

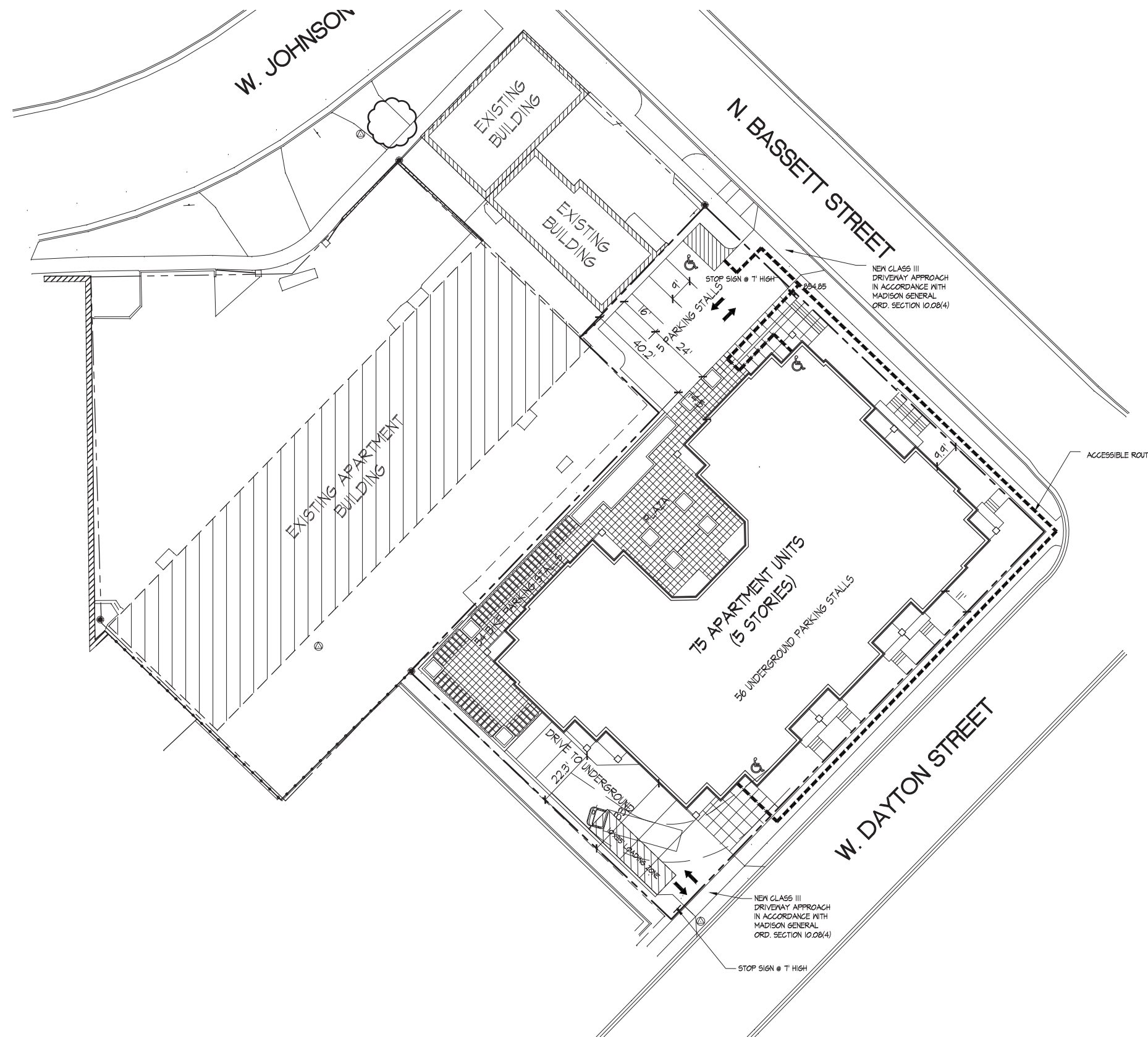
Consultant

Notes

- 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.
- 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.
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(e) AND (B)(12a)) - SEE A-1.F FOR BIKE RACK INFORMATION.
- EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE  
- 1 1/2" DIA.  
- POWDER COAT FINISH - COLOR TED  
- RETURN ENDS TO GRADE W/ FLOOR FLANGE MOUNTING  
- SEE DETAIL I1/A-3.11 FOR TYP. RAILING EXTENSIONS AT TOP AND BOTTOM
- ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

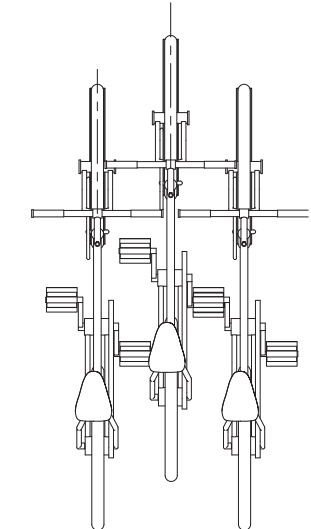
Revisions

Neighborhood Meeting - November 22, 2010  
UDC Informational Submittal - December 8, 2010  
UDC GDP Submittal - September 28, 2011  
GDP Submittal - October 3, 2012

