

SITE MAP

SITE STATISTICS

SITE ACREAGE: 15,440 sq. ft. (0.35 acres)
 BUILDING AREA: 8,855 sq. ft. 57%
 PAVEMENT: 4,581 sq. ft. 30%
 PERVIOUS AREA: 2,004 sq. ft. 13%

USE OF PROPERTY: OFFICE / RETAIL
 GROSS SQUARE FEET: 21,498

PARKING PROVIDED:
 REGULAR/TALL/ 36
 COMPACT/TALL/ 8
 ACCESSIBLE/TALL/ 2
 TOTAL 46/TALL/

PARKING REQUIRED: NONE

BICYCLE PARKING: 7/TALL/

LEGAL DESCRIPTION:

PART OF LOTS 1 AND 2, BLOCK 31, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
 Parcel Numbers 251-0709-231-321B-1 and 251-0709-231-321B-9

BUILDING

NUMBER OF STORIES (ABOVE GRADE): 3
 BUILDING HEIGHT: 55'
 COMM. CONSTRUCTION TYPE: 2B, AUTOMATIC SPRINKLER SYSTEM PER MFP 13

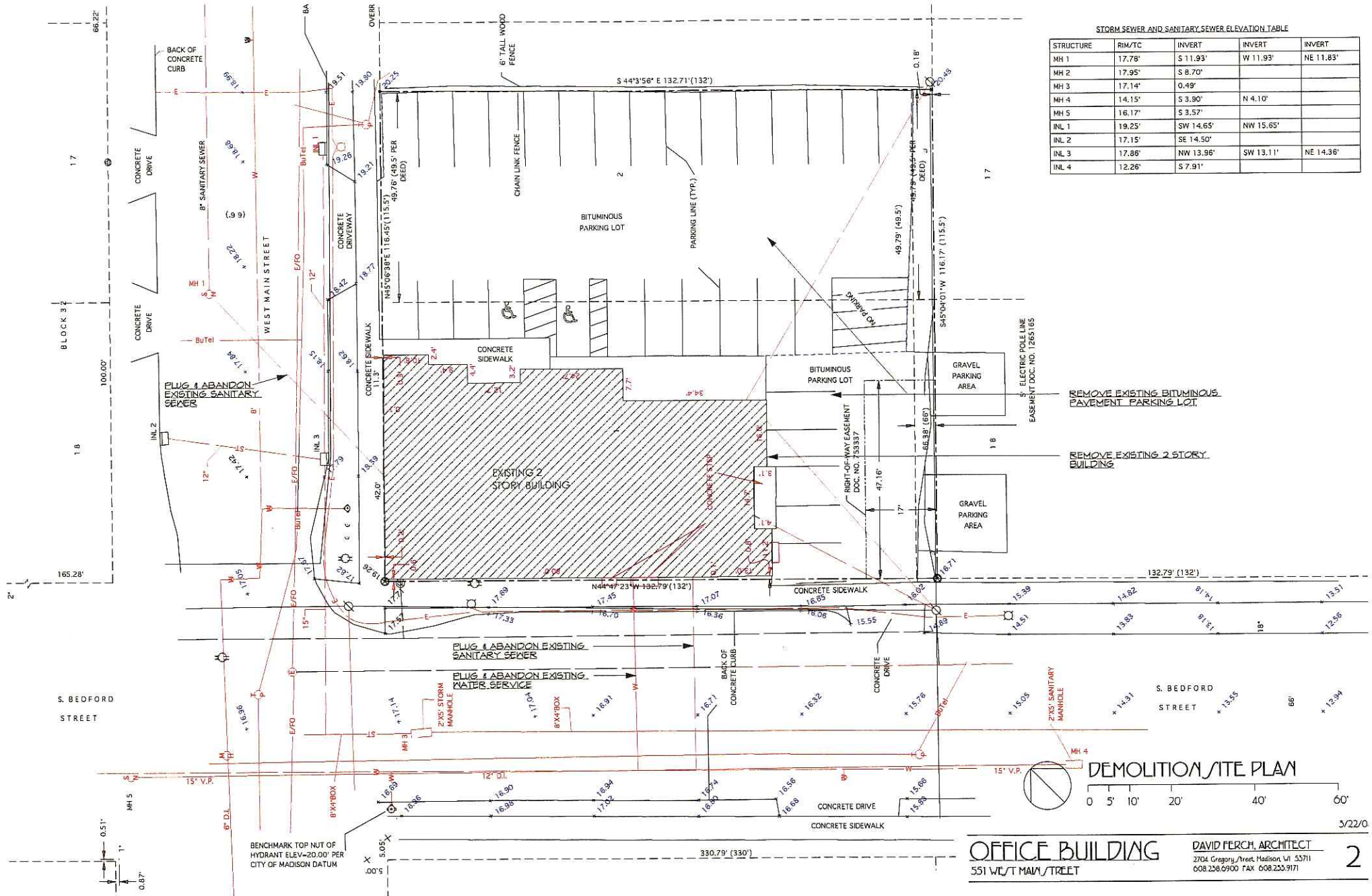
BUILDING AREA:
 LOWER LEVEL: 8,855 sq. ft.
 FIRST FLOOR: 8,855 sq. ft.
 SECOND FLOOR: 8,855 sq. ft.
 THIRD FLOOR: 8,855 sq. ft.
 MEZZANINE: 2,950 sq. ft.
 TOTAL: 38,370 sq. ft.

