519-521 W MAIN ST
MADISON, WI 53703

THE NEUTRAL PROJECT

CONCEPTUAL RENDERING

SHEET LIST

GENERAL

I101	COVER SHEET

CIVIL

C001	EXISTING CONDITIONS PLAN
C002	DEMOLITION PLAN - SITE
C003	DEMOLITION PLAN - WORK WITHIN RIGHT-OF-WAY
C100	SITE PLAN
C101	SITE PLAN - LAYOUT
C110	FIRE ACCESS PLAN
C200	UTILITY PLAN
C300	GRADING PLAN
C301	GRADING PLAN - DETAILS
C400	EROSION CONTROL PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
C701	FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

LANDSCAPE

L101	LANDSCAPE PLAN

ARCHITECTURAL

A001	SUMMARY
A101	SITE PLAN - SETBACKS
A102	GRADING PLAN -GROUND FLOOR
A103	LANDSCAPE PLAN - GROUND FLOOR
A104	SITE PLAN - GROUND FLOOR + MATERIALS AND SURFACES
A105	GROUND FLOOR - FENCES PLAN
A106	SITE PLAN - PARKING DISTRIBUTION
A107	ARCHITECTURAL PLAN - BASEMENT FLOOR
A108	ARCHITECTURAL PLAN - GROUND FLOOR
A109	ARCHITECTURAL PLAN - SECOND FLOOR
A110	ARCHITECTURAL PLAN - THIRD FLOOR
A111	ARCHITECTURAL PLAN - FOURTH FLOOR
A112	ARCHITECTURAL PLAN - ROOF
A201	NORTHWEST ELEVATION
A202	SOUTHWEST ELEVATION
A203	SOUTHEAST ELEVATION
A204	NORTHEAST ELEVATION
A301	SECTION
A302	SECTION
A901	EXTERIOR RENDERINGS

NOT FOR CONSTRUCTION

ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.
1	04/08/2024	LAND USE APPLICATION	YS

PROJECT TEAM

OWNER, DEVELOPER
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TEL: 408-442-0689
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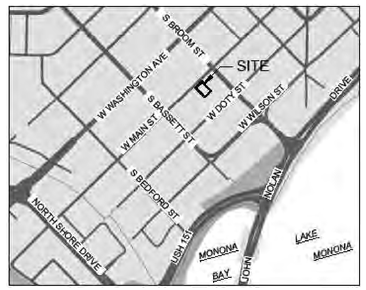
PROJECT LOCATION



REGULATORY DATA

USE AND OCCUPANCY	LEVELS 1-4: R-2
CONSTRUCTION TYPE	TYPE V-A
ZONING	DR-2
MAX. ALLOWED HEIGHT	4 FLOORS, 60'
ACTUAL HEIGHT	4 FLOORS, 50'

SEAL

SHEET NAME
COVER SHEET

I100

DRAWN BY	REVIEWED BY	APPROVED BY
FN	YS	YS

DRAWING SCALE	PAGE FORMAT
PER EACH DRAWING	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	1	04/08/2024

4/8/2024 10:01:21 AM

TITLE COMMITMENT (PARCEL A):

ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

COMMITMENT NUMBER: NCS-1195116-MAD

COMMITMENT DATE: OCTOBER 6, 2023 AT 7:30AM

PROPERTY ADDRESS: 519 WEST MAIN STREET, MADISON, WI 53703

TITLE OFFICER: KEVIN NEUBERGER (608) 204-7409

ESCROW OFFICER: RACHEL SCHROEDER (608) 204-7409

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):

THE NORTHEAST 26.9 FEET OF LOT SIX (6) AND THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 519 WEST MAIN STREET, MADISON, WI 53703

TAX KEY NUMBER: 251/0709-231-3210-7 (PARCEL A)

CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1195116-MAD WITH COMMITMENT DATE: OCTOBER 6, 2023 AT 7:30AM

ITEMS 1-3 AND 10-13 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.

ITEMS 4-9 AND 14-16 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

3A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.

10. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MATTER WHATSOEVER, FOR STREET, HIGHWAY, AND OR ALLEY PURPOSES.

11A. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE DRIVEWAY ACCESS EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED ON JULY 09, 1952 IN VOLUME 580, PAGE 548, AS DOCUMENT NO. 837301.

12. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE AGREEMENT RECORDED ON NOVEMBER 04, 1964 IN VOLUME 417, PAGE 422, AS DOCUMENT NO. 1116863.

13A. UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED AUGUST 07, 1989, RECORDED/FILED NOVEMBER 13, 1989 IN VOLUME 13537, PAGE 22 AS DOCUMENT NO. 2171868.

TITLE COMMITMENT (PARCEL B):

ISSUING AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

COMMITMENT NUMBER: NCS-1209225-MAD

COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM

PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703

TITLE OFFICER: KEVIN NEUBERGER (608) 204-7409

ESCROW OFFICER: RACHEL SCHROEDER (608) 204-7409

LEGAL DESCRIPTION (BASED ON TITLE COMMITMENT, THIS SHEET):

THE SOUTHWEST 39.1 FEET OF LOT SIX (6), BLOCK THIRTY-ONE (31), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 521 AND 523 WEST MAIN STREET, MADISON, WI 53703

TAX KEY NUMBER: 251/0709-231-3211-5 (PARCEL B)

CURRENT ZONING: DR2 (DOWNTOWN RESIDENTIAL 2)

TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING WERE DISCLOSED AS EXCEPTIONS IN THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, FILE NO. NCS-1209225-MAD WITH COMMITMENT DATE: FEBRUARY 15, 2024 AT 7:30AM

ITEMS 1-3 AND 9-10 VISIBLE EVIDENCE SHOWN ON MAP, IF ANY.

ITEMS 4-8 AND 11-14 ARE NOT SURVEY RELATED AND THEREFORE ARE INTENTIONALLY OMITTED.

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

3B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.

9. RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY REFERRED TO IN SCHEDULE A HEREIN.

10B. DRIVEWAY EASEMENT AND RESERVATION CONTAINED IN A DEED RECORDED JULY 9, 1952 IN VOLUME 580, PAGE 548 AS DOCUMENT NO. 837301.

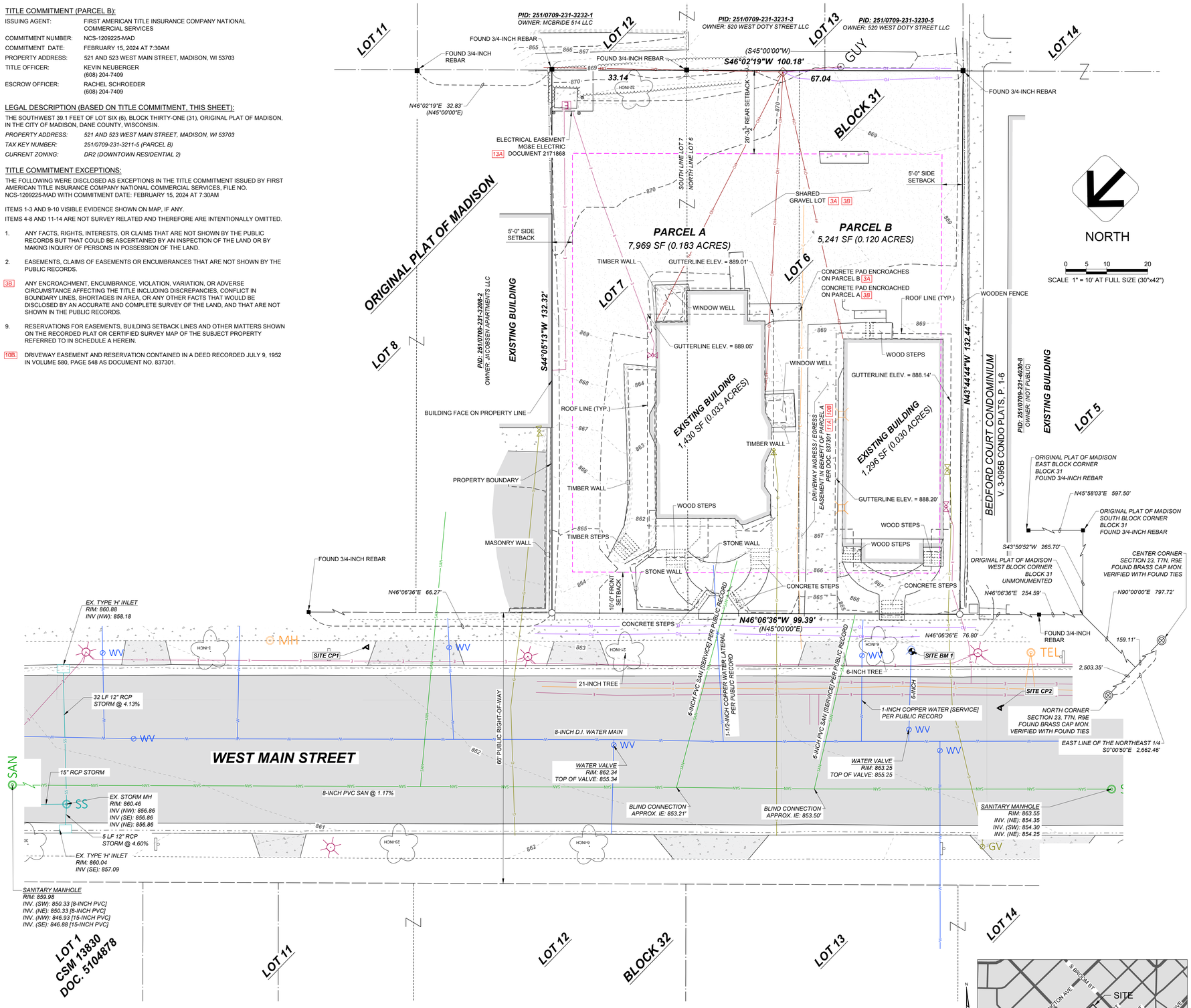
CONTROL / BENCHMARK TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
SITE BM 1	480631.287	819539.892	865.37	S HYD BOLT
SITE BM 2 *[NE]	480796.048	819710.353	862.82	S HYD BOLT
SITE BM 3 *[SW]	480404.100	819305.913	865.31	E HYD BOLT
SITE CP1	480722.850	819635.967	---	CAPPED REB
SITE CP2	480641.488	819552.208	---	CAPPED REB
SITE CP3 *[SW]	480502.067	819335.707	---	CAPPED REB

*(CONTROL POINTS AND BENCHMARKS WITH * ARE NOT SHOWN ON THIS SHEET, LOCATION FROM SITE SHOWN IN [DD])*

LEGEND

- MH GENERAL UTILITY MANHOLE
- SAN SANITARY MANHOLE
- SS STORM MANHOLE
- TEL TELEPHONE MANHOLE
- STORM INLET
- FIRE HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- GAS METER
- ELECTRIC METER
- E ELECTRIC VAULT
- COMMUNICATIONS BOX
- UTILITY POLE
- LIGHT POLE
- SIGN
- CONTROL POINT
- BENCHMARK
- PROPERTY CORNER NO MONUMENT
- PROPERTY CORNER AS NOTED
- ( ) AS RECORDED
- DECIDUOUS TREE

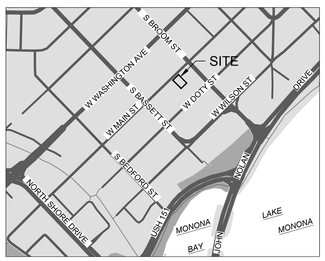
- EXISTING ASPHALT
- CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- GRAVEL SURFACE
- EXISTING ROAD RIGHT-OF-WAY
- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE
- INTERIOR LOT LINE
- SECTION QUARTER LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TREELINE
- SITE SETBACK
- OH EXISTING OVERHEAD UTILITY
- C EXISTING UNDERGROUND COMMUNICATIONS
- FO EXISTING UNDERGROUND FIBER OPTIC
- E EXISTING UNDERGROUND ELECTRIC
- SAN EXISTING UNDERGROUND SANITARY SEWER
- SS EXISTING UNDERGROUND STORM SEWER
- G EXISTING UNDERGROUND GAS
- T EXISTING UNDERGROUND TELEPHONE
- W EXISTING WATERMAIN



NORTH

SCALE 1" = 10' AT FULL SIZE (30"x42")

0 5 10 20



LOCATION MAP
NOT TO SCALE

DIGGERS HOTLINE TICKET NUMBERS:

20234012777 - MARKING LOCATE
20234506480 - PLANNING/PRINT LOCATE

UTILITIES NOTIFIED:

TELEPHONE / INTERNET / FIBER OPTIC - AT&T DISTRIBUTION [SBC01]
TELEPHONE / INTERNET / FIBER OPTIC - CHARTER COMMUNICATIONS [CHC01]
TELEPHONE / INTERNET / FIBER OPTIC - TDS METROCOM [TDM01]
TELEPHONE / INTERNET / FIBER OPTIC - US SIGNAL [USX01]
TELEPHONE / INTERNET / FIBER OPTIC - VERIZON WIRELESS [VEW01]
FIBER OPTIC - MCI [MCI01]
FIBER OPTIC - WINDSTREAM [NRL02]
STORM / SANITARY / WATER - CITY OF MADISON ENGINEERING [MAD01]
GAS / ELECTRIC - MADISON GAS & ELECTRIC CO [MGE01]
MISC - WI DEPT OF ADMIN-DIV OF ENTERPRISE TECHNOLOGY [WET01]

NOTES:

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE - NAD83 (2011), WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 23 MEASURED TO BEAR S00°00'50)E

SURVEYOR'S CERTIFICATE:

To:

i) Villacrez Enterprises, a partnership of Victor E. Villacrez, Jose A. Villacrez and Steven G Villacrez
ii) The Neutral Project, LLC, a Wisconsin Limited Liability Company
v) First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 4, 7(a), and 11(b) of Table A thereof. The field work was completed August 2, 4 & 7, 2023.

Dated this 4th day of April, 2024.

James Cappeart, S-3044
Professional Land Surveyor
JamesC@JT-Engineering.com
(608) 204-0909

THE NEUTRAL PROJECT

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KEY PLAN

NOT TO SCALE

FOR REFERENCE ONLY

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
EXISTING CONDITIONS PLAN

C001

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

3/22/2024 9:36:59 AM

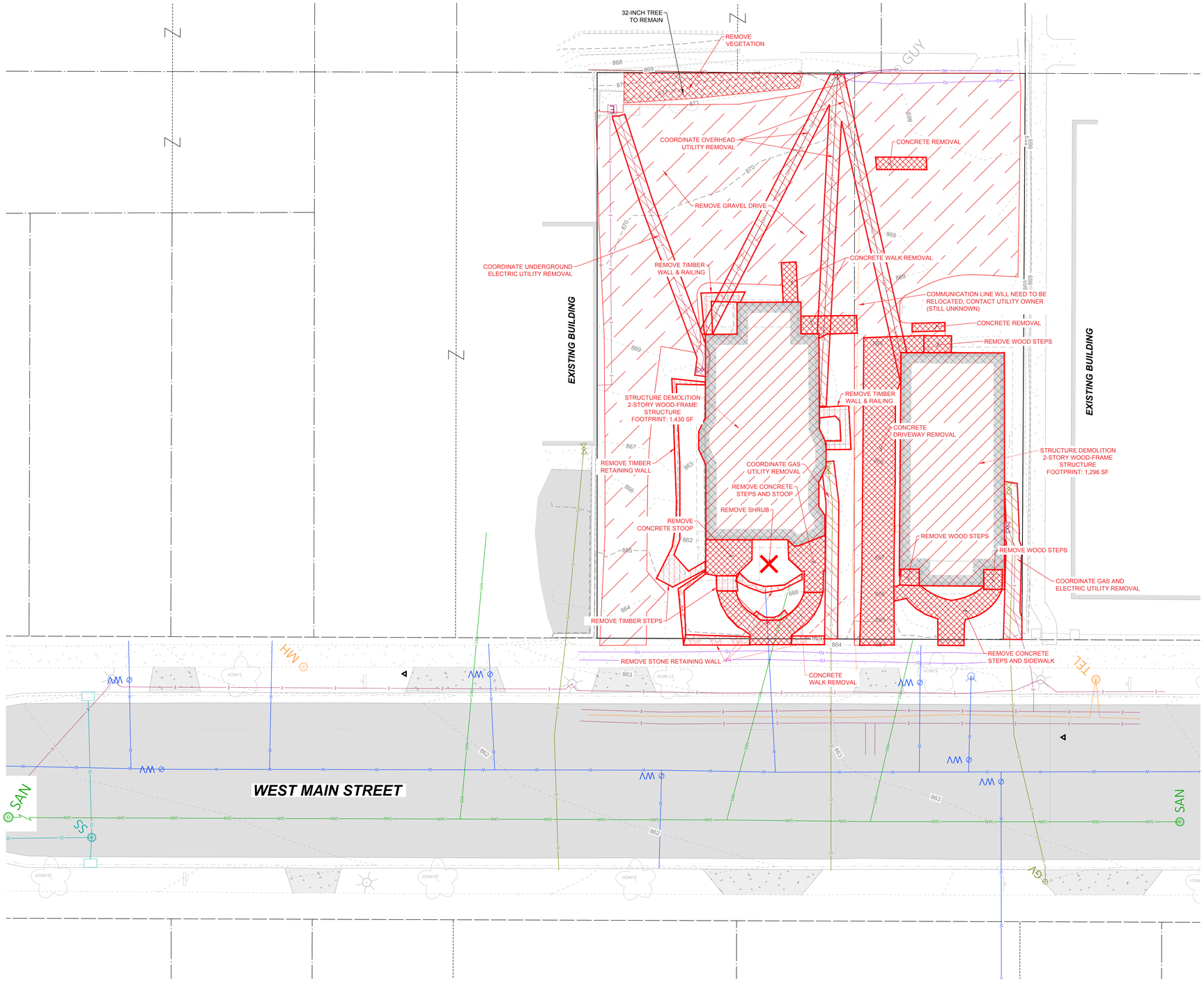
DEMOLITION NOTES:

1. SEE ALTA/NSPS TITLE SURVEY, SHEET 1 OF 1 FOR ADDITIONAL NOTES, DETAILS, AND LEGENDS.
2. UTILITIES ARE SHOWN AS SURVEYED PER MARKINGS FROM DIGGERS HOTLINE TICKETS 20234012777 & 20234506480. SOME UTILITIES WERE NOT MARKED BUT ARE AS SHOWN BASED ON RECORD DRAWINGS. JT ENGINEERING DOES NOT WARRANT THE ACCURACIES OR LOCATIONS OF ANY UTILITIES AS SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DIGGERS HOTLINE BY CALLING 811 OR MAKING AN ONLINE REQUEST AT LEAST 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBING ACTIVITY. IF MARKS PROVIDED FOR UTILITIES CANNOT BE MAINTAINED FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND REQUEST A RELOCATE.
4. THE CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL DEVICES PRIOR TO BEGINNING DEMOLITION WORK. THE EROSION CONTROL PLAN CAN BE FOUND ON SHEET C400 OF THIS PLAN. AS SEDIMENT BUILDS UP IN OR AROUND EROSION CONTROL DEVICES, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT AND REPLACING ANY ERODED SOILS.
5. THE CONTRACTOR SHALL KEEP ALL PUBLIC STREETS CLEAR OF DEMOLITION AND CONSTRUCTION RELATED DIRT/DEBRIS.
6. ALL DEBRIS FROM CONCRETE AND ASPHALT DEMOLITION SHALL BE TAKEN OFF SITE AND DISPOSED OF PROPERLY. ALL STRUCTURE REMOVALS MUST FOLLOW REMODELING PROJECT RECYCLING GUIDELINES FOR THE CITY OF MADISON, WHICH INCLUDES RECYCLING OF THE FOLLOWING MATERIALS:
   - CLEAN WOOD
   - CLEAN DRYWALL
   - SHINGLES
   - CORRUGATED CARDBOARD
   - METAL

   PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FILE A REUSE AND RECYCLING PLAN WITH THE CITY OF MADISON RECYCLING COORDINATOR. CONTACT (608) 267-2626 OR EMAIL STREETS@CITYOFMADISON.COM FOR ADDITIONAL DETAILS.
7. THE CONTRACTOR SHALL SUPPLY AND BE RESPONSIBLE FOR MAINTAINING ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
8. ANY DAMAGE TO PROPERTY AND/OR UTILITIES OUTSIDE OF THE PROPERTY BOUNDARY DURING DEMOLITION AND CONSTRUCTION OPERATIONS WILL REQUIRE RESTORATION TO PRE-CONSTRUCTION CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THESE RESTORATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE MOVEMENT OF ANY UTILITY REQUIRED TO COMPLETE CONSTRUCTION.
10. UTILITY RELOCATION COORDINATION WILL BEGIN FOLLOWING APPROVAL OF THE CONDITIONAL APPROVAL BY THE CITY OF MADISON PLAN COMMISSION AND PUBLIC WORKS DEPARTMENT.

