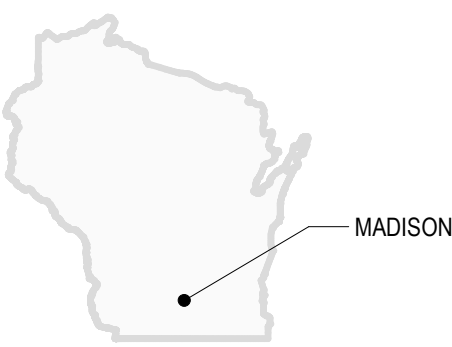
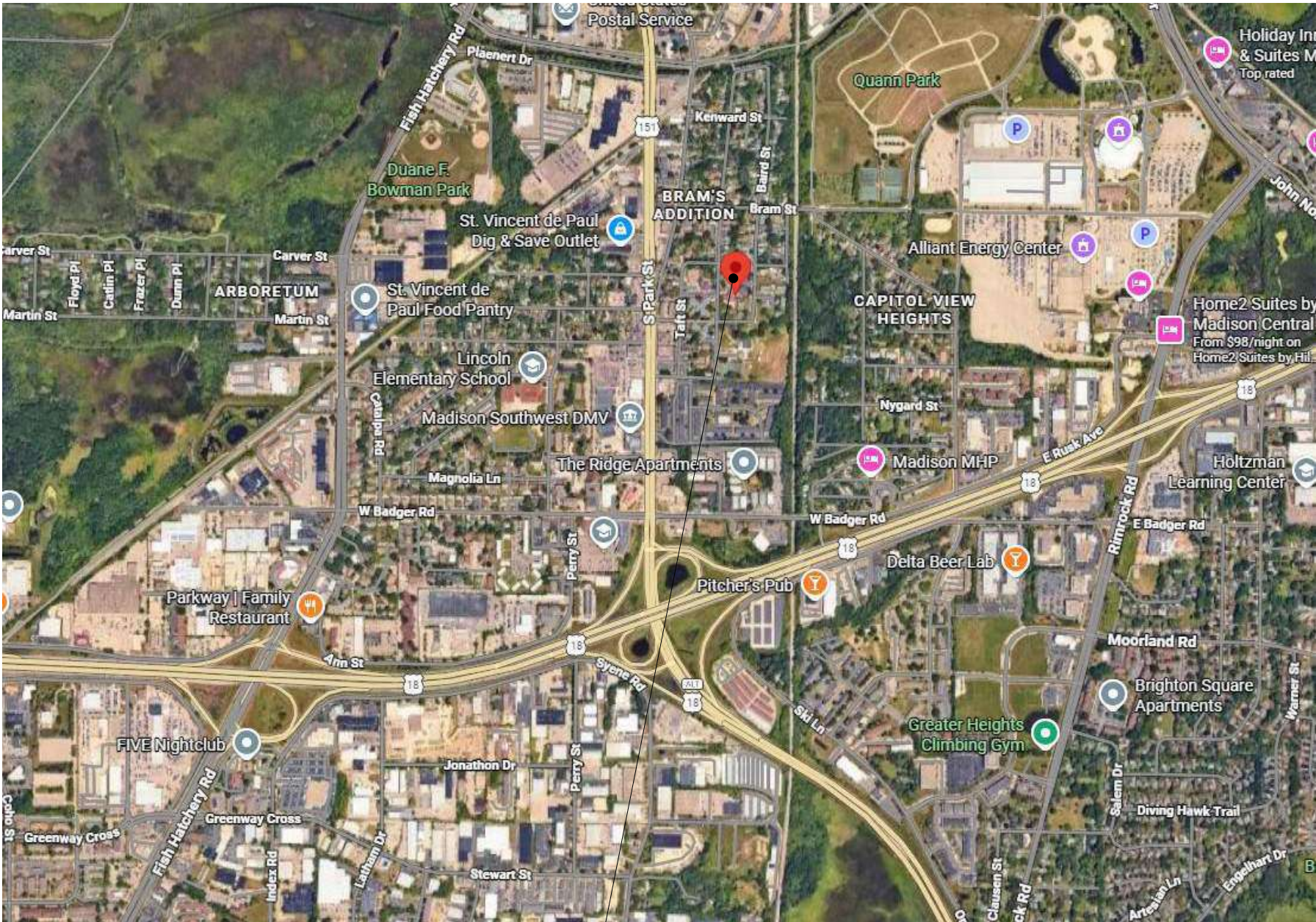


MTZ FAMILY LIFE CENTER

2019 FISHER ST.
MADISON, WI 53713

PROJECT NO. : 2026017

SITE LOCATION MAP

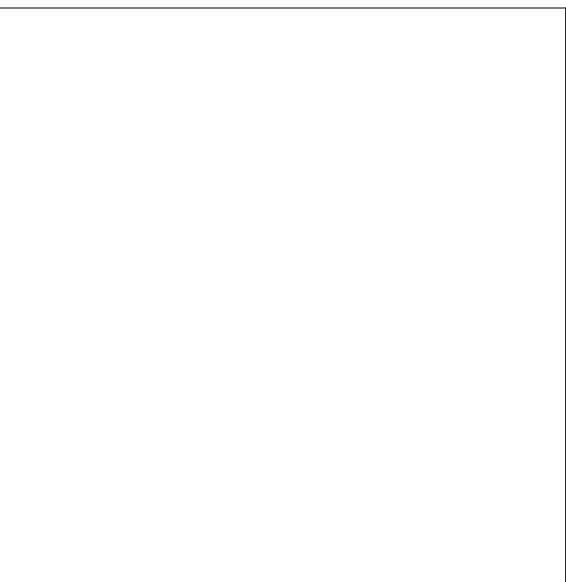


STAMPS

ARCHITECTURAL



MECHANICAL



CIVIL



PLUMBING



STRUCTURAL



ELECTRICAL



DESIGN TEAM

**ARCHITECTURAL DESIGN, MECHANICAL, ELECTRICAL,
AND PLUMBING ENGINEERING**
STRANG, INC.

STRUCTURAL ENGINEERING
R.A. SMITH

CIVIL ENGINEERING; LANDSCAPE DESIGN
WYSER ENGINEERING

PROJECT IMAGE



DESIGN
DEVELOPMENT

NOT FOR
CONSTRUCTION

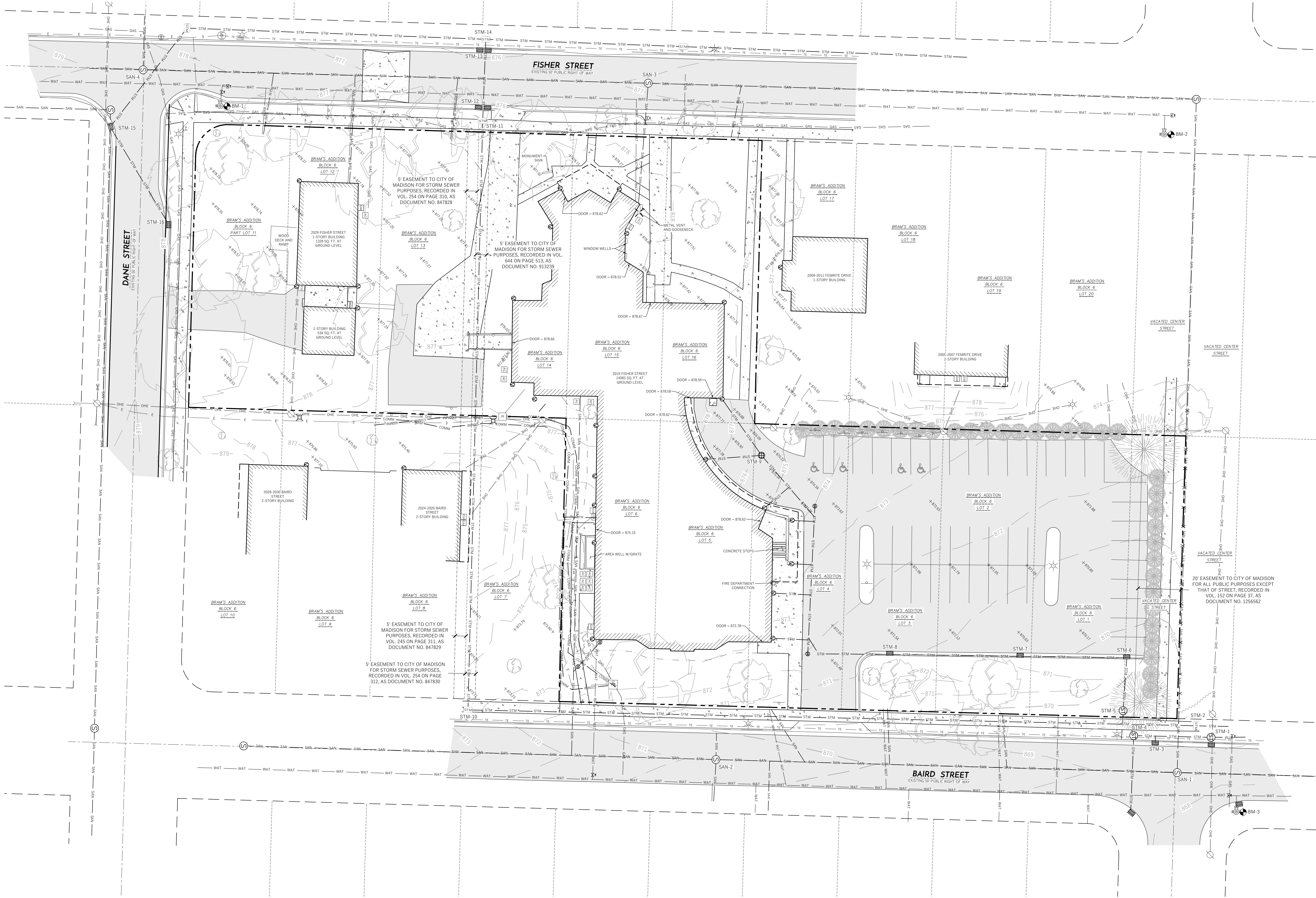
SHEET INDEX

TITLE	TITLE SHEET
T001	
CIVIL	
V001	BOUNDARY, TOPOGRAPHY & UTILITY SURVEY
C100	SITE DEMOLITION PLAN
C101	SITE PLAN
C102	FIRE APPARATUS ACCESS PLAN
C200	GRADING & EROSION CONTROL PLN
C201	DETAIL GRADING PLAN
C300	UTILITY PLAN
C400	DETAIL
LANDSCAPE	
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
ARCHITECTURAL	
A200	BASEMENT FLOOR PLAN
A201	FIRST FLOOR PLAN
A210	ROOF PLAN
A401	EXTERIOR ELEVATIONS

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DRAWING SET	LAND USE SUBMITTAL
DATE	04/20/2026
PROJECT NO.	2026017
SHEET NAME	TITLE SHEET

SHEET NO.

T001



BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	881.08'	TOP NUT ON HYDRANT AT NORTHEAST QUADRANT OF THE INTERSECTION OF FISHER STREET AND DANE STREET
BM - 2	881.39'	TOP NUT ON HYDRANT AT EAST QUADRANT OF THE INTERSECTION OF FISHER STREET AND CENTER STREET
BM - 3	871.77'	TOP NUT ON HYDRANT AT NORTHEAST QUADRANT OF THE INTERSECTION OF BAIRD STREET AND CENTER STREET

STORM SEWER STRUCTURE TABLE											
STRUCT. - #	RIM ELEV	INV DIR	ELEV	PIPE SIZE	PIPE MATERIAL	STRUCT. - #	RIM ELEV	INV DIR	ELEV	PIPE SIZE	PIPE MATERIAL
STM-1	868.59	N	864.54	24"	VP	STM-9	875.52	NE	872.02	12"	PVC
		S	864.54	24"	VP			SW	872.05	8"	PVC
		E	864.54	12"	VP			S	872.07	8"	PVC
STM-2	868.75	N	863.75	30"	VP	STM-10	873.25	N	867.53	30"	VP
		S	863.75	30"	VP			W	867.53	30"	VP
STM-3	867.89	W	865.32	12"	PVC	STM-11	876.60	W	871.10	30"	VP
STM-4	868.78	N	864.85	24"	VP			E	871.10	30"	VP
		E	864.85	12"	VP	STM-12	875.78	W	871.13	30"	VP
STM-5	869.00	E	864.80	12"	PVC			E	871.13	30"	VP
		W	864.82	12"	PVC	STM-13	875.65	W	871.78	30"	VP
		S	866.62	12"	PVC			E	871.78	30"	VP
STM-6	869.52	E	866.62	12"	PVC	STM-14	876.60	N	871.80	30"	VP
		S	866.63	12"	PVC			E	871.80	30"	RCP
STM-7	870.09	N	867.14	12"	PVC			S	871.80	30"	VP
		S	867.14	12"	PVC			S	871.80	30"	VP
STM-8	871.04	N	868.10	12"	PVC	STM-15	877.81	NE	875.91	12"	PVC
		S	868.10	12"	PVC			NW	875.91	12"	PVC
							STM-16	877.67	SW	875.92	12"

SANITARY SEWER STRUCTURE TABLE					
STRUCT. - #	RIM ELEV	INV DIR	ELEV	PIPE SIZE	PIPE MATERIAL
SAN-1	868.54	N	859.88	8"	CLAY
		S	859.90	8"	CLAY
		W	859.92	8"	CLAY
SAN-2	870.73	N	861.11	8"	CLAY
		E	861.29	6"	CLAY
		S	861.28	8"	CLAY
		W	861.31	6"	CLAY
SAN-3	877.10	N	868.78	8"	CLAY
		S	868.78	8"	CLAY
		E	869.28	6"	CLAY
SAN-4	878.55	N	869.49	8"	CLAY
		S	869.52	8"	CLAY
		W	869.53	8"	CLAY

LEGEND

- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- RAILING
- LANDSCAPE EDDING
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- OVERHEAD ELECTRIC LINE
- COMMUNICATION LINE
- TRAFFIC ENGINEERING LINE (PER RECORDS)
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONTOUR MAJOR
- CONTOUR MINOR
- FOUND PLUS MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE, UNLESS SIZE NOTED
- FOUND 3/4" REBAR
- FOUND PK NAIL
- FOUND CUT CROSS
- SET 3/4"x18" REBAR 1.50 LB/FT
- PK NAIL SET
- SET CUT CROSS
- VERTICAL BENCHMARK
- SANITARY MANHOLE
- SEWER CLEANOUT
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- STORM VAULT
- INLETS
- CATCH BASIN
- STORM MANHOLE
- UTILITY POLE
- ELECTRICAL METER
- UTILITY PEDESTAL
- AIR CONDITIONING UNIT
- ELECTRICAL PANEL BOX
- ELECTRICAL TRANSFORMER
- DOWNSPOUT
- SIGN
- WATER SPOUT
- LIGHT POLE
- HANDICAP STALL
- DECIDUOUS TREE
- CONIFEROUS TREE

GENERAL NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON FEBRUARY 18TH-20TH, AND FEBRUARY 24TH, 2026.
- NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN DANE, GRID NORTH.
- 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.
- 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.

