

EXISTING SITE PHOTOS:



View Facing Site from South



View facing site from West



Adjacent site to North



Adjacent Site to South



Aerial View facing NE

PENNSYLVANIA AVENUE STORAGE BUILDING

MADISON SQUARE STORAGE, LLC

2230 Pennsylvania Ave
Madison, WI 53704



ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

PENNSYLVANIA AVENUE STORAGE
BUILDING

AY PROJECT NUMBER: 76850

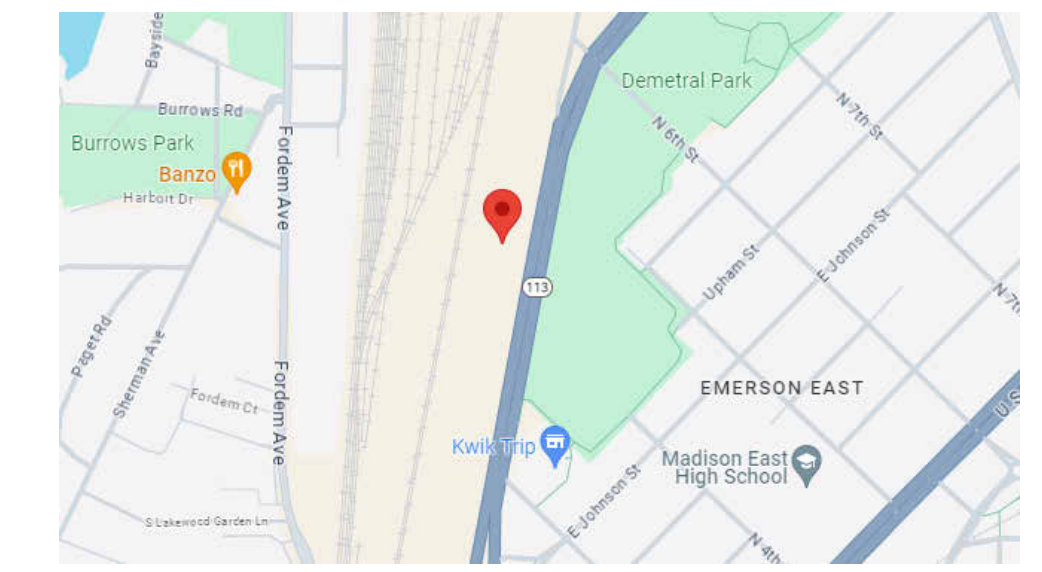
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REGULATORY DATA:

BUILDING CODES:	2021 INTERNATIONAL BUILDING CODE
OVERALL BUILDING:	
ACCESSIBILITY:	2009 ANSI A117.1
USE AND OCCUPANCY CLASSIFICATION:	
GROUP S1 - MODERATE HAZARD STORAGE	
TYPE OF CONSTRUCTION:	
TYPE II-B	
FIRE PROTECTION SYSTEM:	
AUTOMATIC SPRINKLER SYSTEM - NFPA 13	
GENERAL BUILDING HEIGHT AND AREA:	
AREA:	
TOTAL MAXIMUM ALLOWABLE	210,000 (PER 507.4 IBC 2015)
TOTAL ACTUAL	123,400 SF
STORIES:	
MAXIMUM ALLOWABLE	4 STORIES
ACTUAL	4 STORIES
HEIGHT:	
MAXIMUM ALLOWABLE	75'-0"
ACTUAL	65'-0"
UNIT COUNT:	
FIRST FLOOR	191
SECOND FLOOR	243
THIRD FLOOR	243
FOURTH FLOOR	225
TOTAL UNITS	873

LOCATION MAP:



ISSUANCES / REVISIONS		
NO.	DESCRIPTION:	DATE:
01	UDC + LAND USE SUBMITTAL	01/29/2024

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**PRELIMINARY
NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN SIGN-OFF

THESE DRAWINGS HAVE BEEN REVIEWED BY THE OWNER AND ARE ACCEPTED WITH THE CORRECTIONS INDICATED. THE DESIGN CONCEPTS, SITE IMPROVEMENTS, LAYOUT OF WALLS, DOORS AND WINDOWS ON THE FLOOR PLANS, BUILDING SCALE, APPEARANCE AND EXTERIOR MATERIALS WERE REVIEWED. THE CONSTRUCTION BUDGET HAS BEEN REVIEWED AND IS ACCEPTABLE. WITH THIS APPROVAL, THE OWNER ACKNOWLEDGES THE COMPLETION OF THE SCHEMATIC DESIGN PHASE OF THE PROJECT AND DIRECTS THE ARCHITECT TO PROCEED WITH THE DESIGN DEVELOPMENT PHASE.

35	30	25	20	15	10	05
34	29	24	19	14	09	04
33	28	23	18	13	08	03
32	27	22	17	12	07	02
31	26	21	16	11	06	01

608.756.2326
www.angusyoung.com

COVER SHEET

G001

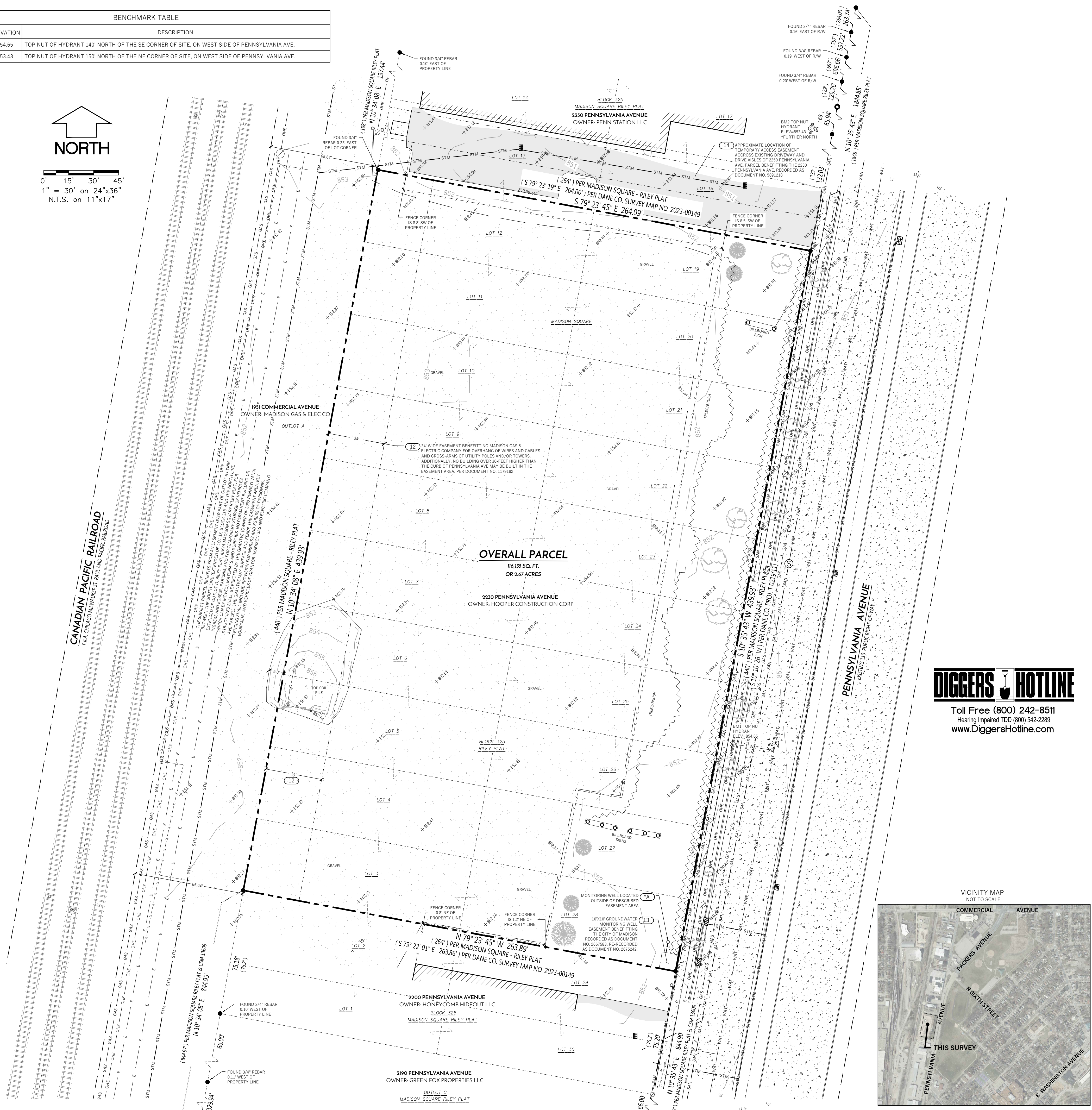
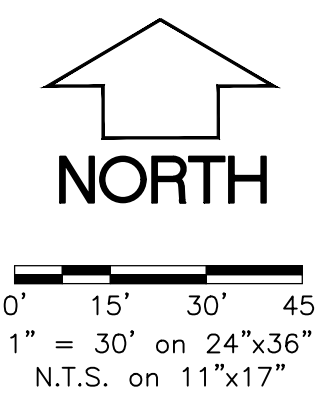
PROJECT TEAM

OWNER: MADISON SQUARE STORAGE, LLC 902 WILLIAMSON STREET MADISON, WI 53703	ARCHITECT: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548	STRUCTURAL ENGINEER: ANGUS-YOUNG 300 EAST FRONT STREET JANESVILLE, WI 53548	LANDSCAPE ARCHITECT: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548	CIVIL ENGINEER: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572
CONTACT: ERIC WELCH EMAIL: PAINTINGERICWELCH@GMAIL.COM PHONE: 608-770-4020	CONTACT: BRANDON ADLER EMAIL: B.ADLER@ANGUSYOUNG.COM PHONE: 608-756-2326	CONTACT: CAMERON HEERON EMAIL: C.HEERON@ANGUSYOUNG.COM PHONE: 608-756-2326	CONTACT: KATIE UDELL EMAIL: K.UDELL@ANGUSYOUNG.COM PHONE: 608-756-2326	CONTACT: ADAM WATKINS EMAIL: ADAMWATKINS@WYSERENGINEERING.COM PHONE: 608-475-1884

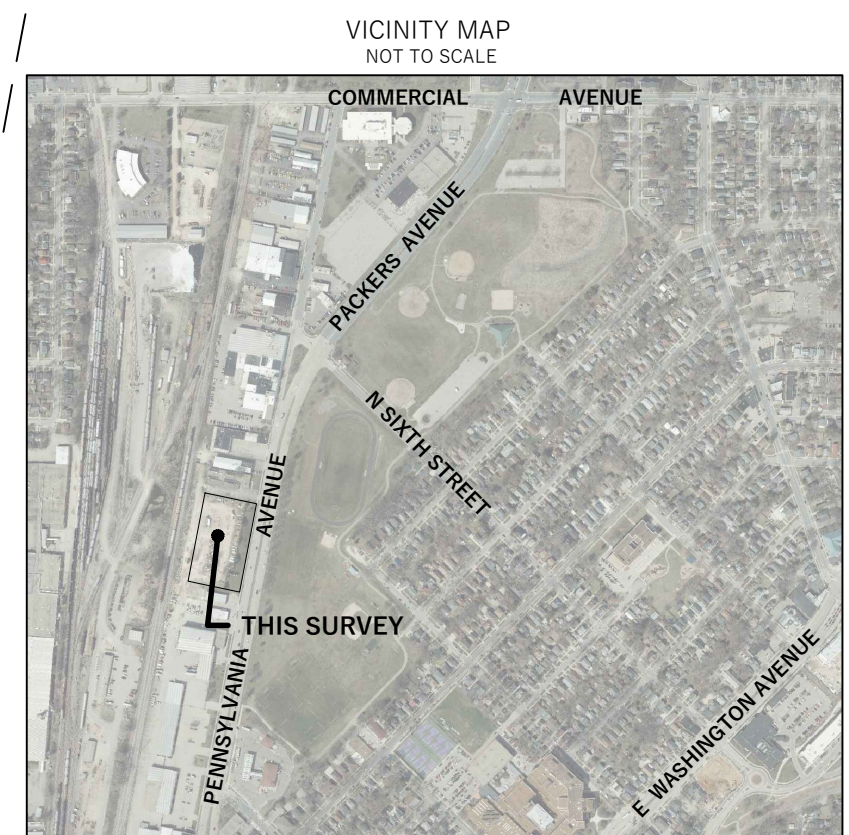
C:\Rev\Local\Projects\76850\A_V202312\20_ay_abrange.rvt Sheet Size: 30" x 42" (Arch) ET

Date

BENCHMARK TABLE		
BM #	ELEVATION	DESCRIPTION
BM - 1	854.65	TOP NUT OF HYDRANT 140' NORTH OF THE SE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.
BM - 2	853.43	TOP NUT OF HYDRANT 150' NORTH OF THE NE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.



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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



LEGEND

	FOUND PLSS MONUMENT TYPE NOTED		PROPERTY LINE
	FOUND 1" IRON PIPE		PLATTED LINE
	FOUND 3/4" REBAR		RIGHT-OF-WAY LINE
	FOUND RAILROAD SPIKE		CENTERLINE
	SIGN		SECTION LINE
	BOLLARD		EASEMENT LINE
	SANITARY MANHOLE		BUILDING FOOTPRINT
	GAS METER		EDGE OF CONCRETE
	GAS VALVE		EDGE OF ASPHALT
	FIRE HYDRANT		RAILING
	WATER VALVE		STONE WALL
	INLETS		SANITARY SEWER
	UTILITY POLE		WATER MAIN
	ELECTRICAL METER		STORM SEWER
	AIR CONDITIONING UNIT		NATURAL GAS LINE
	COMMUNICATION MANHOLE		COMMUNICATION LINE
	DECIDUOUS TREE		ELECTRIC LINE
			OVERHEAD ELECTRIC LINE
			GRAVEL
			ASPHALT PAVEMENT
			CONCRETE PAVEMENT
			CONTOUR MAJOR
			CONTOUR MINOR

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 12TH & 13TH, 2023.
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WOODS DAKE, GRID NORTH. THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE BEARS S 1P29' 45" W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) (131(B) ADJ).
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES. DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

NOTES REGARDING ALTA TABLE A REQUIREMENTS

- ITEM 3: ALL OF THE SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE BELOW THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NO. 590250092H DATED SEPTEMBER 17, 2014.
- ITEM 7: NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
- ITEM 9: NO PARKING STALLS WERE OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
- ITEM 11(a): NO PLANS OR REPORTS WERE PROVIDED BY THE CLIENT. DIGGER'S HOTLINE WAS CALLED TO MARK UTILITIES.
- ITEM 16: THERE WAS NO EVIDENCE OF EARTHWORK OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY.

NOTES REGARDING SCHEDULE B - PART II

- PER TITLE COMMITMENT FILE NO. NCS-1179641-MAD DATED: MAY 16, 2023 AT 7:30 A.M.
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
 - EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON, AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.
(13A) MONITORING WELL LOCATED OUTSIDE OF DESCRIBED EASEMENT AREA.
 - RIGHTS AND EASEMENTS IF ANY, IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE SUBJECT PREMISES.
PER RIGHT OF WAY EASEMENTS DOCUMENT RECORDED IN VOLUME 498, PAGE 489, AS DOCUMENT NO. 117825 (ALSO EXCEPTION NO. 13) NOTED BELOW, THE SUBJECT PARCEL HAS A RIGHT OF WAY EASEMENT FOR RAILWAY SIDE TRACK PURPOSES, VEHICLE AND PEDESTRIAN TRAVEL THROUGH, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES OVER A PORTION OF OUTLOT A MADISON SQUARE RILEY PLAT, BEING 25 FEET IN WIDTH AND ADJACENT TO LOTS 8-13, BLOCK 313 OF SAID RILEY PLAT, SAID PORTION OF OUTLOT A IS PART OF A PARCEL APPROXIMATELY 1500 FEET SOUTH WITH AN ADDRESS OF 2018 PENNSYLVANIA AVENUE, AND IS OWNED AT PRESENT BY CAH CO LLC.
 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MADISON SQUARE RILEY PLAT, AS RECORDED IN VOLUME 498, PAGE 489, AS DOCUMENT NO. 117825 (ALSO EXCEPTION NO. 13) NOTED BELOW, INCLUDING ANY ENCUMBRANCE, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLEATE CAH CO LLC.
THIS ITEM DOES AFFECT THE SUBJECT PARCEL, BUT THERE ARE NO SUCH MATTERS TO BE PLOTTED HEREON.
 - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE RIGHT OF WAY EASEMENTS RECORDED ON FEBRUARY 08, 1967 IN VOLUME 498, PAGE 489, AS DOCUMENT NO. 117825.
THE SUBJECT PARCEL HAS A RIGHT OF WAY EASEMENT FOR RAILWAY SIDE TRACK PURPOSES, VEHICLE AND PEDESTRIAN TRAVEL THROUGH, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES OVER A PORTION OF OUTLOT A MADISON SQUARE RILEY PLAT, BEING 25 FEET IN WIDTH AND ADJACENT TO LOTS 8-13, BLOCK 313 OF SAID RILEY PLAT, SAID PORTION OF OUTLOT A IS PART OF A PARCEL APPROXIMATELY 1500 FEET SOUTH WITH AN ADDRESS OF 2018 PENNSYLVANIA AVENUE, AND IS OWNED AT PRESENT BY CAH CO LLC. PLOTTING OFF-SITE EASEMENTS AS OUTLINED IN ITEM 18 OF THE RECEIVED TABLE A WAS NOT SELECTED, SO THIS ITEM IS NOT PLOTTED HEREON.
 - UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A CORPORATION, DATED DECEMBER 30, 1966, RECORDED/FILED FEBRUARY 28, 1967, IN VOLUME 498 OF MISC, PAGE 106, AS DOCUMENT NO. 117825.
THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
 - EASEMENT FOR GROUNDWATER MONITORING WELL GRANTED TO CITY OF MADISON, A MUNICIPAL CORPORATION BY HOOPER CONSTRUCTION CORPORATION RECORDED IN MARCH 31, 1995 AS VOLUME 2958A, PAGE 1, AS DOCUMENT NO. 2967583, THE ABOVE DOCUMENT WAS RE-RECORDED MAY 11, 1995 IN AS VOLUME 29827, PAGE 45 AS DOCUMENT NO. 3075242 OF OFFICIAL RECORDS.
THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
 - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE ACCESS EASEMENT AGREEMENT RECORDED ON MARCH 16, 2023, AS DOCUMENT NO. 302323.
THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
 - TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED APRIL 01, 1999, BY AND BETWEEN UNDISCLOSED AS LESSOR AND ADAMS OUTDOOR ADVERTISING AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF SMO SITE LEASE RECORDED OCTOBER 30, 2023 AS DOCUMENT NO. 4027059 OF OFFICIAL RECORDS.
THIS ITEM DOES AFFECT THE SUBJECT PARCEL, BUT IS NOT PLOTTED HEREON AS IT IS BLANKET IN NATURE, THERE ARE MULTIPLE BILLBOARDS ON THE SUBJECT PARCEL AND THEY HAVE BEEN PLOTTED HEREON.

LEGAL DESCRIPTION AS FURNISHED

LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), AND TWENTY-EIGHT (28), BLOCK THREE HUNDRED TWENTY-FIVE (325), MADISON SQUARE RILEY PLAT, CITY OF MADISON, DANE COUNTY, WISCONSIN.
THE ABOVE DESCRIBED PARCEL CONTAINS 116,135 SQUARE FEET OR 2.67 ACRES

SURVEYORS CERTIFICATE

BY WILLIAM BUTCHER, ERIC WELCH, HOOPER CORPORATION, A WISCONSIN CORPORATION AS SUCCESSOR BY MERGER TO THE MATERIALS AND EQUIPMENT CO., A WISCONSIN CORPORATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(b)(2), 7(b)(3), 7(b)(4), 8, 9, 10, 11, 13, 14, 15, AND 18 OF TABLE A HEREOF.
THE FIELD WORK WAS COMPLETED ON JUNE 12-13, 2023 DATE OF PLAT OR MAP: JULY 14, 2023.