SHEET INDEX

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- 9 BEDFORD STREET ELEVATION
- 10 DOTY STREET SIDE ELEVATION
- 11 BEDFORD COURT ELEVATION

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

STRUCTURE	RIM/TC	INVERT	INVERT	INVERT
MH 1	17.78'	S 11.93'	W 11.93'	NE 11.83'
MH 2	17.95'	S 8.70"		
MH 3	17.14'	0.49'		
MH 4	14.15'	S 3.90"	N 4.10'	
MH 5	16.17'	S 3.57"		
INL 1	19.25'	SW 14.65'	NW 15.65'	
INL 2	17.15'	SE 14.50'		
INL 3	17.86'	NW 13.96'	SW 13.11'	NE 14.36'
INL 4	12.26'	S 7.91"		



REMOVE EXISTING BITUMINOUS PAVEMENT PARKING LOT.

REMOVE EXISTING 2 STORY BUILDING

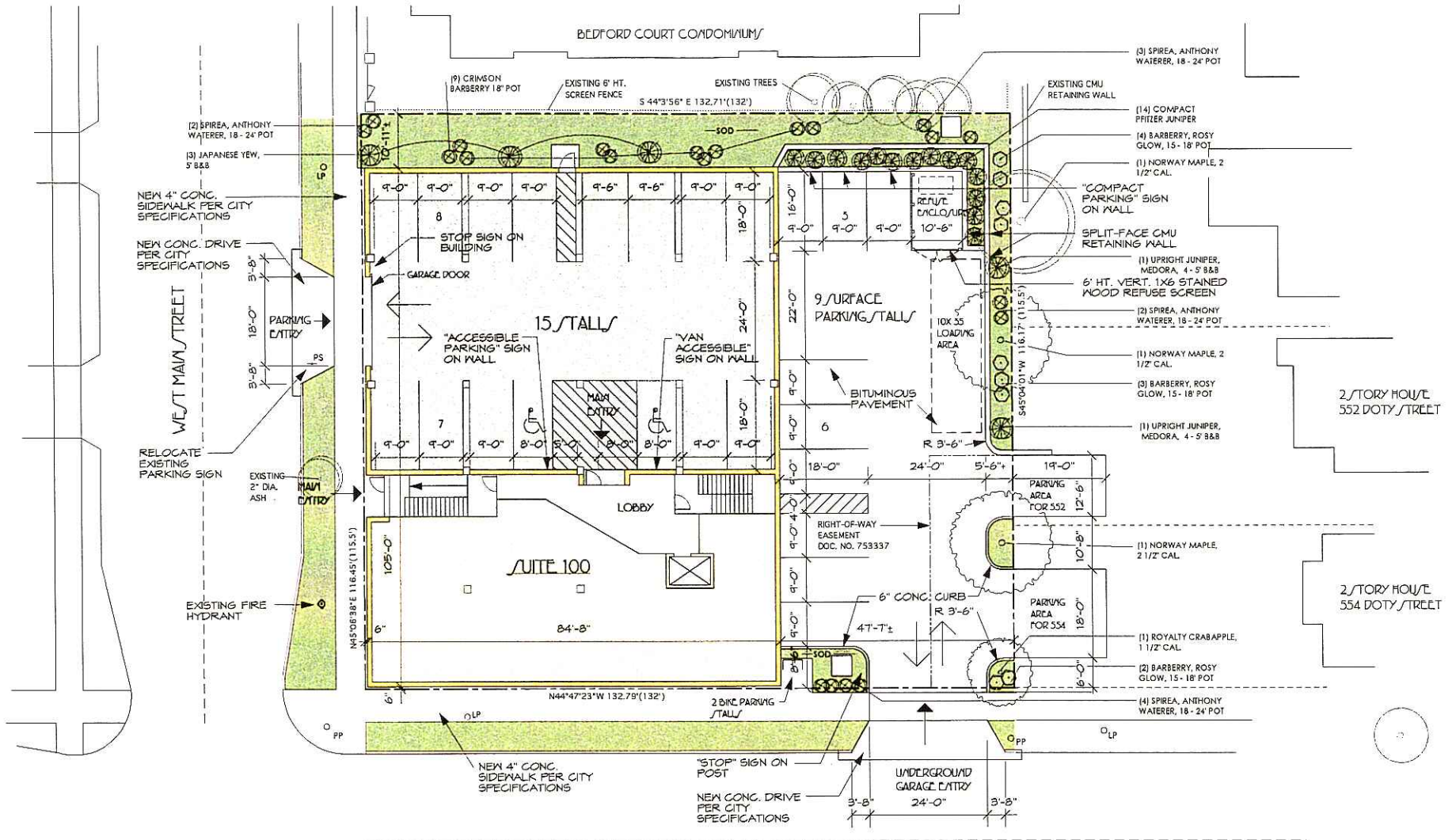
DEMOLITION SITE PLAN



OFFICE BUILDING
551 WEST MAIN STREET

DAVID FERCH, ARCHITECT
2704 Gregory Street, Madison, WI 53711
608.258.6900 FAX 608.255.9171