WYSER
ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MADISON, WI 53712

PREPARED FOR:
WYZ CHARITABLE ORGANIZATION, INC.
P.O. BOX 259033
MADISON, WI 53728

SUBMITTED BY:
MAIL/DOZ
DRAWN BY:
AWW
REVIEWED BY:
ZMR
APPROVED BY:
ZMR

2019 FISHER STREET
MADISON, WI 53713

LOT 1, BLOCK SIX, BRAM'S ADDITION, AND THAT PART OF THE SOUTH 1/2 OF VACATED CENTER STREET LYING BETWEEN THE EXTENSION NORTH OF THE EASTERLY AND WESTERLY LINE OF SAID LOT 1, AND LOTS 2, 3, 4, 5, 6, PART 11, 12, 13, 14, 15, 16, BRAM'S ADDITION CITY OF MADISON, DANE COUNTY, WI

Sheet Title:
BOUNDARY, TOPOGRAPHY & UTILITY SURVEY

Revisions:
No. Date: Description:

Graphic
Scale

0' 5' 10' 20' 30'

Wysen
Number

26-1570

Set
Type

TOPO UTIL MAP

Date
Issued

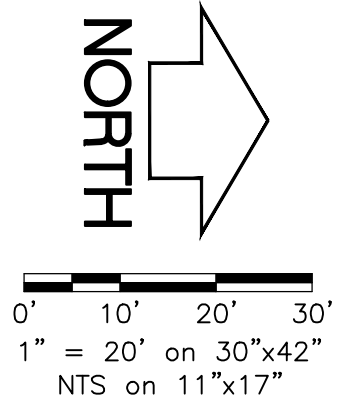
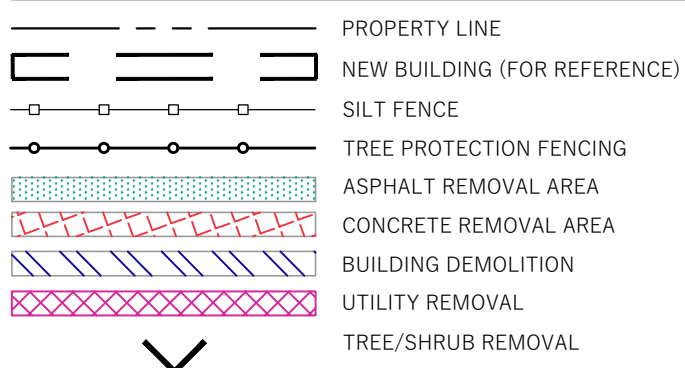
03/23/2026

Sheet
Number

V001

STREET TREE TABLE (SEE STREET TREE REPORT)			
STREET TREE NUMBER	TREE SPECIES (COMMON NAME)	TRUNK DIAMETER (DBH)	REMOVAL (R) REQUESTED BY APPLICANT?
1	NORWAY MAPLE	21	NO
2	NORWAY MAPLE	18	NO
3	NORWAY MAPLE	15	NO
4	MUSCLEWOOD 'FIREFIRE'	5	NO
5	KENTUCKY COFFEETREE	6	YES
6	NORWAY MAPLE	17	NO

LEGEND (PROPOSED)



GENERAL NOTES

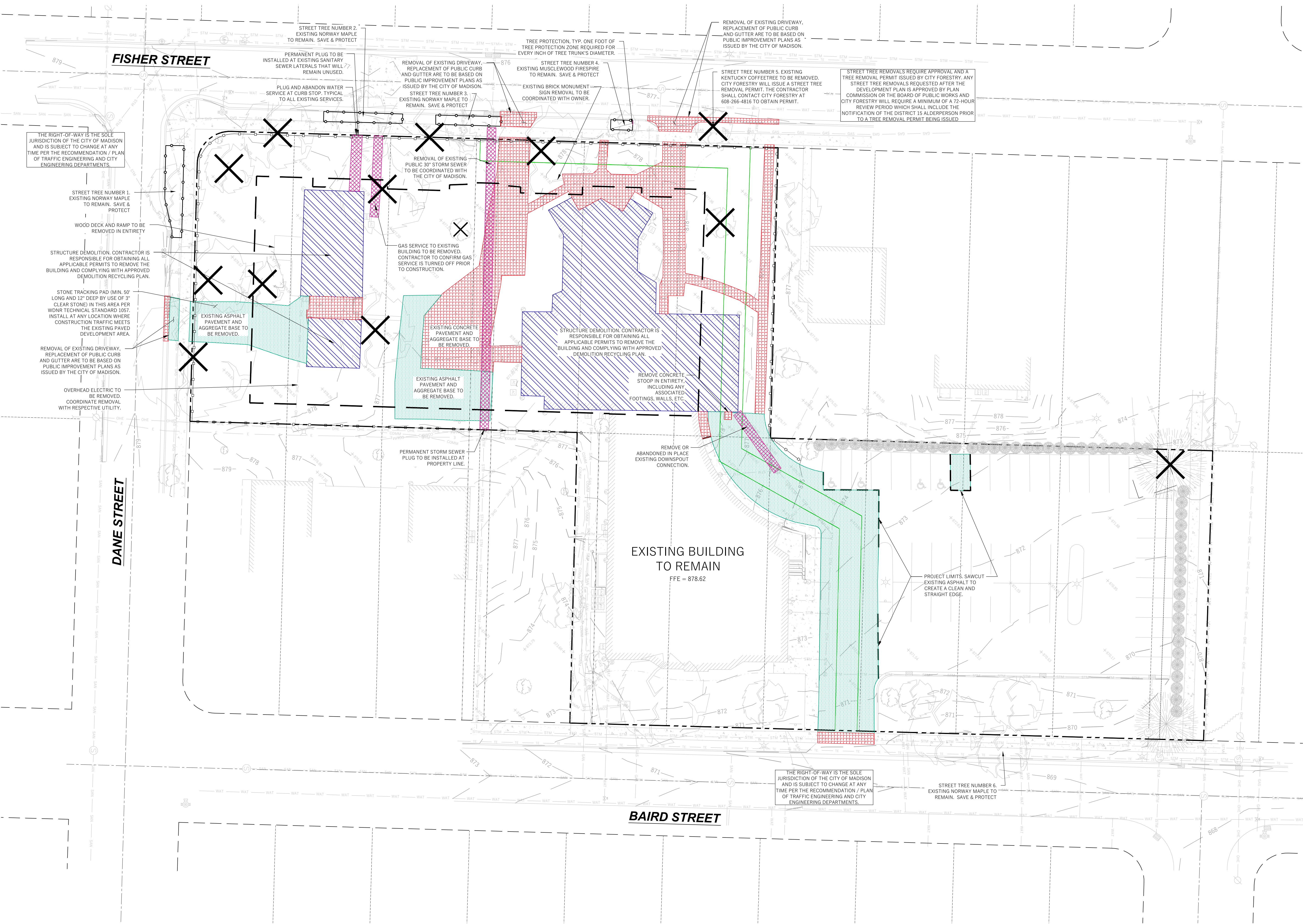
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 13, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- 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.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 2 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
- SECTION 107.13(d) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm> ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- 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 5 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.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z600 - PART 1 STANDARDS FOR PRUNING.

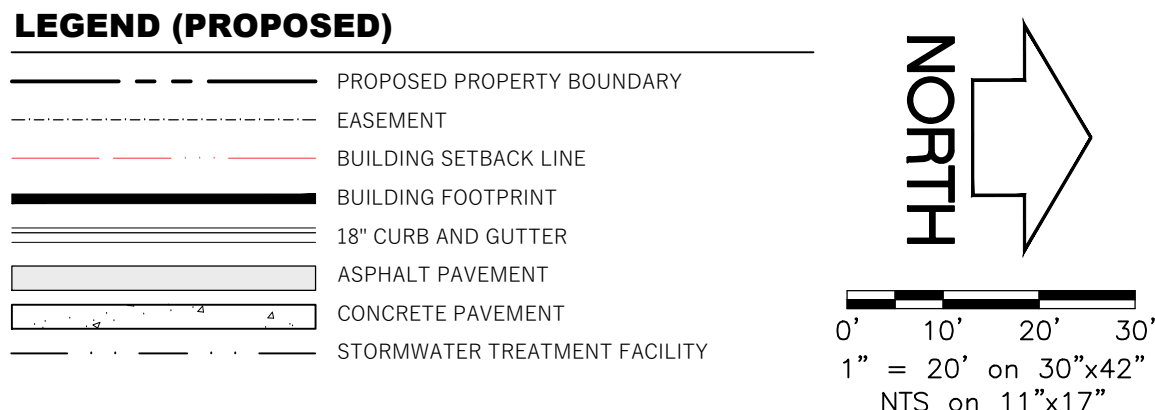
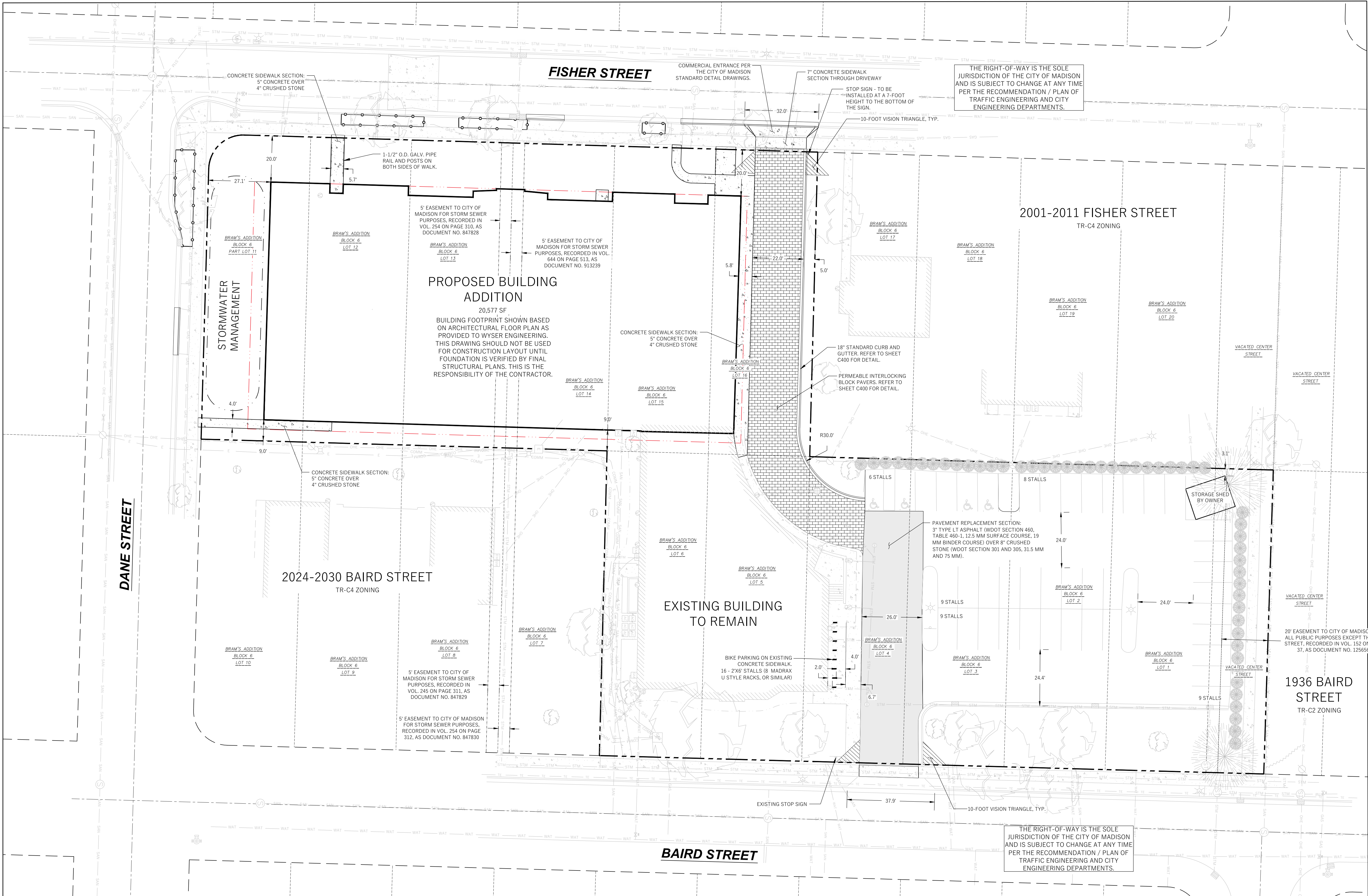
DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY. RECONNAISSANCE BY OTHERS, "TRIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE", THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHICH NOT INCLUDED WITHIN THE FIELD SURVEY OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTORS / BIDDERS RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- 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 OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING LOW DENSITY CONCRETE / FLOWABLE FILL.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
- RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
- 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.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (2019-06-01).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE MUNICIPAL EROSION CONTROL PERMIT AND FOLLOWING ALL APPLICABLE REQUIREMENTS.