IN ACCORDANCE WITH SECTION 3.8 OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULL WISCONSIN ADMINISTRATIVE CODE, A-E-7, MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN, ITEM A-E 7(05)(b) I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



PREPARED BY:	MR. WILLIAM BUTCHER MR. ERIC WELCH MADISON, WI 53703
PREPARED FOR:	MADISON SQUARE RILEY PLAT MADISON, WI 53703
SURVEYED BY:	ZM
DRAWN BY:	WYW
APPROVED BY:	

LOTS 3-12 & 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT,
BEING LOCATED IN PART OF THE SW1/4 OF THE NW1/4
& PART OF THE SE1/4 OF THE NW1/4 SECTION 6-T7N-R10E
CITY OF MADISON, DANE COUNTY, WI
Sheet Title:
ALTA/NSPS LAND TITLE SURVEY

Revisions:	No.	Date:	Description:

Graphic Scale:	0' 5' 10' 20' 30'
Wysen Number:	21-1081
Set Type:	SURVEY
Date Issued:	7/17/2023
Sheet Number:	C-001

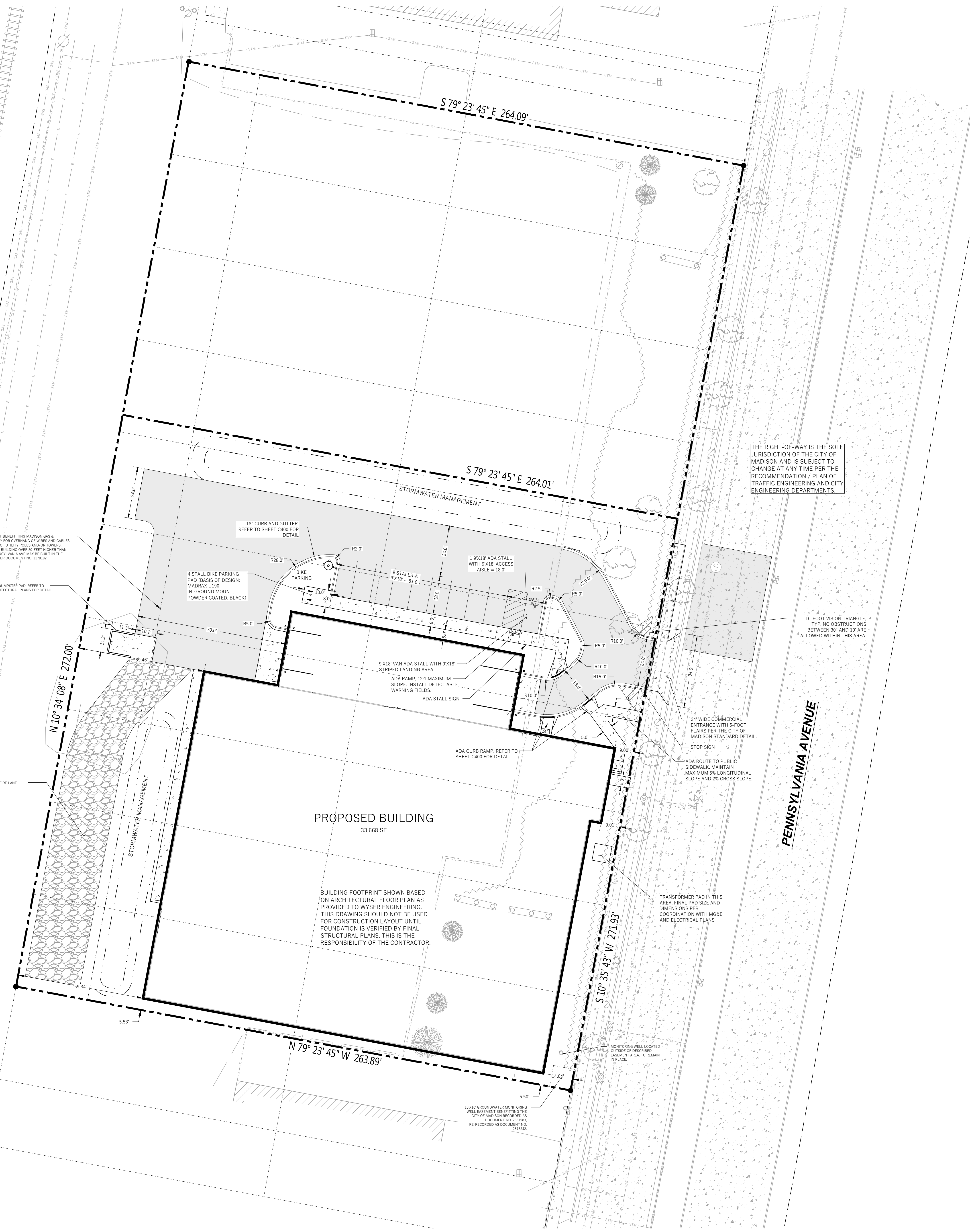
File: W:\2023\21081_Blncher - 2230 Pennsylvania Ave\dwg\23-1081_Civil_Design.dwg Layout Site Plan User: Adam Pletted: Jan 26, 2024 - 9:31am

CANADIAN PACIFIC RAILROAD

PROPOSED PROPERTY BOUNDARY

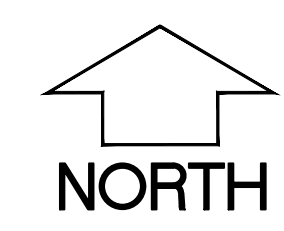
PROPOSED BUILDING

PENNSYLVANIA AVENUE



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
EASEMENT
BUILDING FOOTPRINT
18" CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
STORMWATER TREATMENT FACILITY



GENERAL NOTES

- 1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 12 AND 13, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND AND EASEMENTS AS REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK-IN-ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SEPARATE PLANS ISSUED BY THE CITY OF MADISON.

SITE INFORMATION BLOCK:

SITE ADDRESS: 2230 PENNSYLVANIA AVENUE
SITE ACREAGE: 11,787 SQ.FT. (1.65 AC)
USE OF PROPERTY: INDUSTRIAL
ZONING: INDUSTRIAL - LIMITED (IL)
SETBACKS:
FRONT YARD: 3 FEET
REAR YARD: 30 FEET
SIDE YARD: 5 FEET
TOTAL NUMBER OF PARKING STALLS: 10
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1
TOTAL NUMBER OF BIKE STALLS: 4
EXISTING IMPERVIOUS SURFACE AREA: 50,122 SQ.FT.
ROOFTOP: 0 SQ.FT.
PAVED: 54,641 SQ.FT.
EXISTING LOT COVERAGE: 76.1%
NEW IMPERVIOUS SURFACE AREA: 53,054 SQ.FT.
ROOFTOP: 0 SQ.FT.
PAVED: 15,388 SQ.FT.
GRAVEL: 4,668 SQ.FT.
PROPOSED LOT COVERAGE: 73.9%
MAXIMUM LOT COVERAGE 75%

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

34' WIDE EASEMENT BENEFITING MADISON GAS & ELECTRIC COMPANY FOR OVERHEAD OF WIRES AND CABLES AND CROSS-ARMS OF UTILITY POLES AND TOWERS. CONTRACTOR SHALL MAINTAIN ALL BUILDINGS OVER 10 FEET TALLER THAN THE CURB OF PENNSYLVANIA AVE MAY BE BUILT IN THE EASEMENT AREA. PER DOCUMENT NO. 117932

12'4" X 11'6" ENCLOSED DUMPSTER PAD. REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR DETAIL.

GRAVEL AERIAL APPARATUS ACCESS FIRE LANE.

18" CURB AND GUTTER. REFER TO SHEET C400 FOR DETAIL.

4 STALL BIKE PARKING PAD (BASIS OF DESIGN: MADRIX U150 IN-GROUND MOUNT, POWDER COATED, BLACK)

BIKE PARKING

9 STALLS @ 9'X18' = 81.0'

1 9'X18' ADA STALL WITH 9'X18' ACCESS AISLE = 18.0'

9'X18' VAN ADA STALL WITH 9'X18' STRIPED LANDING AREA

ADA RAMP: 12:1 MAXIMUM SLOPE. INSTALL DETECTABLE WARNING FIELDS.

ADA STALL SIGN

ADA CURB RAMP. REFER TO SHEET C400 FOR DETAIL.

PROPOSED BUILDING 33,668 SF

BUILDING FOOTPRINT SHOWN BASED ON ARCHITECTURAL FLOOR PLAN AS PROVIDED TO WYSER ENGINEERING. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT UNTIL FOUNDATION IS VERIFIED BY FINAL STRUCTURAL PLANS. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

TRANSFORMER PAD IN THIS AREA. FINAL PAD SIZE AND DIMENSIONS PER COORDINATION WITH MG&E AND ELECTRICAL PLANS

MONITORING WELL LOCATED OUTSIDE OF RECORD EASEMENT AREA. TO REMAIN IN PLACE.

PENNSYLVANIA AVENUE

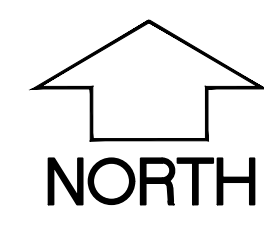
PENNSYLVANIA AVENUE STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

2250 PENNSYLVANIA AVENUE MADISON, WI 53704

Table with columns: Revisions (No., Date, Description), Graphic Scale (0' 5' 10' 20' 30'), Wyser Number (23-1081), Set Type (CITY SUBMITTAL), Date Issued (01/29/2024), Sheet Number (C100)





City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

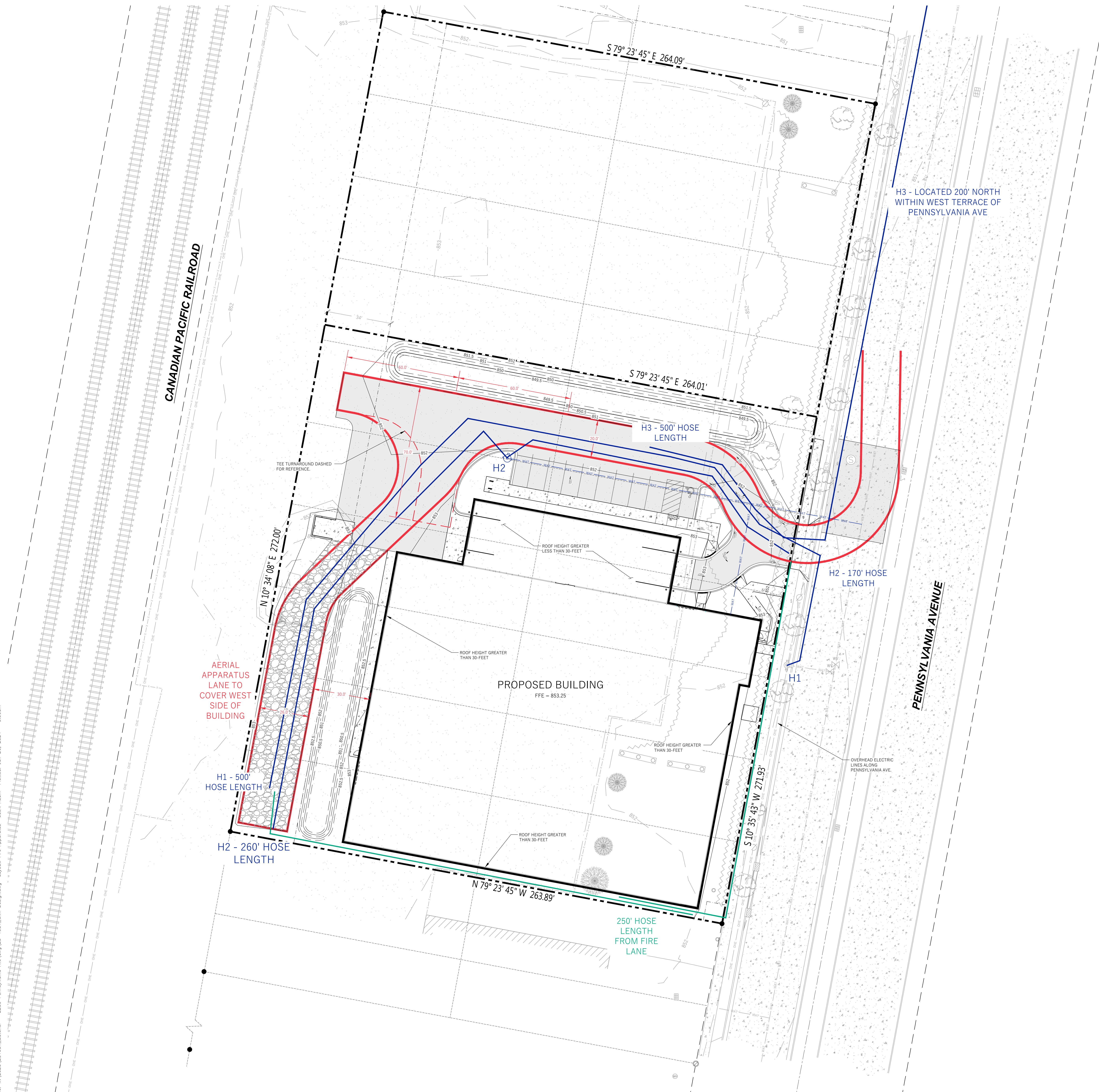
Project Address: 2230 PENNSYLVANIA AVE
Contact Name & Phone #: BRANDON ADLER - 608.756.2326

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane unobstructed with a vertical clearance of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-foot clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet? 200' FROM CENTER OF TEE TURNAROUND TO END OF AERIAL APPARATUS LANE. If yes, does the area for turning around fire apparatus comply with IFC 3206.6 for further requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? 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 hydrant? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb? e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant? Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Attach an additional sheet if further explanation is required for any answers.
This worksheet is based on MGO 34.503 and IFC 2021 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 06/2022



PENNSYLVANIA AVENUE
STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
FIRE APPARATUS ACCESS PLAN

Revisions:	No.	Date:	Description:

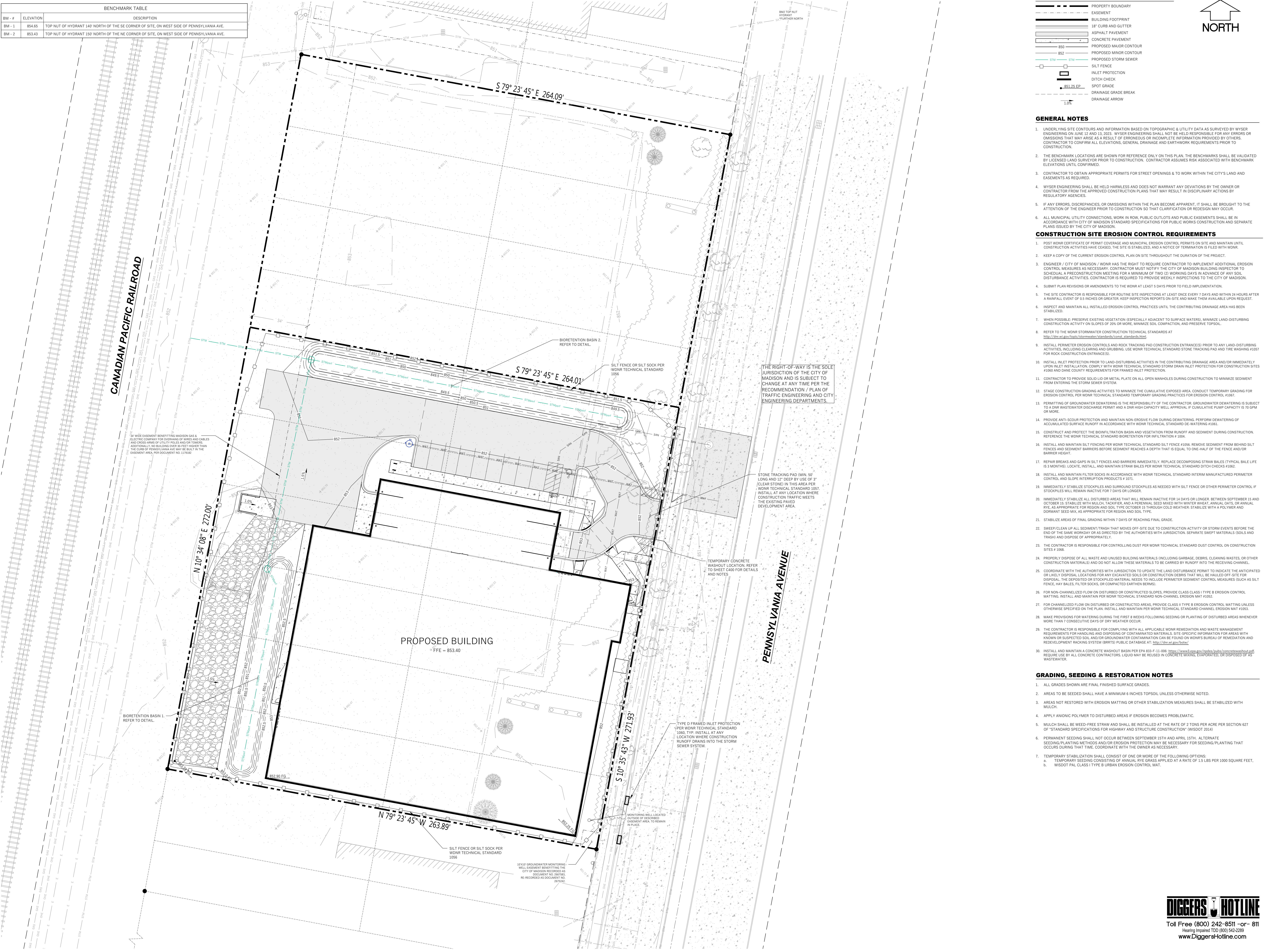
Graphic Scale	0' 5' 10' 20' 30'
Wysers Number	23-1081
Set Type	CITY SUBMITTAL
Date Issued	01/29/2024
Sheet Number	C101



2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

File: W:\2023\231081_Bulcher - 2230 Pennsylvania Ave.dwg User: Adam Plotter Date: 2024-01-26 9:36am

BENCHMARK TABLE		
BM #	ELEVATION	DESCRIPTION
BM - 1	854.65	TOP NUT OF HYDRANT 140' NORTH OF THE SE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.
BM - 2	853.43	TOP NUT OF HYDRANT 150' NORTH OF THE NE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▭ 18" CURB AND GUTTER
- ▭ ASPHALT PAVEMENT
- ▭ CONCRETE PAVEMENT
- 850 PROPOSED MAJOR CONTOUR
- 852 PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 12 AND 13, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND AND EASEMENTS AS REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SEPARATE PLANS ISSUED BY THE CITY OF MADISON.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST WDRN CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRN.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WDRN HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDULE A PRECONSTRUCTION MEETING FOR A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES. CONTRACTOR IS REQUIRED TO PROVIDE WEEKLY INSPECTIONS TO THE CITY OF MADISON.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://dnr.wi.gov/Topics/Stormwater/standards/standards.html>.
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND THE WASHING #107 FOR ROCK CONSTRUCTION ENTRANCES).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INSTALLATION OF WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN TECHNICAL STANDARD GRADING PRACTICES FOR EROSION CONTROL #1056.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DEWATERING #1061.
15. CONSTRUCT AND PROTECT THE BIOPROFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDRN TECHNICAL STANDARD BIOPROFILTRATION #1064.
16. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERPROTECTION PRODUCTS # 1071.
19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 31, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE, OCTOBER 15 THROUGH COLD WEATHER STABILIZE WITH A POLYMER AND DOMINANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
22. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
24. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULLED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
26. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1092.
27. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1093.
28. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN'S BUREAU OF REMEDIATION AND REDEVELOPMENT RAINING SYSTEM (RRS) PUBLIC DATABASE AT: <http://dnr.wi.gov/rrs/>
30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006. <https://www.epa.gov/epaospp/npdes/pubs/concreteswashout.pdf> REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMTIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.



2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

PENNSYLVANIA AVENUE STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wysen Number: 23-1081

Set Type: CITY SUBMITTAL

Date Issued: 01/29/2024

Sheet Number: C200

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File: W:\2023\231081_Bulcher - 2250 Pennsylvania Ave.dwg; 23-1081_Civil Design.dwg Layout: Grading Plan User: Adam Rothel; Jan 26, 2024 - 9:35am

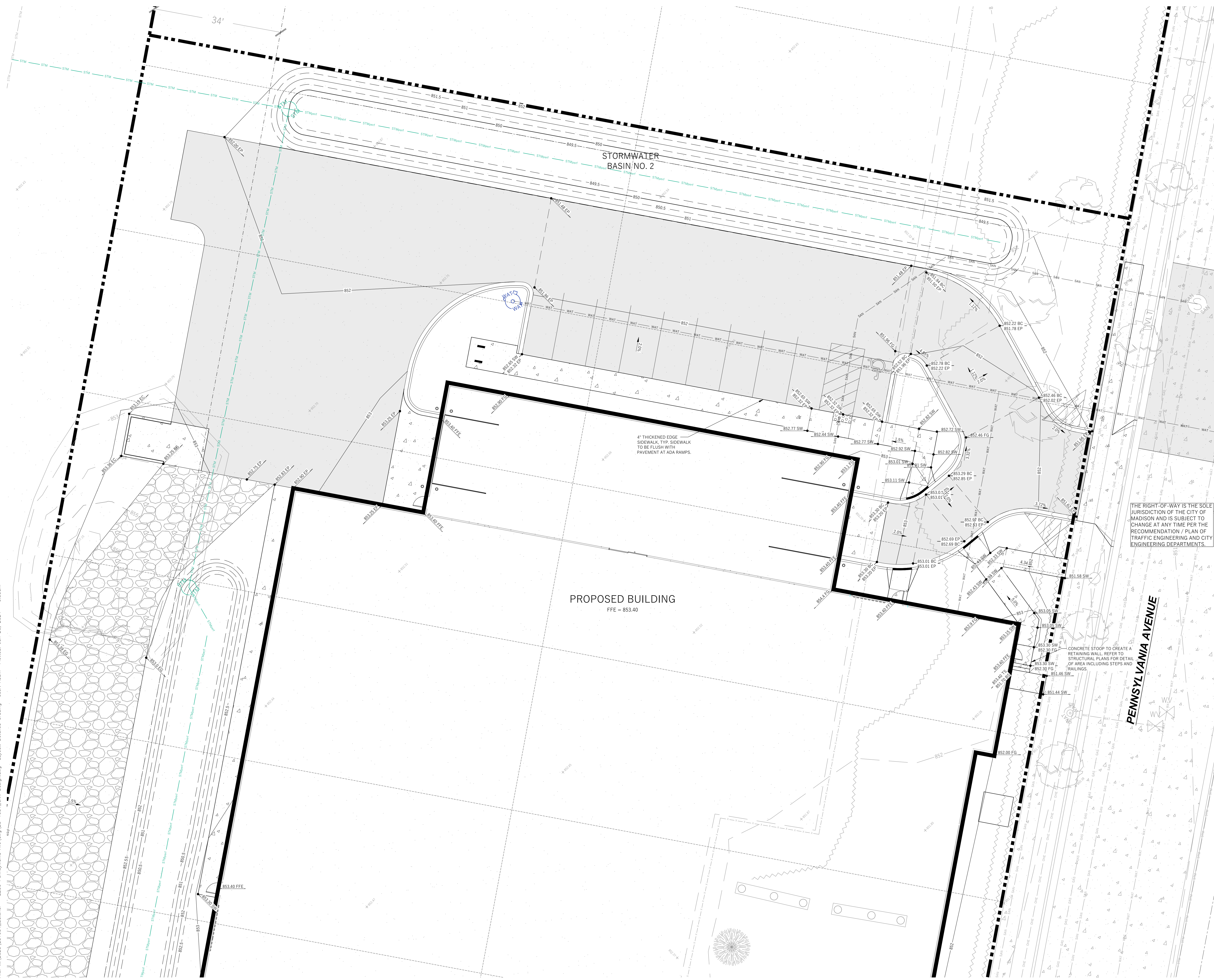
NOTE:
 SPOT GRADES ARE AS FOLLOWS:
 FFE - FINISHED FLOOR GRADE
 EP - EDGE OF ASPHALT PAVEMENT
 EC - EDGE OF CONCRETE PAVEMENT
 EG - EDGE OF GRAVEL
 BC - BACK OF CURB
 SW - EDGE OF SIDEWALK
 FG - FINISH GRADE
 BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