LEGEND

- BUILDING DEMOLITION
- GRAVEL PAVEMENT DEMOLITION
- TIMBER DEMOLITION
- STONE DEMOLITION
- CONCRETE DEMOLITION
- VEGETATION REMOVAL - AREA
- UTILITY REMOVAL
- VEGETATION REMOVAL



NORTH

0 5 10 20

SCALE 1" = 10' AT FULL SIZE (30"x42")

3/22/2024 9:36:59 AM

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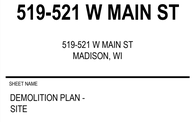
KEY PLAN

NOT TO SCALE



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REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
DEMOLITION PLAN - SITE

C002

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

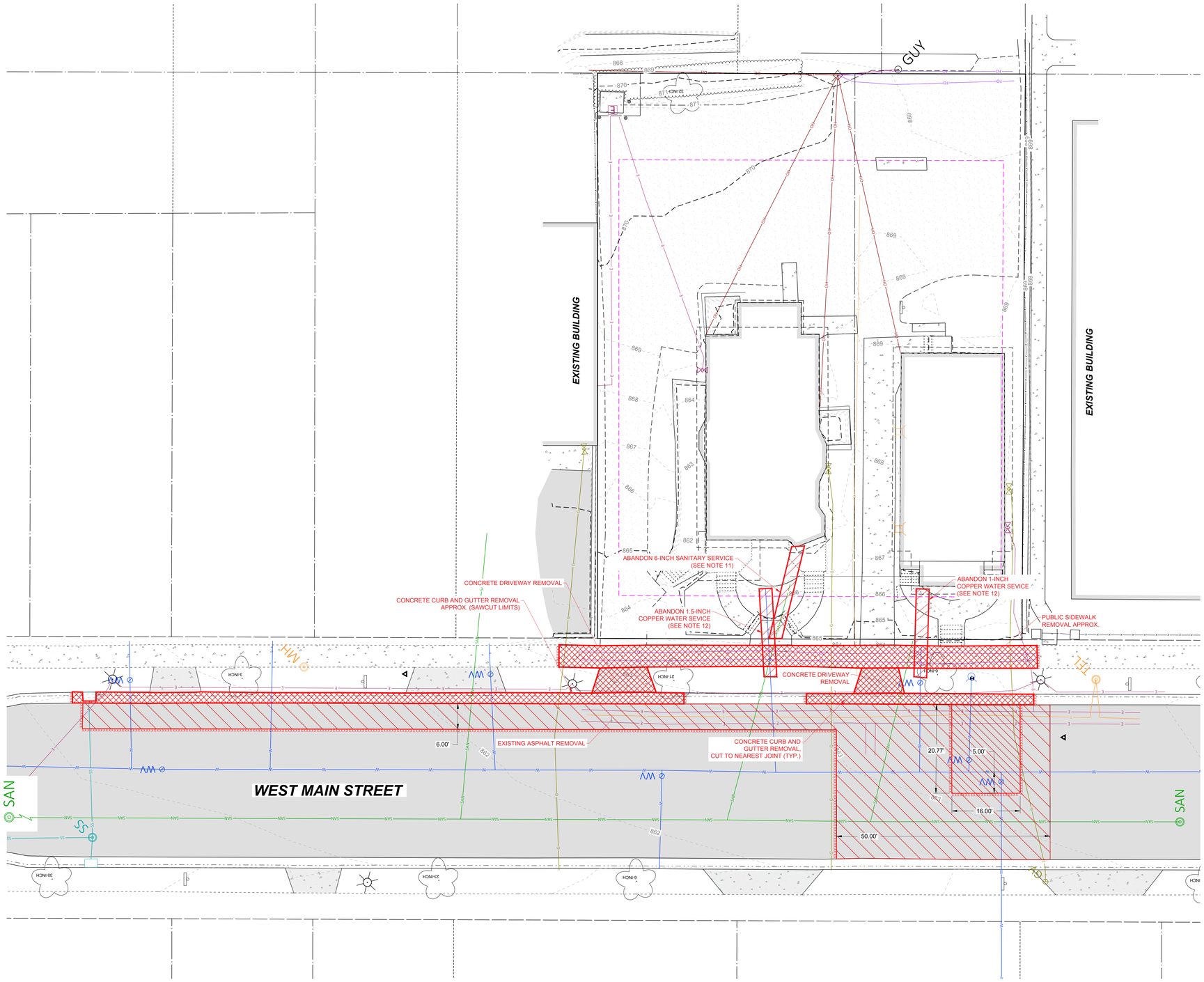
DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

DEMOLITION NOTES:

1. SEE ALTA/NSPS TITLE SURVEY, SHEET 1 OF 1 FOR ADDITIONAL NOTES, DETAILS, AND LEGENDS.
2. UTILITIES ARE SHOWN AS SURVEYED PER MARKINGS FROM DIGGERS HOTLINE TICKETS 20234012777 & 20234506480. SOME UTILITIES WERE NOT MARKED BUT ARE AS SHOWN BASED ON RECORD DRAWINGS. JT ENGINEERING DOES NOT WARRANT THE ACCURACIES OR LOCATIONS OF ANY UTILITIES AS SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DIGGERS HOTLINE BY CALLING 811 OR MAKING AN ONLINE REQUEST AT LEAST 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBING ACTIVITY. IF MARKS PROVIDED FOR UTILITIES CANNOT BE MAINTAINED FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND REQUEST A RELOCATE.
4. THE CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL DEVICES PRIOR TO BEGINNING DEMOLITION WORK. THE EROSION CONTROL PLAN CAN BE FOUND ON SHEET C400 OF THIS PLAN. AS SEDIMENT BUILDS UP IN OR AROUND EROSION CONTROL DEVICES, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT AND REPLACING ANY ERODED SOILS.
5. THE CONTRACTOR SHALL KEEP ALL PUBLIC STREETS CLEAR OF DEMOLITION AND CONSTRUCTION RELATED DIRT/DEBRIS.
6. ALL DEBRIS FROM CONCRETE AND ASPHALT DEMOLITION SHALL BE TAKEN OFF SITE AND DISPOSED OF PROPERLY. ALL STRUCTURE REMOVALS MUST FOLLOW REMODELING PROJECT RECYCLING GUIDELINES FOR THE CITY OF MADISON, WHICH INCLUDES RECYCLING OF THE FOLLOWING MATERIALS:
   - CLEAN WOOD
   - CLEAN DRYWALL
   - SHINGLES
   - CORRUGATED CARDBOARD
   - METAL

   PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FILE A REUSE AND RECYCLING PLAN WITH THE CITY OF MADISON RECYCLING COORDINATOR. CONTACT (608) 267-2626 OR EMAIL STREETS@CITYOFMADISON.COM FOR ADDITIONAL DETAILS.
7. THE CONTRACTOR SHALL SUPPLY AND BE RESPONSIBLE FOR MAINTAINING ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
8. ANY DAMAGE TO PROPERTY AND/OR UTILITIES OUTSIDE OF THE PROPERTY BOUNDARY DURING DEMOLITION AND CONSTRUCTION OPERATIONS WILL REQUIRE RESTORATION TO PRE-CONSTRUCTION CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THESE RESTORATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE MOVEMENT OF ANY UTILITY REQUIRED TO COMPLETE CONSTRUCTION.
10. UTILITY RELOCATION COORDINATION WILL BEGIN FOLLOWING APPROVAL OF THE CONDITIONAL APPROVAL BY THE CITY OF MADISON PLAN COMMISSION AND PUBLIC WORKS DEPARTMENT.
11. SANITARY SERVICE ABANDONMENT: REMOVE EXISTING SANITARY LATERAL TO THE PROPERTY LINE. COORDINATE PERMANENT PLUG WITH THE CITY OF MADISON ENGINEERING.
12. WATER SERVICE ABANDONMENT: WATER SERVICES SHALL BE ABANDONED BY SHUTTING OFF THE CURB STOP VALVE, CUTTING AND CRIMPING THE EXISTING WATER SERVICE. CURB BOXES SHALL BE REMOVED. COORDINATE REMOVAL WITH MADISON WATER UTILITY PRIOR TO REMOVALS WITHIN THE RIGHT OF WAY.



LEGEND

- ASPHALTIC SURFACE MILLING
- FULL DEPTH ASPHALTIC SURFACE REMOVAL
- CONCRETE DEMOLITION
- UTILITY REMOVAL
- SAWCUT

NORTH

0 5 10 20

SCALE 1" = 10' AT FULL SIZE (30"x42")

3/22/2024 9:36:59 AM

THE NEUTRAL PROJECT

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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
DEMOLITION PLAN -
WORK WITHIN RIGHT-OF-WAY

C003

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

PROPERTY DESCRIPTION:

ALL OF LOT 6 AND THE SOUTHWEST 1/2 OF LOT 7, ALL IN BLOCK 31 OF THE ORIGINAL PLAT OF MADISON, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL TAX ID (CURRENT AS OF 11/07/2023):

251/0709-231-3210-7 (PARCEL A)
251/0709-231-3211-5 (PARCEL B)

SITE INFORMATION:

TOTAL SITE AREA:	0.303 ACRES (13,209 S.F.)
TOTAL DISTURBED AREA:	0.303 ACRES (13,209 S.F.)
EXISTING PERVIOUS (AREA):	0.062 ACRES (2,696 S.F.)
EXISTING IMPERVIOUS (AREA):	0.241 ACRES (10,513 S.F.)
EXISTING IMPERVIOUS AREA (PERCENT):	79.59%
PROPOSED PERVIOUS (AREA):	0.041 ACRES (1,802 S.F.)
PROPOSED IMPERVIOUS (AREA):	0.147 ACRES (6,418 S.F.)
PROPOSED PERVIOUS PAVER (AREA):	0.046 ACRES (1,989 S.F.)
PROPOSED GREEN ROOF (AREA):	0.069 ACRES (3,000 S.F.)
PROPOSED IMPERVIOUS AREA (PERCENT):	48.59%
DECREASE IN IMPERVIOUS AREA:	0.094 ACRES (4,095 S.F.)

NUMBER OF BUILDING STORIES:	FOUR
SQUARE FOOTAGE OF BUILDING:	7,654 S.F.
PROPERTY ZONING:	DR2 - DOWNTOWN RESIDENTIAL 2

PARKING (SEE NOTE 8):

REGULAR PARKING STALLS:	11 STALLS
COMPACT PARKING STALLS:	4 STALLS
ADA ACCESSIBLE STALLS:	1 STALL
EV READY STALLS:	2 STALLS
EV INSTALLED STALLS:	1
TOTAL PARKING STALLS:	19 STALLS
BICYCLE PARKING:	31 STALLS

SITE PLAN NOTES:

1. SEE PREVIOUS SHEETS FOR ADDITIONAL DETAILS, NOTES AND LEGENDS.
2. INTERIOR LOT LINES FOR THE PROJECT PARCEL HAVE BEEN TURNED OFF FOR LEGIBILITY.
3. UTILITIES ARE SHOWN AS SURVEYED PER MARKINGS FROM DIGGERS HOTLINE TICKETS 20234012777. SOME UTILITIES WERE NOT MARKED BUT ARE AS SHOWN BASED ON RECORD DRAWINGS. JT ENGINEERING DOES NOT WARRANT THE ACCURACIES OR LOCATIONS OF ANY UTILITIES AS SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. FIELD SURVEY WAS CONDUCTED BY JT ENGINEERING, INC. ON OCTOBER 18, 2023 AND MARCH 1&4, 2024. ANY IMPROVEMENTS OR CHANGES TO THE PROJECT AREA FOLLOWING THE FIELD SURVEY ARE NOT REFLECTED ON THIS PLAN.
5. A STORMWATER MANAGEMENT PLAN (SWMP) HAS BEEN DEVELOPED FOR THE PROPERTY BY JT ENGINEERING. NO BUILDING PERMIT SHALL BE ISSUED WITHOUT ACKNOWLEDGING THE PLAN AND ADHERING TO IT. THE OWNER MUST SIGN AND RECORD THE MAINTENANCE AGREEMENT PRIOR TO THE START OF CONSTRUCTION.
6. CONSTRUCTION WITHIN THE ROAD RIGHT-OF-WAY, AND ANY CONSTRUCTION IMPACTING PUBLIC UTILITIES SHALL CONFORM TO CONSTRUCTION STANDARDS OF THE CITY OF MADISON AS WELL AS ANY APPLICABLE STATE CODES AND STANDARDS.
7. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON AT LEAST 24 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES SO THAT EROSION CONTROL MEASURES CAN BE INSPECTED BY THE CITY.
8. PARKING AND BICYCLE STALLS ARE LOCATED UNDERGROUND BELOW BUILDING. SEE ARCHITECTURAL DRAWINGS FOR PARKING LAYOUT AND DIMENSIONS.

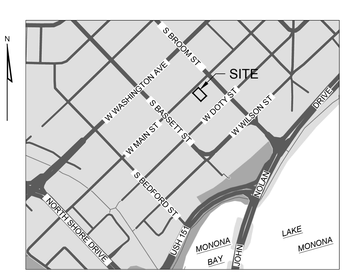
LEGEND

- ELECTRIC VAULT
- LIGHT POLE
- STORM INLET
- FIRE HYDRANT
- DECIDUOUS TREE
- TREELINE
- EXISTING ASPHALT
- EXISTING CONCRETE DRIVEWAY
- EXISTING CONCRETE
- EXISTING GRAVEL SURFACE
- PROPOSED GREEN SPACE
- PROPOSED COMMERCIAL DRIVE — 6 / C500
- PROPOSED CONCRETE PAVEMENT — 2 / C500
- PROPOSED CONCRETE (SIDEWALK) — 3 / C500
- PROPOSED PERVIOUS PAVERS — 5 / C500
- PROPOSED HMA PAVEMENT - REPLACE IN KIND — 1 / C500

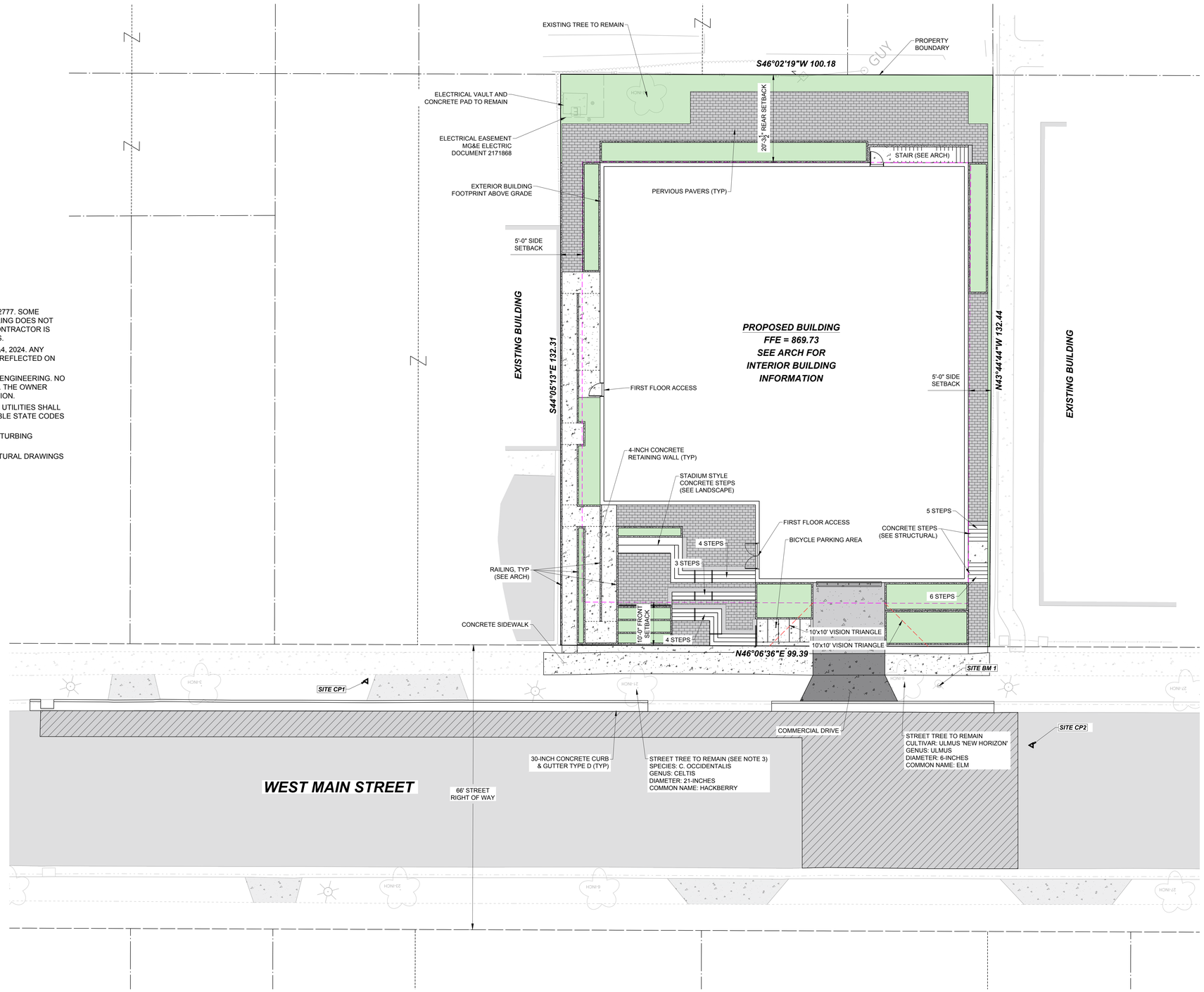
NORTH

0 5 10 20

SCALE 1" = 10' AT FULL SIZE (30"x42")



LOCATION MAP
NOT TO SCALE



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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
SITE PLAN

C100

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

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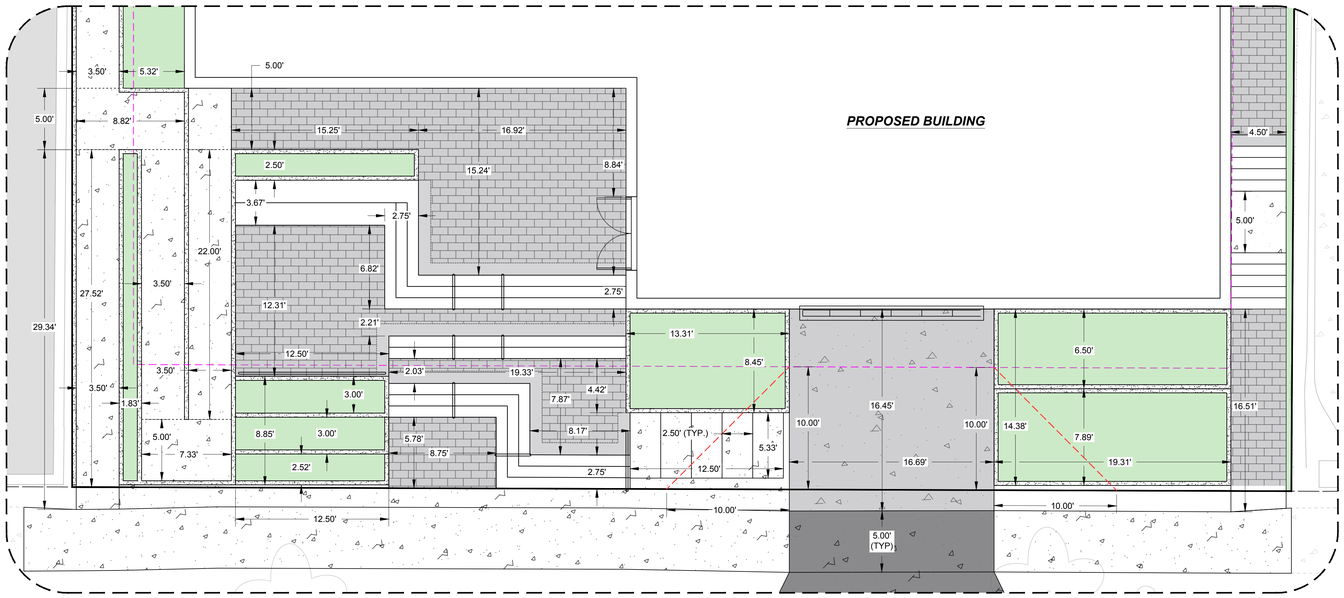
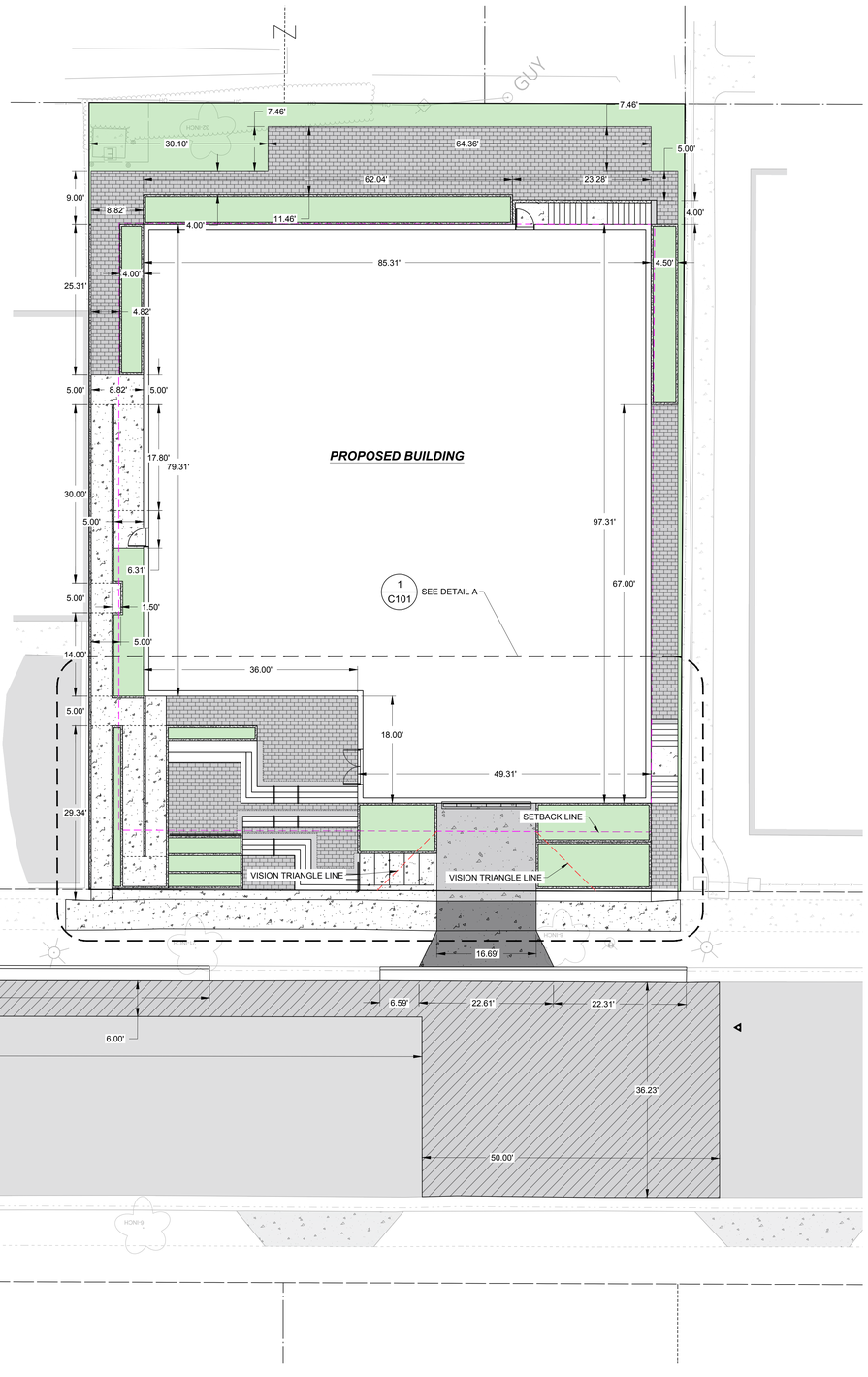


1 / C101 DETAIL A

(1" = 5' FULL SCALE)



SITE PLAN NOTES:

1. INTERIOR LOT LINES FOR THE PROJECT PARCEL HAVE BEEN TURNED OFF FOR LEGIBILITY.
2. SEE PREVIOUS SHEETS FOR ADDITIONAL DETAILS, NOTES AND LEGENDS.

