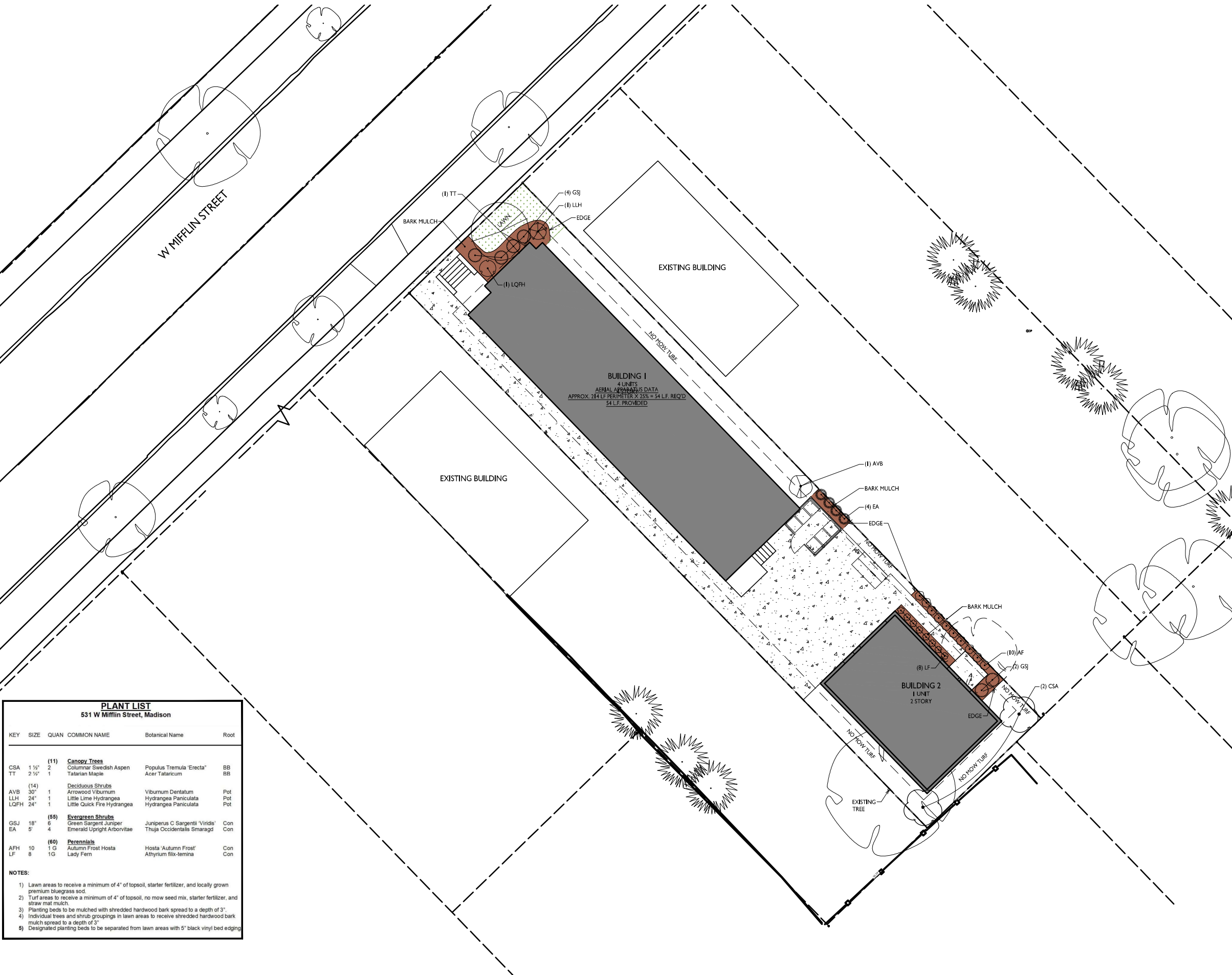
11

2  
T

**Y**

# 2

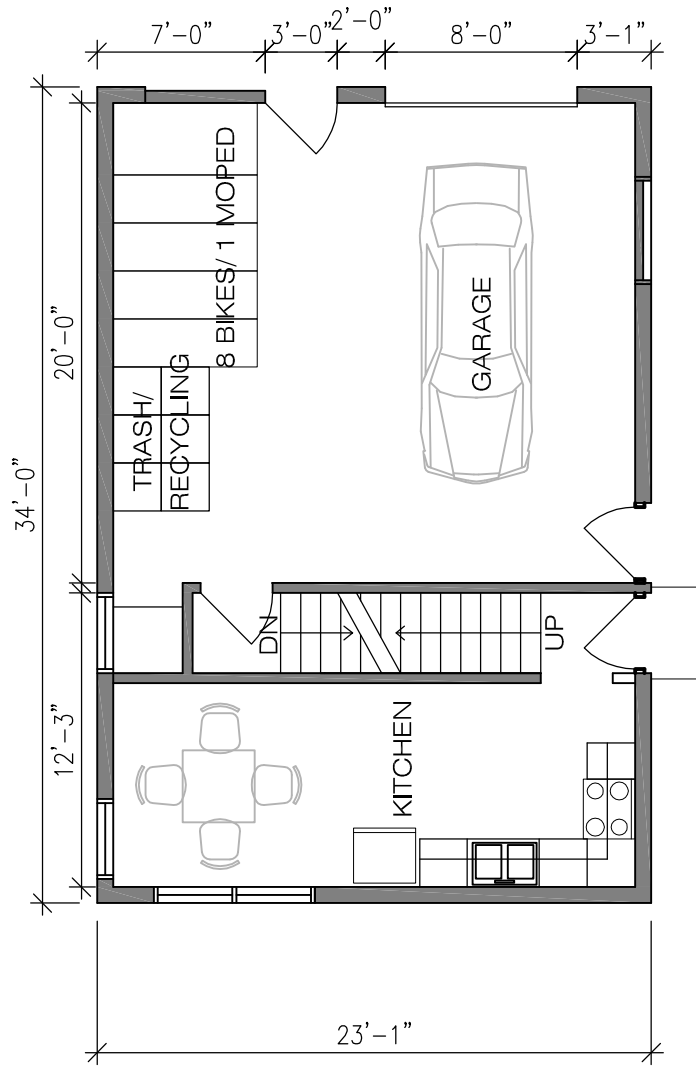
30



PLANT LIST					
531 W Mifflin Street, Madison					
KEY	SIZE	QUAN	COMMON NAME	Botanical Name	Root
<b>(11) Canopy Trees</b>					
CSA	1 1/2"	2	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
TT	2 1/2"	1	Tatarian Maple	Acer Tataricum	BB
<b>(14) Deciduous Shrubs</b>					
AVB	30"	1	Arrowwood Viburnum	Viburnum Dentatum	Pot
LLH	24"	1	Little Lime Hydrangea	Hydrangea Paniculata	Pot
LQFH	24"	1	Little Quick Fire Hydrangea	Hydrangea Paniculata	Pot
<b>(55) Evergreen Shrubs</b>					
GSJ	18"	6	Green Sargent Juniper	Juniperus C Sargentii 'Viridis'	Con
EA	5"	4	Emerald Upright Arborvitae	Thuja Occidentalis Smaragd	Con
<b>(60) Perennials</b>					
AFH	10	1 G	Autumn Frost Hosta	Hosta 'Autumn Frost'	Con
LF	8	1 G	Lady Fern	Athyrium filix-femina	Con
<b>NOTES:</b>					
1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown premium bluegrass sod.					
2) Turf areas to receive a minimum of 4" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.					
3) Planting beds to be mulched with shredded hardwood bark spread to a depth of 3".					
4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".					
5) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.					

