URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 575 Zor Shrine Place (West Lot), Madison, WI. 53719

Title: Zor Shrine West

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested August 17, 2022

- ☑ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☑ Initial approval
- ☐ Final approval

3. Project Type

- ☐ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☐ Planned Development (PD)
  - ☐ General Development Plan (GDP)
  - ☐ Specific Implementation Plan (SIP)
- ☑ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Namdi Alexander — Company AWH Architects

Street address 12 East 25th Street — City/State/Zip Minneapolis, MN. 55404

Telephone 612.910.9999 — Email namdi@awharchitects.com

Project contact person Mark Laverty — Company Saturday Properties

Street address 3546 Dakota Ave. So. Suite D — City/State/Zip Saint Louis Park, MN, 55416

Telephone 262-707-7863 — Email mlaverty@saturdayproperties.com

Property owner (if not applicant) Zor Shine, Shriners International c/o Robert Gorsuch

Street address 5951 McKee Road, Suite 100 — City/State/Zip Fitchburg, WI. 53719

Telephone 608-250-5500 — Email rgorsuch@oakbankonline.com

5. Required Submittal Materials

- ☑ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow on May 5th, 2022.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Namdi Alexander Relationship to property Architectural Designer

Authorizing signature of property owner [signature] Date 06.27.2022

RECORDER, ZOO SHRINERS

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

ZOR SHRINE WEST

SITE LOCATION

100 UNIT ACTIVE ADULT MULTI-FAMILY HOUSING

LOCATED ON THE FORMER ZOR SHRINE HEADQUARTERS SITE.

FALLS WITHIN THE ODANA AREA PLAN DEVELOPMENT ZONE.

LOTS 2, 3 AND 4 CURRENTLY UNDER DEVELOPMENT AS MARKET RATE MULTI-FAMILY HOUSING

ZOR SHRINE WEST

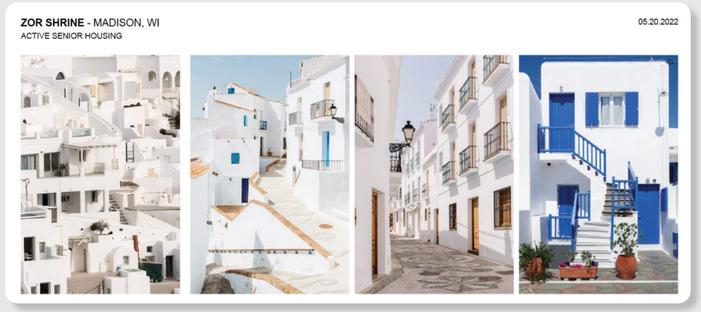
BACK TO THE DRAWING BOARD

IN RESPONSE TO THE FEEDBACK RECEIVED DURING THE INFORMATIONAL PRESENTATION ON 07.13.2022, THE DESIGN TEAM BEGAN RE-EXPLORING AN EARLIER CONCEPT THAT FEELS MORE APPROPRIATE FOR THE SITE AND MORE IN-LINE WITH THE COMMENTS AND SUGGESTIONS PROVIDED DURING THE PRESENTATION.

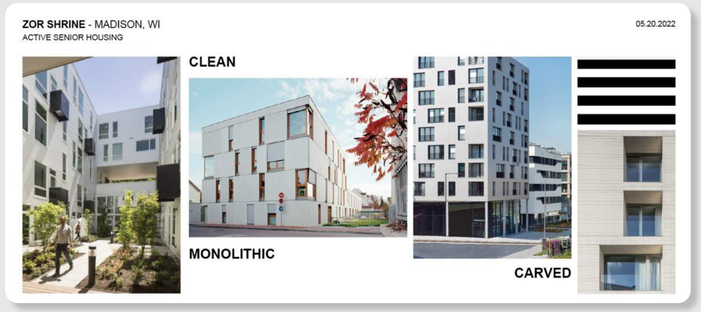
CREATING A SPACE THAT HELPS RESIDENTS TRANSITION INTO THE NEXT CHAPTER OF THEIR LIVES REMAINED A PRIORITY FOR THE DESIGN TEAM. RATHER THAN FOCUSING ON GABLED ROOFS AND RUSTIC DETAILS, THE UPDATED DESIGN STRIVES TO INSPIRE THROUGH A CLASSIC, ELEVATED MATERIAL PALETTE APPLIED WITH INTENTION AND RESTRAINT.

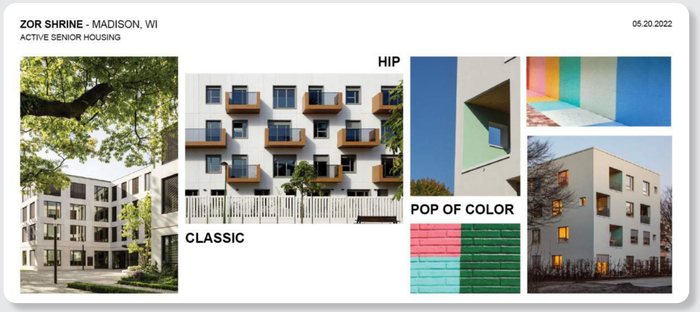
FEATURES LIKE THE SCREENED PORCHES AND ENGAGING AMENITY DECK HAVE BEEN CARRIED FORWARD IN THE UPDATED DESIGN.

INSPIRATION:



PRECEDENT:





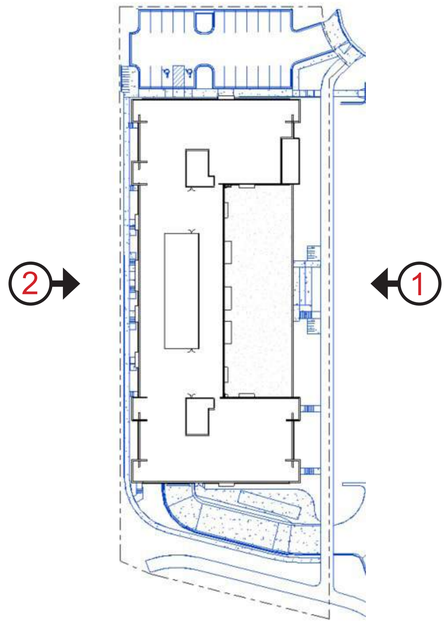
DESIGN CONCEPTS:

ZOR SHRINE WEST

UDC REVIEW 08.17.2022

ZOR SHRINE WEST

RENDERED ELEVATIONS



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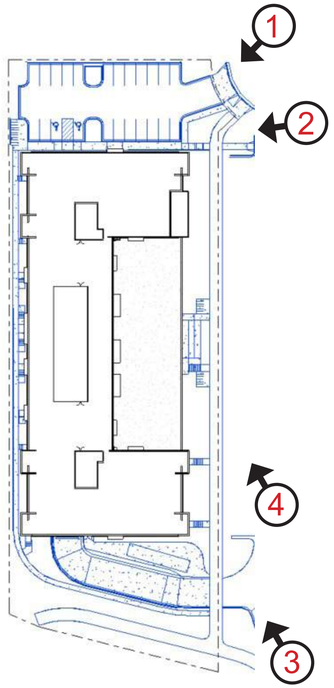
RENDERED PERSPECTIVES



ZOR SHRINE WEST

MATERIAL PALETTE

FIBER-CEMENT LAP SIDING

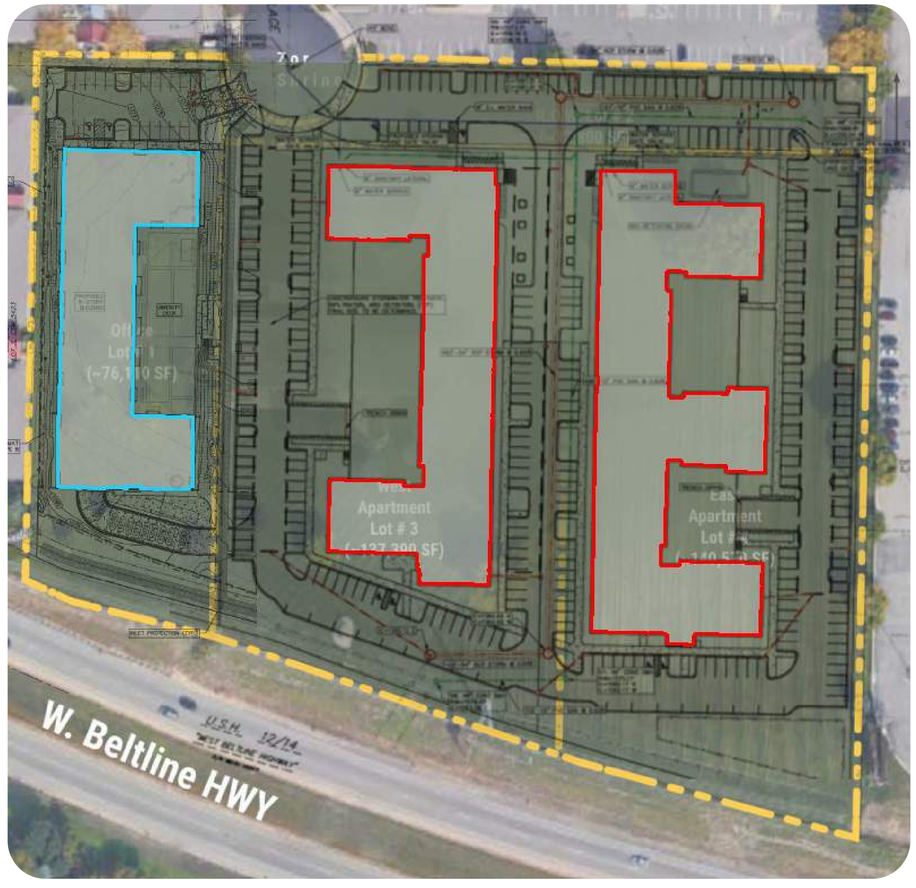
UTILITY BRICK

FIBER-CEMENT SIDING - ACCENT MATERIAL

FIBER-CEMENT LAP SIDING

ZOR SHRINE WEST

ADJACENT CONTEXT



ZOR SHRINE WEST

SITE PLAN

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE COURSE OF 5" COMPACTED SAND OR CRUSHED STONE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. SEE ARCHITECTS PLANS FOR THE BUILDING DIMENSIONS. ALL BUILDING DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECTS PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 575 ZOR SHRINE PLACE
SITE ACREAGE (TOTAL) = 1.79 ACRES (LOT 3 OF PENDING CSM)

NUMBER OF BUILDING STORIES (ABOVE GRADE): 5
BUILDING HEIGHT: 77'
DILHR TYPE OF CONSTRUCTION: TYPE 3B RESIDENTIAL, 2B PARKING
USE OF PROPERTY: SENIOR HOUSING
GROSS SQUARE FT OF BUILDING: 175,065 GSF
GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 0 GSF
NUMBER OF EMPLOYEES: 3
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: N/A

NUMBER OF BICYCLE STALLS SHOWN: 99 INTERNAL + 22 EXTERNAL = 121

NUMBER OF PARKING STALLS:

PROPOSED SITE	23
PROPOSED COVERED	98
ELECTRIC VEHICLE	2% EV INSTALLED. 10% EV READY.
ACCESSIBLE	5 TOTAL. 0 ON SITE. 5 COVERED.
VAN ACCESSIBLE	2 ON SITE. 1 COVERED.
TOTAL	121