NORTH

0 5 10 20

SCALE 1" = 10' AT FULL SIZE (30"x42")

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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME

SITE PLAN - LAYOUT

C101

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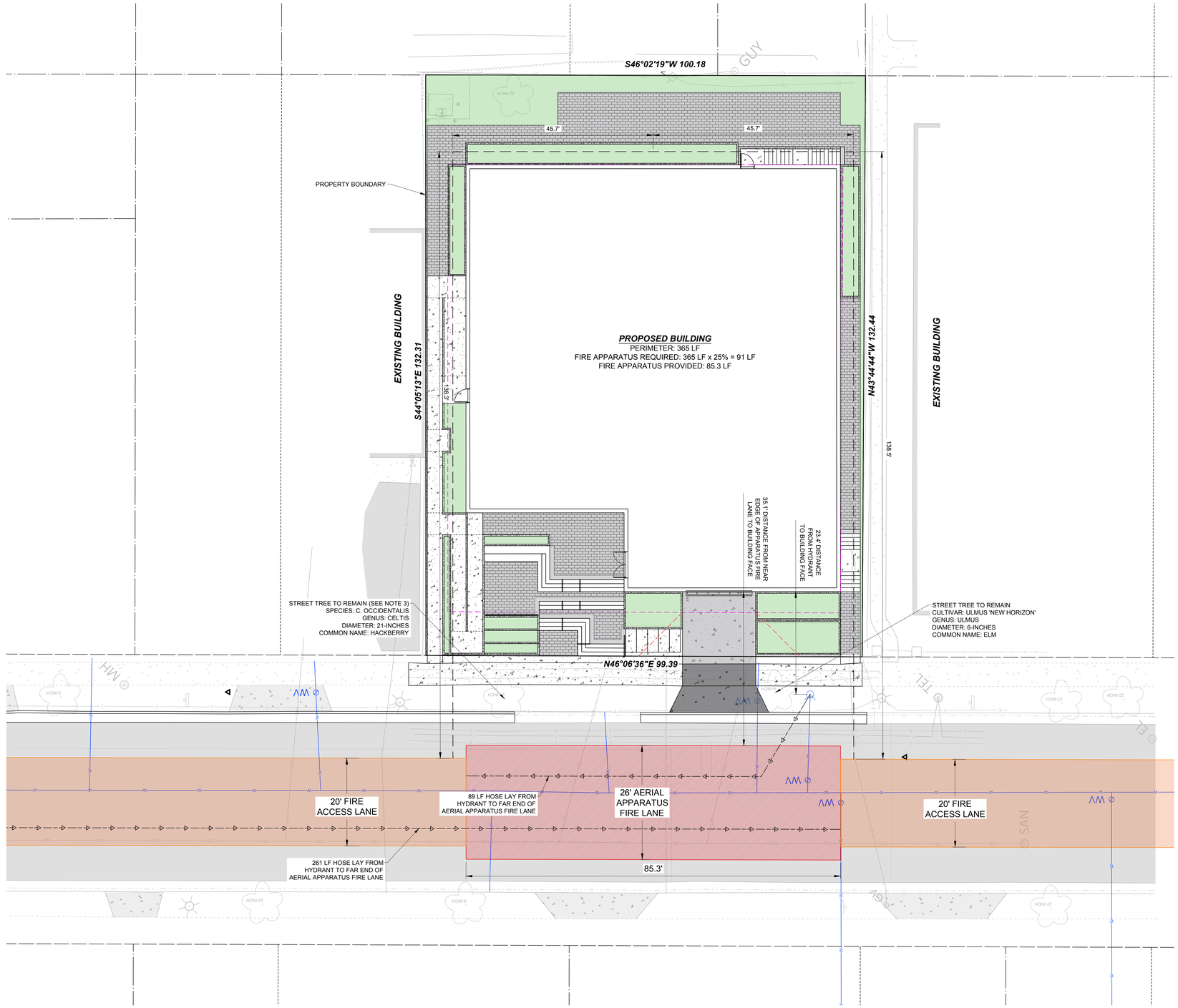
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

FIRE ACCESS PLAN NOTES:

1. INTERIOR LOT LINES WITHIN THE PROPERTY HAVE BEEN TURNED OFF FOR CLARITY.
2. REFER TO THE EXISTING CONDITIONS PLAN (SHEET C001) FOR ADDITIONAL NOTES AND LEGENDS.
3. TREE OBSTRUCTS AERIAL APPARATUS FIRE LANE. TREE HEIGHT GREATER THAN 20'.



NORTH

0 5 10 20

SCALE 1" = 10' AT FULL SIZE (22"x34")
SCALE 1" = 20' AT HALF SIZE (11"x17")

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KEY PLAN

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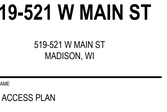

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
FIRE ACCESS PLAN

C110

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

GENERAL UTILITY NOTES:

1. SEE PREVIOUS SHEETS FOR ADDITIONAL DETAILS, NOTES AND LEGENDS.
2. 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 OF MADISON URBAN FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED. CONTACT THE CITY OF MADISON URBAN FORESTRY FOR REQUIREMENTS OF SOIL COMPACTION AND CONSTRUCTION NEAR STREET TREES - ANY GUIDANCE GIVEN BY URBAN FORESTRY SHALL BE FOLLOWED BY THE 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.
3. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
4. CASTINGS AND VALVES SHALL BE ADJUSTED TO MATCH ACTUAL FINISHED GRADE.
5. TRACER WIRE REQUIRED FOR ALL NON-METALLIC BUILDING SEWERS.
6. EXISTING UTILITIES ON THIS PLAN ARE BASED ON DIGGERS HOTLINE UTILITY LOCATES AND FIELD MEASUREMENTS OF STRUCTURES. JT ENGINEERING DOES NOT WARRANT THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN - THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND MATERIALS ON THE PLAN PRIOR TO ANY UTILITY WORK.
7. NO PIPE SHALL BE LAID IN WATER OR ON UNSUITABLE FOUNDATION BEDDING EXCEPT BY PERMISSION OF THE CONSTRUCTION ENGINEER.
8. ALL CONSTRUCTION AND SITE WORK MUST BE PERFORMED TO THE CITY OF MADISON ORDINANCES AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF MADISON PRIOR TO BEGINNING CONSTRUCTION OF PRIVATE UTILITY CONNECTIONS TO ANY AND ALL PUBLIC SERVICES. ALL TESTING OF UTILITIES SHALL BE COORDINATED WITH AND OVERSEEN BY THE CITY OF MADISON.

STORM SEWER NOTES:

1. CASTINGS AND VALVES SHALL BE ADJUSTED TO MATCH ACTUAL FINISHED GRADE.
2. FOR ALL ROOF DRAINS (RD) CONNECT TO INTERIOR BUILDING PLUMBING.

SANITARY SEWER NOTES:

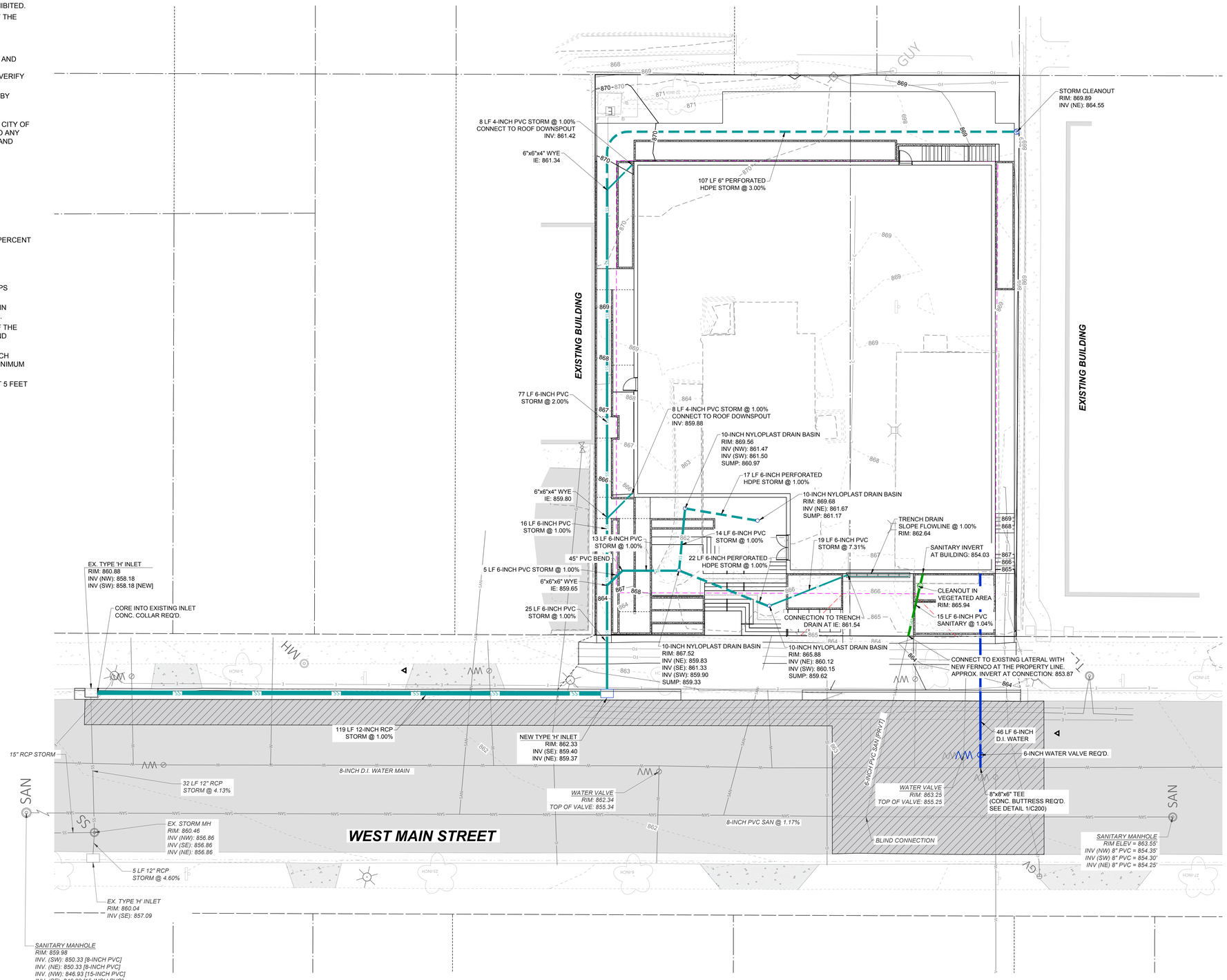
1. THE MINIMUM PITCH FOR BUILDING SEWERS 10" OR LESS IN DIAMETER SHALL BE 1.04 PERCENT IN ACCORDANCE WITH THE WISCONSIN ADMINISTRATIVE CODE, SPS 382.30(5)(b)2.a.

WATER UTILITY NOTES:

1. WATER LINES SHALL BE BURIED TO A MINIMUM DEPTH OF 5.5 FEET AS REQUIRED BY SPS 382.40(8)(A)1.
2. THE CONTRACTOR SHALL INSPECT THE WATER MAIN FOR DEFECTS BEFORE PLACING IN TRENCH. PROVIDE TRENCH EXCAVATION AND BACKFILL ACCORDING TO DETAIL 4/C501.
3. ALL VALVES AND HYDRANTS SHALL BE OPERATED BY OR UNDER THE SUPERVISION OF THE CITY OF MADISON WATER UTILITY. THE CONTRACTOR SHALL SCHEDULE ANY VALVE AND HYDRANT OPERATIONS WITH THE CITY OF MADISON WATER UTILITY (608) 266-4661.
4. WHERE WATER PIPE IS IN DIRECT CONFLICT WITH SEWERS, PROVIDE A MINIMUM 18-INCH SEPARATION WHERE THE WATER MAIN CROSSES BENEATH THE SEWER. PROVIDE A MINIMUM 12-INCH SEPARATION WHERE THE WATER MAIN CROSSES ABOVE THE SEWER.
5. WATER LATERALS PARALLELING SANITARY SEWER LATERALS SHALL BE LAID AT LEAST 5 FEET HORIZONTALLY FROM ANY SANITARY SEWER LATERAL.

LEGEND

- MH — GENERAL UTILITY MANHOLE
- SAN — SANITARY MANHOLE
- SS — STORM MANHOLE
- TEL — TELEPHONE MANHOLE
- STORM INLET
- FIRE HYDRANT
- WV — WATER VALVE
- GV — GAS VALVE
- ELECTRIC VAULT
- UTILITY POLE
- LIGHT POLE
- STORM, INLET TYPE 'H' (PROPOSED)
- STORM, 10-INCH NYLOPLAST DRAIN BASIN (PROPOSED)
- STORM, CLEANOUT (PROPOSED)
- SANITARY, CLEANOUT (PROPOSED)
- WV — WATER, VALVE (PROPOSED)
- UNDERGROUND SANITARY SEWER (PROPOSED)
- PERFORATED HDPE, STORM (PROPOSED)
- UNDERGROUND STORM SEWER (PROPOSED)
- UNDERGROUND WATER (PROPOSED)
- UNDERGROUND COMMUNICATIONS (EXISTING)
- UNDERGROUND ELECTRIC (EXISTING)
- UNDERGROUND FIBER OPTIC (EXISTING)
- UNDERGROUND GAS (EXISTING)
- OVERHEAD UTILITIES (EXISTING)
- UNDERGROUND SANITARY SEWER (EXISTING)
- UNDERGROUND STORM SEWER (EXISTING)
- UNDERGROUND TELEPHONE (EXISTING)
- PROPOSED MAJOR CONTOURS (5-FOOT INTERVALS)
- PROPOSED MINOR CONTOURS (1-FOOT INTERVALS)



NORTH

0 5 10 20

SCALE 1" = 10' AT FULL SIZE (30"x42")

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
UTILITY PLAN

C200

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

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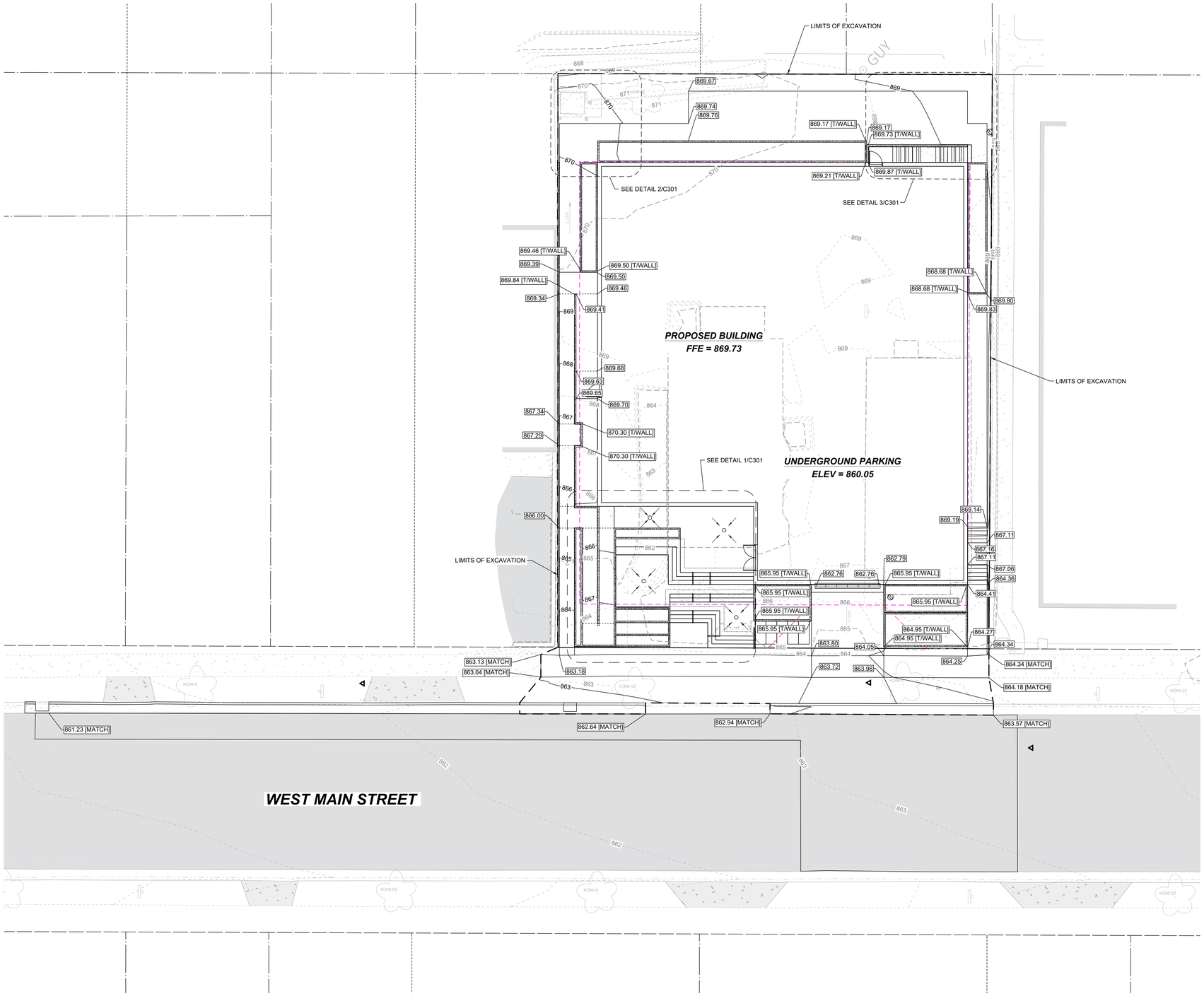

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SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
GRADING PLAN

C300

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
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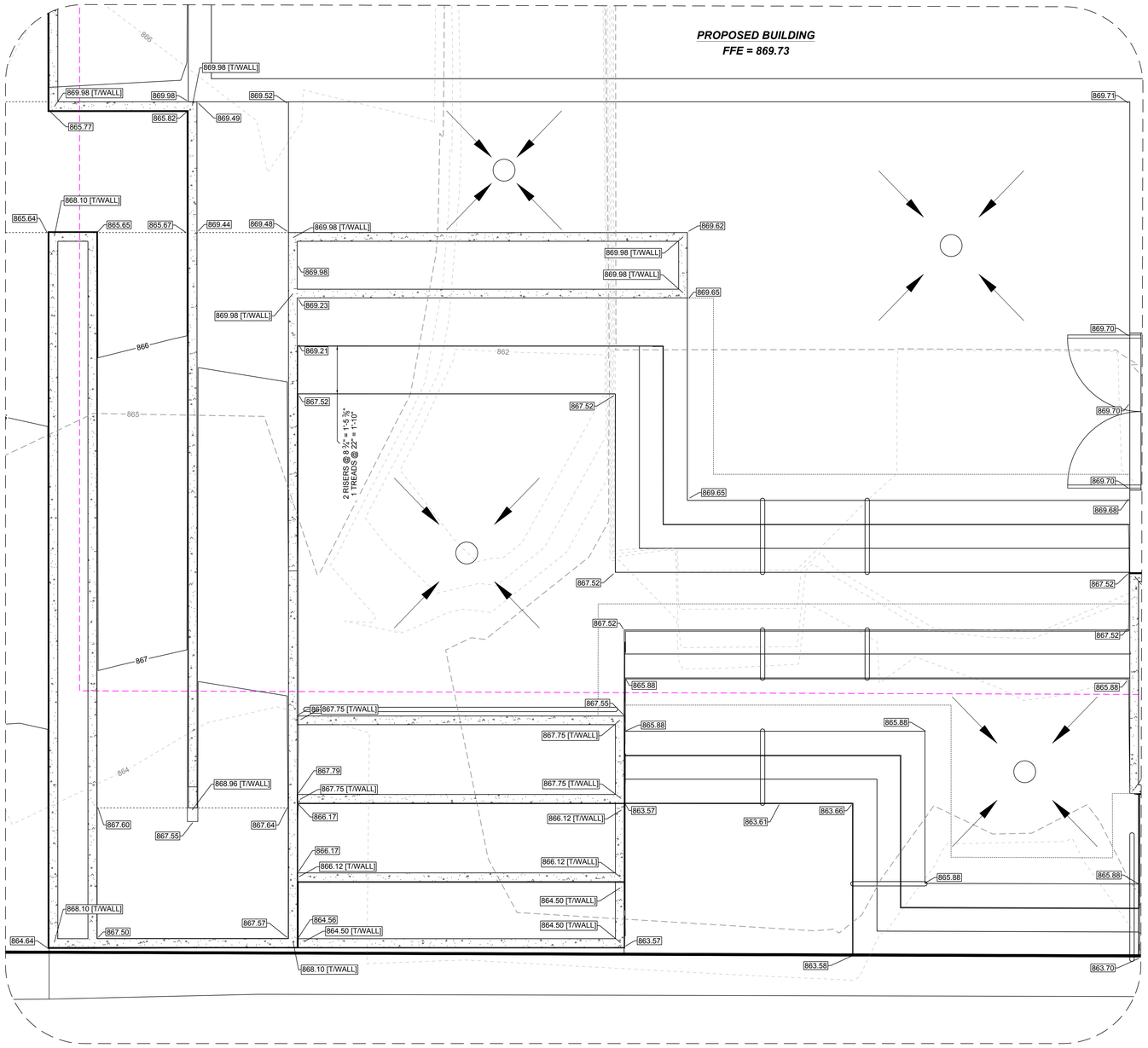
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ### EXISTING CONTOUR ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ### PROPOSED CONTOUR ELEVATION