- 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
  - 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.



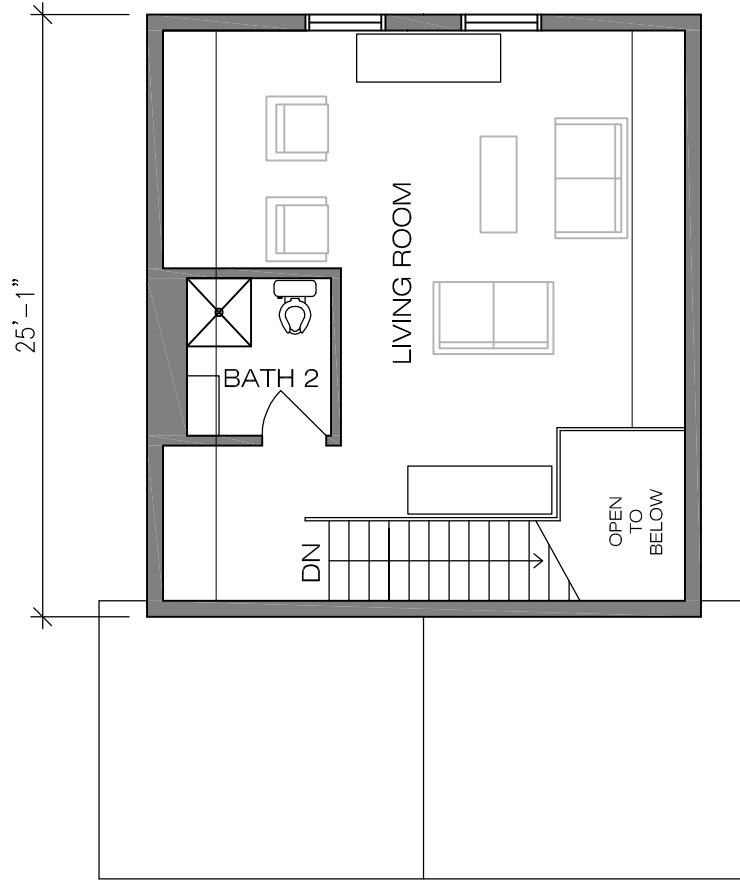


First Floor Plan - 784 GSF

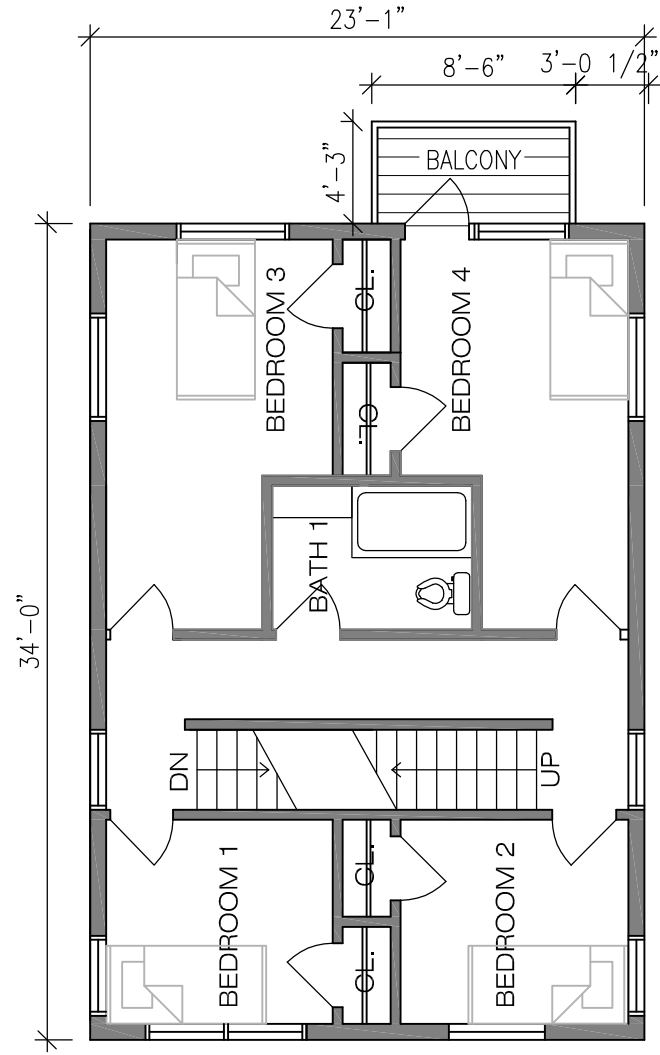


Lower Level Plan - 235 NSF

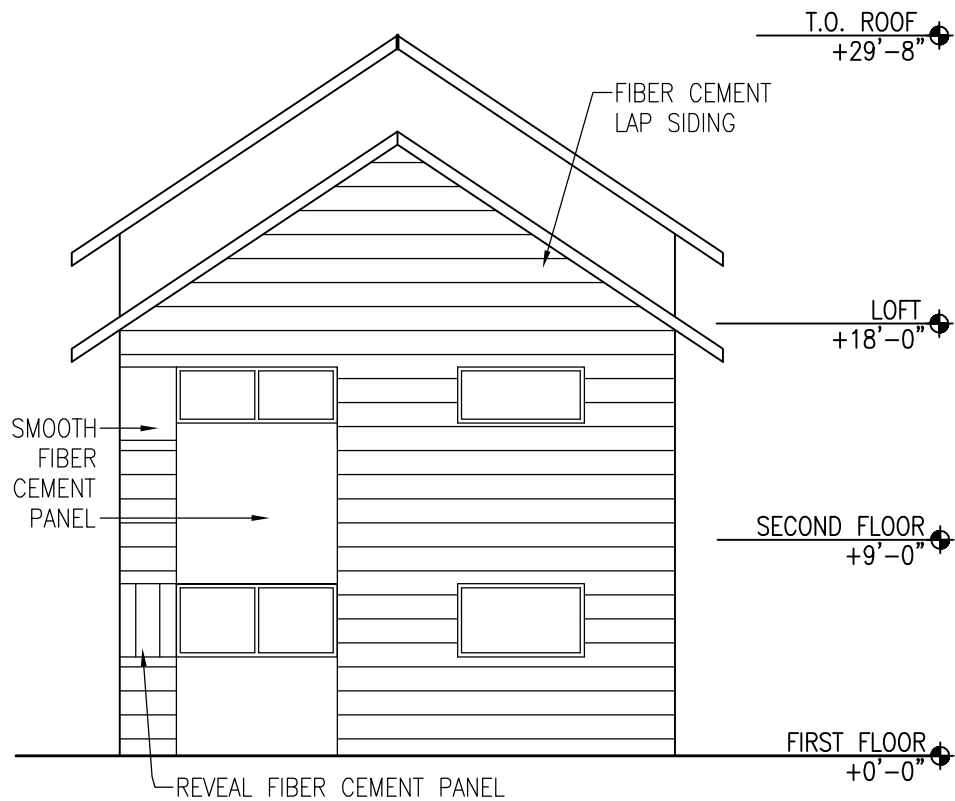




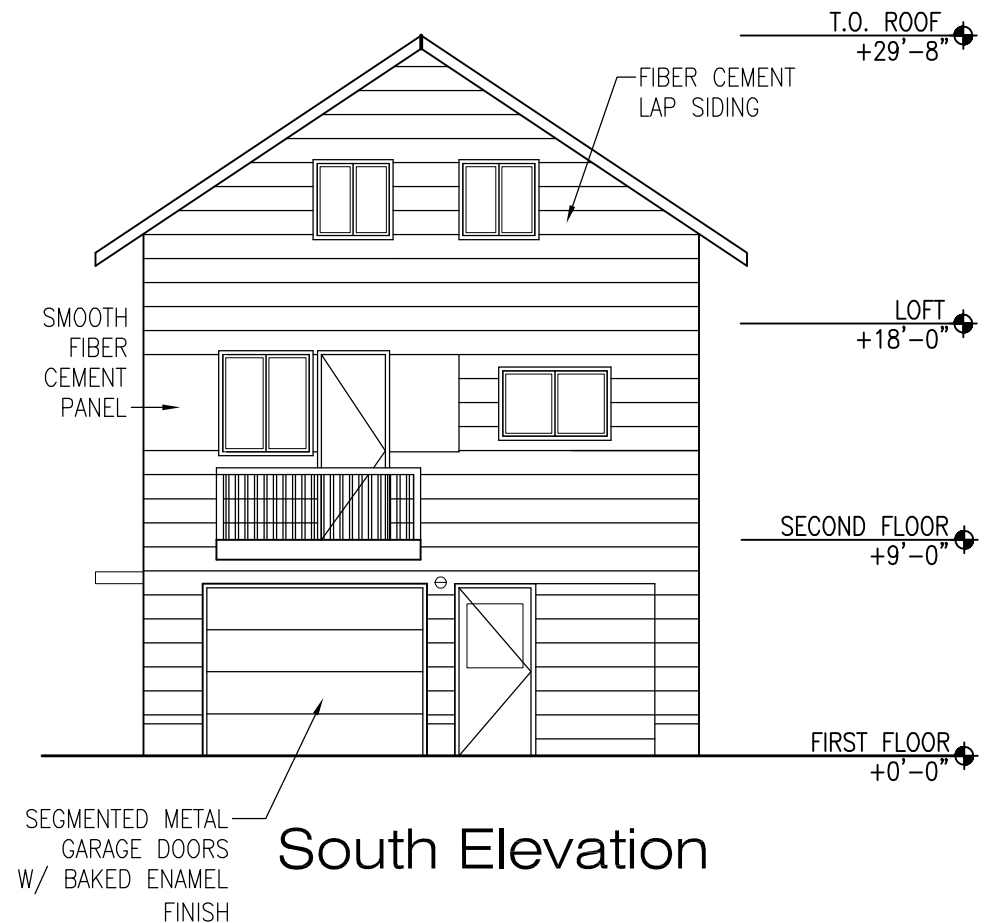
Loft Plan - 369 NSF



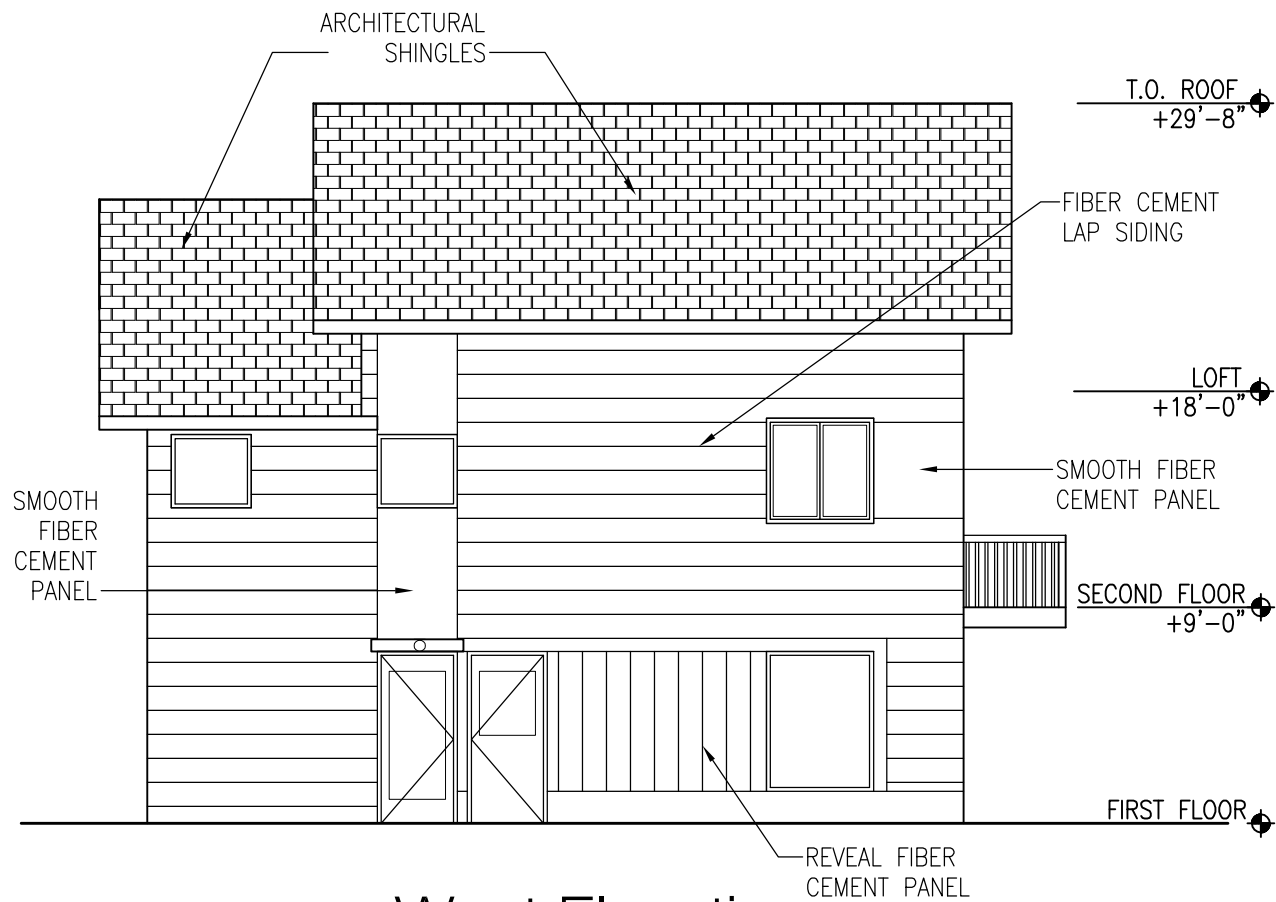
Second Level Plan - 784 GSF



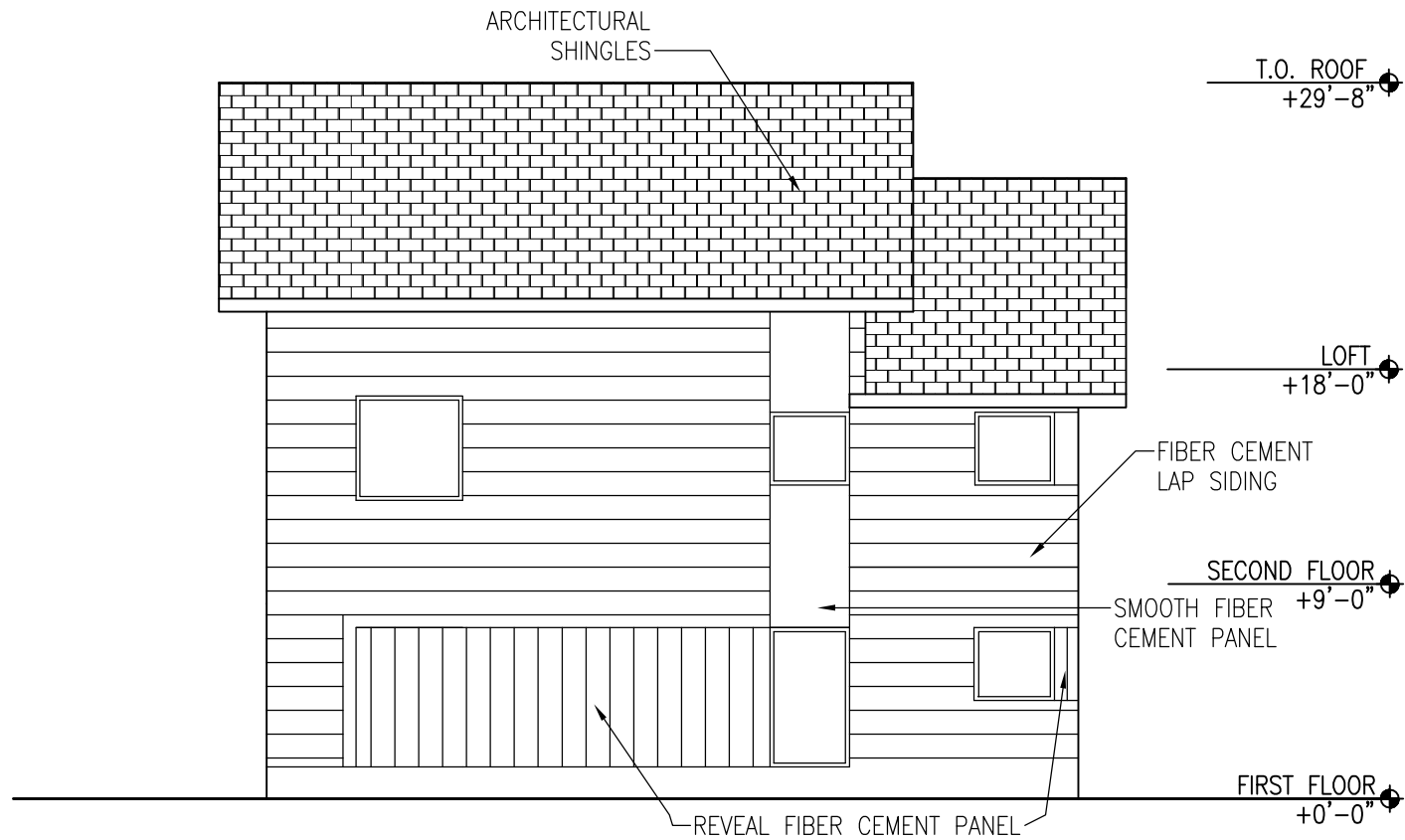
North Elevation



South Elevation



West Elevation



East Elevation

# 438 W. DAYTON STREET

## FOUR FLAT APARTMENT BUILDING

### MADISON, WISCONSIN

ARCHITECT / ENGINEER:  
T & C ASSOCIATES  
579 D'ONOFRIO DRIVE  
MADISON, WISCONSIN 53719-2838

#### GENERAL SPECIFICATIONS AND NOTES

**SITE WORK:** The building shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plans around the building.

**FILL:** Compacted fill shall be granular material which is free of debris and stones over 4" and reasonably graded. no frozen material will be allowed.

**BACKFILL OUTSIDE FOUNDATION WALLS:** All backfill for outside foundation walls shall be compacted solidly to avoid future settlement. Excavated earth may be used.

**SOIL BEARING:** Designed on the presumptive method. Assume soil to be stiff clay. Design soil pressure is 3000 PSF (to be verified).

**CONCRETE STRENGTH:** 3000 PSI in 28 days, slump not over 4". Ready mix concrete to meet ASTM C94.

