


- DEMOLITION PLAN LEGEND
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL

NOT FOR CONSTRUCTION



vierbicher
planners engineers advisors

DEMOLITION PLAN

515 WHITNEY WAY
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

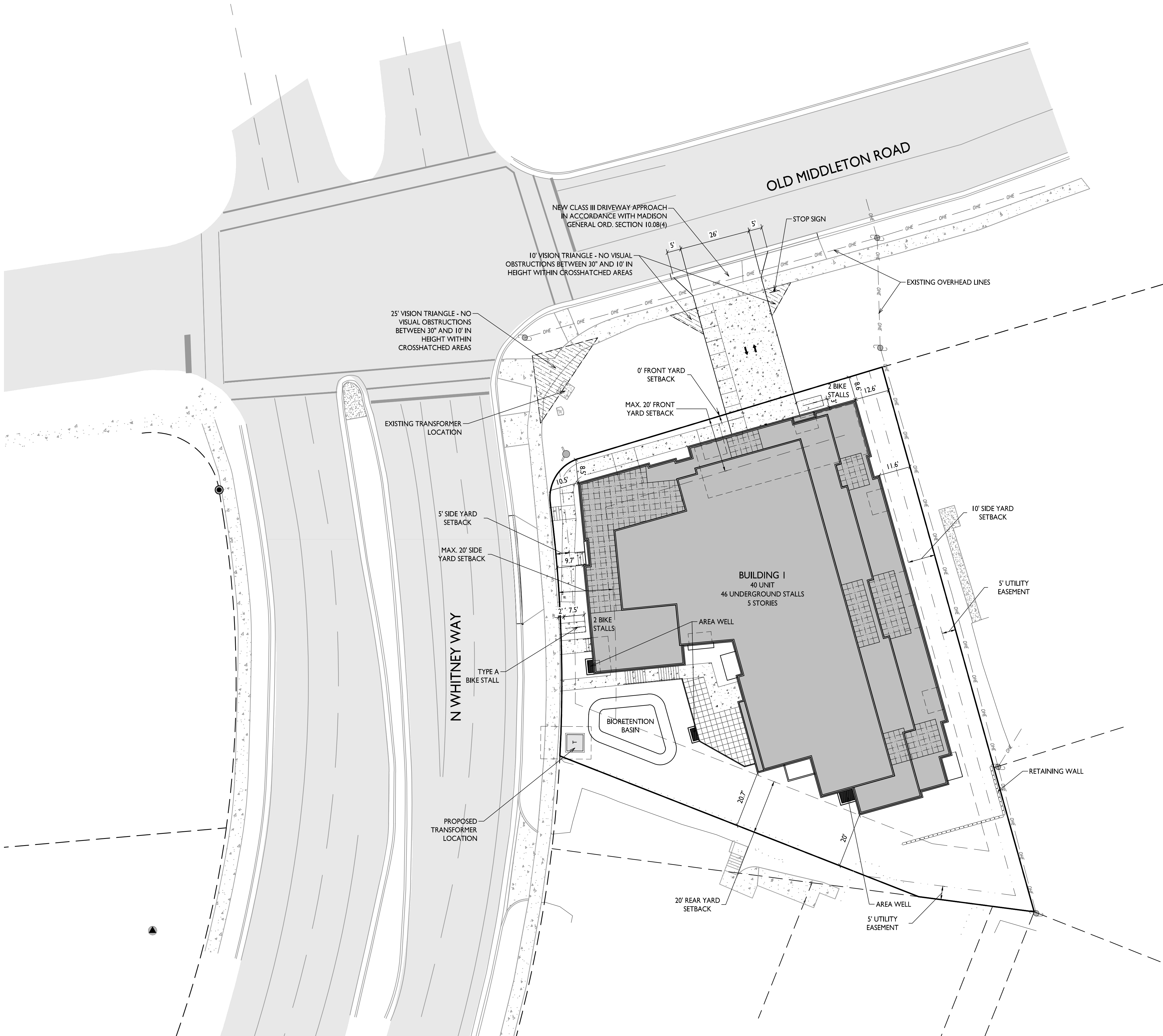
DATE
04/05/2024

DRAFTER
MCOM

CHECKED
JZAM

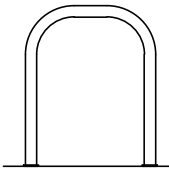
PROJECT NO.
240019

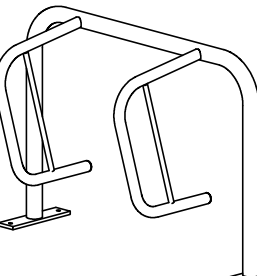
C101

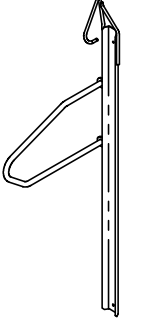


SITE DEVELOPMENT DATA:	
ZONING	TSS
	TRADITIONAL SHOPPING STREET
DENSITIES:	
LOT AREA	23,097 S.F./0.53 ACRES
DWELLING UNITS	40 UNITS
LOT AREA / D.U.	577 S.F./D.U.
DENSITY	75 UNITS/ACRE
LOT COVERAGE	
REQUIRED	MAX 85%
PROVIDED	15,050 S.F. (65%)
BUILDING HEIGHT	
REQUIRED	4 STORIES/60'-0"
PROVIDED	5 STORIES/7'-X"
DWELLING UNIT MIX:	
STUDIO	6
ONE BEDROOM	16
ONE BEDROOM + DEN	4
TWO BEDROOM	14
TOTAL DWELLING UNITS	40
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	43
SURFACE (PROTECTED)	3
TOTAL	46
BICYCLE PARKING:	
GARAGE	40
SURFACE	4
TOTAL	44

BIKE RACKS

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

 **TYPE B**
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

 **TYPE C**
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART I STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

knothe + bruce
ARCHITECTS

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

ISSUED
LUA SUBMITTAL - 04.08.2024

PROJECT TITLE
**FLAD
DEVELOPMENT**

515 N. WHITNEY WAY,
MADISON, WI

SHEET TITLE
**Architectural Site
Plan**

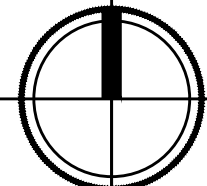
SHEET NUMBER

C201

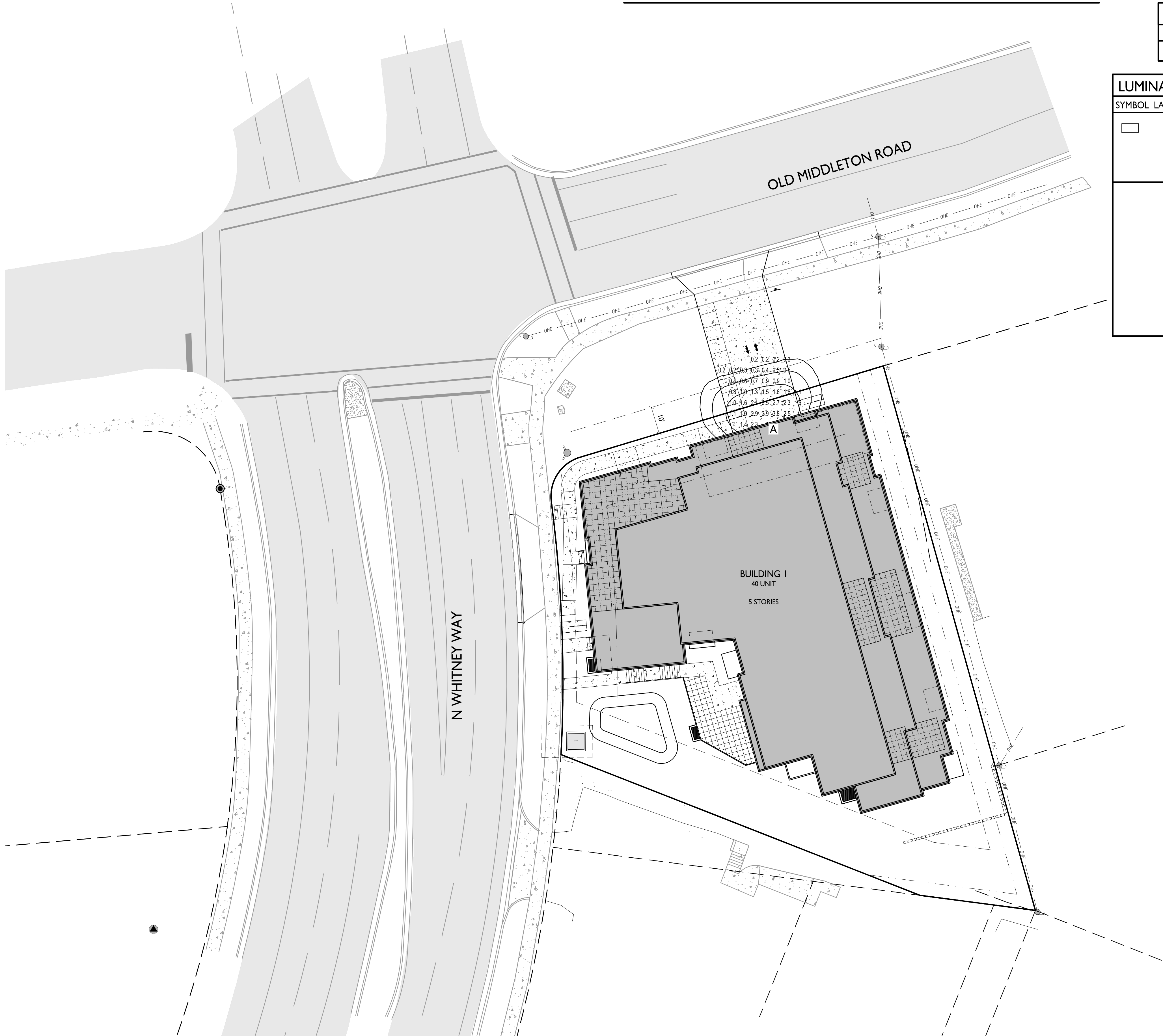
PROJECT NO. **2402**

© Knothe & Bruce Architects, LLC

I SITE PLAN
C201 1" = 20'-0"