LEGEND (PROPOSED)

- - - - - PROPERTY BOUNDARY
- - - - - EASEMENT
- - - - - BUILDING FOOTPRINT
- - - - - 18" CURB AND GUTTER
- - - - - ASPHALT PAVEMENT
- - - - - CONCRETE PAVEMENT
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- - - - - PROPOSED STORM SEWER
- SPOT GRADE
- - - - - DRAINAGE GRADE BREAK
- DRAINAGE ARROW

10%

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PENNSYLVANIA AVENUE
STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

PENNSYLVANIA AVENUE
STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
DETAIL GRADING PLAN

Revisions:		Description:
No.	Date:	

Graphic Scale: 0' 2.5' 5' 10' 20'

Wyser Number: 23-1081

Set Type: CITY SUBMITTAL

Date Issued: 01/29/2024

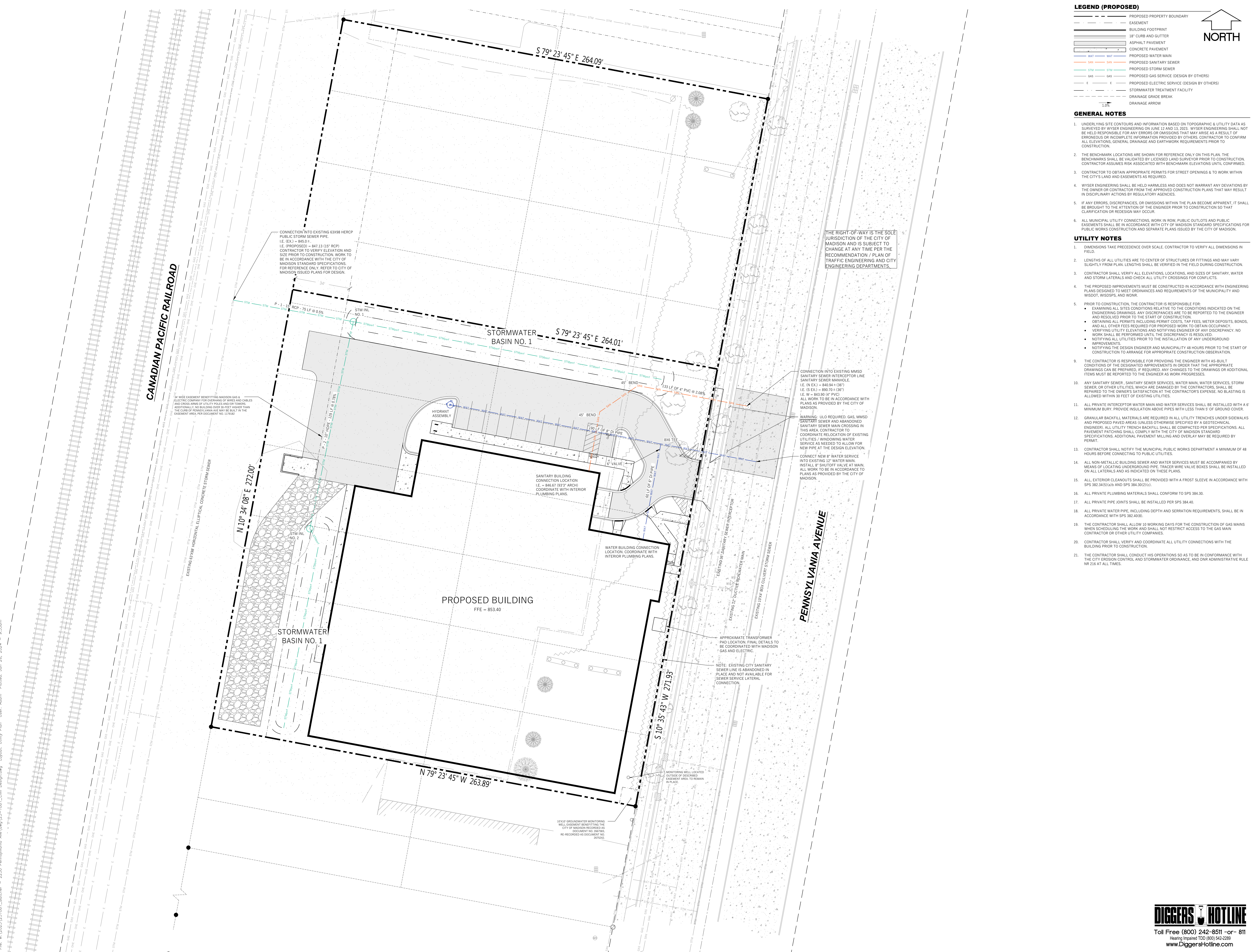
Sheet Number: C201

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CANADIAN PACIFIC RAILROAD



LEGEND (PROPOSED)

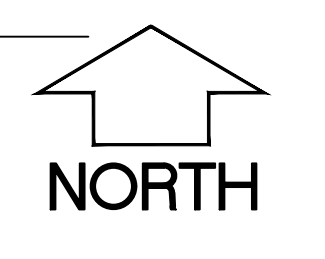
- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW

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UTILITY NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WSDSPS, AND WWR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER OR OTHER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 5" OF GROUND COVER.
- ANGULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
- CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(6).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.



Revisions:		
No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

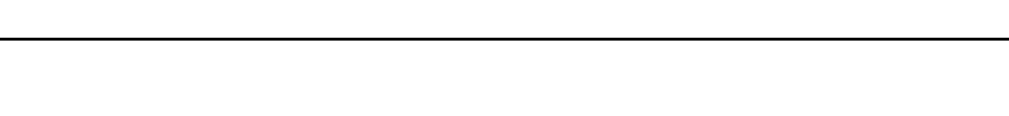
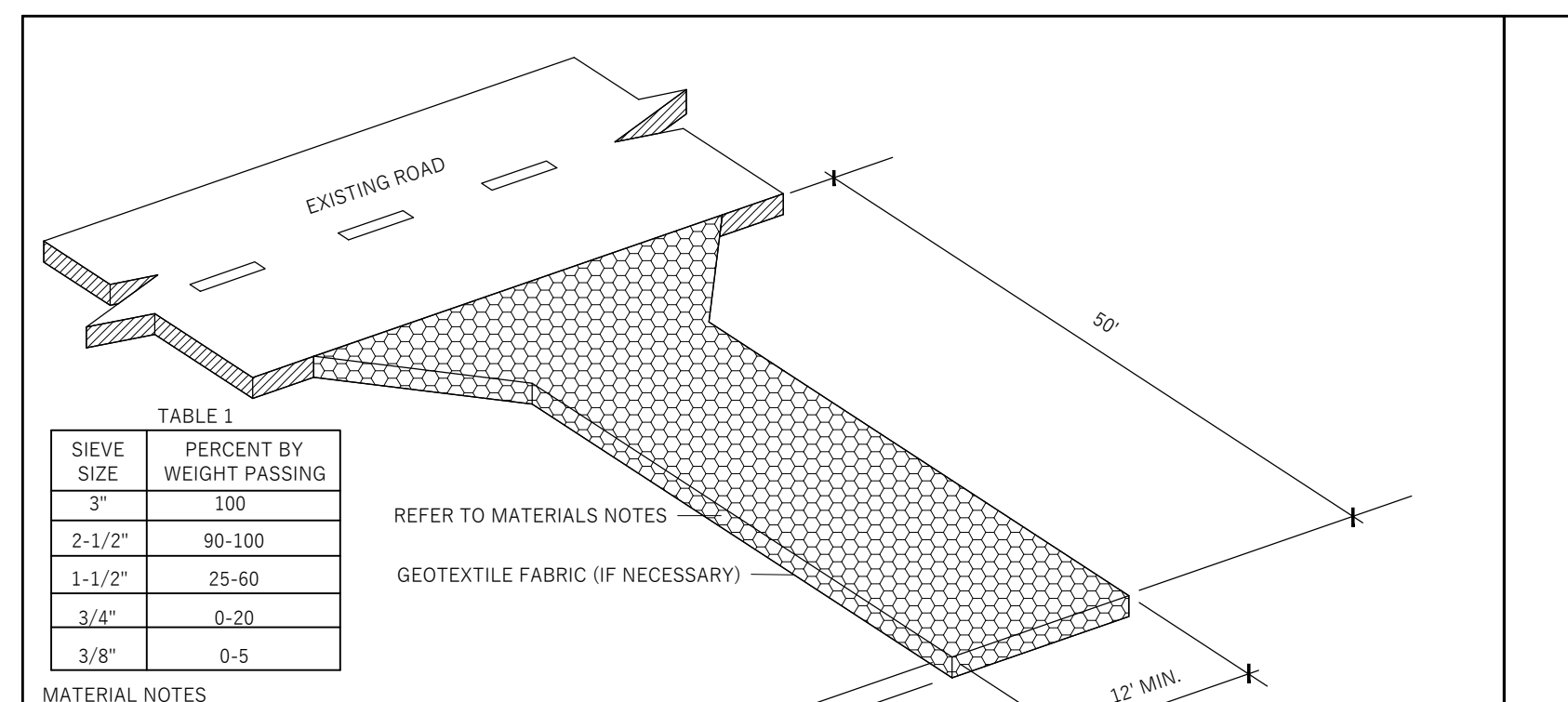
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Set Type: CITY SUBMITTAL

Date Issued: 01/29/2024

Sheet Number: C300

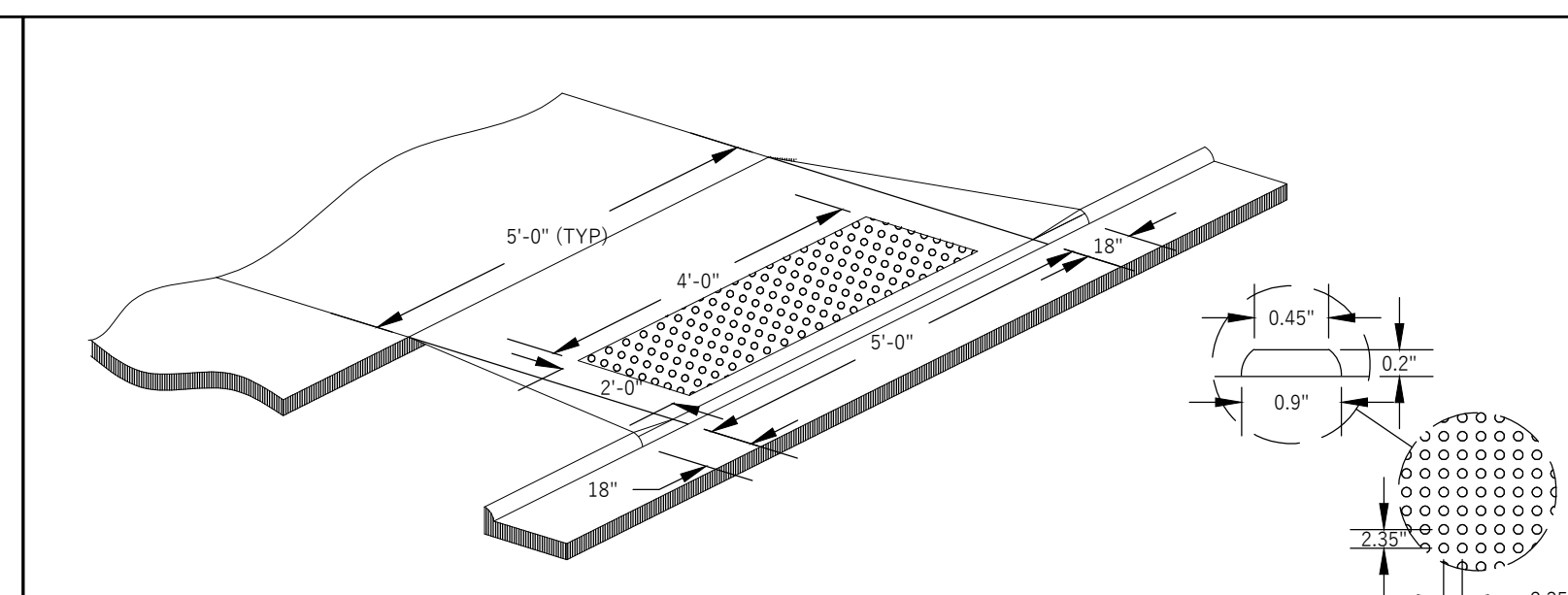
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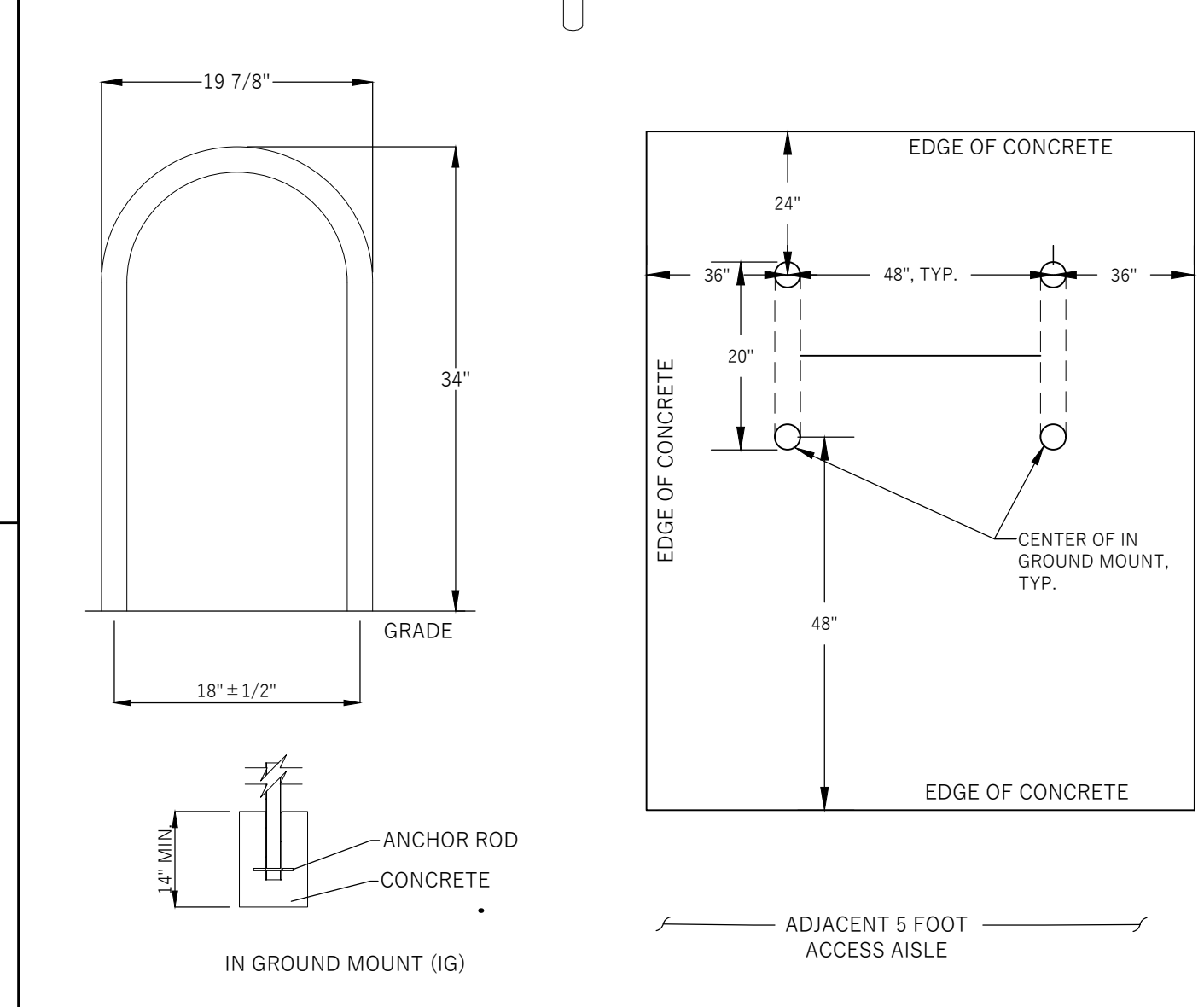
① DENSE GRADED BASE 1-1/4" (TYP.), SHALL BE PROVIDED 18" BEYOND THE BACK OF CURB

② COMPACTED SUB-BASE

18" CURB AND GUTTER

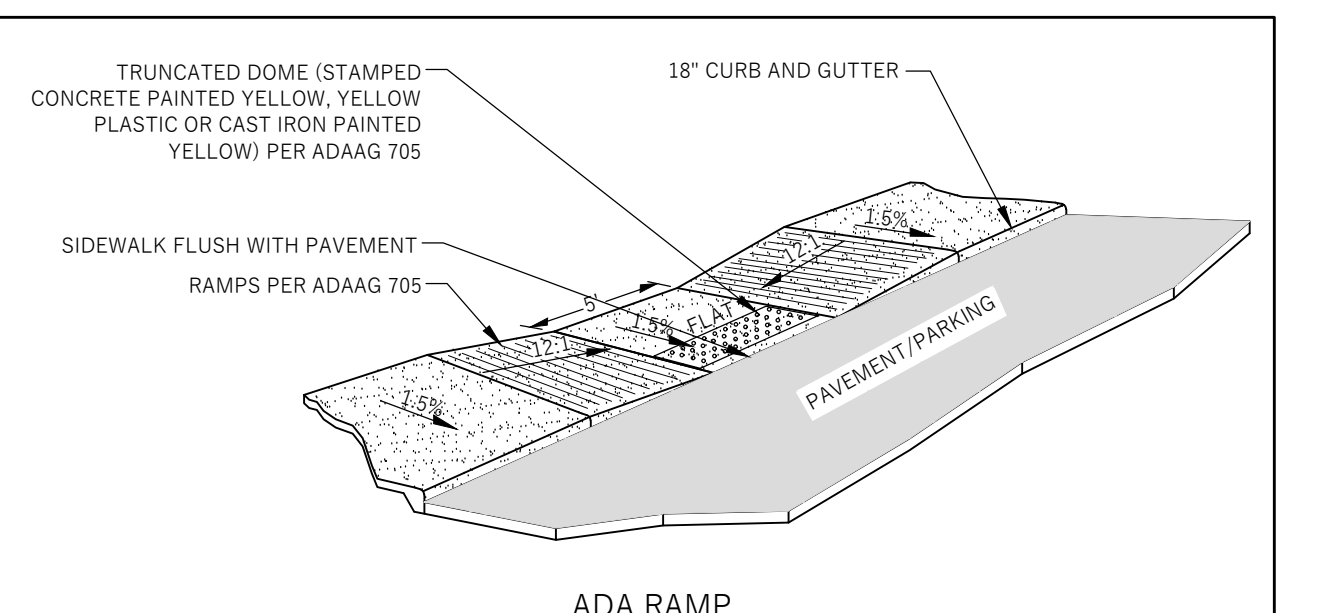


GENERAL NOTES:
 1. RAMP RIMS SHALL BE 8.3% (1:12) OR LESS. LANDINGS AT THE TOP OF A RAMP MUST BE LEVEL AND AT LEAST 48" X 48".
 2. DETECTABLE WARNING SURFACE.
 2.1. DETECTABLE WARNING PLATE SHALL BE NEENAH FOUNDRY TYPE R-4884 OR EQUIVALENT.
 2.2. DETECTABLE WARNING SURFACE SHALL BE CAST IRON WITHOUT ANY COLORING.
 2.3. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX., A TOP DIAMETER OF 50% OF THE BASE DIAMETER MIN. TO 65% OF THE BASE DIAMETER MAX. AND A HEIGHT OF 0.12".
 2.4. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 0.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
 2.5. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6" MIN. AND 8" MAX. FROM THE CURB LINE.
 2.6. DETECTABLE WARNING PLATE SHALL BE 6" FROM CONCRETE JOINTS.
 2.7. COMPLY WITH MANUFACTURER'S INSTALLATION GUIDELINES.
 3. SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BRUSHING ADVERSE TO THE SLOPE OF THE RAMP.
 4. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 3% (1:30). THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