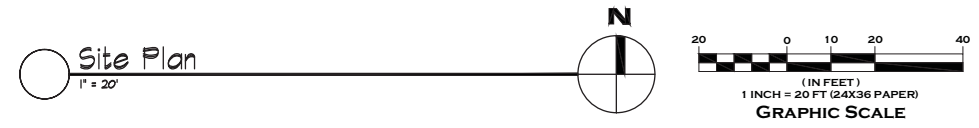


SITE INDEX SHEET	
SITE	
C-1.1	SITE PLAN
C-2.1	EXISTING SITE PLAN
C-2.2	GRADING & EROSION CONTROL PLAN
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ELEVATIONS	
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

SITE A DEVELOPMENT STATISTICS	
LOT AREA	28,842 S.F./0.66 ACRES
DWELLING UNITS	75 D.U.
LOT AREA/ D.U.	385 S.F./D.U.
DENSITY	115 UNITS/ACRE
BUILDING HEIGHT	5 STORIES
GROSS FLOOR AREA (excluding underground parking)	73,480 S.F.
FLOOR AREA RATIO	2.54
UNIT MIX	
EFFICIENCY	8
ONE BEDROOM	35
TWO BEDROOM	9
THREE BEDROOM	14
FOUR BEDROOM	9
TOTAL	75
VEHICLE PARKING	
SURFACE	5
UNDERGROUND	36
TOTAL	61
BIKE & MOPED PARKING	
SURFACE	54
UNDERGROUND	80
TOTAL	134 (1 per bedroom = 127)
LOADING DOCK	1 PROVIDED
OPEN SPACE	5,061 S.F. = 17%



**A WALL MOUNTED BIKE RACK AT BASEMENT**  
N.T.S.

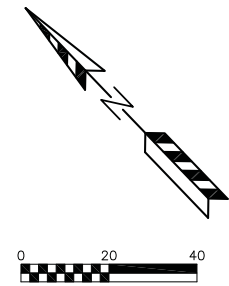
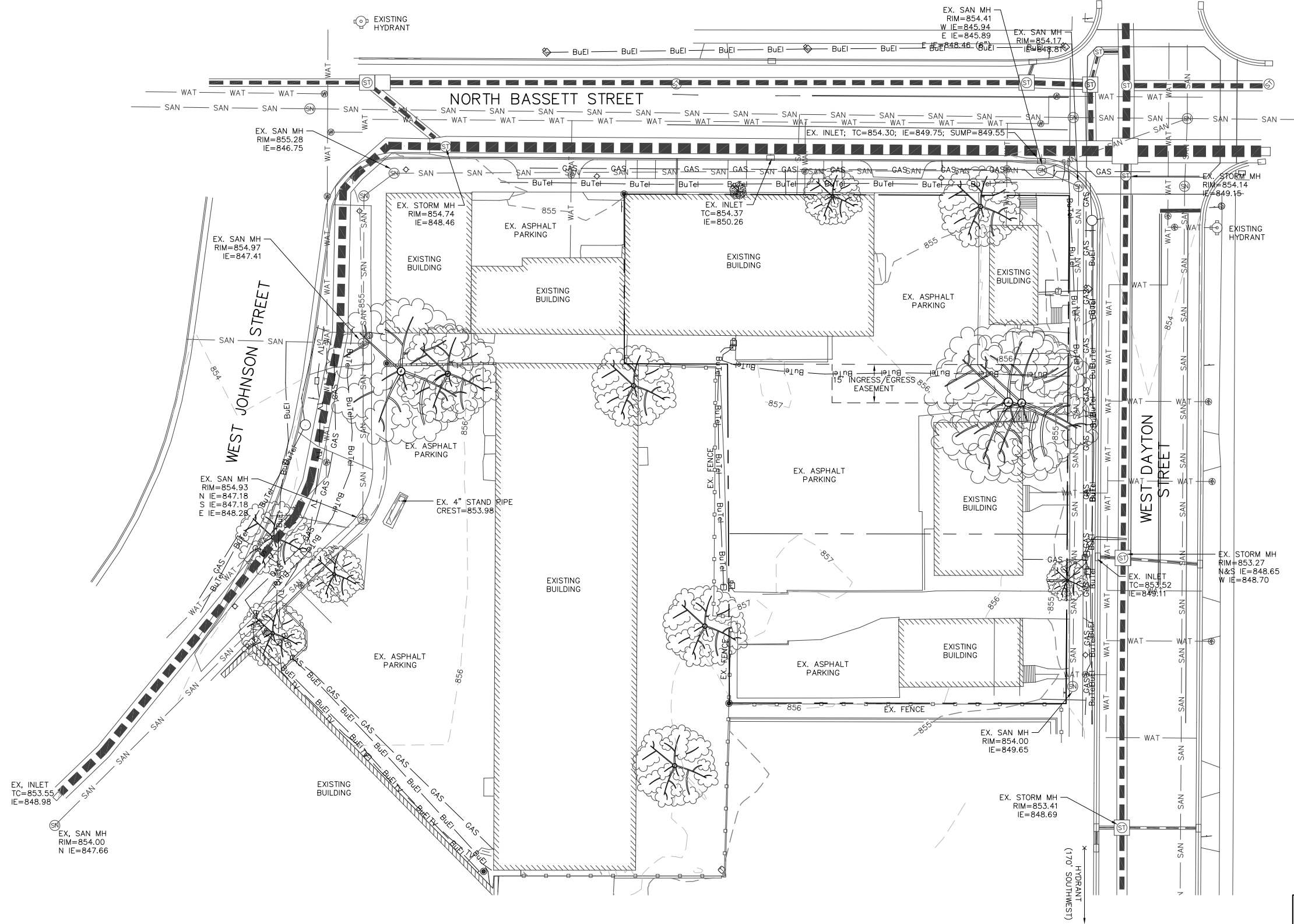