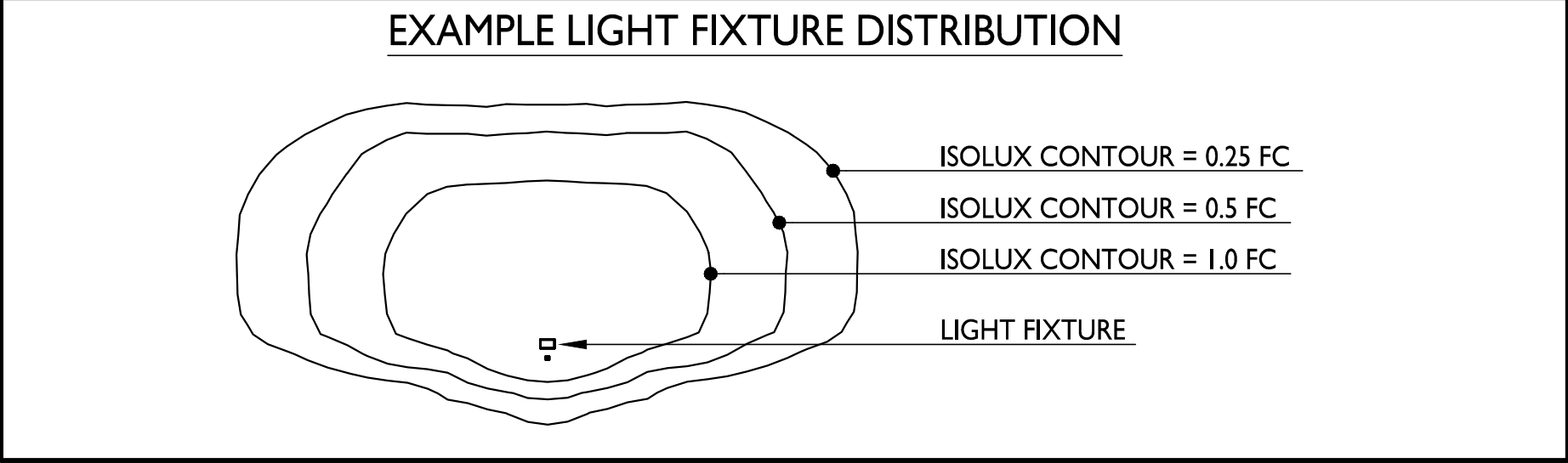


GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT. (24X36 SHEET)



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Driveway & Garage Entrance	+	1.3 fc	4.0 fc	0.2 fc	20.0:1	6.5:1

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE
	A	1	LITHONIA LIGHTING	WPX1 LED PI 30K MVOLT	WPX1 LED WALLPACK 1500lm 3000K COLOR TEMPERATURE 120-277 VOLTS	WPX1_LED_PI_30K_MVOLT.ies



knothe • bruce
ARCHITECTS

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

ISSUED
LUA SUBMITTAL - 04.08.2024

PROJECT TITLE
FLAD
DEVELOPMENT

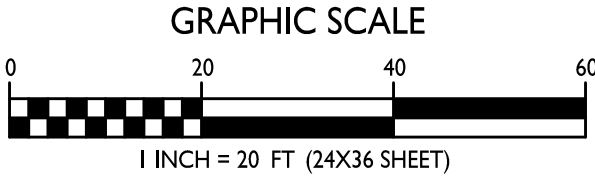
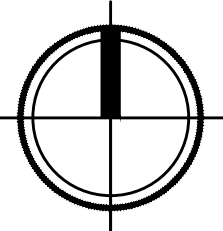
515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Site Lighting Plan

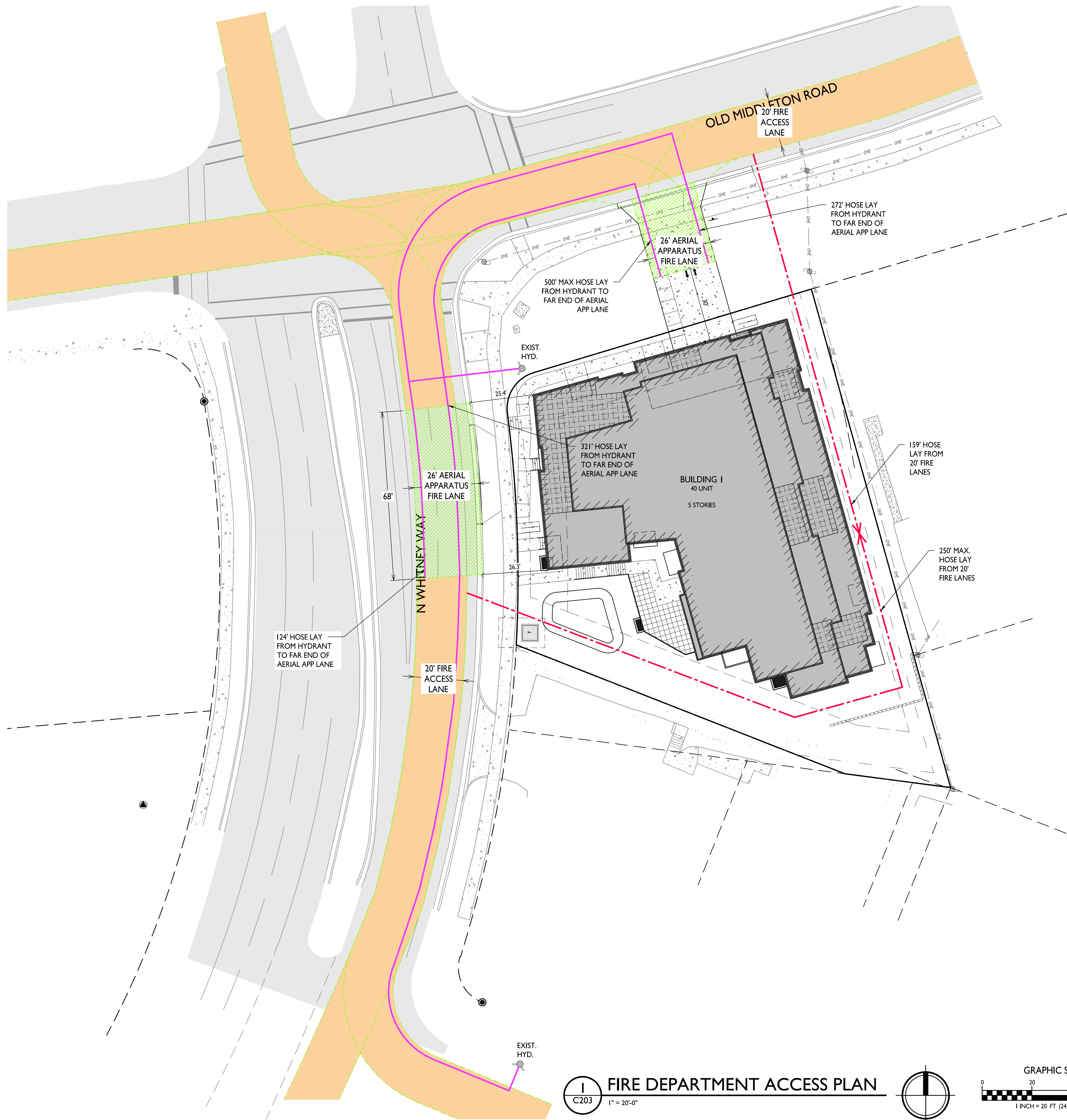
SHEET NUMBER

1
C202

SITE LIGHTING PLAN

1" = 20'-0"





FIRE ACCESS DATA	
BUILDING PERIMETER	BUILDING #1 135 LR. FT. REQUIRED (25%)
26' WIDE AERIAL APPARATUS FIRE LANE	WHITNEY WAY 68 LR. FT. PROVIDED OLD MIDDLETON ROAD 107 LR. FT. PROVIDED - FIRE TRUCK WILL BACK INTO THE DRIVE TO ACCESS THE NORTH SIDE OF THE BUILDING AND PROTECTS THE ENTIRE NORTH FACE OF THE BUILDING
20' WIDE FIRE ACCESS LANE	
250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE	

ISSUED
LUA SUBMITTAL - 04.08.2024

PROJECT TITLE
FLAD
DEVELOPMENT

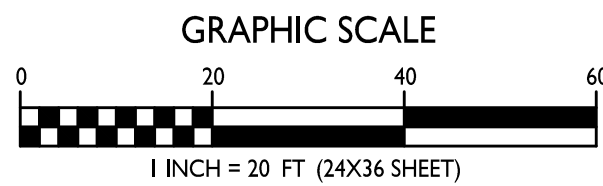
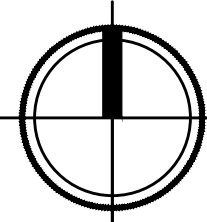
515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Fire Department
Access Plan