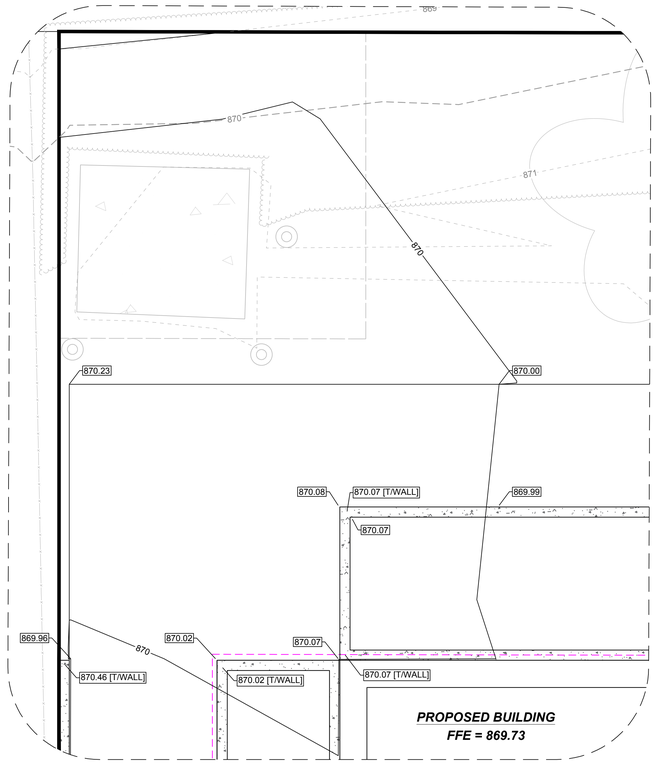
NORTH

0 1 2 4

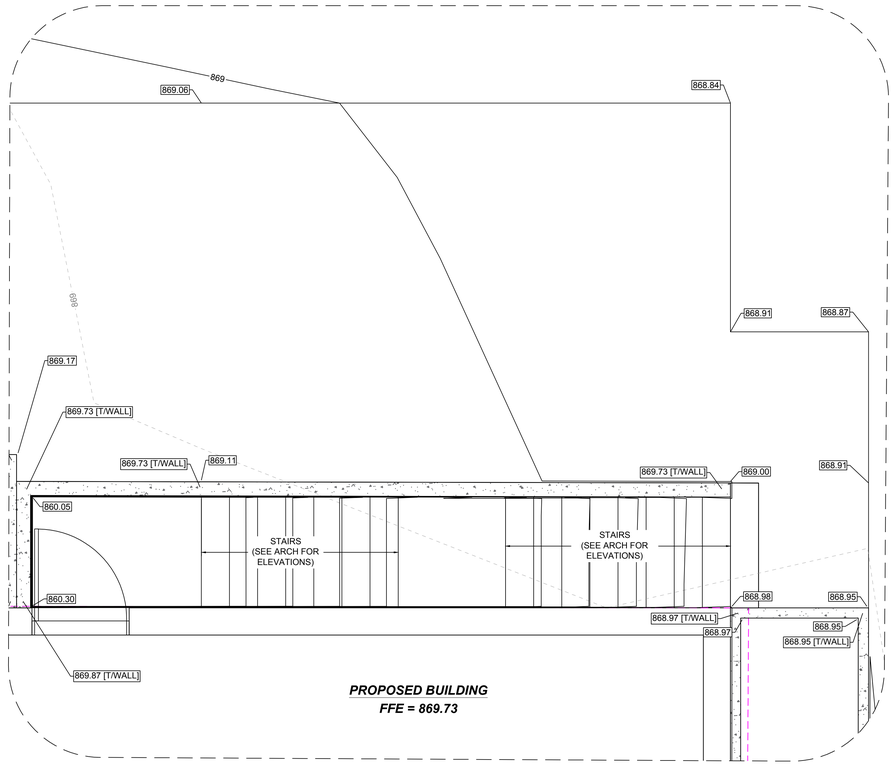
SCALE 1" = 2' AT FULL SIZE (30"x42")
SCALE 1" = 4' AT HALF SIZE (11"x17")



1 C301 GRADING DETAIL (1" = 2' FULL SCALE)



2 C301 GRADING DETAIL (1" = 2' FULL SCALE)



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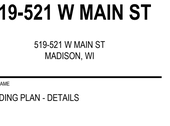

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519-521 W MAIN ST
MADISON, WI

SHEET NAME

GRADING PLAN - DETAILS

C301

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
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STANDARD EROSION CONTROL PROVISIONS

1. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS @ https://dnr.wi.gov/topic/stormwater/standards/const_standards.html

2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS @ https://dnr.wi.gov/topic/stormwater/standards/const_standards.html

4. INSTALL SEDIMENT CONTROL MEASURES PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. ADJUST ALL SEDIMENT CONTROL MEASURES TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.

5. PROVIDE WEEKLY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. MAINTAIN DOCUMENTATION OF INSPECTIONS PER THE PROJECT SPECIAL PROVISIONS. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL KEEP COMPLETED INSPECTION FORMS ON SITE.

6. IN ADDITION TO WEEKLY INSPECTIONS, INSPECT SEDIMENT CONTROL STRUCTURES FOR INTEGRITY AFTER ANY RAINFALL OF 1/2" OR GREATER AND CORRECT ANY DAMAGED STRUCTURES.

7. DO NOT REMOVE SEDIMENT CONTROL MEASURES UNTIL 60 DAYS AFTER FINAL SITE STABILIZATION HAS OCCURRED.

8. COLLECT TRACKED SOIL FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE. ALL STREETS SHALL BE SWEPT AND CLEARED OF ALL DIRT AND DEBRIS ON A DAILY BASIS.

9. DISCHARGE ALL TRENCH WATER INTO A SETTLING BASIN OR FILTERING DEVICE PRIOR TO RELEASE INTO STORM SEWER OR STREAM.

10. PROTECT STORM SEWER SECTION BASINS FROM RUN-OFF WITH FABRIC PER WDNR TECH STD 1060.

11. PREVENT OVERLAND FLOW FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALE OR SILT FENCE PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.

13. APPLY TEMPORARY SEED IN AREAS WHERE LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD OF 30-DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN A YEAR. PERMANENT SEEDING AND STABILIZATION SHOULD BE APPLIED WITHIN A WEEK OF FINAL GRADE BEING ESTABLISHED.

14. CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHOULD ALSO BE SUSPENDED IF PONDED WATER IS PRESENT, OR THERE IS POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

15. ALL LAND DISTURBANCE AND STABILIZATION FOR THIS PROJECT WILL OCCUR BETWEEN APRIL 15TH AND SEPTEMBER 15TH. WARM SEASON SEEDING CAN BE USED DURING THIS TIME FRAME. SHOULD SEEDING NEED TO BE COMPLETED AFTER NOVEMBER 15TH, A DORMANT SEED MUST BE USED. ALL SEEDING APPLICATION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1059. USE WISDOT SEEDING MIXTURE NO. 30 UNLESS OTHERWISE NOTED AND APPLY AT A RATE OF 2 LBS PER 1000 SQ. FT.

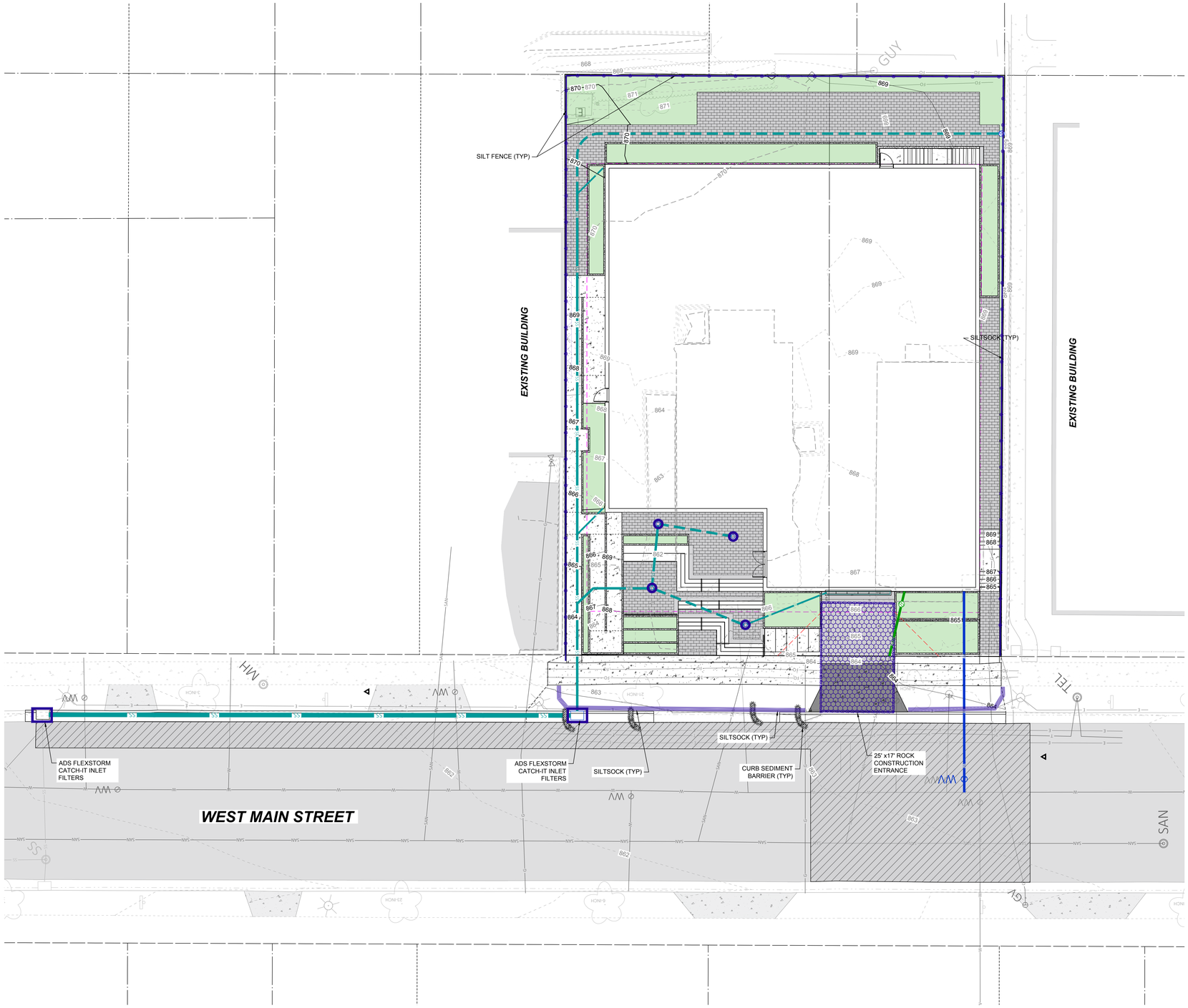
16. SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN THE NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).

17. ANY CHANGES TO THIS EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED THROUGH THE PROJECT ENGINEER AND CITY.

18. TOPSOIL AREAS DISTURBED WITH THIS PROJECT THAT WILL NOT BE STABILIZED WITH EROSION MATTING SHALL BE MULCHED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058).

LEGEND

- ROCK CONSTRUCTION ENTRANCE — 5 / C502
- SILTSOCK — 2 / C502
- CURB INLET SEDIMENT BARRIER — 4 / C502
- SILT FENCE — 3 / C502
- ADS FLEXSTORM CATCH-IT INLET FILTERS
- ADS FLEXSTORM CATCH-IT INLET FILTERS — 6 / C502



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KEY PLAN

NOT TO SCALE

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

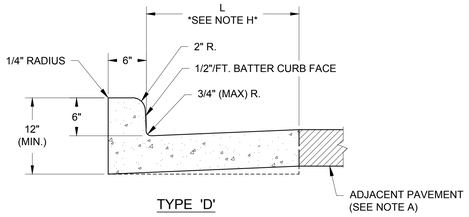
SHEET NAME
EROSION CONTROL PLAN

C400

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024



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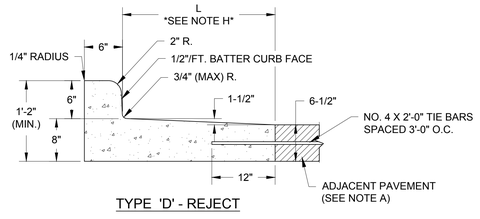

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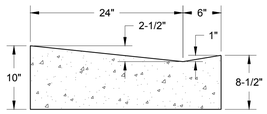
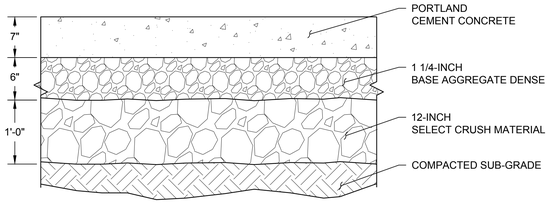


TYPE 'X'

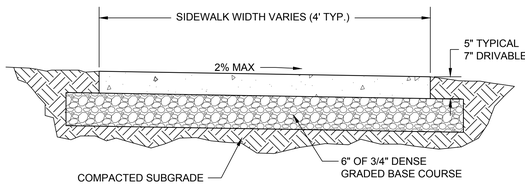
GENERAL NOTES:

A. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
B. EXPANSION JOINTS SHALL BE PLACED TRANSVERSALLY AT RADIUS POINTS ON CURVES OF RADIUS OF 200' OR LESS, AT ANGLE POINTS, 3' FROM OUTSIDE EDGE OF STORM SEWER INLETS OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS A CURB AND GUTTER AT THAT STATION AND BE 1/2" THICK.
C. IN ALL CASES, CONCRETE CURB AND GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE OF AT LEAST 6" IN DEPTH.
D. NO DOWELS SHALL BE PLACED BETWEEN THE BACK OF CURB AND ABUTTING CONCRETE PAVEMENT/SIDEWALKS.
E. CURB SHALL BE BACKFILLED AFTER ACHIEVING REQUIRED STRENGTH AND BEFORE PLACING ABUTTING PAVEMENT OR BASE COURSE.
F. NO EXPANSION JOINTS ARE TO BE USED FOR CURB AND GUTTER REPLACEMENT.
G. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
H. 18-INCH CURB AND GUTTER: L = 1'-0"
30-INCH CURB AND GUTTER: L = 2'-0"
CURB TYPE AS LISTED IN THE PLANS

1 / C500 CONCRETE CURB AND GUTTER (NTS)



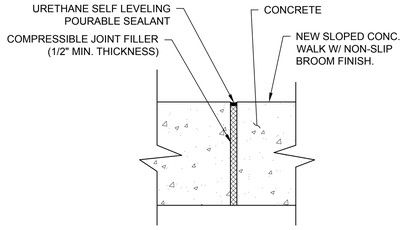
2 / C500 CONCRETE PAVEMENT CROSS SECTION (NTS)



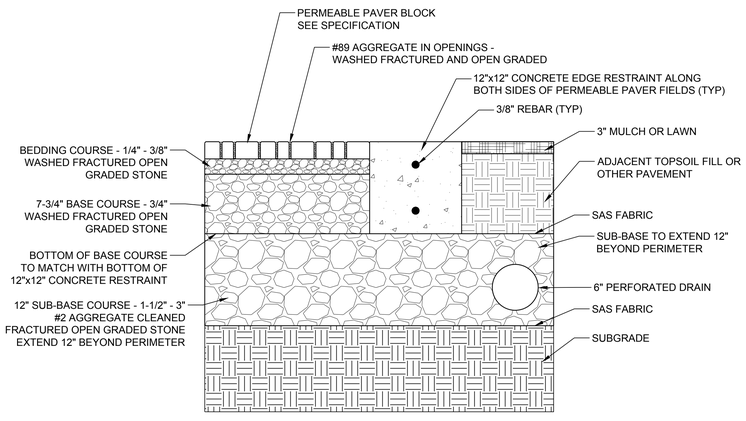
TYPICAL SECTION

NOTES:
1. PROVIDE EXPANSION JOINT EVERY 30' MINIMUM (SEE DETAIL 4/C500).
2. TOOL CONTROL JOINTS
3. WHERE SIDEWALK IS PLACED AGAINST THE BUILDING AND/OR BUILDING FOUNDATION, INSTALL PREFORMED FILLER AND SEAL WITH POURABLE SEALANT.

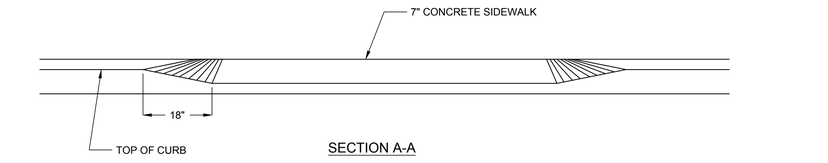
3 / C500 CONCRETE SIDEWALK CROSS SECTION (NTS)



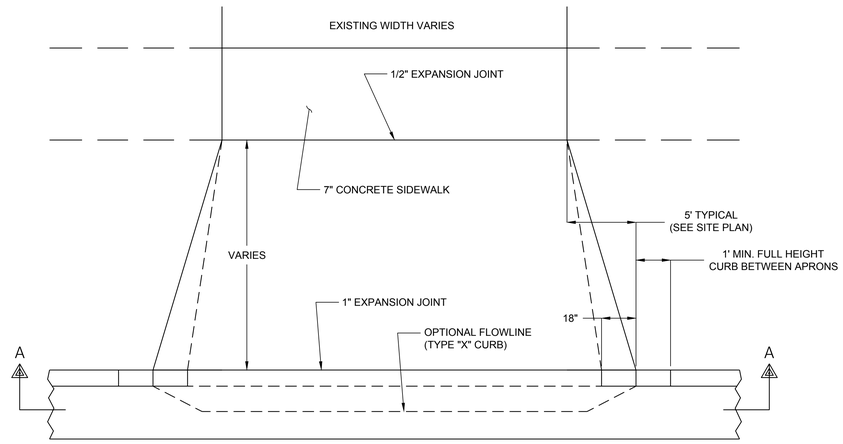
4 / C500 CONCRETE EXPANSION JOINT (NTS)



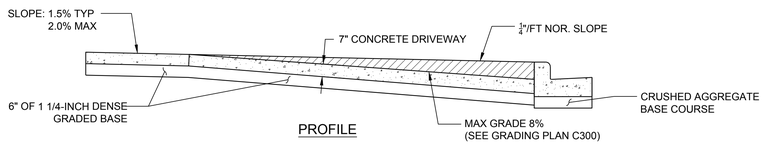
5 / C500 PERMEABLE PAVERS (NTS)



SECTION A-A

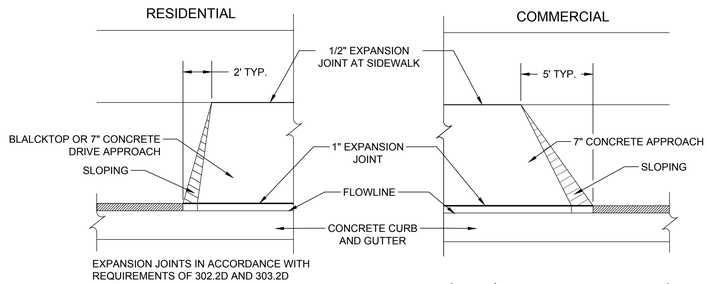


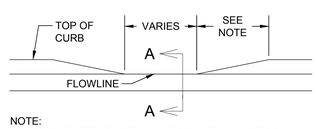
PLAN



PROFILE

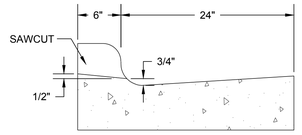
6 / C500 COMMERCIAL DRIVE DETAIL (NTS)





NOTE:
12" TO 18" TAPER FOR STANDARD DRIVEWAY APPROACH
18" TO 24" TAPER FOR STANDARD RAMP

TYPICAL CURB CUT TAPER



DRIVEWAY SECTION TYPE 'A'
CONCRETE CURB AND GUTTER

SECTION A - A

GENERAL NOTE:
IF THE CURB CUT IS NOT CONSTRUCTED WITH THE INITIAL CURB AND GUTTER CONSTRUCTION, THE CURB CUT CAN BE MADE BY REMOVING AND REPLACING THE ENTIRE CURB AND GUTTER SECTION OR BY SAWCUTTING THE EXISTING CURB HEAD BY MEANS OF A SPECIAL SAW DESIGNED TO MEET THE DETAILS ABOVE FOR MADISON STANDARD CURB CUTS.

ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE APPROACH OR SIDEWALK, WHICHEVER IS THICKER.