Project Title  
**202, 210 N. Bassett Street  
512, 520 W. Dayton Street**

Madison, WI  
Drawing Title  
**Site Plan**

Project No. **1041** Drawing No. **C-1.1**

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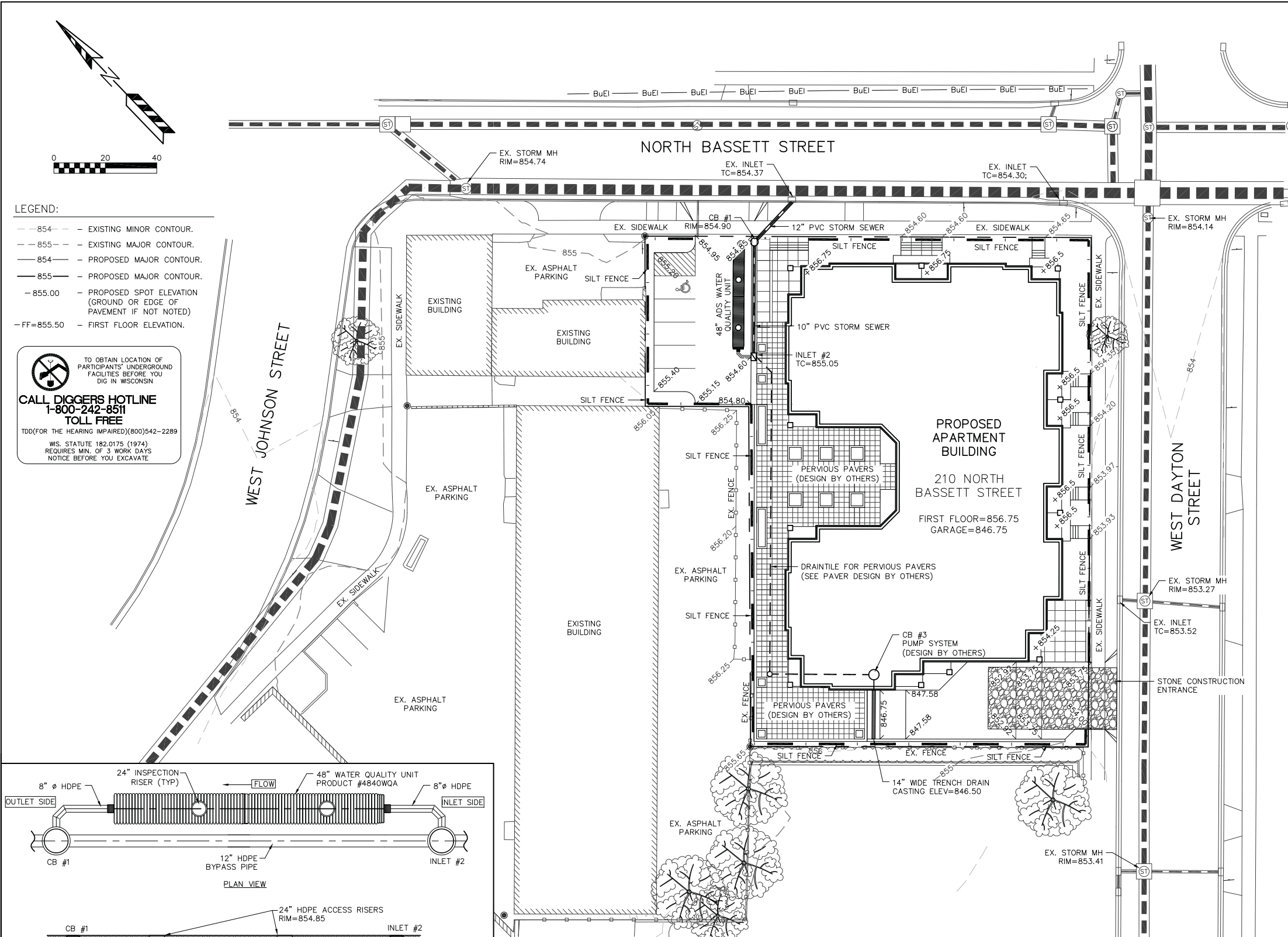