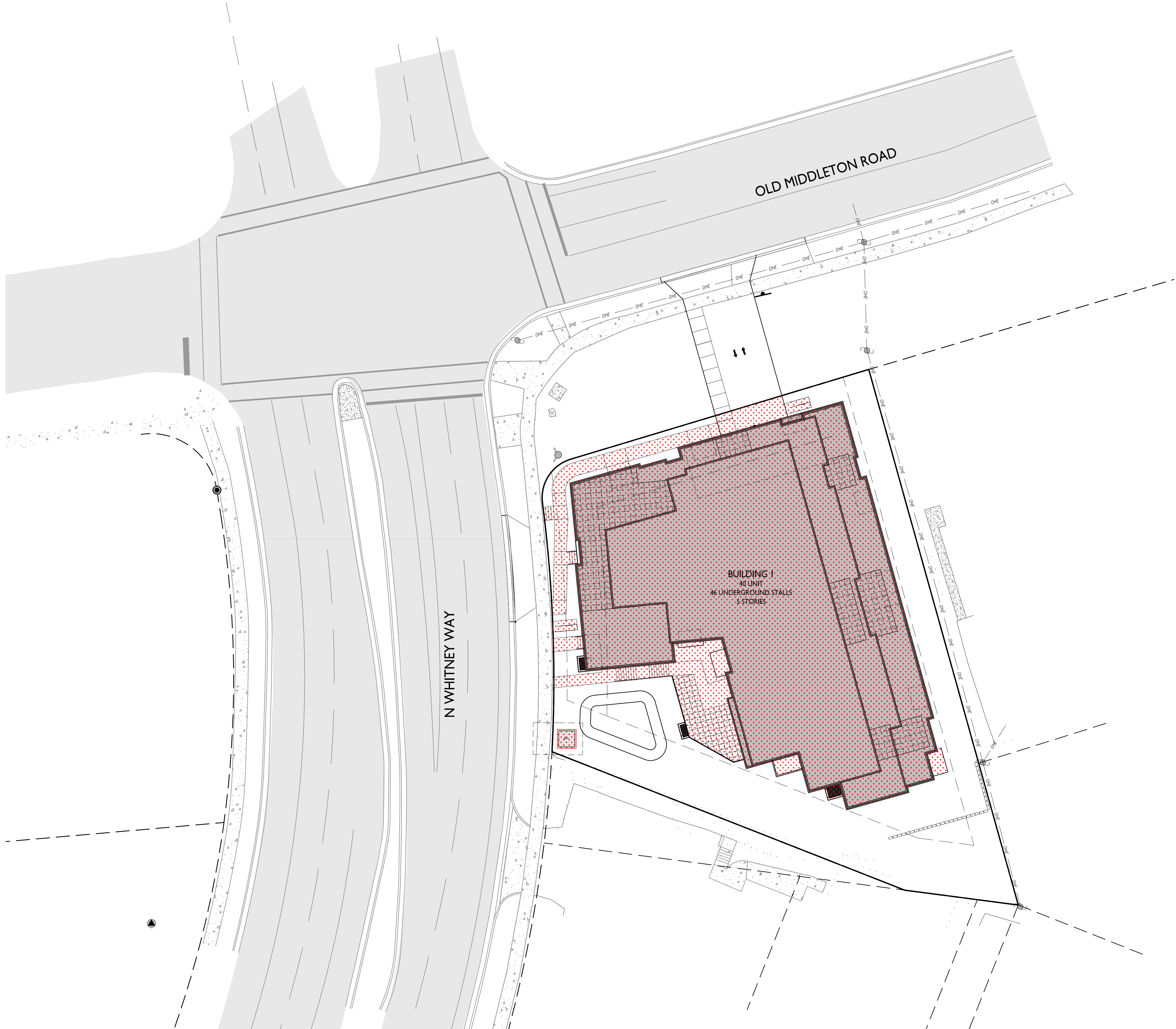
SHEET NUMBER

C203

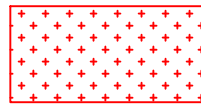
PROJECT NO. 2402

© Knothe & Bruce Architects, LLC





LOT COVERAGE	
PROPOSED ZONING	TSS - TRADITIONAL SHOPPING STREET
MAXIMUM LOT COVERAGE	85%
LOT AREA	23,097 S.F.
PROPOSED COVERAGE	15,050 S.F. / 65%



knothe • bruce
ARCHITECTS

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

ISSUED
LUA SUBMITTAL - 04.08.2024

PROJECT TITLE
FLAD
DEVELOPMENT

515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Lot Coverage

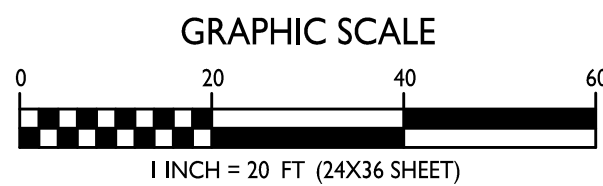
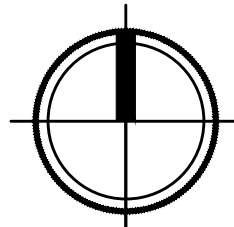
SHEET NUMBER

C204

PROJECT NO. 2402

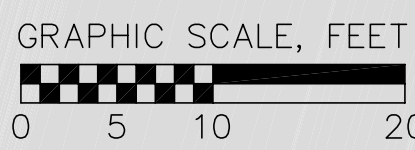
© Knothe & Bruce Architects, LLC

1 LOT COVERAGE
C204 1" = 20'-0"



© Vierbicher Associates, Inc.

05 Apr 2024 - 2:43p M:\Flad Development\240019_515 N Whitney Way\CADD\240019_Grading_Erosion Control_Plans.dwg by: mcom



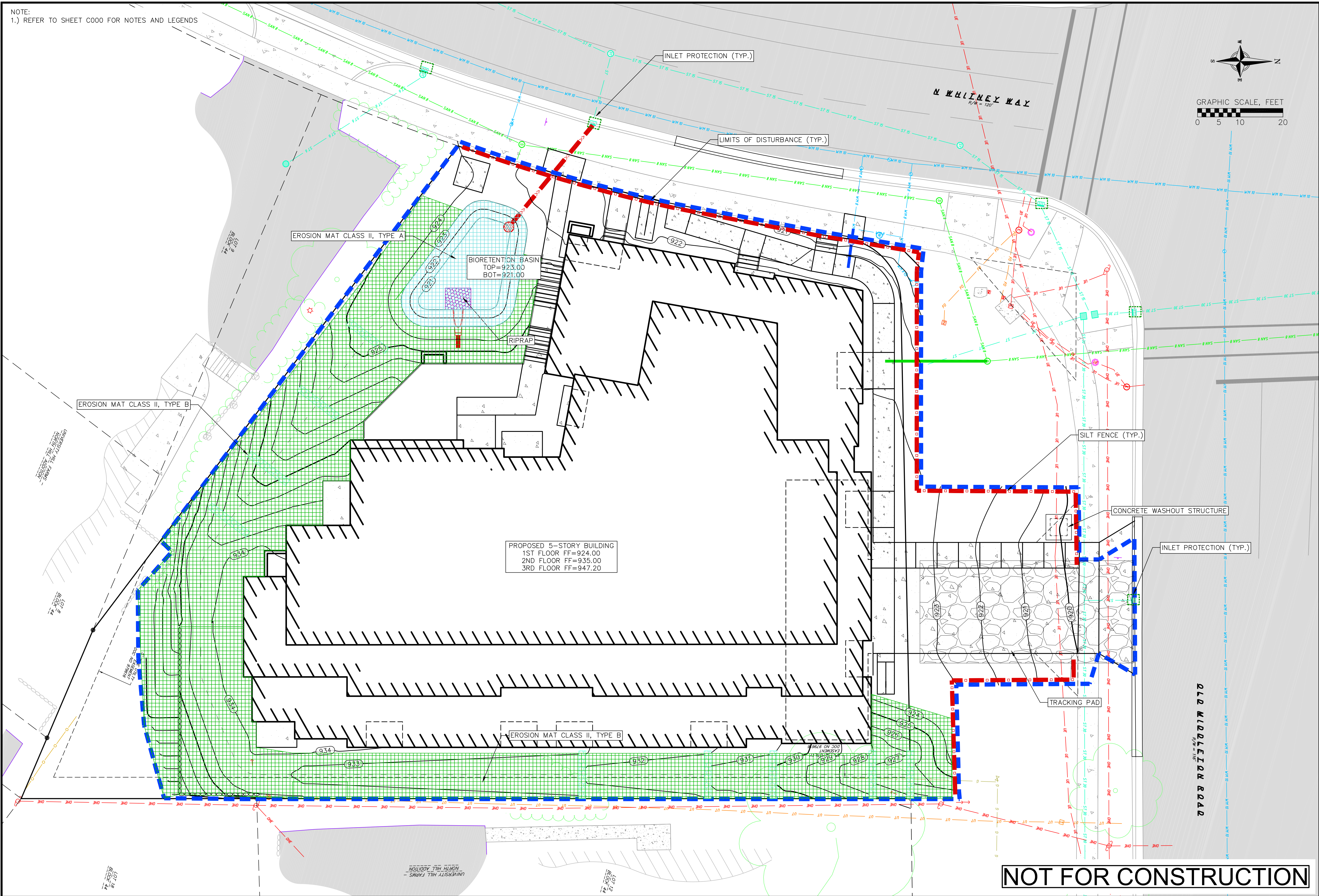
planners | engineers | advisors
vierbicher