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

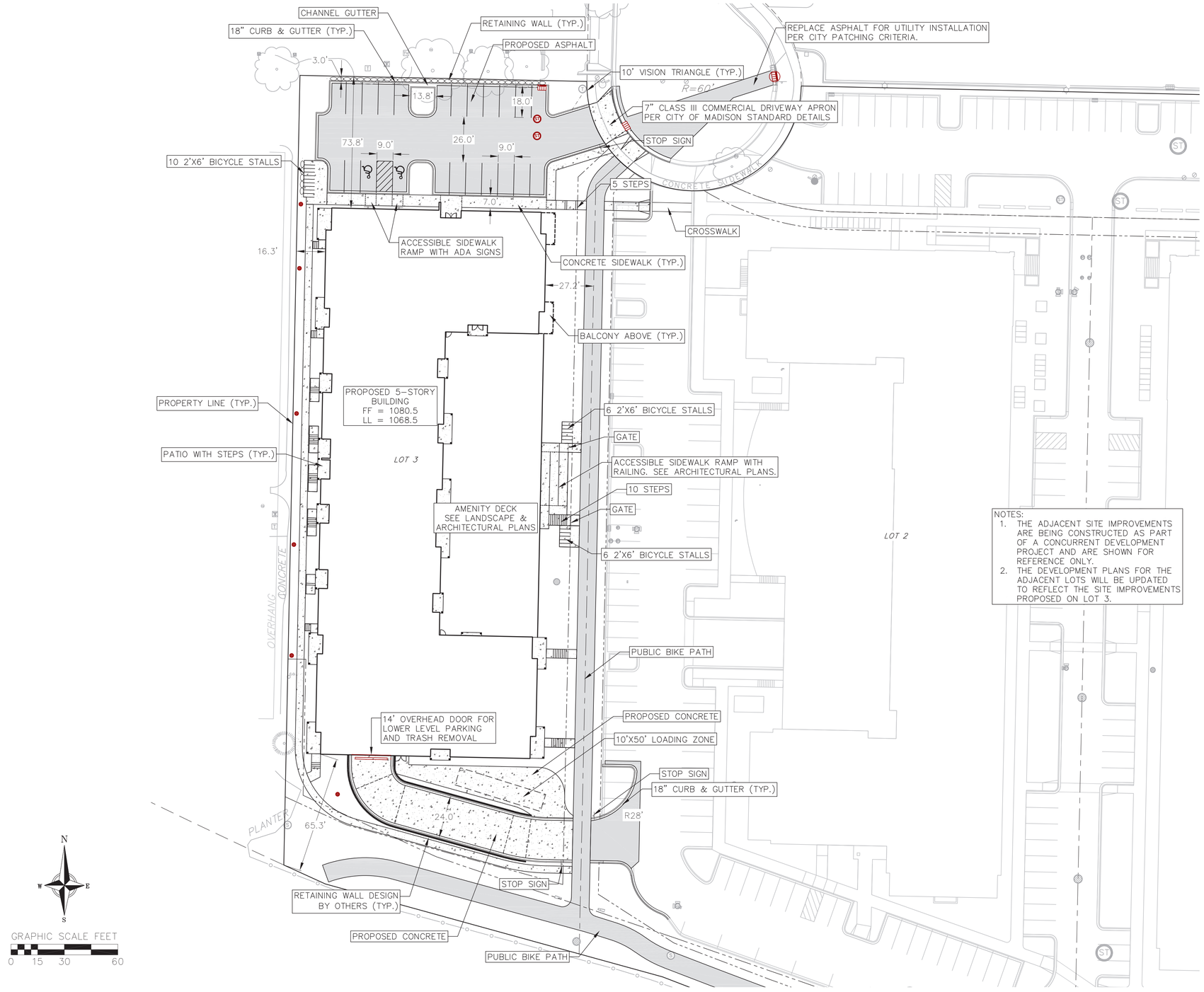
SITE AREA: 77,825 SF
LOT COVERAGE: 57015 SF
LOT COVERAGE: 73%
LOT COVERAGE MAXIMUM: 80%

NUMBER OF DWELLING UNITS: 100
REQUIRED USABLE OPEN SPACE = 40 SF/D.U. = 4,000 SF
SITE USABLE OPEN SPACE AREA: 3,040 SF
BUILDING USABLE OPEN SPACE AREA (BALCONIES & COURTYARD AREA): 17,823 SF
(CAN ACCOUNT FOR 75% OF USABLE OPEN SPACE REQUIREMENT)

TOTAL USABLE OPEN SPACE: 20,863 SF

SITE PLAN LEGEND

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



NOTES:
1. THE ADJACENT SITE IMPROVEMENTS ARE BEING CONSTRUCTED AS PART OF A CONCURRENT DEVELOPMENT PROJECT AND ARE SHOWN FOR REFERENCE ONLY.
2. THE DEVELOPMENT PLANS FOR THE ADJACENT LOTS WILL BE UPDATED TO REFLECT THE SITE IMPROVEMENTS PROPOSED ON LOT 3.

Saturday PROPERTIES
AWH
vierbicher planners | engineers | advisors

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ZOR SHRINE WEST

RENDERED LANDSCAPE PLAN

Saturday PROPERTIES

AWH

vierbicher
planners | engineers | advisors

UDC REVIEW 08.17.2022

ZOR SHRINE WEST

LANDSCAPE PLAN

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$"X4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

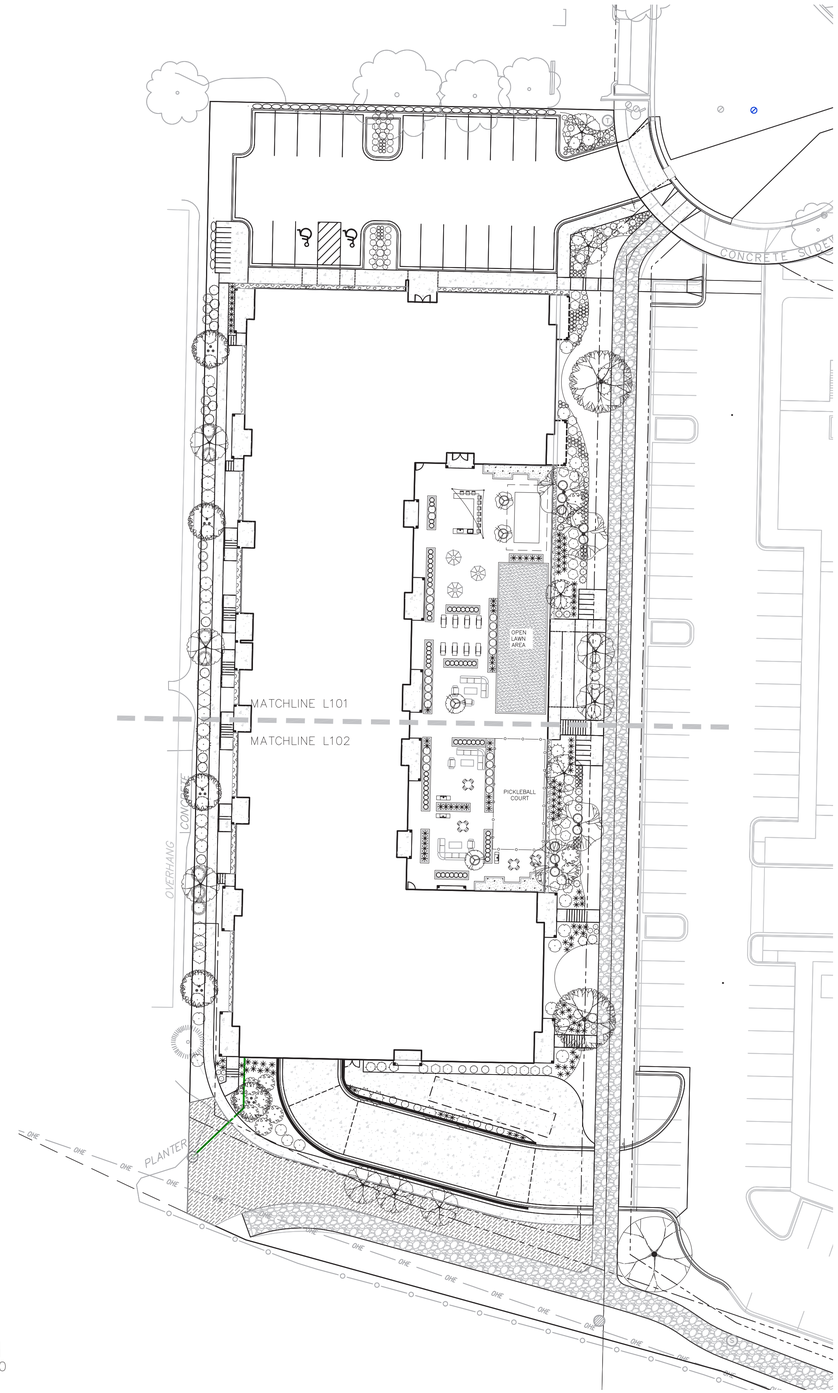
City of Madison Landscape Worksheet								
Address:	575 Zor Shrine Pl		**Date:**	1-Aug				
Total Square Footage of Developed Area:		77,828	-	37,505		=	40,323	sf
		(Site Area)		(Building Footprint at Grade)				
Total Landscape Points Required (<5 ac):		40,323	/ 300 =	134	x 5 =	672		
Lansdcape Points Requried >5 ac:			/ 100 =	0	x 1 =	-		**672**
			Credits/ Existing Landscaping		**New/ Proposed Landscaping**			
Plant Type/ Element	**Min. Size at Installation**	**Points**	**Quantity**	**Points Achieved**	**Quantity**	**Points Achieved**		
Overstory deciduous tree	2.5" cal	35		0	5	175		
Tall Evergreen Tree	5-6 feet tall	35		0		0		
Ornamental tree	1.5" cal	15		0	23	345		
Upright evergreen shrub	3-4 feet tall	10		0	42	420		
Shrub, deciduous	#3 gallon	3		0	111	333		
Shrub, evergreen	#3 gallon	4		0	56	224		
Ornamental grasses/perennials	#1 gallon	2		0	425	850		
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0		
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0		
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0		
Sub Totals				0		2347		
				Total Points Provided:		**2347**		

GROUNDCOVER SCHEDULE

	SHORTGRASS PRAIRIE SEED MIX —	3,093 sf
	ROOF DECK PLANTER- LOW MIX —	247 sf
	STONE MAINTENANCE STRIP —	667 sf
	ARTIFICIAL TURF —	1,121 sf

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple	B & B	2.5"Cal		2
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		2
QB	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal		1
UNDERSTORY TREES	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	6' ht.	Multi-Stem	5
BA	Betula alleghaniensis / Yellow Birch	B & B	6' ht.	Multi-Stem	4
MF	Malus sargentii 'Select A' TM / Firebird Sargent Crabapple	Cont.	10 gal		2
MP	Malus x 'Prairie Maid' / Prairie Maid Crabapple	B & B	1.5" Cal		6
MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	1.5"Cal		3
SP	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	10 gal	Standard	2
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	1.5" Cal		1
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
Ab	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.	5 Gal.		17
Cf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	Cont.	3 Gal.		11
Dl	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.		11
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea	Cont.	5 Gal.		17
Hq	Hydrangea paniculata 'Quick Fire' / Quick Fire Panicle Hydrangea	Cont.	5 Gal.		9
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.		11
Sn	Salix purpurea 'Nana' / Dwarf Purple Osier Willow	Cont.	3 Gal.		12
Sj	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	Cont.	3 Gal.		20
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.		3
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
Jcf	Juniperus chinensis 'Fairview' / Fairview Juniper	B & B	5' ht.		2
Jct	Juniperus chinensis 'Trautman' / Trautman Juniper	B & B	5' ht.		8
Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper	Cont.	5 Gal.		10
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	Cont.	5 Gal.		16
Js	Juniperus sabina 'Blue Forest' / Blue Forest Juniper	Cont.	5 Gal.		7
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.		10
Tt	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	Cont.	5' ht.		7
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.		6
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		32
PERENNIALS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**QTY**
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar	Cont.	1 Gal.		56
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	Cont.	1 Gal.		63
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		131
pa	Perovskia atriplicifolia / Russian Sage	Cont.	1 Gal.		17
ss	Schizachyrium scoparium / Little Bluestem Grass	Cont.	1 Gal.		158



GRAPHIC SCALE FEET

0 15 30 60

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ZOR SHRINE WEST

ENLARGED LANDSCAPE PLAN

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
QB	Quercus bicolor / Swamp White Oak

UNDERSTORY TREES	BOTANICAL / COMMON NAME
AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
BA	Betula alleghaniensis / Yellow Birch
MF	Malus sargentii 'Select A' TM / Firebird Sargent Crabapple
MP	Malus x 'Prairie Maid' / Prairie Maid Crabapple
MS	Malus x 'Spring Snow' / Spring Snow Crabapple
SP	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
Ab	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry
Cf	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood
Dl	Diervilla lonicera / Dwarf Bush Honeysuckle
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea
Hq	Hydrangea paniculata 'Quick Fire' / Quick Fire Panicle Hydrangea
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sn	Salix purpurea 'Nana' / Dwarf Purple Osier Willow
Sj	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Jcf	Juniperus chinensis 'Fairview' / Fairview Juniper
Jct	Juniperus chinensis 'Trautman' / Trautman Juniper
Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper
Jp	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper
Js	Juniperus sabina 'Blue Forest' / Blue Forest Juniper
Tm	Taxus x media 'Everlow' / Everlow Yew
Tt	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar

PERENNIALS	BOTANICAL / COMMON NAME
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass
pa	Perovskia atriplicifolia / Russian Sage
ss	Schizachyrium scoparium / Little Bluestem Grass

