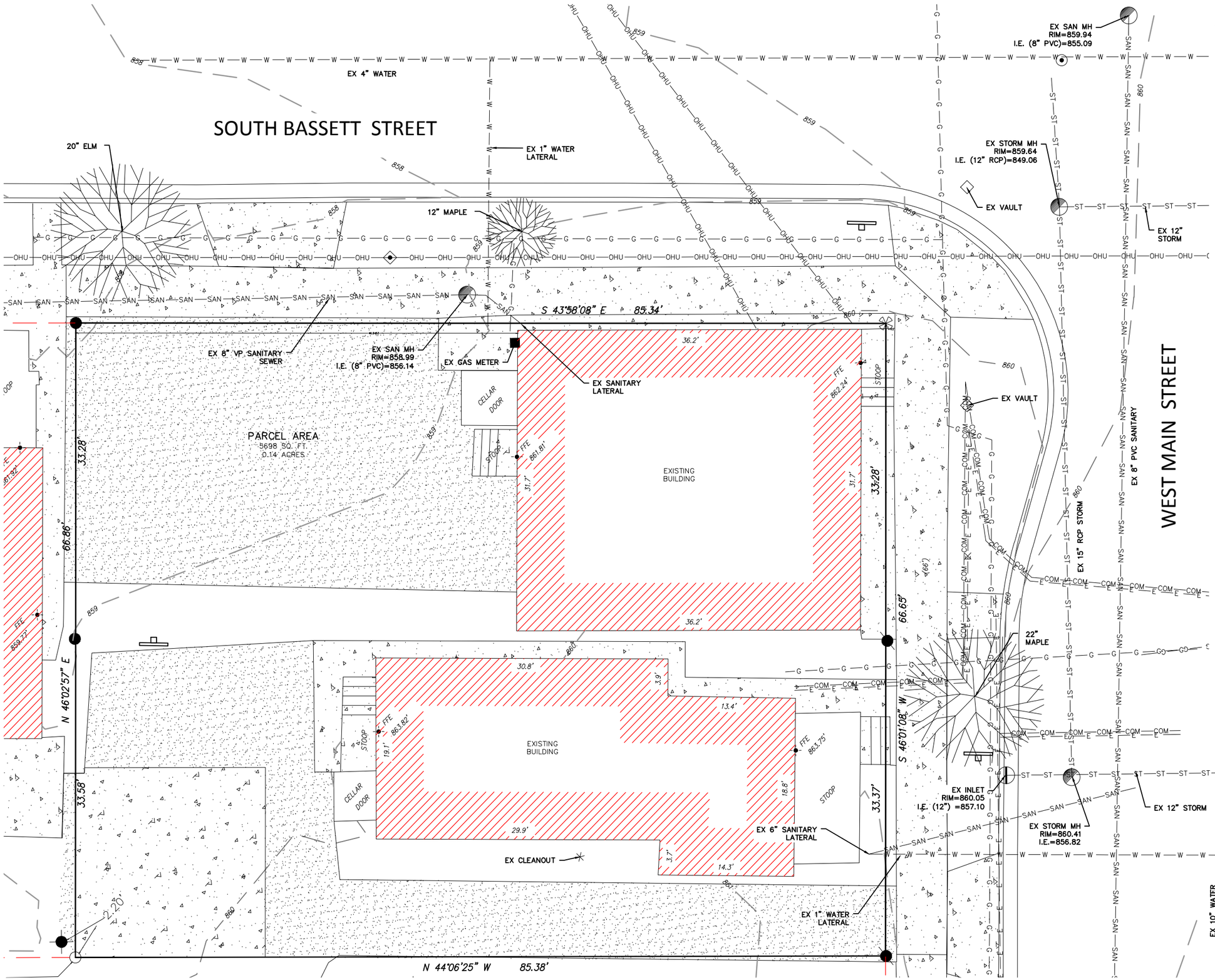
THE NOUVEAU

A Keller Real Estate Group Development



LEGEND

—SAN—SAN—	= SANITARY SEWER LINE
—ST—ST—	= STORM SEWER LINE
—W—W—	= WATER MAIN LINE
—E—E—	= UNDERGROUND ELECTRIC LINE
—G—G—	= GAS LINE
—OHU—OHU—	= OVER HEAD UTILITY
—COM—COM—	= COMMUNICATIONS LINE
	= EXISTING CONCRETE
	= EXISTING GRAVEL
	= SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
