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

Pennsylvania Avenue | Front

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REGULATORY DATA:

BUILDING CODES:
OVERALL BUILDING: 2021 INTERNATIONAL BUILDING CODE

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

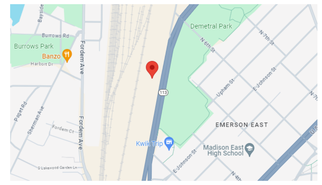
GENERAL BUILDING HEIGHT AND AREA:

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	55' - 0"

UNIT COUNT:

FIRST FLOOR	161
SECOND FLOOR	243
THIRD FLOOR	243
FOURTH FLOOR	225
TOTAL UNITS	873

LOCATION MAP:



ISSUANCES / REVISIONS		
NO:	DESCRIPTION:	DATE:
1	UDC + LAND USE SUBMITTAL	03/20/2024

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT TEAM

OWNER:
MADISON SQUARE STORAGE, LLC
902 WILLIAMSON STREET
MADISON, WI 53703

CONTACT: ERIC WELCH
EMAIL: PAINTINGERICWELCH@GMAIL.COM
PHONE: 608-770-4020

ARCHITECT:
ANGUS-YOUNG
555 SOUTH RIVER STREET
JANESVILLE, WI 53548

CONTACT: BRANDON ADLER
EMAIL: B.ADLER@ANGUSYOUNG.COM
PHONE: 608-756-2326

STRUCTURAL ENGINEER:
ANGUS-YOUNG
555 SOUTH RIVER STREET
JANESVILLE, WI 53548

CONTACT: CAMERON HEERON
EMAIL: C.HEERON@ANGUSYOUNG.COM
PHONE: 608-756-2326

LANDSCAPE ARCHITECT:
ANGUS-YOUNG
555 SOUTH RIVER STREET
JANESVILLE, WI 53548

CONTACT: KATIE UDELL
EMAIL: K.UDELL@ANGUSYOUNG.COM
PHONE: 608-756-2326

CIVIL ENGINEER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572

CONTACT: ADAM WATKINS
EMAIL: ADAM.WATKINS@WYSERENGINEERING.COM
PHONE: 608-473-1864

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.