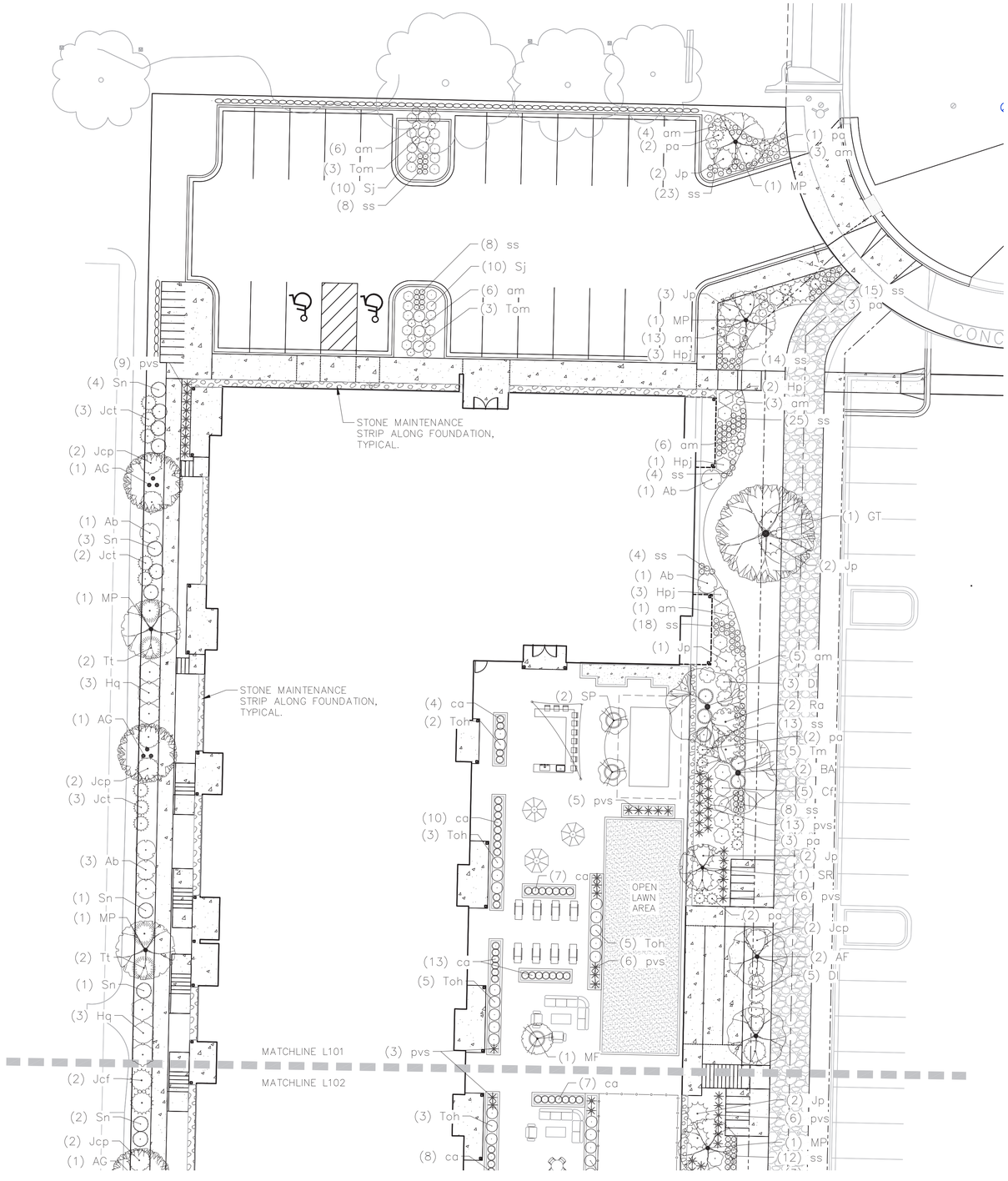
GROUNDCOVER SCHEDULE

SHORTGRASS PRAIRIE SEED MIX
–

ROOF DECK PLANTER– LOW MIX
–

STONE MAINTENANCE STRIP
–

ARTIFICIAL TURF
–



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ZOR SHRINE WEST

ENLARGED LANDSCAPE PLAN

PLANT SCHEDULE

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Dl	Diervilla lonicera / Dwarf Bush Honeysuckle
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Hq	Hydrangea paniculata 'Quick Fire' / Quick Fire Panicle Hydrangea
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Sn	Salix purpurea 'Nana' / Dwarf Purple Osier Willow
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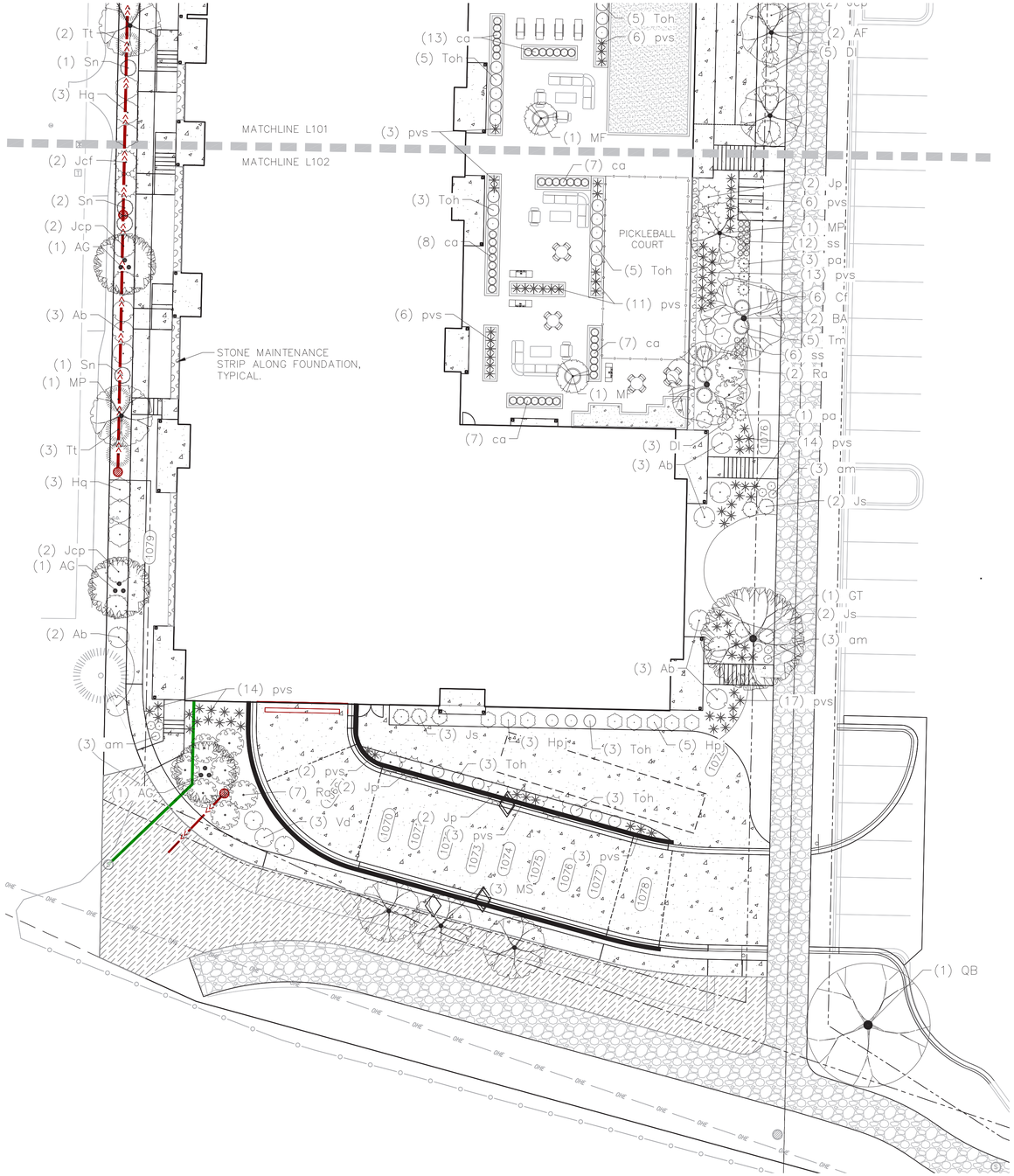
GROUNDCOVER SCHEDULE

SHORTGRASS PRAIRIE SEED MIX
–

ROOF DECK PLANTER– LOW MIX
–

STONE MAINTENANCE STRIP
–

ARTIFICIAL TURF
–



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ZOR SHRINE WEST

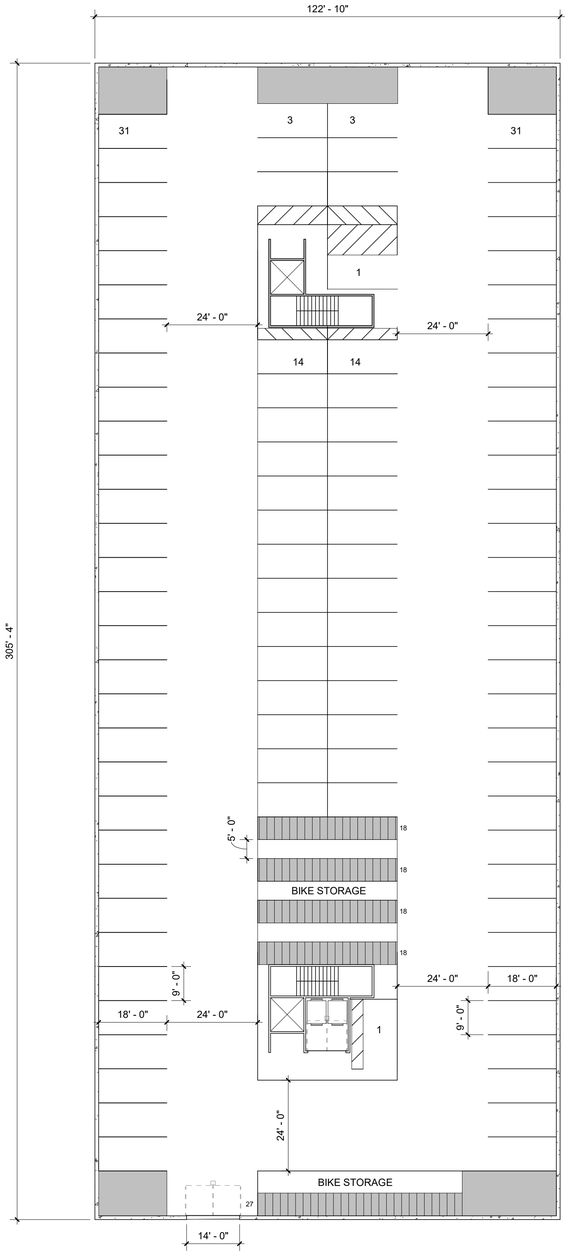
FLOOR PLANS

UNITS

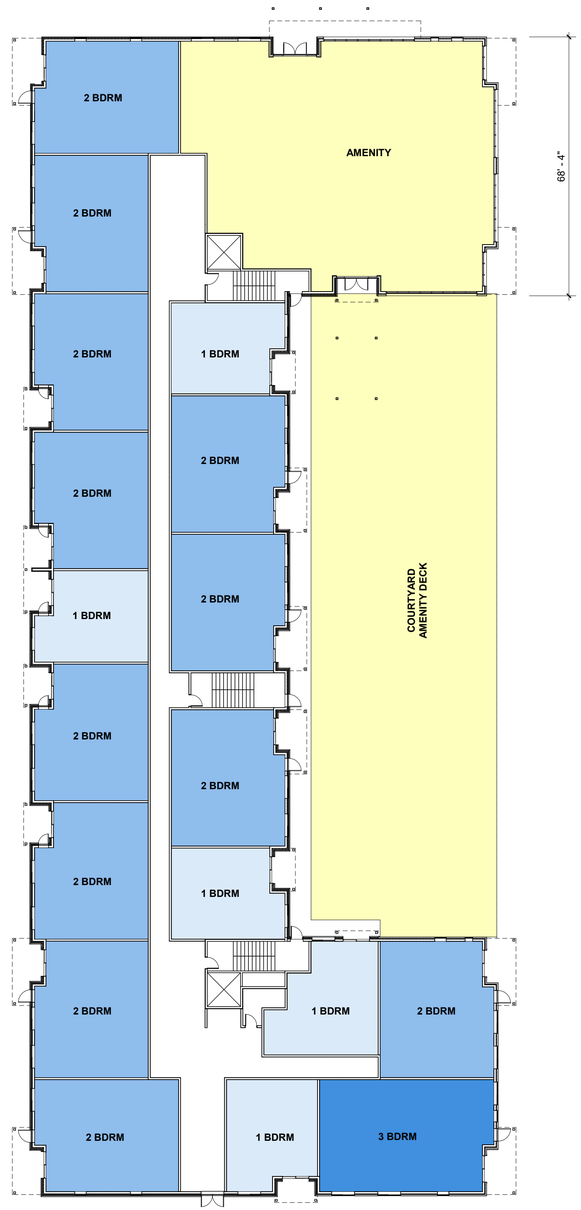
TYPE	COUNT	SQFT	TOTAL SQFT
1 BEDROOMS	25	720	18,000
2 BEDROOMS	71	1,100	78,100
3 BEDROOMS	9	1,325	11,925
		TOTAL	108,025