**CONCRETE TEMPERATURE:** Maintain concrete temperature above 50 degrees for 72 hours.

**REINFORCING STEEL:** Deformed bars, ASTM A615, Grade 40, or A616, Grade 50, mesh to be ASTM A185.

**COVER ON REINFORCING STEEL:** With concrete, 3" next to ground, 2" next to foundation wall forms, lap reinforcing steel bars 48 bar diameters and lap mesh 6".

**REINFORCING:** Shall be continuous across entire slab to provide horizontal tie for column reactions or as shown on plans.

**FINISHING AND CURING CONCRETE:** Keep wall forms on 24 hours before stripping. Keep floors covered with watertight membrane for 3 days, or use a curing compound. Steel trowel all floors to a dense finish.

**MASONRY WORK:** All masonry work will be done in accordance with Wisconsin Adm. Code Section Inc. 53.30 to 53.38.

**MISCELLANEOUS STEEL:** Steel shall be A-36 or better. Bolts shall be A325 (high strength). All field welding to be performed by a certified welder.

**STRUCTURAL WOOD:** All structural wood to be NO. 2 DF or equal unless noted. 1.5E LSL studs are allowed. All wood in contact with concrete to be treated. All construction shall be done in accordance with Wisconsin Dept. of Commerce Building Code Sections 53.60 through 53.63.

**PLUMBING:** Is not a part of these drawings and shall be installed in accordance with the Wisconsin Plumbing Code and any local codes.