GRADING PLAN
5115 WHITNEY WAY
CITY OF MADISON
DANE COUNTY, WISCONSIN

DATE	04/05/2024
DRAFTER	MCOM
CHECKED	JZAM

C300

NOTE:
1.) REFER TO SHEET C000 FOR NOTES AND LEGENDS





vierbicher
planners engineers advisors

EROSION CONTROL PLAN

515 WHITNEY WAY
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
04/05/2024

DRAFTER
MCOM

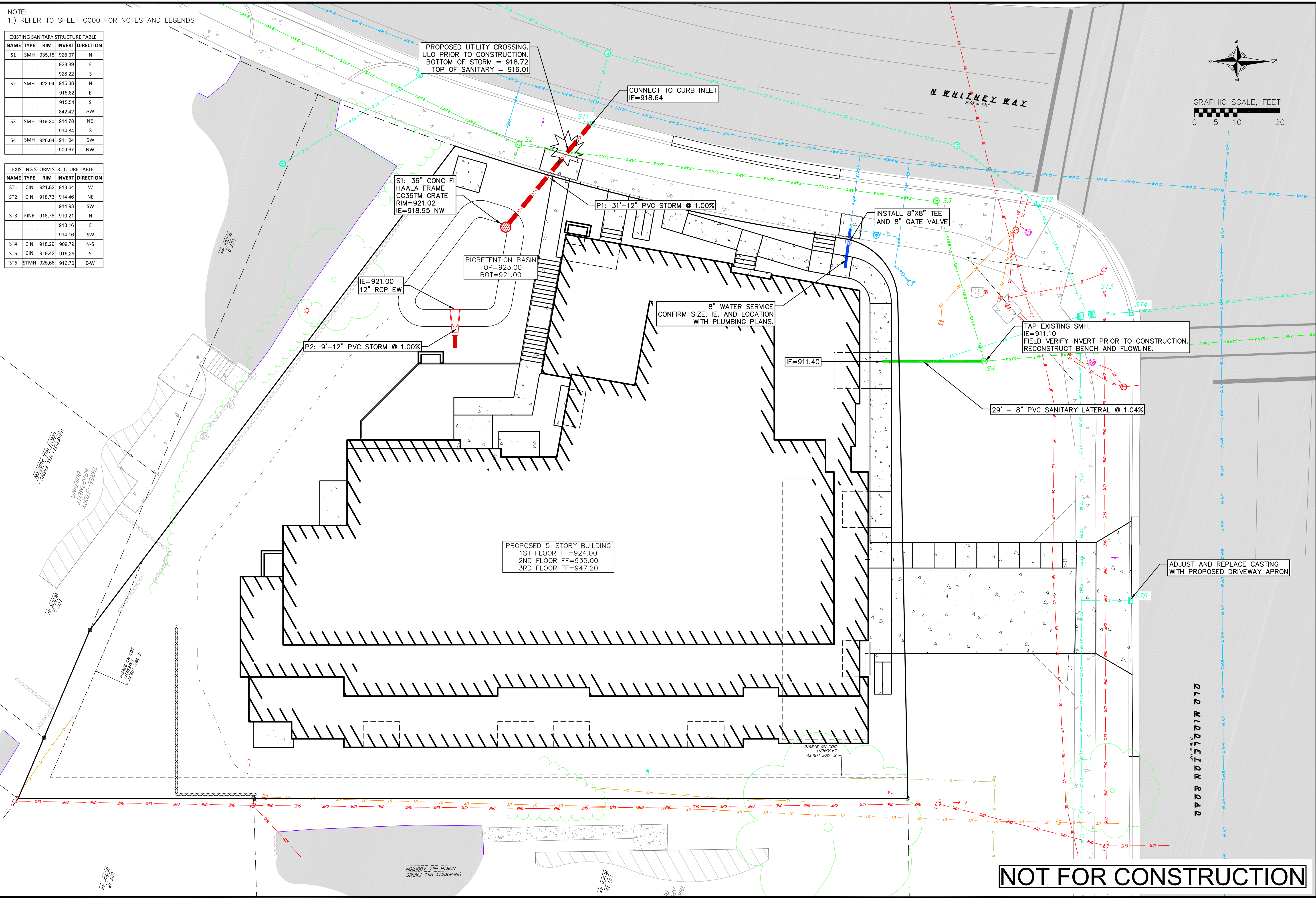
CHECKED
JZAM

PROJECT NO.
240019

C301

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	935.15	928.07	N
			928.89	E
			928.22	S
S2	SMH	922.94	915.38	N
			915.62	E
			915.54	S
			842.42	SW
S3	SMH	919.20	914.78	NE
			914.84	S
S4	SMH	920.64	911.04	SW
			909.67	NW

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
ST1	CIN	921.82	918.64	W
ST2	CIN	918.73	914.46	NE
			914.93	SW
ST3	FINR	918.76	910.21	N
			913.16	E
			914.16	SW
ST4	CIN	918.29	909.79	N-S
ST5	CIN	919.42	916.25	S
ST6	STMH	925.66	916.70	E-W



NOT FOR CONSTRUCTION



planners | engineers | advisors
vierbicher

UTILITY PLAN

515 WHITNEY WAY
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

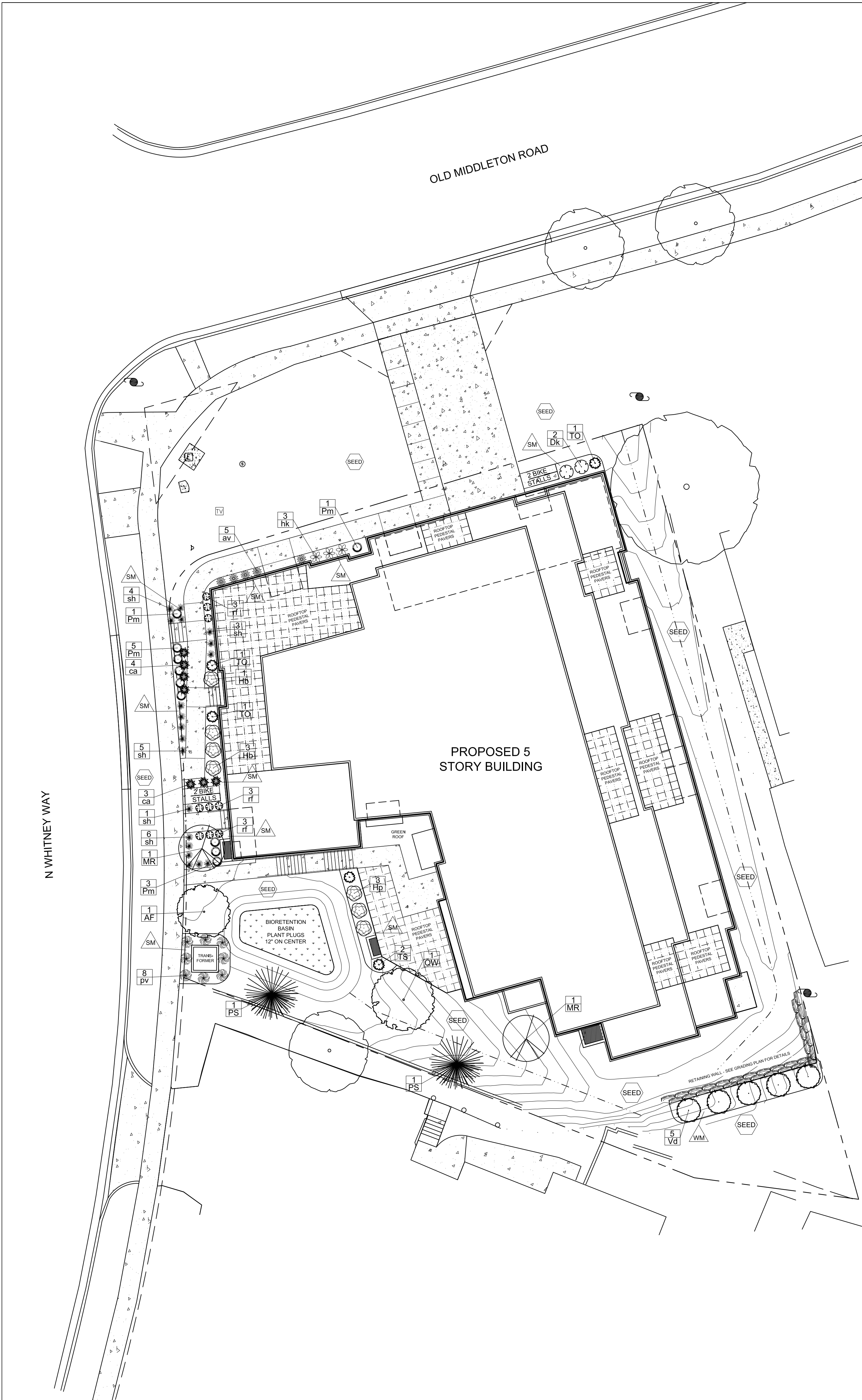
DATE
04/05/2024

DRAFTER
MCOM

CHECKED
JZAM

PROJECT NO.
240019

C400



PLANT LIST

KEY	SCIENTIFIC NAME		QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	1	2.5"	B&B	
QW	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	1	2.5"	B&B	
ORNAMENTAL TREES						
MR	<i>Malus</i> 'Jewelcole'	Red Jewel Crabapple	2	2"	B&B	
EVERGREEN TREES						
PS	<i>Pinus strobus</i>	Eastern White Pine	2	5'	B&B	
TO	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae	3	5'	B&B	
TS	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	2	5'	B&B	
EVERGREEN SHRUBS						
Pm	<i>Pinus mugo</i> 'Slowmound'	Dwarf Mountain Mugo Pine	10	#3	Cont.	
DECIDUOUS SHRUBS						
Dk	<i>Diervilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	2	#3	Cont.	
Hb	<i>Hydrangea paniculata</i> 'ILVOBO'	Bobo Hydrangea	4	#3	Cont.	
Hp	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	3	#3	Cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	5	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS						
av	<i>Astilbe chinensis</i> 'Visions'	Visions Astilbe	5	#1	Cont.	
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	7	#1	Cont.	
hk	<i>Hosta</i> 'Krossa Regal'	Krossa Regal Hosta	3	#1	Cont.	
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	8	#1	Cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	19	#1	Cont.	
rf	<i>Rudbeckia fulgida</i> 'Vitte's Little Suzy'	Little Suzy Black Eyed Susan	9	#1	Cont.	