	= FOUND CHISELED "X"
	= FOUND 3/4" REBAR
	= FOUND 1" PIPE
	= FOUND 1-1/2" PIPE
	= CLEAN OUT
	= STREET/PARKING SIGN
	= LIGHT POLE
	= STORM INLET/ GRATE INLET
	= MANHOLE
	= WATER VALVE
	= GAS METER
	= UTILITY BASE VAULT

N W E S

0 5 10 15

SCALE : 1" = 5' (24 X 36)

1" = 10' (11 X 17)

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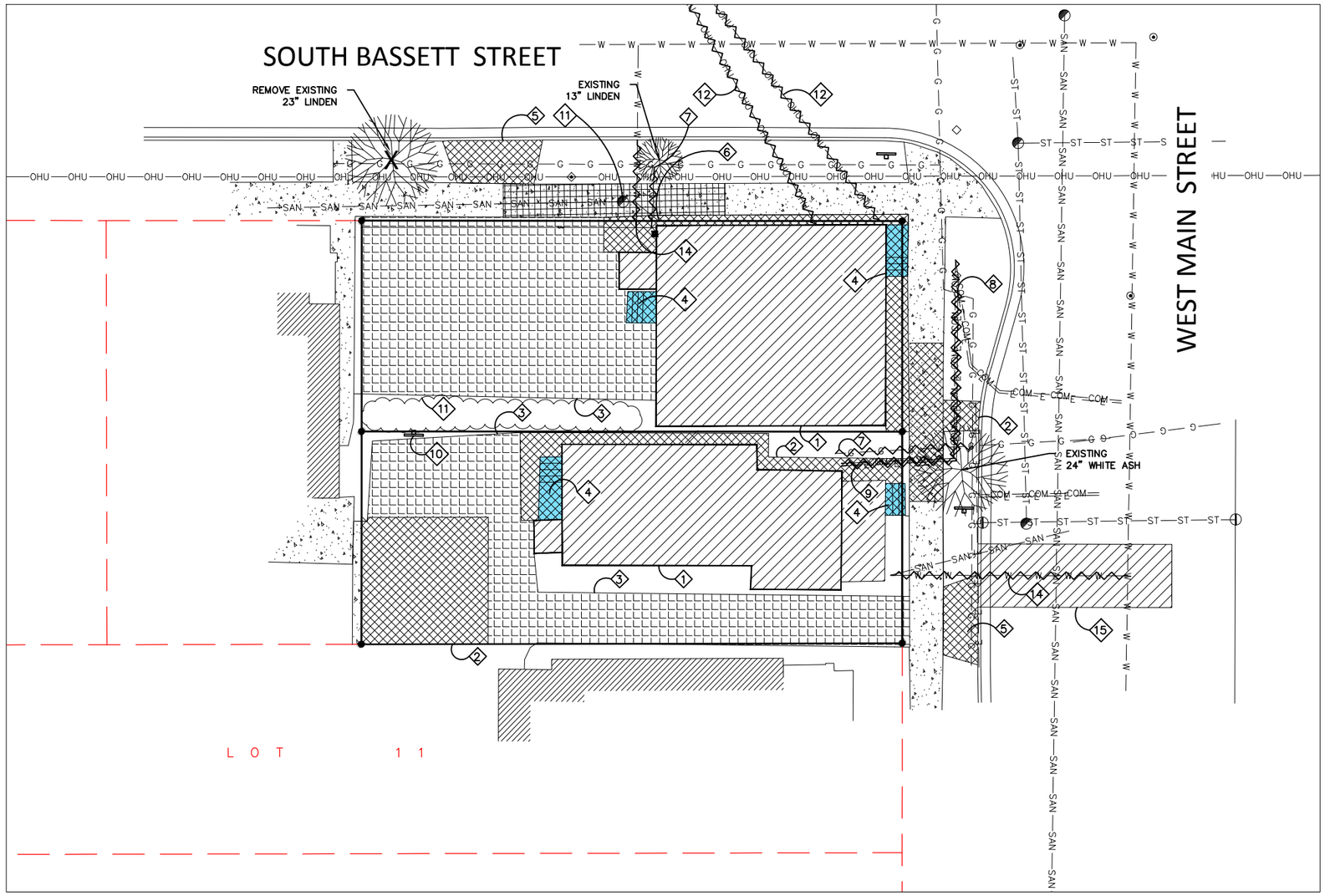
Existing Conditions