**HEATING, VENTILATING AND AIR CONDITIONING:** Is not a part of these drawings. Separate plans shall be approved by the Wisconsin Dept. of Commerce, Building Code, Chapter 64 and any local codes.

**ELECTRICAL WORK:** Is not a part of these drawings and shall be installed in accordance with the State of Wisconsin Electrical Code and any local codes.

**EXIT LIGHTS:** Shall be provided over all exit doors and shall be marked thus [E]. Every exit sign shall be illuminated and have the word "EXIT" in plainly legible letters not less than 6" high, with the principal strokes of letters not less than 3/4" wide.

**SMOKE DETECTORS:** All smoke detectors shall be directly and permanently wired to a proper unswitched circuit and be provided with a battery backup.

**SPRINKLER:** The building is to be fully sprinklered to NFPA 13R standards.

**TOILET ROOMS:** Walls and ceiling shall be finished with a light colored impervious paint. A mechanical exhaust fan shall be provided, connected to the light switch, capable of exhausting 3 c.f. per sq. ft. of floor area.

**ACCESSIBILITY:** Slope accessible routes 1:20 maximum. Slope accessible aisles and stairs 1:50 maximum in all directions. All public walk doors to be 3'-0" wide with lever handles or push-pulls. All parts of outlets, switches, thermostats, and environmental controls to be between 15" and 48" A.F.F. Over countertops, these items to be 46" A.F.F. max.