BIORETENTION BASIN PLANT LIST:

Blue False Indigo	32	2.5"	plug
Purple Coneflower	32	2.5"	plug
Blue Flag Iris	64	2.5"	plug
Marsh Blazingstar	32	2.5"	plug
Brown Eyed Susan	64	2.5"	plug
Fox Sedge	64	2.5"	plug

- PLANT PLUGS TO BE INSTALLED, 12" ON CENTER
 - SEE CIVIL PLANS FOR BIO-RETENTION DETAILS
- SM 1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.
- WM Brown Dyed Wood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl Edging or equivalent.
- SEED Finish grade and sow Premium sunny grass seed blend, installed at a rate of 4 lbs. per 1,000 sq ft. Erosion netting (Class 1 Type B single net) pegged into soil with metal staples.

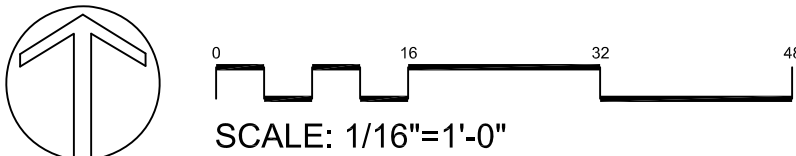
- LANDSCAPE NOTES:
- Please refer to Grading & Erosion Control Plan for final contour information.
 - Individual trees in lawn areas to receive wood mulch rings

CITY OF MADISON LANDSCAPE WORKSHEET					
Total Developed Area	SQUARE FEET				LANDSCAPE POINTS REQ.
23,097 sf (lot) - 12,643 sf (building footprint)	10,454	5 points per 300 sq ft			174
		CREDITS / EXISTING LANDSCAPING	NEW / PROPOSED LANDSCAPING		
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35		0	2	70
Tall Evergreen Tree (5'-6')	35		0	2	70
Ornamental Tree (1.5" caliper)	15		0	2	30
Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall	10		0	5	50
Shrub, deciduous (#3 gal cont)	3		0	14	42
Shrub, evergreen (#3 gal. cont)	4		0	10	40
Ornamental Grasses/Perennials (#1 gal cont)	2		0	51	102
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree (2.5" dbh)	14		0		0
Landscape Furniture for public seating and/or transit connections (Spts. per seat)	5		0		0
			0		404
TOTAL POINTS ACHIEVED				404	

STREET TREE NOTE:

Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (Wayne Buckley 608-266-4892) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. 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.

Contractor shall contact City Forestry (Wayne Buckley 608-266-4892) at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.



L 100 LANDSCAPE PLAN



3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

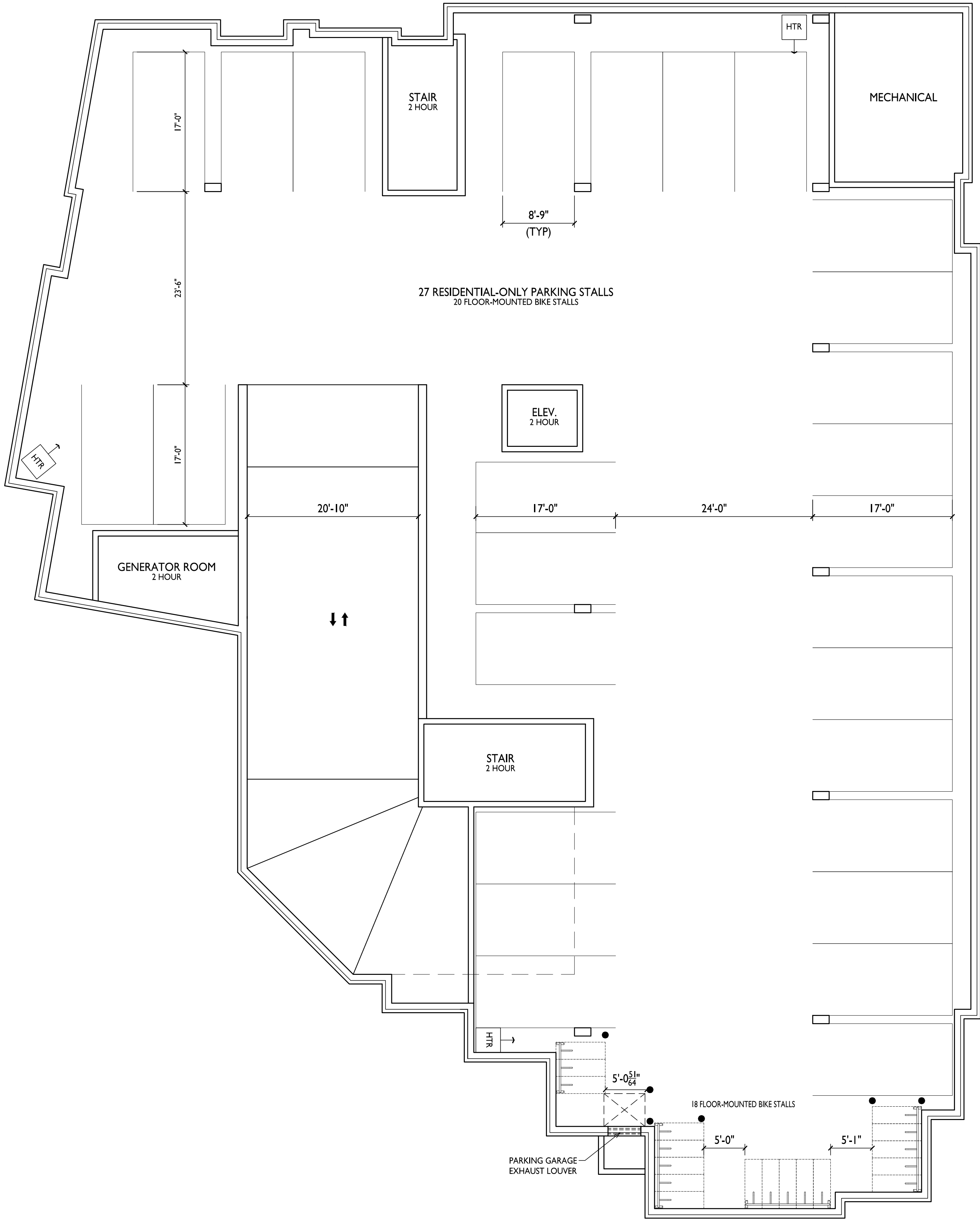
515 N WHITNEY WAY DEVELOPMENT
515 N Whitney Way
Madison, Wisconsin

Date: 2024.04.05
Scale: 1/16"=1'-0"
Designer: bnf
Job #

Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

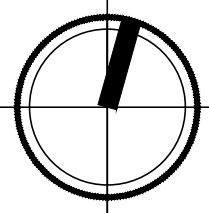
Reference Name:
Flat Development



1
A-1.0

BASEMENT FLOOR PLAN

1/8" = 1'-0"



knothe • bruce
ARCHITECTS

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

ISSUED
Issued for LUA Submittal - April 8, 2024

PROJECT TITLE
FLAD
DEVELOPMENT

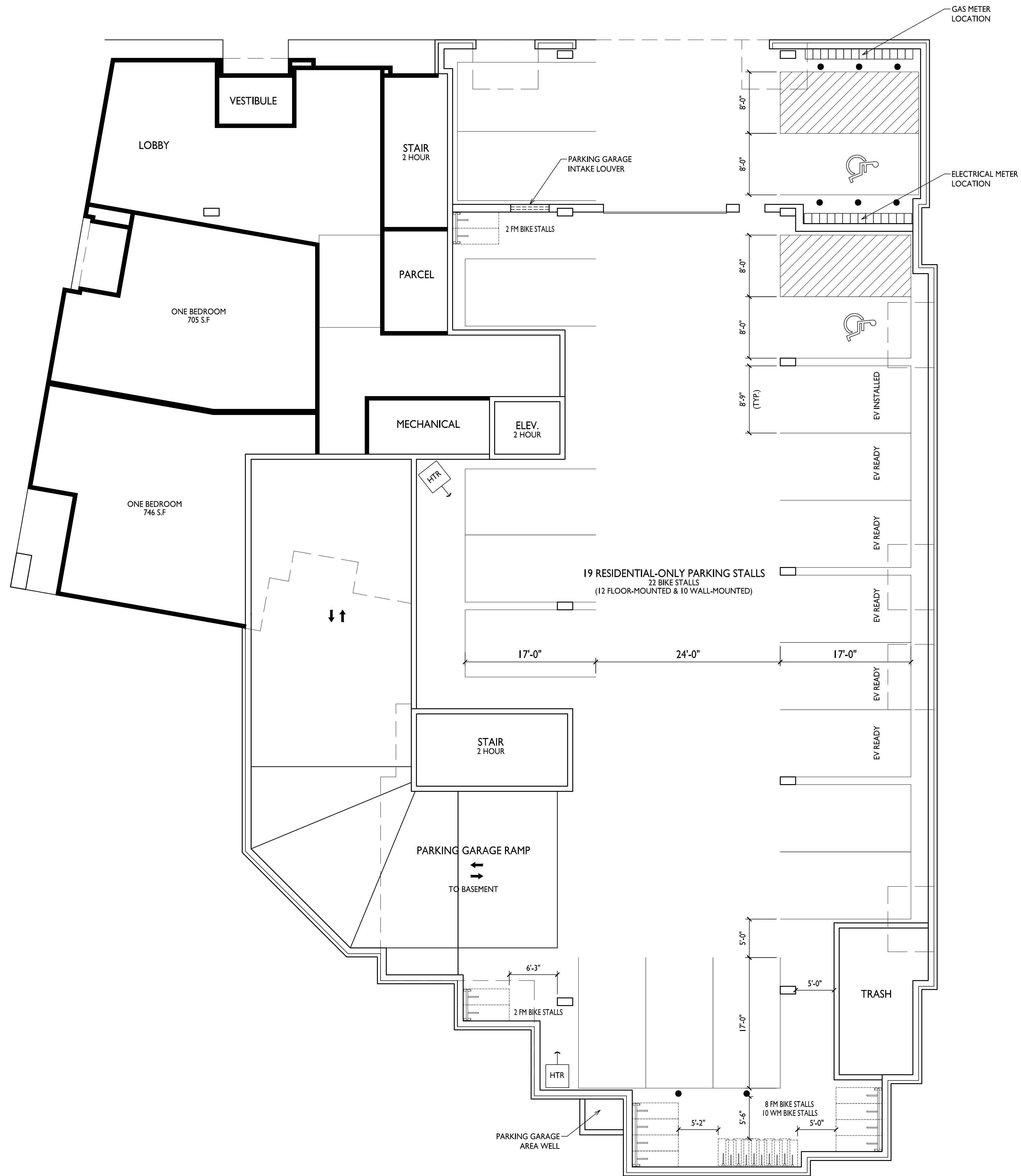
515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Basement Floor
Plan

