

Consultant

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
5. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (3)(e) AND (3)(N)(24) - SEE A-1.F1 FOR BIKE RACK INFORMATION.
6. EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE
- 1 1/2" DIA.
- POWDER COAT FINISH - COLOR TBD
- RETURN ENDS TO GRADE W/ FLOOR FLANGE MOUNTING
- SEE DETAIL 1/A-3.11 FOR TYP. RAILING EXTENSIONS AT TOP AND BOTTOM
7. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
8. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

Revisions
Land Use Application - 2012-10-08

Project Title
313 N. FRANCES STREET
315 N. FRANCES STREET
Madison, WI

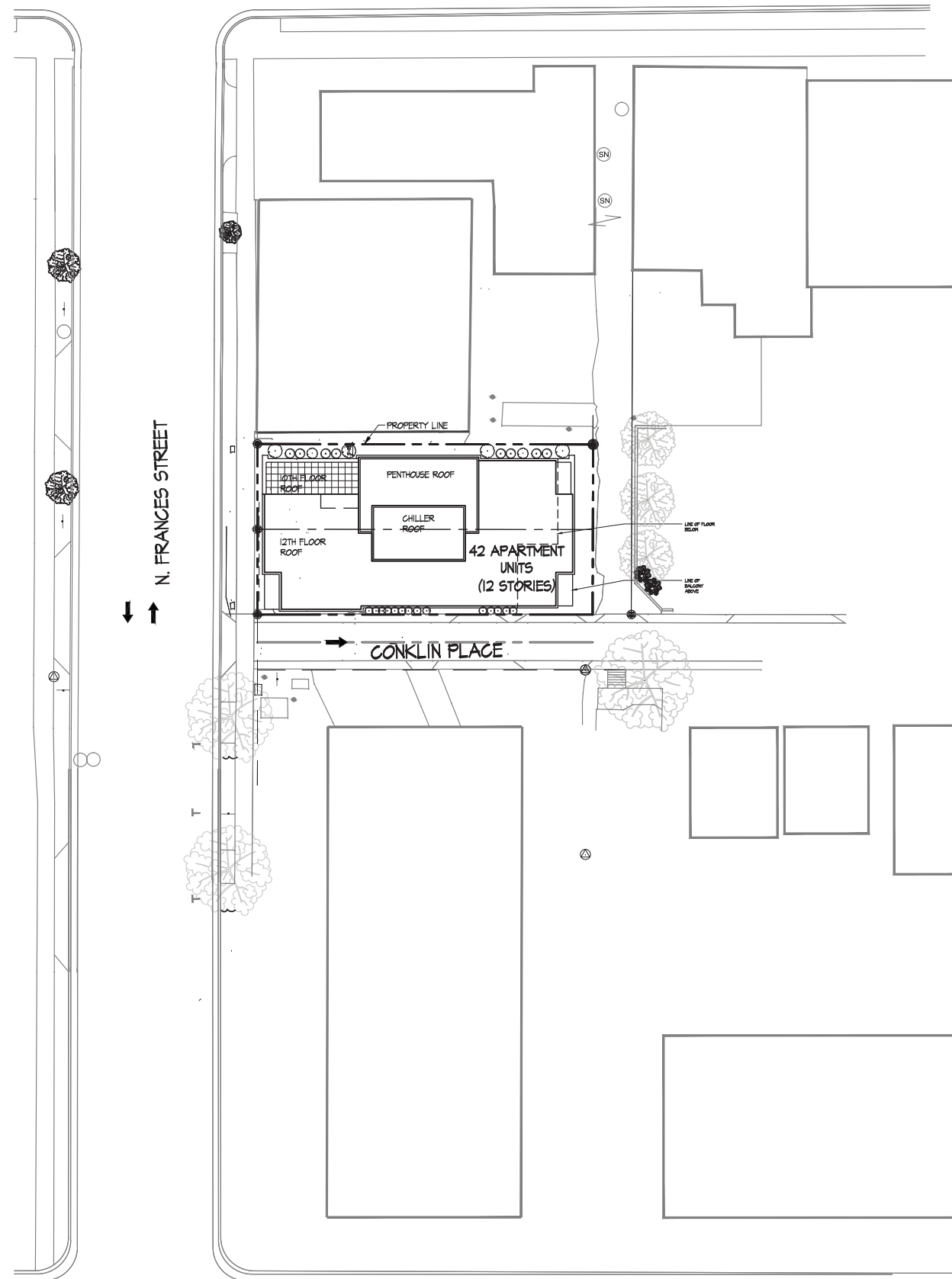
Drawing Title
Overall Site Plan

Project No. 1222 Drawing No. C-1.0

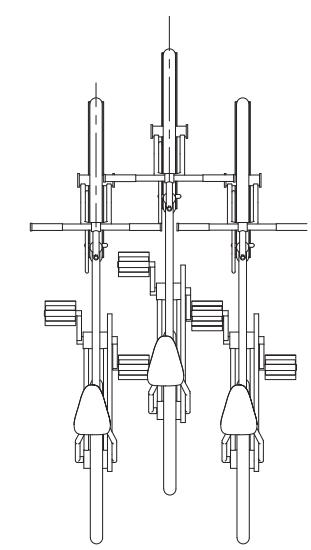
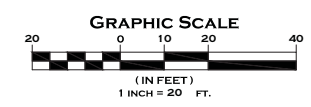
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A-2.1	ELEVATIONS
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SITE A DEVELOPMENT STATISTICS	
LOT AREA	5,079 S.F./0.12 ACRES
HOUSING UNITS	42 D.U.
LOT AREA/ D.U.	120 S.F./D.U.
DENSITY	360 UNITS/ACRE
BUILDING HEIGHT	12 STORIES
GROSS FLOOR AREA	46,235 S.F.
<i>(excluding underground parking)</i>	
FLOOR AREA RATIO	9.11
UNIT MIX	
ONE BEDROOM	11
TWO BEDROOM	9
THREE BEDROOM	18
FOUR BEDROOM	4
TOTAL	42
VEHICLE PARKING	
SURFACE	0
UNDERGROUND	0
TOTAL	0
BIKE & MOPED PARKING	
SURFACE	4
UNDERGROUND	44
TOTAL	103 (1 per bedroom = 49)



A OVERALL SITE PLAN
1"=20'-0"

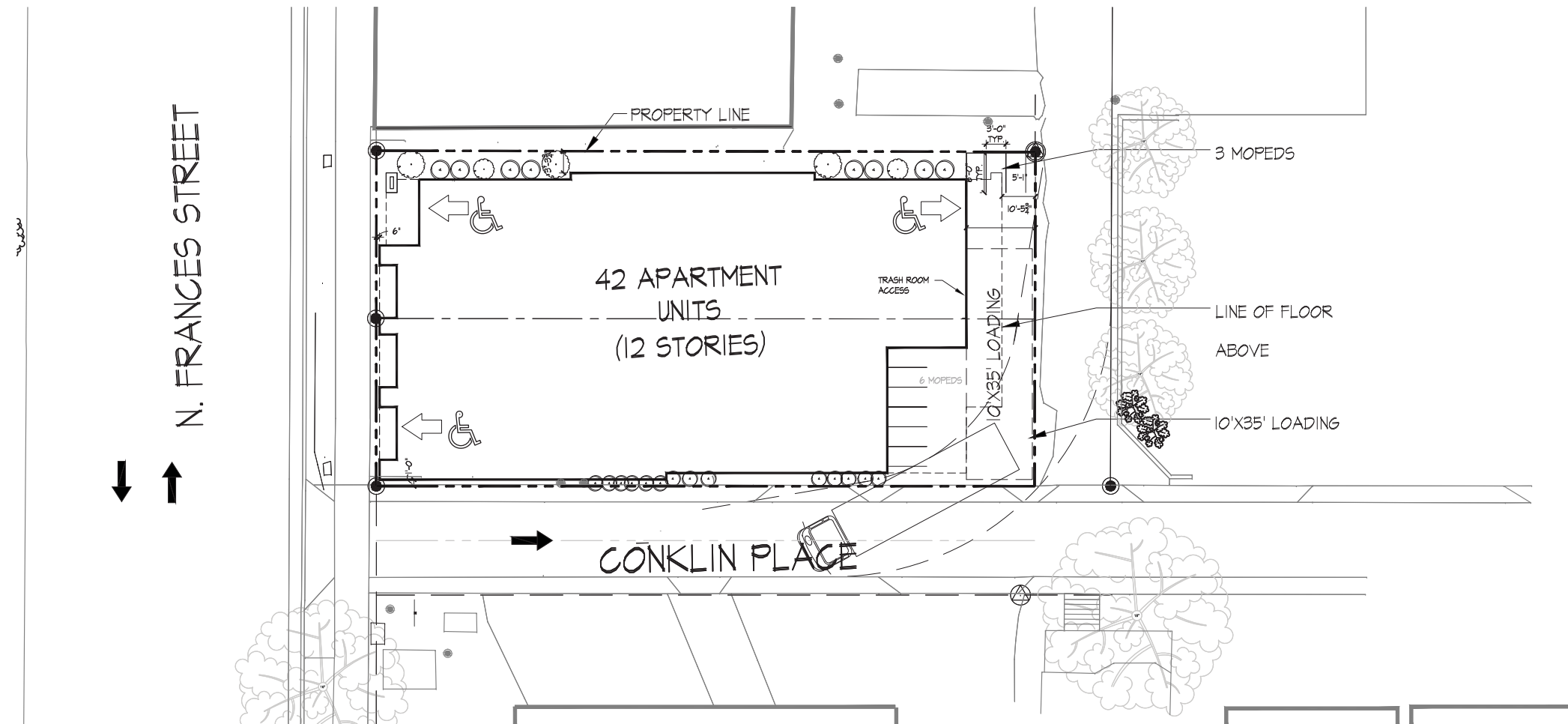


B WALL MOUNTED BIKE RACK AT BASEMENT
N.T.S.