C-1.0

SHEET 50 OF 50



0 10 20 30

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1" = 20' (11 X 17)

DEMOLITION NOTES

1. PATERSON STREET IMPROVEMENTS TO BE DESIGNED BY THE CITY OF MADISON. ALL DEMOLITION WORK WITHIN THE RIGHT-OF-WAY TO BE IN ACCORDANCE WITH CITY PLANS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE PRIOR TO START OF DEMOLITION.

2. CONTRACTOR TO DISPOSE OF ALL MATERIALS OFF SITE, UNLESS DIRECTED OTHERWISE.

3. ALL MATERIALS, UTILITIES, AND PAVEMENT DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR SHALL PROTECT ALL EXISTING PUBLIC AND PRIVATE FACILITIES (INCLUDING BUT NO LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, PAVING, ETC.) THAT IS TO REMAIN.

5. REMOVAL OF AN ASPHALTIC SURFACE, WHERE AN ABUTTTING ASPHALTIC SURFACE IS TO REMAIN IN PLACE, SHALL REQUIRE SAW CUTTING AN EDGE.

PLAN KEY

1. REMOVE EXISTING BUILDING
2. REMOVE CONCRETE
3. REMOVE GRAVEL
4. REMOVE CONCRETE STAIRS & LANDING
5. EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED AND TERRACE RESTORED
6. PLUG SANITARY LATERAL
7. REMOVE GAS
8. REMOVE ELECTRIC
9. REMOVE COMMUNICATION LINES
10. REMOVE SIGN
11. REMOVE TREES, BUSHES, VEGETATION
12. ABANDON OVERHEAD ELECTRIC LINES
13. REMOVE/REPLACE EXISTING TOP OF STRUCTURE
14. EXISTING WATER SERVICE TO BE ABANDONED
15. UTILITY PATCH PER CITY REQUIREMENTS

DEMOLITION LEGEND

- REMOVE BUILDING
- REMOVE CONCRETE
- REMOVE CONCRETE STAIRS & LANDING
- REMOVE GRAVEL
- —SAN—SAN— SANITARY SEWER LINE
- —ST—ST— STORM SEWER LINE
- —W—W— WATER MAIN LINE
- —E—E— UNDERGROUND ELECTRIC LINE
- —G—G— GAS LINE
- —OHU—OHU— OVER HEAD UTILITY
- —COM—COM— COMMUNICATIONS LINE