AMENITY

TYPE	COUNT	SQFT	TOTAL SQFT
LVL 1 AMENITY (INT)	1	4,780	4,780
LVL 1 AMENITY (EXT)	1	8,440	8,440
LVL 5 AMENITY (INT)	1	750	750
LVL 5 AMENITY (EXT)	1	500	500
		TOTAL	14,470



2 A1.1 **UNDERGROUND PARKING PLAN**
1" = 20'-0"



1 A1.1 **LEVEL ONE FLOOR PLAN**
1" = 20'-0"

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ZOR SHRINE WEST

FLOOR PLANS

UNITS

TYPE	COUNT	SQFT	TOTAL SQFT
1 BEDROOMS	25	720	18,000
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AMENITY

TYPE	COUNT	SQFT	TOTAL SQFT
LVL 1 AMENITY (INT)	1	4,780	4,780
LVL 1 AMENITY (EXT)	1	8,440	8,440
LVL 5 AMENITY (INT)	1	750	750
LVL 5 AMENITY (EXT)	1	500	500
		TOTAL	14,470

1 A1.2 **TYPICAL FLOOR PLAN 2-4**
1" = 20'-0"

2 A1.2 **FIFTH FLOOR PLAN**
1" = 20'-0"

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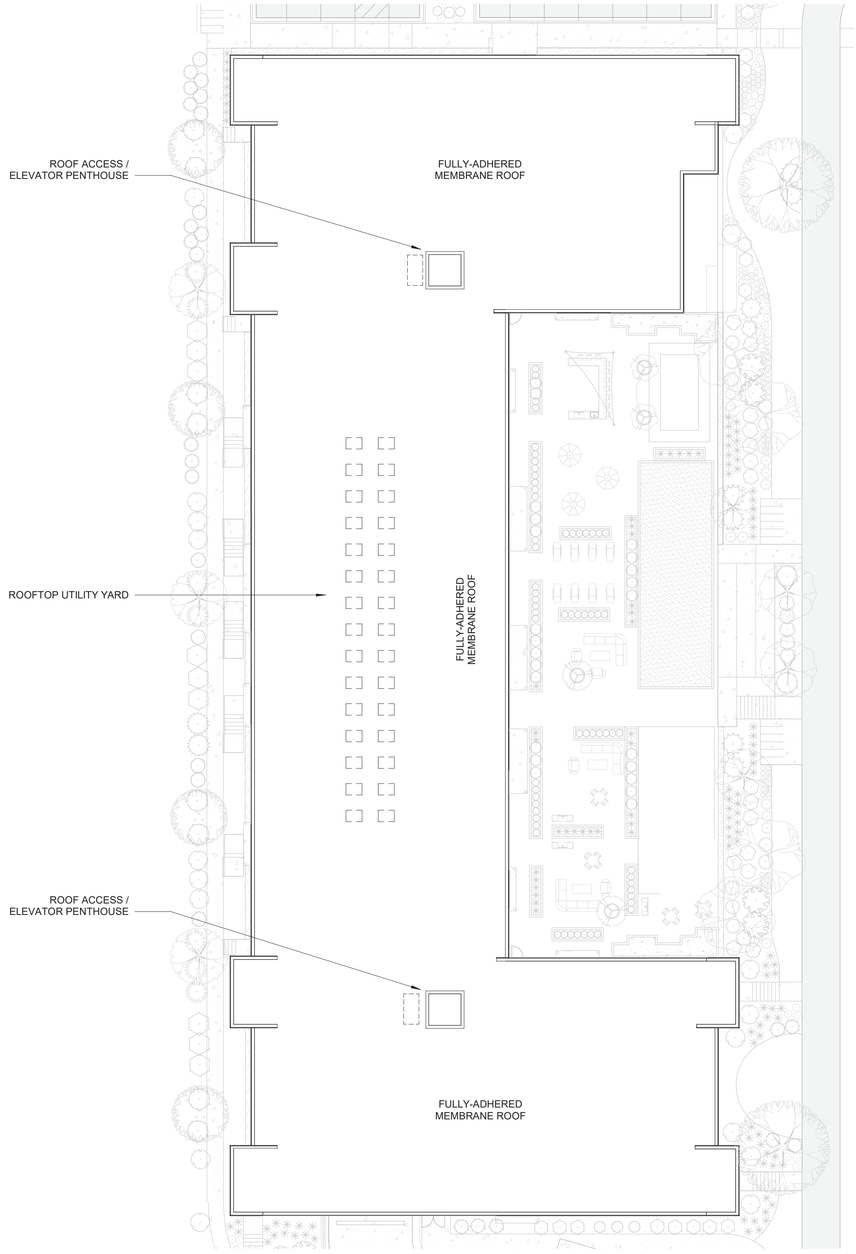
ROOF PLAN



1 A1.3 **ROOF / MECH PLAN**
1" = 20'-0"

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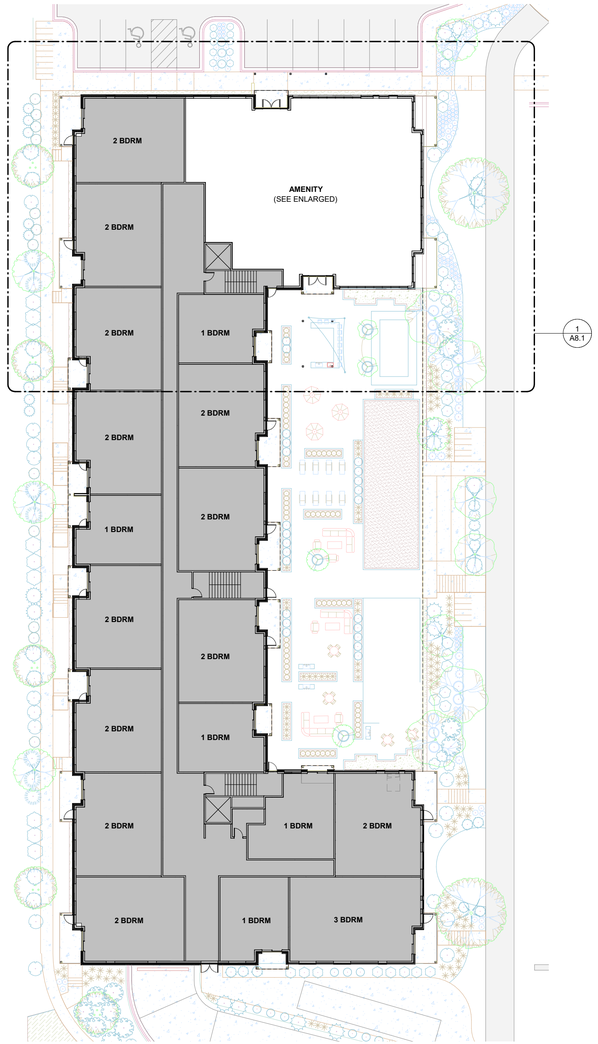
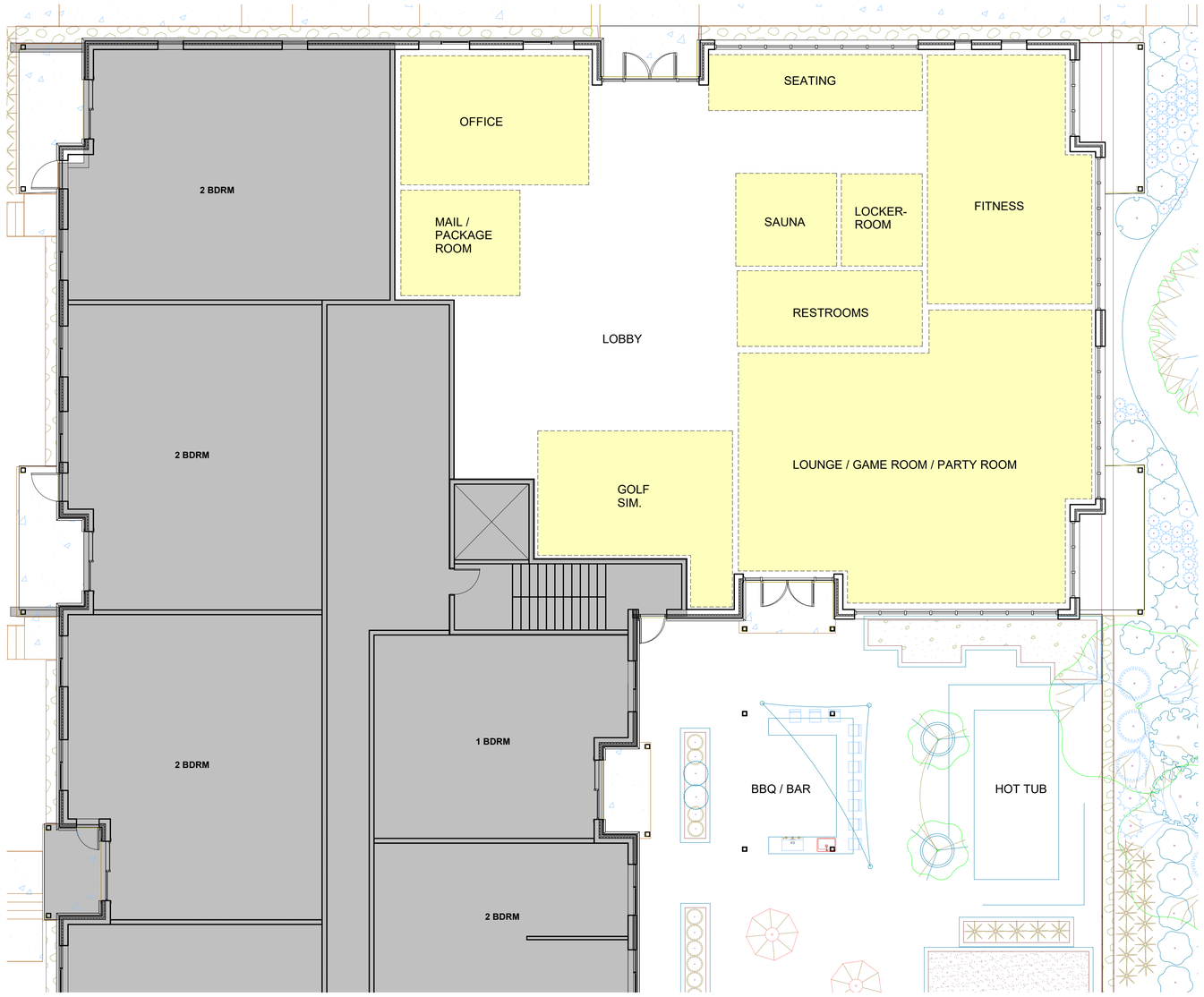
ENLARGED PLAN - INTERIOR AMENITY





1 A8.1 **AMENITY SPACE DIAGRAM - ENLARGED**
1/8" = 1'-0"

0 4 8 16 32

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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (COLOR)

EXTERIOR MATERIAL KEYNOTES	
E1A	ONYX; UTILITY BRICK
E2A	FIBER CEMENT LAP SIDING (COLOR: ARCTIC WHITE; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
E2B	FIBER CEMENT SIDING AT LEVEL ONE (WOOD-LOOK PANELS - COLOR: VARIABLE CEDAR; STYLE; FIBER CEMENT PANEL 17 7/8"H IN STAGGERED PATTERN;)
E2C	FIBER CEMENT LAP SIDING AT RECESSED BALCONIES (COLOR: CARAMEL; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
E2D	5/4 SMOOTH TRIM (COLOR: ARCTIC WHITE; STYLE; 3.5" FIBER CEMENT PANEL; BOD HARDI TRIM BOARD)
E3	STOREFRONT SYSTEM IN PAINTED BLACK OR DARK BRONZE ANNODIZED.
E4	SCREENED BALCONIES.
E6	WOOD SLAT SHADE CANOPY

E1A - UTILITY BRICK (ONYX)

E2A - FIBER CEMENT LAP SIDING

E2B - FIBER CEMENT (WOOD LOOK)

E2C - FIBER CEMENT LAP SIDING

1 A3.1 **EAST ELEVATION**
1/16" = 1'-0"

2 A3.1 **WEST ELEVATION**
1/16" = 1'-0"

0 8 16 32 64

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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (COLOR)

EXTERIOR MATERIAL KEYNOTES	
E1A	ONYX; UTILITY BRICK
E2A	FIBER CEMENT LAP SIDING (COLOR: ARCTIC WHITE; STYLE: SMOOTH 8 1/4"; BOD: HARDIEPLANK)
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E3	STOREFRONT SYSTEM IN PAINTED BLACK OR DARK BRONZE ANNODIZED.
E4	SCREENED BALCONIES.
E6	WOOD SLAT SHADE CANOPY