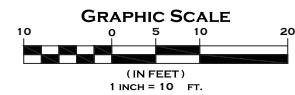
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Revisions
Land Use Application - 2012-10-08



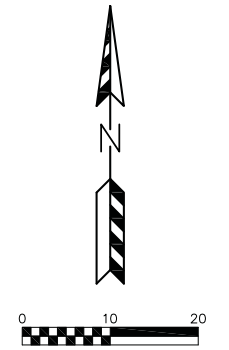
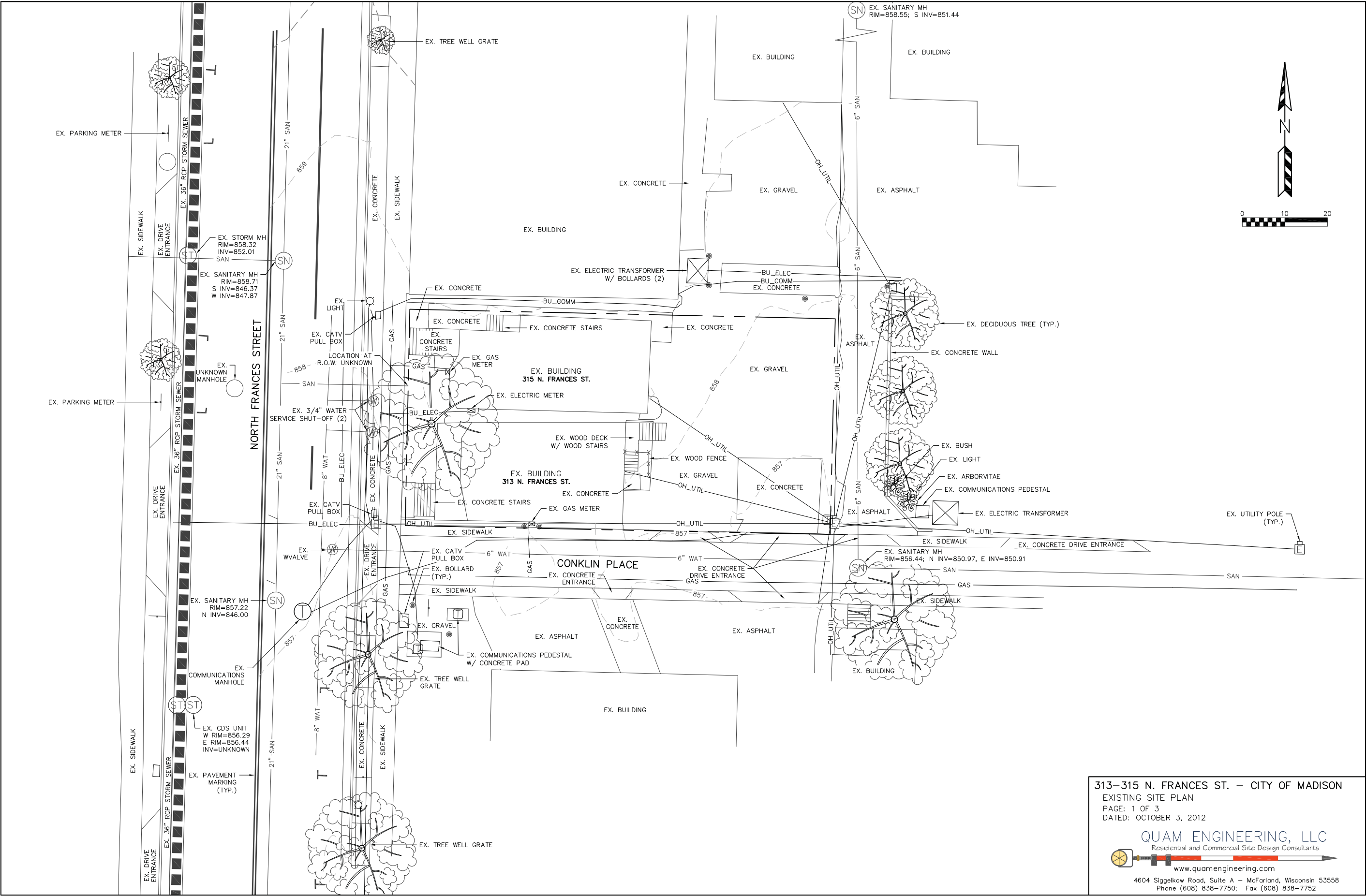
A SITE PLAN
1"=10'-0"