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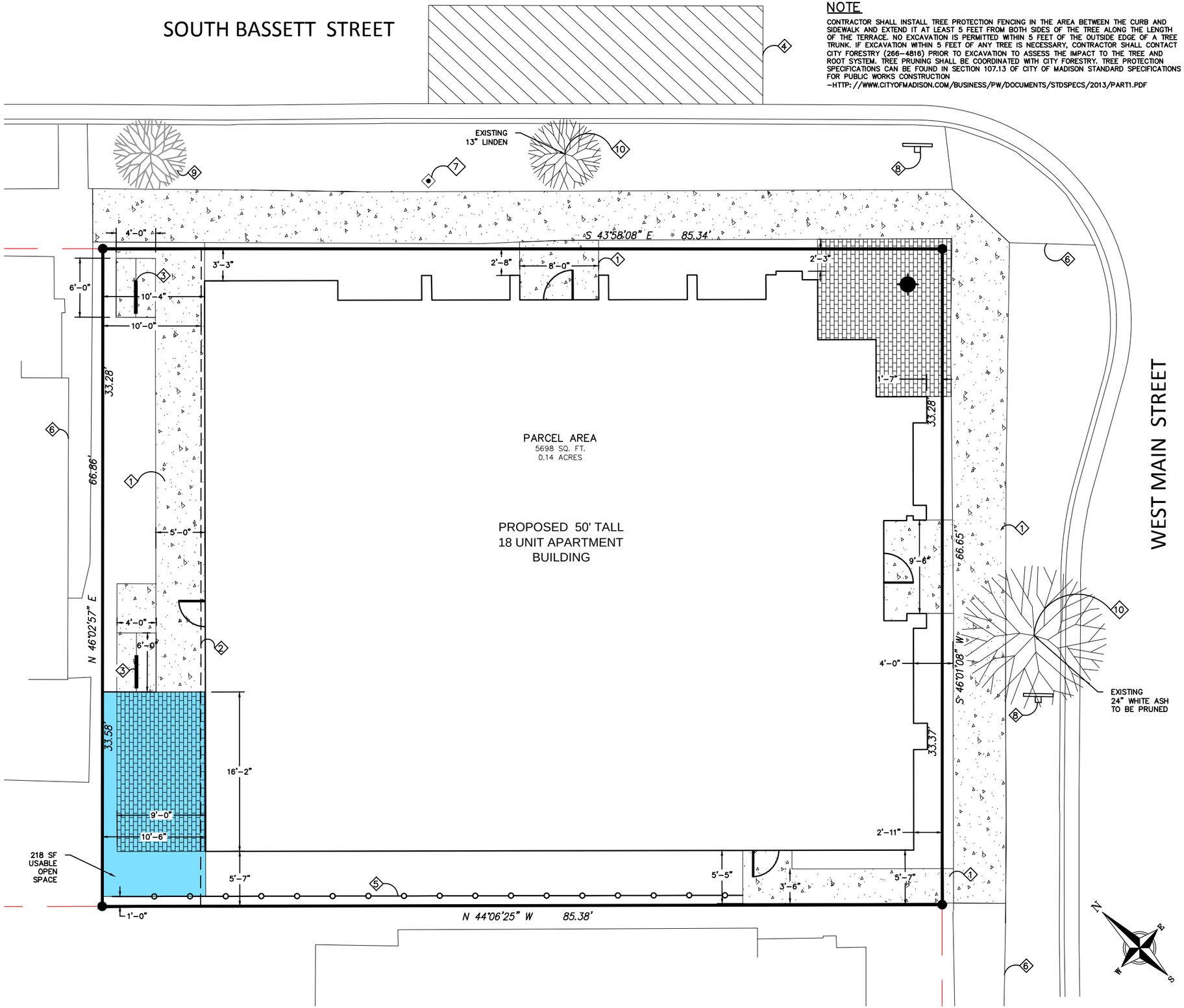
Demolition Plan

C-1.1



NOTE

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. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. 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

PLAN KEY

1. SIDEWALK
2. BUILDING SETBACK LINE
3. BICYCLE PARKING
4. EX LOADING ZONE
5. 6' HIGH FENCE, SEE ARCHITECTURAL PLANS
6. EX SIDEWALK
7. EX LIGHT POLE
8. EX SIGNAGE
9. REPLACE LINDEN WITH NEW TREE PER CITY REQUIREMENTS
10. 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. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
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PAVEMENT KEY

- CONCRETE
- PERMEABLE BRICK PAVERS
- USABLE OPEN SPACE

SITE INFORMATION

SITE ADDRESS: 502 & 504 W MAIN STREET

LEGAL DESCRIPTION:

PARCEL 1:
THE SOUTHEAST EIGHTY-FIVE (85.0) FEET OF THE NORTHEAST ONE-HALF (1/2) OF LOT TEN (10), BLOCK THIRTY-TWO (32), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 2:
THE SOUTHEAST 85 FEET OF THE SOUTHWEST 1/2 OF LOT TEN (10), BLOCK THIRTY-TWO (32) ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SITE ACREAGE TOTAL: 5,698 SF (0.14 ACRES)

NUMBER OF BUILDING STORIES = 4

BUILDING HEIGHT = 48'-0"