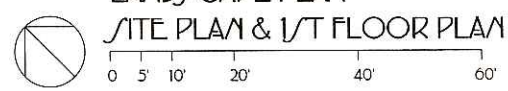
3/22/0



- (3) SPIREA, ANTHONY WATERER, 18 - 24" POT
- (12) SPIREA, ANTHONY WATERER, 18 - 24" POT
- (3) JAPANESE YEW, 5" B&B
- (14) COMPACT PRIFZER JUNIPER
- (4) BARBERRY, ROSY GLOW, 15 - 18" POT
- (1) NORWAY MAPLE, 2 1/2" CAL.
- (1) UPRIGHT JUNIPER, MEDORA, 4 - 5" B&B
- (3) BARBERRY, ROSY GLOW, 15 - 18" POT
- (1) UPRIGHT JUNIPER, MEDORA, 4 - 5" B&B
- (1) NORWAY MAPLE, 2 1/2" CAL.
- (3) BARBERRY, ROSY GLOW, 15 - 18" POT
- (1) UPRIGHT JUNIPER, MEDORA, 4 - 5" B&B
- (1) NORWAY MAPLE, 2 1/2" CAL.
- (1) NORWAY MAPLE, 2 1/2" CAL.
- (1) ROYALTY CRABAPPLE, 1 1/2" CAL.
- (2) BARBERRY, ROSY GLOW, 15 - 18" POT
- (4) SPIREA, ANTHONY WATERER, 18 - 24" POT