Project Title
313 N. FRANCES STREET
315 N. FRANCES STREET
Madison, WI

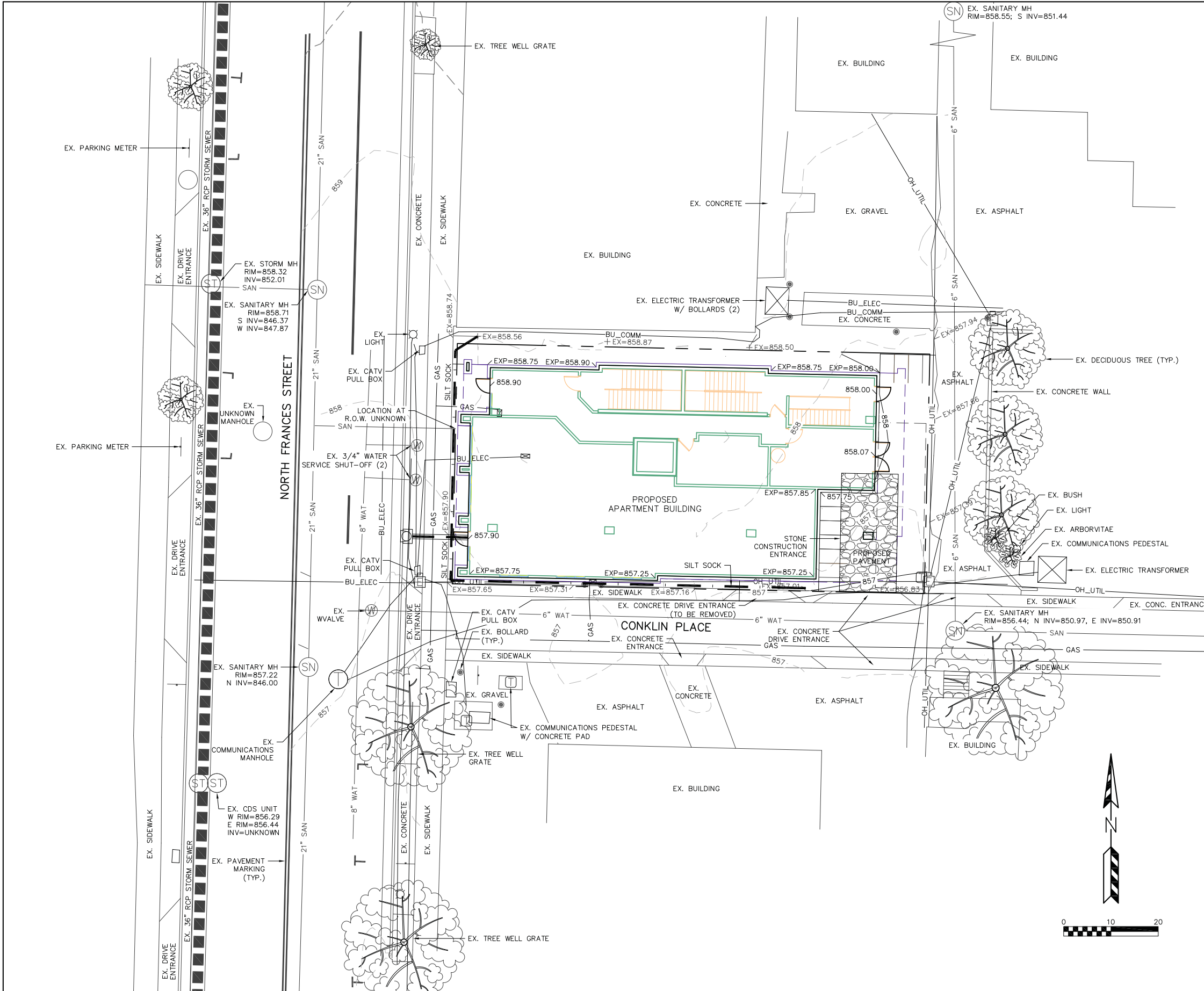
Drawing Title
Site Plan

Project No. 1222 Drawing No. C-1.1



313-315 N. FRANCES ST. - CITY OF MADISON
EXISTING SITE PLAN
PAGE: 1 OF 3
DATED: OCTOBER 3, 2012

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

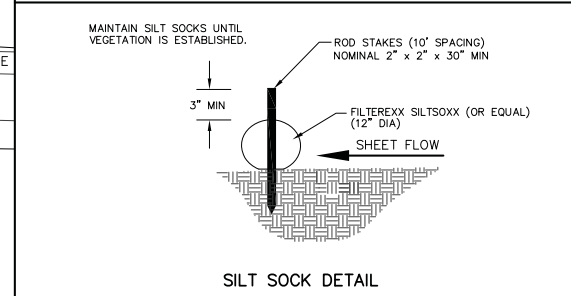
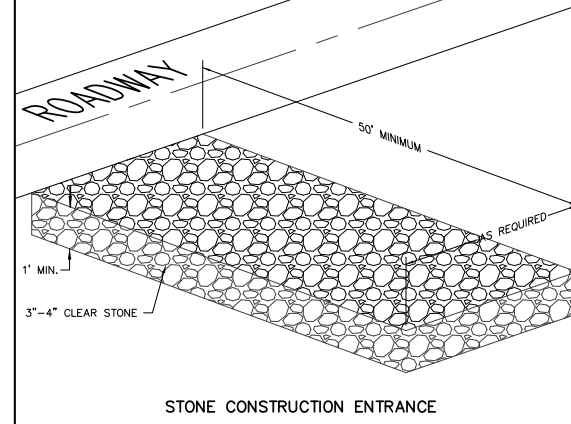
CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 JUNE 1, 2013 - INSTALL INITIAL EROSION CONTROL DEVICES.
 JUNE 1, 2013 - JULY 31, 2014 - DEMO EXISTING BUILDINGS, CONSTRUCT APARTMENT BUILDING & PARKING LOT, AND RESTORE PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
 SCOTT FAUST
 210 N. BASSETT STREET
 MADISON, WI 53703

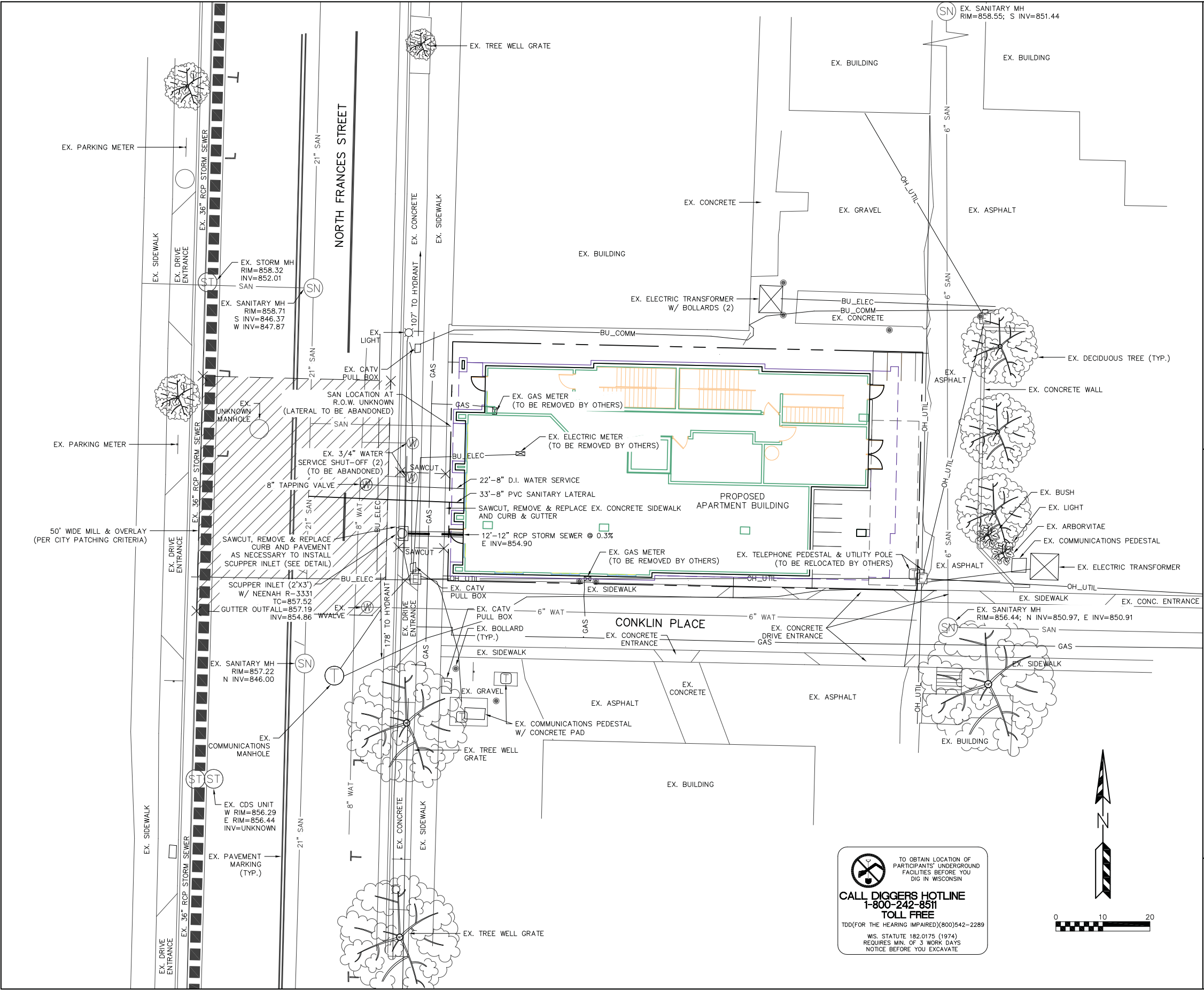
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

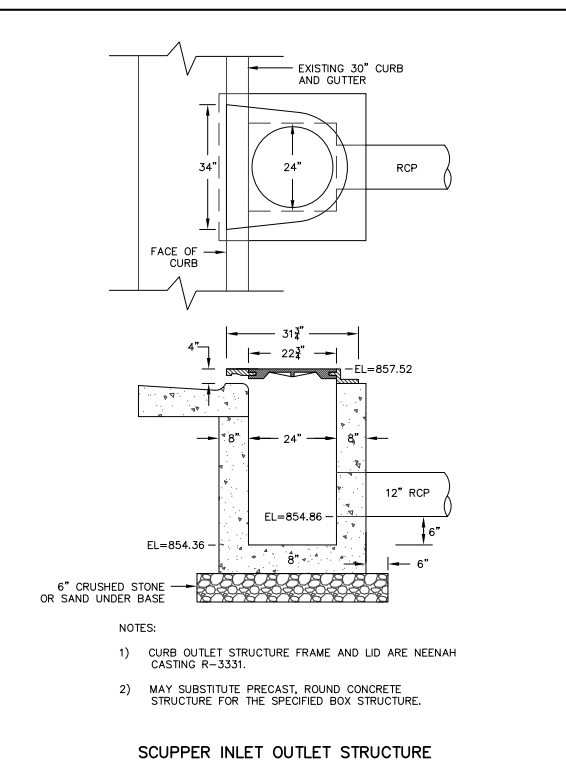
313-315 N. FRANCES ST. - CITY OF MADISON
 GRADING AND EROSION CONTROL PLAN
 PAGE: 2 OF 3
 DATED: OCTOBER 3, 2012