BUILDING AREA = 20,030 GROSS SF (4,175 SF FOOTPRINT)

TYPE OF CONSTRUCTION: VB

NUMBER OF PARKING STALLS: 0

TOTAL BIKE PARKING: 22
18 INTERIOR
4 EXTERIOR

USABLE OPEN SPACE:
REQUIRED: 180 SF
PROVIDED: 218 SF

0 5 10 15
SCALE : 1" = 5' (24 X 36)
1" = 10' (11 X 17)

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Site Plan

C-1.2

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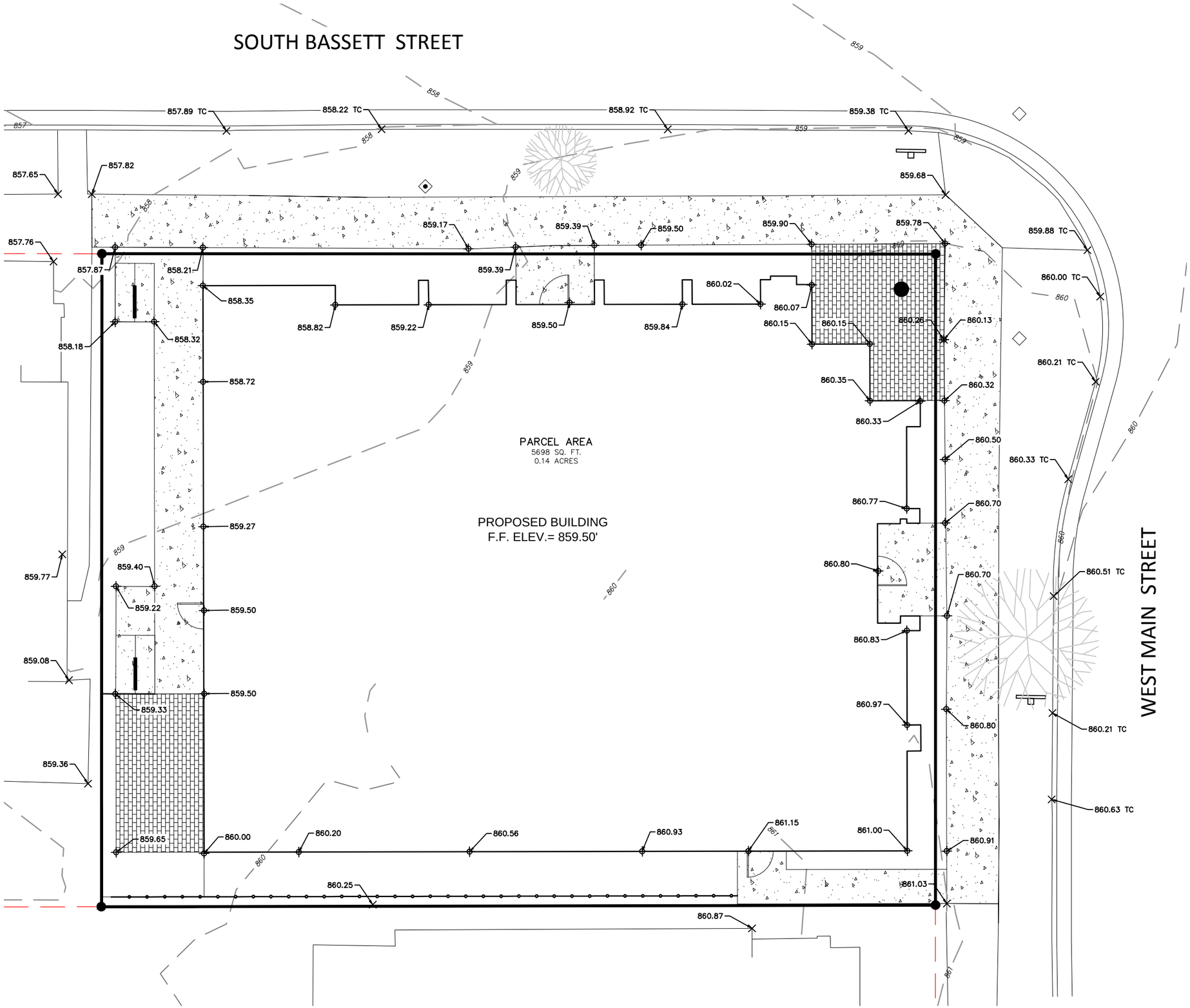

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.