7 / C500 CURB CUT DETAIL (NTS)

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REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
CONSTRUCTION DETAILS

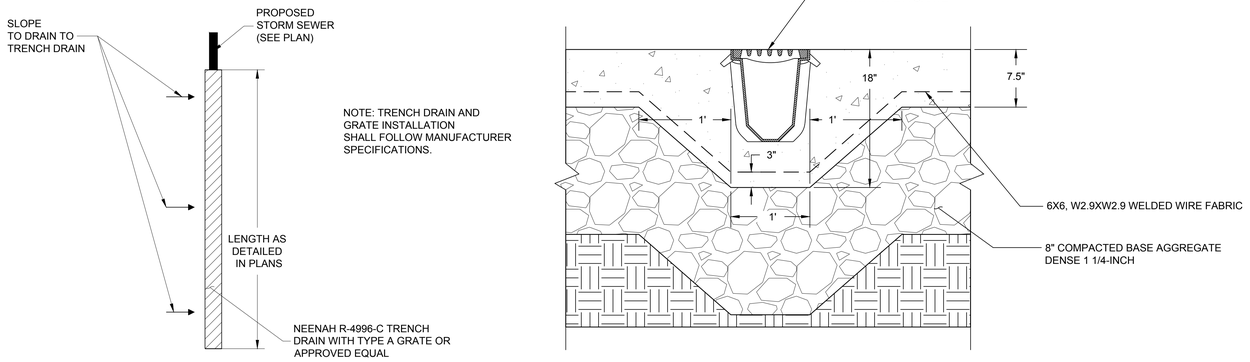
C500

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

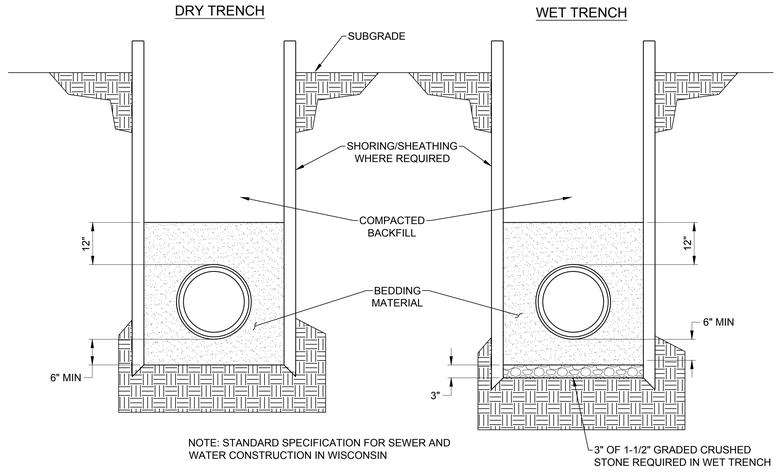
DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

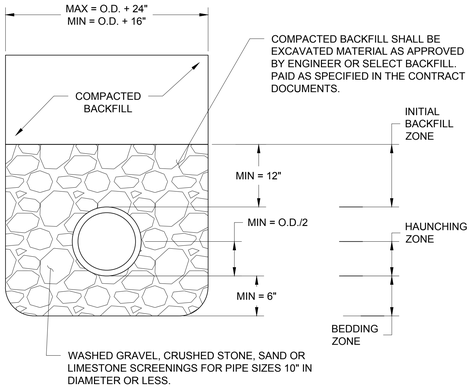
3/22/2024 9:36:59 AM



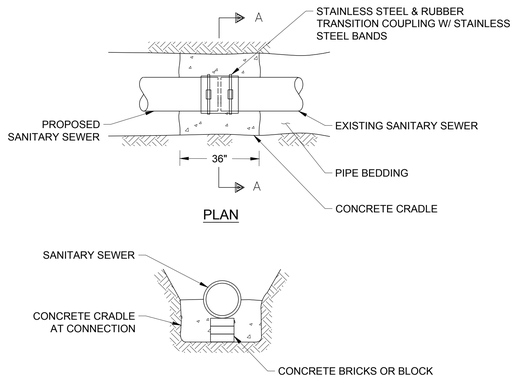
1 / C501 TRENCH DRAIN (NTS)



4 / C505 STANDARD UTILITY TRENCH SECTION (NTS)



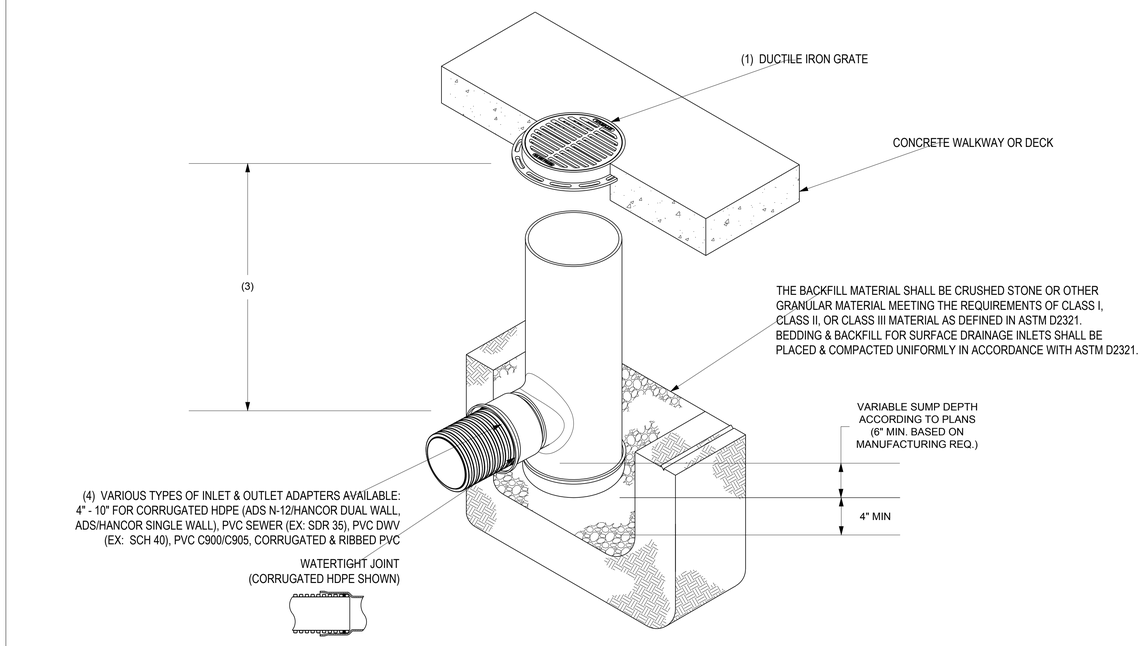
2 / C501 PIPE BEDDING DETAIL (NTS)



NOTE:
EACH PIPE SHALL BE SUPPORTED W/ CONCRETE
BRICKS SO THE INVERT OF THE NEW PIPE MATCHES
THE INVERT OF THE EXISTING PIPE.

3 / C501 SANITARY SEWER CONNECTION DETAIL (NTS)

NYLOPLAST 10" DRAIN BASIN: 2810AG _ _ X



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" -10").

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DATE 6-25-18			
APPD BY NMH	PROJECT NO./NAME	TITLE	10 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 6-25-18			
DWG SIZE A	SCALE 1:12 SHEET 1 OF 1	DWG NO. 7001-110-273	REV F

5 / C501 ADS 10-INCH DRAIN BASIN INLET DETAIL (NTS)

3/22/2024 9:36:59 AM

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REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

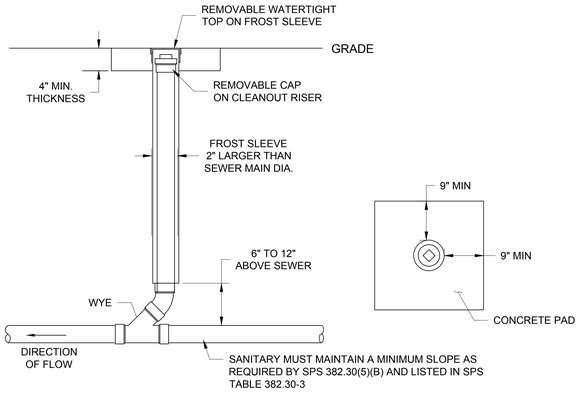
SHEET NAME
CONSTRUCTION DETAILS

C501

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024



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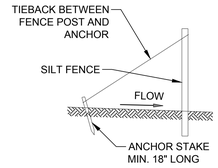

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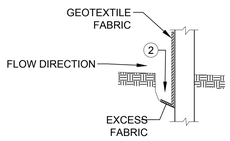

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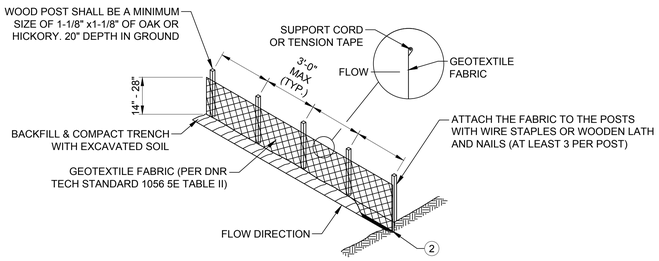
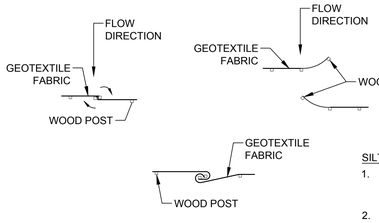


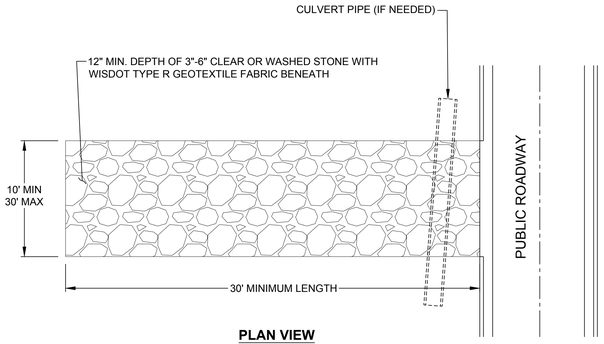


OVERLAPPING DETAILS

SILT FENCE NOTES:

1. SILT FENCE IS NOT INTENDED FOR USE IN CONTROLLING RUNOFF IN SWALES, DITCHES, OR OTHER PLACES OF CONCENTRATED FLOW.
2. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL. AT LEAST 8" OF GEOTEXTILE FABRIC SHALL BE EMBEDDED.
3. SILT FENCE SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

3 / C502 SILT FENCE DETAIL (NTS)

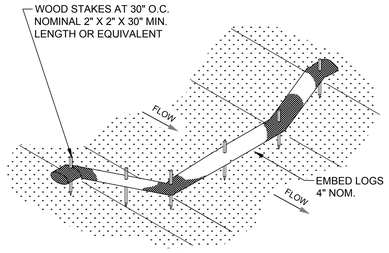


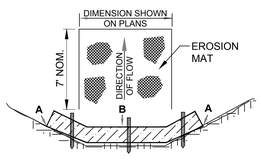
PLAN VIEW

TRACKING PAD NOTES:

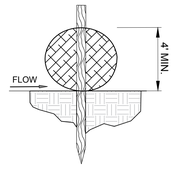
A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING SITE.
B. FILTER FABRIC SHALL BE PLACED UNDER THE STONE TO STOP MUD MIGRATION THROUGH THE AGGREGATE.
C. STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE SOIL.
D. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR SIMILAR PRACTICES.

5 / C502 ROCK CONSTRUCTION ENTRANCE (NTS)





PROFILE VIEW

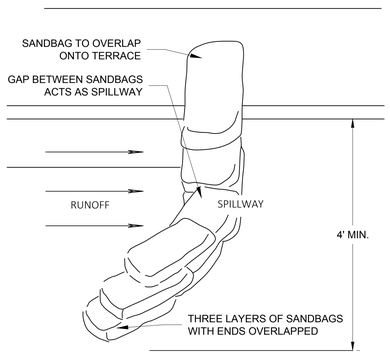


WOOD STAKE DETAIL

TEMPORARY DITCH CHECK NOTES:

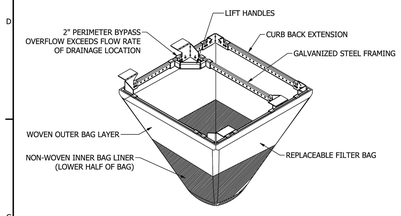
A. FOR SCOUR PROTECTION USE EROSION MAT FOR CHANNEL LINING. LAP MAT UNDER UPSTREAM EROSION LOG AND SECURE FABRIC WITH WOOD STAKES AT 3-FOOT INTERVALS.
B. POINTS A SHOULD BE HIGHER THAN POINT B (PROFILE VIEW)

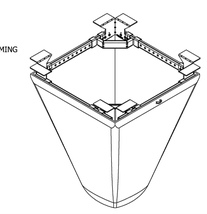
2 / C502 SILTSOCK INSTALLATION DETAIL (NTS)

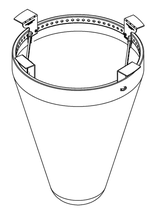


4 / C502 CURB SEDIMENT BARRIER DETAIL (NTS)

ADS FLEXSTORM CATCH-IT (HYBRID) INLET FILTERS
DANE COUNTY LAND AND WATER RESOURCES APPROVED / WI DNR INLET PROTECTION TYPE D-RF







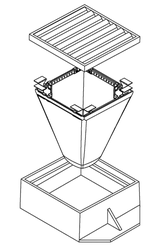
SQUARE/RECTANGULAR CURB INLET FILTER		
Clear Opening Size	P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SCBHB	2.4
Medium: 65" - 96" Perimeter	62MCBHB	3.5
Large: 96.1" - 120.0" Perimeter	62LCBHB	5.0
Extra-Large: 120.1" or Greater Perimeter	62XLCBHB	7.2

SQUARE/RECTANGULAR FILTER FRAME PART NUMBER		
Clear Opening Size	P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SSQHB	2.4
Medium: 65" - 96" Perimeter	62MSQHB	3.5
Large: 96.1" - 120.0" Perimeter	62LSQHB	5.0
Extra-Large: 120.1" or Greater Perimeter	62XLSQHB	7.2

ROUND FILTER FRAME PART NUMBER		
Clear Opening Size	Frame P/N	Minimum Bypass Flow Rate (CFS)
Small: 10.0" - 16.0" Dia.	62SRDHB	1.6
Medium: 16.1" - 24.0" Dia.	62MRDHB	2.7
Large: 24.1" - 36.0" Dia.	62LRDHB	3.8

SPECIFICATIONS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (CuFt)	*Flow Rate (CFS)	TSS Removal Rate
Small	1.6	1.2	82%; Large scale 3rd party testing per ASTM D 7351 using 7% concentration
Medium	2.1	1.7	
Large	3.8	2.7	
Extra Large	4.2	3.6	USDA Sandy Loam
*Filter bag at 50% max solids storage capacity			

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE.
2. CLEAN GRATE LEDGE
3. SET INLET FILTER ON ONTO LOAD BEARING LEDGE OF STRUCTURE.
4. REPLACE GRATE.



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF G90 GALVANIZED STEEL FOR A 5 YEAR SERVICE LIFE RATING.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING, CONFIRMATION OF THE INLET SPECIFICATION, PRECAST/FOUNDRY CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE AN INLET FILTER.
4. ALL FILTERS MEET ASTM D8057 SPECIFICATIONS
5. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM

ALL PRODUCTS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INLET FILTERS, INC.
WWW.ADSPIPE.COM
PH. 1-800-821-6710
"Our reason is water."

SIZE	DATE	DWG NO	REV
C	05/03/2022	ADS FLEXSTORM CATCH-IT (HYBRID)	A
SCALE N/A		SHEET 1 OF 1	

6 / C502 ADS FLEXSTORM CATCH-IT INLET FILTERS (NTS)

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

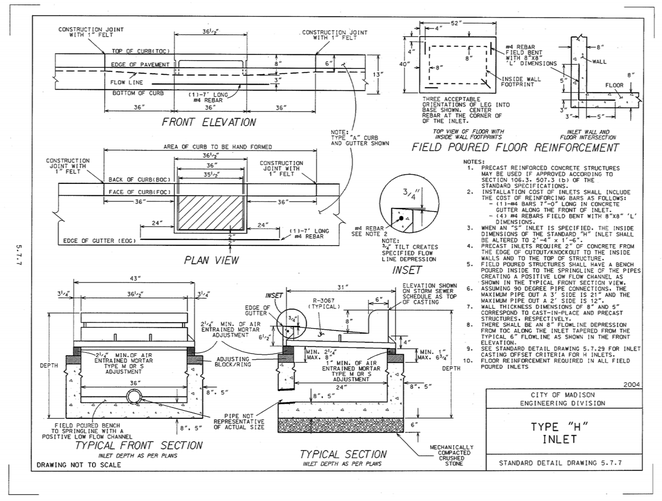
PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
CONSTRUCTION DETAILS

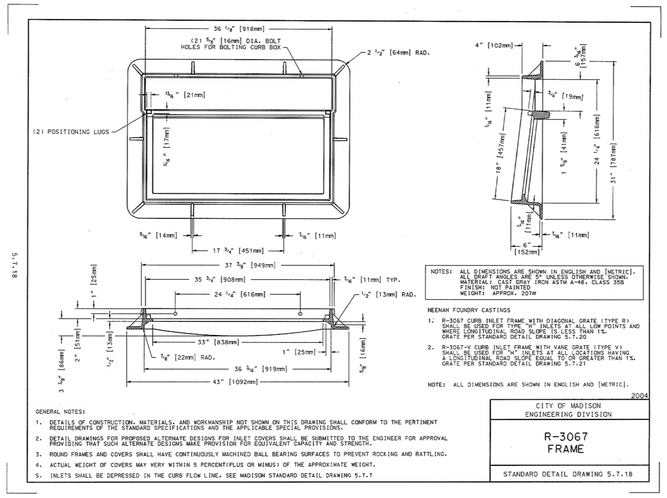
C502

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD
DRAWING SCALE		PAGE FORMAT
SEE SHEET		ARCH E1 (30" X 42")
PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

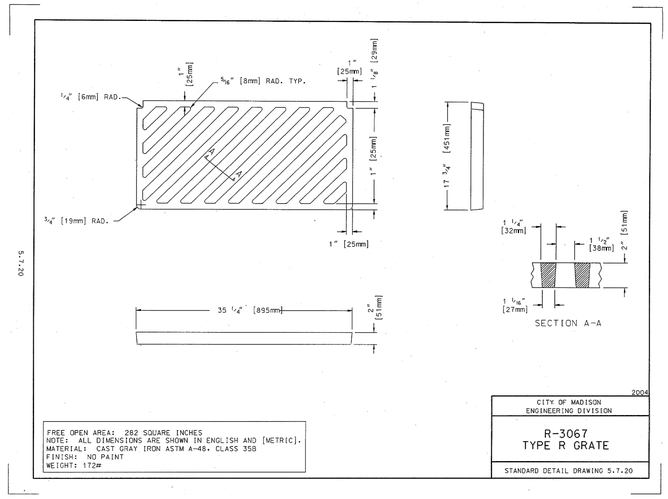
3/22/2024 9:36:59 AM



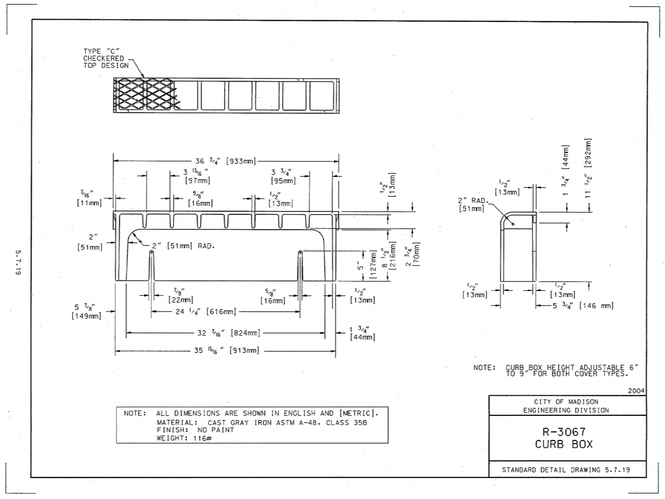
1 / C503 TYPE 'H' INLET DETAIL (NTS)



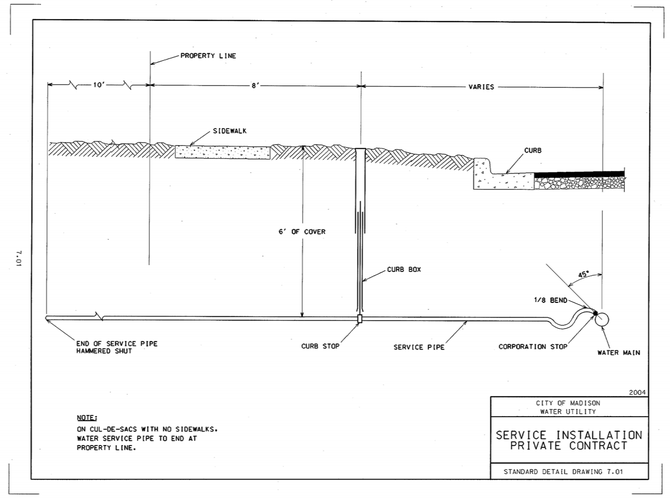
3 / C503 R-3067 FRAME DETAIL (NTS)



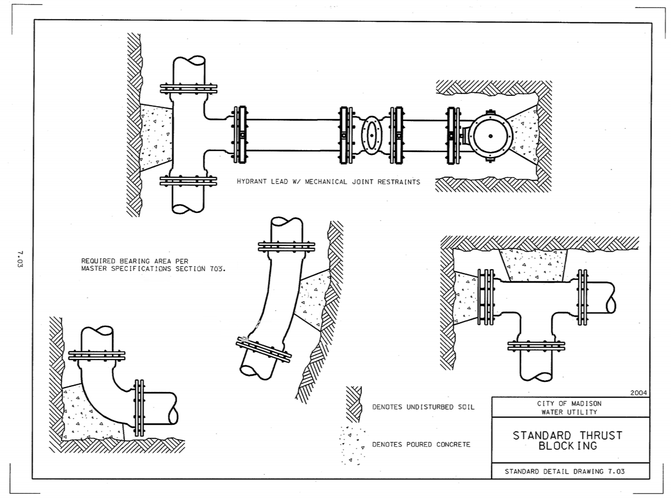
5 / C503 R-3067 TYPE R GRATE DETAIL (NTS)



2 / C503 R-3067 CURB BOX DETAIL (NTS)



4 / C503 WATER SERVICE INSTALLATION DETAIL (NTS)



6 / C503 THRUST BLOCK DETAIL (NTS)

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REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
CONSTRUCTION DETAILS

C503

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE: SEE SHEET
PAGE FORMAT: ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

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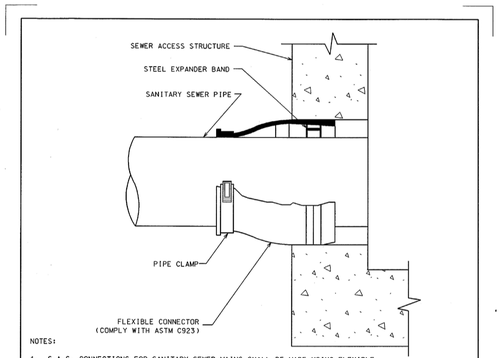


NOTES:

1. S.A.S. CONNECTIONS FOR SANITARY SEWER MAINS SHALL BE MADE USING FLEXIBLE. WATERTIGHT CONNECTIONS SUCH AS KOR-N-SEAL I OR APPROVED EQUAL. UNLESS DIRECTED OTHERWISE BY ENGINEER.

2. ALL STAINLESS STEEL ELEMENTS OF CONNECTOR SHALL BE TOTALLY NON-MAGNETIC SERIES 304 STAINLESS. EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAK-AWAY TORQUE WRENCH AVAILABLE FOR THE PRECAST S.A.S SUPPLIER AND SET FOR 60 - 70 INCH/LBS.

3. THE CONNECTOR SHALL BE INSTALLED IN THE S.A.S. WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

4. THE CONNECTOR SHALL BE OF A SIZE SPECIFICALLY DESIGNED FOR THE PIPE MATERIAL AND SIZE BEING UTILIZED ON THE PROJECT.

5. ALL COSTS SHALL BE CONSIDERED INCIDENTAL TO THE S.A.S. AND/OR PIPE. THE ENGINEER RESERVES THE RIGHT TO REQUIRE A "CONCRETE ENCASEMENT" CONNECTION AT NO ADDITIONAL EXPENSE IN THE EVENT OF DESIGN CHANGE.