E1A - UTILITY BRICK (ONYX)

E2A - FIBER CEMENT LAP SIDING

E2B - FIBER CEMENT (WOOD LOOK)

E2C - FIBER CEMENT LAP SIDING

0 8 16 32 64

4 A3.2 **NORTH COURTYARD ELEVATION**
1/16" = 1'-0"

3 A3.2 **SOUTH COURTYARD ELEVATION**
1/16" = 1'-0"

1 A3.2 **NORTH ELEVATION**
1/16" = 1'-0"

2 A3.2 **SOUTH ELEVATION**
1/16" = 1'-0"

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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (B&W)

MATERIAL LEGEND

- FIBERCEMENT LAP SIDING
- FIBERCEMENT SIDING - ACCENT MATERIAL
- UTILITY BRICK CLADDING

1 / A3.3 **WEST ELEVATION (B&W)**
1/16" = 1'-0"

0 8 16 32 64

2 / A3.3 **EAST ELEVATION (B&W)**
1/16" = 1'-0"

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ZOR SHRINE WEST

EXTERIOR ELEVATIONS (B&W)

MATERIAL LEGEND

- FIBERCEMENT LAP SIDING
- FIBERCEMENT SIDING - ACCENT MATERIAL
- UTILITY BRICK CLADDING

1 A3.4 **NORTH COURTYARD ELEVATION (B&W)**
1/16" = 1'-0"

2 A3.4 **NORTH ELEVATION (B&W)**
1/16" = 1'-0"

3 A3.4 **SOUTH COURTYARD ELEVATION (B&W)**
1/16" = 1'-0"

4 A3.4 **SOUTH ELEVATION (B&W)**
1/16" = 1'-0"

0 8 16 32 64

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ZOR SHRINE WEST

SITE LIGHTING - PHOTOMETRIC STUDY

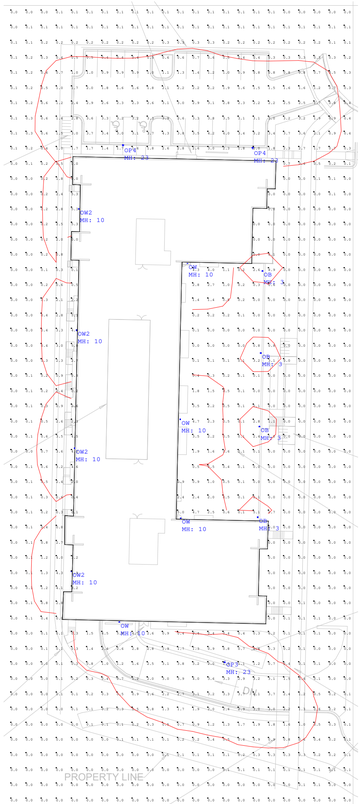
Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	4	OB	HUBBELL OUTDOOR	FN1-24LU-4K-DBT	SINGLE	1787	41.2	0.900
	1	OP3	HUBBELL OUTDOOR	ASL1-160L-135-4K7-3-UNV	SINGLE	17778	133.1	0.900
	2	OP4	HUBBELL OUTDOOR	ASL1-160L-135-4K7-4W-UNV	SINGLE	17568	133.1	0.900
	4	OW	HUBBELL OUTDOOR	RWL1-48L-35-4K7-4W-UNV	SINGLE	4662	36.9	0.900
	4	OW2	HUBBELL OUTDOOR	RWL1-48L-35-4K7-3-UNV	SINGLE	4727	36.9	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.72	8.9	0.0	N.A.	N.A.

jth LIGHTING ALLIANCE

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

*FIXTURE CUT-SHEETS INCLUDED AT END OF DOCUMENT



SCALE: 1" = 50'

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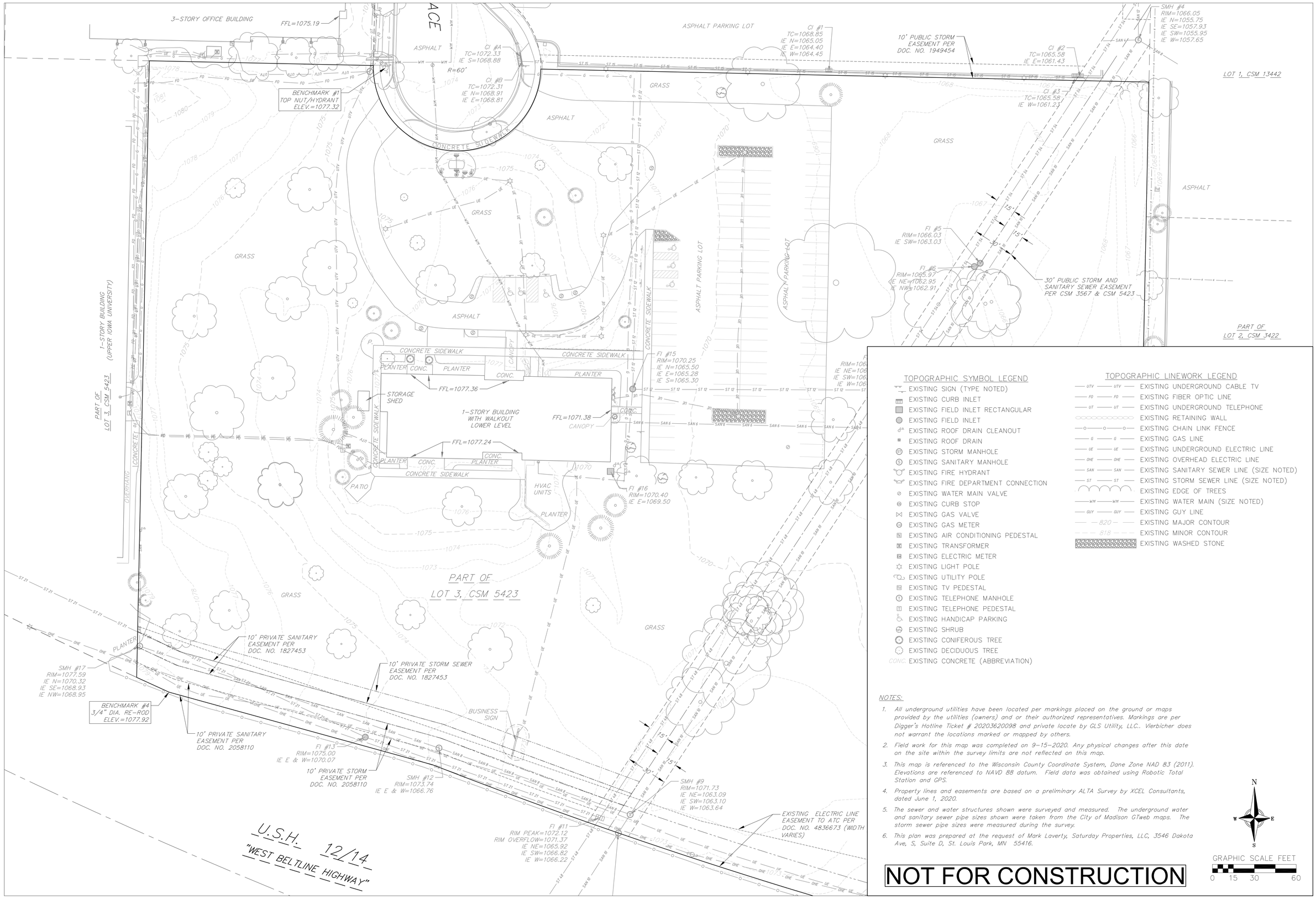

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- CONC. EXISTING CONCRETE (ABBREVIATION)

TOPOGRAPHIC LINEWORK LEGEND

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- GUY — GUY — EXISTING GUY LINE
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR
- EXISTING WASHED STONE

NOTES:

1. *All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and or their authorized representatives. Markings are per Digger's Hotline Ticket # 20203620098 and private locate by GLS Utility, LLC.. Vierbicher does not warrant the locations marked or mapped by others.*
2. *Field work for this map was completed on 9-15-2020. Any physical changes after this date on the site within the survey limits are not reflected on this map.*
3. *This map is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (2011). Elevations are referenced to NAVD 88 datum. Field data was obtained using Robotic Total Station and GPS.*
4. *Property lines and easements are based on a preliminary ALTA Survey by XCEL Consultants, dated June 1, 2020.*
5. *The sewer and water structures shown were surveyed and measured. The underground water and sanitary sewer pipe sizes shown were taken from the City of Madison GTweb maps. The storm sewer pipe sizes were measured during the survey.*
6. *This plan was prepared at the request of Mark Laverty, Saturday Properties, LLC, 3546 Dakota Ave, S, Suite D, St. Louis Park, MN 55416.*

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NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

vierbicher
planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532

CIVIL/LA ENGINEER

PROJECT:

ZOR SHRINE WEST
MADISON, WI

Date: 07/29/2022

ISSUE	DATE

EXISTING
CONDITIONS PLAN
SHEET TITLE

C100
SHEET NO.

THE EXISTING SITE WITHIN DASHED LIMITS WILL BE DEMOLISHED AS PART OF A CONCURRENT DEVELOPMENT PROJECT. THE SITE IS SHOWN FOR REFERENCE ONLY.

3-STORY OFFICE BUILDING
FFL=1075.19
ASPHALT
CI #A
TC=1072.33
IE S=1068.88
R=60'
CI #B
TC=1072.31
IE N=1068.91
IE E=1068.81
CONCRETE SIDEWALK
BENCHMARK #1
TOP NUT/HYDRANT
ELEV.=1077.32
REMOVE TREE (TYP.)
GRASS
ASPHALT
CI #1
TC=1068.85
IE N=1065.05
IE E=1064.40
IE W=1064.45
10' PUBLIC STORM EASEMENT PER DOC. NO. 1949454
CI #2
TC=1065.58
IE E=1061.43
CI #3
TC=1065.58
IE W=1061.23
SMH #4
RIM=1066.05
IE N=1055.75
IE SE=1057.93
IE SW=1055.95
IE W=1057.65
LOT 1, CSM 13442
GRASS
ASPHALT
FI #5
RIM=1066.03
IE SW=1063.03
FI #6
RIM=1065.97
IE NE=1062.95
IE NW=1062.91
15'
15'
30' PUBLIC STORM AND SANITARY SEWER EASEMENT PER CSM 3567 & CSM 5423
PART OF
LOT 2, CSM 3422
BENCHMARK #2
TOP NUT/HYDRANT
ELEV.=1072.46
ASPHALT PARKING LOT
CONCRETE SIDEWALK
CANOPY
PLANTER
CONC.
FFL=1077.36
STORAGE SHED
1-STORY BUILDING WITH WALKOUT LOWER LEVEL
FFL=1071.38
FFL=1077.24
PATIO
HVAC UNITS
FI #15
RIM=1070.25
IE N=1065.50
IE E=1065.28
IE S=1065.30
FI #7
RIM=1068.65
IE NE=1061.90
IE SW=1062.25
IE W=1064.65
FI #16
RIM=1070.40
IE E=1069.50
PART OF
1-STORY BUILDING
(UPPER IOWA UNIVERSITY)
PART OF
LOT 3, CSM 5423
UTILITIES TO BE RELOCATED AS PART OF THE CONCURRENT SITE DEVELOPMENT PROJECT
OVERHANG
PART OF
LOT 3, CSM 5423
GRASS
10' PRIVATE SANITARY EASEMENT PER DOC. NO. 1827453
10' PRIVATE STORM SEWER EASEMENT PER DOC. NO. 1827453
SMH #17
RIM=1077.59
IE N=1070.32
IE SE=1068.93
IE NW=1068.95
BENCHMARK #4
3/4" DIA. RE-ROD
ELEV.=1077.92
10' PRIVATE SANITARY EASEMENT PER DOC. NO. 2058110
BUSINESS SIGN
FI #13
RIM=1075.00
IE E & W=1070.07
10' PRIVATE STORM EASEMENT PER DOC. NO. 2058110
SMH #12
RIM=1073.74
IE E & W=1066.76
15'
15'
30'
SMH #9
RIM=1071.73
IE NE=1063.09
IE SW=1063.10
IE W=1063.64
EXISTING ELECTRIC LINE EASEMENT TO ATC PER DOC. NO. 4836673 (WIDTH VARIES)
FI #11
RIM PEAK=1072.12
RIM OVERFLOW=1071.37
IE NE=1065.92
IE SW=1066.82
IE W=1066.22
U.S.H. 12/14
"WEST BELTLINE HIGHWAY"

DEMOLITION PLAN LEGEND

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

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. 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.
4. 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.
5. 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.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