4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.

5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- - - - - - -	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 900.00 TC	EXISTING TOP OF CURB ELEVATION
× 900.00	EXISTING SPOT ELEVATION
⊠ 900.00	PROPOSED SPOT ELEVATION

SCALE : 1" = 5' (24 X 36)
1" = 10' (11 X 17)

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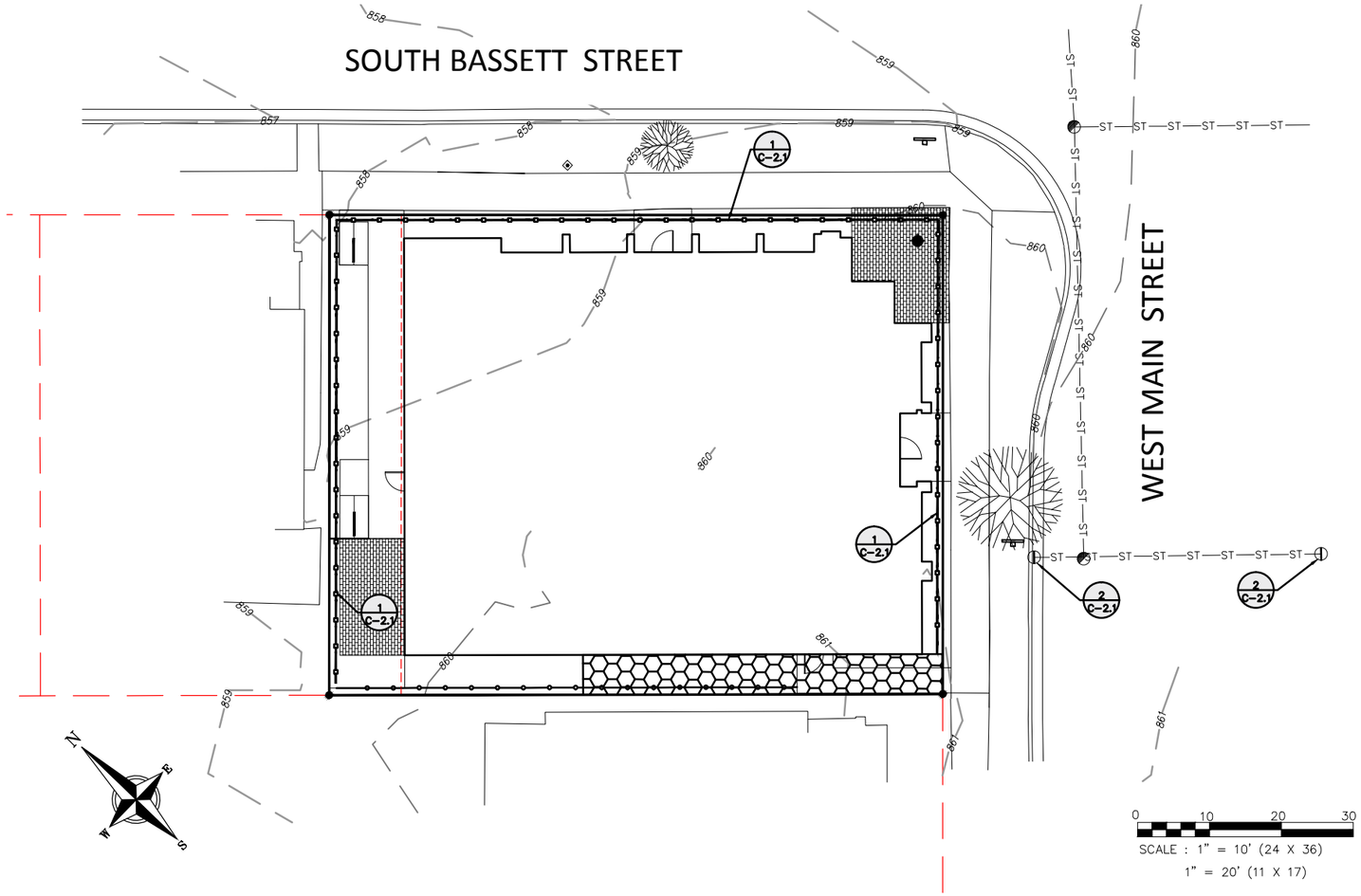
Grading Plan