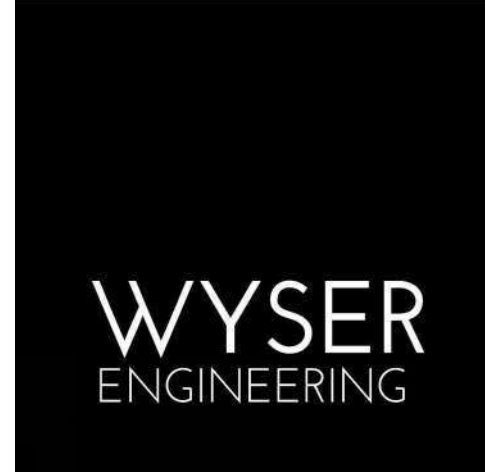




- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 13, 2015. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - 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.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
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 - 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.
 - 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.
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)) 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 POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 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.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

**ARCHITECTURE
ENGINEERING
INTERIOR DESIGN**

MADISON, WI | WAUKESHA, WI



**DESIGN
DEVELOPMENT**

**NOT FOR
CONSTRUCTION**

SITE INFORMATION BLOCK:

SITE ADDRESS: 2019-2023 FISHER STREET
SITE ACREAGE: 12,690 SQ. FT. (1.67 AC)
USE OF PROPERTY: COMMERCIAL
ZONING: TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT

SETBACKS:
FRONT YARD (FISHER STREET AND DANE STREET): 20 FEET
REAR YARD (NORTH PROPERTY LINE): 30 FEET
SIDE YARD (EAST PROPERTY LINE): 5 FEET
TOD MAXIMUM PRINCIPAL BUILDING SETBACK ON CORNER LOT, AT LEAST 30% OF STREET-FACING BUILDING FACADE SHALL BE SETBACK NO MORE THAN 20 FEET FROM THE PRIMARY STREET (FISHER STREET) AND NO MORE THAN 20 FEET FROM THE SECONDARY STREET (DANE STREET)

TOTAL NUMBER OF PARKING STALLS (INCLUDING FUTURE EXPANSION):
66 (60)
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4

TOTAL NUMBER OF BIKE STALLS: 10

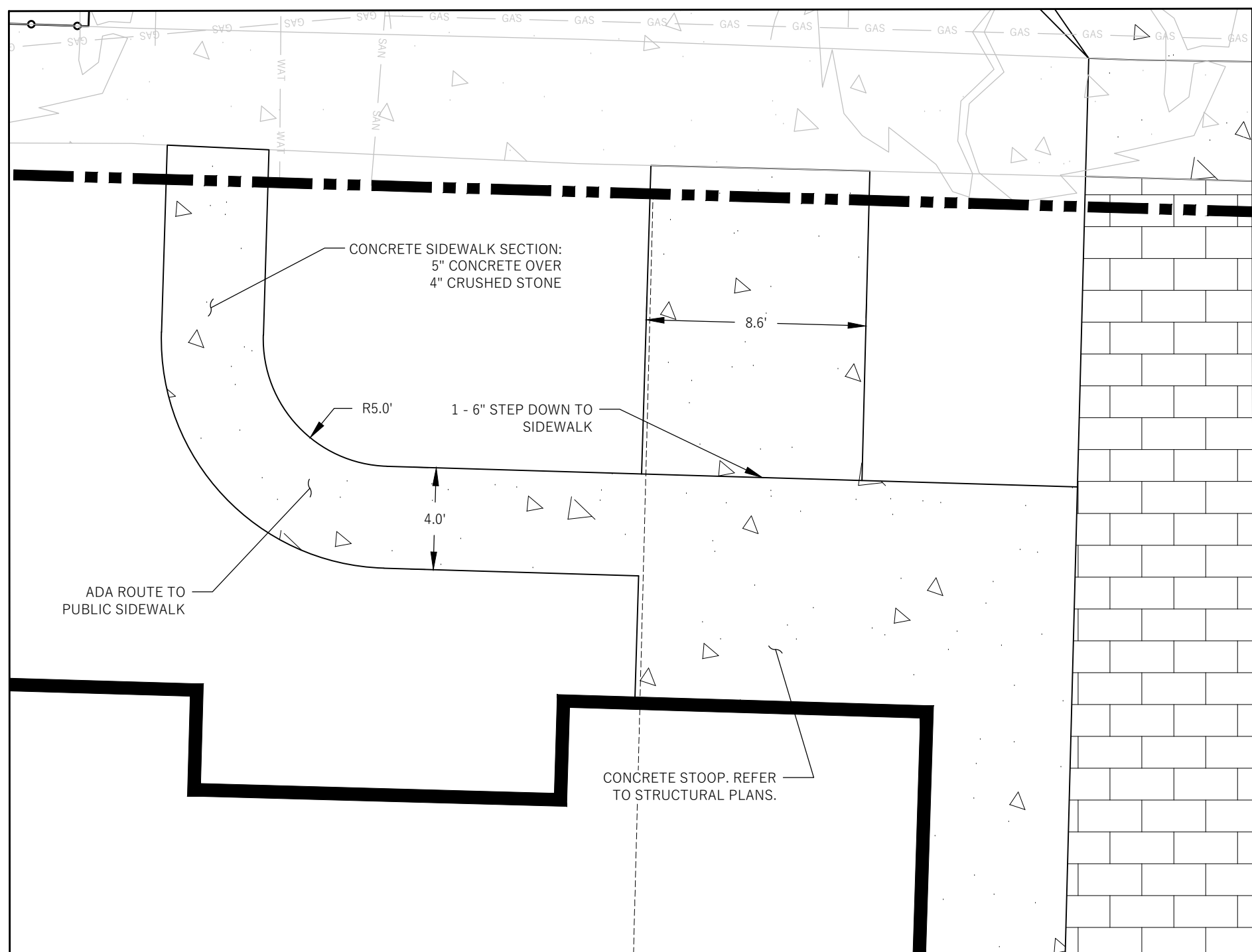
EXISTING IMPERVIOUS SURFACE AREA: 42,680 SQ. FT.
ROOFTOP: 15,945 SQ. FT.
PAVED: 26,735 SQ. FT.
EXISTING IMPERVIOUS SURFACE AREA RATIO: 58.7%

FINAL BUILDOUT IMPERVIOUS SURFACE AREA: 51,767 SQ. FT.
ROOFTOP: 28,339 SQ. FT.
PAVED: 23,428 SQ. FT. (3,920 SQ. FT. PERMEABLE PAVERS)

MAXIMUM IMPERVIOUS SURFACE: 65% (41,248 SQ. FT.)
PROPOSED IMPERVIOUS SURFACE: 65% (41,200 SQ. FT., INCLUDING PERMEABLE PAVERS)

MAXIMUM BUILDING COVERAGE: 50% (36,345 SQ. FT.)
PROPOSED BUILDING COVERAGE: 39% (28,339 SQ. FT.)

SITE PLAN
SCALE: 1" = 20'-0"



SITE PLAN - ENTRANCE DETAIL
SCALE: 1" = 5'-0"

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DATE	04/20/2026
PROJECT NO.	2026017

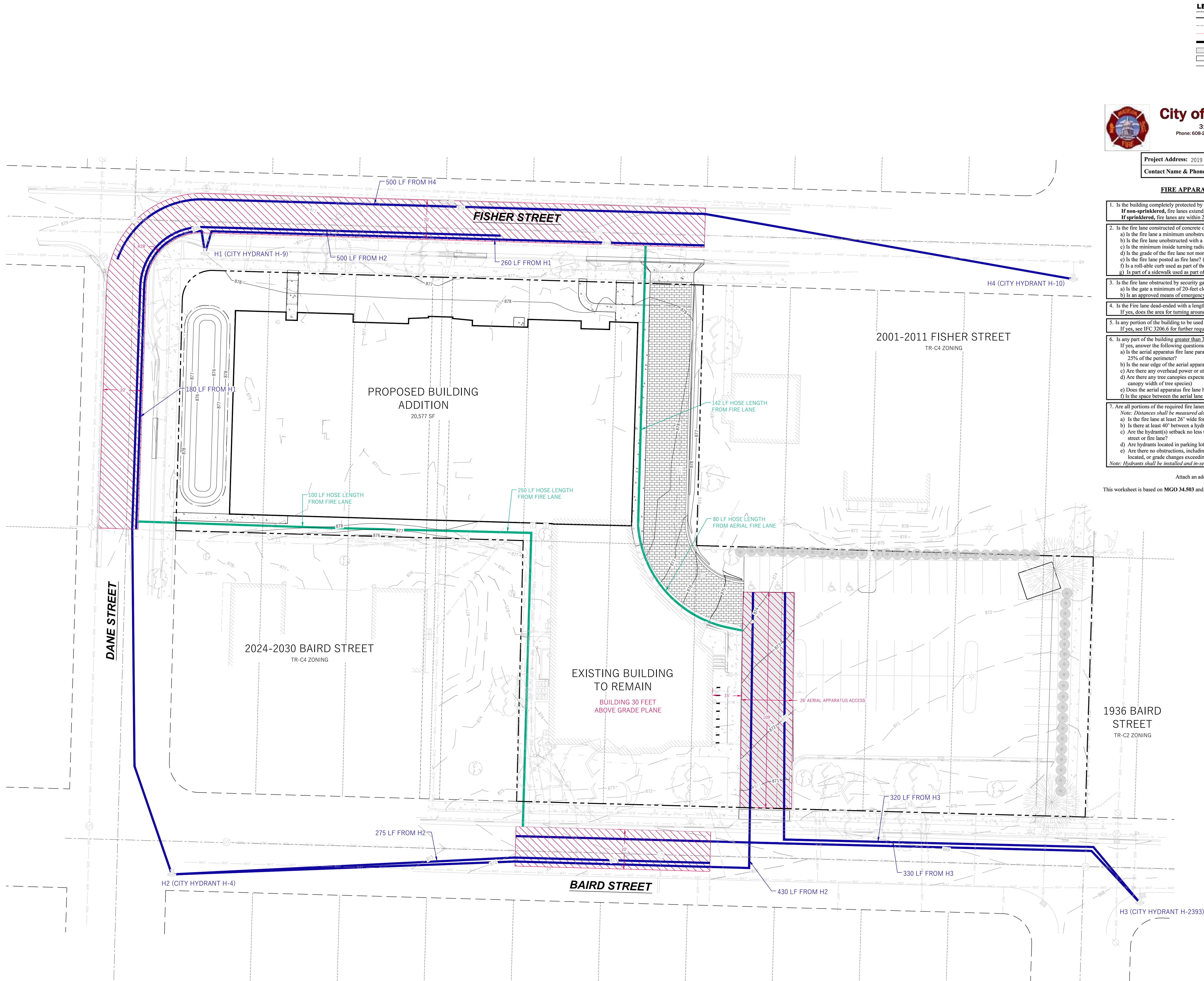
PROJECT TITLE
**MTZ FAMILY LIFE
CENTER**

2019 FISHER ST.
MADISON, WI 53713

SHEET NAME
SITE PLAN

SHEET NO.

C101



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK LINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

0' 10' 20' 30'
1" = 20' on 30"x42"
NTS on 11"x17"



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: 2019 FISHER STREET
Contact Name & Phone #: ADAM WATKINS - 608.437-1980

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?	☐ Yes	☒ No	☐ N/A
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:	☒ Yes	☐ No	☐ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ 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.	☒ Yes	☐ No	☐ N/A
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 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

WYSER
ENGINEERING

DESIGN
DEVELOPMENT

NOT FOR
CONSTRUCTION

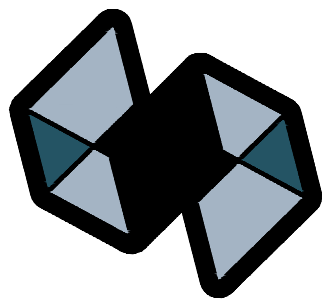
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MTZ FAMILY LIFE
CENTER

2019 FISHER ST.
MADISON, WI 53713

SHEET NAME
FIRE APPARATUS
ACCESS PLAN

SHEET NO.



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

WYSER
ENGINEERING

DESIGN
DEVELOPMENT

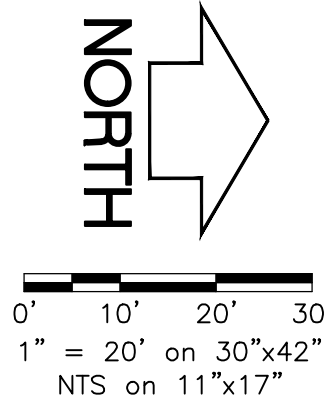
NOT FOR
CONSTRUCTION

GRADING, SEEDING & RESTORATION NOTES

- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- 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 2024).
- 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.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM SEWER
- SILT FENCE
- INLET PROTECTION

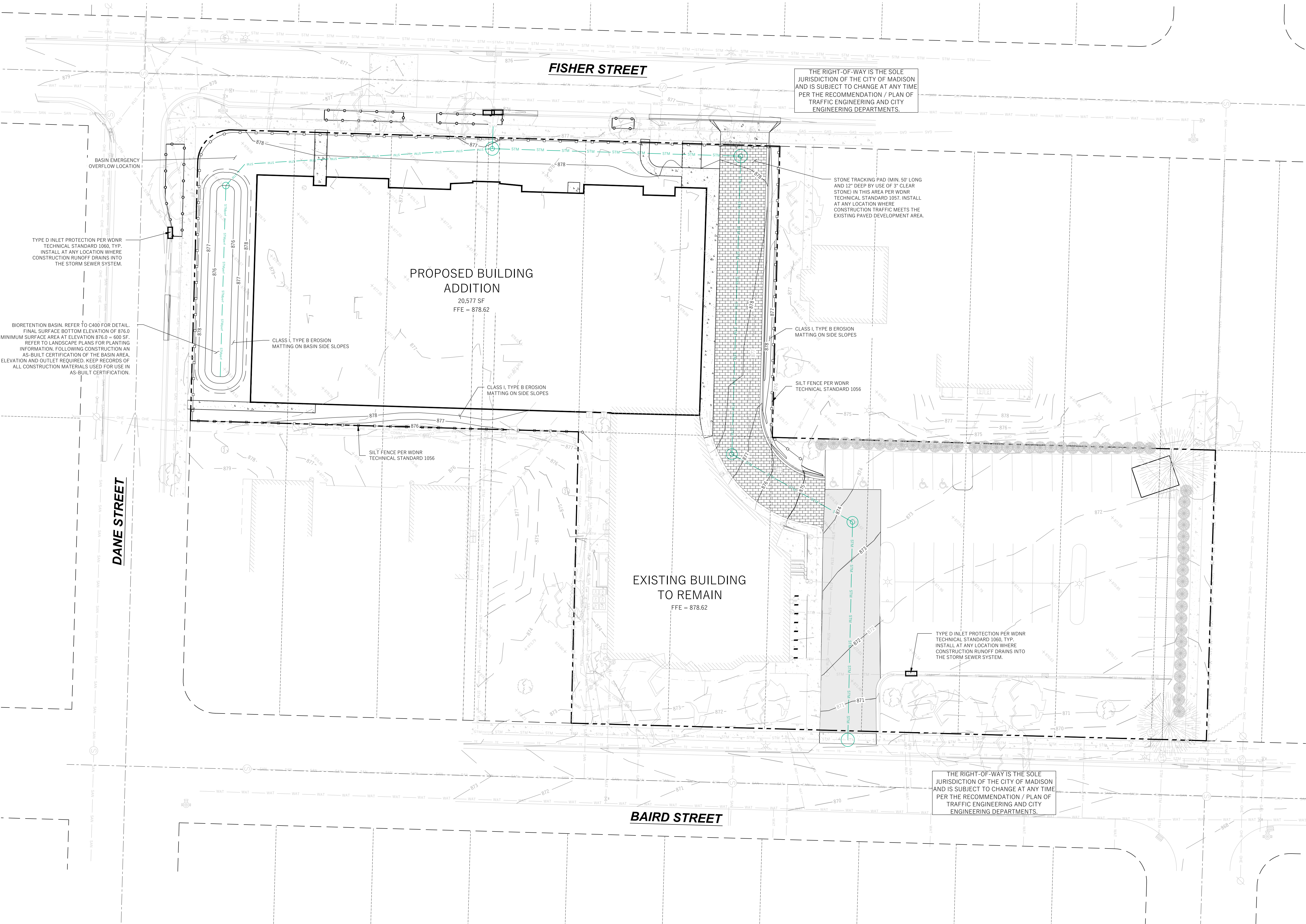


GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 13, 2025. 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.
- 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.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
- SECTION 107.13(1) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm> ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE CREATED BEFORE THE DEMOLITION OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 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.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- POST WDR 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 WDR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ENGINEER / CITY OF MADISON 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.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE CITY AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.2 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 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.
- REFER TO THE WDR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <https://www.cityofmadison.com/business/pw/specs.cfm>
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING AND CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1067 FOR ROCK CONSTRUCTION ENTRANCES.
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INSTALLATION. COMPLY WITH WDR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL. PER WDR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1061.
- 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.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDR TECHNICAL STANDARD DEWATERING #1061.
- CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDR TECHNICAL STANDARD SILT FENCE #1066. 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.
- 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 WDR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDR TECHNICAL STANDARD INTERM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- 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.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OUTSIDE OF 15 THROUGH COLD WEATHER, STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- 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 TO ENFORCE. REMOVE MATERIALS AND TRASH AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- 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.
- 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 HAULED 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).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1062.
- 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 WDR TECHNICAL STANDARD CHANNEL EROSION MAT #1063.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDR 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 WDR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <http://dwr.dane.wisconsin.gov/brrs/>
- INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <http://www.epa.gov/nodes/pubs/concretestashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.