SHEET NUMBER

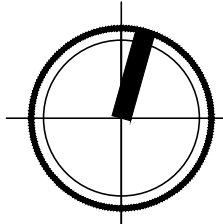
A-1.0

PROJECT NO. 2402

© Knothe & Bruce Architects, LLC



1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for LUA Submittal - April 8, 2024

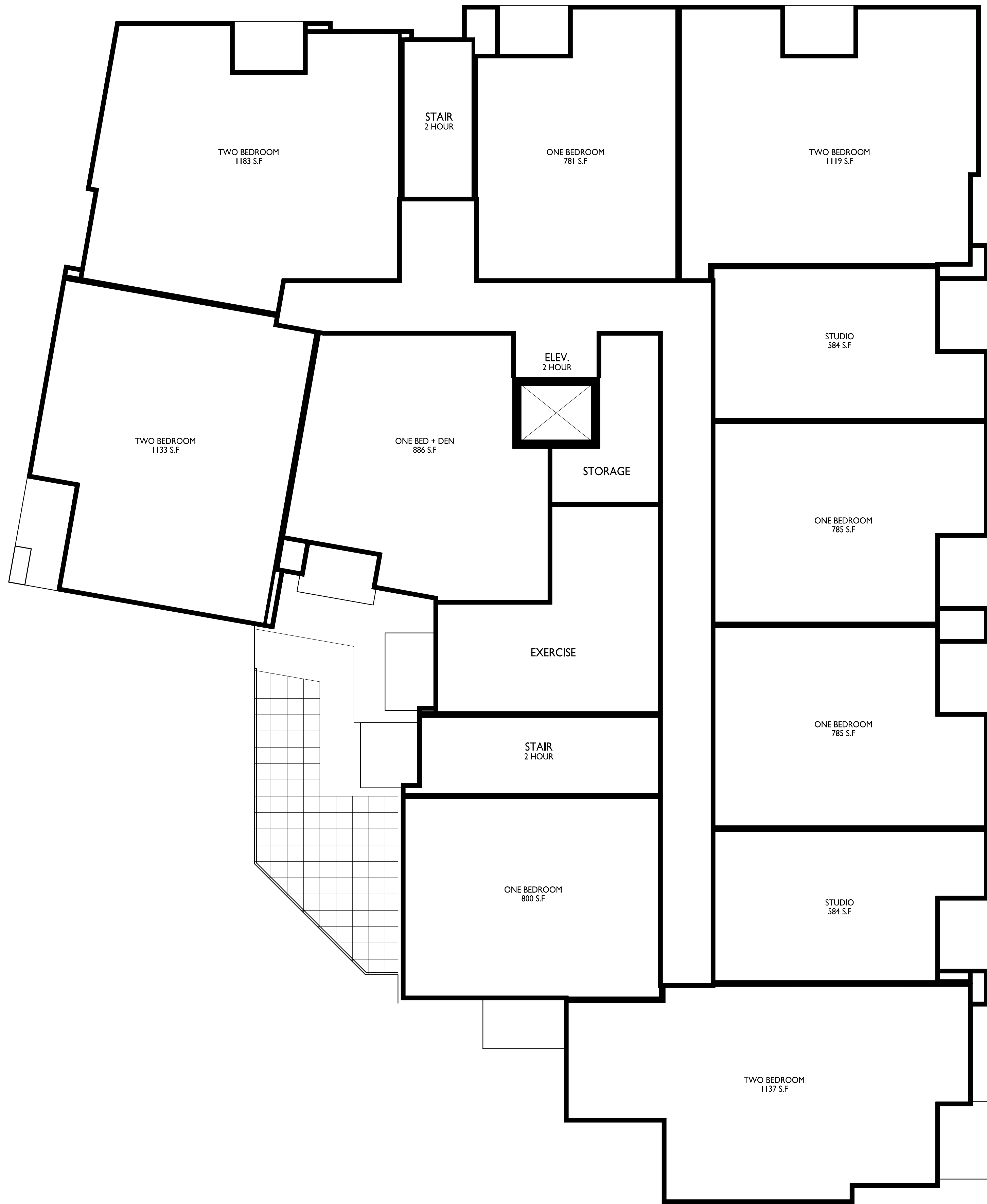
PROJECT TITLE
**FLAD
DEVELOPMENT**

515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. **2402**
© Knothe & Bruce Architects, LLC



1
A-1.2
1/8" = 1'-0"

SECOND FLOOR PLAN

North Arrow



knothe • bruce
ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for LUA Submittal - April 8, 2024

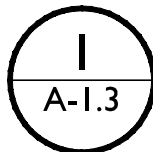
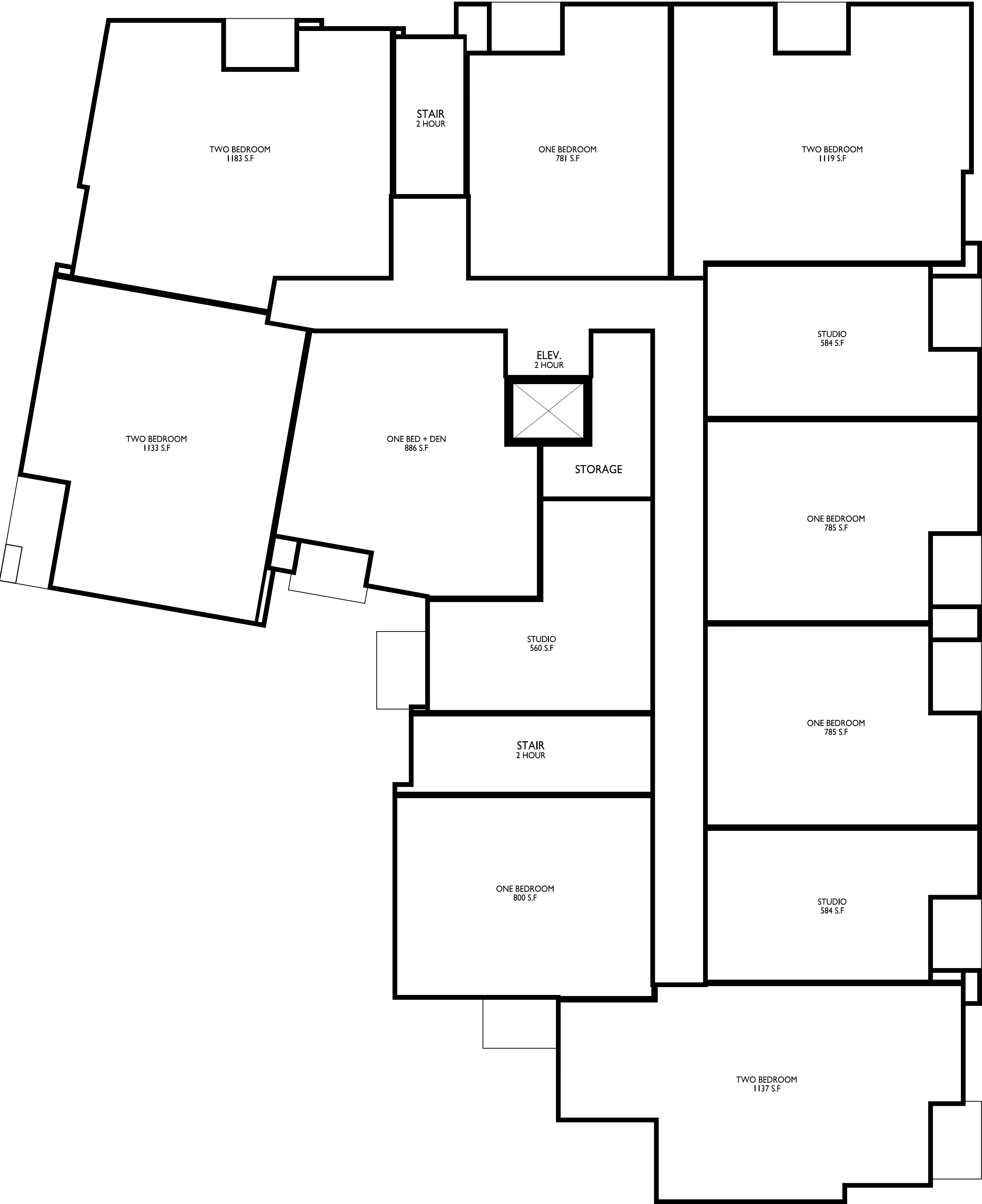
PROJECT TITLE
**FLAD
DEVELOPMENT**