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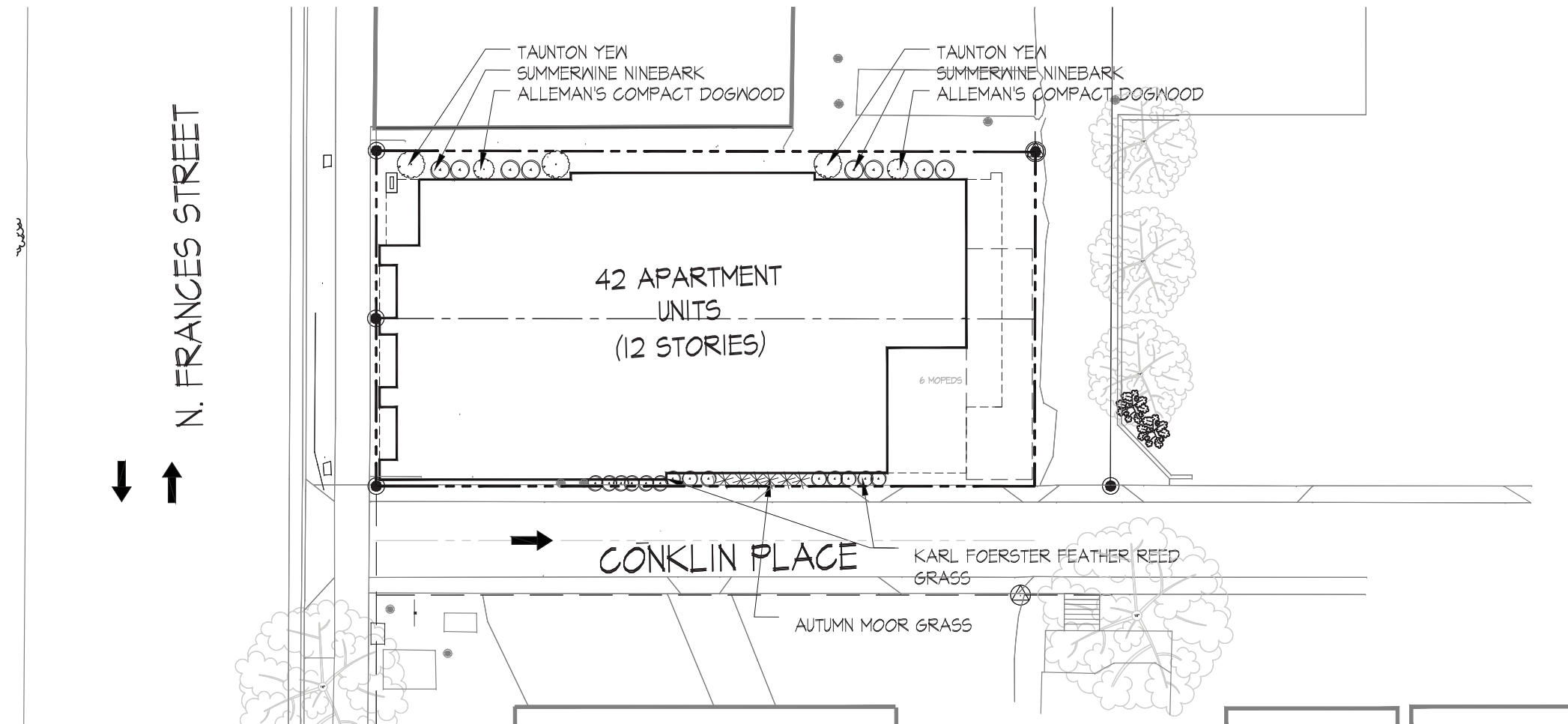


UTILITY NOTES:
 EXISTING UTILITIES SHOWN WERE OBTAINED FROM CITY OF MADISON RECORD DRAWINGS AND MARKED UTILITIES.
 THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING TO EXISTING SANITARY SEWER AND WATER MAIN.
 THE CONTRACTOR SHALL SUBMIT THE APPLICATION FOR SERVICE TO THE CITY OF MADISON WATER UTILITY TO OBTAIN THE PERMIT FOR THE WATER SERVICE CONNECTIONS.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO ANY UTILITY WORK.
 CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG THE EXISTING SANITARY SEWER LATERAL THAT IS TO BE ABANDONED. FOR THE LATERAL TO BE PLUGGED THE CONTRACTOR SHALL DEPOSIT \$1,000 WITH THE CITY ENGINEER IN TWO SEPARATE CHECKS IN THE FOLLOWING AMOUNTS: (1). \$100 NON REFUNDABLE DEPOSIT FOR THE COST OF INSPECTION OF THE PLUGGING BY CITY STAFF; AND (2). \$900 FOR THE COST OF CITY CREWS TO PERFORM THE PLUGGING. IF THE CONTRACTOR ELECTS TO COMPLETE THE PLUGGING OF A LATERAL SITE AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE RETURNED TO THE CONTRACTOR. THIS PERMIT APPLICATION IS AVAILABLE ONLINE AT [HTTP://WWW.CITYOFMADISON.COM/ENGINEERING/PERMITS.CFM](http://www.cityofmadison.com/engineering/permits.cfm)

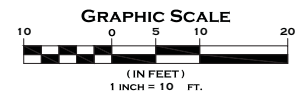
GENERAL NOTES:
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 ANY DAMAGE TO THE PAVEMENT ON NORTH FRANCES AND CONKLIN PLACE, ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH 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.



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A LANDSCAPE PLAN
1"=10'-0"



Revisions
Land Use Application - 2012-10-08

Project Title
313 N. FRANCES STREET
315 N. FRANCES STREET
Madison, WI

Drawing Title
Landscape Plan

Project No. 1222 Drawing No. C-4.1

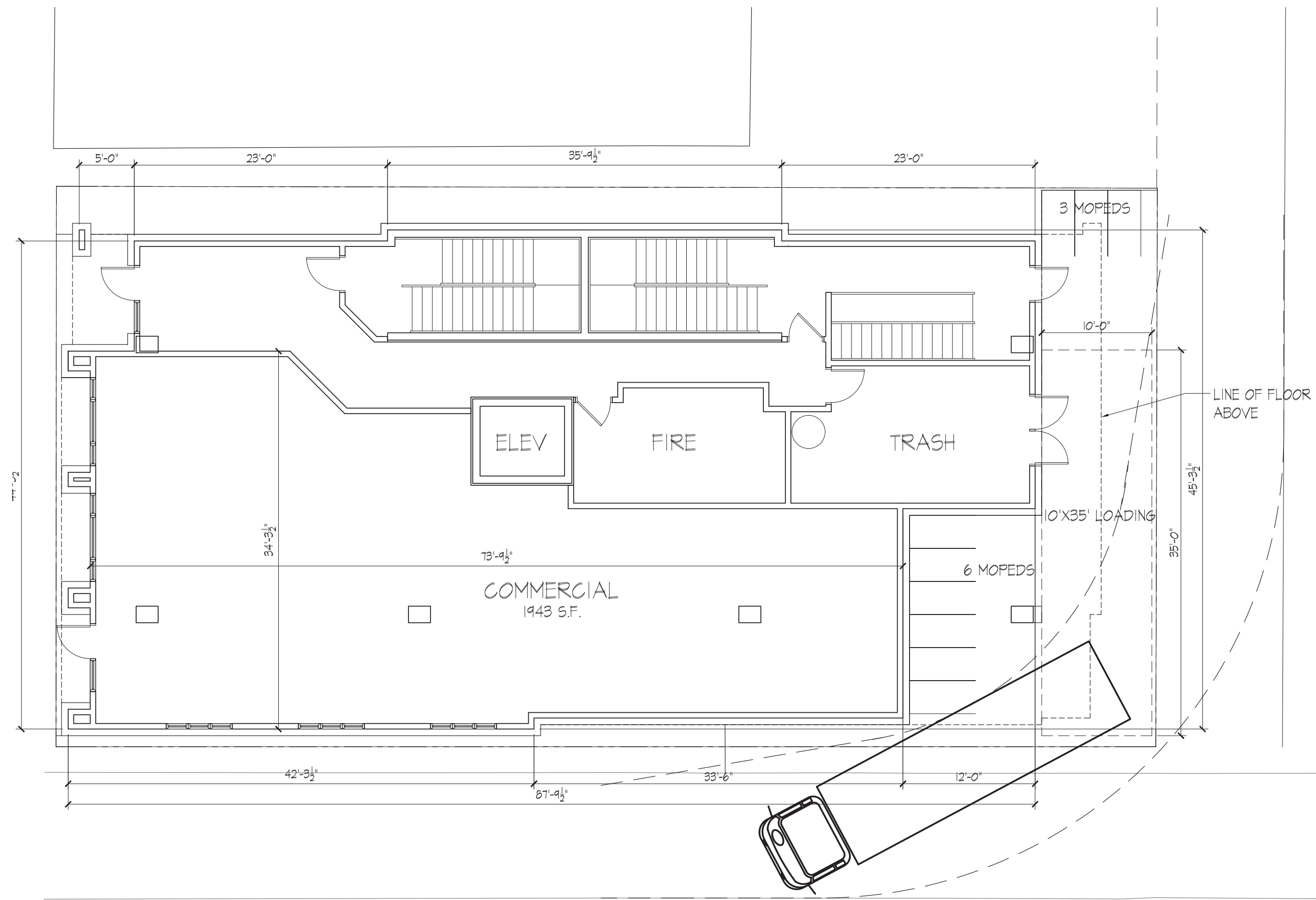


Revisions
SIP Submittal - October 3, 2012

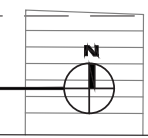
Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