SOUTH BEDFORD STREET

LANDSCAPE PLAN
SITE PLAN & 1ST FLOOR PLAN



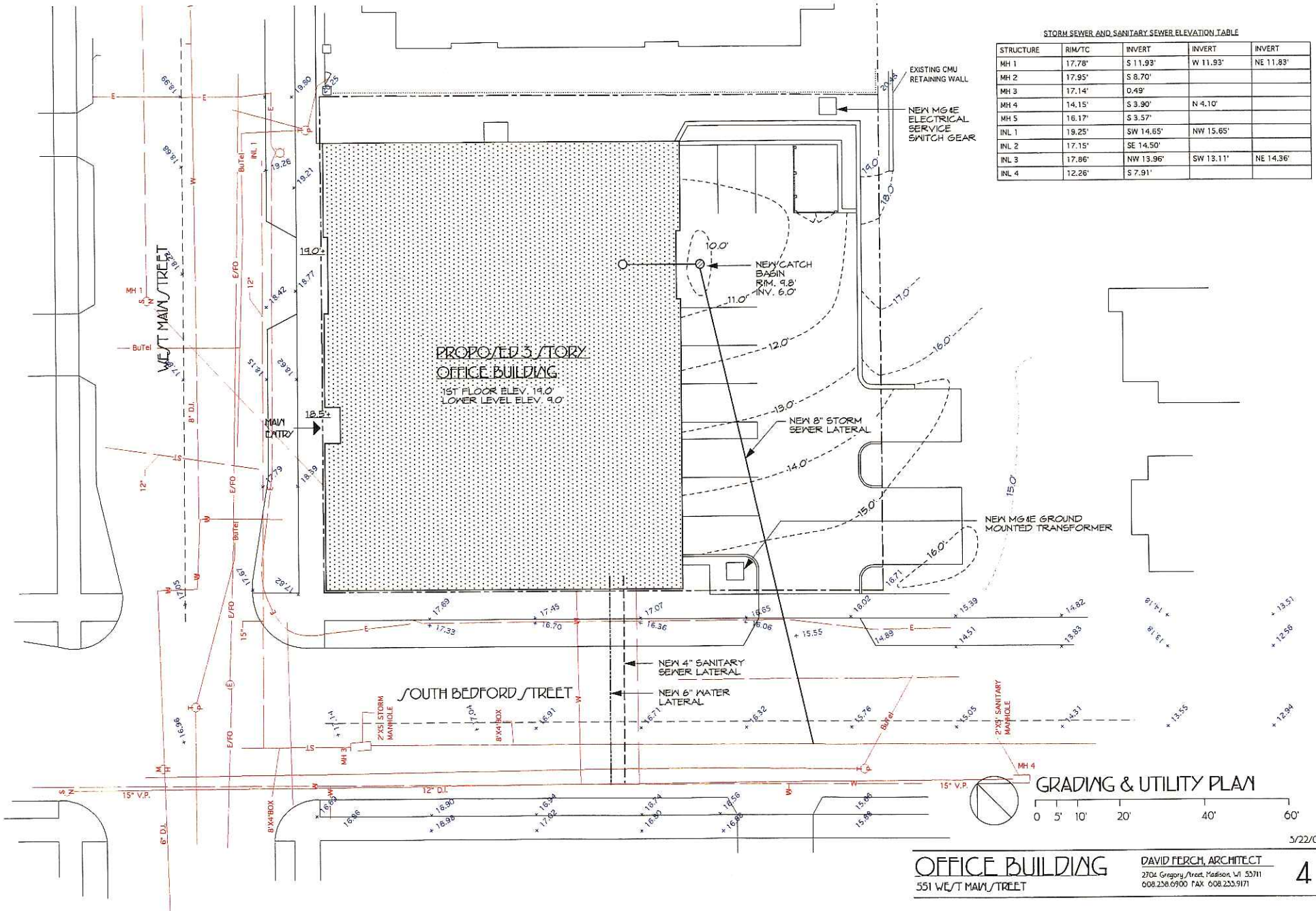
OFFICE BUILDING
551 WEST MAIN STREET

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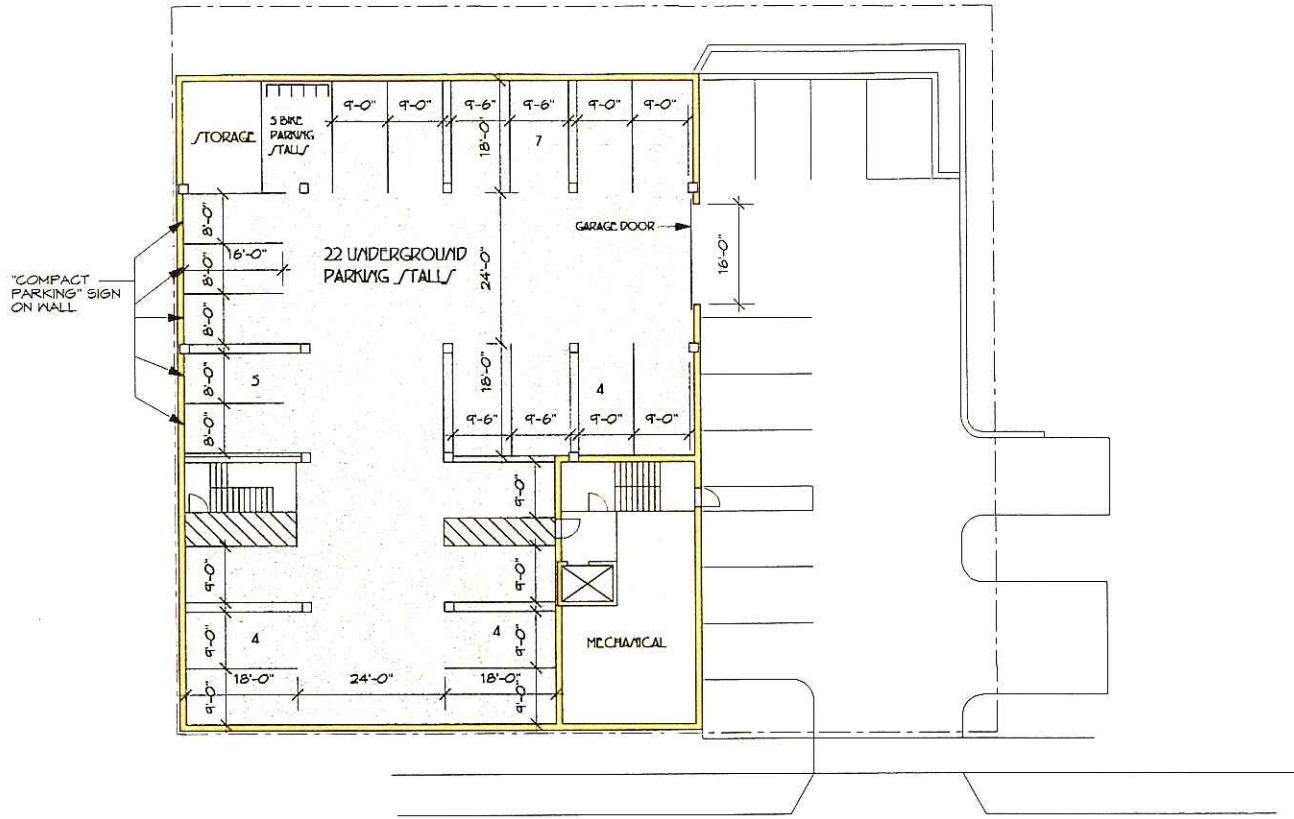
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OFFICE BUILDING
 551 WEST MAIN STREET

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SOUTH BEDFORD STREET



LOWER LEVEL FLOOR PLAN

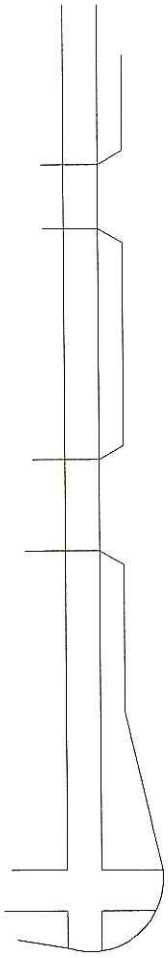
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5/22/01