**ROOF & FLOOR TRUSS PLAN SUBMITTAL:** The General Contractor to provide four properly bound and sealed plans to T & C Associates, S.C. for submittal to the Wisconsin Dept. of Commerce before trusses are installed on the building.

**DEVIATION FROM PLANS:** There shall be no deviation from these plans without the written consent of T & C Associates, S.C.

GENERAL CONTRACTOR:  
KEY CONSTRUCTION  
7505 HUBBARD AVENUE  
MIDDLETON, WISCONSIN 53562

OWNER:  
440 W. DAYTON L.L.C.  
P.O. BOX 260138  
MADISON, WISCONSIN 53726-0138

#### ARCHITECTURAL SYMBOL KEY

SMOKE DETECTOR	⊙
EXIT SIGN	ⓔ
FIRE PULL STATION	Ⓟ
FIRE ALARM HORN	▼
VISUAL FIRE ALARM	★
DOOR CALL OUT	Ⓢ
WINDOW CALL OUT	Ⓢ
WALL TYPE CALL OUT	Ⓢ

PLANS  
REVISED  
BUILDING PLANS  
HEATING AND VENTILATION  
Conditionally  
APPROVED  
CITY OF MADISON  
3/27/2000  
OFF CORRESPONDENCE

#### BUILDING SUMMARY

NEW BUILDING  
SPRINKLERED PER NFPA 13R  
TYPE 8 BUILDING  
4 STORIES

EXISTING BUILDING  
NON-SPRINKLERED  
TYPE 7 BUILDING  
3 STORIES  
APARTMENTS

#### AREAS

LOT SIZE:	8712 SQ. FT.
EXISTING BUILDING TOTAL FLOOR AREA:	6885 SQ. FT.
DWELLING UNIT AREA:	5043 SQ. FT.
COMMON AREA:	1842 SQ. FT.
NEW BUILDING TOTAL FLOOR AREA:	7656 SQ. FT.
DWELLING UNIT AREA:	6721 SQ. FT.
COMMON AREA:	935 SQ. FT.
AREA BETWEEN BUILDINGS:	583 SQ. FT.
TOTAL DWELLING UNIT AREA:	11764 SQ. FT.
TOTAL NON-DWELLING UNIT AREA:	3360 SQ. FT.
EXISTING BUILDING:	
WALL SURFACE AREA FACING NEW BUILDING:	2800 SQ. FT.
OPENING AREA FACING NEW BUILDING:	427 SQ. FT.
PERCENT OPENINGS:	15%
NEW BUILDING:	
WALL SURFACE AREA FACING EXISTING BUILDING:	2360 SQ. FT.
WINDOW AREA FACING EXISTING BUILDING:	348 SQ. FT.
PERCENT OPENINGS:	15%

#### SHEET INDEX

C1 COVER SHEET, SPECIFICATIONS
1 SITE PLAN, UTILITY PLAN
2 LANDSCAPE PLAN, GRADING PLAN
3 FOUNDATION PLAN & DETAILS
3A FOUNDATION DETAILS
4 FIRST FLOOR PLAN, SECOND FLOOR PLAN
5 THIRD FLOOR PLAN, FOURTH FLOOR PLAN
6 WALL SCHEDULE, WINDOW SCHEDULE,
DOOR SCHEDULE, ACCESSIBLE DETAILS
7 BUILDING SECTION, DETAILS
8 STAIR SECTIONS
9 SHEARWALL ELEVATIONS
10 SHEARWALL ELEVATIONS
11 FRAMING PLANS
12 ELEVATIONS

REVISIONS	BY
CHANGE FOUND FOR POOR SOIL COND.	3/20/00 BA

T&C ASSOCIATES, S.C.  
579 D'ONOFRIO DRIVE, SUITE 10  
MADISON, WI 53719-2838  
TEL. (608) 827-5200 FAX (608) 827-5260



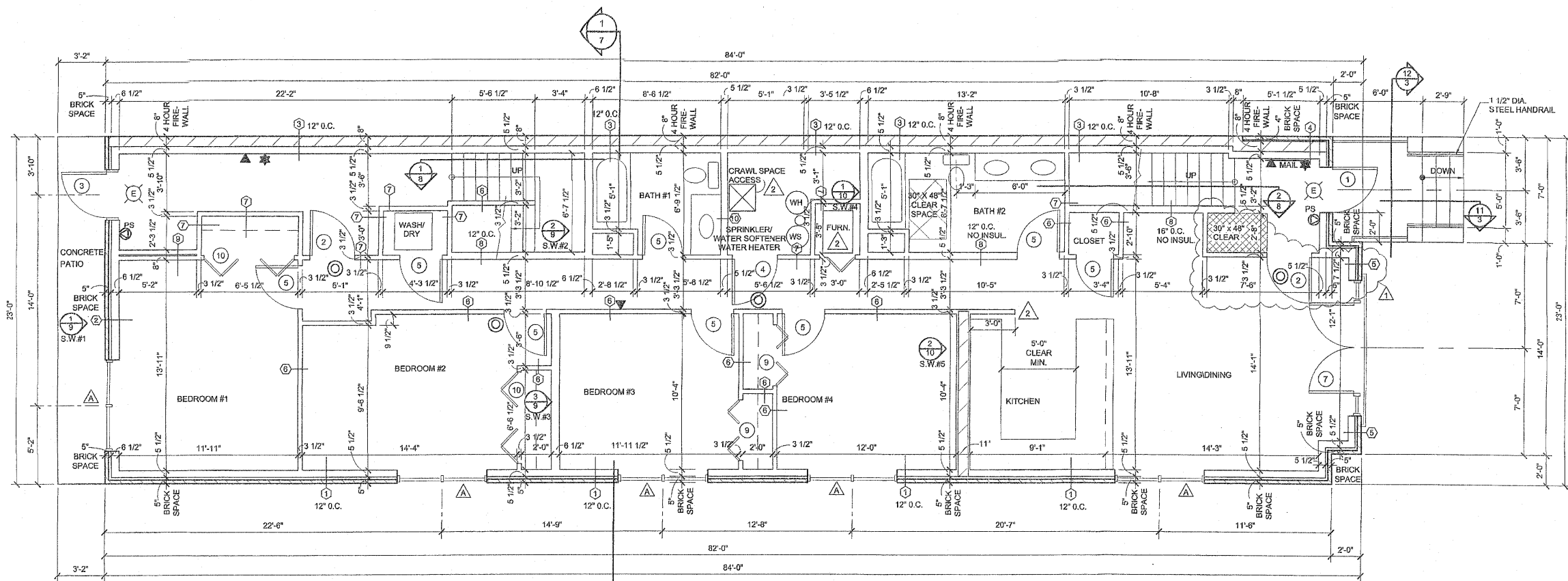
OWNER:  
440 W. DAYTON L.L.C.  
P.O. BOX 260138  
MADISON, WI 53726-0138