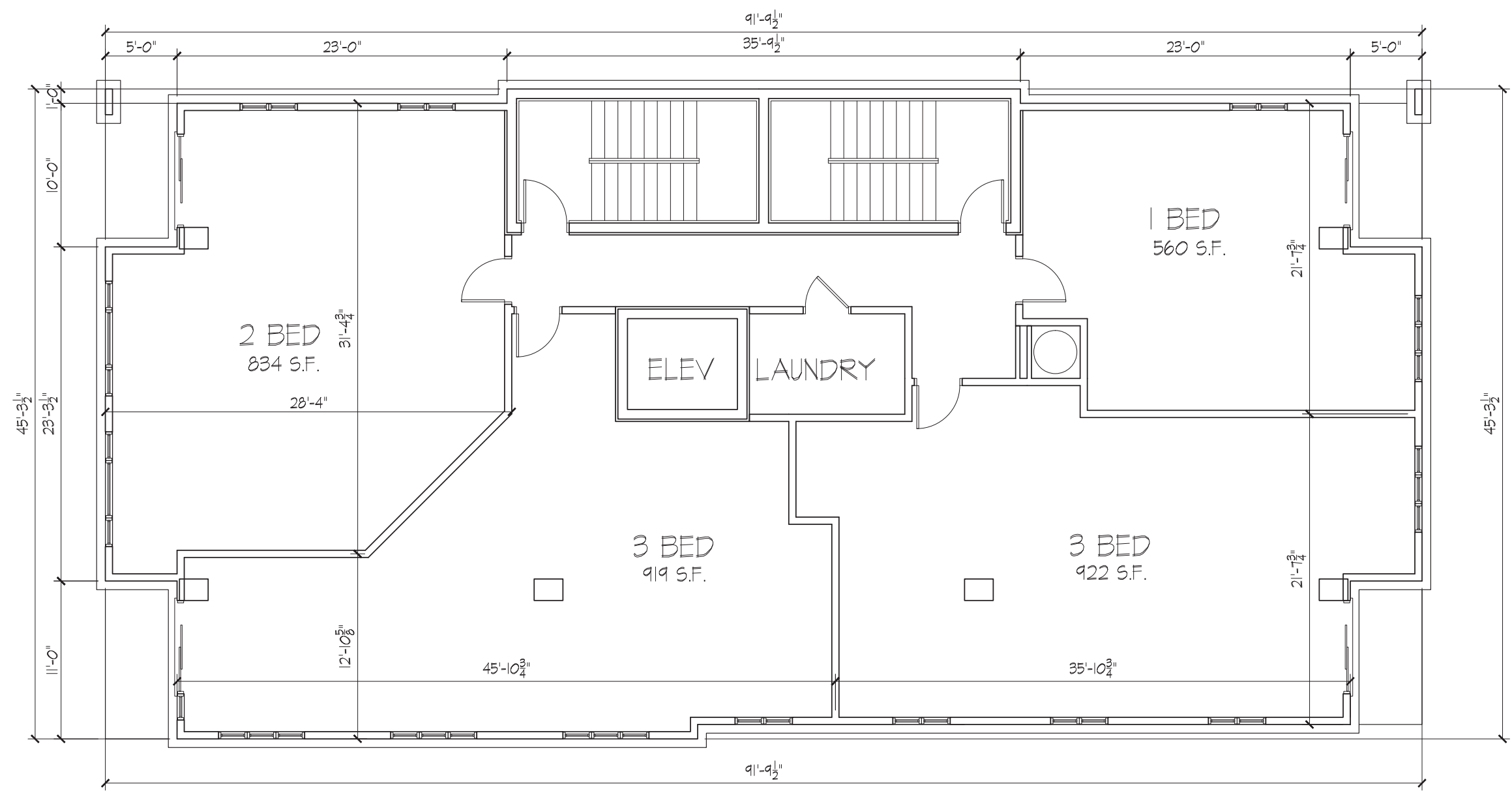
Drawing Title
Basement Floor Plan

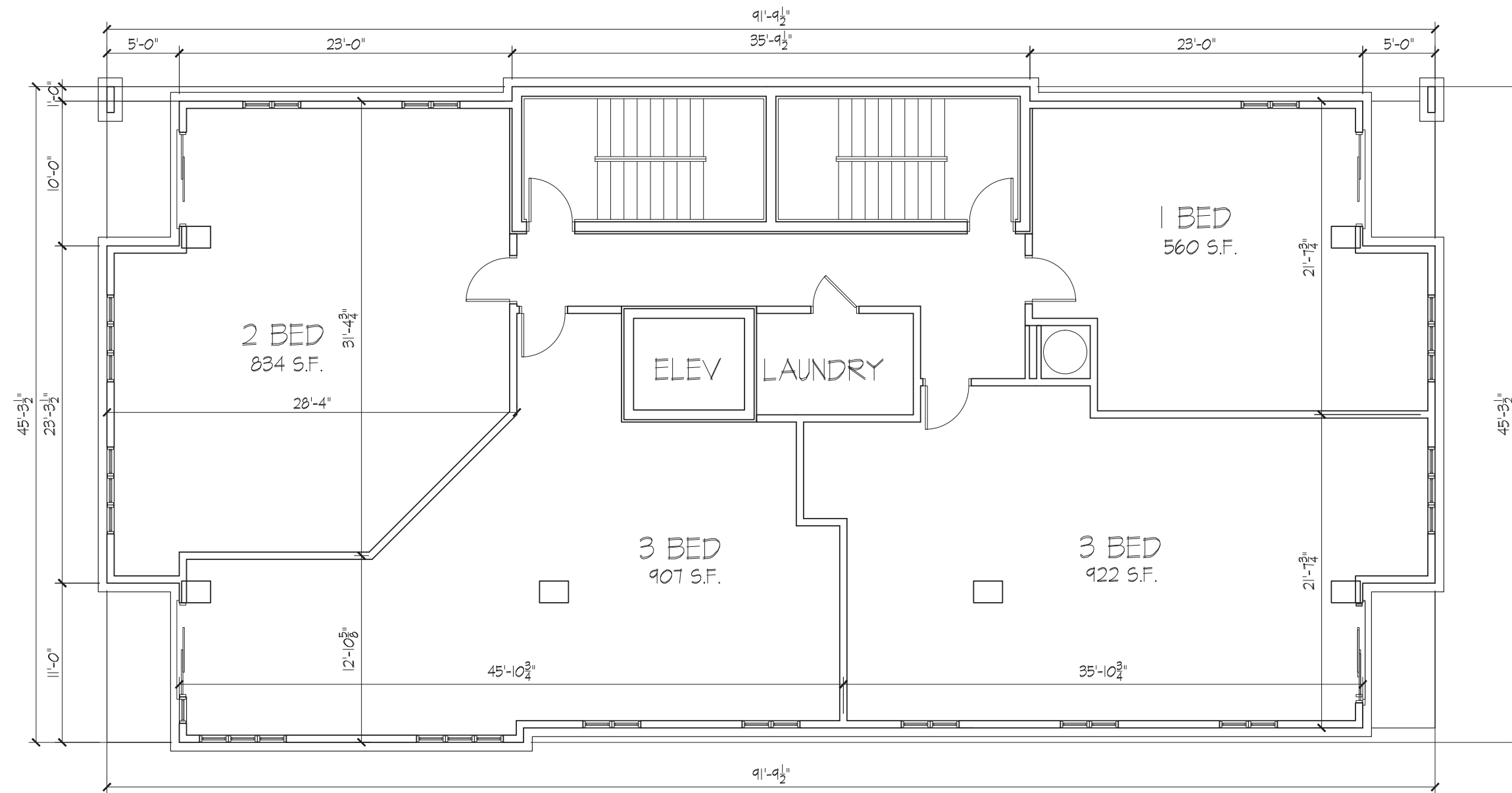
Project No. 1222
Drawing No. A-1.0



First Floor Plan
1/4" = 1'-0"