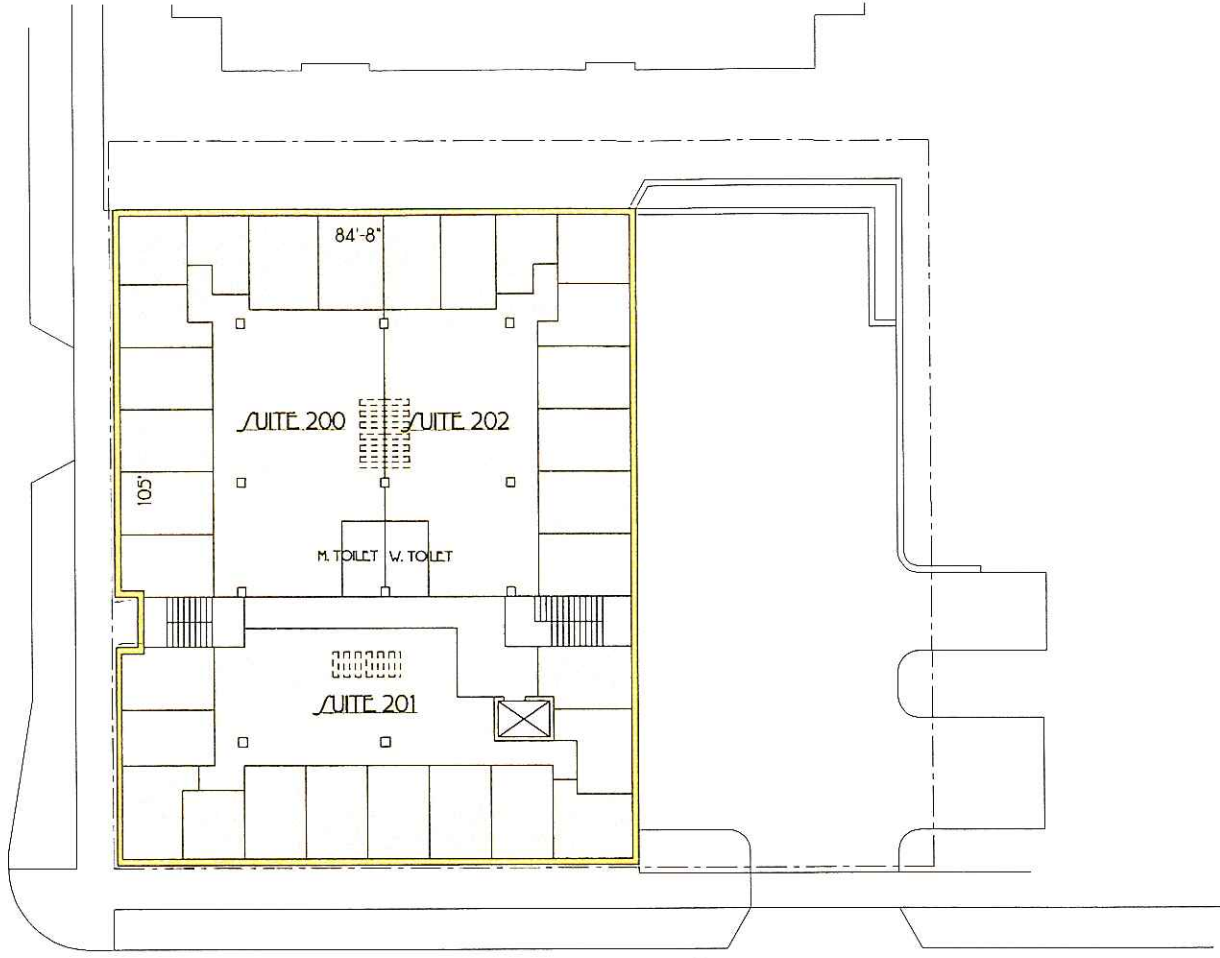
OFFICE BUILDING
551 WEST MAIN STREET

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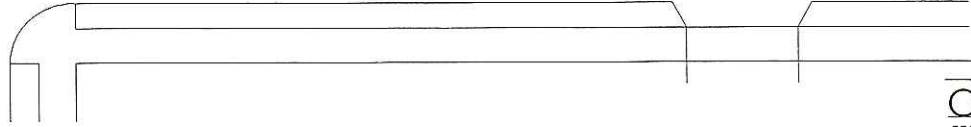
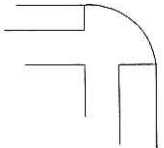
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WEST MAIN STREET