C-2.0



EROSION CONTROL NOTES

(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE ENTERED INTO THE CITY EROSION CONTROL: PERMIT TRACKING WEBSITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH WISCONSIN DOT TYPE B INLET PROTECTION. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.

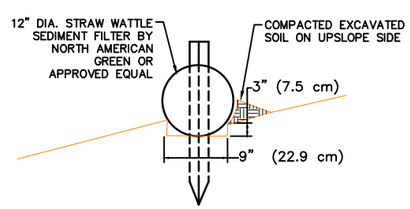
(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.

(11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

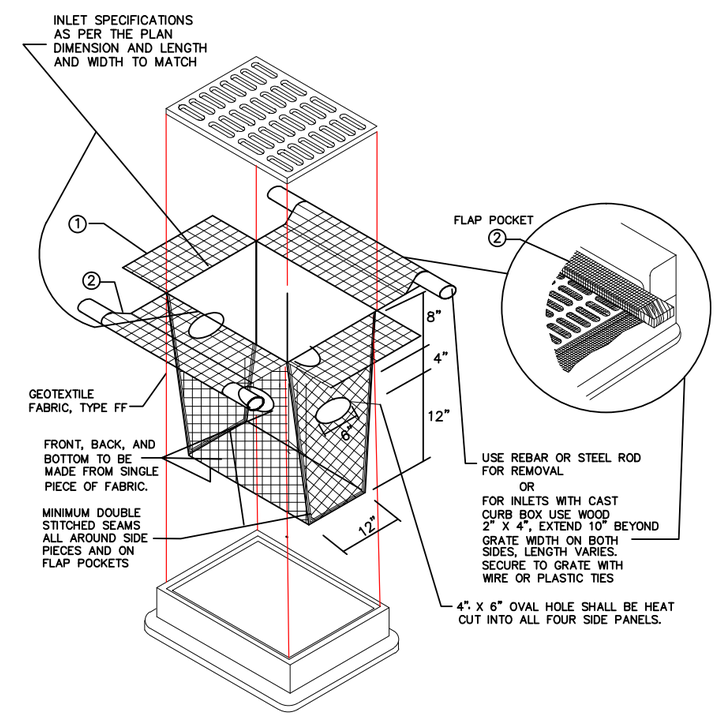
(12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.