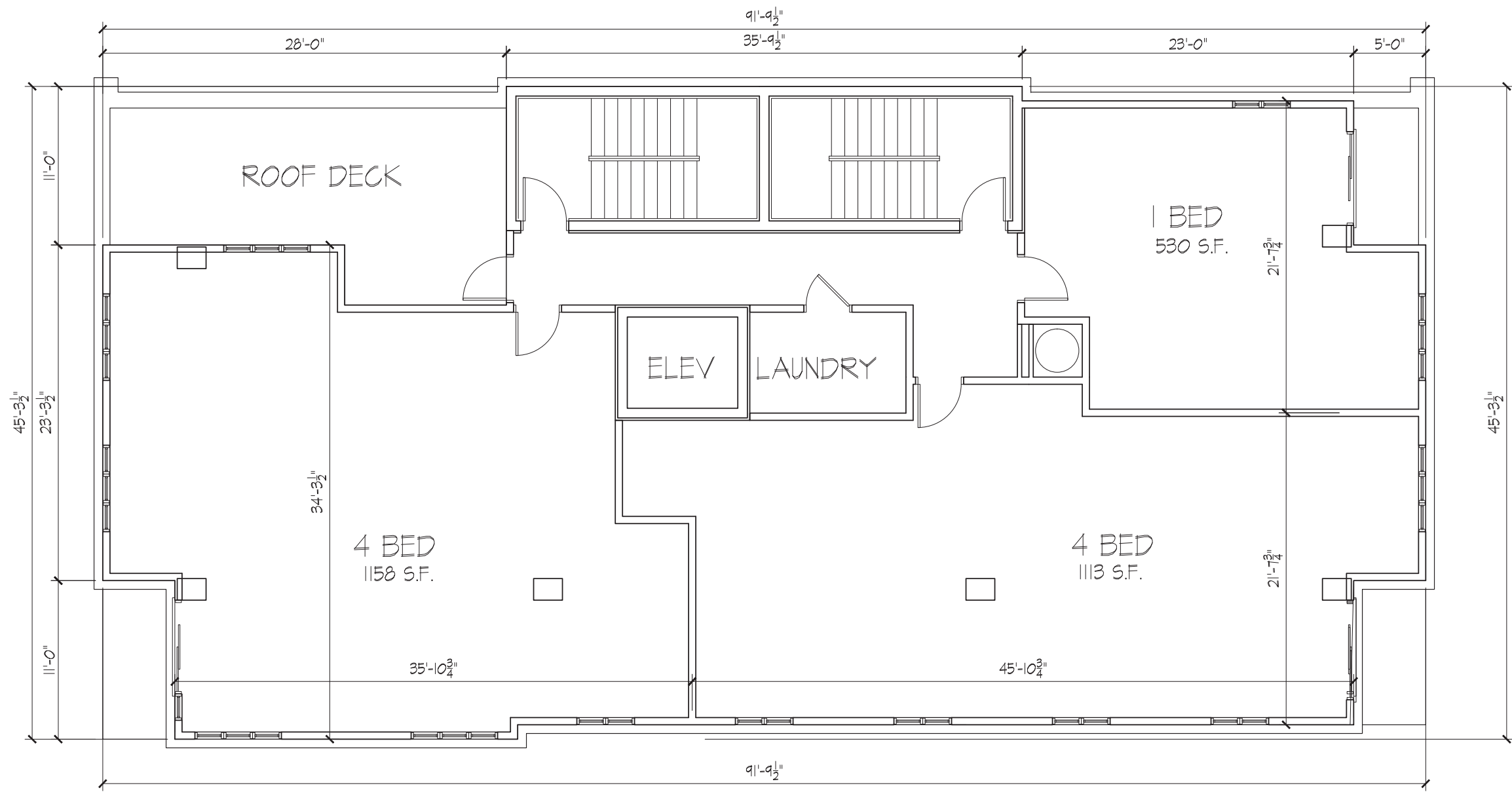


Revisions
SIP Submittal - October 3, 2012

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Fourth - Tenth Floor
Plan
Project No. 1222
Drawing No. A-1.3

FOURTH - TENTH FLOOR
1/4" = 1'-0" 