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DRAWING SET	LAND USE SUBMITTAL
DATE	04/20/2026
PROJECT NO.	2026017

PROJECT TITLE
MTZ FAMILY LIFE
CENTER

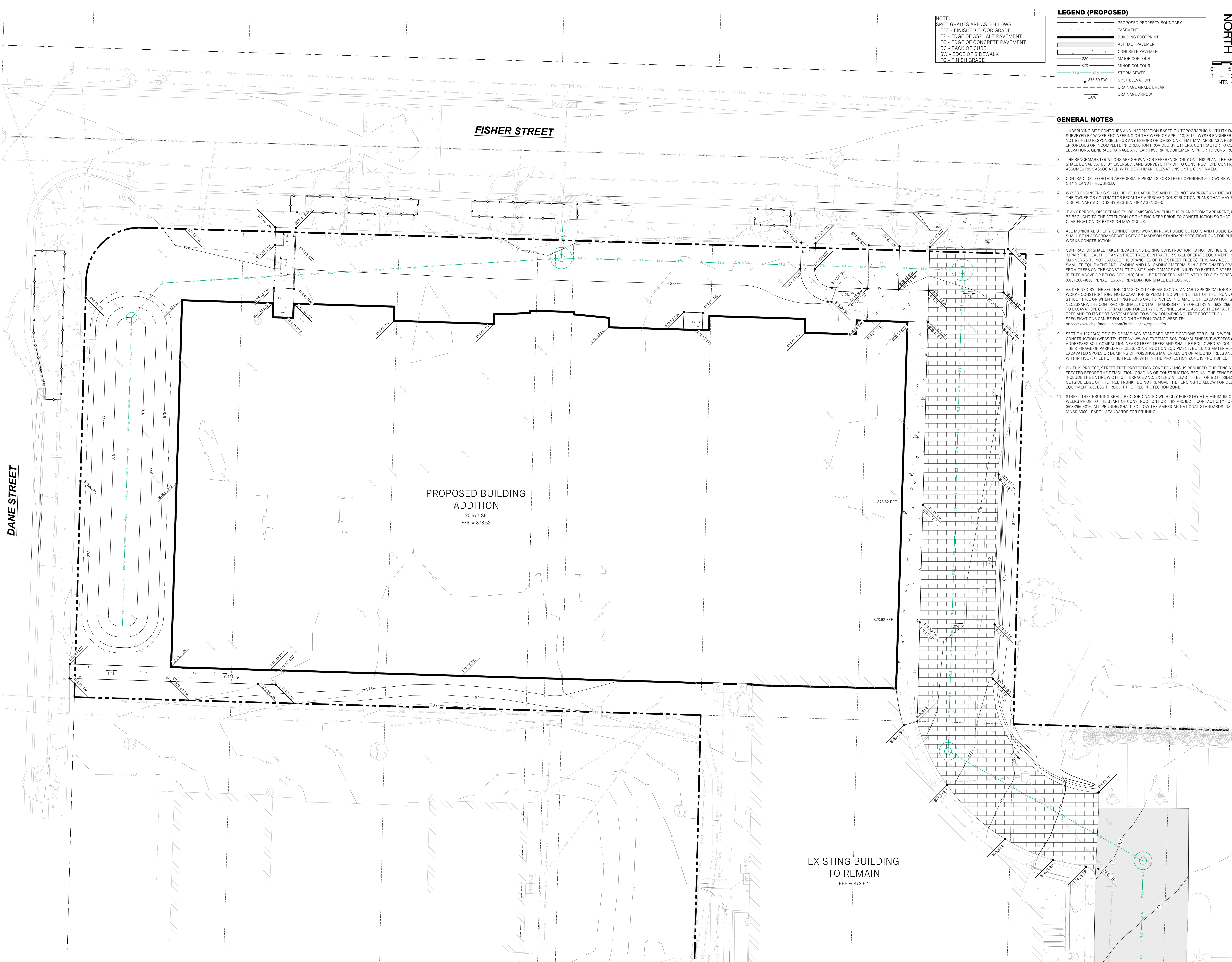
2019 FISHER ST.
MADISON, WI 53713

SHEET NAME

GRADING & EROSION
CONTROL PLAN

SHEET NO.

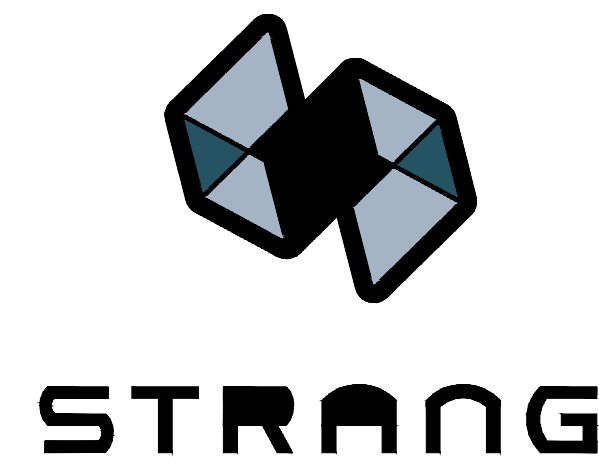
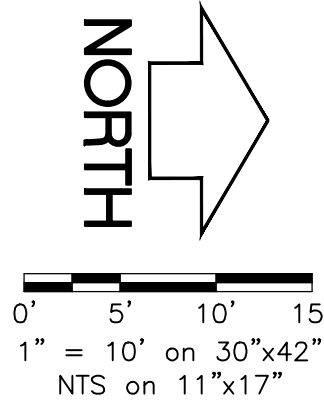
C200



NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM SEWER
- SPOT ELEVATION
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

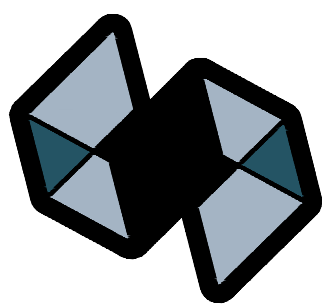


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GENERAL NOTES

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- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs/cfm>
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WEBSITE: <https://www.cityofmadison.com/business/pw/specs/cfm> 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 DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 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.
- STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.



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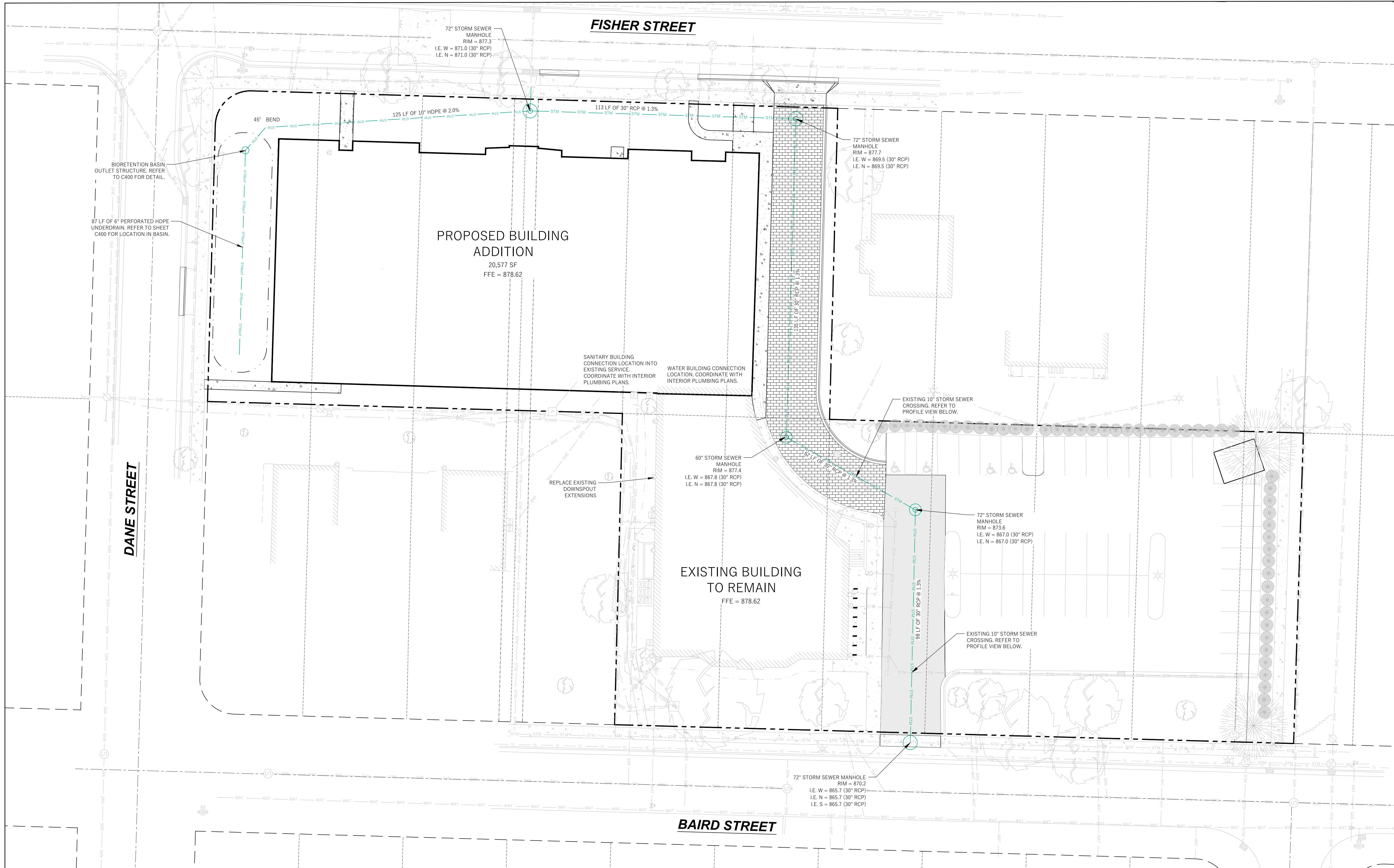
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

MADISON, WI | WAUKESHA, WI

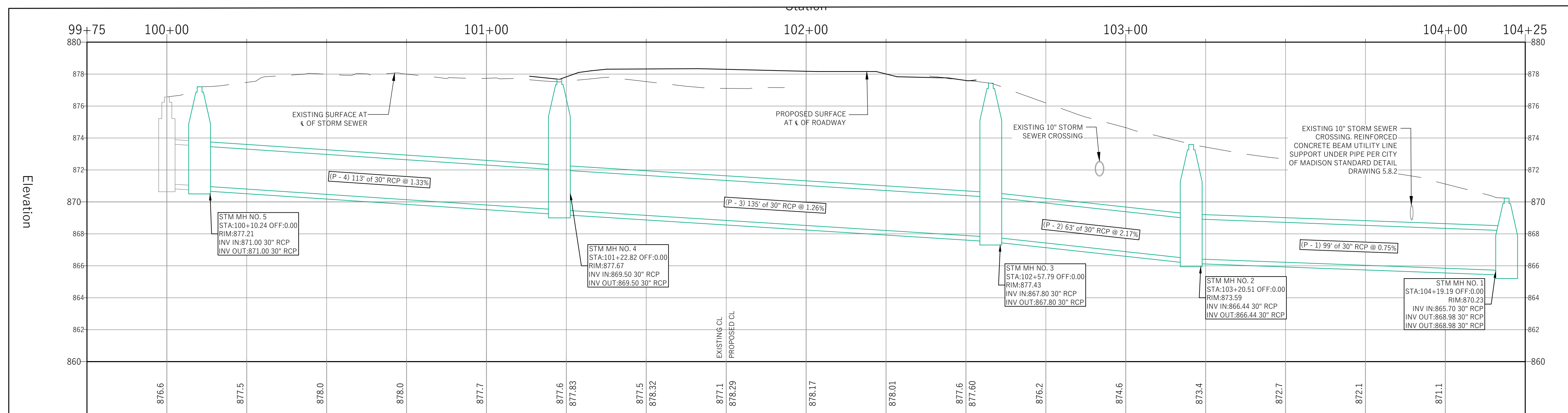
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UTILITY PLAN
SCALE: 1" = 20'-0"



PUBLIC STORM SEWER PROFILE
SCALE: 1" = 20'-0"

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DATE 04/20/2026
PROJECT NO. 2026017

PROJECT TITLE
MTZ FAMILY LIFE
CENTER

2019 FISHER ST.
MADISON, WI 53713

SHEET NAME
UTILITY PLAN

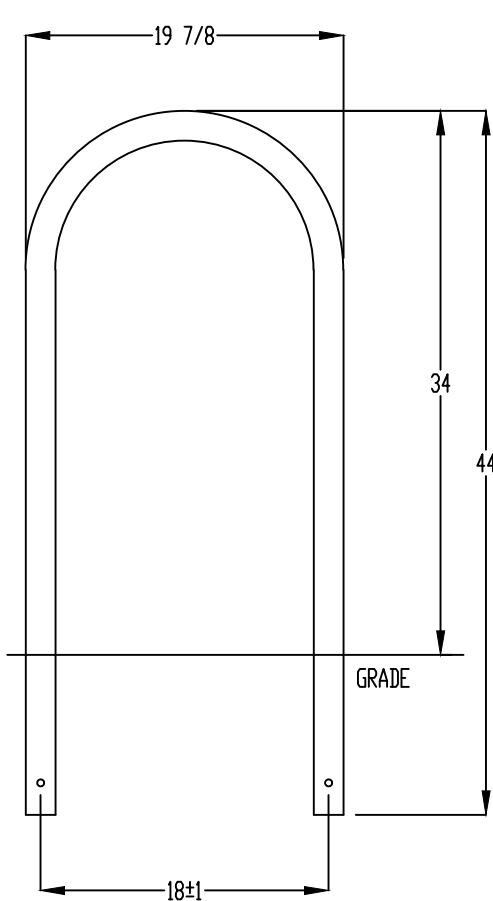
SHEET NO.