(13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



1 / C-2.1 SEDIMENT FILTER

NTS



INLET PROTECTION, TYPE D

2 / C-2.1 INLET PROTECTION, TYPE D

NTS

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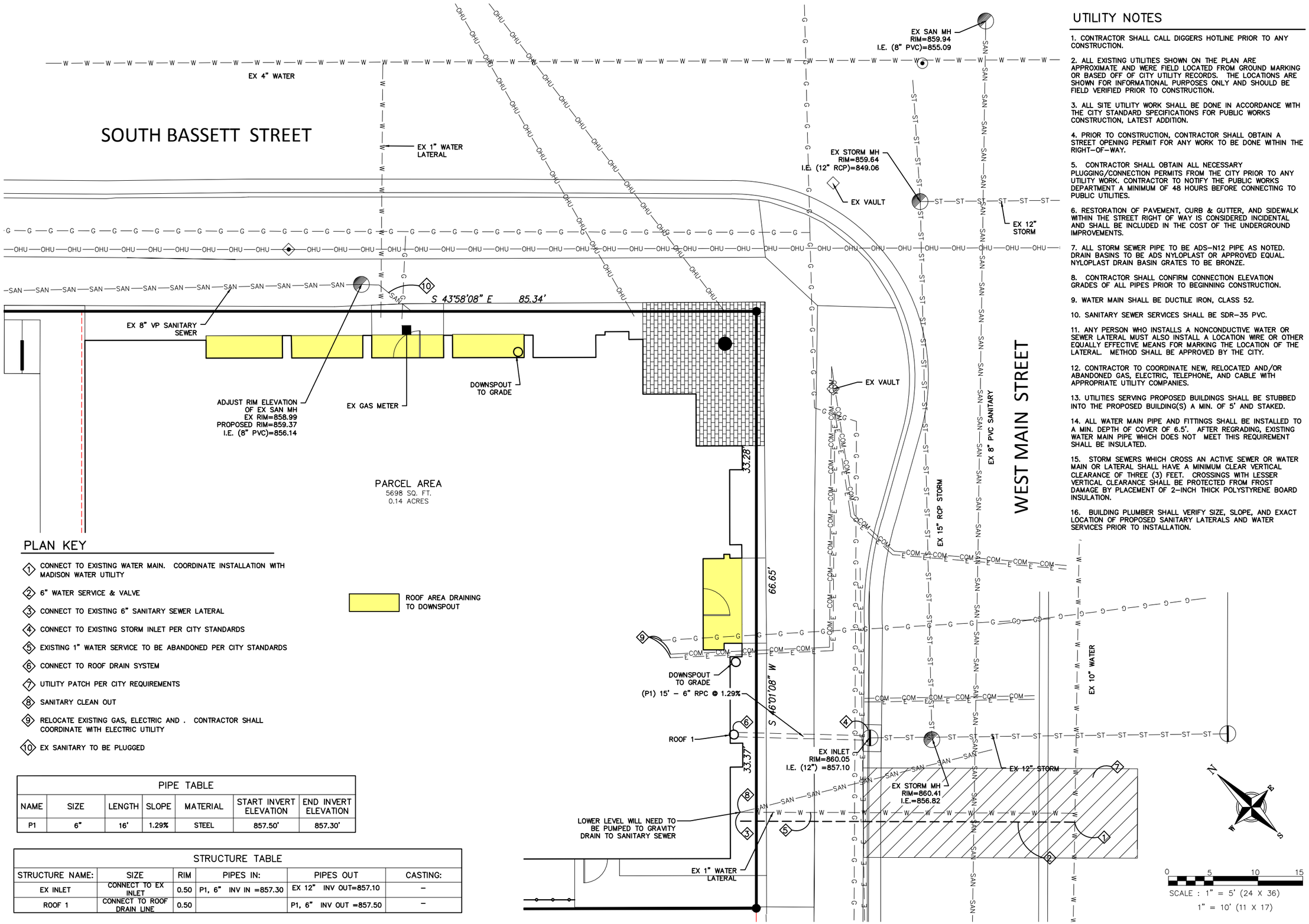
Erosion Control Plan

C-2.1



PLAN KEY

1. CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
2. 6" WATER SERVICE & VALVE
3. CONNECT TO EXISTING 6" SANITARY SEWER LATERAL
4. CONNECT TO EXISTING STORM INLET PER CITY STANDARDS
5. EXISTING 1" WATER SERVICE TO BE ABANDONED PER CITY STANDARDS
6. CONNECT TO ROOF DRAIN SYSTEM
7. UTILITY PATCH PER CITY REQUIREMENTS
8. SANITARY CLEAN OUT
9. RELOCATE EXISTING GAS, ELECTRIC AND . CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY
10. EX SANITARY TO BE PLUGGED

ROOF AREA DRAINING TO DOWNSPOUT

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1	6"	16'	1.29%	STEEL	857.50'	857.30'

STRUCTURE TABLE					
STRUCTURE NAME:	SIZE	RIM	PIPES IN:	PIPES OUT	CASTING:
EX INLET	CONNECT TO EX INLET	0.50	P1, 6" INV IN =857.30	EX 12" INV OUT=857.10	–
ROOF 1	CONNECT TO ROOF DRAIN LINE	0.50		P1, 6" INV OUT =857.50	–

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER PIPE TO BE ADS-N12 PIPE AS NOTED. DRAIN BASINS TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.

10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

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Utility Plan

C-3.0