515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Second Floor Plan

SHEET NUMBER

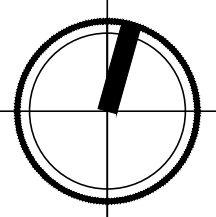
A-1.2

PROJECT NO. **2402**
© Knothe & Bruce Architects, LLC



THIRD FLOOR PLAN

1/8" = 1'-0"



knothe • bruce
ARCHITECTS

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

ISSUED
Issued for LUA Submittal - April 8, 2024

PROJECT TITLE
FLAD
DEVELOPMENT

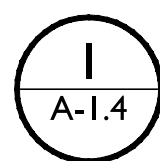
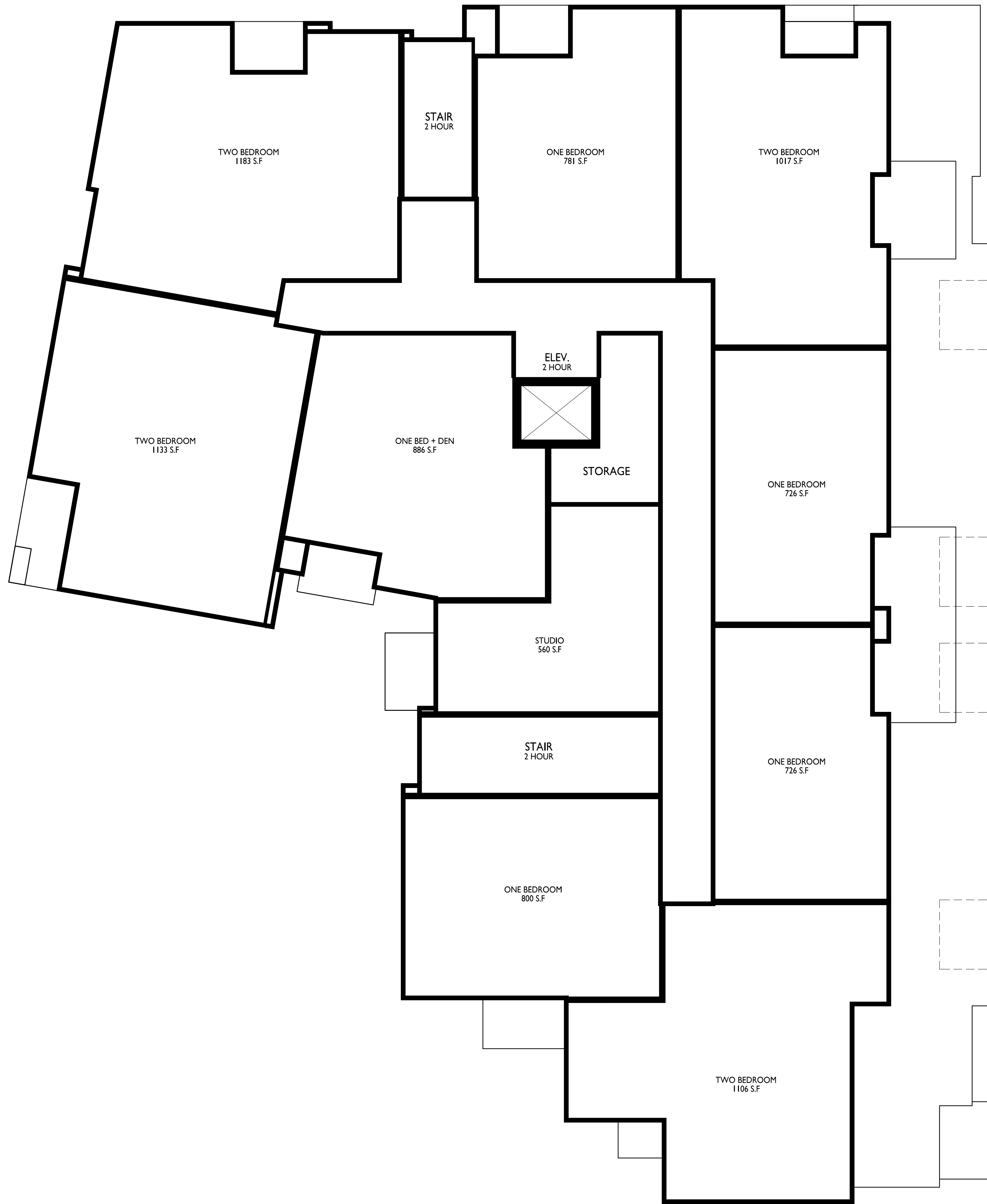
515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Third Floor Plan

SHEET NUMBER

A-1.3

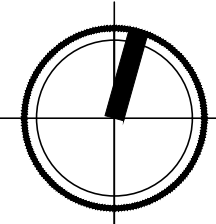
PROJECT NO. 2402

© Knothe & Bruce Architects, LLC



FOURTH FLOOR PLAN

1/8" = 1'-0"



knothe • bruce
ARCHITECTS

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

ISSUED

Issued for LUA Submittal - April 8, 2024

PROJECT TITLE

FLAD
DEVELOPMENT

515 N. WHITNEY WAY,
MADISON, WI

SHEET TITLE

Fourth Floor Plan

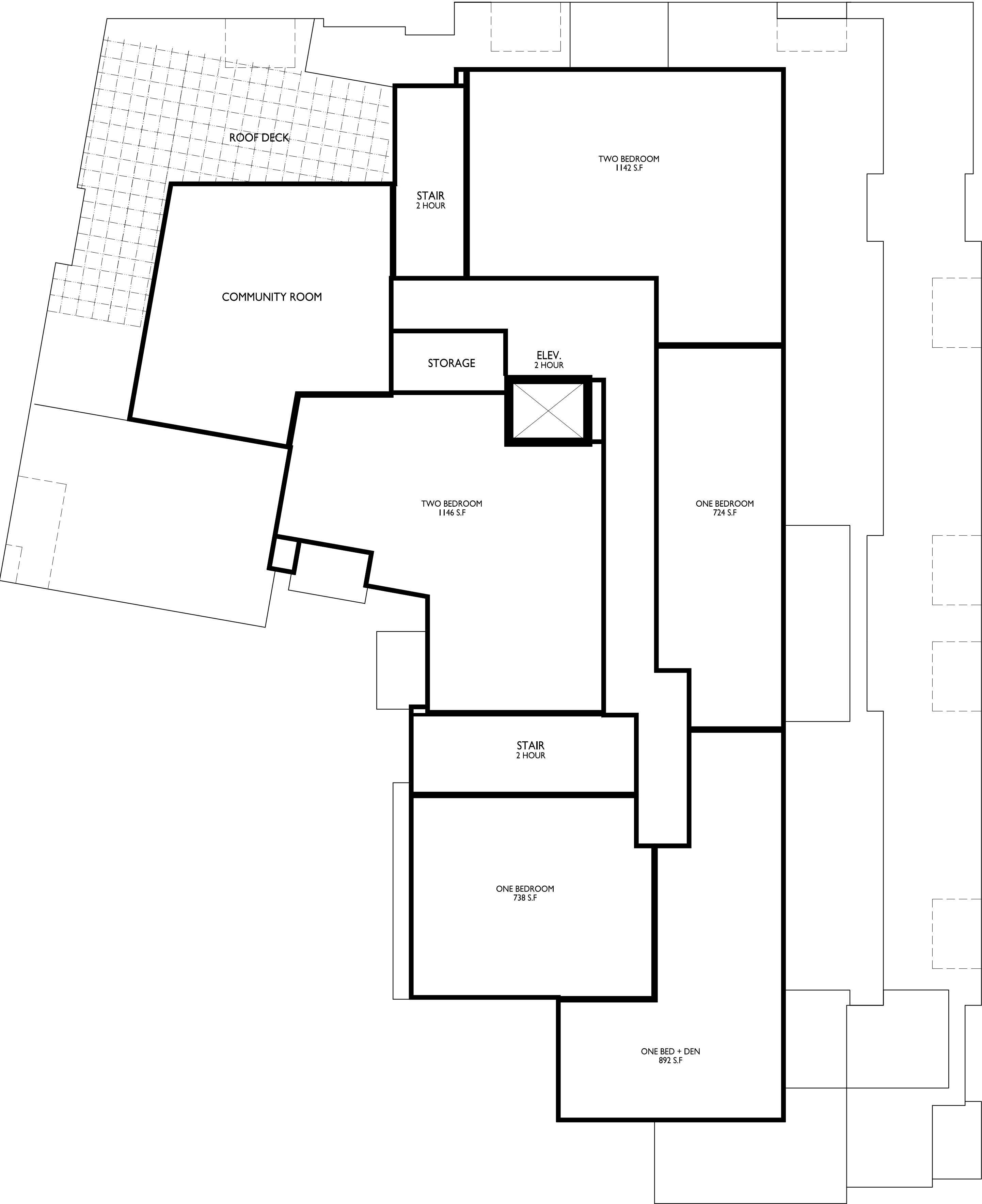
SHEET NUMBER

A-1.4

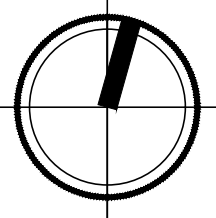
PROJECT NO.