210 N. BASSETT STREET  
EXISTING SITE PLAN  
PAGE: 1 OF 3  
DATED: OCTOBER 3, 2012

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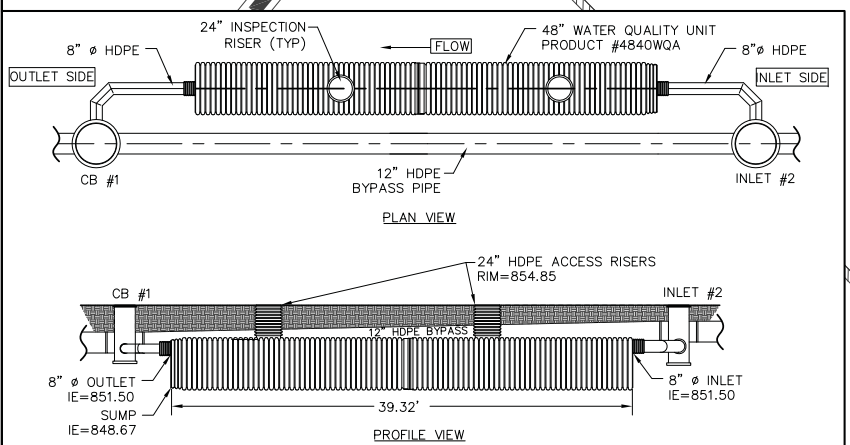
- LEGEND:**
- - 854 - - EXISTING MINOR CONTOUR.
  - - 855 - - EXISTING MAJOR CONTOUR.
  - - 854 - - PROPOSED MAJOR CONTOUR.
  - - 855 - - PROPOSED MAJOR CONTOUR.
  - 855.00 - PROPOSED SPOT ELEVATION (GROUND OR EDGE OF PAVEMENT IF NOT NOTED)
  - FF=855.50 - FIRST FLOOR ELEVATION.

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WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



- NOTES:**
- SEE STANDARD DETAILS STD-501 AND STD-502 FOR STORM WATER QUALITY UNIT PRODUCT DETAILS.
  - REFERENCE TECHNICAL NOTE 1.03 FOR ADDITIONAL DESIGN INFORMATION.

**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.

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.

**WATERING PROVISION:** FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION (E.G., SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

**ANIONIC POLYMER:** IF EROSION CONTROL BECOMES PROBLEMATIC, POLYMER SHOULD BE APPLIED TO DISTURBED AREAS (SEE DNR TECHNICAL STANDARD 1050: <http://dnr.wi.gov/org/water/wm/nps/pdf/stormwater/techstds/erosion/dnr1050-polycrylimide.pdf>)

**SOIL STOCKPILES:** A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.

**INLET PROTECTION:** SHALL BE INSTALLED IN ALL STORM INLETS AS SOON AS THE INLET IS SET. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PLACEMENT OF THE SURFACE COURSE OF ASPHALT. THE FILTER SHALL BE REMOVED AFTER THE FINAL LAYER OF ASPHALT IS PLACED.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

**TIME SCHEDULE:**

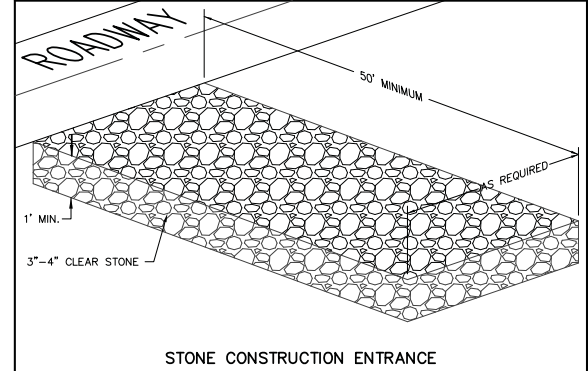
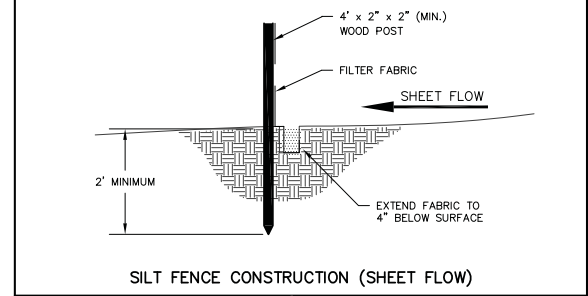
NOVEMBER 1 - 15, 2012	INSTALL INITIAL EROSION CONTROL DEVICES.
NOVEMBER 16, 2012 - JUNE 15, 2013	RAZE EXISTING BUILDINGS AND PARKING AND CONSTRUCT BUILDING, PARKING LOT, AND UTILITIES.
JUNE 16 - 30, 2013	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PREVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE SEED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. 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. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

**OWNER:**  
BOARDWALK INVESTMENTS, LLC  
ATTN: SCOTT FAUST  
210 N. BASSETT ST., #100  
MADISON, WI 53703

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4893 LARSON BEACH ROAD  
MCFARLAND, WI 53558