SOUTH BEDFORD STREET



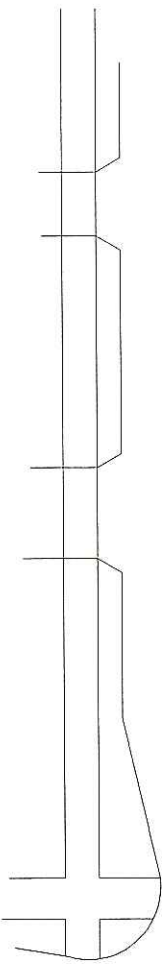
2ND & 3RD FLOOR PLAN



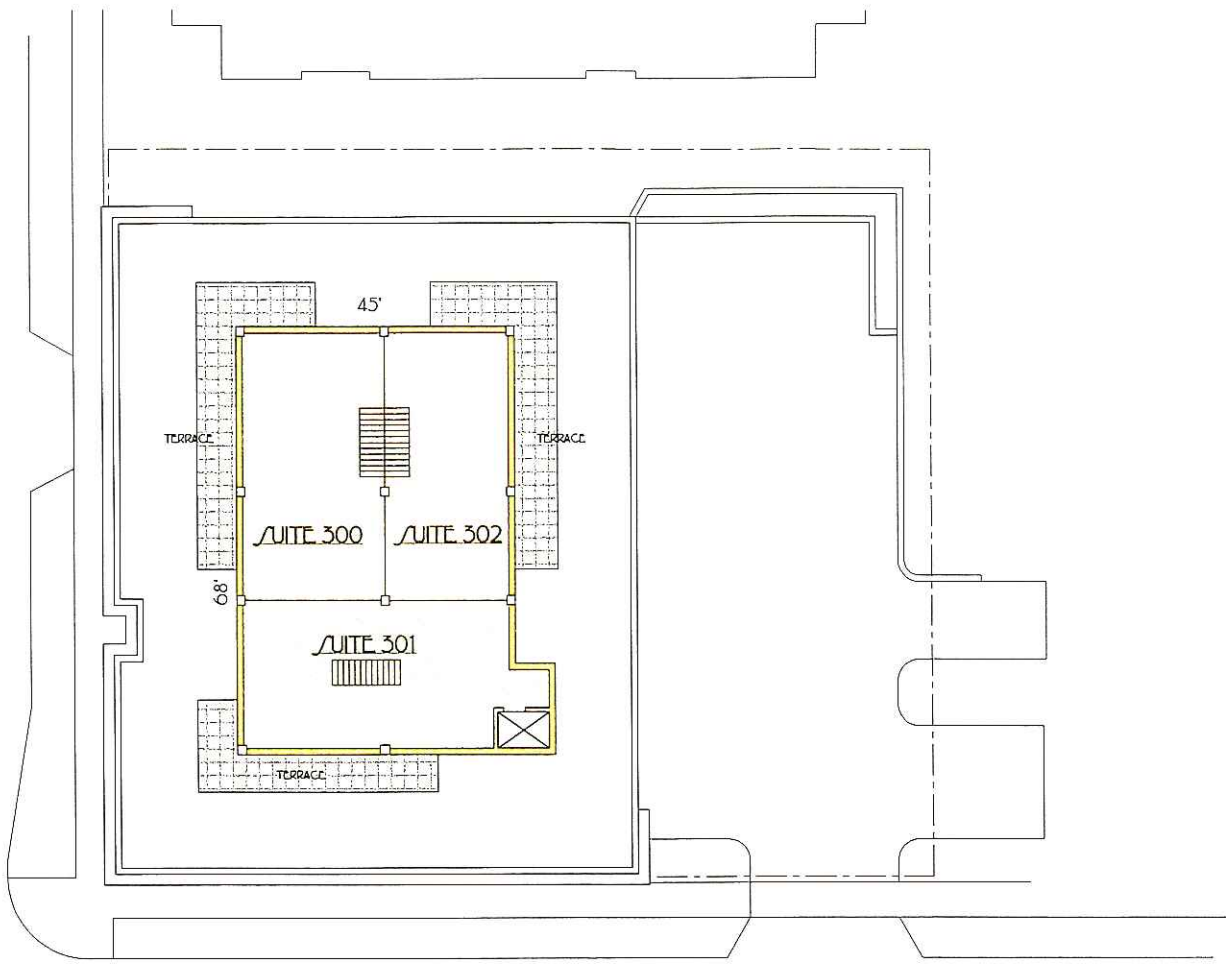
5/22/C

OFFICE BUILDING
551 WEST MAIN STREET

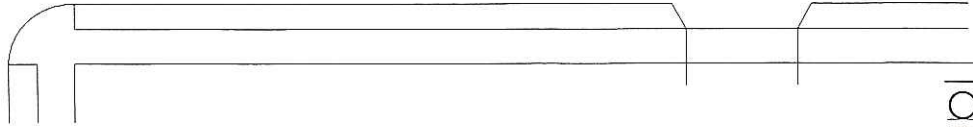
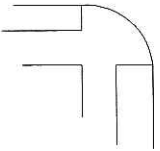
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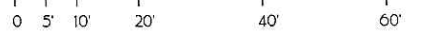
WEST MAIN STREET



SOUTH BEDFORD STREET



MEZZANINE FLOOR PLAN



5/22/0

OFFICE BUILDING
551 WEST MAIN STREET

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(B) 16" MAX. HT. SIGNS: FRONT LIT CHANNEL LETTERS W/ OPTIONAL LOGO

MAIN STREET ELEVATION

OFFICE BUILDING
551 WEST MAIN STREET

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3/22/0.