6. FLEXIBLE- WATERTIGHT CONNECTIONS SHALL ALSO BE USED AS REQUIRED FOR STORM SEWER CONNECTIONS.

2004

CITY OF MADISON
ENGINEERING DIVISION

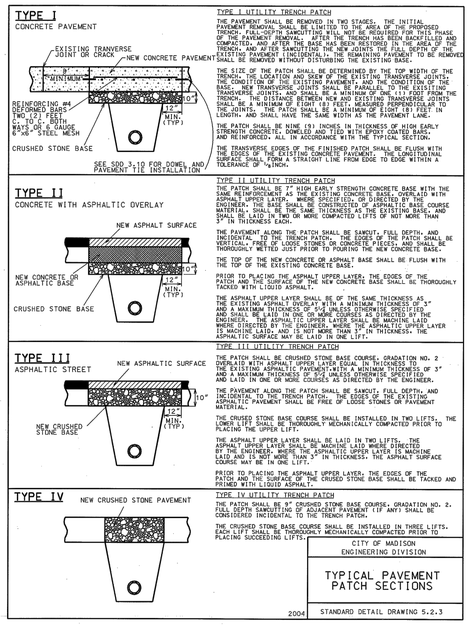
FLEXIBLE PIPE TO S.A.S. CONNECTOR

STANDARD DETAIL DRAWING 5.7.31

5.7.31

1 / C504 FLEXIBLE PIPE TO S.A.S. CONNECTION DETAIL

(NTS)



5.2.3

2 / C504 PAVEMENT PATCHING DETAIL

(NTS)

3/22/2024 9:36:59 AM

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PROJECT

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SHEET NAME
CONSTRUCTION DETAILS

C504

DRAWN BY	REVIEWED BY	APPROVED BY
SMR	DAD	DAD

DRAWING SCALE	PAGE FORMAT
SEE SHEET	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	04/04/2024

City of Madison Fire Department

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

Project Address: 519 & 521 W Main Street, Madison WI 53703

Contact Name & Phone #: Fed Novikov (347) 781-2214

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☐ Yes	☐ No	☒ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☐ No	☒ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ 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.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
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?	☐ Yes	☒ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☒ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☒ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) **Is the fire lane at least 26' wide for at** least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) **Is there at least 40' between a hydrant and the building?**	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
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?	☒ Yes	☐ No	☐ 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 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

4/5/2024 1:29:45 PM

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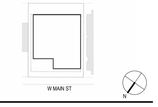

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

C701

DRAWN BY	REVIEWED BY	APPROVED BY
FN	YS	YS

DRAWING SCALE	PAGE FORMAT
PER EACH DRAWING	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	1	04/08/2024

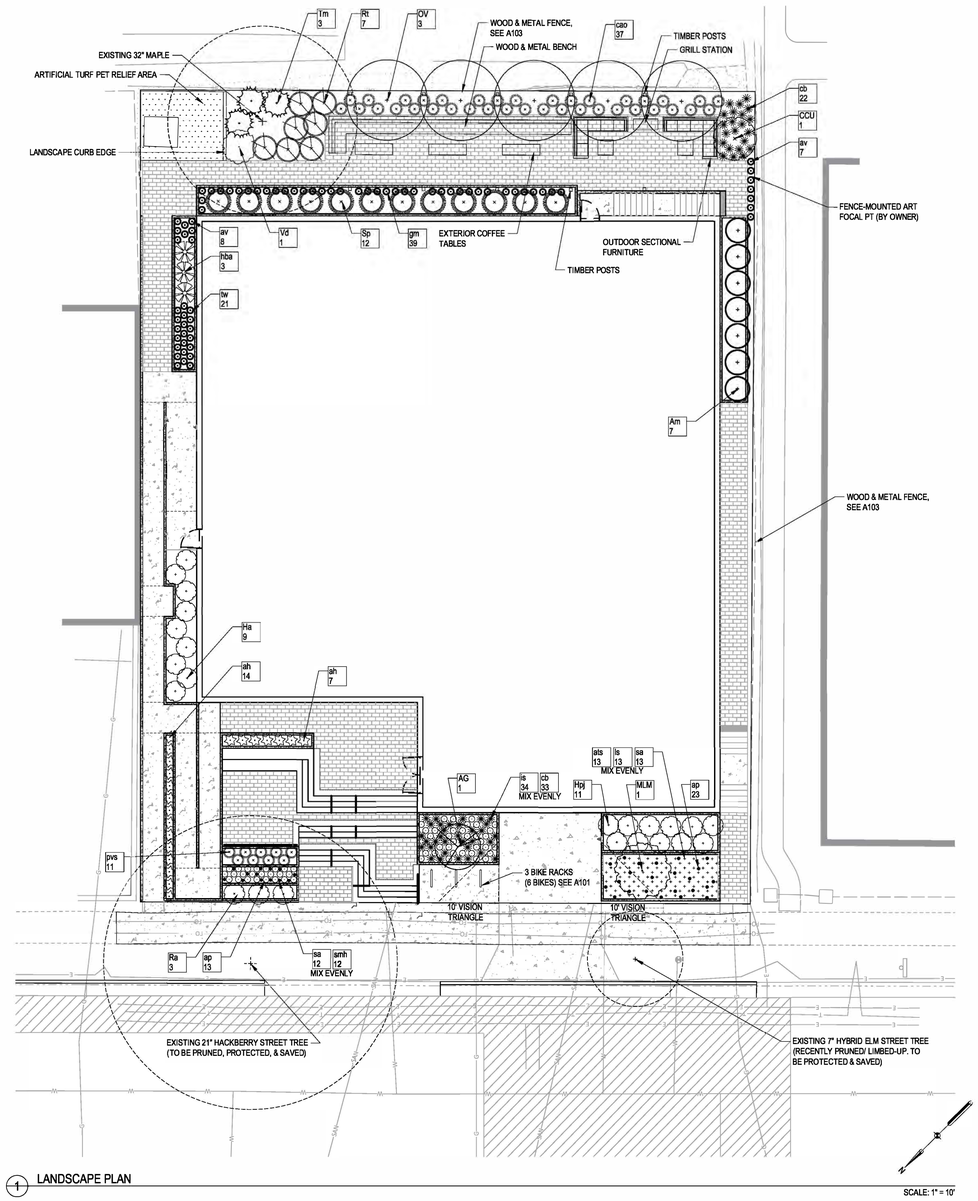
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY	COMMENTS	PT VALUE	CANOPY SPREAD
	SHADE TREES							
OV	*Ostrya virginiana*	Ironwood	2" Cal. BB	SEE PLAN	5	Prune lower limbs up to 6' clear	35	15'
	ORNAMENTAL TREES							
AG	*Amelanchier x grandiflora 'Robin Hill'*	Robin Hill Serviceberry	8' HT Cont/BB	SEE PLAN	1	Single stem, prune lower limbs up to 4' clear	15	12'
CCU	*Carpinus caroliniana 'J.N. Upright'*	Firespire Musclewood	6' HT Cont/BB	SEE PLAN	1	Specimen clump form, minimum 3 trunks	15	8'
MLM	*Magnolia x loebneri 'Leonard Messel'*	Leonard Messel Magnolia	7' HT Cont/BB	SEE PLAN	1	Multi-stem tree	15	20'
	DECIDUOUS SHRUBS							
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	42" Ht. BB/Cont	SEE PLAN	7		3	
Hg	*Hydrangea arborescens 'Abetwo'*	Incredibal smooth hydrangea	#5 Container	48" O.C.	9			
Hpj	*Hydangea paniculata 'Jane'*	Little Lime Hydrangea	#5 Container	SEE PLAN	11		3	
Ra	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrand Sumac	#5 Container	SEE PLAN	3		3	
Rt	*Rhus typhina 'Bailtiger'*	Tiger Eyes Staghorn Sumac	42" Ht. BB/Cont	SEE PLAN	7		3	
Sp	*Syringa patula 'Miss Kim'*	Miss Kim Lilac	42" Ht. BB/Cont	SEE PLAN	12		3	
Vt	*Viburnum dentatum 'Little Joe'*	Little Joe Arrowwood Viburnum	42" Ht. BB/Cont	SEE PLAN	1		3	
							3	
	EVERGREEN SHRUBS							
Tm	*Taxus x media 'Densiformis'*	Densi Yew	#5 Container	SEE PLAN	3		4	
	ORNAMENTAL GRASSES							
cao	*Calamagrostis x acutiflora 'Overdam'*	Feather Reed Grass	#1 Container	SEE PLAN	37		2	
cb	*Carex. brevior*	Plains Oval Sedge	#1 Container	18" O.C.	55		2	
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#1 Container	30" O.C.	11		2	
sa	*Sesleria autumnalis*	Autumn Moor Grass	#1 Container	18" O.C.	25		2	
	PERENNIALS & GROUNDCOVERS							
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	24" O.C.	21		2	
ap	*Allium 'Purple Sensation'*	Purple Sensation Ornamental Onion	12 cm bulb	SEE PLAN	36	interplant in other perennial species per plan	2	
ats	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	#1 Container	18" O.C.	13		2	
av	*Alchemilla vulgaris*	Lady's Mantle	#1 Container	18" O.C.	15		2	
gm	*Geranium macrorrhizum 'Bevan's Variety'*	Bevan's Bigroot Geranium	#1 Container	18" O.C.	39		2	
hba	*Hosta 'Blue Angel'*	Blue Angel Hosta	#3 Container	SEE PLAN	7		2	
is	*Iris siberica*	Siberian Iris	#1 Container	18" O.C.	34		2	
ls	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	#1 Container	18" O.C.	13		2	
tw	*Tiarella wherryi*	Wherry's Foamflower	#1 Container	18" O.C.	21		2	
	GREEN ROOF PLUGS							
	Achillea millefolium 'Summer Berries'	Summer Berries Yarrow	3-1/4" Container		110	interplant in sedum mat		
	Allium cernuum	Nodding Wild Onion	3-1/4" Container		110	interplant in sedum mat		
	Allium schoenoprasum	Common Chives	3-1/4" Container		110	interplant in sedum mat		
	Allium tanguticum `Summer Beauty`	Summer Beauty Globe Lily	3-1/4" Container		110	interplant in sedum mat		
	Bouteloua curtipendula	Side Oats Grama	3-1/4" Container		110	interplant in sedum mat		
	Delosperma x `Kelaidis`	Mesa Verde Ice Plant	3-1/4" Container		110	interplant in sedum mat		
	Dianthus x `Firewitch`	Firewitch Pink	3-1/4" Container		110	interplant in sedum mat		
	Opuntia humifusa	Prickly Pear	3-1/4" Container		110	interplant in sedum mat		
	Penstemon digitalis `Huskers Red`	Beard-tongue	3-1/4" Container		110	interplant in sedum mat		
	Penstemon hirsutus	Hairy Beardtongue	3-1/4" Container		110	interplant in sedum mat		
	Schizachyrium scoparium `Little Arrow`	Little Arrow Little Bluestem	3-1/4" Container		110	interplant in sedum mat		
	Talinum calycinum	Fame Flower	3-1/4" Container		110	interplant in sedum mat		

For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	13,210	SF
Building Footprints	7,650	SF
Development Area Minus Building Footprints	**5,560**	**SF**
Five (5) acres:	217,800	SF
First five (5) developed acres:	**93**	**points**
Remainder of developed area over 5 acres:	-212,240.00	SF
Total landscape points required:	**93**	**points**

General Site, Foundation, Screening

			Exist. Credits	New/Proposed Landscape	
Plant Type/Element	**Min. Size at installation**	**Points**	**QTY.**	**QTY.**	**Points Achieved**
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			0
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0
Ornamental tree	1 1/2 inch caliper	15		8	120
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3		50	150
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4		3	12
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2		291	582
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft			
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			
Subtotals			0		
				General Site/Foundation Total	**864**



1 LANDSCAPE PLAN

SCALE: 1" = 10'

SHEET NOTES

A. ALL PLANTING BEDS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVED 3" MIN. DEPTH MULCH.

B. SEE SOIL PREPARATION SPECIFICATION FOR PREPARING THE SITE PRIOR TO PLANTING.

C. PRIOR TO INSTALLATION, CONTACT CITY OF MADISON FORESTRY TO COORDINATE CONSTRUCTION OBSERVATION.

D. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266- 4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

E. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.

F. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

G. CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD HOFMANN BHOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

H. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. 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.

I. SEE A110 FOR GREEN ROOF AREA.

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REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEETNAME
LANDSCAPE PLAN

L101

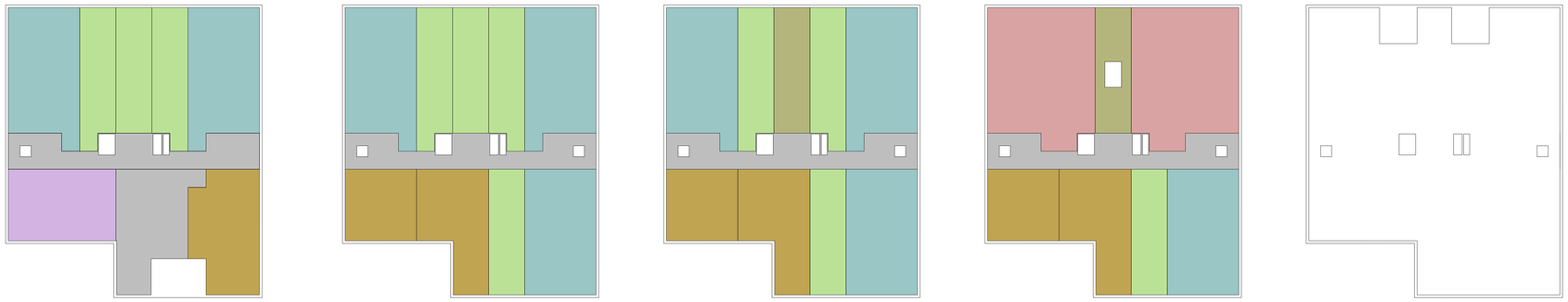
DRAWN BY	REVIEWED BY	APPROVED BY
SAB		

DRAWING SCALE	PAGE FORMAT
PER EACH DRAWING	RCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	0	03/29/2024

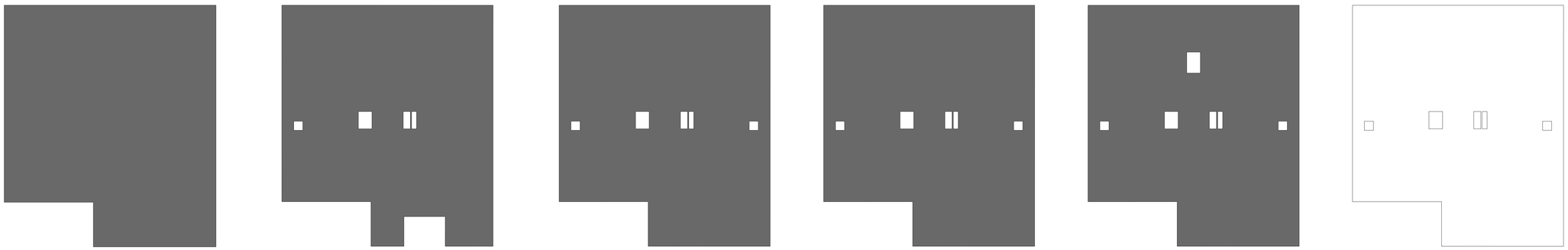
BERNAU
design + landscape architecture

UNIT MIX



TOTAL APARTMENT AREA = 23866 sqft
RETAIL = 850 sqft
TOTAL RENTAL AREA = 24716 sqft

GROSS AREA



TOTAL GROSS AREA
37670 sqft

TABLE OF AREAS

Areas - Vanilla Land Use Application

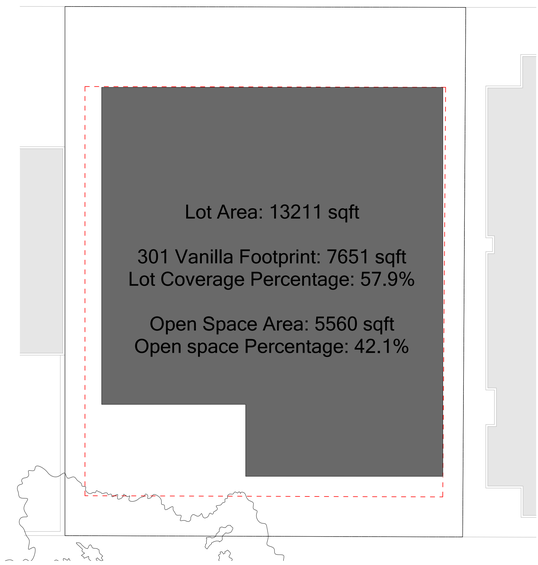
	Unit Type	Variation	Modules / Sqft	GF	2	3	4	QTY / GSF	QTY%	GFA
	3BR	3 BATHS	11 / 1564				2 / 3128	2 / 3128	13.11%	3128
	2 BED	2 BATHS	7 / 1027	2 / 2054	2 / 2054	2 / 2054		6 / 6162	25.82%	9135
		2 BATHS	7 / 991		1 / 991	1 / 991	1 / 991	3 / 2973	12.46%	
	1 BED	2 BATHS	6 / 883	1 / 883				1 / 883	3.70%	4921
		1 BATH	4 / 564		1 / 564	1 / 564	1 / 564	3 / 1692	7.09%	
		1.5 BATH	5 1/2 / 782		1 / 782	1 / 782	1 / 782	3 / 2346	9.83%	
	1 BED - LOFT	1.5 BATH	6 1/2 / 955			1 / 955		1 / 955	4.00%	955
	ALCOVE	1 BATH	3 1/2 / 537	2 / 1074	2 / 1074	2 / 1074		6 / 3222	13.50%	5727
		1 BATH	3 1/2 / 501	1 / 501	2 / 1002	1 / 501	1 / 501	5 / 2505	10.50%	
	TOTAL							**30** / **23866**	**100.00%**	**23866**

	Apartment Area	23866
	Retail	850
	Lobby GF	886
	Circulation	3047
	Voids	47
	Basement Area	7695
	Open Space Area	5560

16%

	Total Rental Area	24716
	Total Gross Area	37670

LOT COVERAGE



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KEY PLAN

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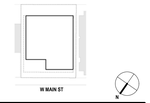

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

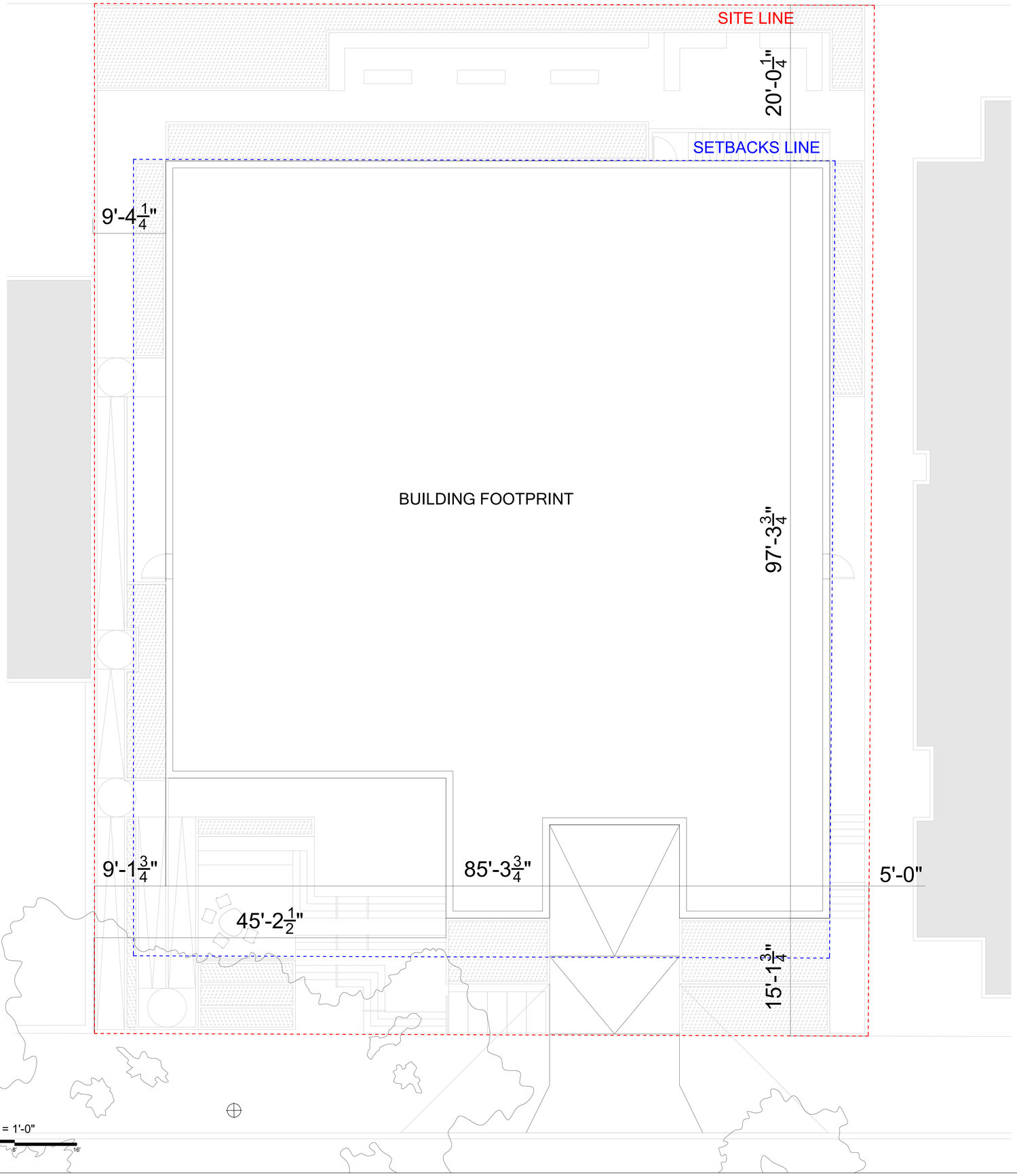
SHEET NAME
Summary

A001

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" = 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



3/22/2024 9:36:59 AM

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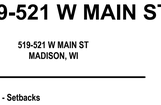