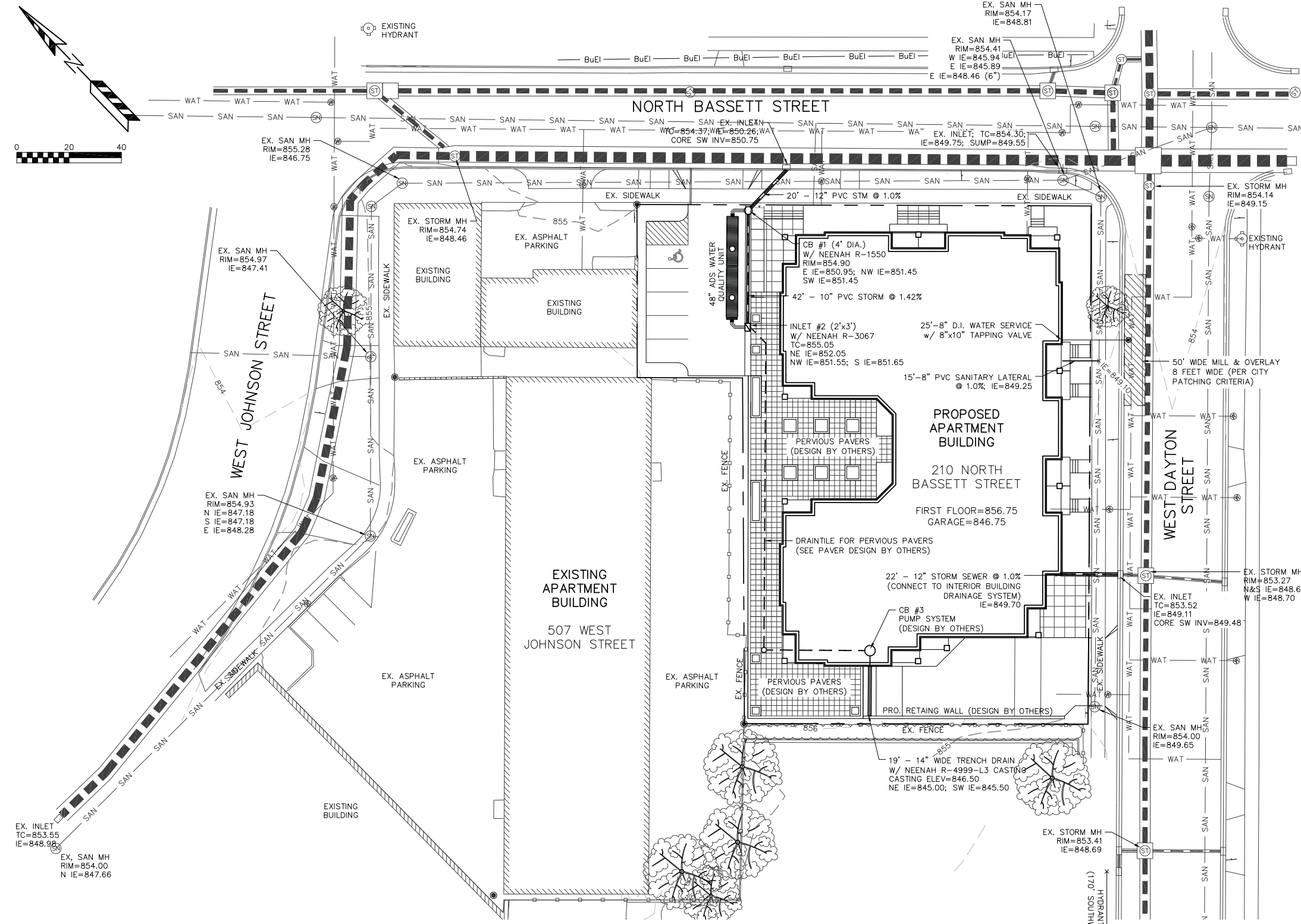


210 N. BASSETT STREET  
GRADING AND EROSION CONTROL PLAN  
PAGE: 2 OF 3  
DATED: OCTOBER 3, 2012

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**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK, CURB AND ASPHALT IN RIGHT-OF-WAY PER CITY STANDARDS.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGRADATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

THE CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. FOR EACH LATERAL TO BE PLUGGED THE OWNER 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 OWNER ELECTS TO COMPLETE THE PLUGGING OF A LATERAL BY PRIVATE CONTRACTOR AND THE PLUGGING IS INSPECTED AND APPROVED BY THE CITY ENGINEER, THE \$900 FEE SHALL BE REFUNDED TO THE OWNER.

**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

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.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE ABANDONED. THE ABANDONMENT SHALL BE IN CONFORMANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METERS PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

ANY DAMAGE TO WEST DAYTON STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY OF MADISON PATCHING CRITERIA.

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210 N. BASSETT STREET  
UTILITY PLAN  
PAGE: 3 OF 3  
DATED: OCTOBER 3, 2012