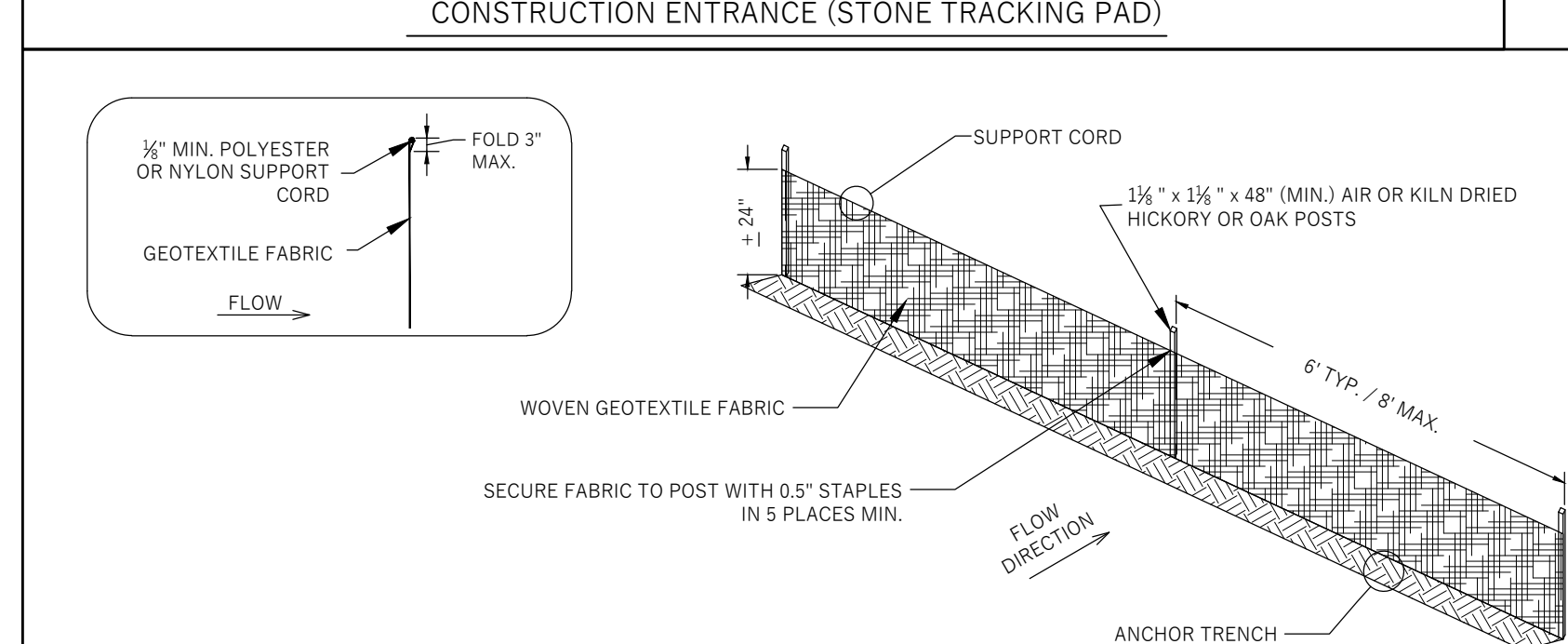


PRODUCT: U190-IG-P
 DESCRIPTION: U BIKE RACK
 DATE: 10-4-18
 ENG: SMC

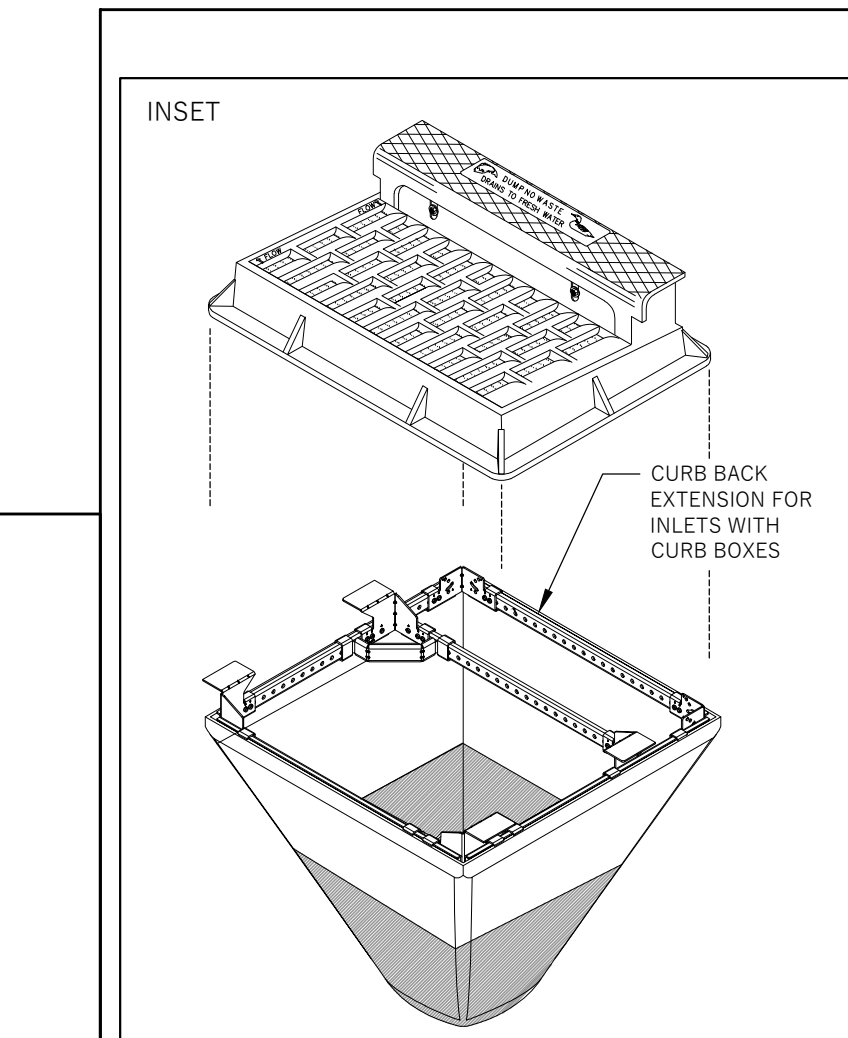
NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. FINISH TO BE BLACK POWDER COATED.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



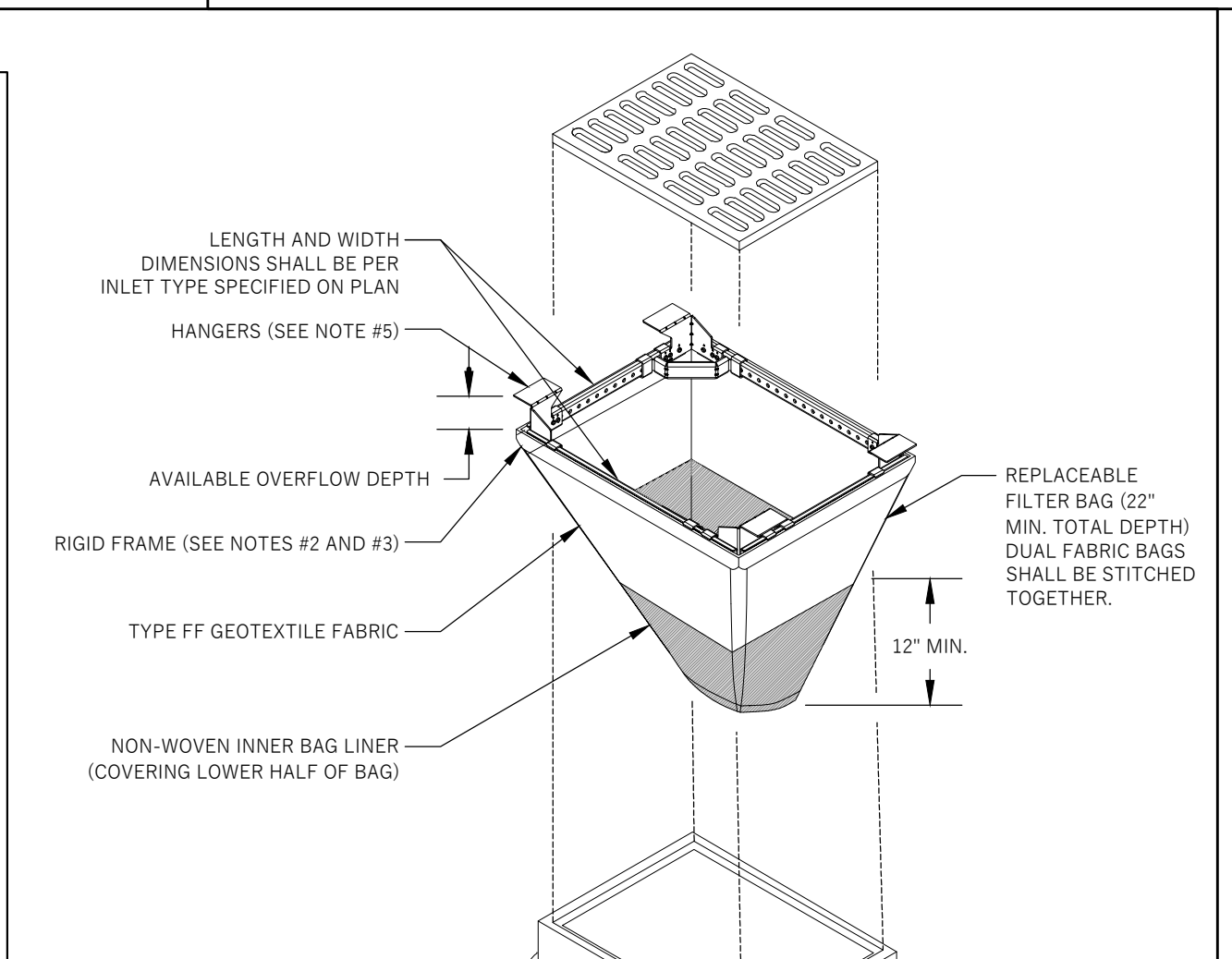
- MATERIAL NOTES:
 1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1, WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELICIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.
- INSPECTION & MAINTENANCE NOTES:
 1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSE, ROUGH SURFACE BY SCRAPPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 3. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
 4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
 6. REMOVE STONES LOGGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.
 7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.
 8. REPLACE DAMAGED OR CRUSHED CURBS UNDER TRACKING PAD.



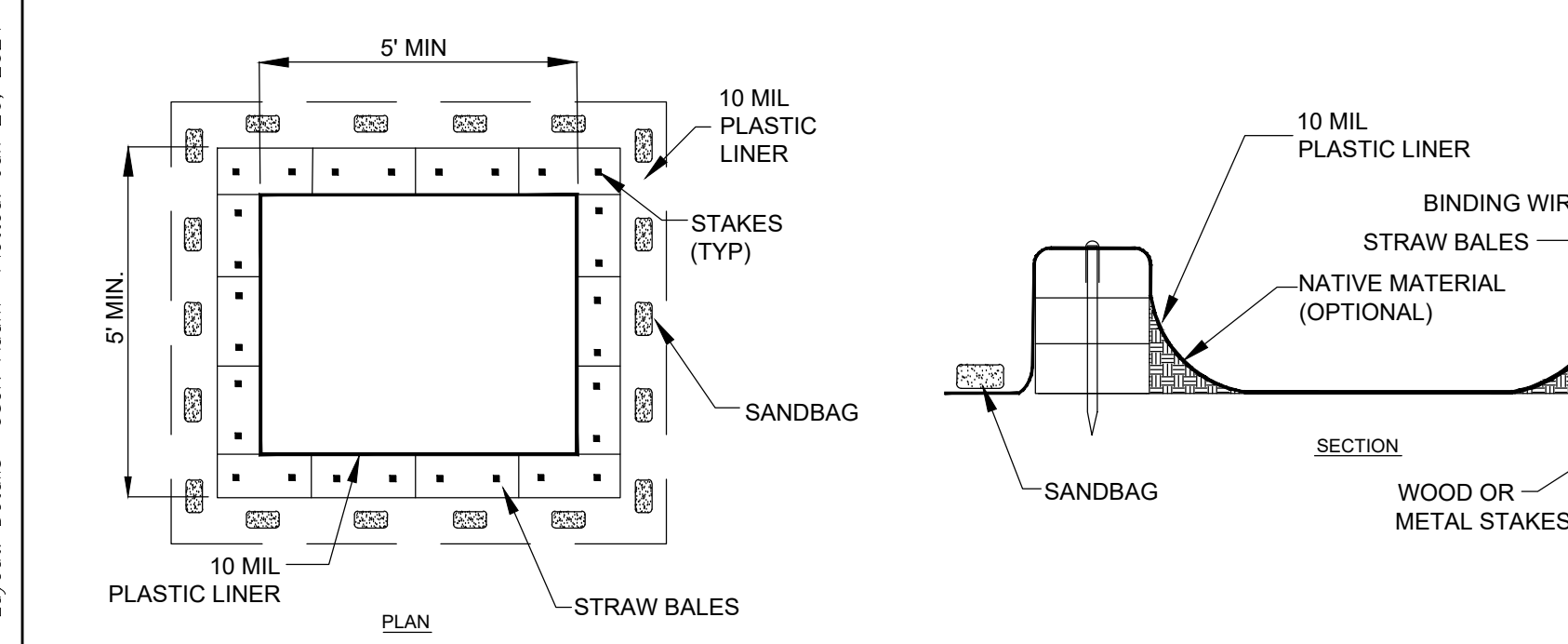
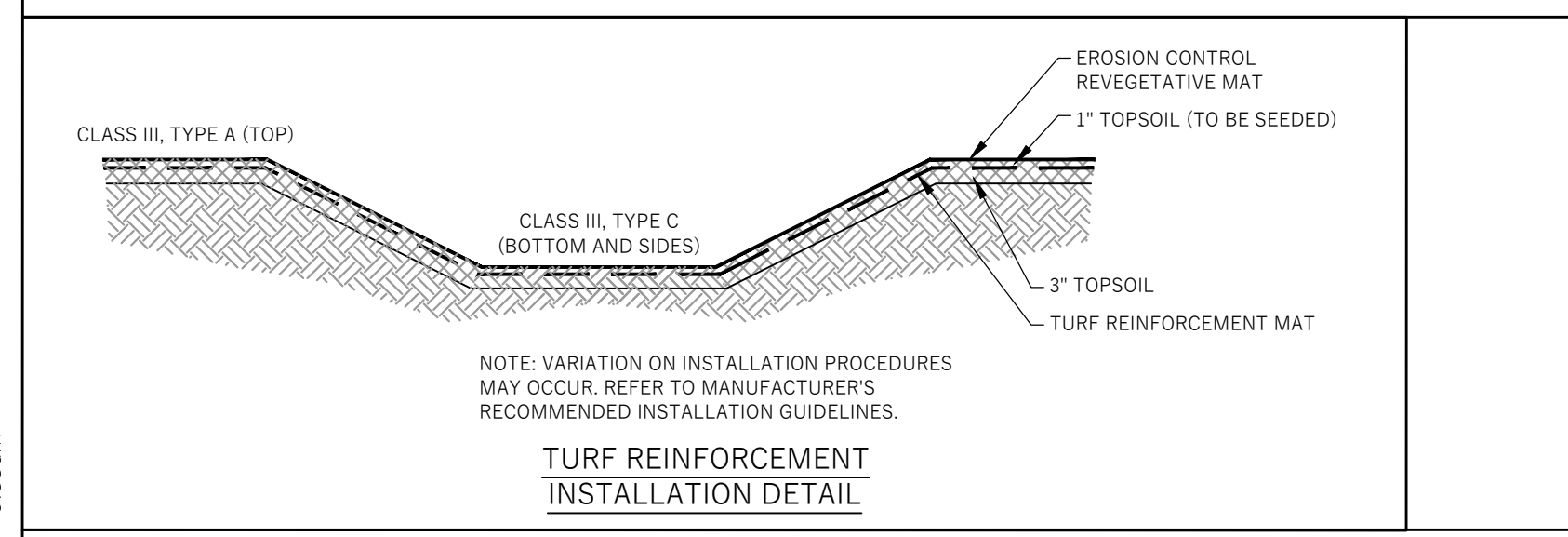
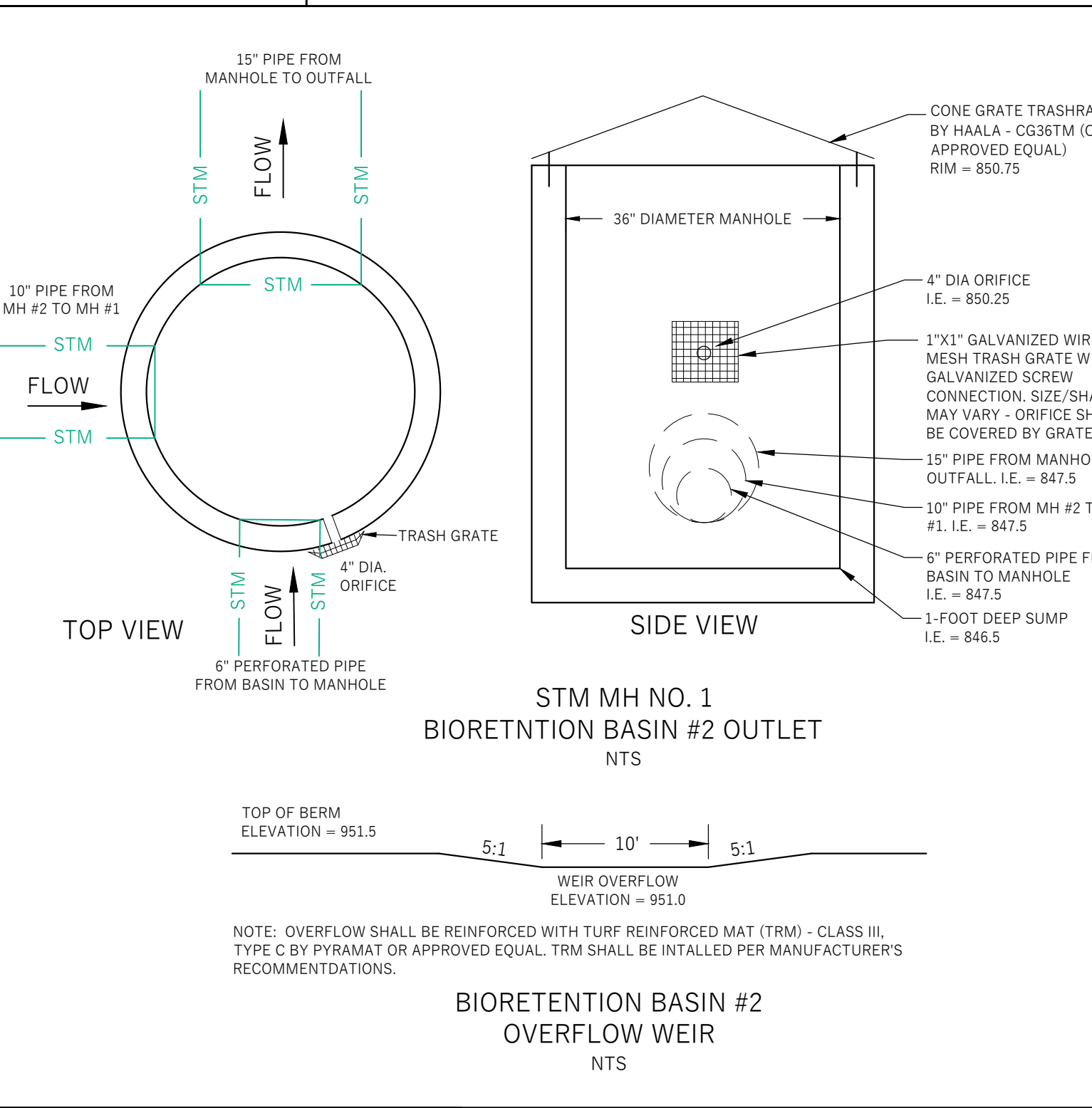
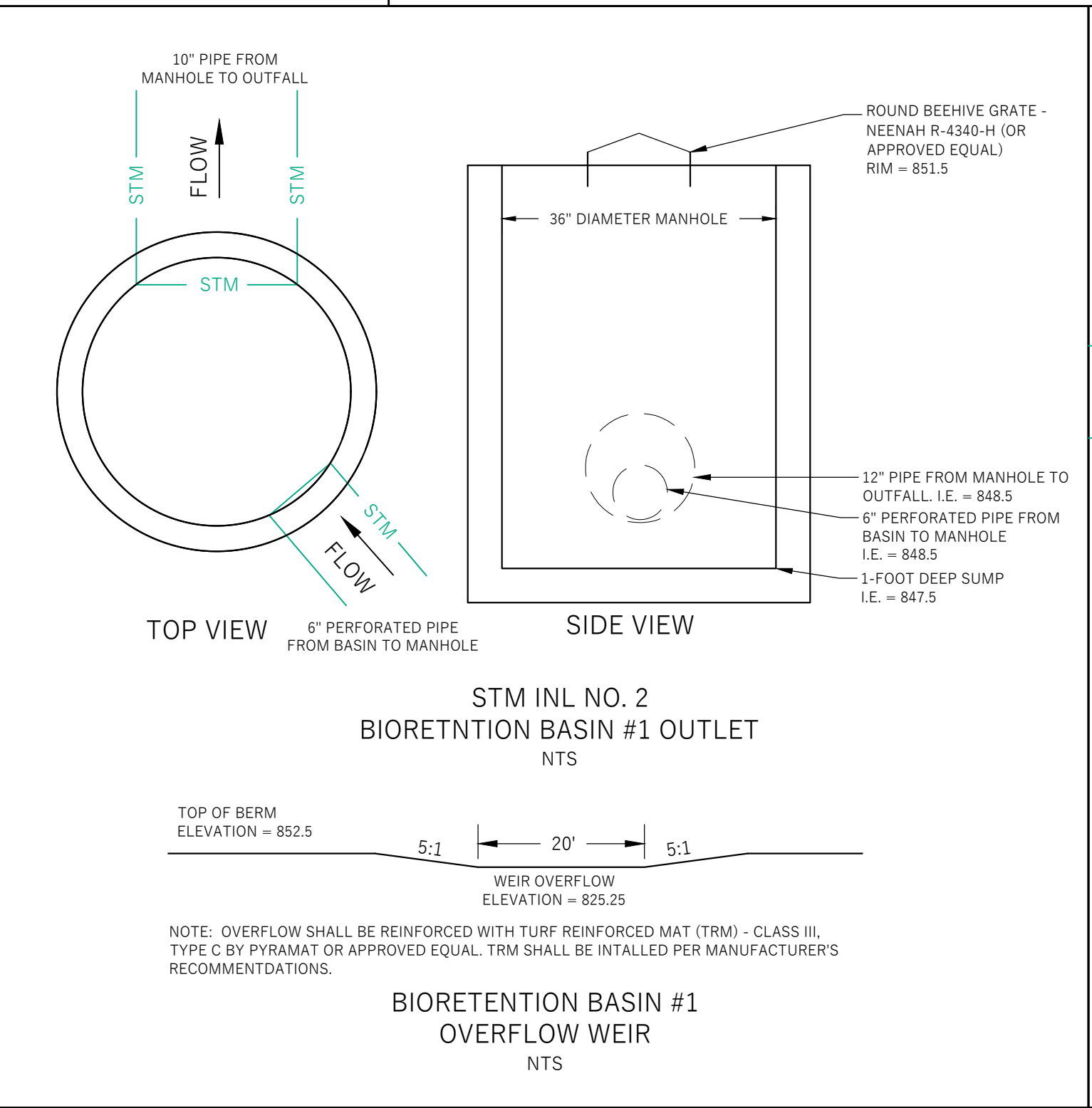
- MATERIAL NOTES:
 1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION E28 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.
- INSPECTION & MAINTENANCE NOTES:
 1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
 2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERLUTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN 1/2 OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
 3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.