C300



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WYSER
ENGINEERING



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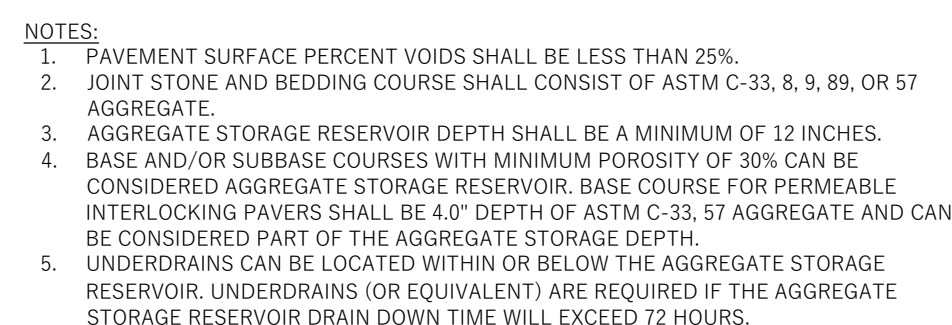
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RUNOFF BEING BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS, WHEN JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FENCES TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

SILT FENCE

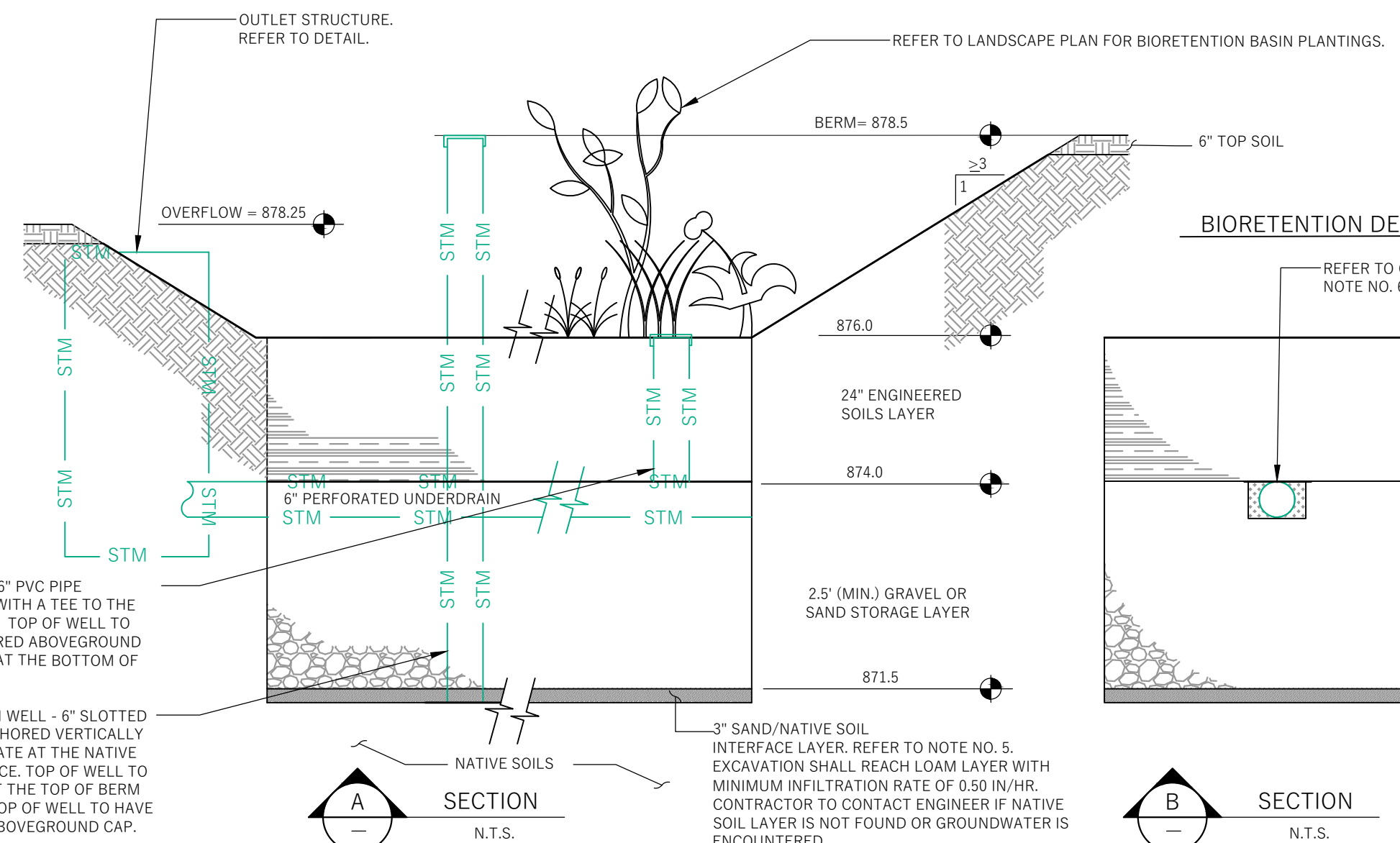


PERMEABLE PAVEMENT



1. DETAIL BASED ON WORN TECHNICAL STANDARD 1060. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED;
2. TAPER BOTTOM OF BAG TO MAINTAIN 8" 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 THOUGH THE CLEAR OPENING SUCH THAT THE HANGER REST FIRMLY ON THE LIP OF THE STRUCTURE.

TYPE D INLET PROTECTION

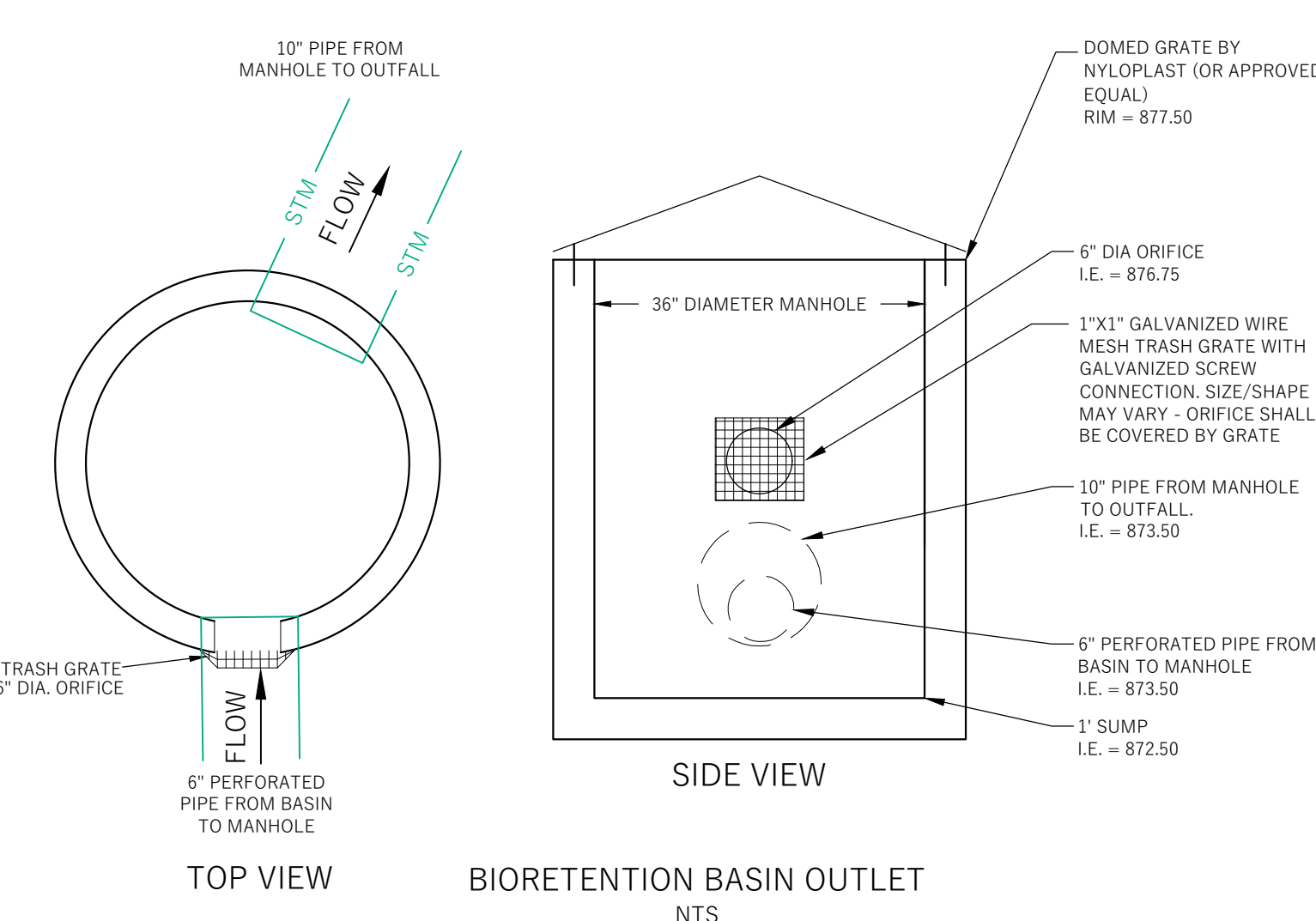


GENERAL NOTES:

- [illegible]

INFLTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIOTRETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIOTRETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS REQUIRED, COMPACTION OF THE INFILTRATION AREA SHALL BE COMPLETED PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUARTER STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE RECORDATORY COMPLIANCE INCLUDING, BUT NOT LIMITED TO, ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.



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PROJECT TITLE

MTZ FAMILY LIFE
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2019 FISHER ST.
MADISON, WI 53713

SHEET NAME
DETAILS

SHEET NO.

C400

LEGEND (PROPOSED)

	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	TREE PROTECTION FENCING
	BUILDING LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER TREATMENT FACILITY

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DESIGN DEVELOPMENT

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PROJECT TITLE

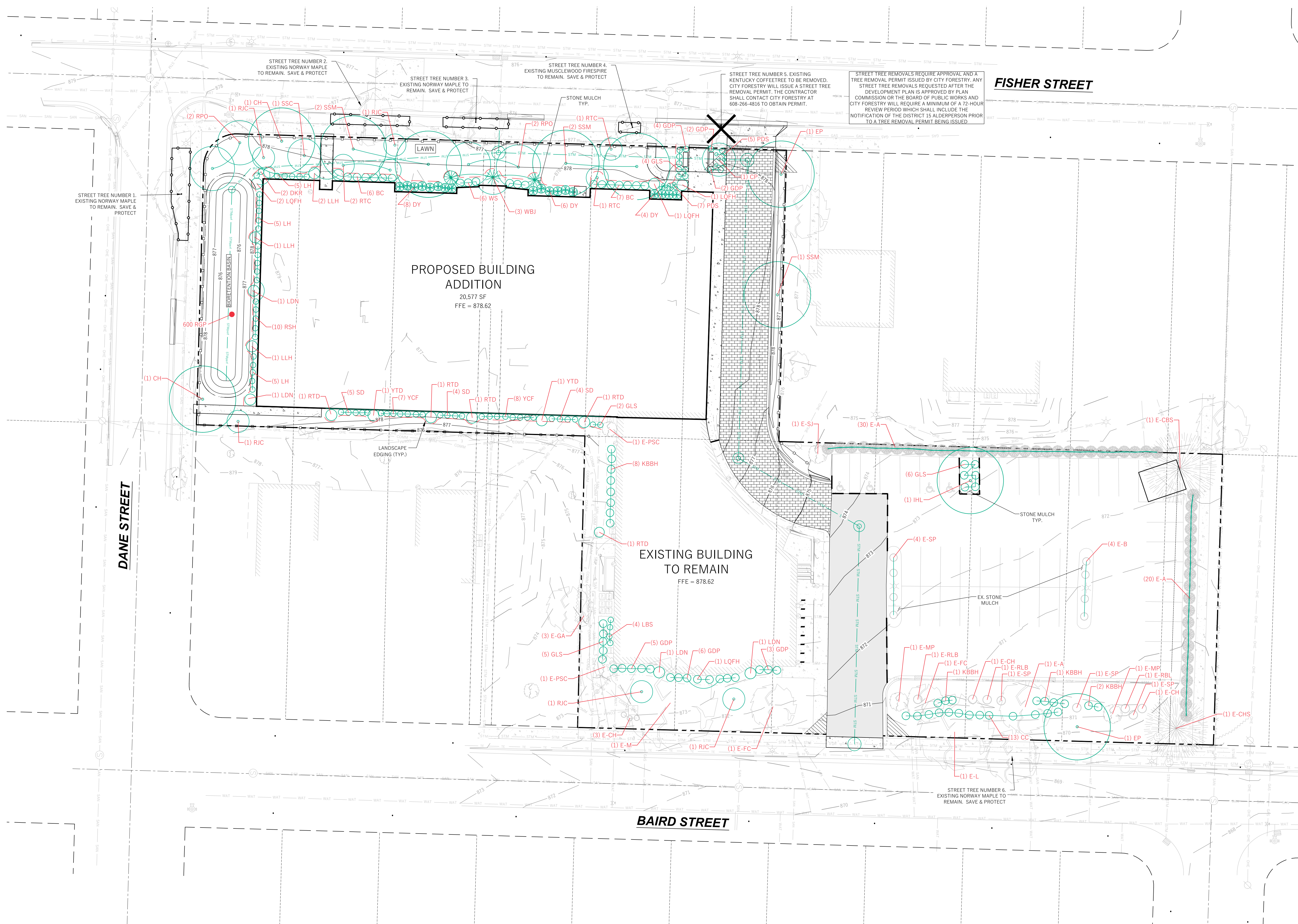
MTZ FAMILY LIFE
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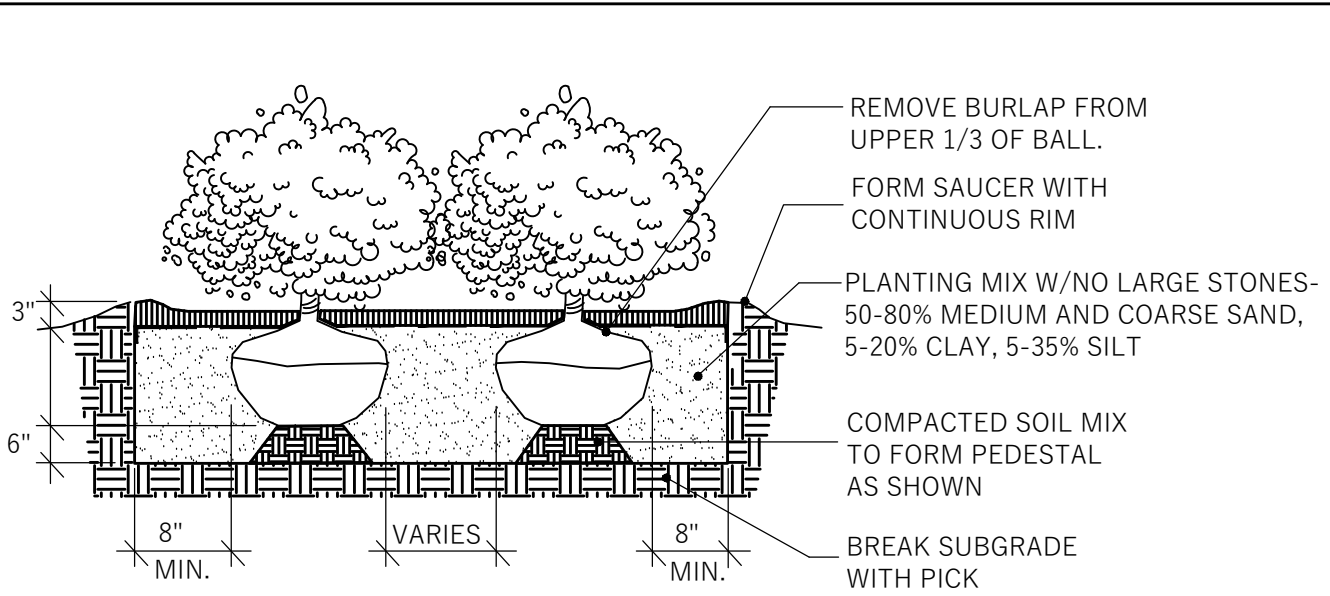
SHEET NAME
LANDSCAPE PLAN