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

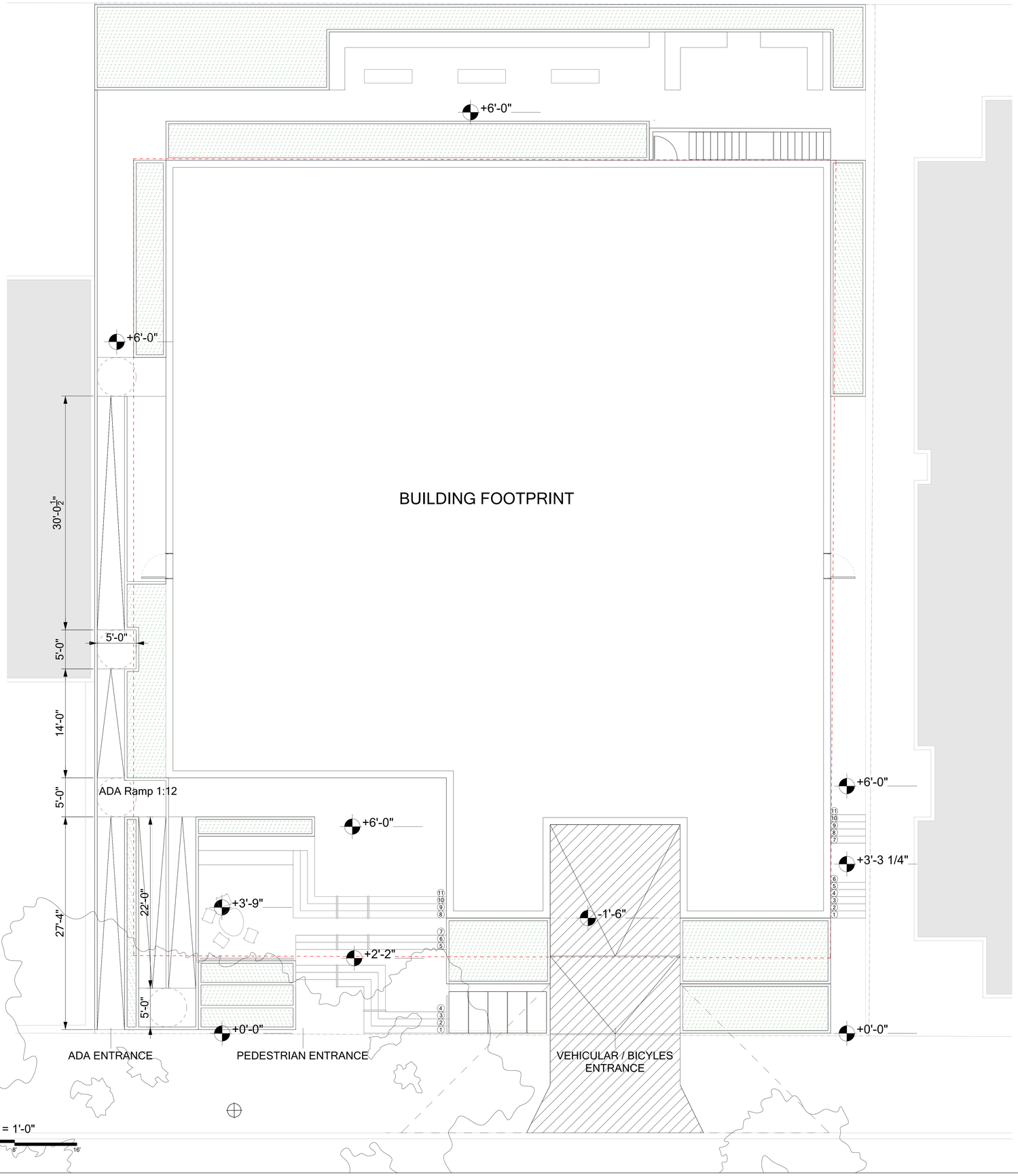
SHEET NAME
Site Plan - Setbacks

A101

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

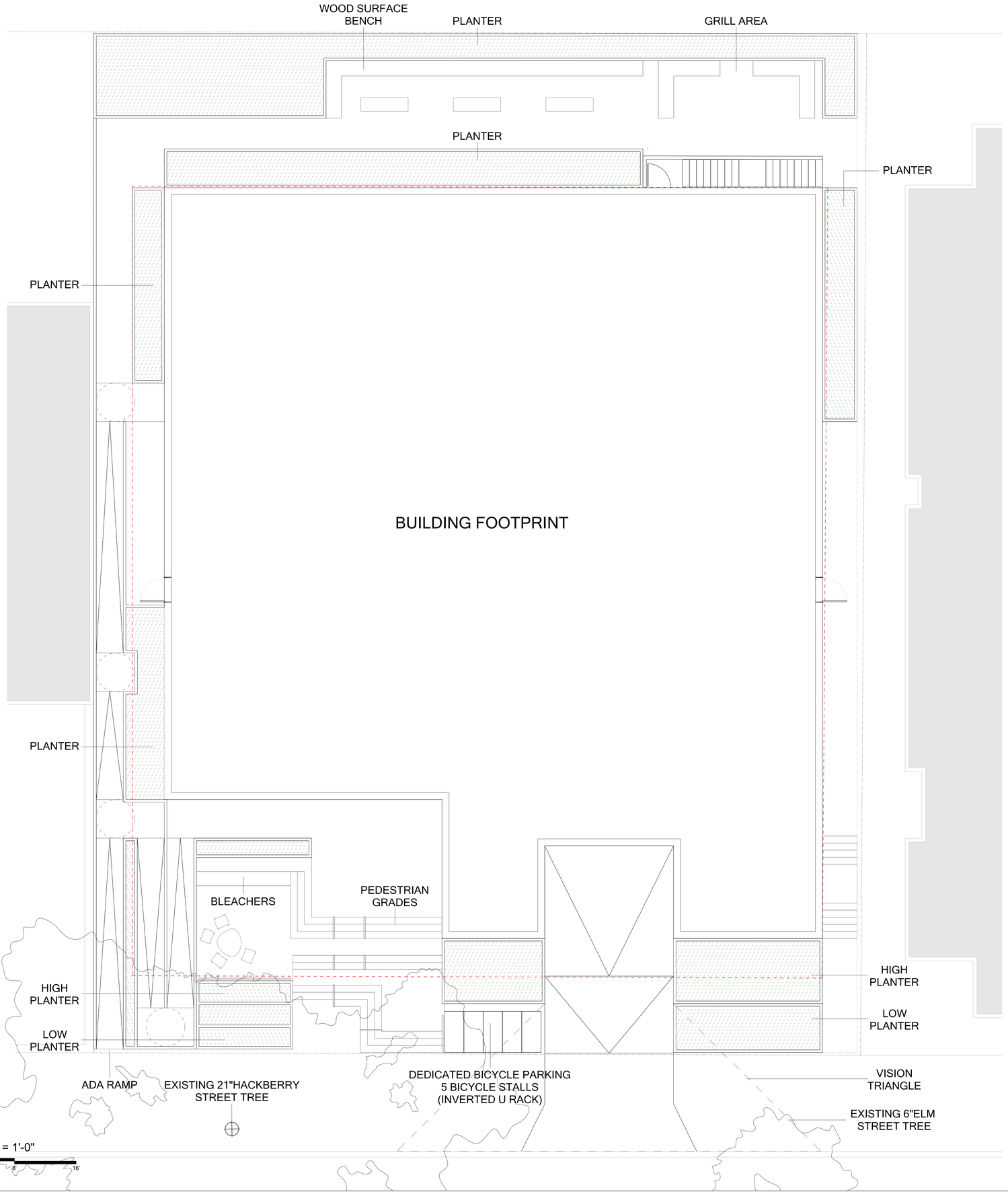
SHEET NAME
Grading Plan - Ground Floor

A102

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Landscape Plan
Ground Floor

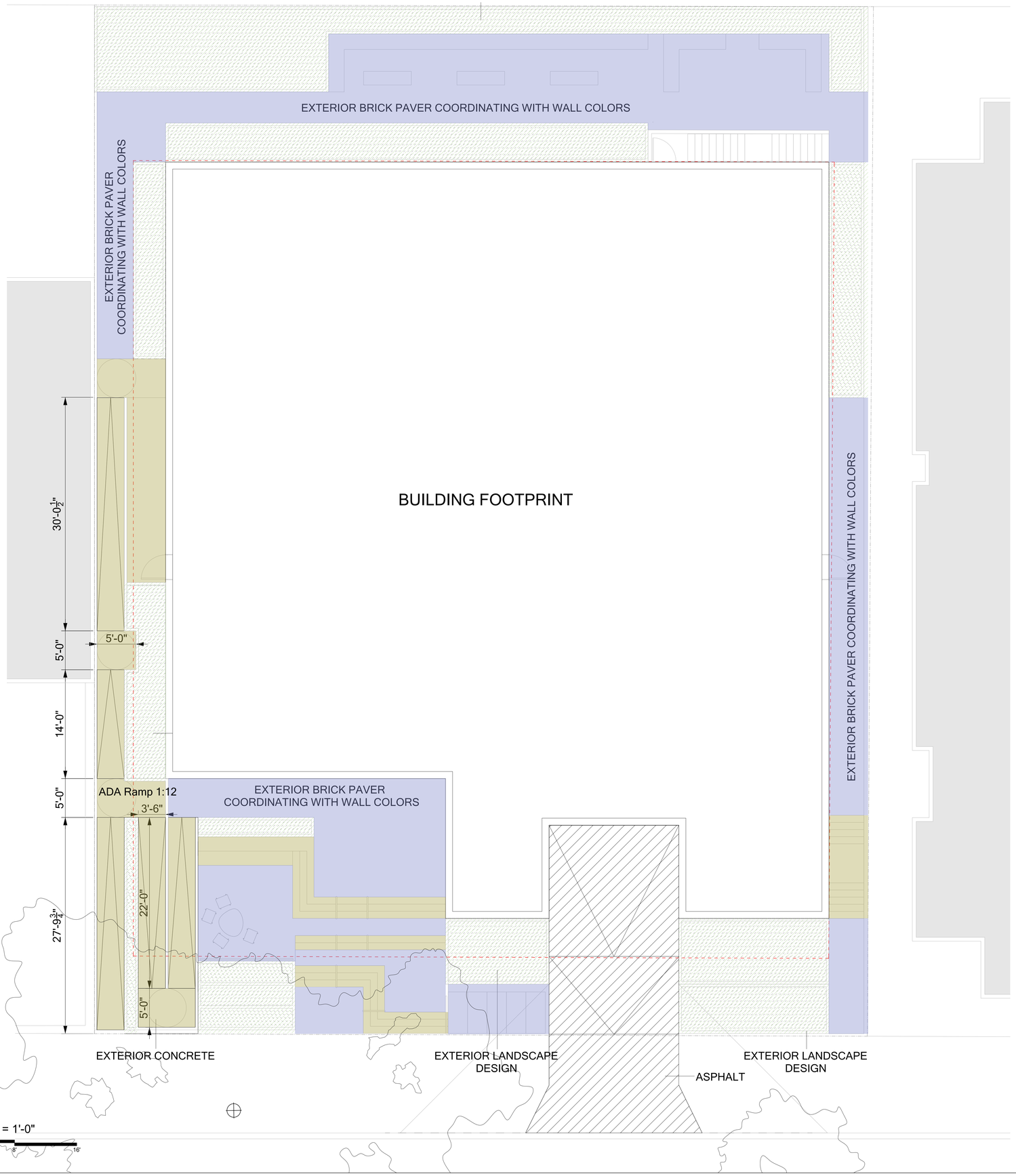
A103

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

EXTERIOR LANDSCAPE DESIGN



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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Site Plan - Ground Floor
Materials and Surfaces

A104

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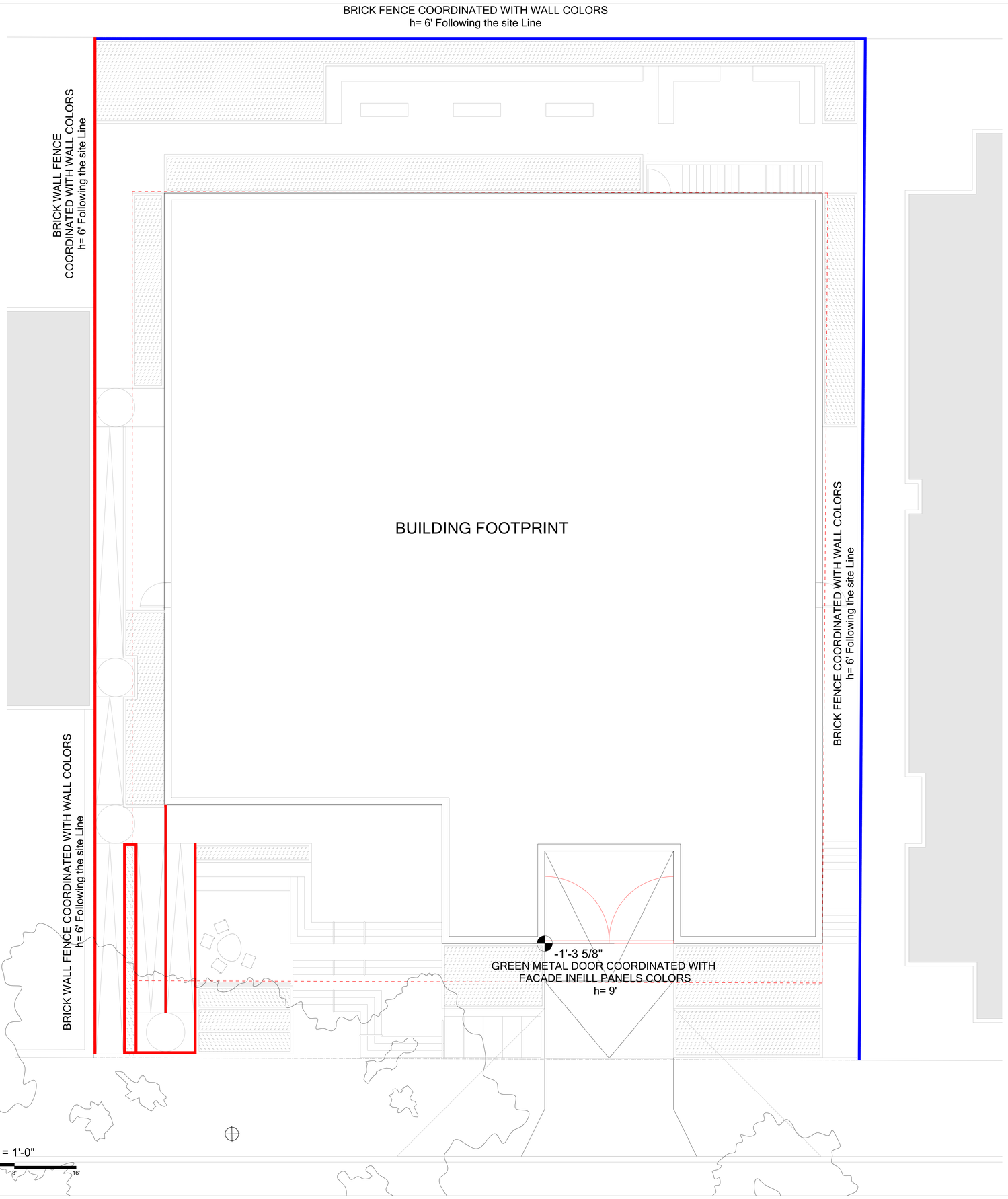
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



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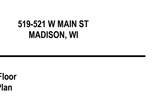

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

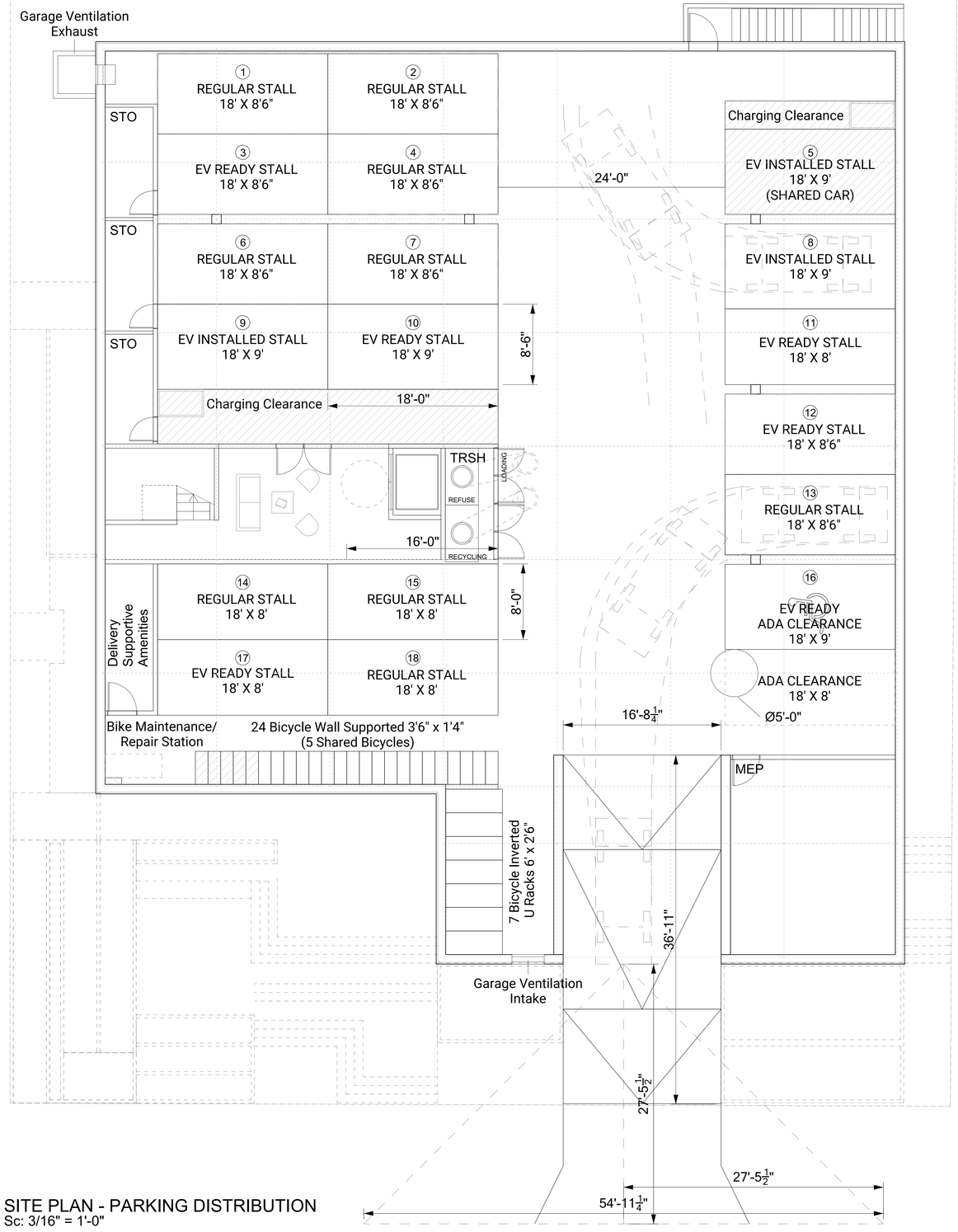
SHEET NAME
Ground Floor
Fences Plan

A105

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



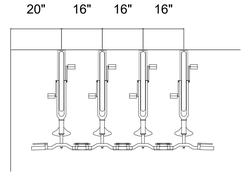
SITE PLAN - PARKING DISTRIBUTION
Sc: 1/16" = 1'-0"

0' 2' 4' 8' 16'

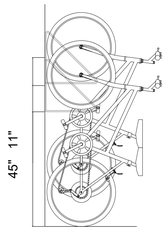
PARKING STALLS TABLE	
VEHICLE STALLS	
REGULAR STALLS	9
EV READY ADA STALLS	1
EV READY STALLS	5
EV INSTALLED STALLS	2
EV INSTALLED STALLS (SHARED)	1
TOTAL STALLS	18
BICYCLE STALLS	
WALL SUPPORTED RACK STALLS	19
INVERTED U RACK STALLS	5
SHARED BICYCLES STALLS	7
TOTAL STALLS	31

BICYCLE RACK STYLE
Sc: 1" - 2'

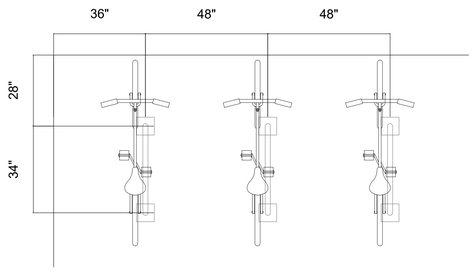
0' 2' 4'



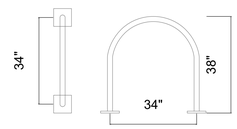
Wall Supported Racks
Plan View



Wall Supported Racks
Side View



"U" Inverted Racks
Plan View



"U" Inverted Racks
Plan & Side View

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KEY PLAN

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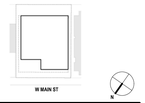

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
Site Plan - Parking Distribution

A106

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR
DRAWING SCALE	PAGE FORMAT	
PER EACH DRAWING	ARCH E1 (30" X 42")	
PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

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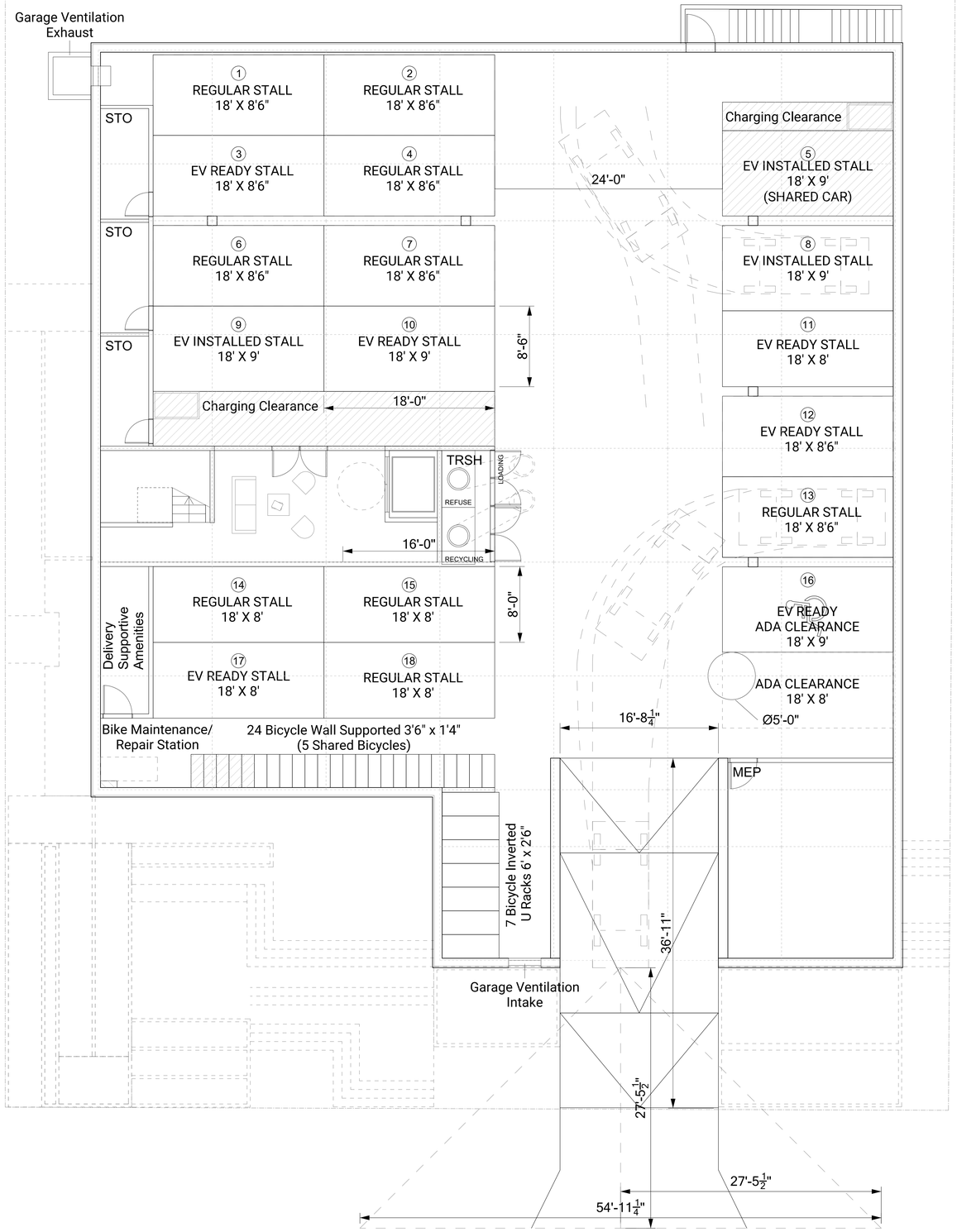