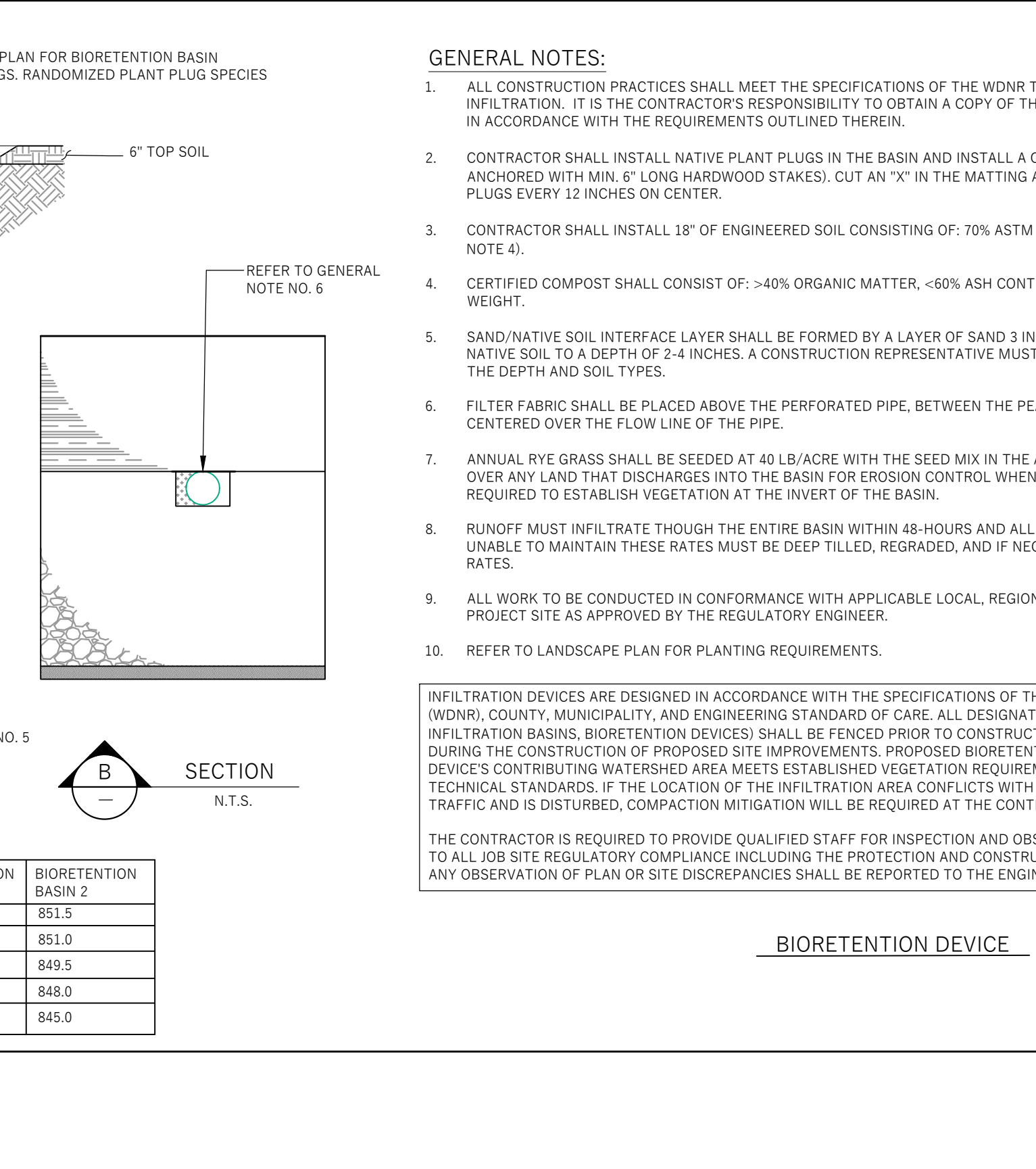
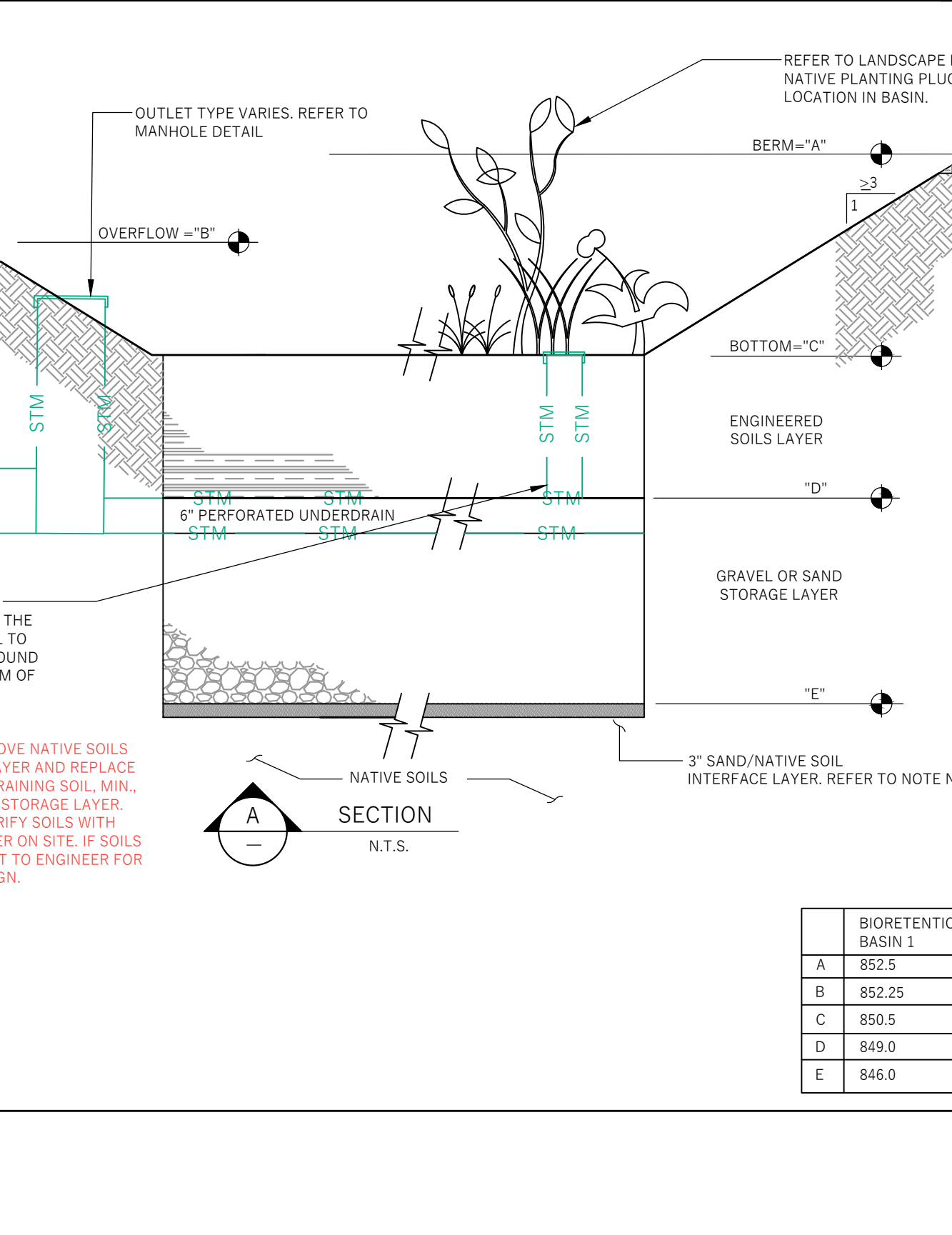
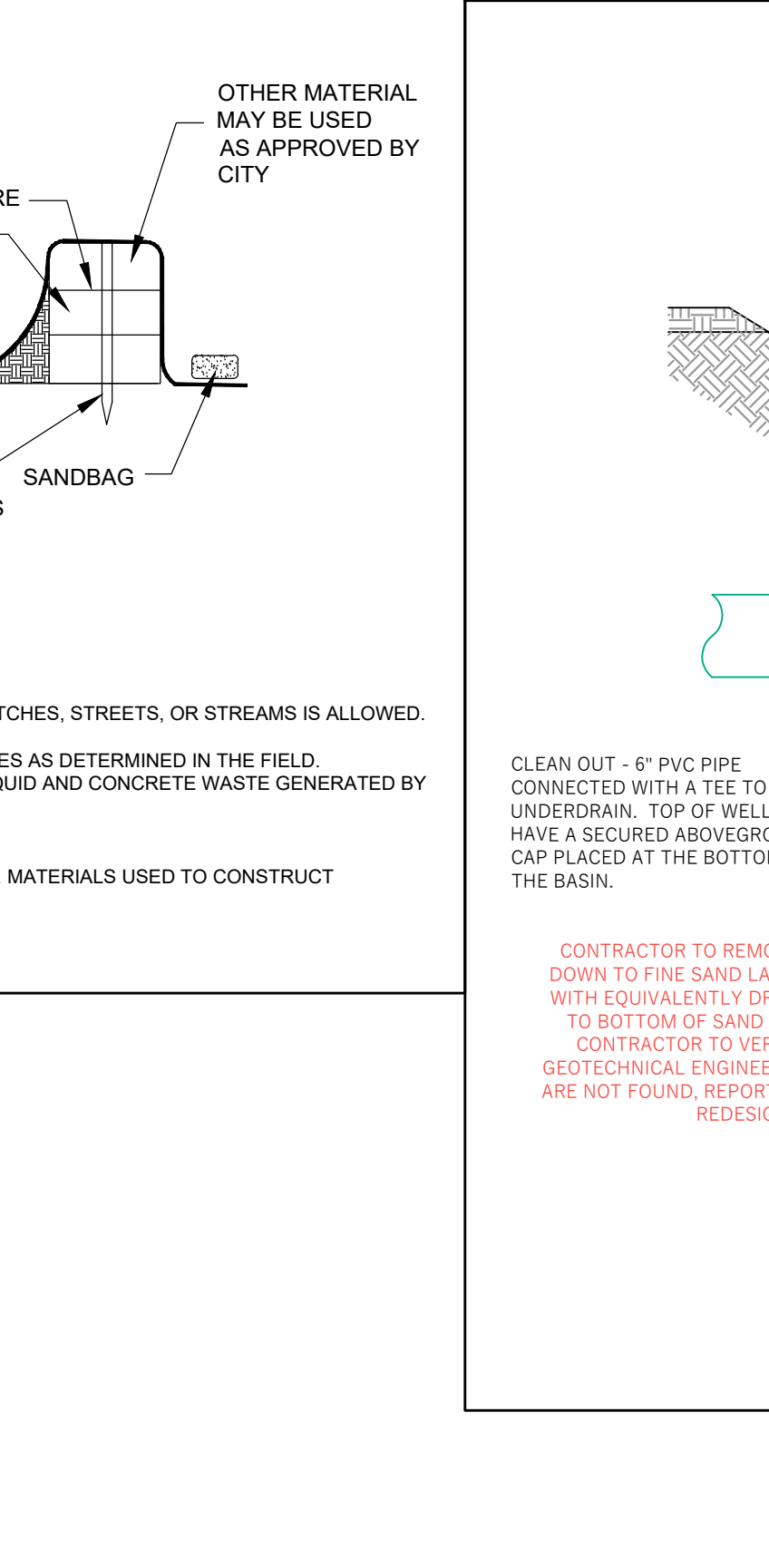
- NOTES:
 1. DETAIL BASED ON WDMR TECHNICAL STANDARD 1066. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.
 2. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 3. THE RIGID FRAME SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND HAVE ADEQUATE STRENGTH TO SUPPORT THE WEIGHT OF THE SEDIMENT BAG WHEN COMPLETELY FULL.
 4. THE RIGID FRAME SHALL NOT INTERFERE WITH OR ELEVATE THE GRATE MORE THAN 1/8".
 5. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.



- MAINTENANCE NOTES:
 1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARS SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.



- WASHOUT NOTES:
 1. ALTERNATIVE CONCRETE WASHOUTS ALLOWABLE AS APPROVED BY ENGINEER, INCLUDING DISPOSABLE WASHOUTS, ETC.
 2. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPERS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
 3. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 4. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
 5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 6. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
 7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
 8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



- GENERAL NOTES:
 1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDMR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
 2. CONTRACTOR SHALL INSTALL NATIVE PLANT PLUGS IN THE BASIN AND INSTALL A CLASS II EROSION CONTROL MAT (OVERLAPPED AND ANCHORED WITH MIN. 6' LONG HARDWOOD STAKES), CUT AN "X" IN THE MATTING AND AUGER DOWN TO PLACE APPROPRIATE PLANTING PLUGS EVERY 12 INCHES ON CENTER.
 3. CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 70% ASTM C53 SAND AND 30% CERTIFIED COMPOST (SEE GENERAL NOTE 4).
 4. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
 5. SAND/NATIVE SOIL INTERFACE LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES. A CONSTRUCTION REPRESENTATIVE MUST BE ON SITE DURING OVER EXCAVATION TO APPROVE OF THE DEPTH AND SOIL TYPES.
 6. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
 7. ANNUAL RYE GRASS SHALL BE SEED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOCK AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INLET OF THE BASIN.
 8. RUNOFF MUST INFILTRATE THROUGH THE ENTIRE BASIN WITHIN 48 HOURS AND ALL STANDING WATER DISSIPATED WITHIN 30 HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
 9. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
 10. REFER TO LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.

BIORETENTION BASIN 1	BIORETENTION BASIN 2
A 852.5	853.5
B 852.25	853.0
C 850.5	849.5
D 849.0	848.0
E 846.0	845.0

KEYNOTES

1A NEW STORMWATER PLUG PLANTINGS: 2,300 SF:
BASE MATRIX, PLANTED AT 12" O.C. AND INTERMIXED:
25% CAREX VULPINOIDES (FOX SEDGE) + 575 PLUGS
25% CAREX HYSTERICA (POPCORNE SEDGE) + 575 PLUGS
25% CHAMAENOMORPHUM LATEFOLIUM (NORTHERN SEA CATS) + 575 PLUGS
25% SCHIZACHYRIUM SCOPARUM (LITTLE BLUESTEM) + 575 PLUGS

PLANT IN BETWEEN BASE MATRIX IN DRIFTS OF AT LEAST 4:
18 PLUGS ASCLEPIAS INCARNATA (SWAMP MILKWEED)
18 PLUGS PYNANTHEMUM VIRGINIANUM (MOUNTAIN MINT)
18 PLUGS MONARDA FISTULOSA (WILD BERGAMOT)
18 PLUGS ECHINACEA PURPUREA (PURPLE CONEFLOWER)

1B NEW STORMWATER PLUG PLANTINGS: 1,800 SF:
BASE MATRIX, PLANTED AT 12" O.C. AND INTERMIXED:
25% CAREX VULPINOIDES (FOX SEDGE) + 475 PLUGS
25% CAREX HYSTERICA (POPCORNE SEDGE) + 475 PLUGS
25% CHAMAENOMORPHUM LATEFOLIUM (NORTHERN SEA CATS) + 475 PLUGS
25% SCHIZACHYRIUM SCOPARUM (LITTLE BLUESTEM) + 475 PLUGS

PLANT IN BETWEEN BASE MATRIX IN DRIFTS OF AT LEAST 4:
18 PLUGS ASCLEPIAS INCARNATA (SWAMP MILKWEED)
18 PLUGS PYNANTHEMUM VIRGINIANUM (MOUNTAIN MINT)
18 PLUGS MONARDA FISTULOSA (WILD BERGAMOT)
18 PLUGS ECHINACEA PURPUREA (PURPLE CONEFLOWER)

02 ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 6 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

03 STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

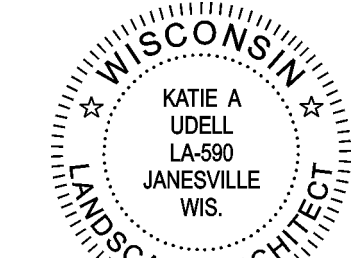
04 AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY FOR INSPECTION AND SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

05 SOD ANY ROW DISTURBED DURING CONSTRUCTION.

06 NEW 2'-0" WIDE STONE MULCH STRIP, 3" THICK LOCAL WASHED STONE MULCH WITH WEED BARRIER FABRIC AND BLACK HEAVY-DUTY PLASTIC EDGING.

LANDSCAPE GENERAL NOTES

- TRUE NORTH MAY VARY FROM PROJECT NORTH.
- CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
- DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO AND DURING WORK.
- RESTORE ALL AREAS TO SOO UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL RECEIVE 3" THICK SPREADED BARK MULCH AND BLACK ANODIZED ALUMINUM EDGING.
- ALL INDIVIDUAL TREES SHALL RECEIVE 4" DIAMETER, 3" THICK SHREDDED BARK MULCH TREE RING WITH SPADE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
- IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- SEE DETAILS 110.100 AND 110.100 FOR PLANTING DETAILS.
- PROVIDE STONE MULCH MOW STRIP ALONG PORTION OF BUILDING NOT RECEIVING PLANTING BEDS. SEE KEYNOTES FOR LOCATIONS.
- STREET TREE PLANTING SHALL ADHERE TO CITY OF MADISON STANDARD SPECIFICATIONS SECTION 209 FOR PUBLIC WORKS CONSTRUCTION. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 261-4818 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- AS DEFINED BY THE SECTION 107.130 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE TREE TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (608-4818) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. THIS CAN BE FOUND HERE: [https://www.digymadison.com/business/wp-content/uploads/2021/01/Part-of-Contractor-Tree-Precautions-during-Construction-to-Not-Damage-Size-or-Impair-the-Health-of-any-Street-Tree-Contractor-shall-Operate-Equipment-in-a-Manner-as-to-Not-Damage-the-Branches-of-the-Street-Trees.-This-May-Require-Using-Smaller-Equipment-and-Loading-and-Unloading-Materials-in-a-Designated-Space-Away-From-Trees-on-the-Construction-Site.-Any-Damage-or-Injury-to-Existing-Street-Trees-\(Either-Above-or-Below-Ground\)-shall-be-Reported-Immediately-to-City-Forestry-at-261-4818.-Final-Check-and-Remediation-shall-be-Required.pdf](https://www.digymadison.com/business/wp-content/uploads/2021/01/Part-of-Contractor-Tree-Precautions-during-Construction-to-Not-Damage-Size-or-Impair-the-Health-of-any-Street-Tree-Contractor-shall-Operate-Equipment-in-a-Manner-as-to-Not-Damage-the-Branches-of-the-Street-Trees.-This-May-Require-Using-Smaller-Equipment-and-Loading-and-Unloading-Materials-in-a-Designated-Space-Away-From-Trees-on-the-Construction-Site.-Any-Damage-or-Injury-to-Existing-Street-Trees-(Either-Above-or-Below-Ground)-shall-be-Reported-Immediately-to-City-Forestry-at-261-4818.-Final-Check-and-Remediation-shall-be-Required.pdf)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISTURBE, SCALE OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 261-4818. FINAL CHECK AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.130 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DAMPING OF FOREIGN MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- SECTION 107.130 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DAMPING OF FOREIGN MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- LANDSCAPE BEDS AND FRONT LAWN TO HAVE IRRIGATION SYSTEM. SYSTEM TO BE DESIGN BLD.