N
W E
S

GRAPHIC SCALE FEET
0 15 30 60

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER
vierbicher
planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532
CIVIL/LA ENGINEER

PROJECT:
ZOR SHRINE WEST
MADISON, WI

Date: 07/29/2022

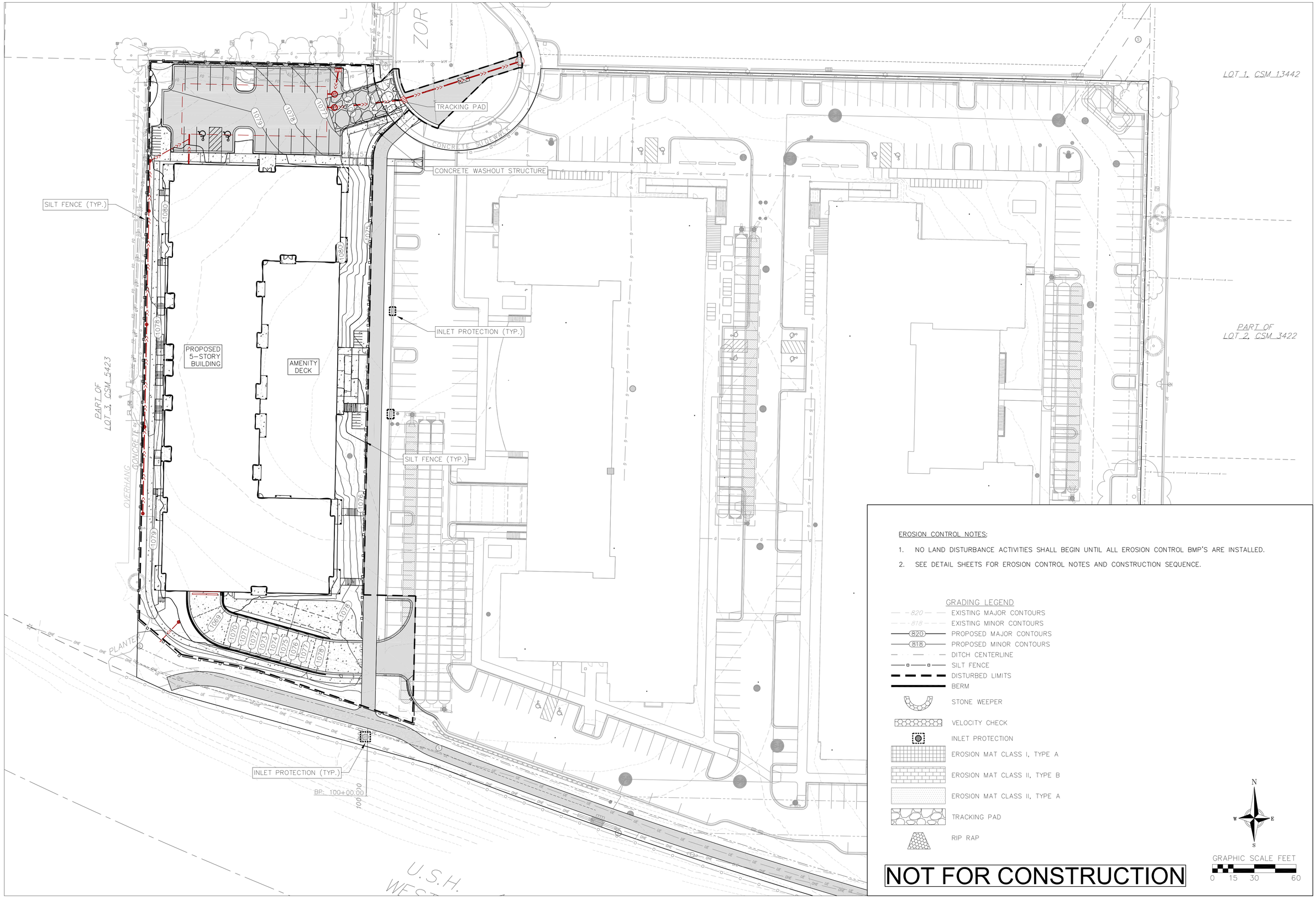
ISSUE	DATE

DEMOLITION PLAN

SHEET TITLE

C200

SHEET NO.



EROSION CONTROL NOTES:

1. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

N W E S

GRAPHIC SCALE FEET
0 15 30 60

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER
vierbicher
planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532
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EROSION CONTROL PLAN
SHEET TITLE

C400
SHEET NO.

2' TALL RETAINING WALL (FIELD VERIFY WALL HEIGHT)

2' TALL RETAINING WALL (FIELD VERIFY WALL HEIGHT)

PROPOSED BUILDING FF = 1080.50 LL = 1068.50

AMENITY DECK

CONCRETE SIDEWALK

OVERHANG

CONCRETE

PLANTER

NOTE: THE ADJACENT SITE IMPROVEMENTS ARE BEING CONSTRUCTED AS PART OF A CONCURRENT DEVELOPMENT PROJECT AND ARE SHOWN FOR REFERENCE ONLY.

GRADING NOTES:

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

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

N W E S

GRAPHIC SCALE FEET
0 15 30 60

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AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER
vierbicher planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532
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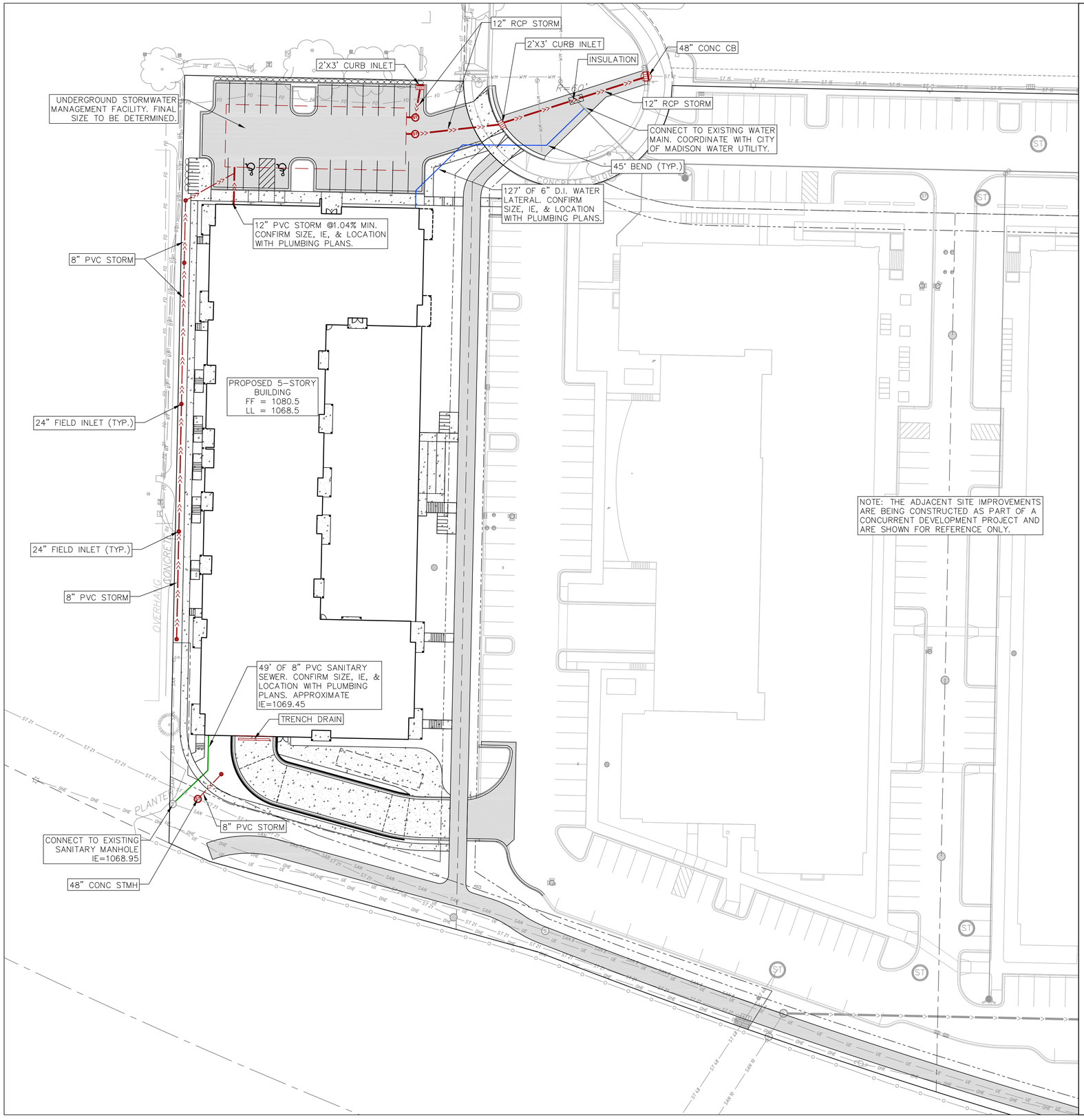
GRADING PLAN

SHEET TITLE

C500

SHEET NO.



UTILITY NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. 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.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. 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.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. 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.
8. 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.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. 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).
12. 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).
13. 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).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
15. 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.
16. 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.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY 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.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. 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.
21. 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.
22. 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.
23. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
24. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

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 LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- 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

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GRAPHIC SCALE FEET
0 15 30 60

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER
vierbicher
planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532

CIVIL/LA ENGINEER

PROJECT:
ZOR SHRINE WEST
MADISON, WI

Date: 07/29/2022

ISSUE	DATE

UTILITY PLAN

SHEET TITLE

C600

SHEET NO.

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.

2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.

4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

5. 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. 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.

6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.

7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.

8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.

9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).

10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.

11. SEE GRADING AND EROSION CONTROL PLAN FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".

12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE BOTH 70% RESTORED AND PAVED.

13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.

14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.

15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.

16. EROSION MAT (CLASS I, TYPE B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.

17. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.

18. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.

19. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.

20. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.

21. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.

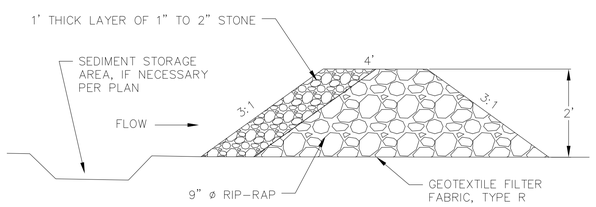
22. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.

23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY AND STATE.

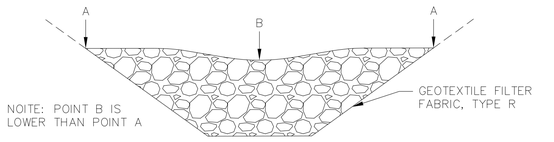
24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

25. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.

NOT FOR CONSTRUCTION



SECTION VIEW



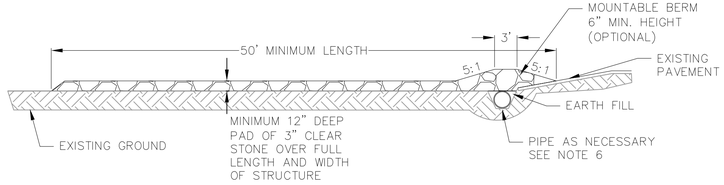
NOITE: POINT B IS LOWER THAN POINT A

FRONT VIEW

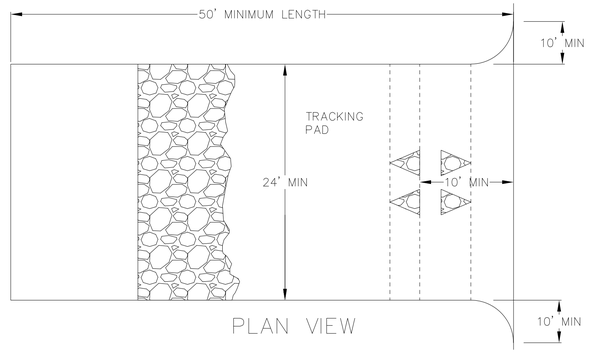
* REFER TO DNR TECH STANDARD #1062 FOR FURTHER DETAILS AND MAINTENANCE REQUIREMENTS

1/1 STONE WEEPER

NOT TO SCALE



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH – MINIMUM OF 50'.

3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.

5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.

6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/1 TRACKING PAD

NOT TO SCALE

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:
SEE LANDSCAPE PLAN.