(2) 16" MAX. HT. SIGNS: FRONT LIT CHANNEL LETTERS W/ OPTIONAL LOGO

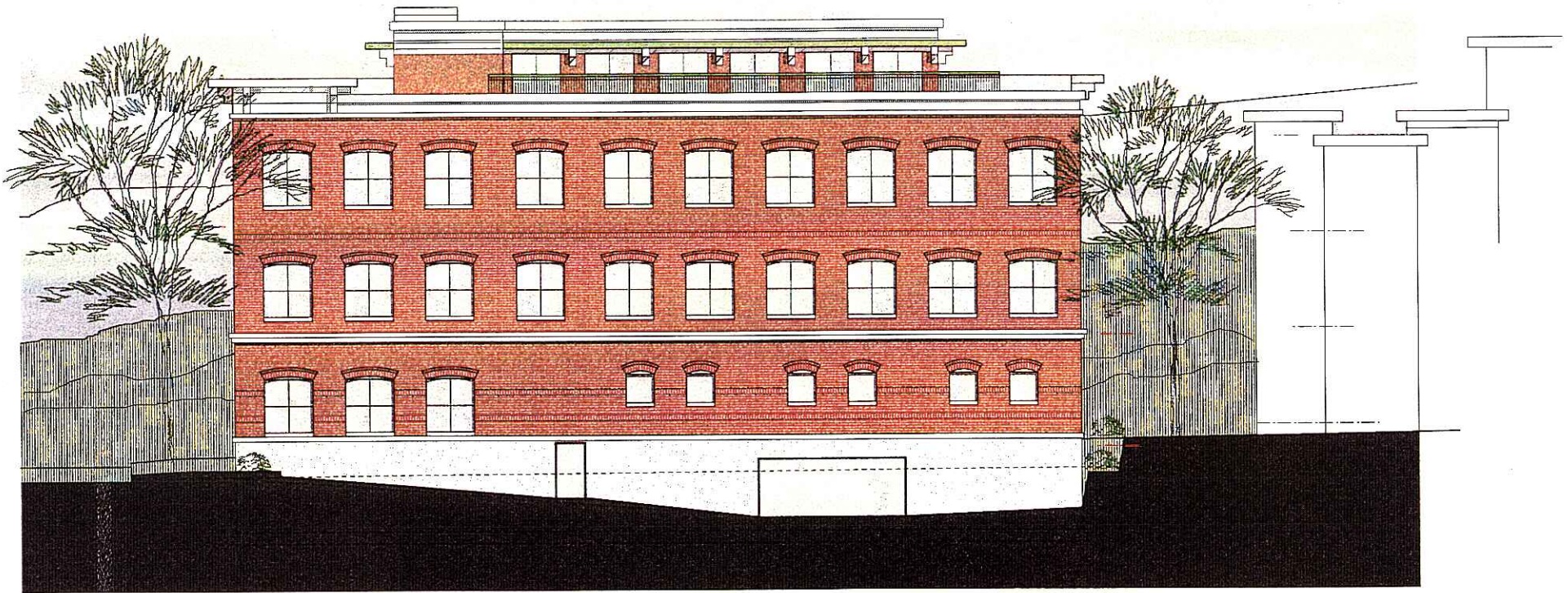
BEDFORD STREET ELEVATION



OFFICE BUILDING
551 WEST MAIN STREET

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5/22/01



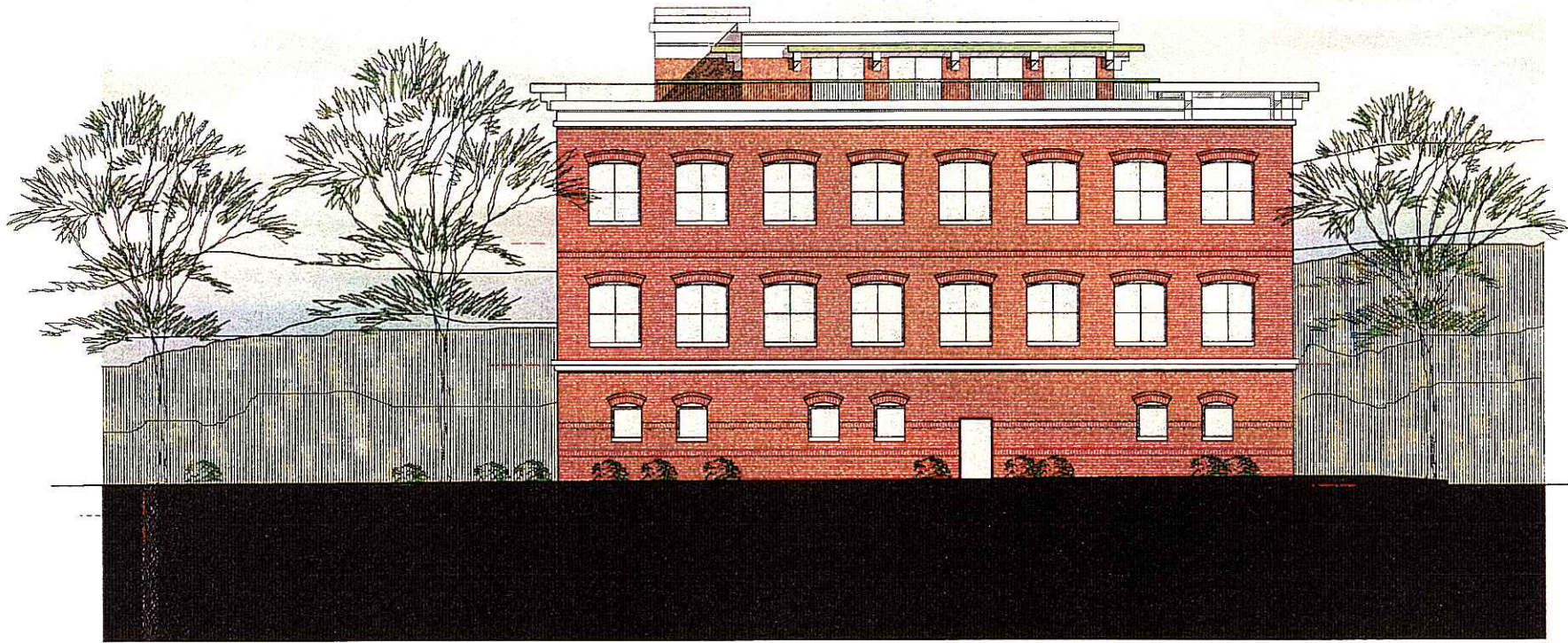
DOTY ST. SIDE ELEVATION



OFFICE BUILDING
551 WEST MAIN STREET

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3/22/04



BEDFORD COURT ELEVATION

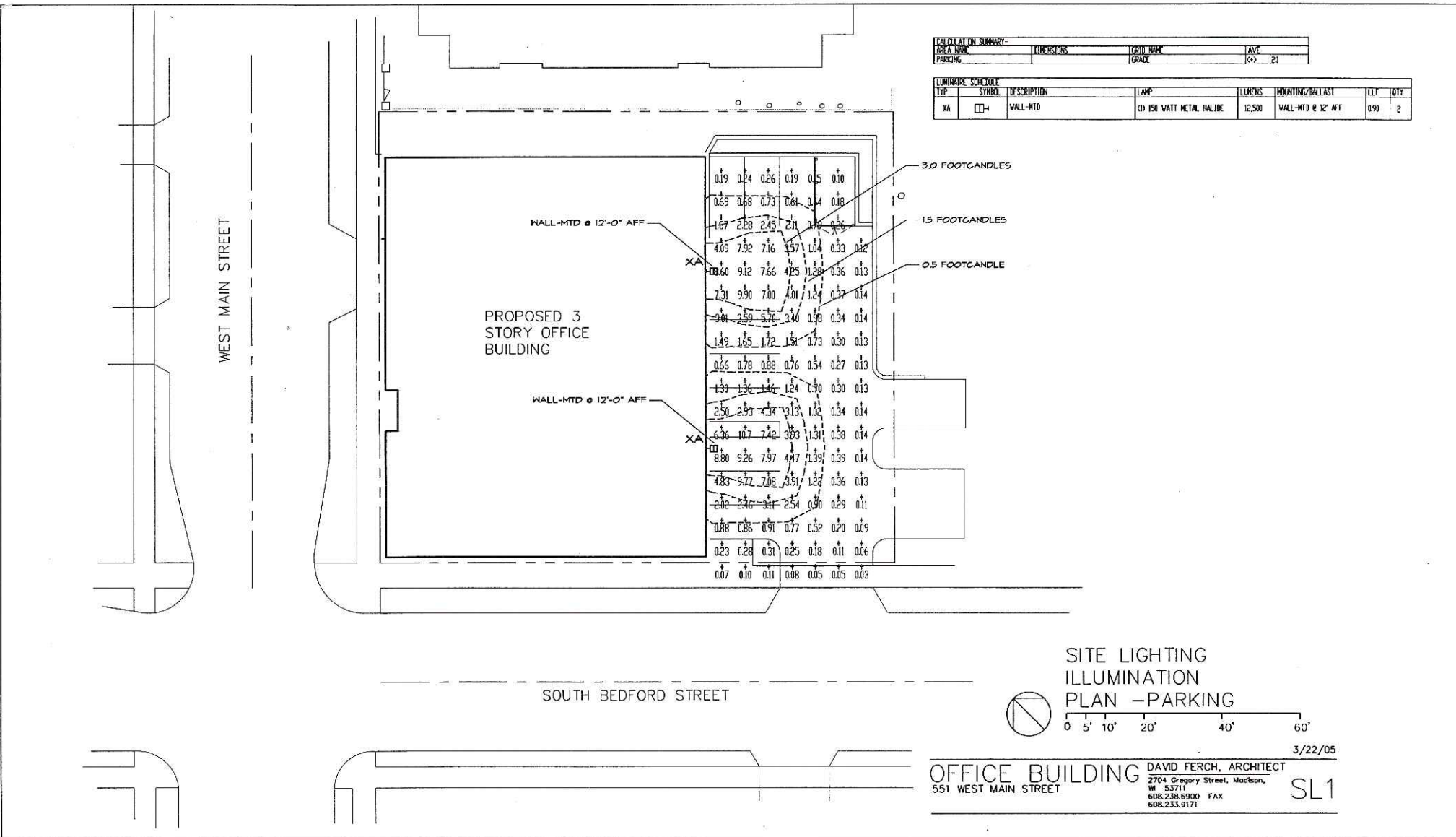
OFFICE BUILDING
551 WEST MAIN STREET

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5/22/04

CALCULATION SUMMARY			
AREA NAME	DIMENSIONS	LOAD NAME	AVC
PARKING		GRADE	<> 21

LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	EFF	QTY
XA	☐	WALL-MTD	CD 150 WATT METAL HALIDE	12,500	WALL-MTD @ 12' AFF	0.90	2



PROPOSED 3 STORY OFFICE BUILDING

SOUTH BEDFORD STREET

WEST MAIN STREET

SITE LIGHTING ILLUMINATION PLAN - PARKING



0 5' 10' 20' 40' 60'

OFFICE BUILDING
551 WEST MAIN STREET

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3/22/05

SL1