SHEET NO.

L100

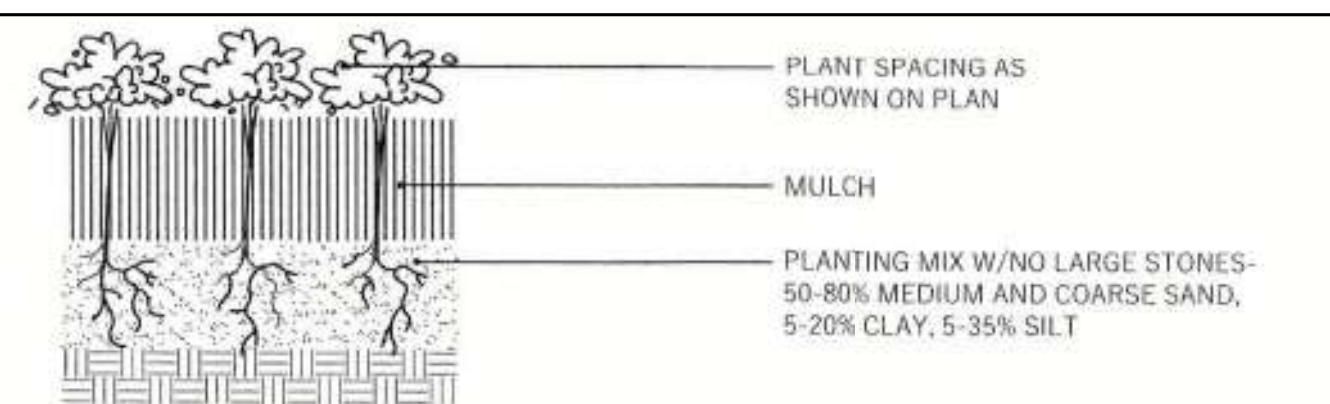


 **LANDSCAPE PLAN**
SCALE: 1" = 20'-0"



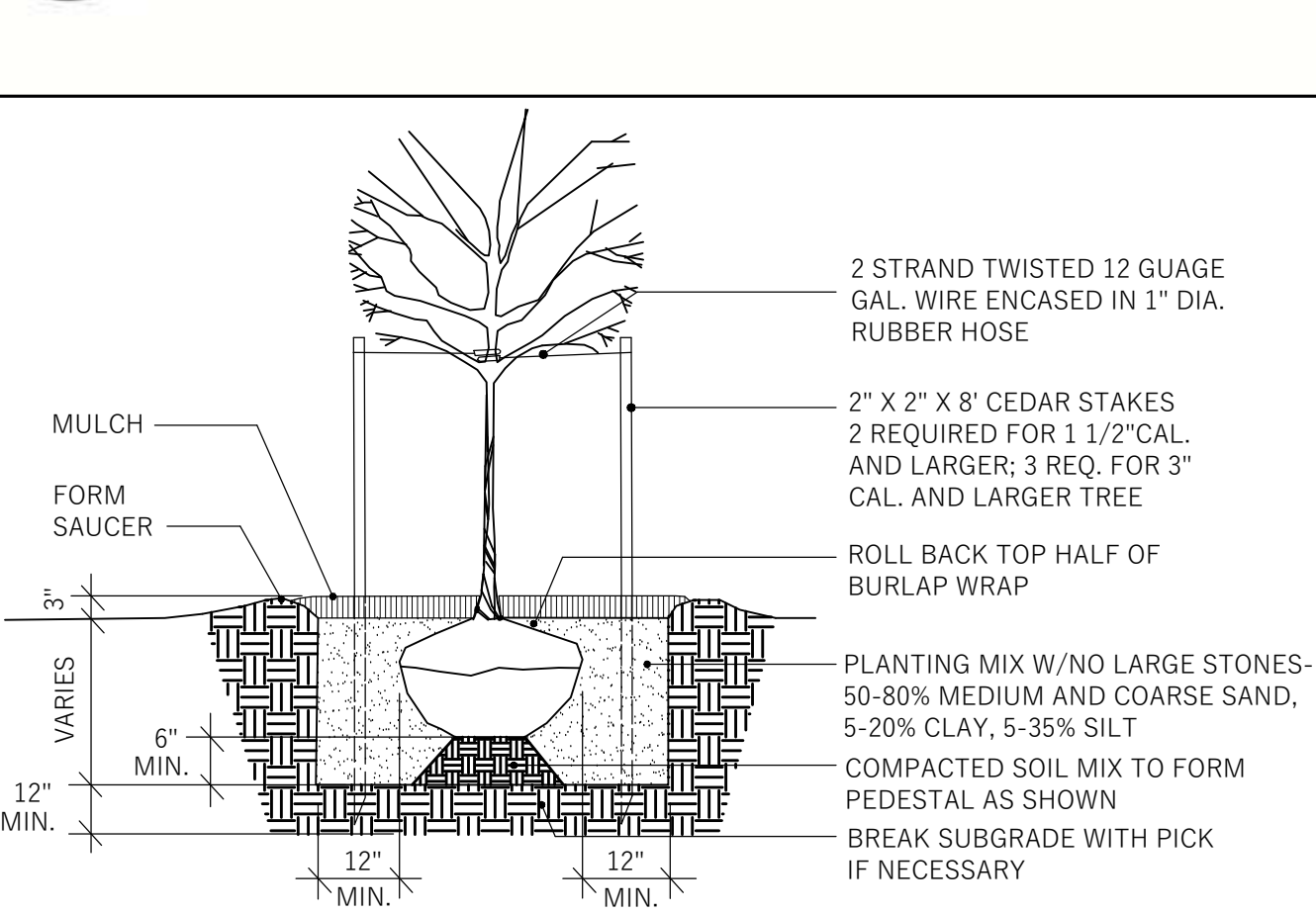
1 SHRUB PLANTING

NTS



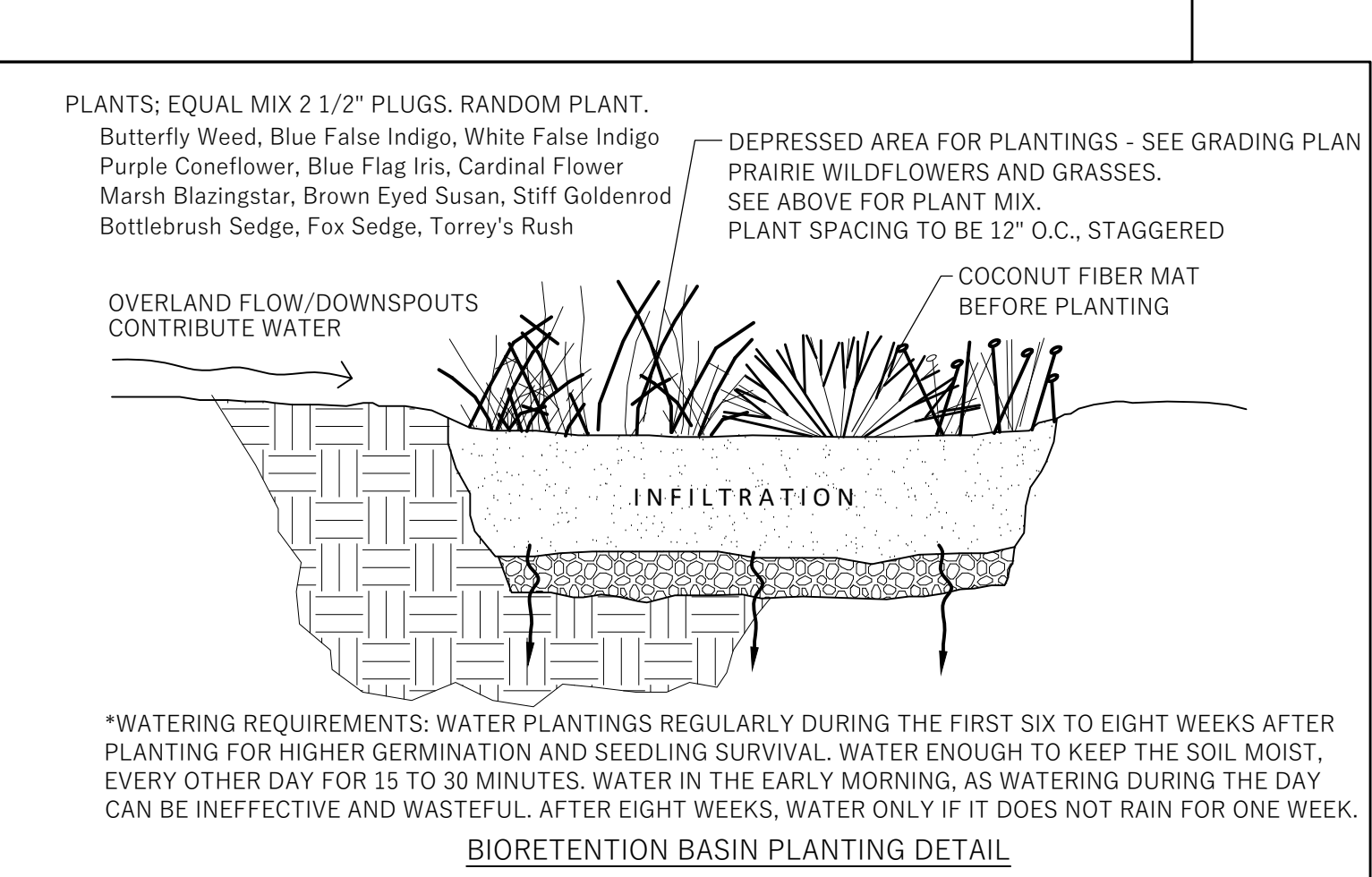
2 PERENNIAL PLANTING

NTS



3 TREE PLANTING

NTS



LANDSCAPE WORKSHEET

NTZ Expansion – 2019 Fisher Street, Madison, Wisconsin

Landscape Points Required	
Developed Area =	23,428 SF
Landscape Points: 23,428 SF/300 x 5 =	390 points
Total Landscape Points Required	
390 points	
Landscape Points Supplied	
Existing canopy trees – @ 35 =	105 points
Proposed canopy trees – 14 @ 35 =	490 points
Existing evergreen trees – 2 @ 35 =	70 points
Proposed evergreen trees – 0 @ 35 =	0 points
Existing ornamental trees – 4 @ 15 =	60 points
Proposed ornamental trees – 11 @ 15 =	165 points
Existing upright evergreen shrubs – 50 @ 10 =	500 points
Proposed upright evergreen shrubs – 3 @ 10 =	30 points
Existing deciduous shrubs – 40 @ 3 =	120 points
Proposed deciduous shrubs – 109 @ 3 =	327 points
Existing evergreen shrubs – 10 @ 4 =	40 points
Proposed evergreen shrubs – 18 @ 4 =	72 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 69 @ 2 =	138 points
Total landscape points supplied =	
2,039 points	
Lot Frontage Landscape Required	
(Section 28.142(5) Development Frontage Landscaping)	
One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontages. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.	
Fisher St. Dane St. Baird St. =	
677 LF	
Over story trees required 677/30 = 22.6	23 trees
Shrubs required (677/30) x 5 = 112.8	113 shrubs
Over story trees supplied	16 trees
Ornamental/Evergreen trees supplied	14 trees
Shrubs supplied	113 shrubs

PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
(17)					
Canopy Trees					
CH	2	3"	Common Hackberry	Celtis Occidentalis	BB
E-A	1	10"	Existing Ash	Fraxinus	EX
E-L	1	18"	Existing Linden	Tilia Americana	EX
E-M	1	24"	Existing Maple	Acer	EX
EP	2	2 1/2"	Excelsior Planetree	Platanus Acerifolia	BB
IHL	1	2 1/2"	Imperial Honeylocust	Gleditsia Inermis 'Imperial'	BB
RPO	4	2 1/2"	Royal Prince Oak	Quercus x Warei	BB
SSM	5	2 1/2"	State Street Maple	Acer Miyabei	BB
(14)					
Ornamental Trees					
CP	1	2"	Callery Pear	Pyrus Calleryana	BB
E-FC	2	8"	Existing Flowering Crab	Malus	EX
E-PSC	1	8"	Existing Purple Sand Cherry	Prunus Cistena	EX
RJC	5	2"	Red Jade Crab	Malus 'Red Jade'	BB
RTC	4	2"	Ruby Tears Crab Malus	Malus 'Ruby Tears'	BB
SSC	1	2"	Spring Snow Crab	Malus 'Spring Snow'	BB
(2)					
Tall Evergreen Trees					
E-CBS	2	50"	Colorado Blue Spruce	Picea Pungens 'Densata'	EX
(53)					
Low Evergreen Trees					
E-UA	50	25"	Existing Upright Arborvitae	Thuja Occidentalis	EX
WBJ	3	5"	Wichita Blue Juniper	Juniperus Scopulorum	BB
(123)					
Deciduous Shrubs					
BC	13	24"	Black Chokeberry	Aronia Melanocarpa	Pot
CC	13	18"	Cranberry Cotoneaster	Cotoneaster Apiculatus	Pot
E-CH	3	18"	Existing Clavey's Honeysuckle	Lonicera xylosteoides 'Clavey'	EX
E-RLB	3	30"	Existing Red Leaf Barbary	Berberis 'T. Atropurpurea'	EX
E-SP	6	24"	Existing Spirea	Spiraea Japonica	EX
GDP	22	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
GLS	17	18"	Gro Low Sunac	Rhus Aromatica	Pot
KBBH	17	24"	Kodiak Black Dwarf Honeysuckle	Diervilla	Pot
LDN	4	24"	Little Devil Ninebark	Physocarpus O. 'Donna May'	Pot
LLH	4	24"	Little Lime Hydrangea	Hydrangea Paniculata	Pot
LQFH	6	24"	Little Quick Fire H	Hydrangea Paniculata	Pot
RTD	5	24"	Red Twig Dogwood	Cornus Sericea	Pot
YTD	2	24"	Yellow Twig Dogwood	Cornus Sericea 'Flaviramea'	Pot
WS	6	24"	White Snowberry	Symphoricarpos Albus	Pot
(28)					
Evergreen Shrubs					
DY	18	24"	Densiform Yew	Taxus densiformis	Con
E-B	4	30"	Existing Boxwood	Buxus 'Green Velvet'	EX
E-GA	3	4"	Existing Globe Arborvitae	Thuja Occidentalis	EX
E-MP	2	6"	Existing Mugo Pine	Pinus Mugo	EX
E-SV	1	10"	Existing Savin Juniper	Juniperus Sabina	EX
(69)					
Perennials					
LBS	2	1 G	Little Bluestem	Schizachyrium Scoparium	Con
LH	15	1 G	Loyalist Hosta	Hosta 'Loyalist'	Con
PDS	12	1 G	Prairie Dropseed	Sporobolus Heterolepis	Con
RSH	10	1 G	Royal Standard Hosta	Hosta 'Royal Standard'	Con
SD	13	1 G	Shasta Daisy	Leucanthemum x superbum	Con
YCF	15	1 G	Yellow Cone Flower	Echinacea Paradoxa	Con

- NOTES:
- 1) All new lawn areas and disturbed existing lawn areas to receive a minimum of 6" of topsoil, bluegrass seed mix, starter fertilizer, and straw mulch.
 - 2) Lawn areas in swales and on slopes in excess of 5:1 shall be mulched with straw mat.
 - 3) All planting beds shall receive a minimum of 6" of topsoil.
 - 4) New foundation and parking island planting beds to be mulched with #2 washed river stone, to match existing stone mulch, spread to a depth of 3" over weed barrier fabric.
 - 5) Individual trees and shrub groupings in lawn areas to be mulched with #2 washed river stone, to match existing stone mulch, in plant rings (3' diameter) spread to a depth of 3" over weed barrier fabric.
 - 6) Foundation planting beds to be separated from turf areas with 5" black vinyl edge.



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PROJECT TITLE

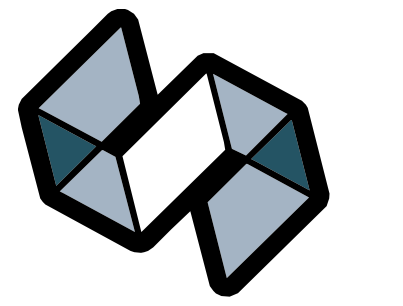
MTZ FAMILY LIFE
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2019 FISHER ST.
MADISON, WI 53713

SHEET NAME

LANDSCAPE DETAILS

SHEET NO.



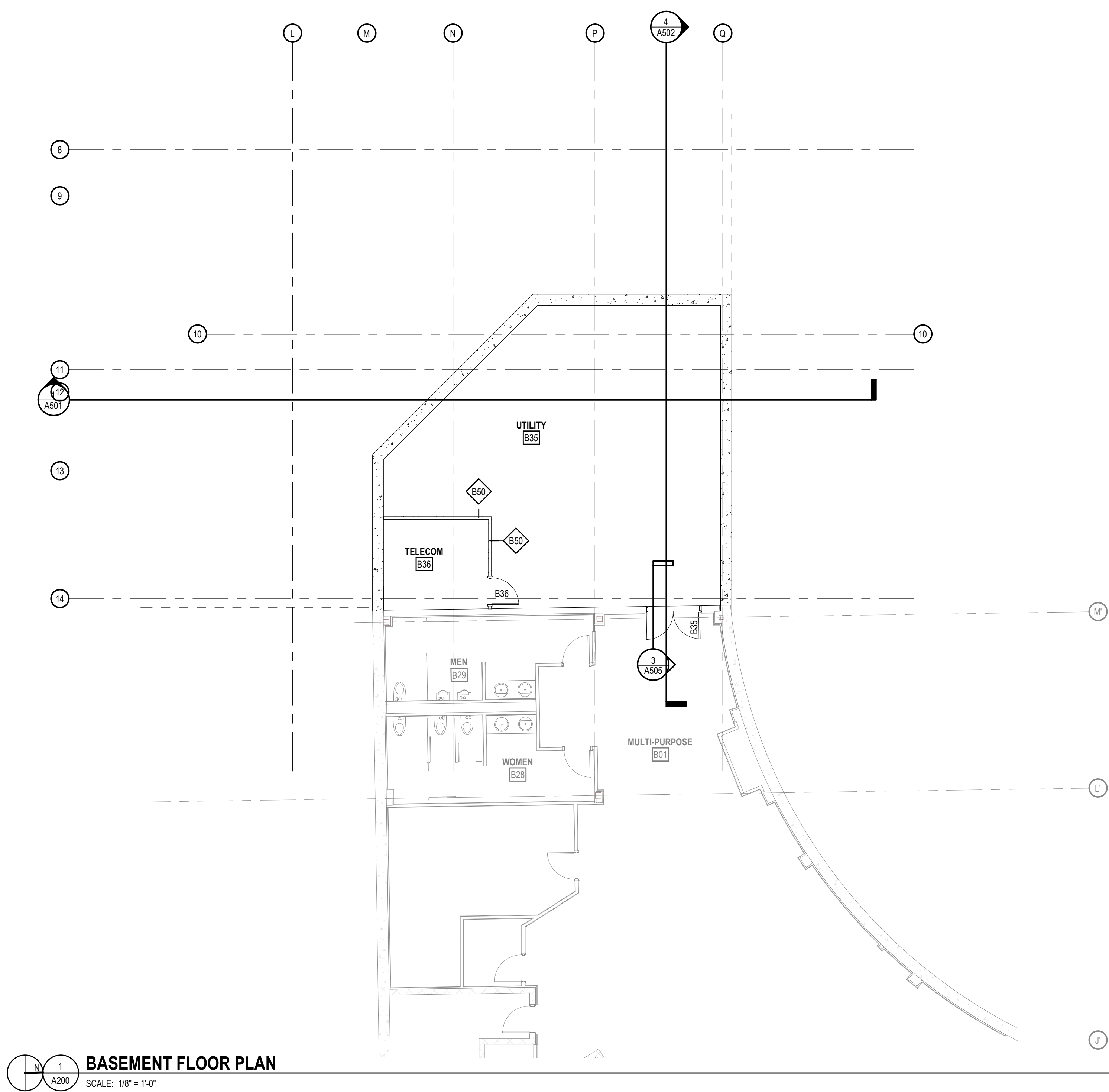
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INTERIOR DESIGN

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DEVELOPMENT

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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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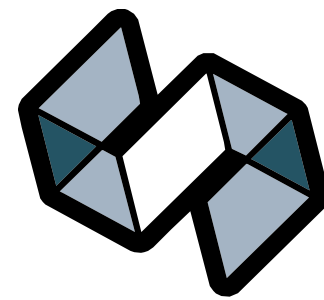
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SHEET NAME

BASEMENT FLOOR
PLAN

SHEET NO.

A200



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GENERAL FLOOR PLAN NOTES

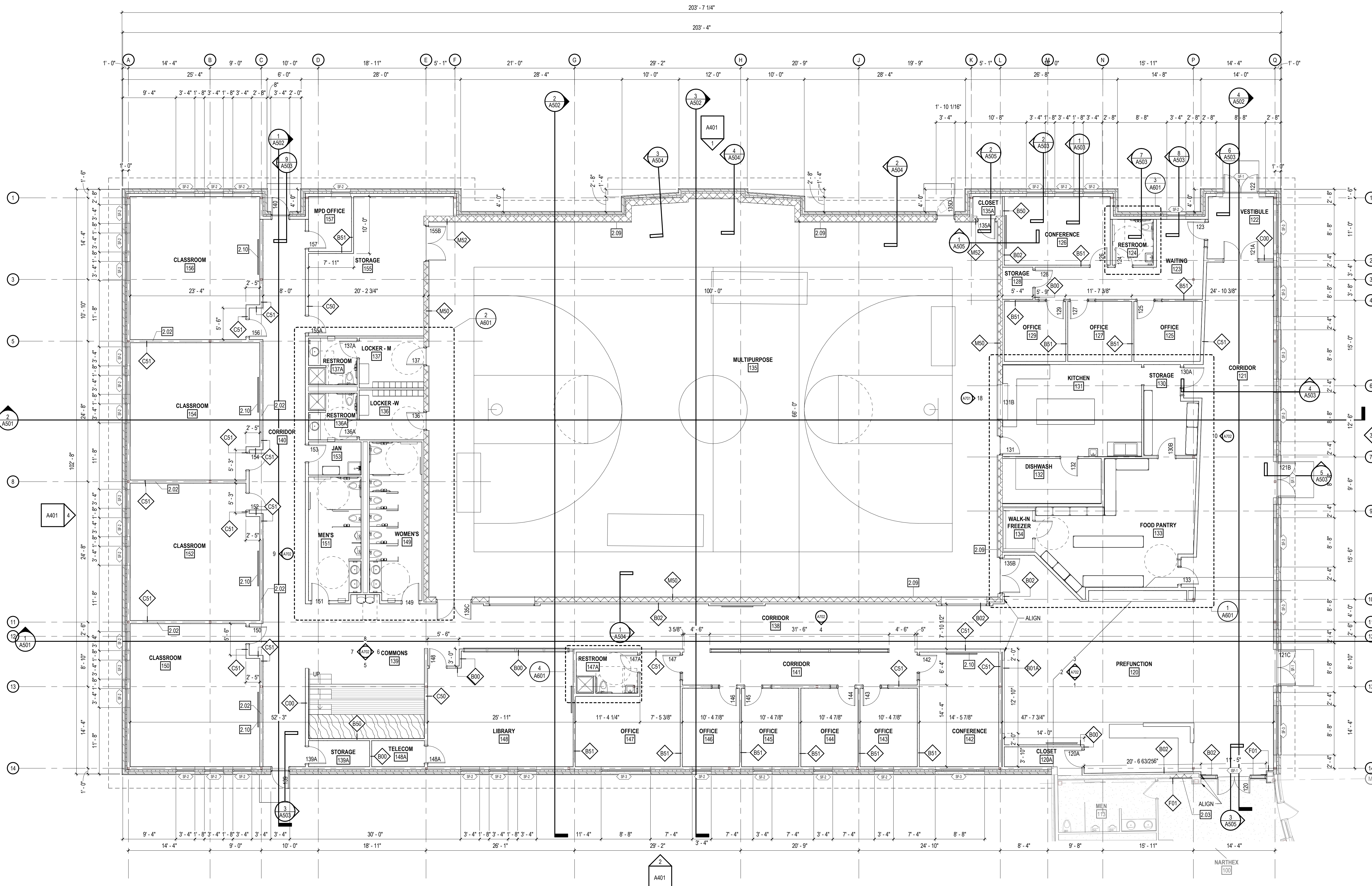
- ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF WORK. PROMPTLY REPORT INCONSISTENCIES IN THE DRAWINGS TO THE ARCHITECT FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY INCONSISTENCIES DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. DIMENSIONS ARE GIVEN FROM FACE TO FACE OF WALLS. SEE WALL SECTIONS AND PARTITION TYPES FOR DETAILS.
- WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED FROM DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- PATCH, PREPARE, AND / OR RESTORE WORK SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF DEMOLITION WORK. RESTORATION AND PATCHING WORK SHALL BE DONE IN A MANNER THAT MATCHES ADJACENT MATERIALS AND FINISHES. FIRE RATED WALLS TO BE RESTORED TO MAINTAIN REQUIRED FIRE RATINGS.
- PROTECT WORK IN PLACE DURING CONSTRUCTION. COORDINATE THE AVAILABILITY OF AREAS REQUIRING WORK WITH THE OWNER.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL WORK AND MODIFICATIONS REQUIRED FOR HVAC, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