2402

© Knothe & Bruce Architects, LLC



1
A-1.5
FIFTH FLOOR PLAN
1/8" = 1'-0"



knothe • bruce
ARCHITECTS

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

ISSUED
Issued for LUA Submittal - April 8, 2024

PROJECT TITLE
FLAD
DEVELOPMENT

515 N. WHITNEY WAY,
MADISON, WI
SHEET TITLE
Fifth Floor Plan

SHEET NUMBER

A-1.5

PROJECT NO. 2402

© Knothe & Bruce Architects, LLC

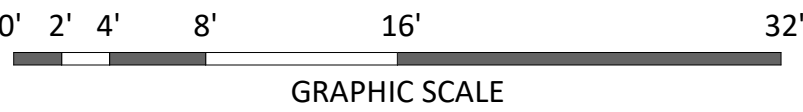


NORTH ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE SHAKER PANEL	JAMES HARDIE	WOODTONE: RUSTIC SERIES - WARM ESPRESSO
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	STONE VENEER	HALQUIST	HAMILTON
05	CAST STONE - BANDS/SILLS/HEADS	ROCKCAST	CHARLOTTE TAN
06	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITIE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ALUMINIUM STOREFRONT	TBD	WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



EAST ELEVATION



Exterior Elevations

A-2.1

515 N. WHITNEY WAY
515 N Whitney Way, Madison Wisconsin

LUA Submittal | 04.08.2024 | 2402



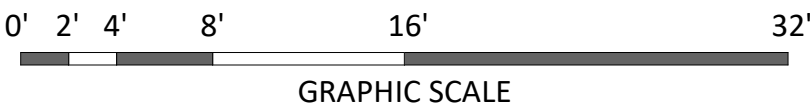


EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE SHAKER PANEL	JAMES HARDIE	WOODTONE: RUSTIC SERIES - WARM ESPRESSO
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	STONE VENEER	HALQUIST	HAMILTON
05	CAST STONE - BANDS/SILLS/HEADS	ROCKCAST	CHARLOTTE TAN
06	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITIE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ALUMINIUM STOREFRONT	TBD	WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK

SOUTH ELEVATION



WEST ELEVATION



Exterior Elevations

A-2.2

515 N. WHITNEY WAY
515 N Whitney Way, Madison Wisconsin

LUA Submittal | 04.08.2024 | 2402



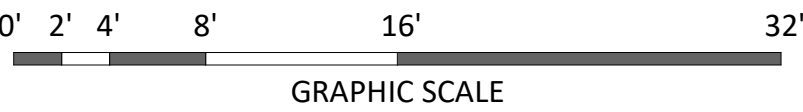


NORTH ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE SHAKER PANEL	JAMES HARDIE	WOODTONE: RUSTIC SERIES - WARM ESPRESSO
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	STONE VENEER	HALQUIST	HAMILTON
05	CAST STONE - BANDS/SILLS/HEADS	ROCKCAST	CHARLOTTE TAN
06	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ALUMINIUM STOREFRONT	TBD	WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



EAST ELEVATION



Colored Exterior Elevations





1
A-2.4
COLORED CITY ELEVATION - SOUTH
1/8" = 1'-0"

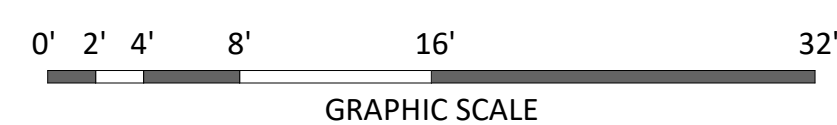
SOUTH ELEVATION

EXTERIOR MATERIAL SCHEDULE			
MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
01	COMPOSITE SHAKER PANEL	JAMES HARDIE	WOODTONE: RUSTIC SERIES - WARM ESPRESSO
02	COMPOSITE LAP SIDING - ALTERNATING	JAMES HARDIE	MONTEREY TAUPE
03	COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
04	STONE VENEER	HALQUIST	HAMILTON
05	CAST STONE - BANDS/SILLS/HEADS	ROCKCAST	CHARLOTTE TAN
06	COMPOSITE TRIM	JAMES HARDIE	ARCTIC WHITIE
10	COMPOSITE WINDOWS	ANDERSEN	WHITE
11	ALUMINIUM STOREFRONT	TBD	WHITE
12	RAILINGS & HANDRAILS	SUPERIOR	BLACK



2
A-2.4
COLORED CITY ELEVATION - WEST
1/8" = 1'-0"

WEST ELEVATION



Colored Exterior Elevations

A-2.4

515 N. WHITNEY WAY
515 N Whitney Way, Madison Wisconsin

LUA Submittal | 04.08.2024 | 2402





CONCEPT RENDER

515 N. WHITNEY WAY
MADISON

LUA Submittal | 04.08.2024 | 2402





CONCEPT RENDER

515 N. WHITNEY WAY
MADISON

LUA Submittal | 04.08.2024 | 2402





CONCEPT RENDER

515 N. WHITNEY WAY
MADISON

LUA Submittal | 04.08.2024 | 2402





City of Madison Fire Department

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

Project Address: 515 N Whitney Way

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

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

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

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

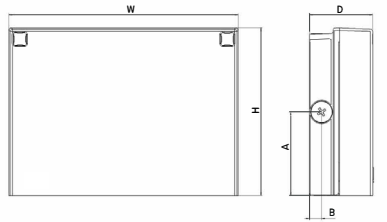
This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.



WPX LED Wall Packs



Specifications



Front View

Side View

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

Catalog
Number

Lighting Fixture Type A

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

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

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

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W ¹	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V ³	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) ²	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell ³	Note: For other options, consult factory.	

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

NOTES

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

FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

ELECTRICAL

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

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

INSTALLATION

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

LISTINGS

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

WARRANTY

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

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



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

WPX LED
Rev. 03/08/22

Performance Data

Electrical Load

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

Projected LED Lumen Maintenance

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

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

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

Lumen Output

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

Lumen Ambient Temperature (LAT) Multipliers

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

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

HID Replacement Guide

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

Emergency Egress Battery Packs

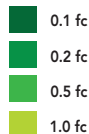
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

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

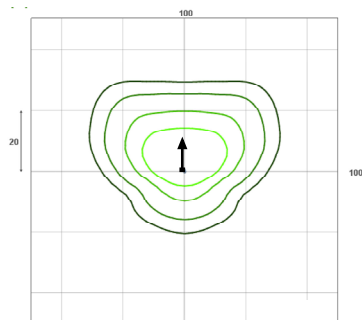
Photometric Diagrams

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

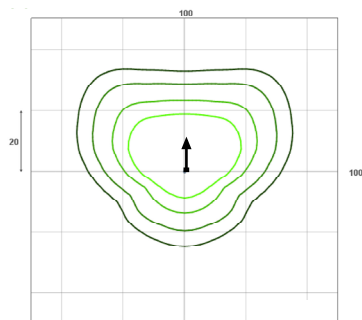
LEGEND



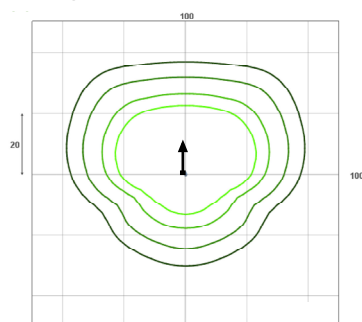
WPX1 LED P1



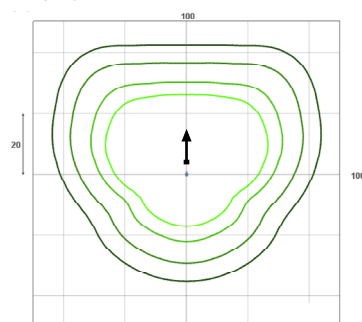
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](#)
© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

WPX LED
Rev. 03/08/22

515 N. WHITNEY WAY

515 N Whitney Way, Madison Wisconsin

PROJECT NUMBER: 2402

PROJECT TEAM

OWNER
FLAD DEVELOPMENT &
INVESTMENT CORP.
Andrew Flad
3330 University Ave, Ste. 206
Madison, WI. 53705
aflad@flad-development.com

ARCHITECT
KNOTHE & BRUCE ARCHITECTS
Kevin Burrow, AIA
8401 Greenway Blvd, Suite 900
Middleton, WI 53562
Phone: 608.836.3690

LANDSCAPE DESIGN
OLSON TOON
Brad Fregien
3570 Pioneer Road,
Verona, WI, 53593
Office: 608.827.9211
Brad@olsontoon.com

CIVIL ENGINEER
VIERBICHER
Justin Zampardi
999 Fourier Dr.,
Madison, WI, 53717
Office: 608.826.0532
jzam@vierbicher.com

SHEET INDEX

COVER SHEET

SITE

C001 NOTES AND LEGENDS
C100 EXISTING CONDITIONS PLAN
C101 DEMOLITION PLAN

C201 ARCHITECTURAL SITE PLAN
C202 SITE LIGHTING PLAN
C203 FIRE DEPARTMENT ACCESS PLAN
C204 LOT COVERAGE

C300 GRADING PLAN
C301 EROSION CONTROL PLAN
C400 UTILITY PLAN

L100 LANDSCAPE PLAN

ARCHITECTURAL

A-1.0 BASEMENT FLOOR PLAN
A-1.1 FIRST FLOOR PLAN
A-1.2 SECOND FLOOR PLAN
A-1.3 THIRD FLOOR PLAN
A-1.4 FOURTH FLOOR PLAN
A-1.5 FIFTH FLOOR PLAN

A-2.1 EXTERIOR ELEVATIONS
A-2.2 EXTERIOR ELEVATIONS
A-2.3 COLORED EXTERIOR ELEVATIONS
A-2.4 COLORED EXTERIOR ELEVATIONS

CONCEPT EXTERIOR RENDERINGS

LAND USE SUBMITTAL - APRIL 8, 2024

GENERAL NOTES:

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

DEMOLITION NOTES:

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING TIMBER RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DIRT PATH
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING ROOF OVERHANG

SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

SITE PLAN NOTES:

- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
- CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT XXXXX, CONTRACT XXXX.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

GRADING NOTES:

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
- NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- TRACKING PAD
- RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS	
STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

REVISIONS	NO.	DATE	REMARKS
REVISIONS			

DATE	04/05/2024
DRAFTER	MCOM
CHECKED	JZAM
PROJECT NO.	240019

C001

NOT FOR CONSTRUCTION