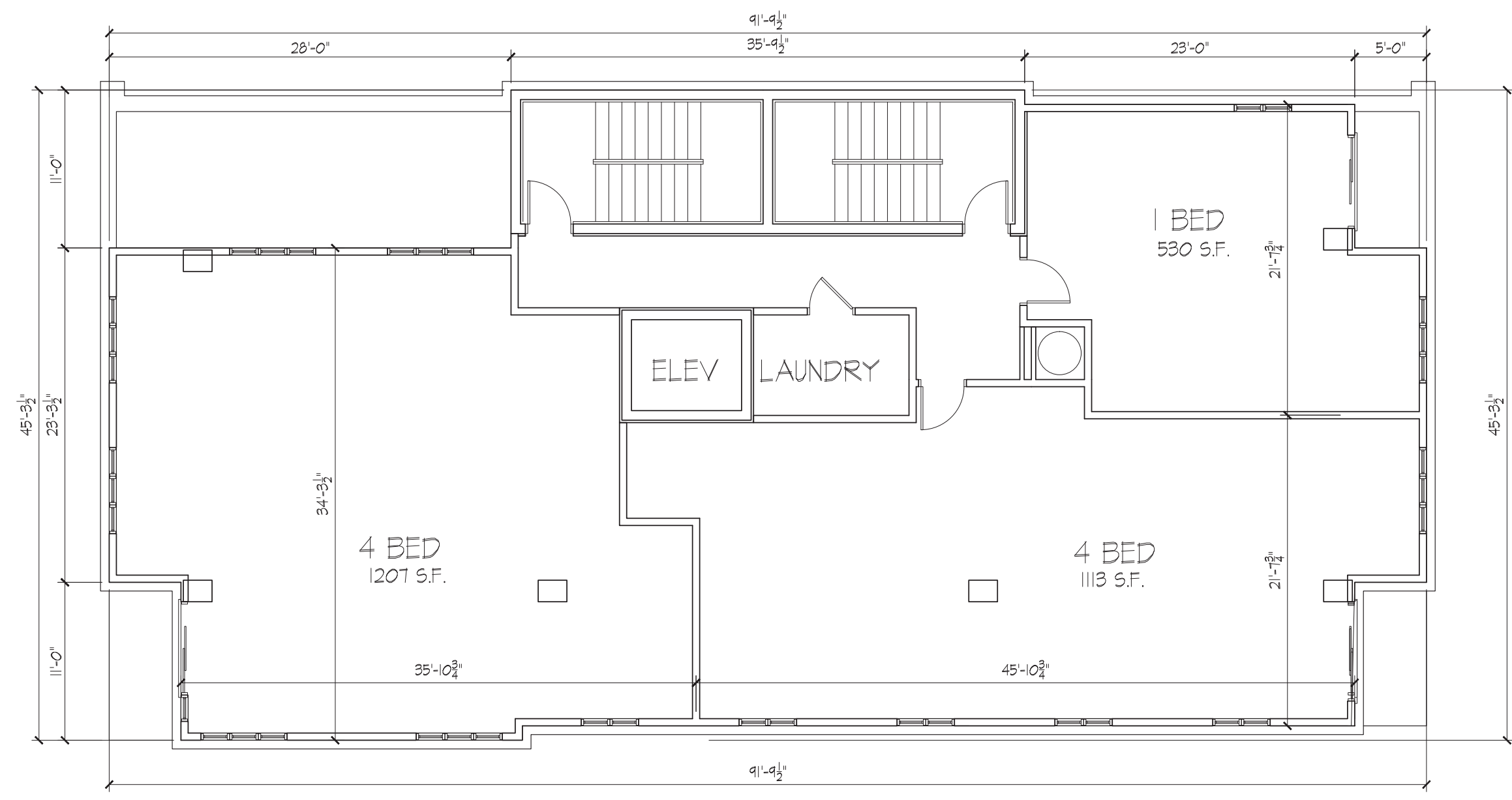


Revisions
SIP Submittal - October 3, 2012

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Eleventh Floor Plan

Project No. 1222
Drawing No. A-1.4

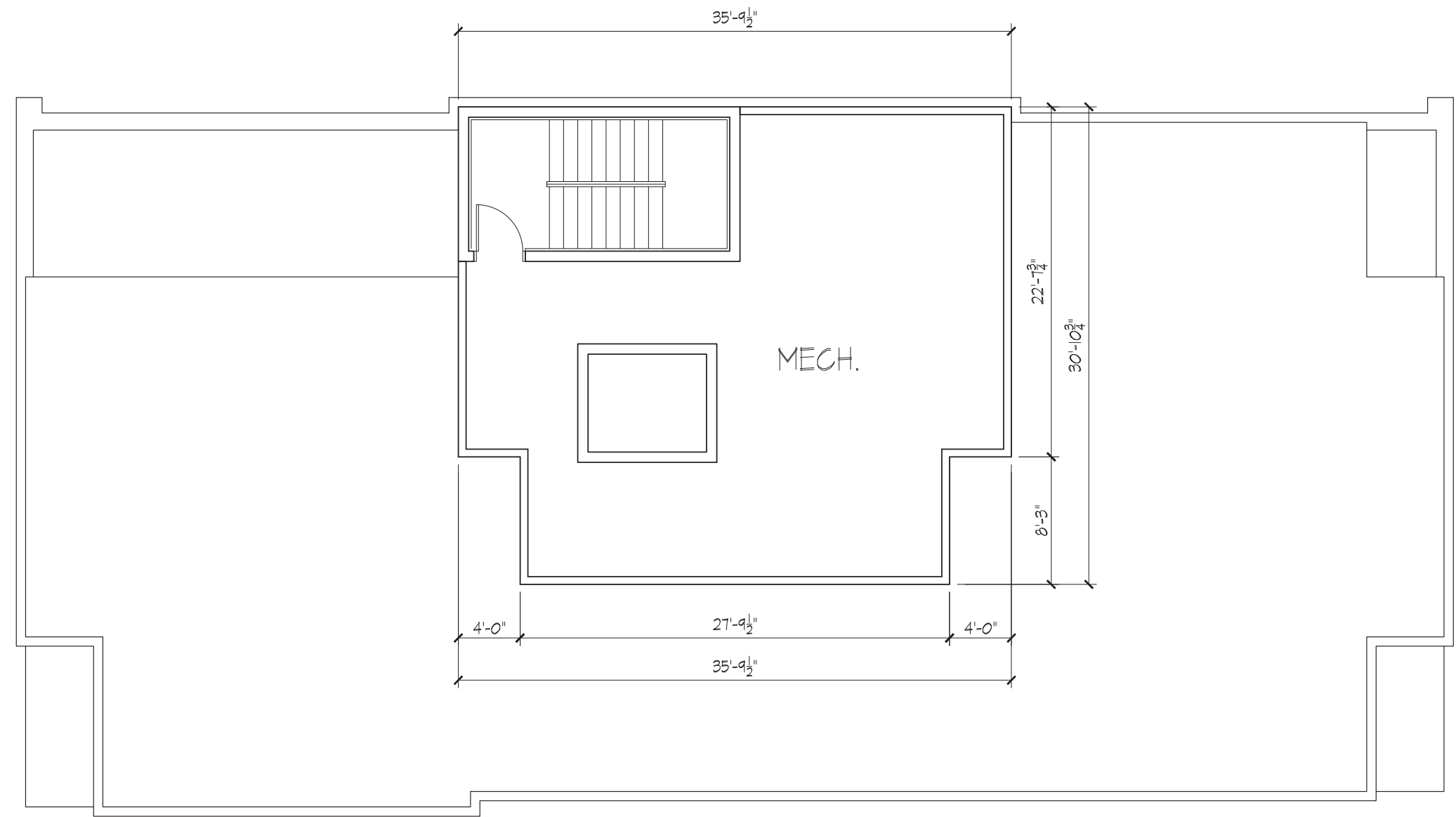


Revisions
SIP Submittal - October 3, 2012

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Twelfth Floor Plan

Project No. 1222
Drawing No. A-1.5



Revisions

SIP Submittal - October 3, 2012

Project Title

313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title

Roof Plan

Project No.

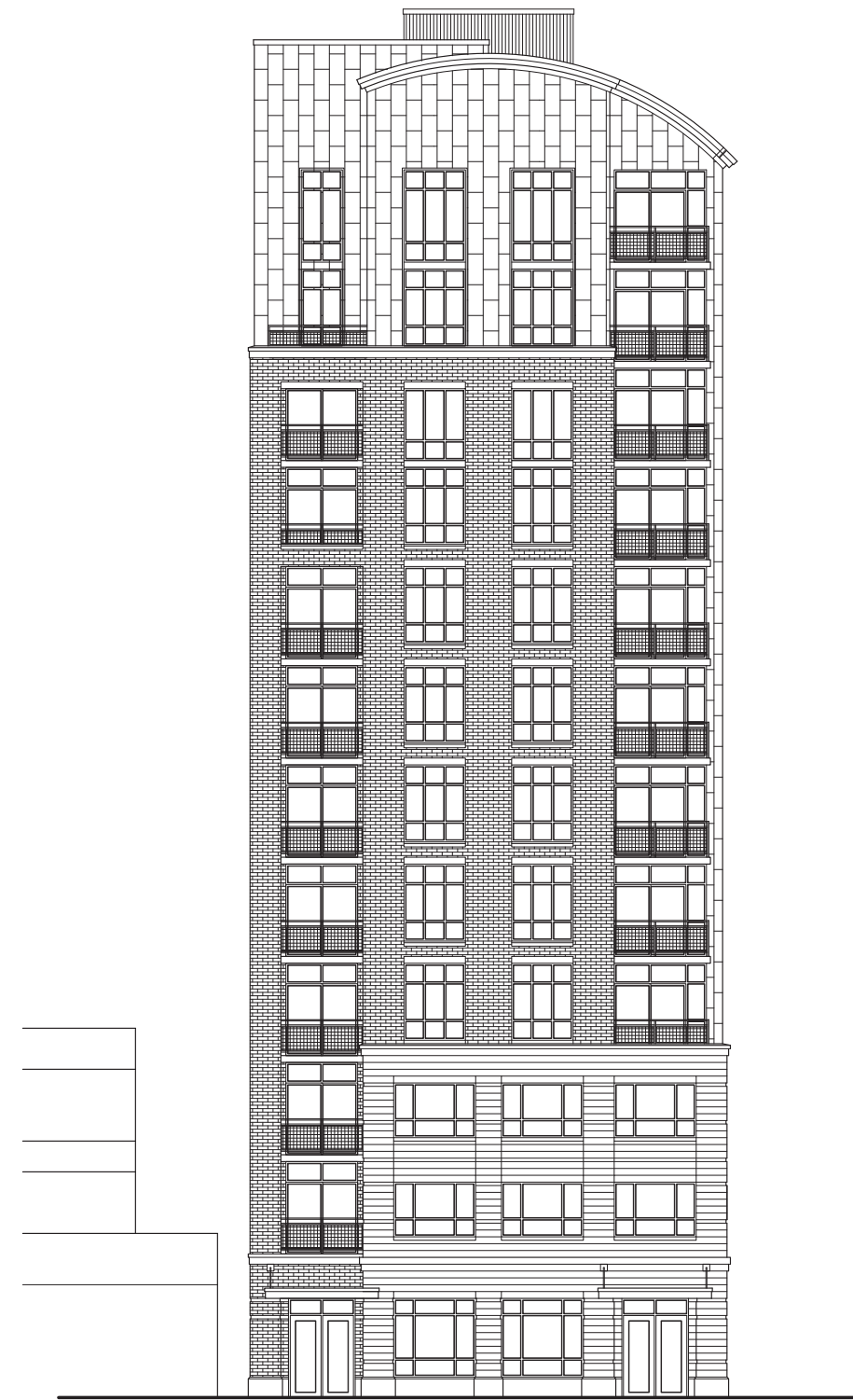
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Drawing No.

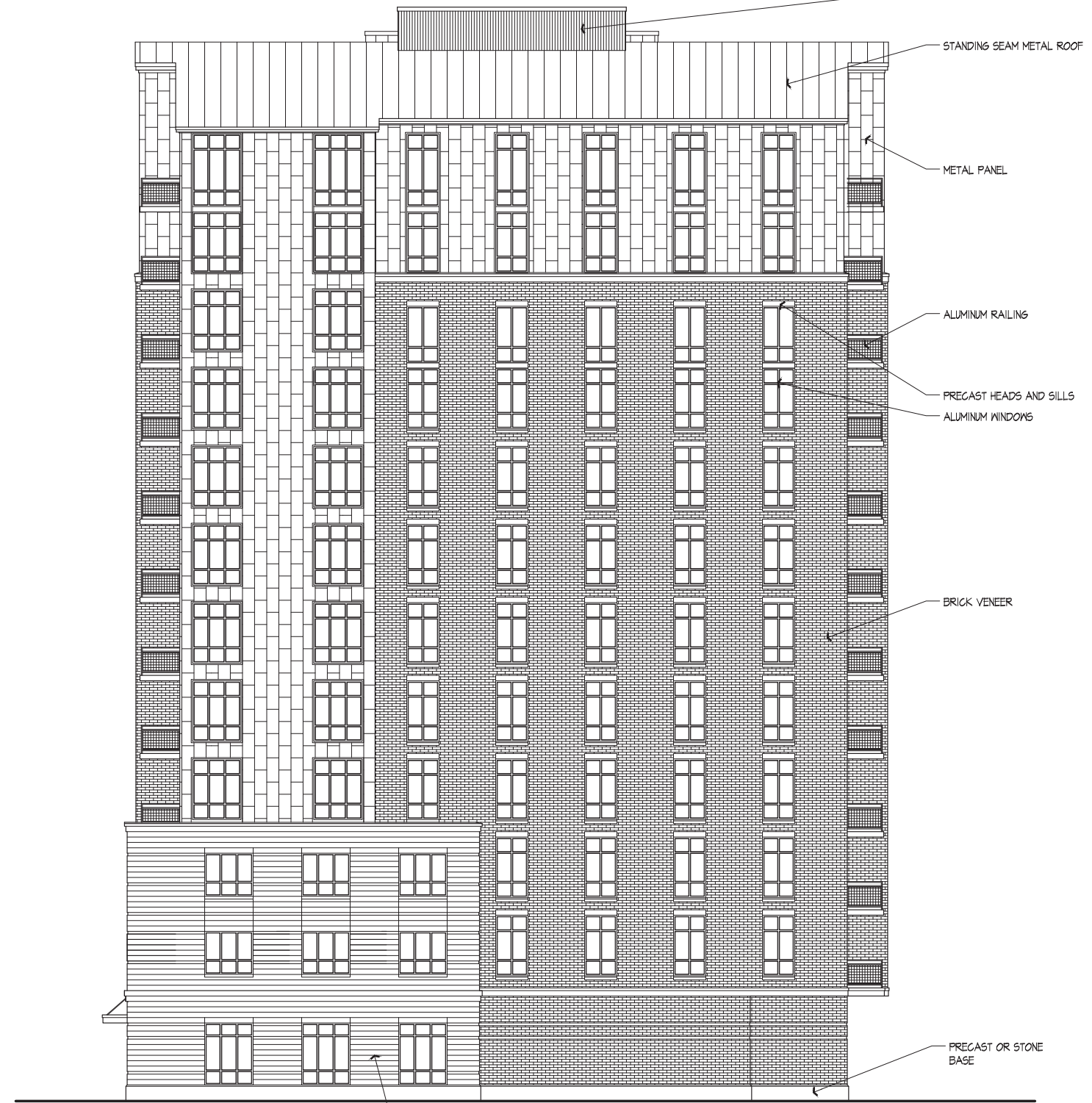
A-1.6

Roof Plan
1/4" = 1'-0"





West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

TYPICAL MATERIALS:

METAL PANEL

STANDING SEAM METAL ROOF

METAL PANEL

ALUMINUM RAILING

PRECAST HEADS AND SILLS

ALUMINUM WINDOWS

BRICK VENEER

PRECAST OR STONE BASE

CAST STONE VENEER

Revisions

SIP Submittal - October 3, 2012

Project Title

313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title

Elevations

Project No.