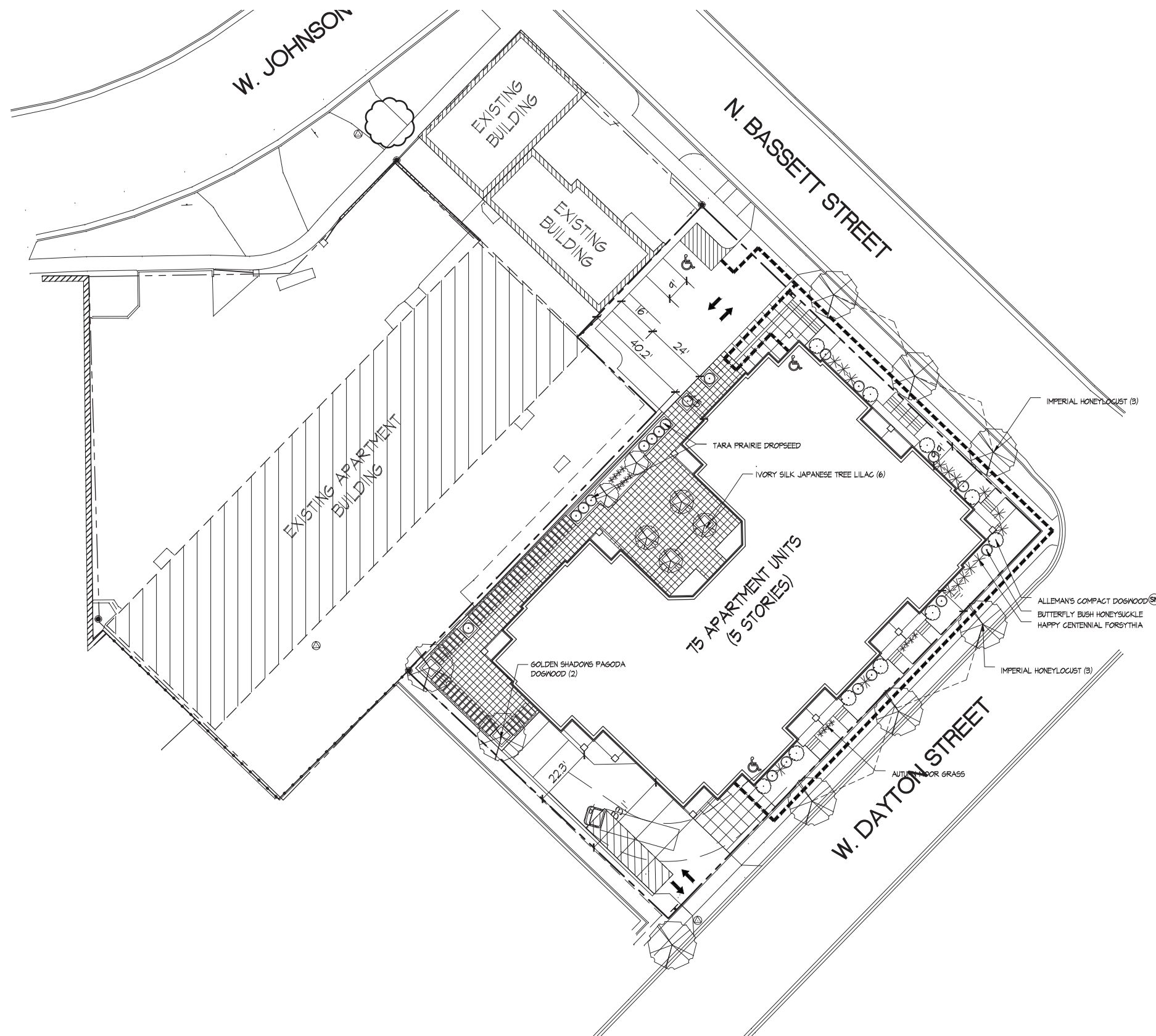
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Consultant

Notes



Revisions

Neighborhood Meeting - November 22, 2010  
 UDC Informational Submittal - December 8, 2010  
 UDC GDP Submittal - September 28, 2011  
 GDP Submittal - October 8, 2012

Project Title

202, 210 N. Bassett Street  
 512, 520 W. Dayton Street

Madison, WI

Drawing Title

Landscape Plan

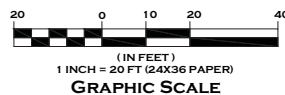
Project No.