FERTILIZING RATES:

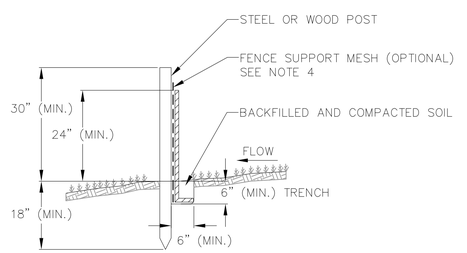
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL (UNWORKED AREAS MAY REMAIN NON-STABILIZED FOR A MAXIMUM OF 14 DAYS)
4. ROUGH GRADE SITE
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT BUILDING
8. CONSTRUCT PAVEMENT
9. FINAL GRADE AND PERMANENTLY RESTORE DISTURBED AREAS
10. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE 70% RESTORED OR PAVED.



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1/1 SILT FENCE

NOT TO SCALE

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER

vierbicher planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532

CIVIL/LA ENGINEER

PROJECT:

ZOR SHRINE WEST
MADISON, WI

Date: 06/27/2022

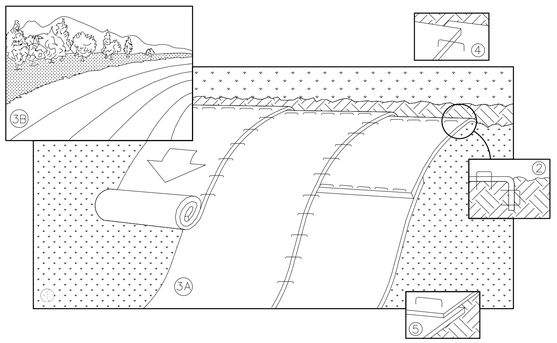
ISSUE	DATE

CONSTRUCTION DETAILS - 1

SHEET TITLE

C700

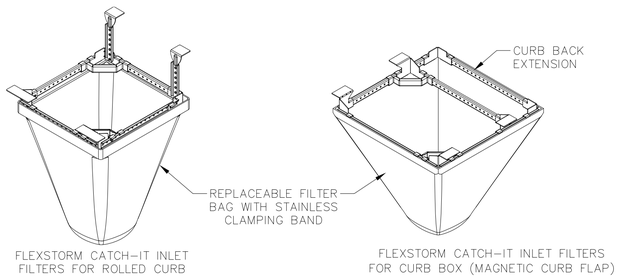
SHEET NO.

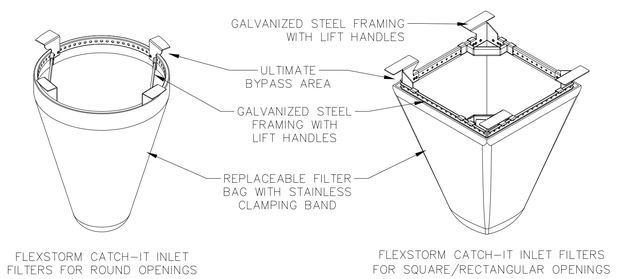


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
   NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1/1 EROSION MAT
NOT TO SCALE

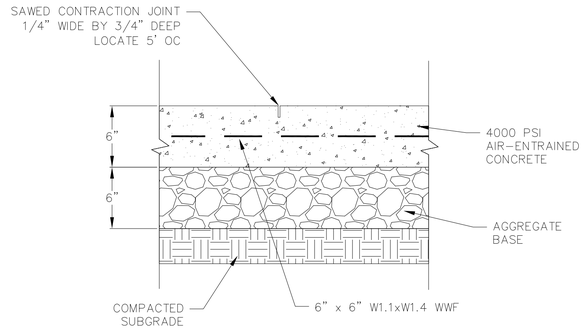




NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

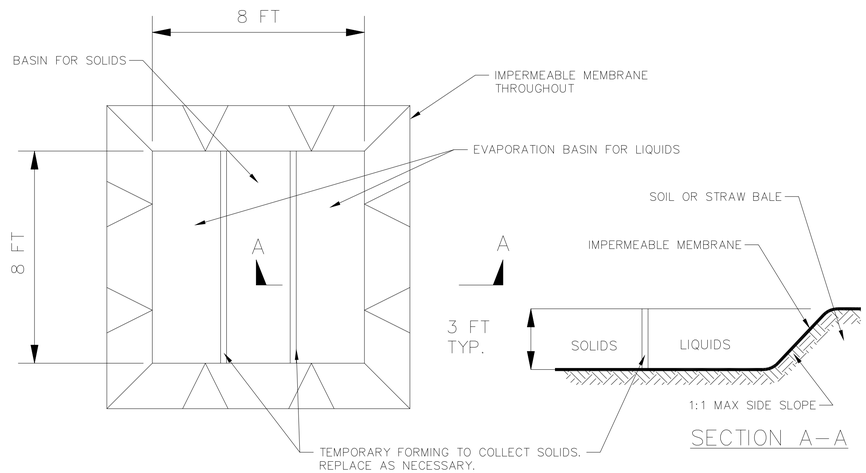
1/1 FRAMED INLET PROTECTION
NOT TO SCALE



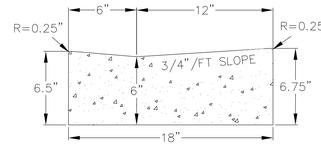
1/1 CONCRETE PAD
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

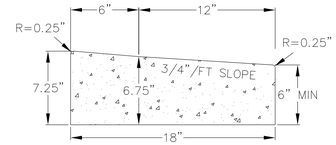
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



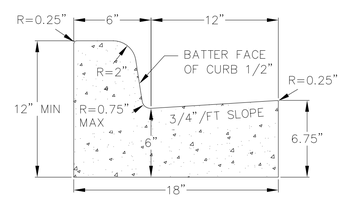
1/1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE



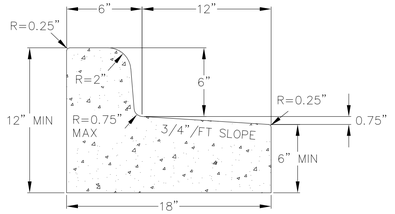
ACCESS RAMP
GUTTER CROSS SECTION



ACCESS RAMP
GUTTER REJECT SECTION

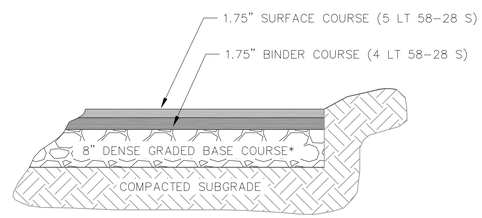


CURB AND GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION

1/1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

1/1 SITE PAVEMENT
NOT TO SCALE

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER
vierbicher
planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532

CIVIL/LA ENGINEER

PROJECT:
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MADISON, WI

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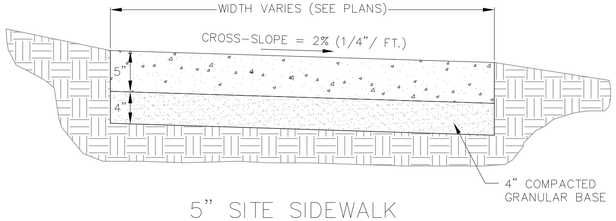
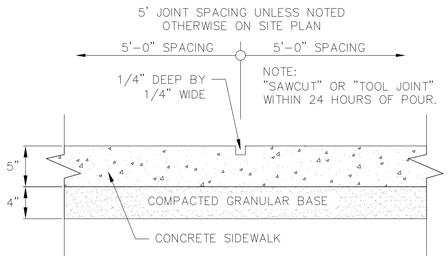
ISSUE	DATE

CONSTRUCTION DETAILS - 2
SHEET TITLE

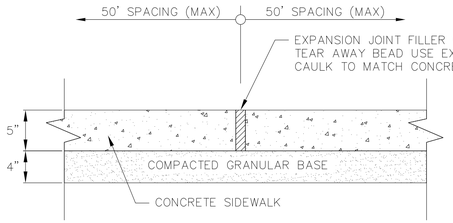
C701
SHEET NO.



5" SITE SIDEWALK

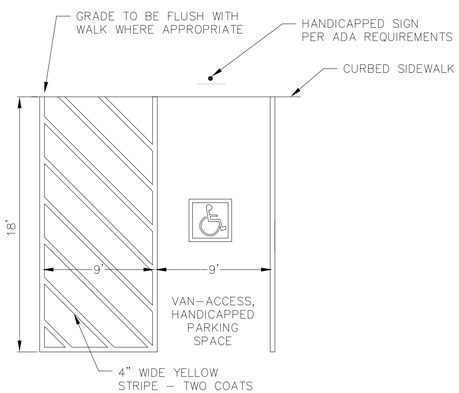


SIDEWALK CONTROL JOINT



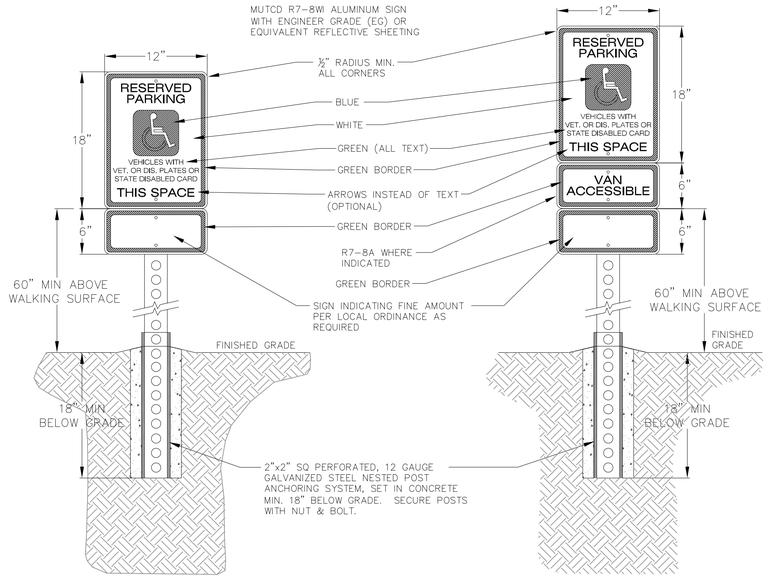
SIDEWALK EXPANSION JOINT

1/1 5" SIDEWALK
NOT TO SCALE

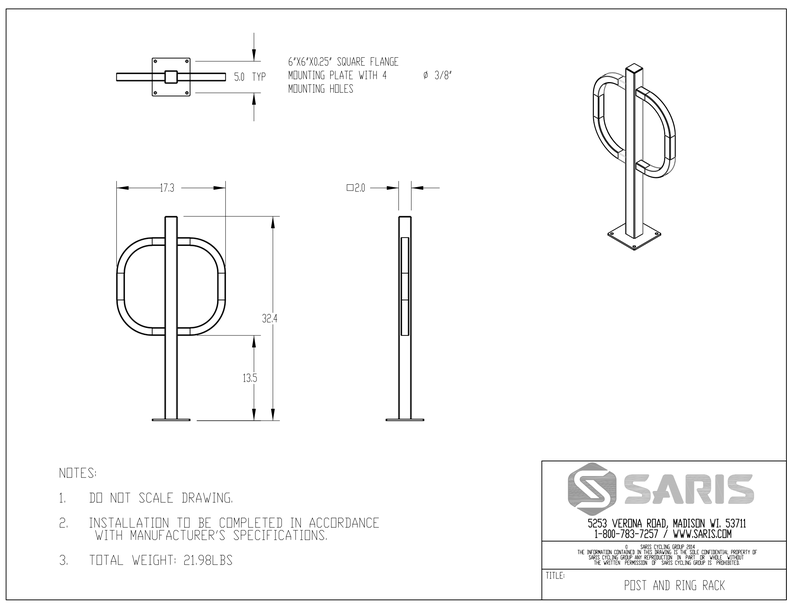


1/1 HANDICAP STRIPING
NOT TO SCALE

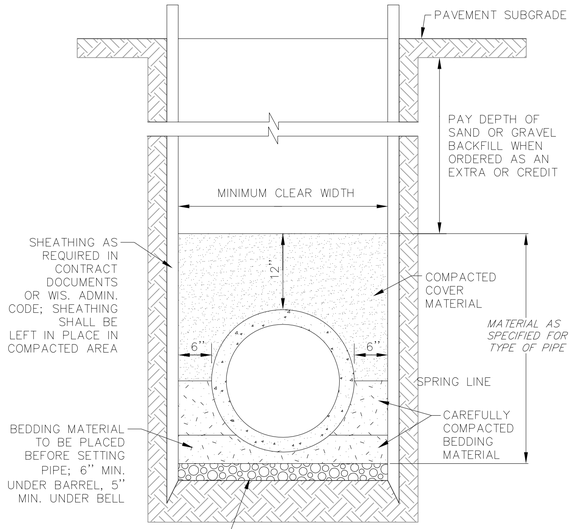
NOTE:
SIGN TO BE CENTERED ON PARKING SPACE



1/1 ADA SIGN
NOT TO SCALE



1/1 BIKE RACK DETAIL
NOT TO SCALE



SANITARY SEWER (CLASS 'C' BEDDING):
BEDDING: CLASS 1: ⅜" TO 1½" CLEAR STONE
COVER: ⅜" TO 1½" CLEAR STONE

WATERMAIN (TYPE 3 EMBEDMENT):
BEDDING: SAND OR SAND SCREENINGS
COVER: SAND OR SAND SCREENINGS

STORM SEWER (CLASS 'B' BEDDING):
BEDDING: CLASS 1: ⅜" TO 1½" CLEAR STONE
COVER: NATIVE OR GRANULAR BACKFILL AS REQ'D

1/1 STANDARD TRENCH SECTION
NOT TO SCALE

NOT FOR CONSTRUCTION

Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383

ARCHITECT

STRUCTURAL ENGINEER
vierbicher planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532

CIVIL/LA ENGINEER

PROJECT:
ZOR SHRINE WEST
MADISON, WI

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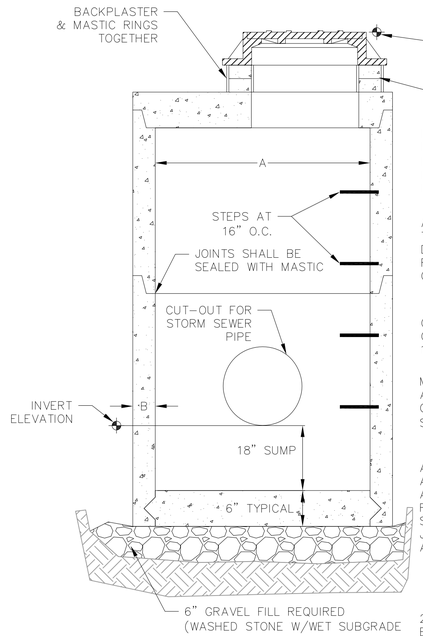
CONSTRUCTION DETAILS - 3
SHEET TITLE

C702
SHEET NO.