01/25/2024

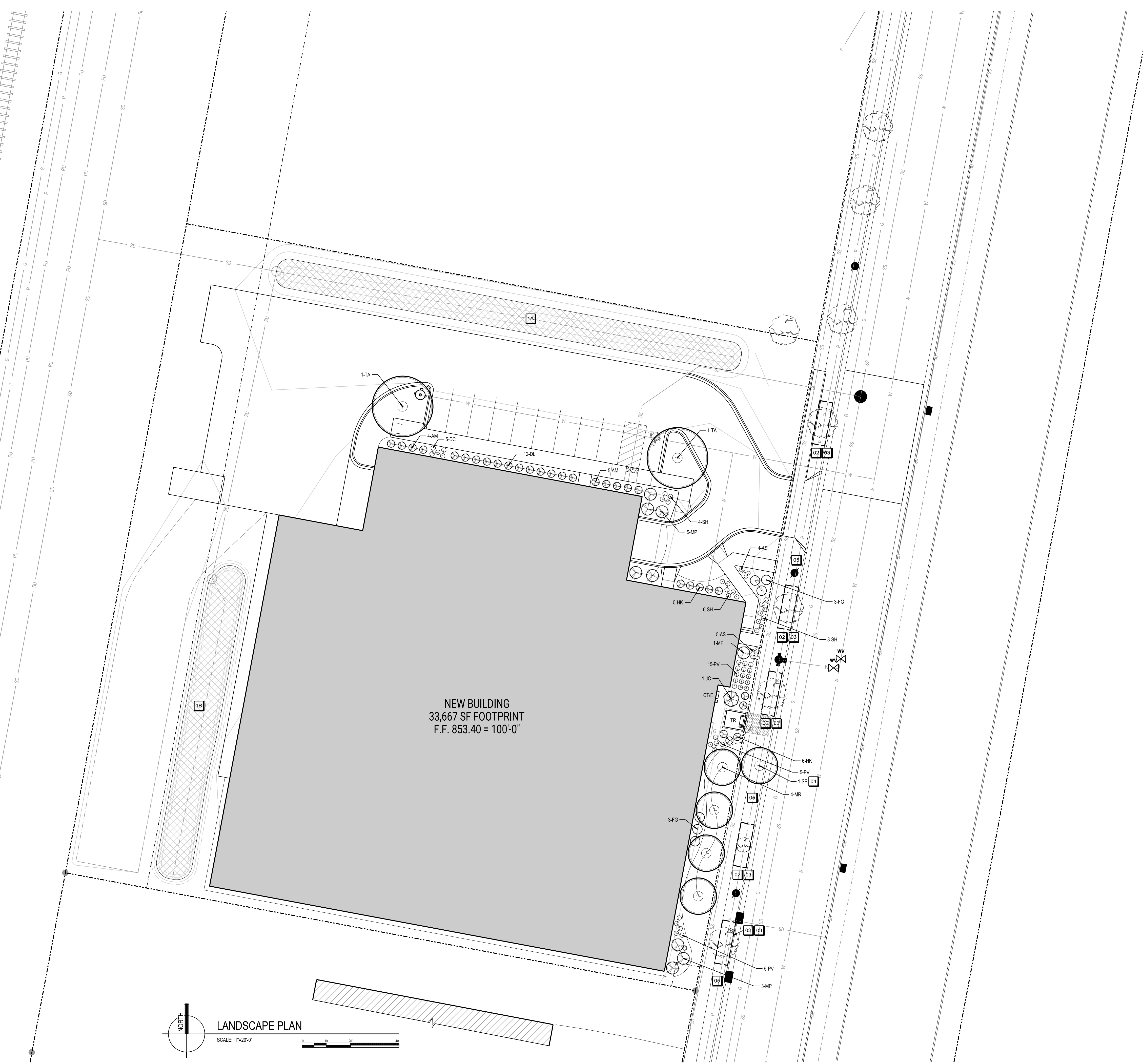
City of Madison Landscape Requirements

Total SF Developed Area (Paved Areas, Excluding Greenspace and Building)	19,386	of Landscape Points Required
Site Zoned IL, Provide 1 landscape point per 100 sf Developed Area		194

Plant Type / Element	Points	Proposed Landscaping	
		Quantity	Points Achieved
Ornamental Deciduous Tree, 3" Cal. DBH	35	2	70
Ornamental Tree, 1.5" Cal.	15	4	60
Upright Evergreen Shrub, 3-4" H	10	1	10
Shrub, Deciduous, #3 Gallon, 12-24" H	3	48	144
Ornamental Grasses/Perennials, #1 Gallon	2	48	96
Total Number of Points Provided:			380

LANDSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	1.5" Cal.	B.B.	20' H x 15' W	4
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	2" Cal.	B.B.	20' H x 20' W	1
TA	<i>Tilia americana 'Sentry'</i>	Sentry American Linden	3" Cal.	B.B.	50' H x 25' W	2
SHRUBS:						
AM	<i>Arctostaphylos uva-ursi 'Morton'</i>	Iroquois Beauty Black Chokeberry	3" H	3 Gallon	3' H x 5' W	9
DL	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	18-24" H	3 Gallon	3-4' H x 3-4' W	12
FG	<i>Fothergilla gardenii 'Beaver Creek'</i>	Beaver Creek Dwarf Fothergilla	24" High	3 Gallon	3-4' H x 3-4' W	6
HK	<i>Hypericum kalmianum</i>	St. John's Wort	4-5 Gallon	3 Gallon	3-4' H x 3-4' W	11
JC	<i>Juniperus chinensis 'Fairview'</i>	Fairview Upright Juniper	4" High	B.B.	15' H x 6-7' W	1
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	10" High	3 Gallon	4-5' H x 4-5' W	9
GRASSES:						
DC	<i>Deschampsia cespitosa 'Goldschleier'</i>	Goldschleier Tufted Hair Grass	1 Gallon		24" H x W	5
PV	<i>Panicum virgatum 'Rotstrahlbusch'</i>	Rotstrahlbusch Switch Grass	1 Gallon		4' H x 2' W	25
SH	<i>Sporobolus heterlepis</i>	Prarie Dropseed	1 Gallon		24" H x 24" W	18
PERENNIALS:						
AS	<i>Allium 'Summer Beauty'</i>	Summer Beauty Onion	4.5" Pot		18" H x 12" W	9



NEW BUILDING
33,667 SF FOOTPRINT
F.F. 853.40 = 100'-0"

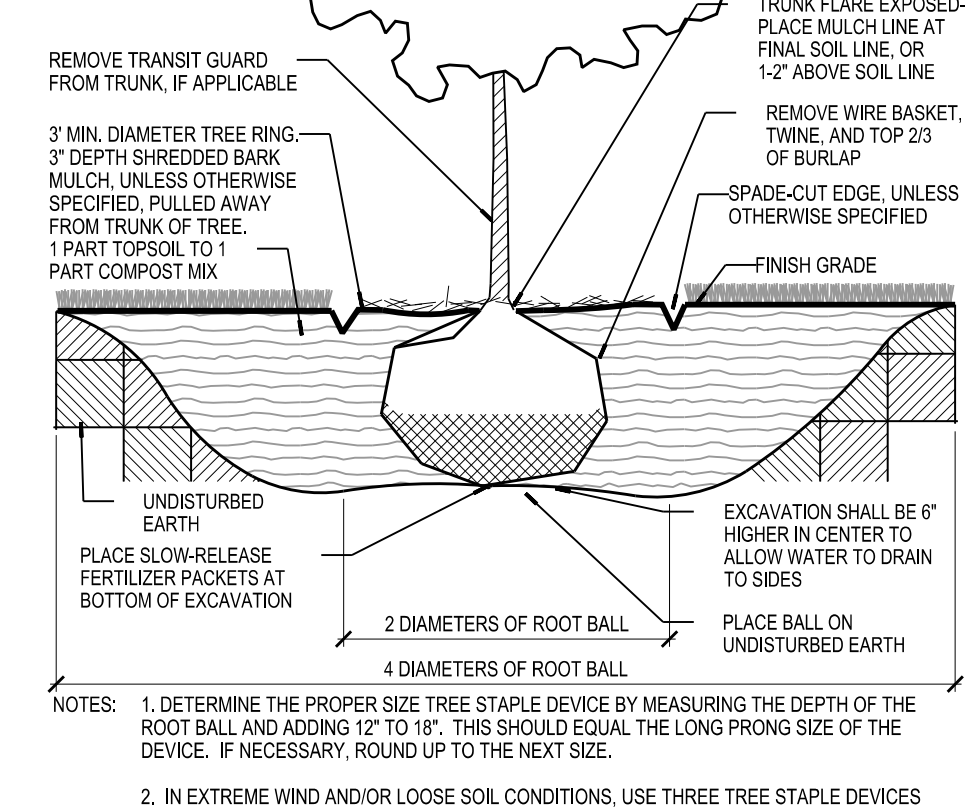
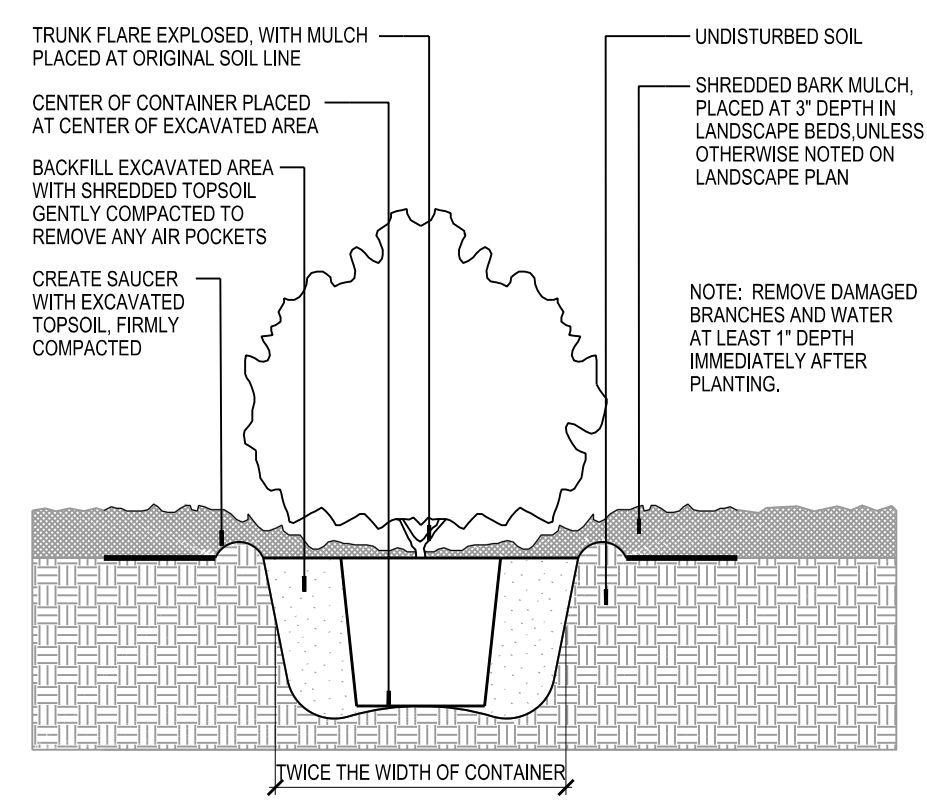
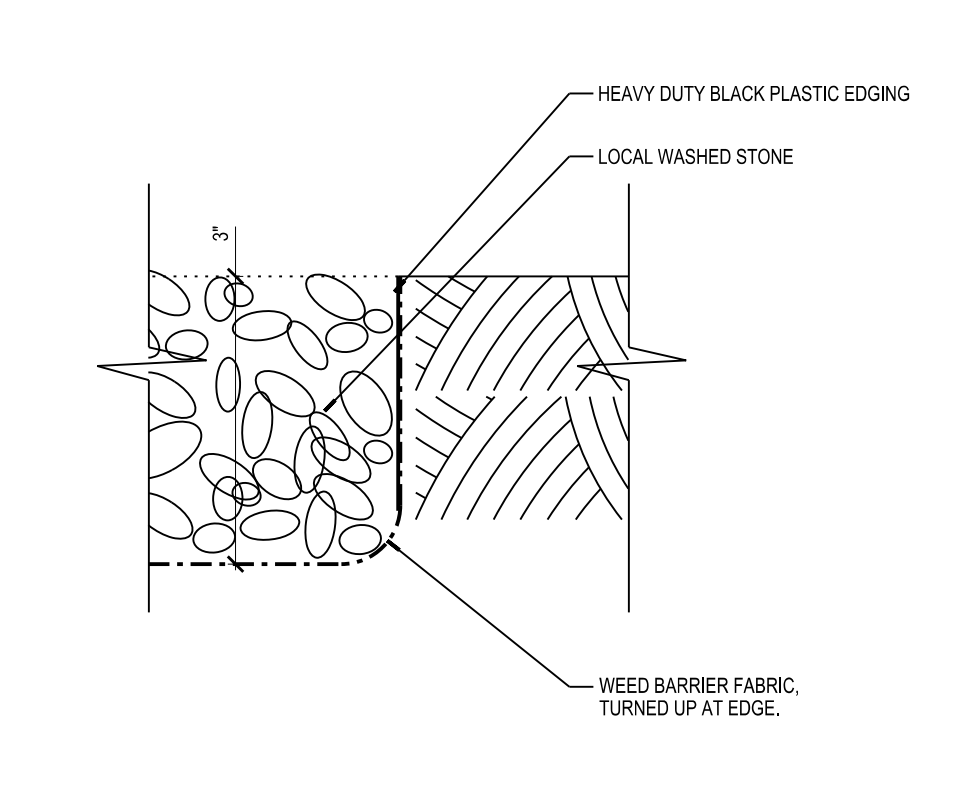
LANDSCAPE PLAN

SCALE: 1"=20'-0"

LANDSCAPE SYMBOL LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN SHRUB OR TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	EXISTING VEGETATION
	EXISTING EVERGREEN

NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET.



SCALE: 1"=20'-0"

PLOTTED BY: KAHU

ORIGINAL SIZE: 24" x 36"

ISSUANCES / REVISIONS

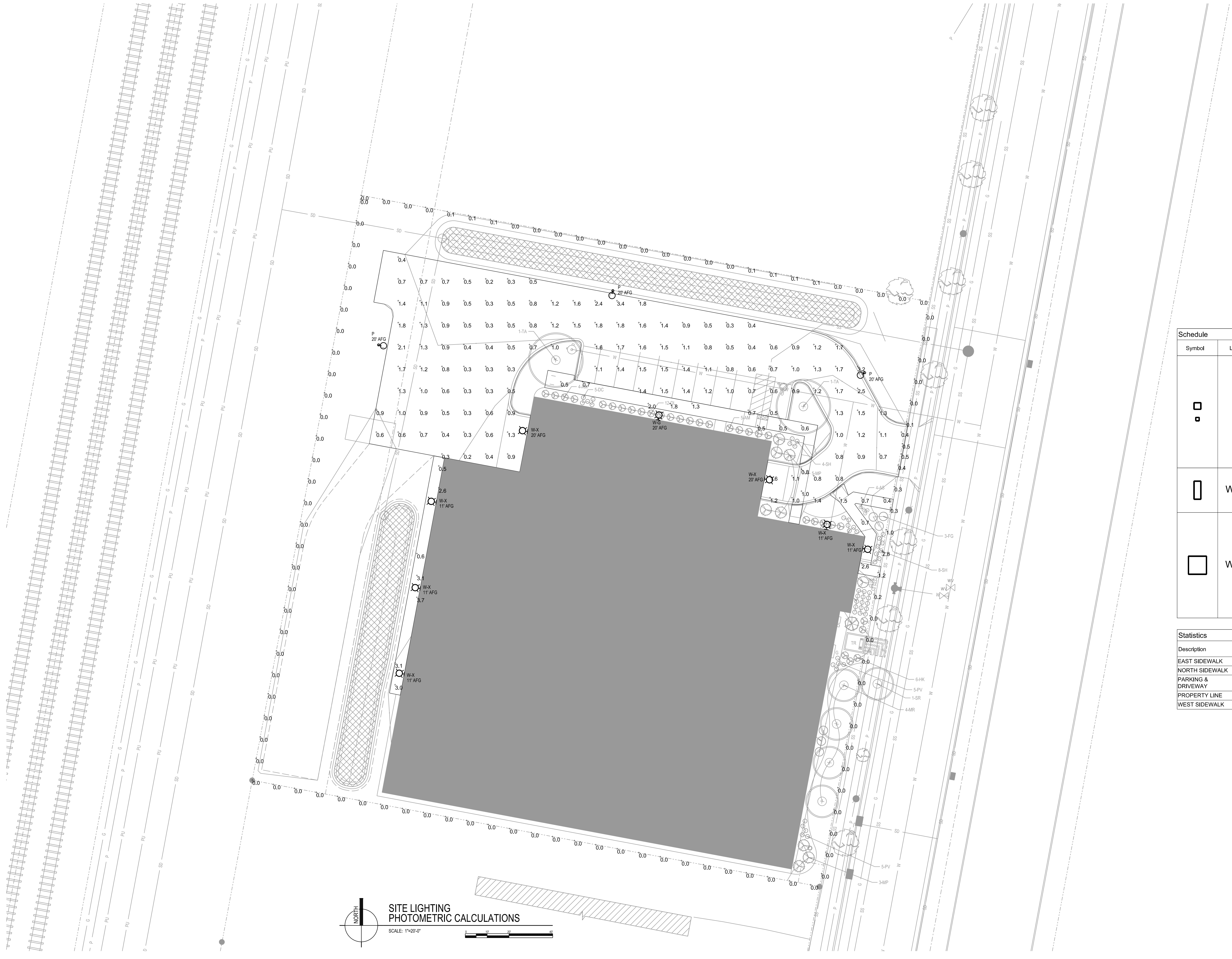
NO.	DESCRIPTION	DATE
01	LDG - LAND USE SUBMITTAL	01/28/2024

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76850
JAD
BMA
KAU

L100



**SITE LIGHTING
 PHOTOMETRIC CALCULATIONS**
 SCALE: 1"=20'-0"

SITE LIGHTING NOTES

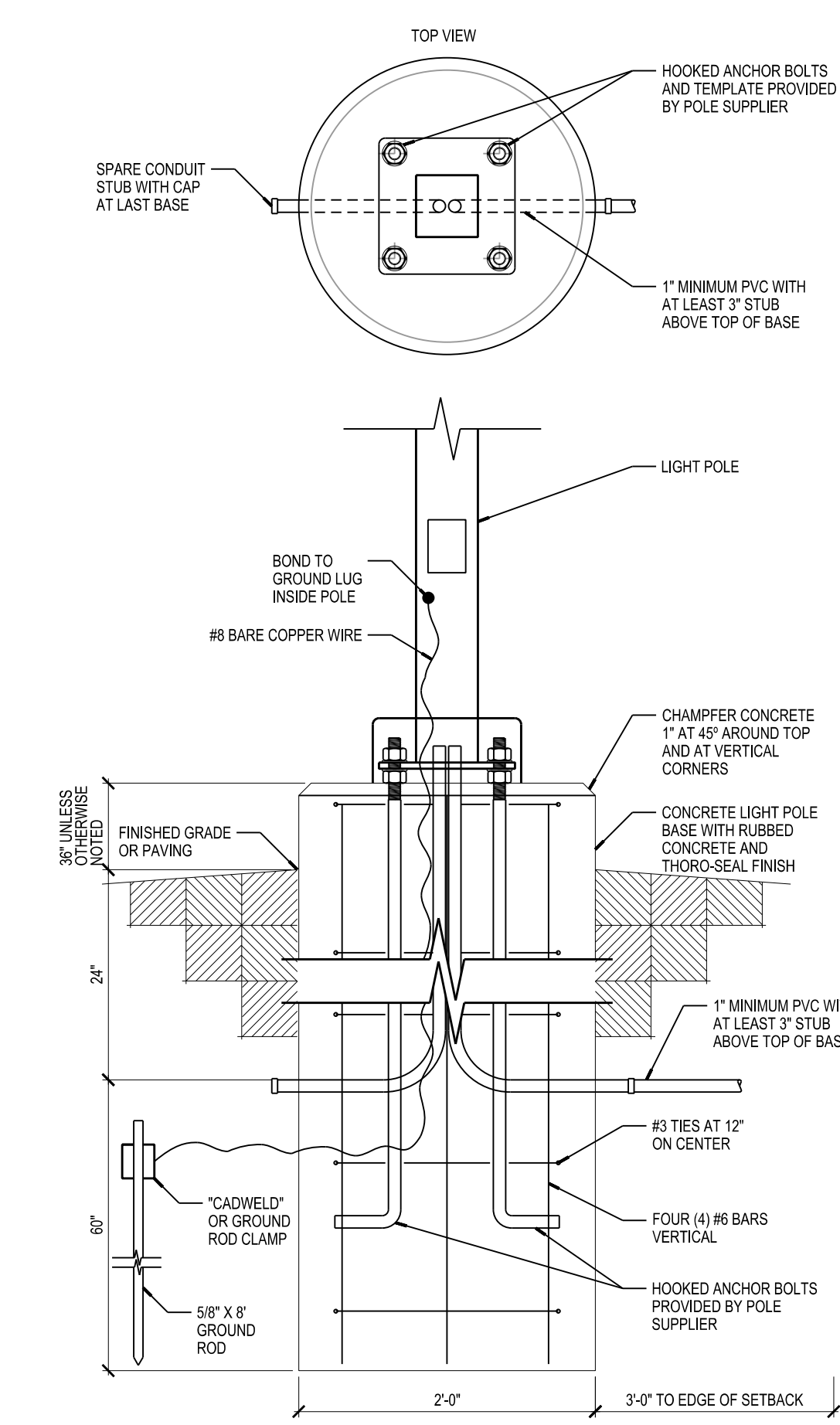
- PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE CONTRIBUTIONS OF EXISTING TO REMAIN LIGHT FIXTURES OUTSIDE OF SCOPE OF WORK AND PROPERTY.
- EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA HOUSE TIMECLOCK AND PHOTOCELL.
- ALL EXTERIOR LIGHT FIXTURES, POLES, AND ACCESSORIES ARE TO BE DARK BRONZE.
- TYPE P FIXTURES ARE TO BE PROVIDED WITH 15'-0" POLES MOUNTED ON 3'-0" CONCRETE BASE, SEE TYPICAL POLE MOUNT BASE DETAIL.

Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
□	P	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA1A-740-U-SL3-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRL 4000K 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	EATON LED 4000K	16	261	34
□	W-X	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	EATON LED 4000K	1	1396	12.2
□	W-G	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GWC-SA1A-740-U-SL3-HSS	GALLEON WALL LUMINAIRE (1) 70 CRL 4000K 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	EATON LED 4000K	16	266	34

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST SIDEWALK	+	1.2 fc	2.6 fc	0.4 fc	6.5:1	3.0:1
NORTH SIDEWALK	+	1.0 fc	2.0 fc	0.5 fc	4.0:1	2.0:1
PARKING & DRIVEWAY	+	1.0 fc	3.4 fc	0.2 fc	17.0:1	5.0:1
PROPERTY LINE	+	0.1 fc	2.8 fc	0.0 fc	N/A	N/A
WEST SIDEWALK	+	2.4 fc	3.7 fc	0.5 fc	7.4:1	4.8:1



**01
 ES01** POLE BASE DETAIL
 SCALE: NONE

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ISSUANCES / REVISIONS

NO.	DESCRIPTION	DATE
01	LDC - LAND USE SUBMITTAL	01/28/2024

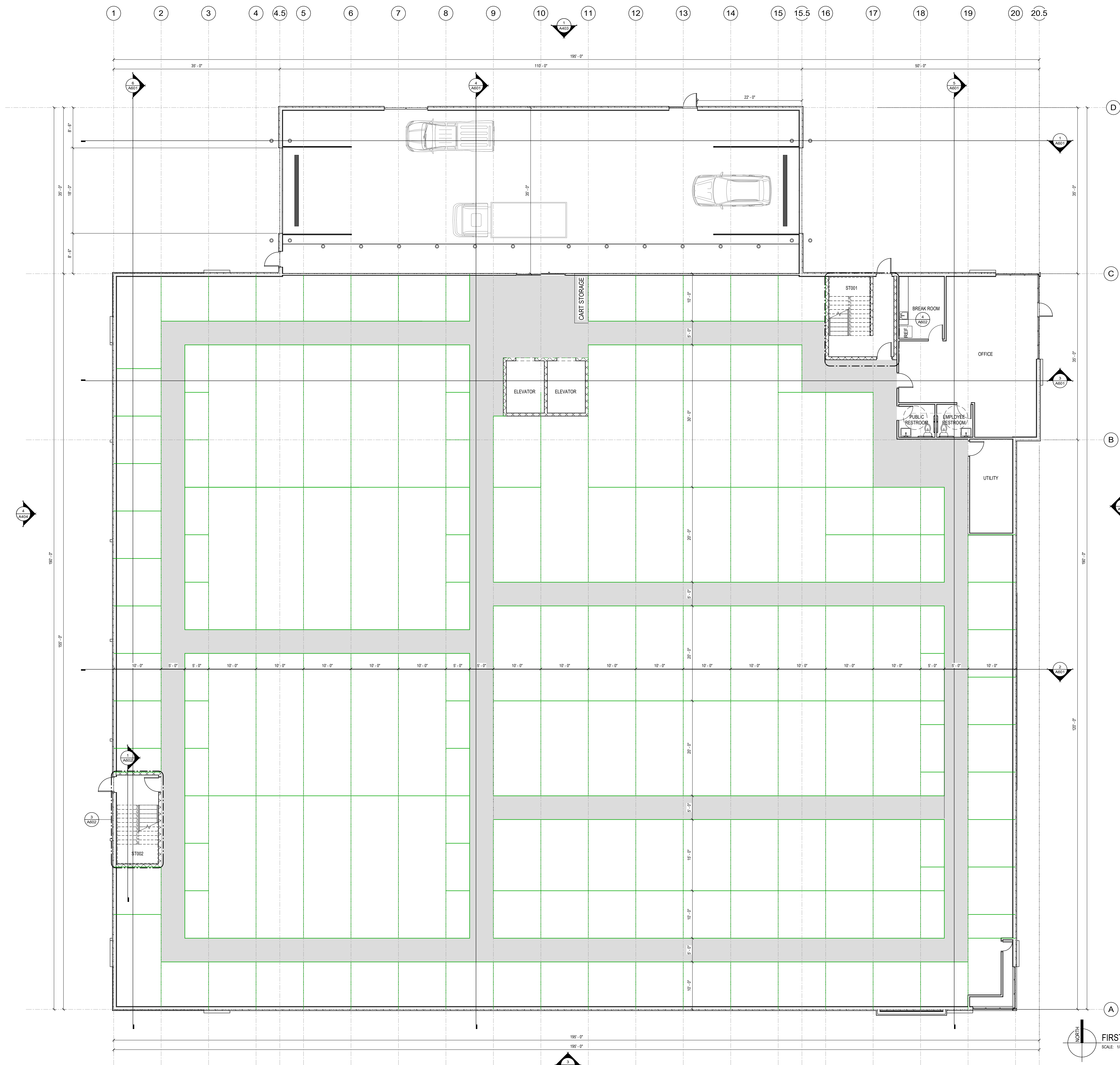
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SITE LIGHTING
 PHOTOMETRIC CALCULATIONS

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Sheet Size: 30" x 42" (Arch ET)



FIRST FLOOR
 SCALE: 1/8" = 1'-0"

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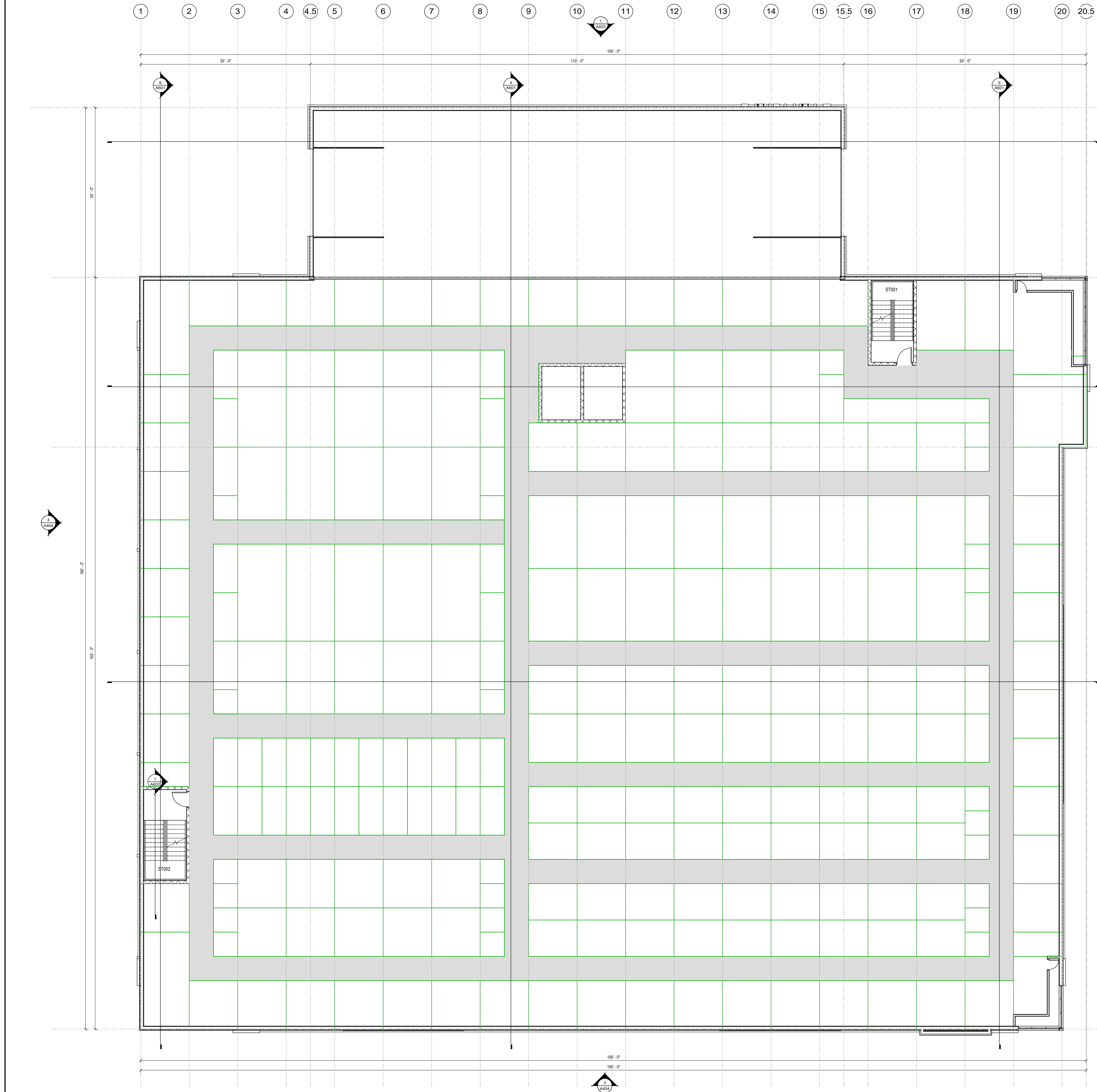
APPROVED BY
AYA

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AYA

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Author

FIRST FLOOR PLAN

A101



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Checker

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SECOND FLOOR PLAN

A102

SECOND FLOOR
SCALE: 1/8" = 1'-0"

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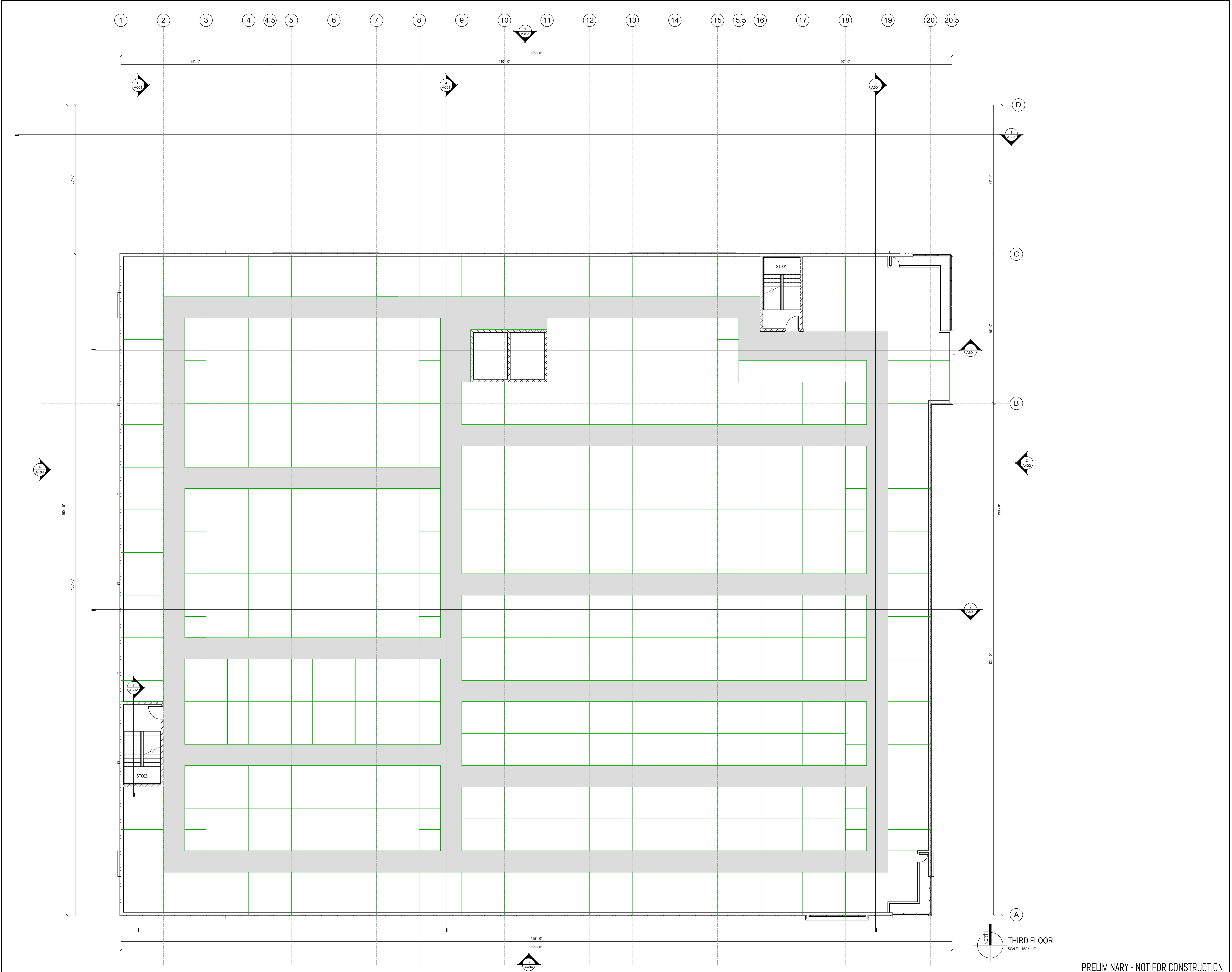
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THIRD FLOOR PLAN

A103



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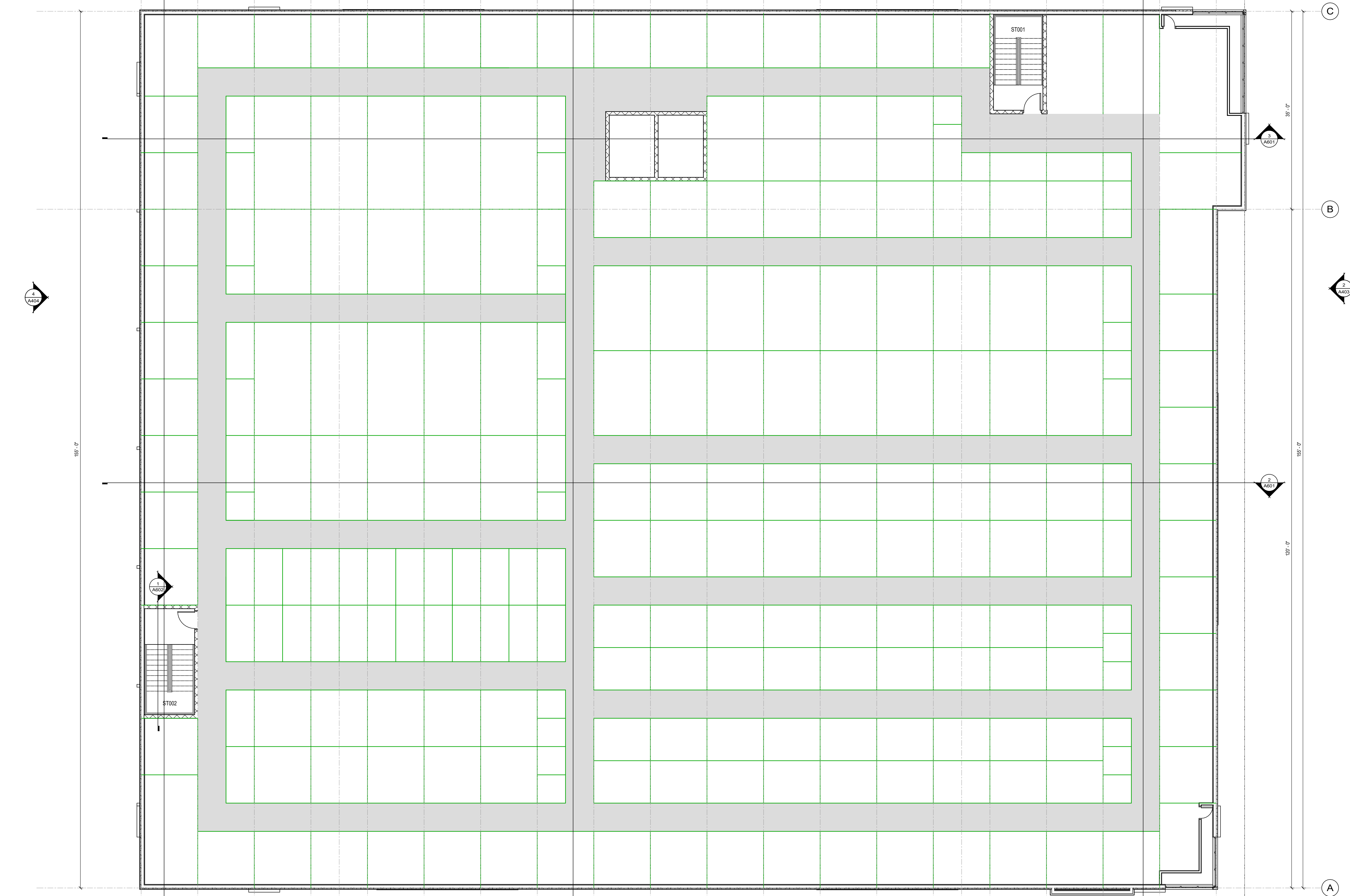
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NORTH
FOURTH FLOOR
SCALE: 1/8" = 1'-0"

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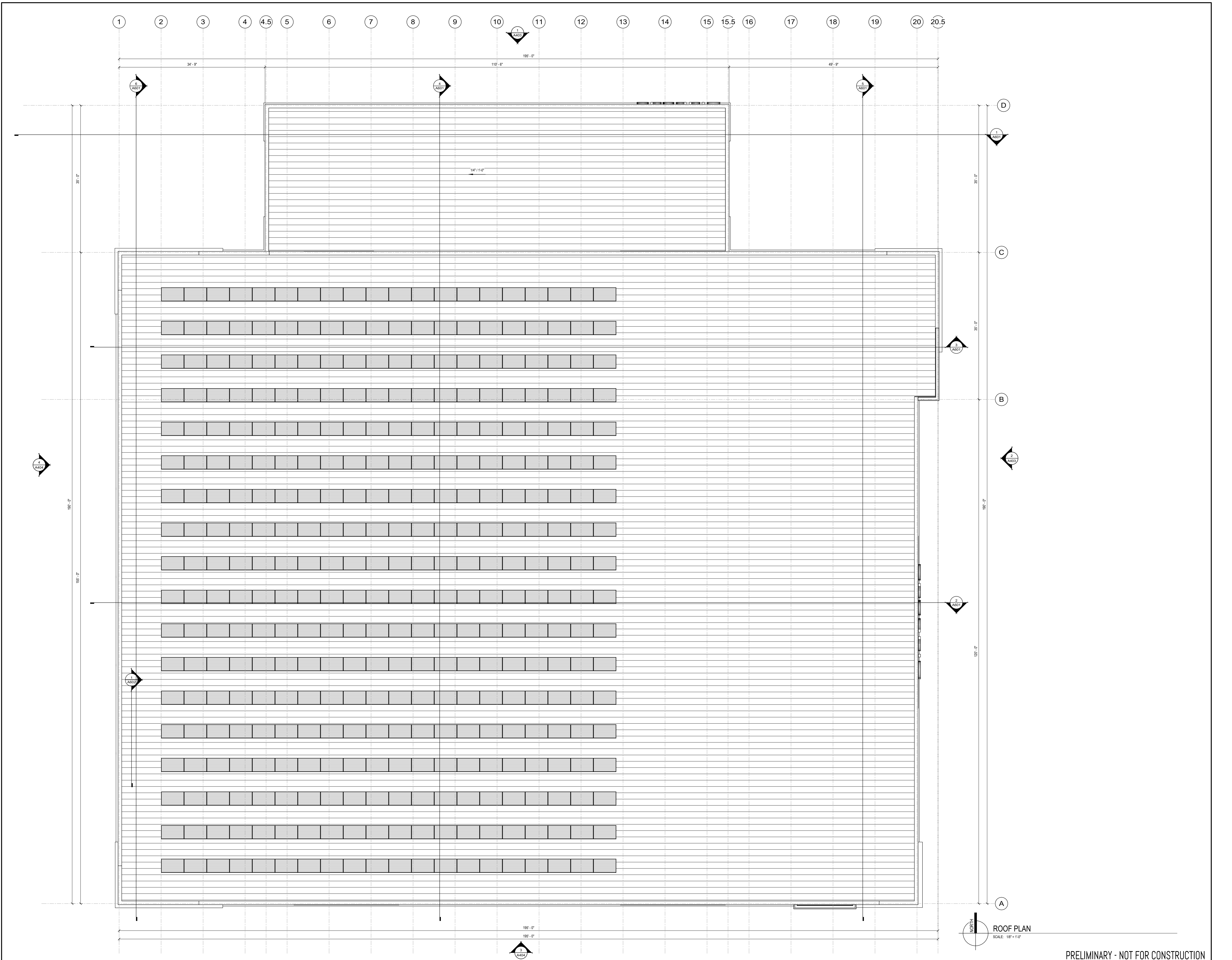
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FOURTH FLOOR PLAN

A104

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ROOF PLAN

ROOF PLAN
SCALE: 1/8" = 1'-0"

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A105



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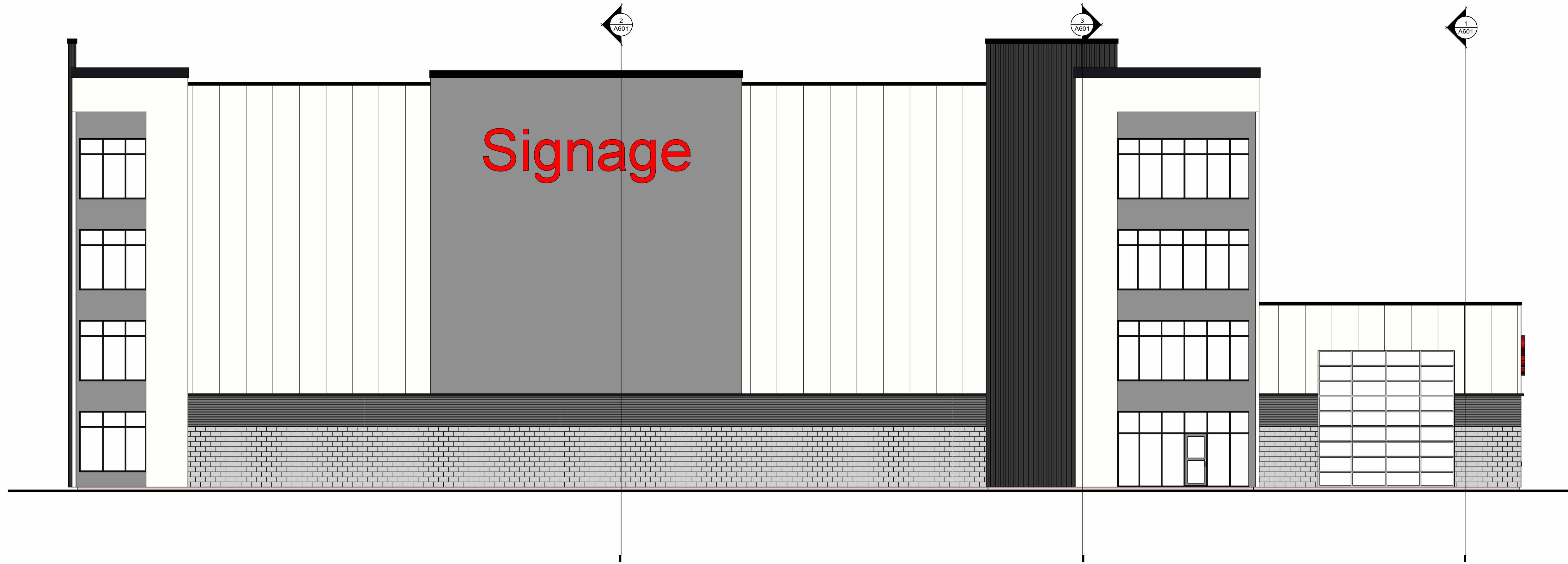
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STORAGE, LLC**