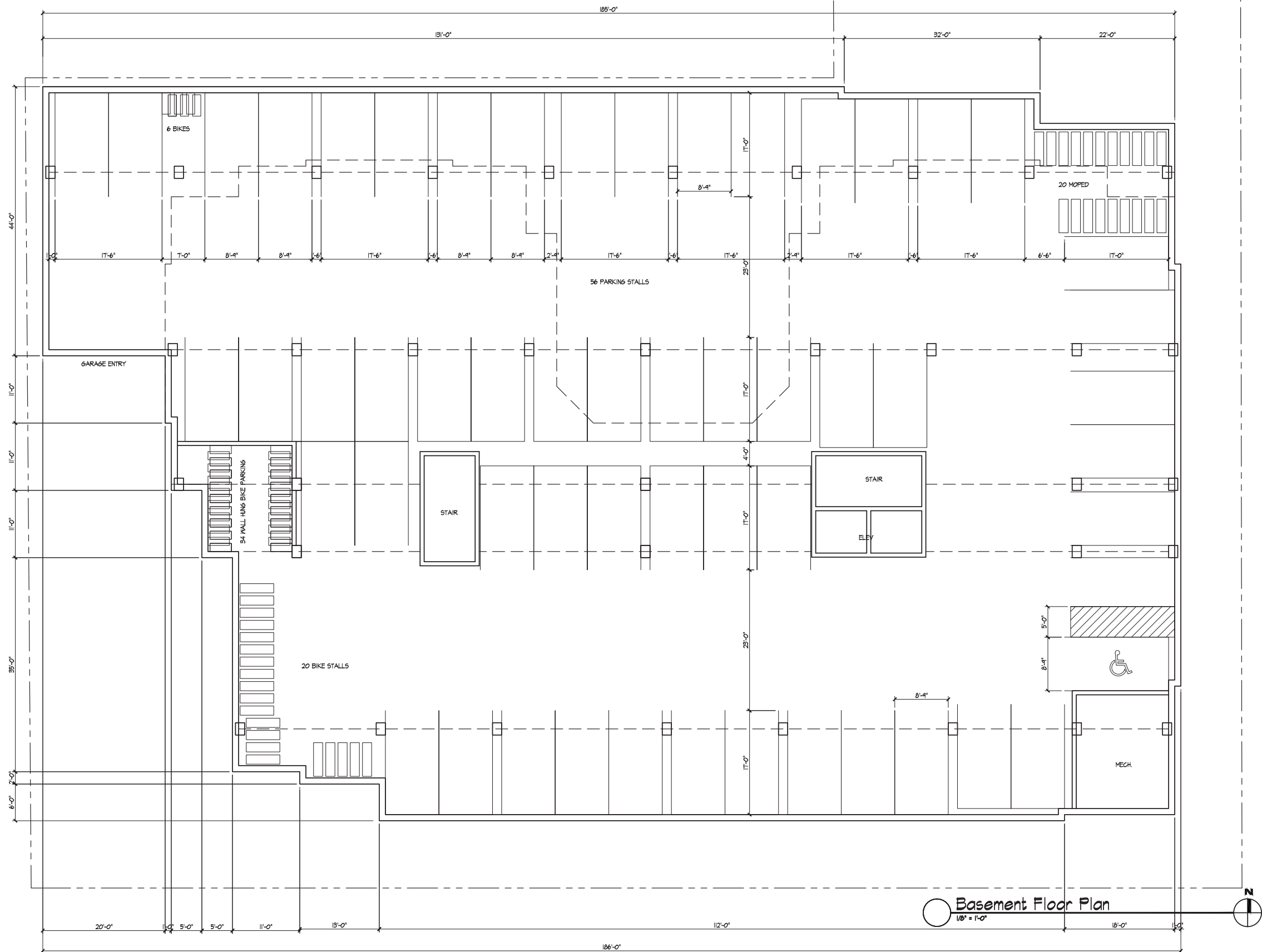
1041

Drawing No.

L-1.1

Landscape Plan  
 1" = 20'





Revisions

- Neighborhood Meeting - November 22, 2010
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- UDC GDP Submittal - September 23, 2011
- SIP Submittal - October 3, 2012

Project Title

210 N. Bassett Street  
 Madison, WI 53562

Drawing Title

Basement Floor Plan

Project No.

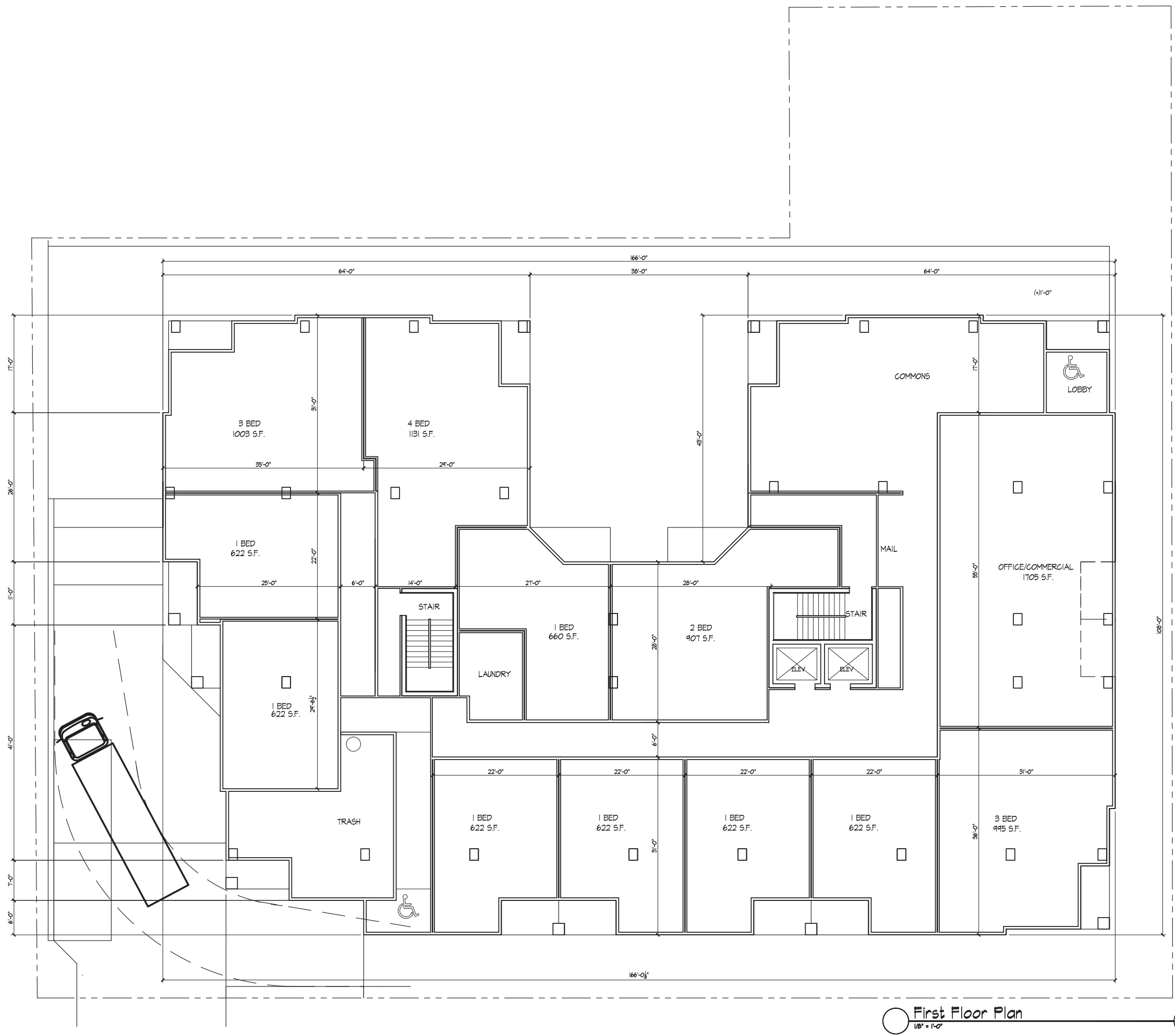
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Drawing No.