PROJECT:  
FOUR UNIT APARTMENT  
438 W. DAYTON STREET  
MADISON, WI

DRAWN A. HARPER
CHECKED
DATE 11-15-99
SCALE AS NOTED
JOB NO. 99-144
SHEET C1
OF ONE SHEETS

3. 23. 24

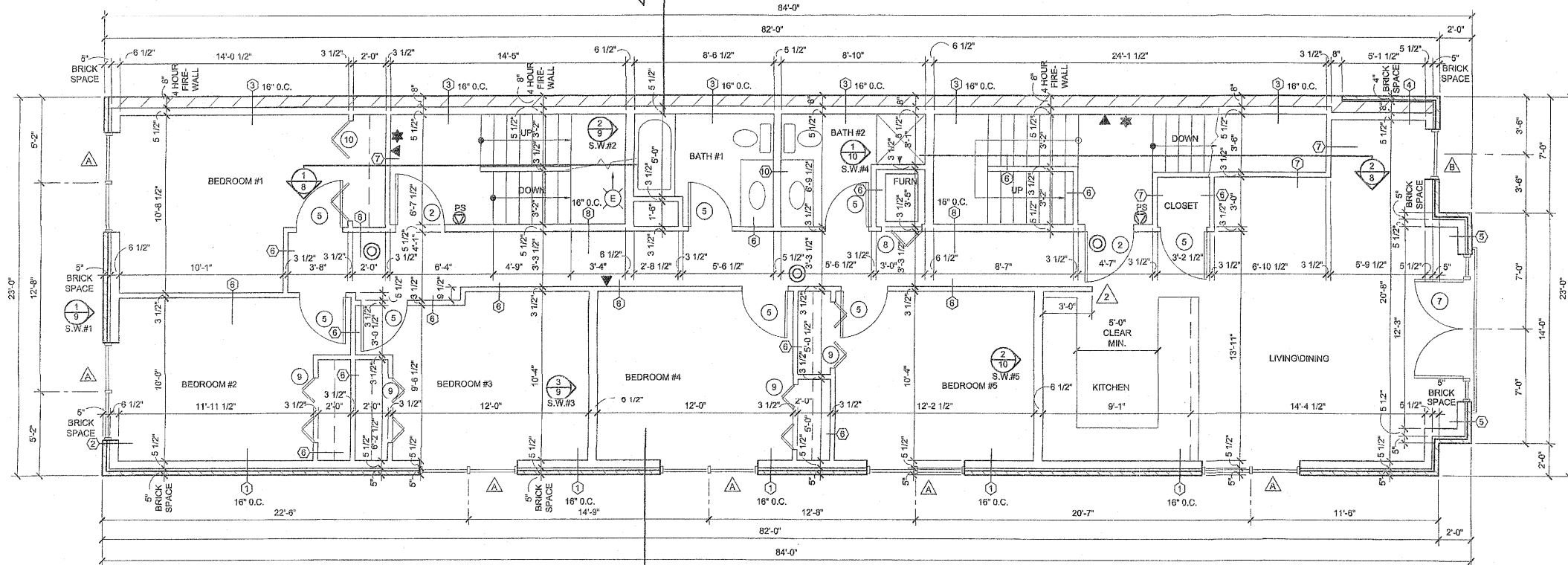




**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

SEE SHEET #6 FOR GRAB BAR BLOCKING  
DETAILS FOR BATHROOM #2.



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**NOTES:**

1. DRAWINGS NOT TO BE SCALED. CONTACT ARCHITECT WITH DIMENSIONAL QUESTIONS.
2. DIMENSIONS FROM FACE OF MASONRY OR STUD. (SHEARWALL DIMENSIONS FROM FACE OF PLYWOOD).
3. CEILING FOR FIRST, SECOND, AND THIRD FLOORS TO USE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD.
4. ALL PENETRATIONS THROUGH REQUIRED 5/8" TYPE "X" GYPSUM BOARD MUST BE 1 HOUR.
5. SEE NOTES ON SHEET 6.
6. WINDOWS AND BI-FOLD DOORS TO HAVE DRYWALL RETURNS.
7. SMOKE DETECTORS ARE SELF CONTAINED AND NOT CONNECTED TO THE SPRINKLER SYSTEM.
8. EACH BATHROOM TO HAVE A MECHANICAL EXHAUST FAN CAPABLE OF EXHAUSTING 3 CFM PER SQ. FT. OF FLOOR.
9. LAUNDRY, BATHROOMS, AND SPRINKLER ROOM TO HAVE FLOOR DRAINS.
10. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
11. UPSPRINKLERS ARE NOT REQUIRED IN ANY CLOSETS OR CHASES PER NFPA 13R 2-6.