**PENNSYLVANIA AVENUE
STORAGE BUILDING**

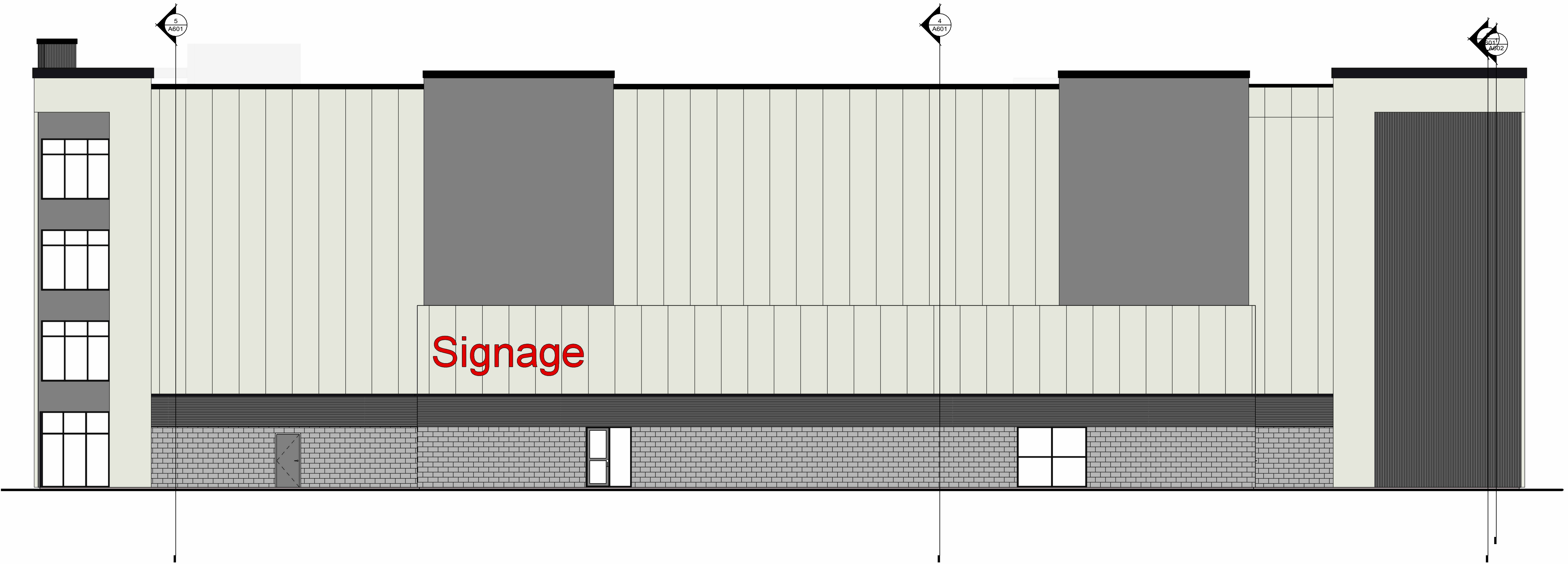
2230 Pennsylvania Ave
Madison, WI 53704

MATERIAL LEGEND

PREMIER ULTRA BRUSHED CMU COLOR: MK. DAWN SLGR, NORTHSTAR & MOONBEAM	CF HORIZONTAL 7.2 INSUL-RIB PANEL COLOR: SLATE GRAY	CF HORIZONTAL 7.2 INSUL-RIB PANEL COLOR: SLATE GRAY	CF VERTICAL ARCHITECTURAL PANEL COLOR: ALMOND	CF VERTICAL ARCHITECTURAL PANEL COLOR: ALMOND	CF VERTICAL 7.2 INSUL-RIB PANEL COLOR: SLATE GRAY	CF VERTICAL ARCHITECTURAL PANEL COLOR: TUNDRA



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS - COLOR

A401

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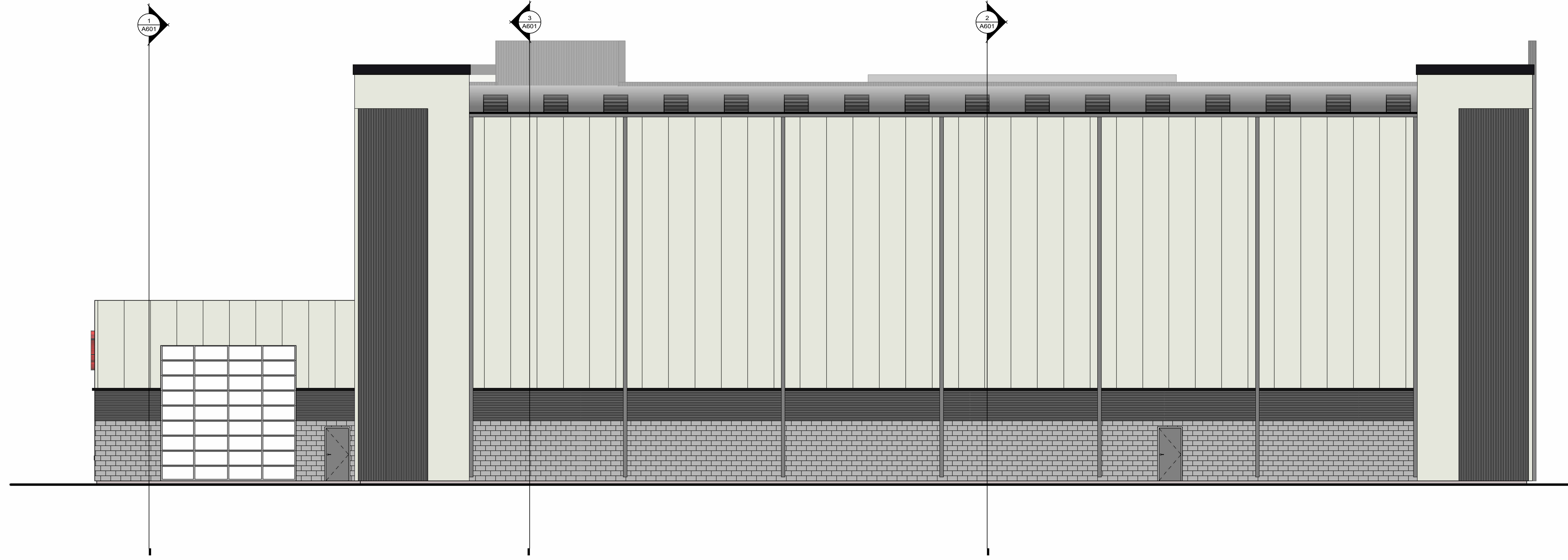
**MADISON SQUARE
STORAGE, LLC**

**PENNSYLVANIA AVENUE
STORAGE BUILDING**

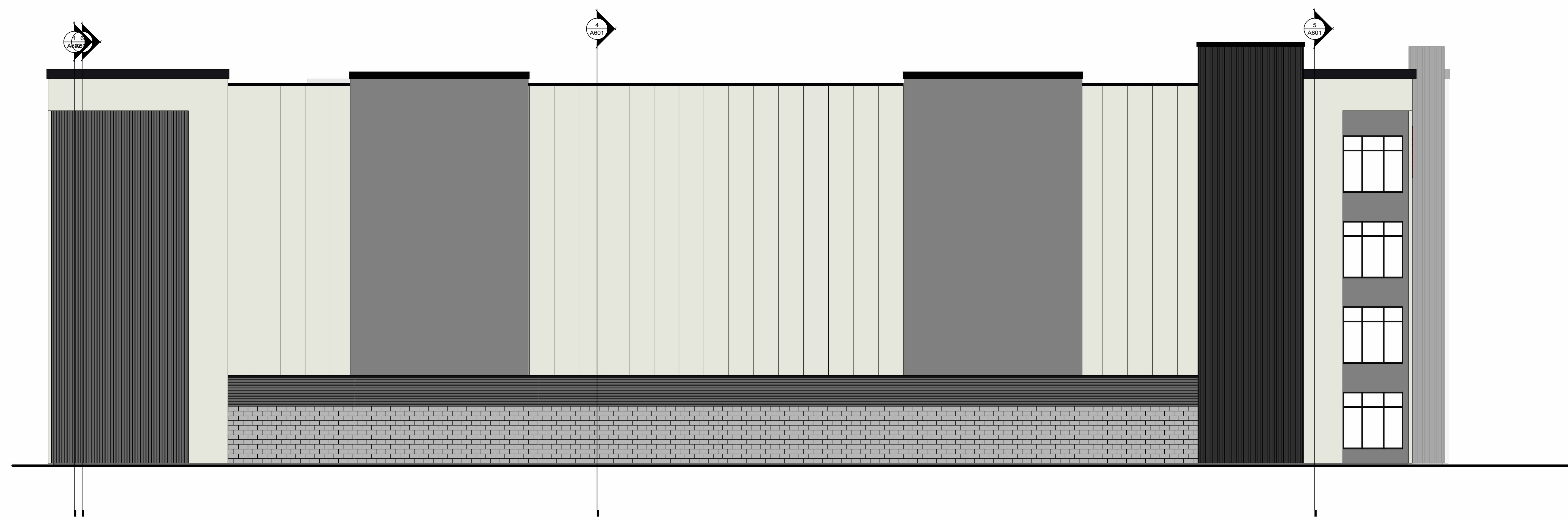
2230 Pennsylvania Ave
Madison, WI 53704

MATERIAL LEGEND

PREMIER ULTRA BURNISHED CMU COLOR: MK DAMN CLSK NORTHSTAR & MOONBEAM	CF HORIZONTAL 7.2 INSUL- RIB PANEL COLOR: SLATE GRAY	CF HORIZONTAL 7.2 UNSUL- RIB PANEL COLOR: SLATE GRAY	CF VERTICAL ARCHITECTURAL PANEL COLOR: ALMOND	CF VERTICAL ARCHITECTURAL PANEL COLOR: ALMOND	CF VERTICAL 7.2 INSUL-RIB PANEL COLOR: SLATE GRAY	CF VERTICAL ARCHITECTURAL PANEL COLOR: TUNDRA



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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DRAWN BY	Author

EXTERIOR ELEVATIONS - COLOR
2

A402

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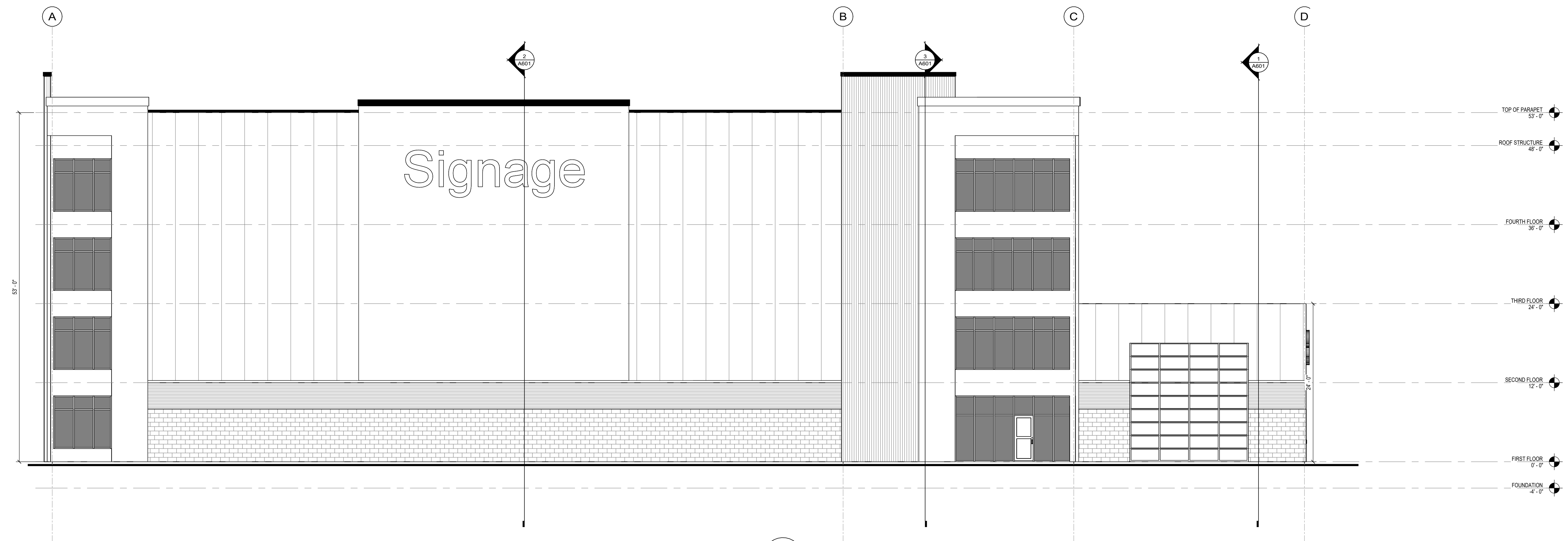
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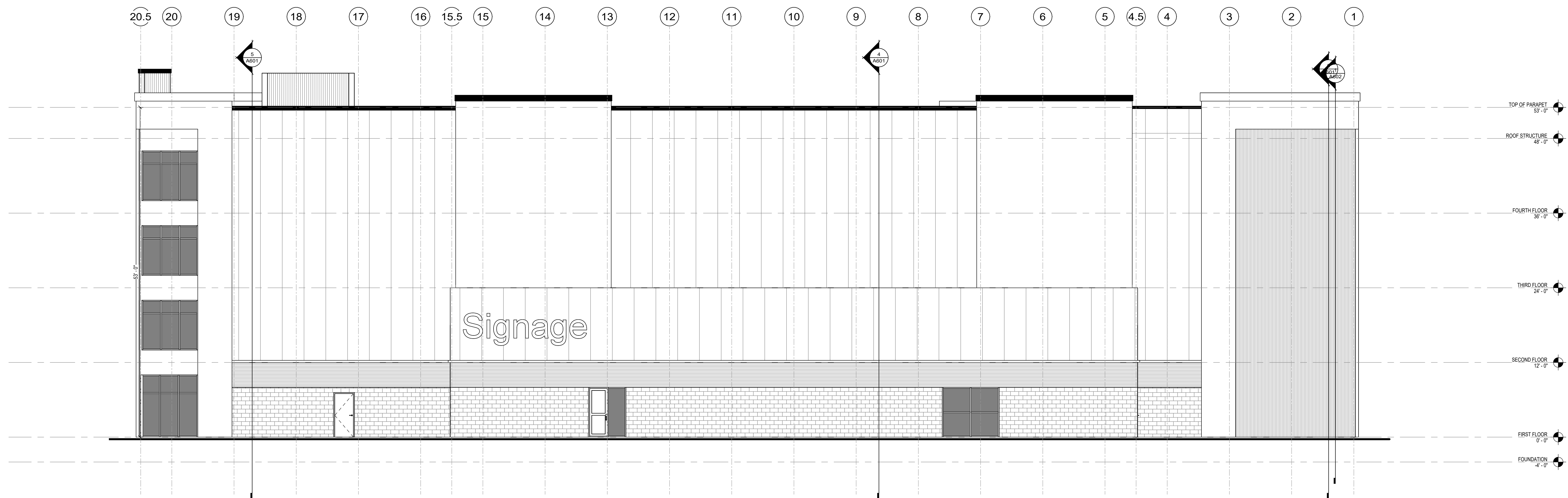
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PENNSYLVANIA AVENUE
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Madison, WI 53704



2 EAST ELEVATION Copy 1
A403 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION Copy 1
A403 SCALE: 1/8" = 1'-0"

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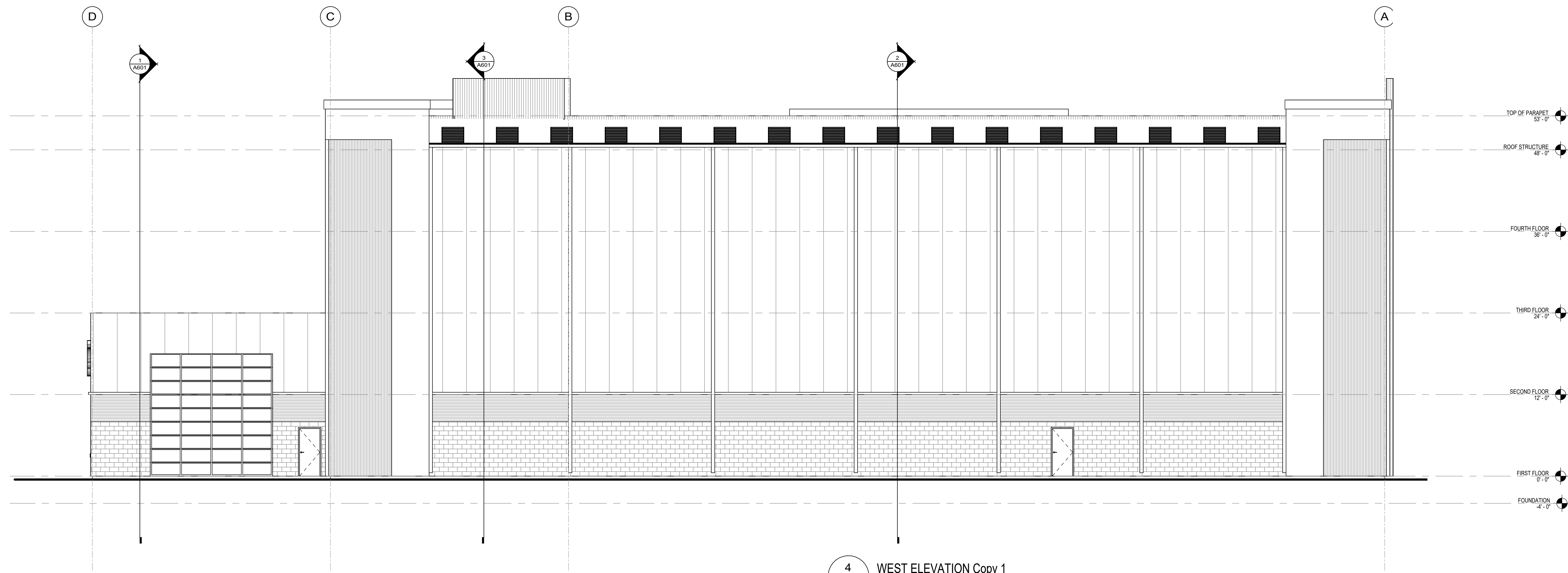
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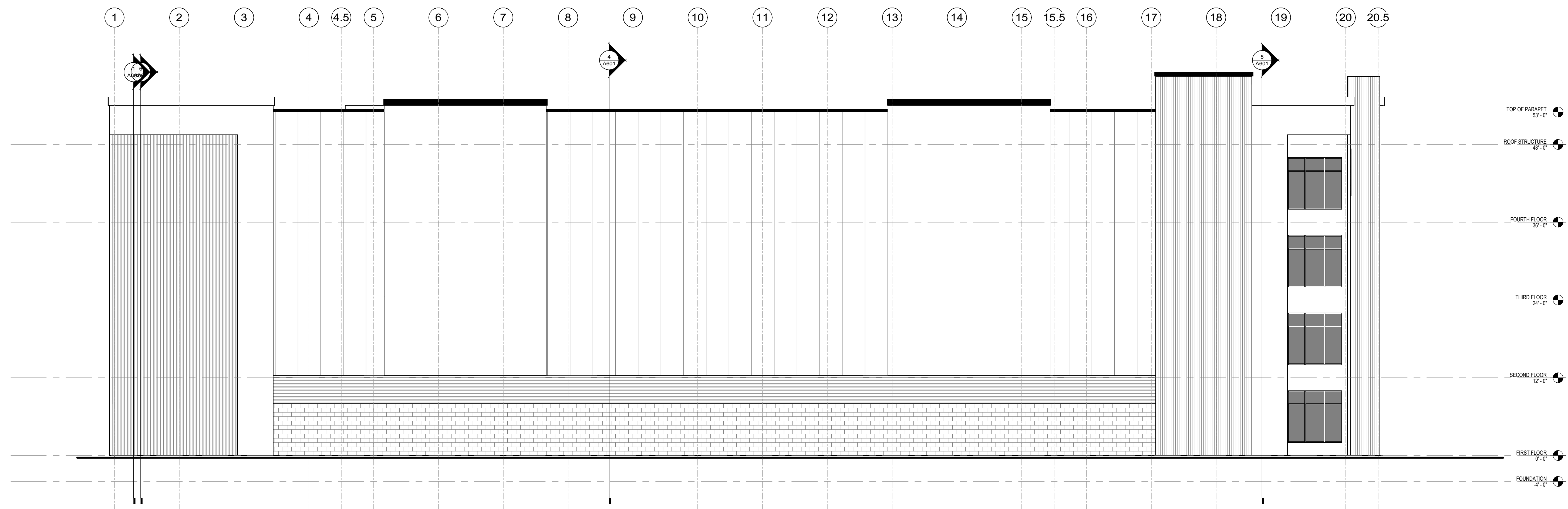
EXTERIOR ELEVATIONS- B&W

A403

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4 WEST ELEVATION Copy 1
 A404 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION Copy 1
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EXTERIOR ELEVATIONS - B&W 2

A404

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Northeast Corner | Main Entrance

2230 Pennsylvania Ave | Madison Square Storage



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RENDERS 1

A002

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Southeast Corner

2230 Pennsylvania Ave | Madison Square Storage

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RENDERS 2

A003

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Northwest Corner | Back of Loading Zone

2230 Pennsylvania Ave | Madison Square Storage



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RENDERS 3

A004



Southwest Corner | Back

2230 Pennsylvania Ave | Madison Square Storage

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RENDERS 4

A005