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES. RINGS SHALL BE REINFORCED WITH ONE NO. 3 STEEL BAR CENTERED WITHIN EACH RING.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

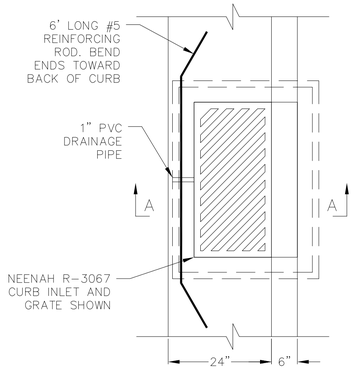
A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR CATCH BASIN MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-P.

STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1/1 STORM SEWER MANHOLE CATCH BASIN
NOT TO SCALE



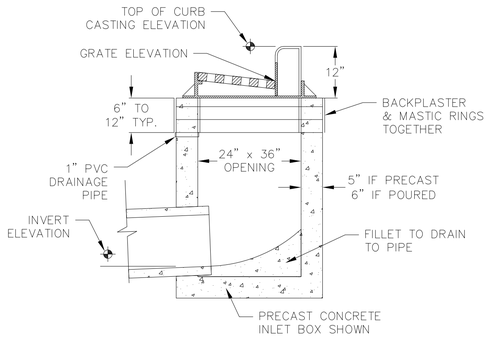
PLAN VIEW

NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

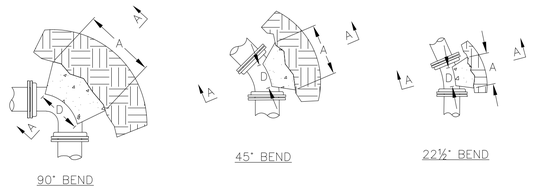
- THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.

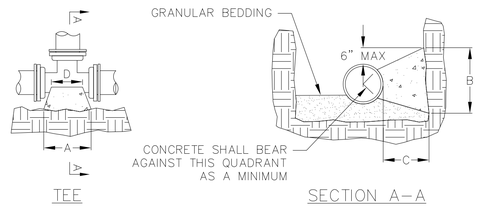
- FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGHS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.



SECTION A-A

1/1 RECTANGULAR STREET INLET
NOT TO SCALE





DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

BUTTRESS DIMENSIONS								
PIPE* SIZE	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
6	1'-6"	1'-8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
8	1'-9"	2'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
10	1'-9"	2'-4"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
12	2'-3"	1'-7"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
16	3'-8"	2'-10"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
20	5'-0"	3'-10"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"
24	5'-4"	4'-8"						

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

* = FOR TEE THIS WILL BE THE BRANCH PIPE

1/1 BUTTRESS FOR BENDS
NOT TO SCALE

NOT FOR CONSTRUCTION

AWH
Alex Haecker, AIA
12 E 25 th St
Minneapolis, MN 55404
alex@awharchitects.com
612-558-5383
ARCHITECT

STRUCTURAL ENGINEER
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planners | engineers | advisors
999 Fourier Dr., suite 201
Madison, WI 53717
608-826-0532
CIVIL/LA ENGINEER

PROJECT:
ZOR SHRINE WEST
MADISON, WI

Date: 06/27/2022

ISSUE	DATE

CONSTRUCTION DETAILS - 4
SHEET TITLE

C703
SHEET NO.

ZOR SHRINE WEST

FIRE ACCESS PLAN

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:	575 Zor Shrine Place West Lot
Contact Name & Phone #:	Carter Lanser (Vierbicher) 608-831-3946

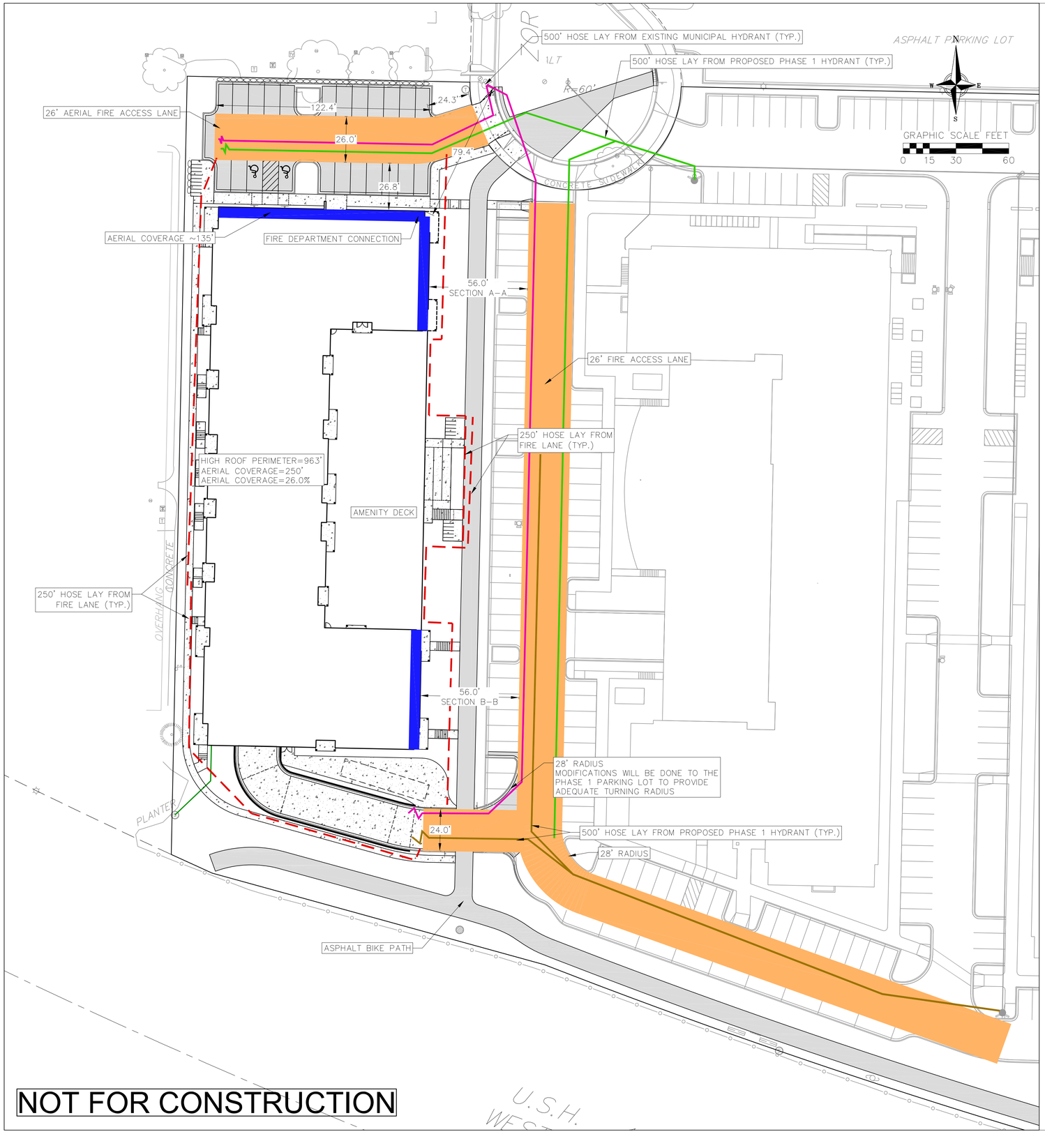
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ 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.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
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? See ladder diagrams.	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☐ Yes	☐ No	☒ N/A
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?	☐ Yes	☐ No	☒ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
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?	☐ Yes	☐ No	☒ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for a No new hydrants proposed for this phase

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

Revised 1/21/2016



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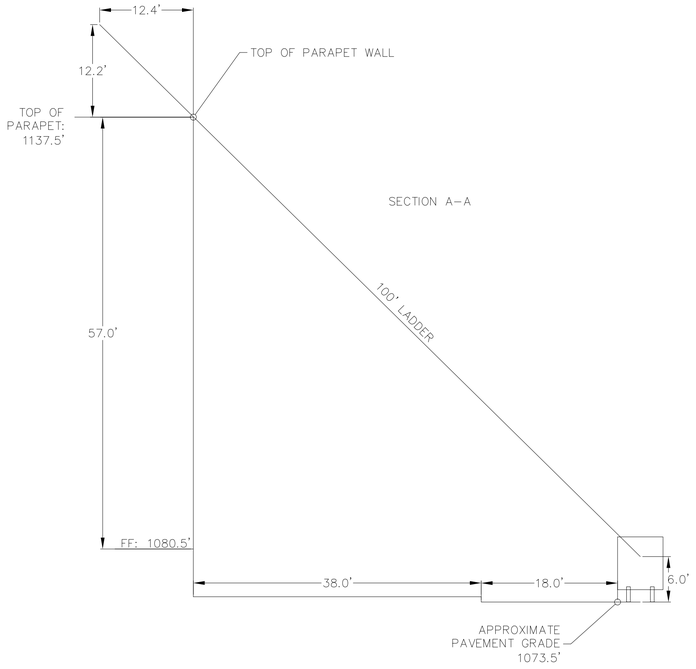

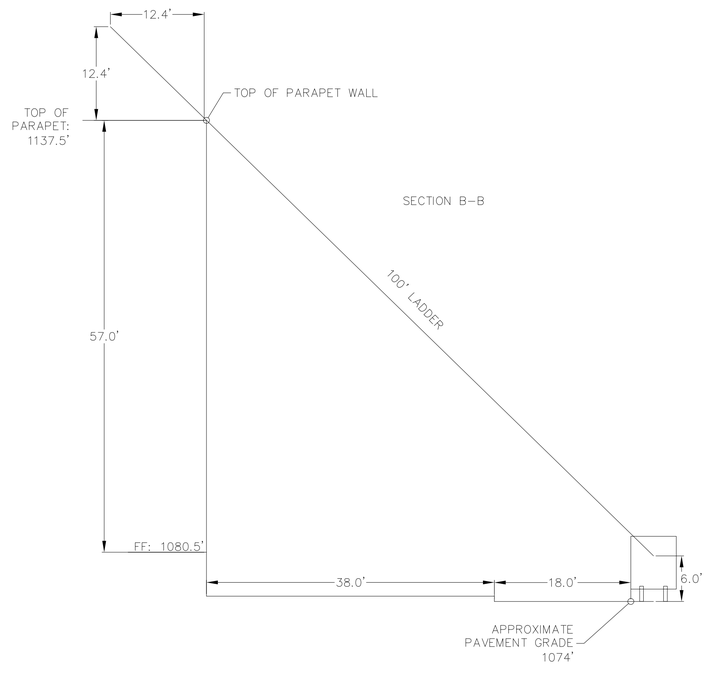

AWH

Alex Haecker, AIA
12 E 25 th St
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CIVIL/LA ENGINEER

PROJECT:

ZOR SHRINE WEST
MADISON, WI

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Name:

Signature:

Date: 07/29/2022

ISSUE	DATE

FIRE ACCESS PLAN

SHEET TITLE

EXH1

SHEET NO.