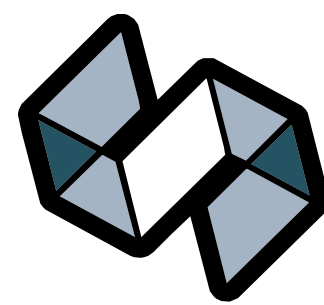
KEYNOTE LEGEND

2.02	CENTER PARTITION ON GRIDLINE
2.03	INFILL DOOR OPENING
2.09	CRASH SAFETY PAD ON WALL
2.10	TV MONITOR

DESIGN
DEVELOPMENT

NOT FOR
CONSTRUCTION





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GENERAL ROOF PLAN NOTES

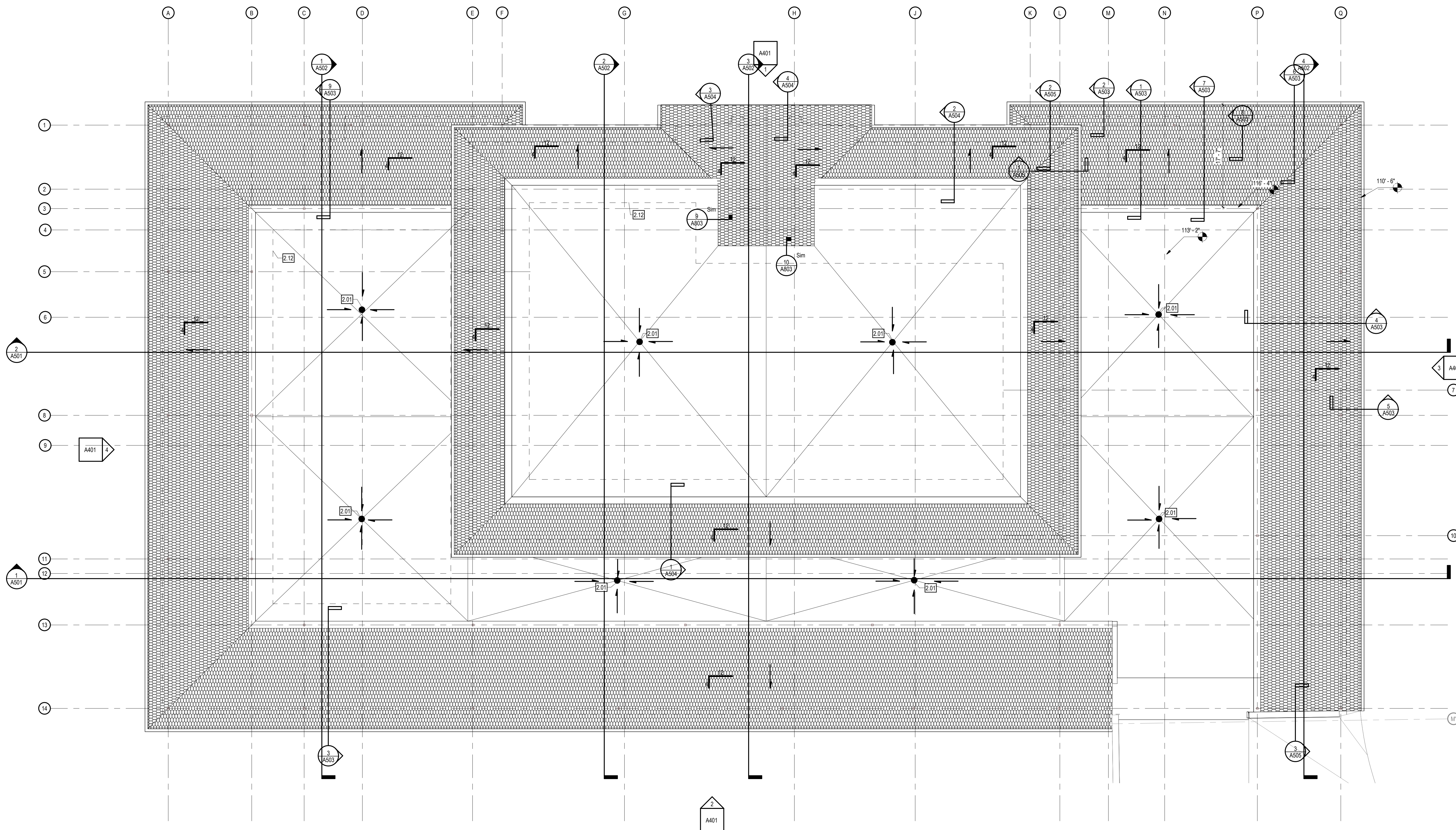
- 1 REFER TO OTHER DRAWINGS IN PLAN SET FOR ADDITIONAL INFORMATION AND COORDINATION.
- 2 VERIFY EXISTING CONDITIONS AT THE START OF ROOFING WORK TO CONFIRM DESIGN INTENT SHOWN ON PLANS.
- 3 NOTIFY ARCHITECT OF ANY FIELD DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION SHOWN ON PLAN.
- 4 PROVIDE TAPERED INSULATION CRICKETS AT EQUIPMENT CURBS FOR POSITIVE DRAINAGE TO ROOF DRAINS AND SCUPPERS.
- 5 REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS OF PLUMBING VENTS, STACKS, AND OTHER ROOF PENETRATIONS.
- 6 COMPLETE ROOFING WORK PER ROOFING MANUFACTURER'S STANDARD DETAILS TO MAINTAIN ROOFING MANUFACTURER'S WARRANTY.
- 8 ARROWS INDICATE DIRECTION OF DOWNWARD SLOPE, U.N.O.

KEYNOTE LEGEND

2.01	ROOF DRAIN
2.12	EXTENTS OF SOLAR PANEL ARRAY, SEE ELECTRICAL DRAWINGS

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DEVELOPMENT

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CONSTRUCTION



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

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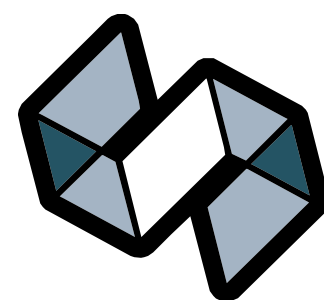
2019 FISHER ST.
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SHEET NAME

ROOF PLAN

SHEET NO.

A210



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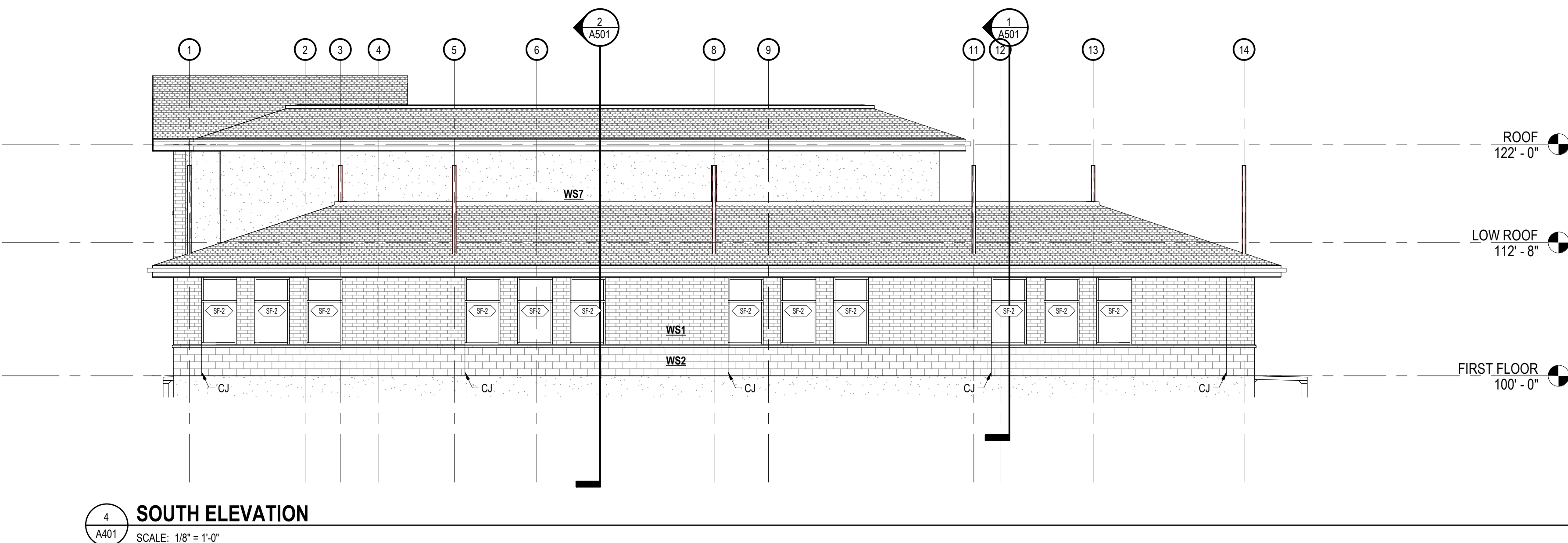
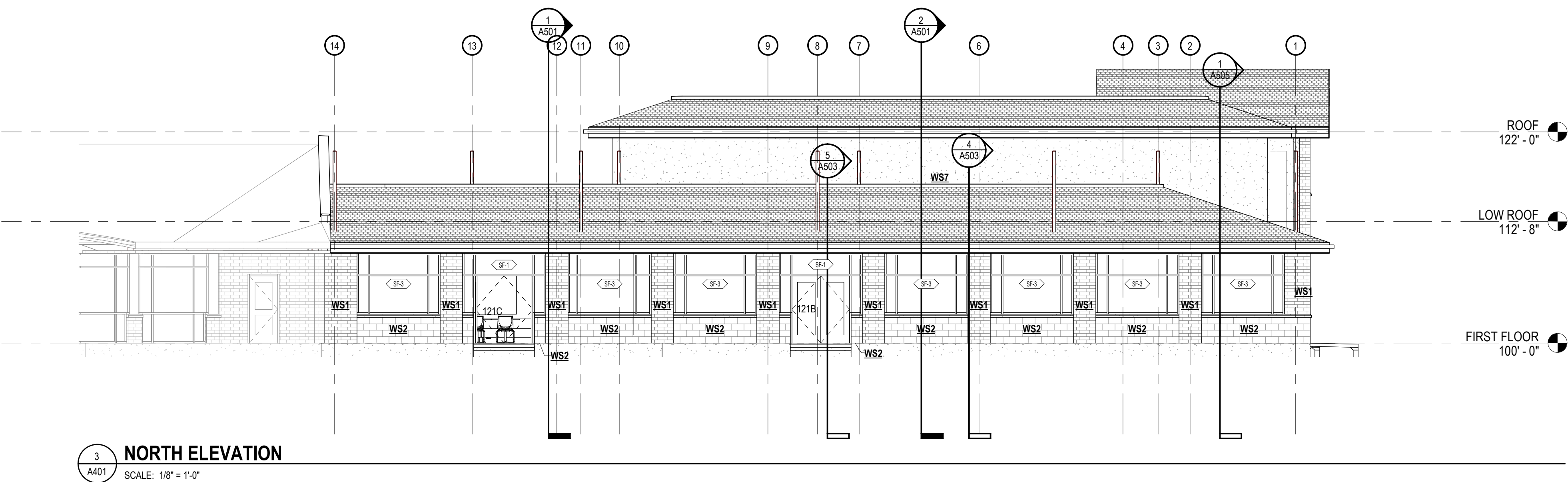
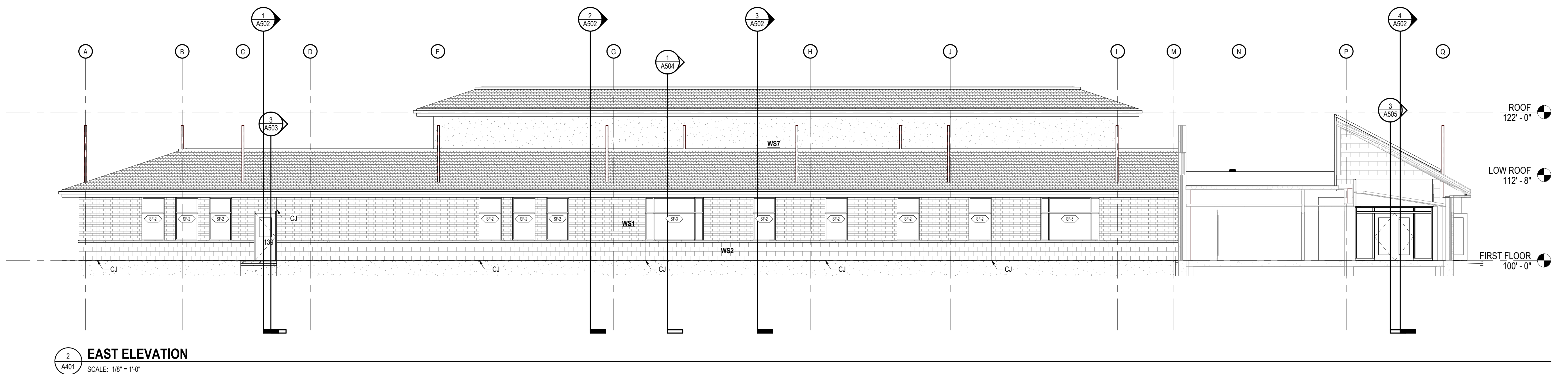
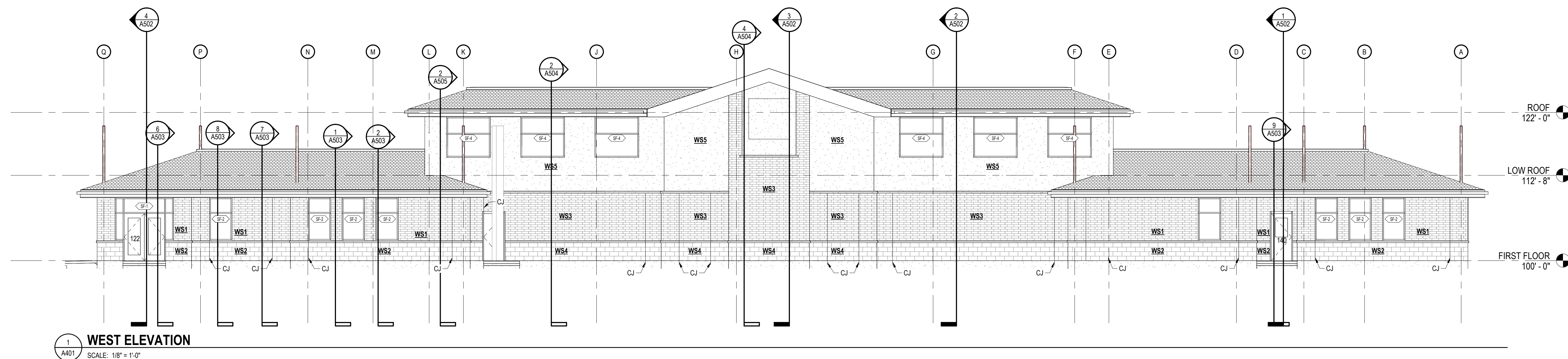
GENERAL EXT. ELEVATION NOTES

1

KEYNOTE LEGEND

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SHEET NAME

EXTERIOR
ELEVATIONS

SHEET NO.

A401