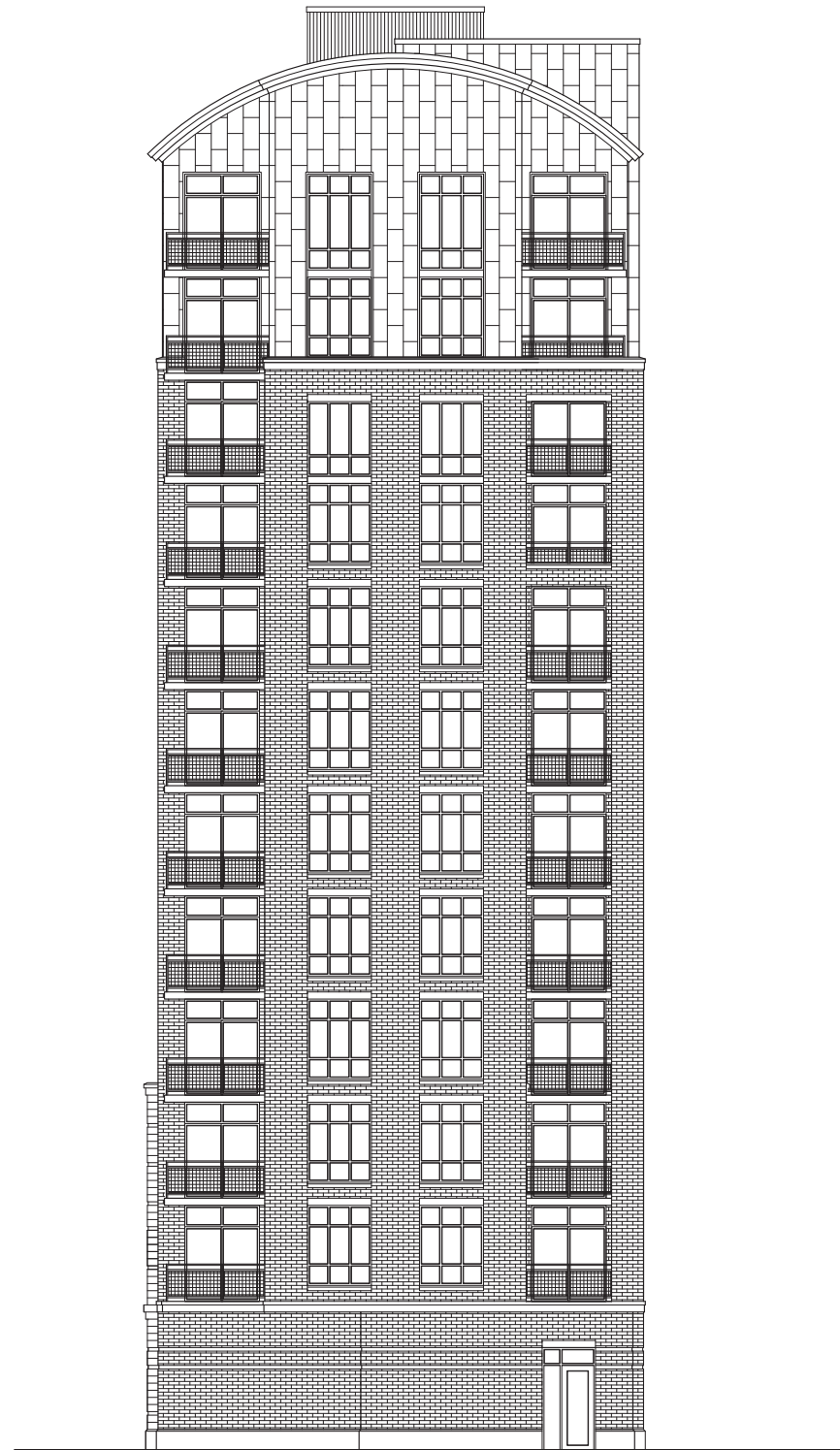
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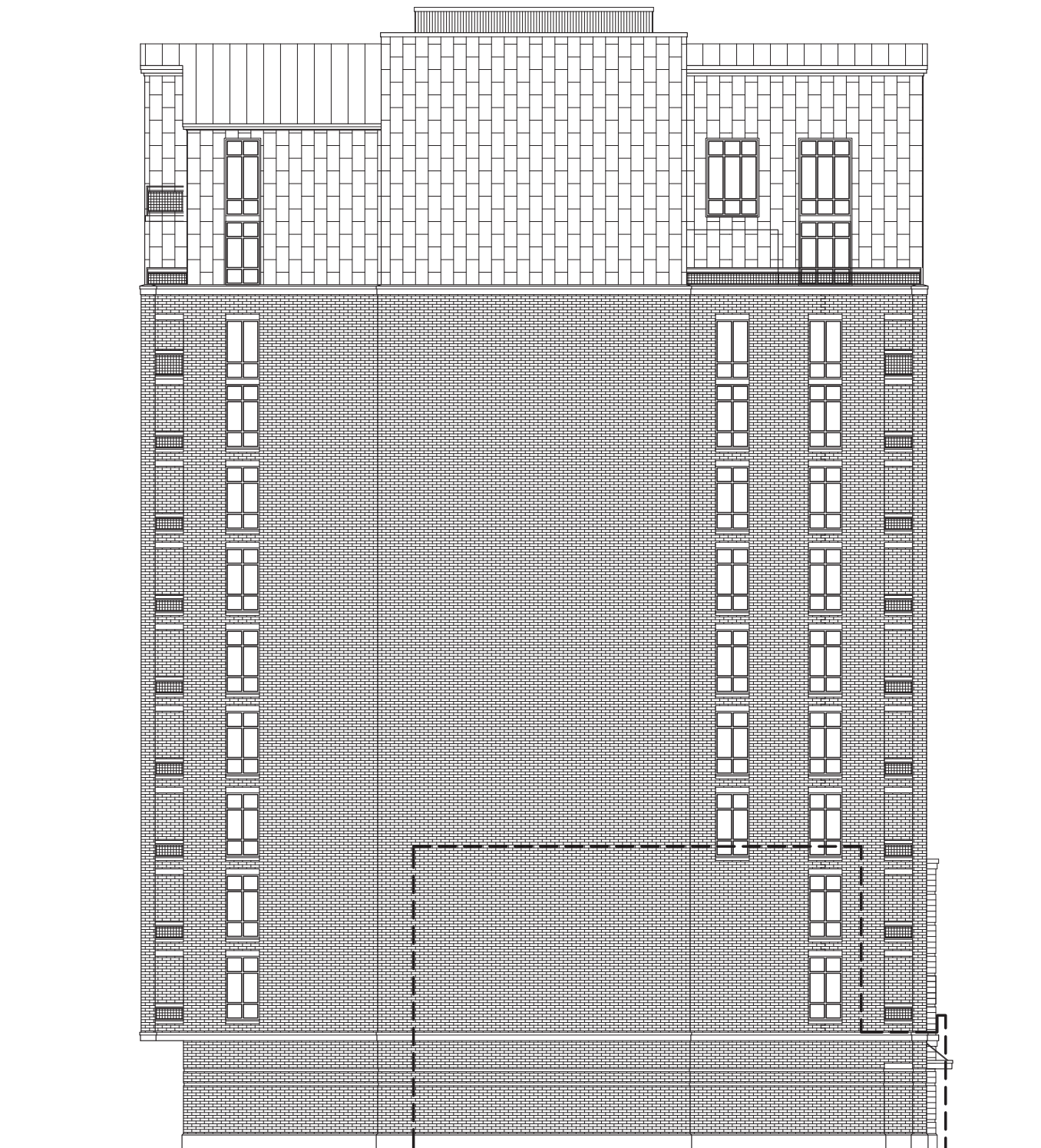
A-2.1

Consultant

Notes



East Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"

Revisions

SIP Submittal - October 3, 2012

Project Title

313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title

Elevations

Project No.

1222

Drawing No.

A-2.2