REVISIONS	BY
1. ADD AL COVE	1/13/00 AH
2. ADD T FAN SPACE	3/20/00 BA
3. MOVE FURNACE	
4. ADD WING WALLS	

**T&C ASSOCIATES, S.C.**

579 D ONOFRO DRIVE, SUITE 10

MADISON, WI 53719-2838

TEL (608) 827-5200 FAX (608) 827-5260

**OWNER:**

440 W. DAYTON L.L.C.

P.O. BOX 260138

MADISON, WI 53726-0138

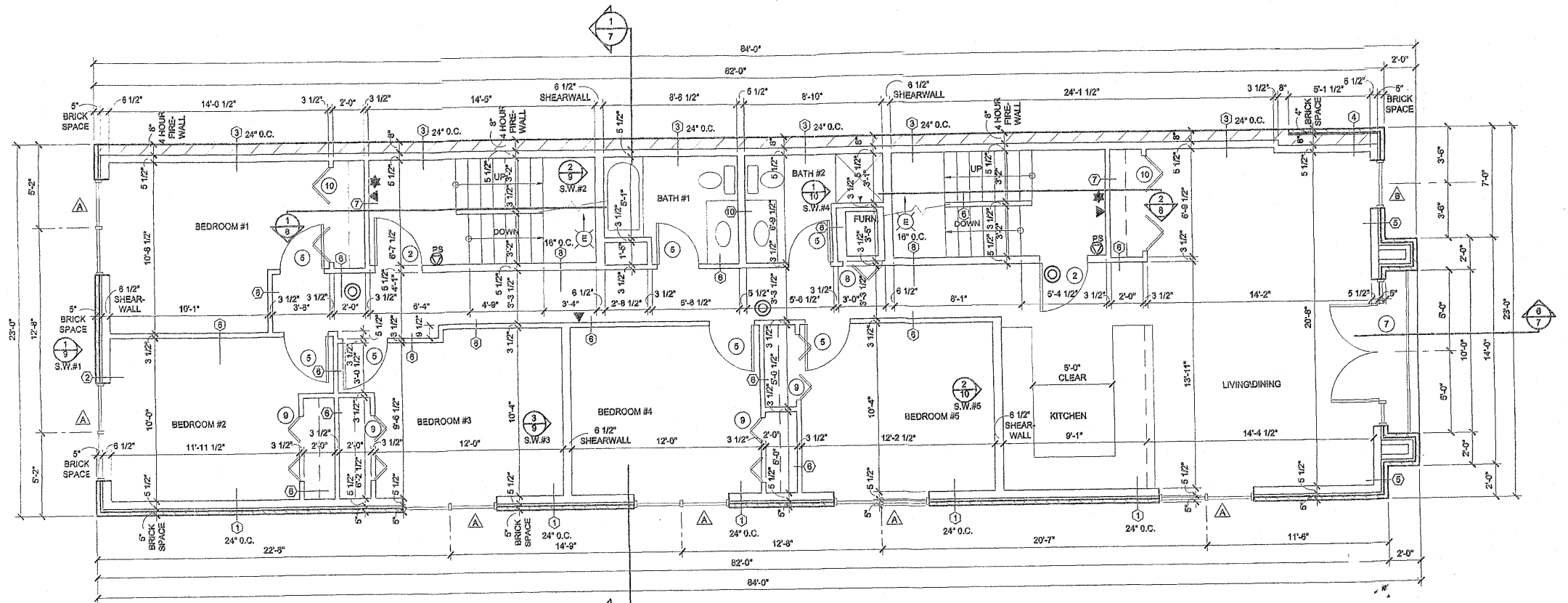
**PROJECT:**

FOUR UNIT APARTMENT

438 W. DAYTON STREET

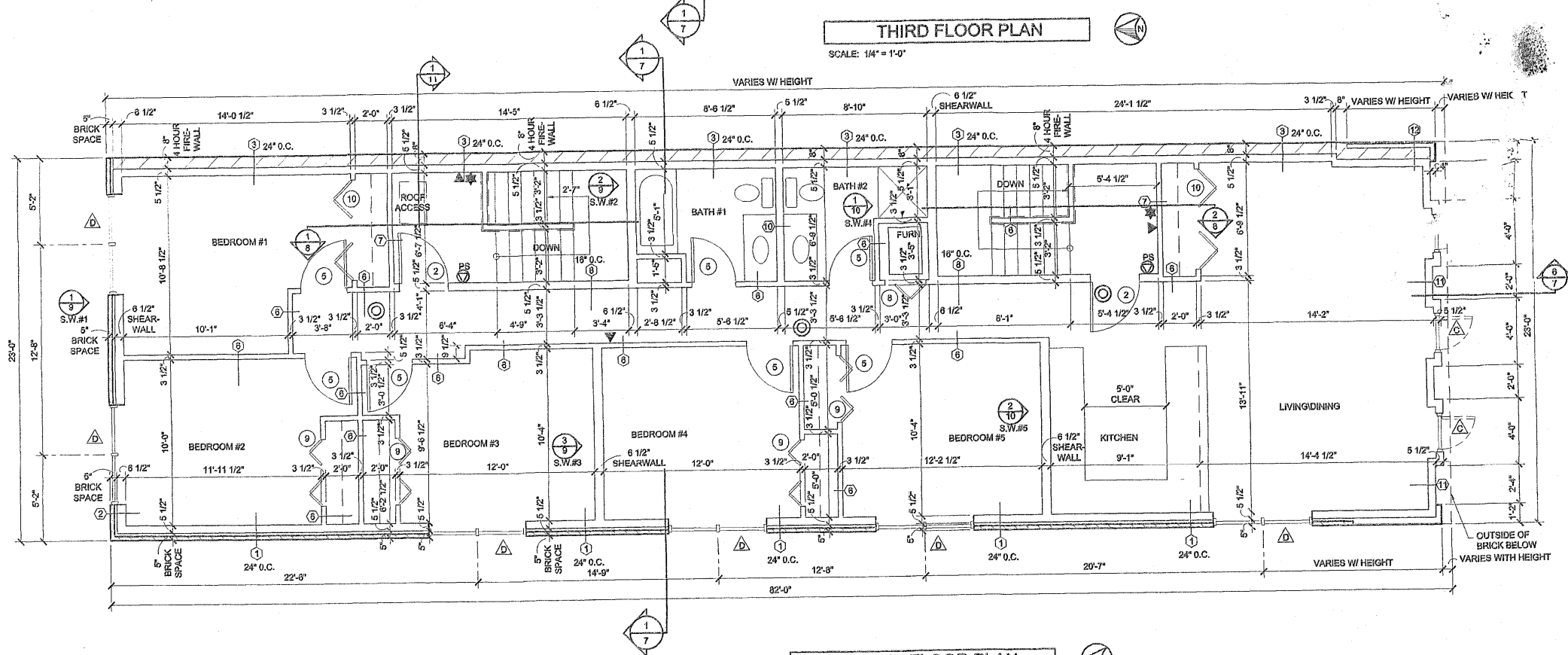
MADISON, WI

DRAWN A. HARPER
CHECKED
DATE 11-15-99
SCALE AS NOTED
JOB NO. 99-144
SHEET <b>4</b>
OF TWELVE SHEETS



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:

1. DRAWINGS NOT TO BE SCALED. CONTACT ARCHITECT WITH DIMENSIONAL QUESTIONS.
2. DIMENSIONS FROM FACE OF MASONRY OR STUD. (SHEARWALL DIMENSIONS FROM FACE OF PLYWOOD)
3. CEILINGS FOR FIRST, SECOND, AND THIRD FLOORS TO USE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD.
4. ALL PENETRATIONS THROUGH REQUIRED 5/8" TYPE "X" GYPSUM BOARD MUST BE 1 HOUR.
5. SEE NOTES ON SHEET 6.
6. WINDOWS AND BI-FOLD DOORS TO HAVE DRYWALL RETURNS.
7. SMOKE DETECTORS ARE SELF CONTAINED AND NOT CONNECTED TO THE SPRINKLER SYSTEM.
8. EACH BATHROOM TO HAVE A MECHANICAL EXHAUST FAN CAPABLE OF EXHAUSTING 3 CFM PER SQ. FT. OF FLOOR.
9. LAUNDRY, BATHROOMS, AND SPRINKLER ROOM TO HAVE FLOOR DRAINS.
10. ROOF ACCESS HATCH TO BE PREFABRICATED INSULATED STEEL UNIT WITH MIN. 20" X 30" CLEAR OPENING.
11. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
12. SPRINKLERS ARE NOT REQUIRED IN ANY CLOSETS OR CHASES PER NFPA13R 2-6.

REVISIONS

T&C ASSOCIATES, S.C.

579 D'ONOFRIO DRIVE, SUITE 10  
MADISON, WI 53719-2838

T&C

OWNER:  
440 W. DAYTON L.L.C.  
P.O. BOX 260138  
MADISON, WI 53726-0138

PROJECT:  
FOUR UNIT APARTMENT  
438 W. DAYTON STREET  
MADISON, WI

DRAWN  
A. HARTER

CHECKED

DATE

11-15-99

SCALE

AS NOTED

JOB NO.