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

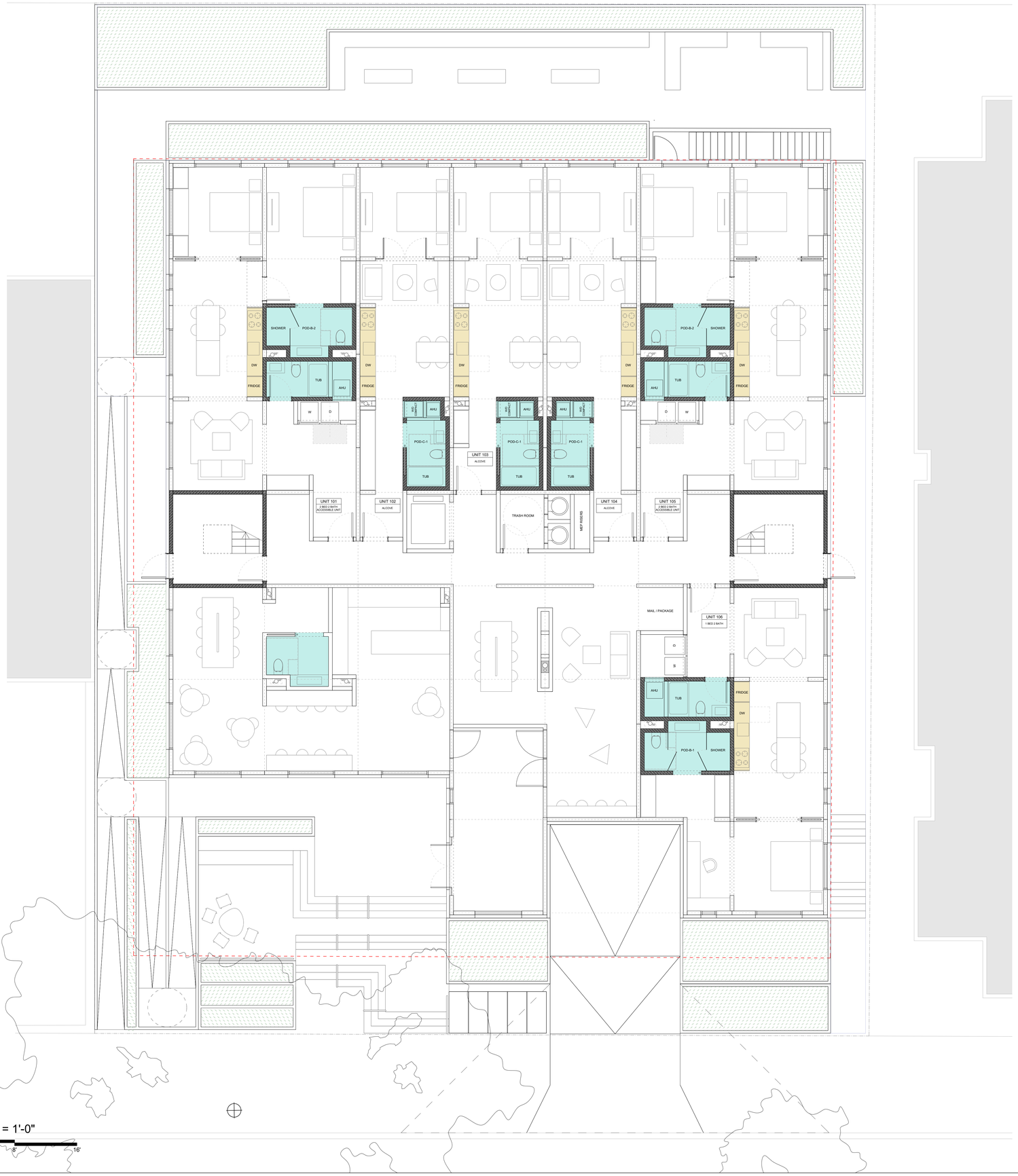
SHEET NAME
Architectural Plan
Basement Floor

A107

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan
Ground Floor

A108

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

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KEY PLAN

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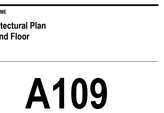

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan
Second Floor

A109

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

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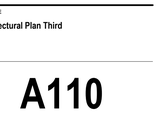

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan Third Floor

A110

DRAWN BY	REVIEWED BY	APPROVED BY
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DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

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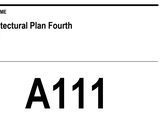

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan Fourth Floor

A111

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DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan Roof Floor

A112

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

MATERIALS	
CO	CONCRETE
BR1	BRICK 1
BR2	BRICK 2
GL	GLASS
MP	METAL PANEL
LM	LOUVERED METAL

3/22/2024 9:36:59 AM

THE NEUTRAL PROJECT

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DBHMS
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KEY PLAN

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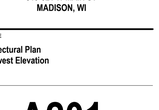

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan
Northwest Elevation

A201

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

MATERIALS	
CO	CONCRETE
BR1	BRICK 1
BR2	BRICK 2
GL	GLASS
MP	METAL PANEL
LM	LOUVERED METAL

3/22/2024 9:36:59 AM

THE NEUTRAL PROJECT

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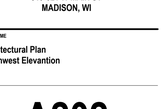

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Architectural Plan
Southwest Elevantion

A202

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

MATERIALS	
CO	CONCRETE
BR1	BRICK 1
BR2	BRICK 2
GL	GLASS
MP	METAL PANEL
LM	LOUVERED METAL

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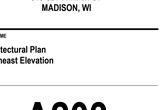

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

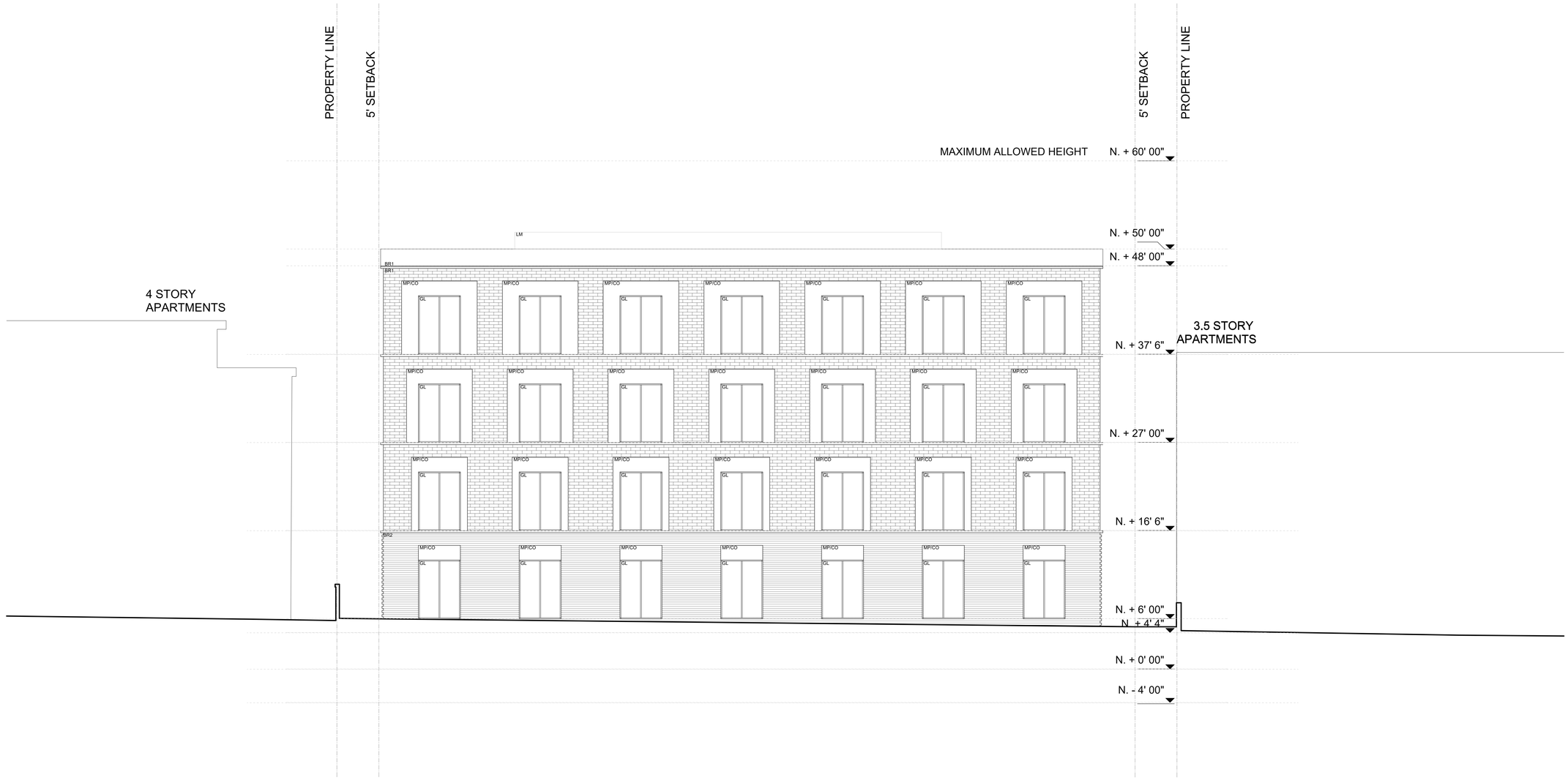
SHEET NAME
Architectural Plan
Southeast Elevation

A203

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

MATERIALS	
CO	CONCRETE
BR1	BRICK 1
BR2	BRICK 2
GL	GLASS
MP	METAL PANEL
LM	LOUVERED METAL

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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

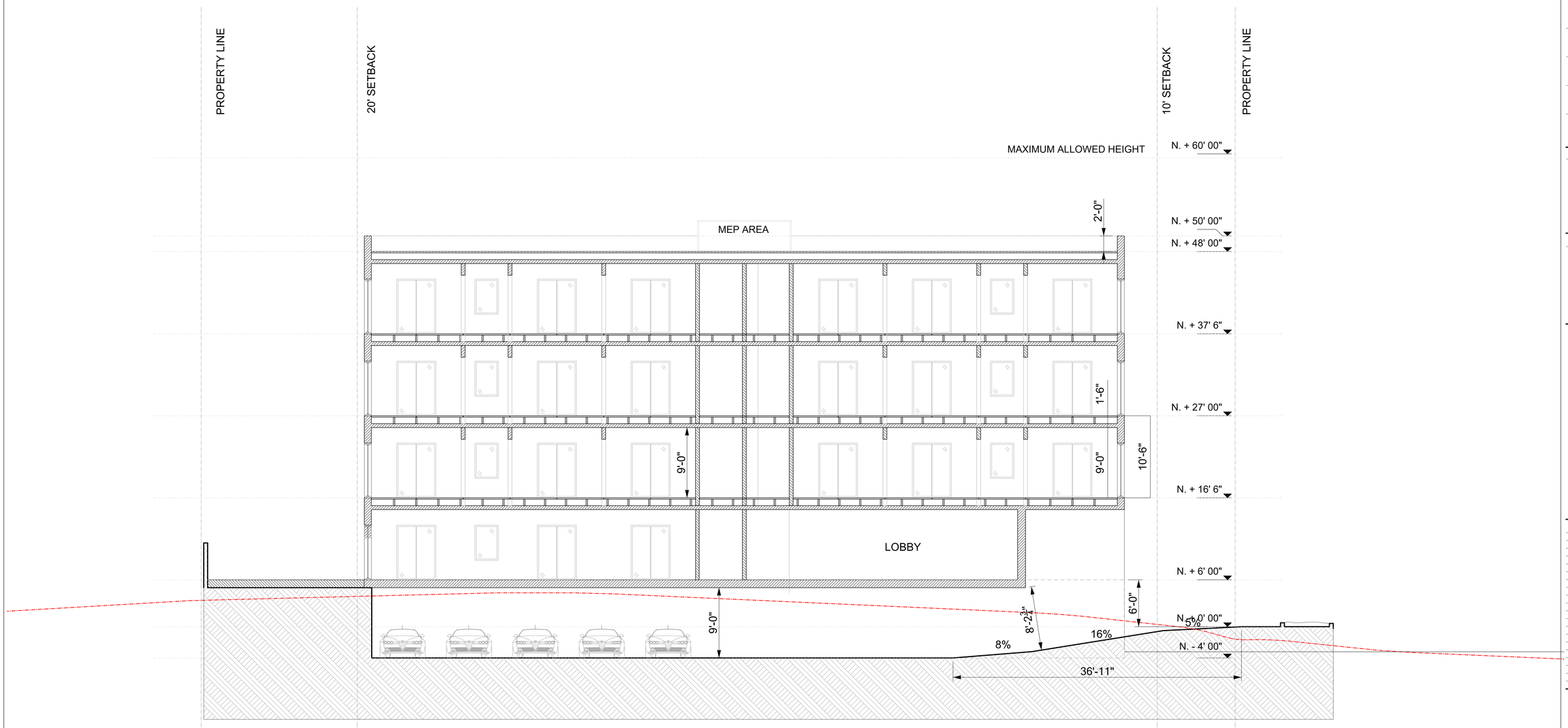
SHEET NAME
Architectural Plan
Northeast Elevation

A204

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



Sc: 3/16" = 1'-0"

0' 2' 4' 8' 16'

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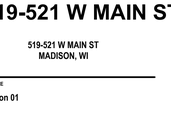

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

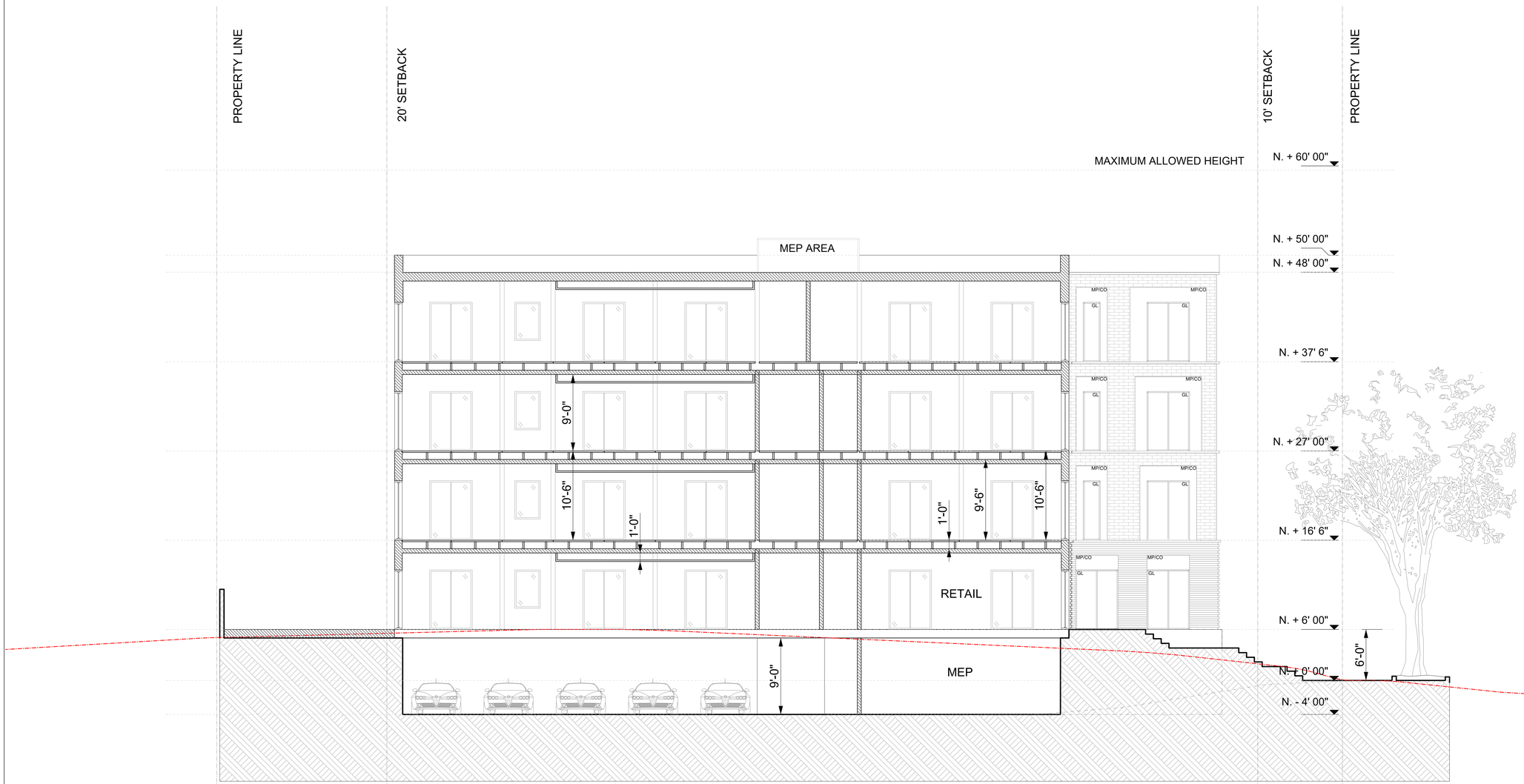
SHEET NAME
Section 01

A301

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date



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KEY PLAN

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT
519-521 W MAIN ST
519-521 W MAIN ST
MADISON, WI

SHEET NAME
Section 02

A302

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

EXTERIOR IMAGES

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KEY PLAN

NOT TO SCALE

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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
Exterior Images

A901

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

PROPOSED LIGHTING	
PATHWAY BOLLARDS	31
TOTAL	31

ZANEEN.

STICK POST

L9B232-
base number | Color Temperature

1. To build a product code in our configurator select the specify button on the base model # product page
2. To build a manual product code on this datasheet choose from the options listed below in blue font and add the suffix to the base model #

GENERAL
Series: Stick
Brand: Platek
Division: Exterior
Mounting Type: Post
Mounting Location: Above Ground
Subcategory: Bollard

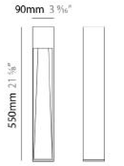
PHYSICAL
Shape: Rectangle
Length (mm): 90
Length (in): 3 $^{7}/_{16}$
Width (mm): 90
Width (in): 3 $^{7}/_{16}$
Height (mm): 550
Height (in): 21 $^{5}/_{8}$
Light Distribution: Direct
Weight (kg): 6.6
Weight (lbs): 14.55
Screws: No visible screws
Diffuser: PMMA
Fixture Finish: GRY
Fixture Material: Concrete

ELECTRICAL
Lamp Type: LED
Input Wattage (W): 9
Total Output Wattage (W): 8.5
Dimming: Non-Dimming / Phase Dimming (120Vac only) / 0-10V Dimming
Driver Included: No
Driver Location: Remote
Driver Type: Constant Current - Universal
Input Voltage (V): 120 / 277
Constant Current (MA): 700

LED
Color Temperature (°K): 3000 / 4000
Max. Delivered Lumen (lm): 305 / 315
Nominal Lumen (lm): 750 / 800
CRI: >80 CRI
Lamp Life (hrs): 60000

RATINGS AND CERTIFICATIONS
Certified By: Certified for North American Standards
IP rating: IP65
IK Rating: IK06

PROJECT
TYPE
SPECIFIER
QUANTITY
DATE



ZANEEN.

TRIS POST

L9B027- - -
base number | Color Temperature | Finish Options

1. To build a product code in our configurator select the specify button on the base model # product page
2. To build a manual product code on this datasheet choose from the options listed below in blue font and add the suffix to the base model #

GENERAL
Series: Tris
Brand: Platek
Division: Exterior
Mounting Type: Post
Mounting Location: Above Ground
Subcategory: Bollard

PHYSICAL
Shape: Cylinder
Diameter (mm): 160
Diameter (in): 6 $^{5}/_{16}$
Height (mm): 900
Height (in): 35 $^{7}/_{16}$
Light Distribution: Omnidirectional
Diffuser: Clear tempered glass
Fixture Finish: BLK / WHI / GRY / COR / ANT / BRZ
Fixture Material: Extruded Aluminum

ELECTRICAL
Lamp Type: LED
Input Wattage (W): 21
Total Output Wattage (W): 17
Dimming: Non-Dimming / Phase Dimming (120vac Only)
Driver Included: Yes
Driver Location: Integrated
Driver Type: Constant Current - Universal
Driver Class: Class 2
Input Voltage (V): 120 / 277
Constant Current (MA): 500
Upon Request: [IP65 or higher enclosure to be supplied by others]
Remote: 0-10Vdc dimming

LED
Number of LEDs: 1
Color Temperature (°K): 3000 / 4000
Max. Delivered Lumen (lm): 2070 / 2150
Nominal Lumen (lm): 2600 / 2705
CRI: >80 CRI
Lamp Life (hrs): 60000

OPTICAL

RATINGS AND CERTIFICATIONS
Certified By: Certified for North American Standards
IP rating: IP66
IK Rating: IK10

PROJECT
TYPE
SPECIFIER
QUANTITY
DATE

THE NEUTRAL PROJECT

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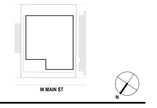
KEY PLAN

NOT TO SCALE



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ISSUANCES / REVISIONS

REV.	DATE	REASON FOR REVISION	CHK.

SEAL

PROJECT

519-521 W MAIN ST

519-521 W MAIN ST
MADISON, WI

SHEET NAME
A113 - Lanscape Plan
Lighting Design Plan

L701

DRAWN BY	REVIEWED BY	APPROVED BY
DRW	CHK	APR

DRAWING SCALE	PAGE FORMAT
3/16" - 1'	ARCH E1 (30" X 42")

PROJECT NO.	REVISION	REVISION DATE
V301	Current Revision	Current Revision Date

3/22/2024 9:36:39 AM