A-1.0

Basement Floor Plan  
 1/8" = 1'-0"

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Project Title

210 N. Bassett Street  
Madison, WI 53562

Drawing Title

First Floor Plan

Project No.

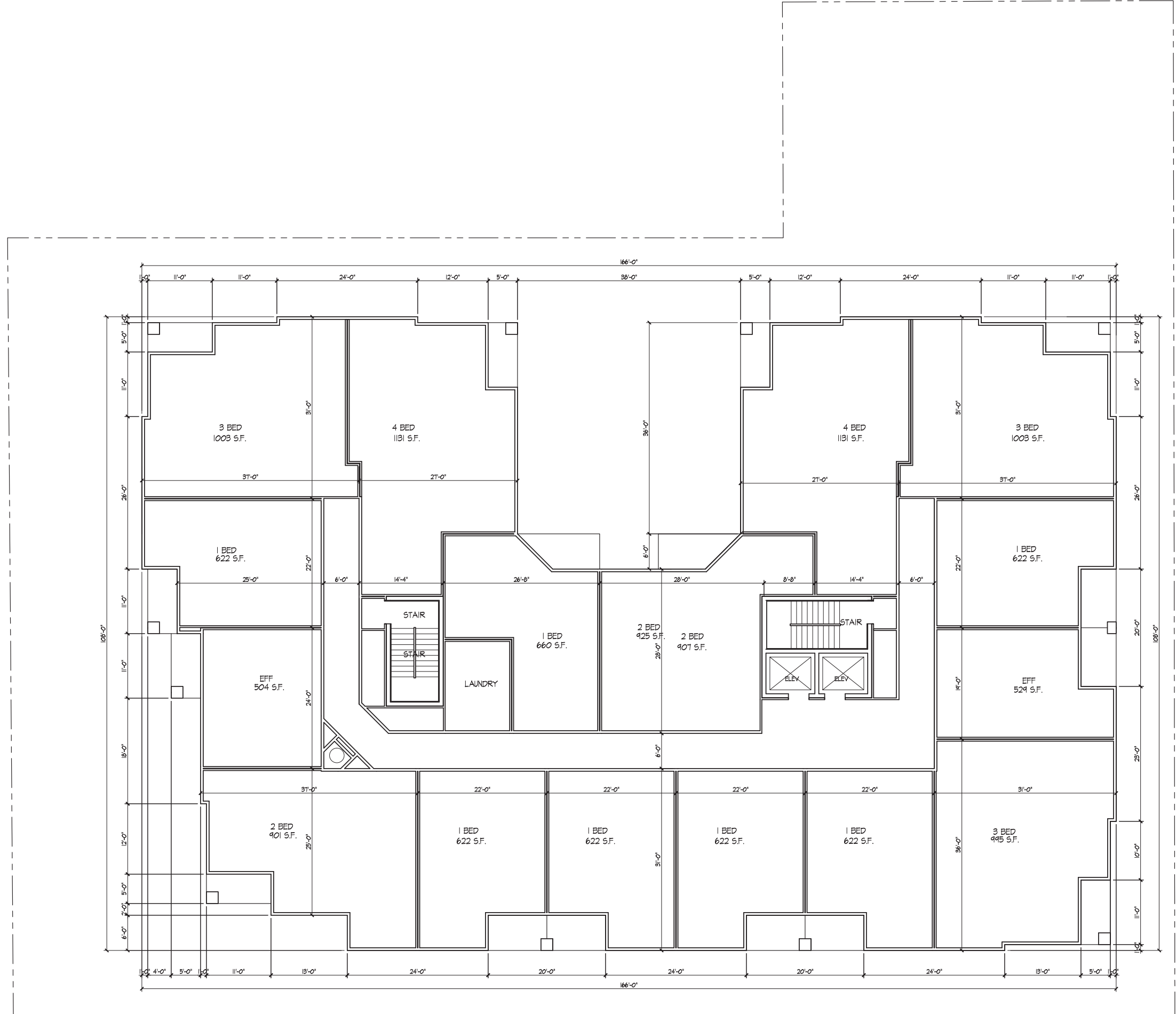
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Drawing No.

A-1.1

First Floor Plan  
1/8" = 1'-0"





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- SIP Submittal - October 3, 2012

Project Title

210 N. Bassett Street  
 Madison, WI 53562

Drawing Title

Second and Third  
 Floor Plan

Project No.

1041

Drawing No.

A-1.2

Second Floor Plan (Third-Fifth Typ.)  
 1/8" = 1'-0"





Consultant

Notes



**Rear Street Elevation**  
1/8" = 1'-0"



**Side Elevation**  
1/8" = 1'-0"

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Project Title

**210 N. Bassett Street**  
Madison, WI 53562

Drawing Title

**Elevations**

Project No.

**1041**

Drawing No.

**A-2.1**



Dayton Street Elevation  
1/8" = 1'-0"



Bassett Street Elevation  
1/8" = 1'-0"

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Project Title

210 N. Bassett Street  
Madison, WI 53562

Drawing Title

Elevations

Project No.

1041

Drawing No.

A-2.1