99-144

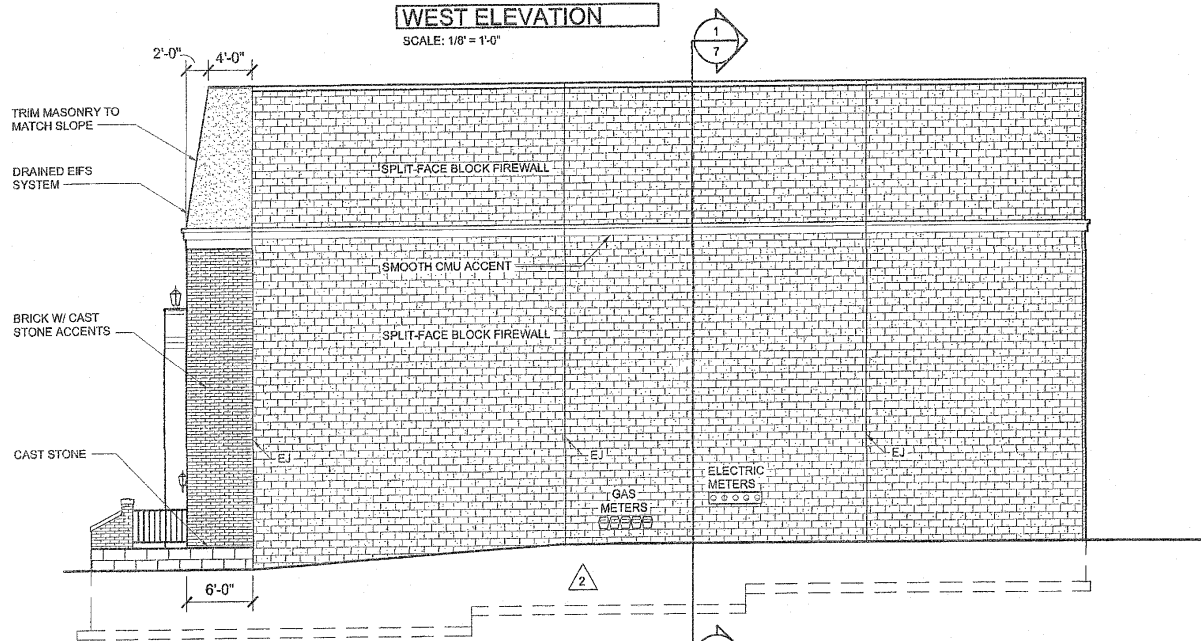
SHEET

5

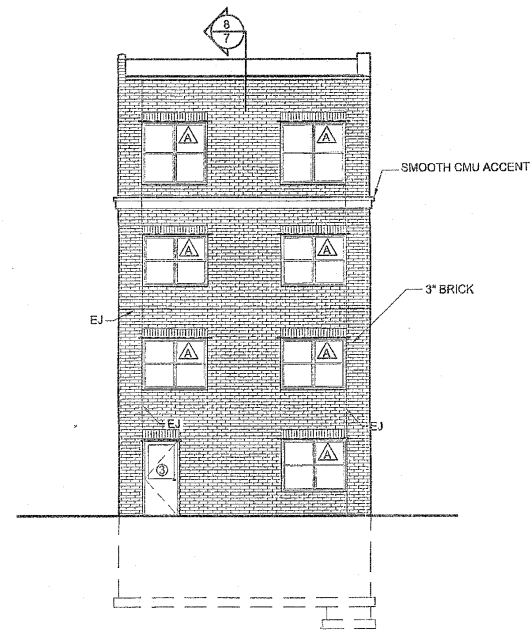
OF TWELVE



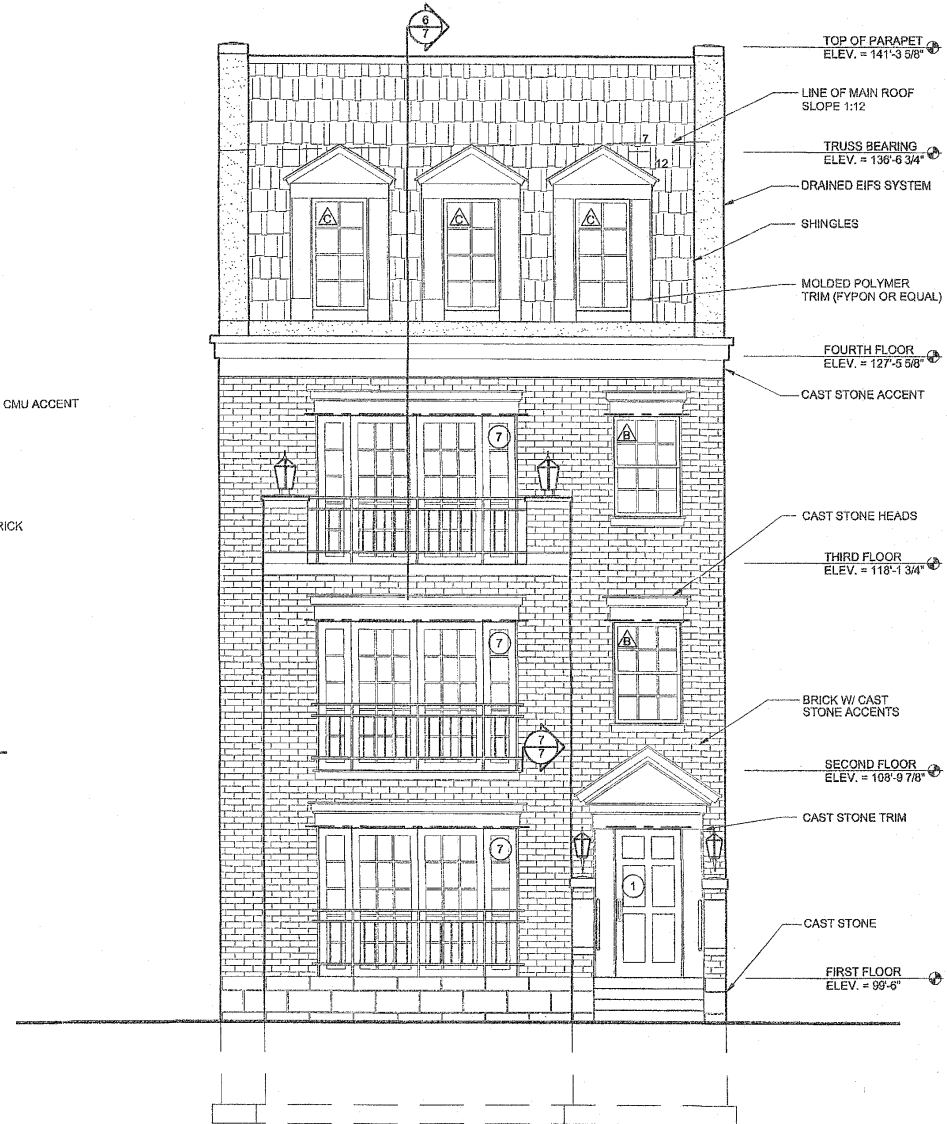
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

LINTEL SCHEDULE		
OPENING	LINTEL SIZE	BEARING LENGTH
WINDOW A	L 3 1/2 X 3 X 5/16	4"
WINDOW B	L 3 1/2 X 2 1/2 X 1/4	4"
WINDOW C	L 3 1/2 X 2 1/2 X 1/4	4"
WINDOW D	L 3 1/2 X 3 X 5/16	4"
PATIO DOOR 1	L 6 X 3 1/2 X 3/8	5"
DOOR 1	L 3 1/2 X 2 1/2 X 1/4	4"
DOOR 3	L 3 1/2 X 2 1/2 X 1/4	4"



**STREET VIEW**  
SCALE: 1/8" = 1'-0"

REVISIONS	BY
ADD CRAWL SPACE	3/20/00 BA

T&C ASSOCIATES, S.C.  
579 D'ONOFRIO DRIVE, SUITE  
MADISON, WI 53719-2832



OWNER:  
440 W. DAYTON L.L.C.  
P.O. BOX 260138  
MADISON, WI 53726-0138

PROJECT:  
FOUR UNIT APARTMENT  
438 W. DAYTON STREET  
MADISON, WI

DRAWN T.M.	CHECKED
DATE 11-15-99	SCALE AS NOTED
JOB NO. 99-144	SHEET

12

OF TWELVE



# 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:** 531 W Mifflin Street

**Contact Name & Phone #:** Kevin Burow, Knothe & Bruce Architects - 608-836-3690

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

Building 1  
Building 2

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

*Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.*

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.