Date

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

TITLE BLOCK

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

608.756.2326
www.angusyoung.com

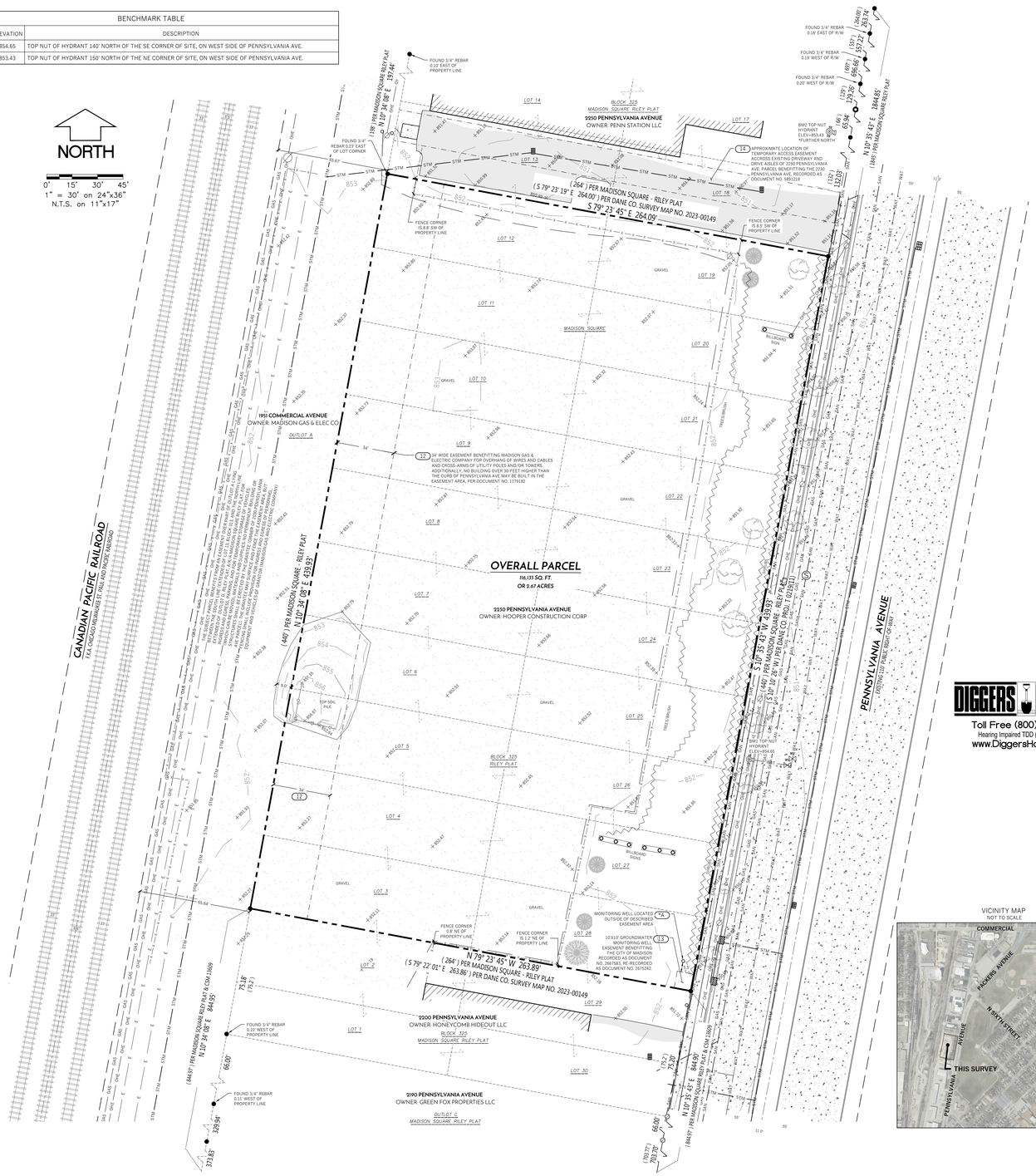
COVER SHEET

G001

C:\Revit\Local\Projects\76850rvA-V2023_ay_nasmith.rvt

Sheet Size: 30" x 42" (Arch E1)

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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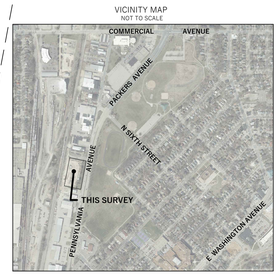
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

VICINITY MAP
NOT TO SCALE



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

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 12TH & 13TH, 2023.
2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE BEARS S 10°35' 43" W
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(12(B) ADJ).
4. 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.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
7. 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. 55025C0426H 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.

1. 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 INQUIRE OF PERSONS IN POSSESSION OF THE LAND.
2. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. 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.
   (7) MONITORING WELL LOCATED OUTSIDE OF DESCRIBED EASEMENT AREA.
9. 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 458, PAGE 489, AS DOCUMENT NO. 1178125 (ALSO EXCEPTION NO. 11 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 9-13, BLOCK 313 OF SAID RILEY PLAT. SAID PORTION OF OUTLOT A IS PART OF A PARCEL APPROXIMATELY 1600 FEET SOUTH WITH AN ADDRESS OF 2010 PENNSYLVANIA AVENUE, AND IS OWNED AT PRESENT BY CAH CO LLC.
10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND AND OTHER MATTERS SHOWN ON THE PLAT OF MADISON SQUARE RILEY PLAT, AS RECORDED IN JULY 16, 1903 IN VOLUME 03, PAGE 9 AS DOCUMENT NO. 253138, BUT DELETING AN COVENANT, CONDITION, 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 VIOLATE 42 USC 3604(c).
    THIS ITEM DOES AFFECT THE SUBJECT PARCEL, BUT THERE ARE NO SUCH MATTERS TO BE PLOTTED HEREON.
11. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE RIGHT OF WAY EASEMENTS RECORDED ON FEBRUARY 08, 1967 IN VOLUME 458, PAGE 489, AS DOCUMENT NO. 1178125.
    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 9-13, BLOCK 313 OF SAID RILEY PLAT. SAID PORTION OF OUTLOT A IS PART OF A PARCEL APPROXIMATELY 1600 FEET SOUTH WITH AN ADDRESS OF 2010 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.
12. UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A CORPORATION, DATED DECEMBER 30, 1966, RECORDED/FILED FEBRUARY 28, 1967, IN VOLUME 459 OF MISC, PAGE 165, AS DOCUMENT NO. 1179182.
    THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
13. EASEMENT FOR GROUNDWATER MONITORING WELL GRANTED TO CITY OF MADISON, A MUNICIPAL CORPORATION BY HOOPER CONSTRUCTION CORPORATION RECORDED IN MARCH 31, 1995 AS VOLUME 29584, PAGE 1 AS DOCUMENT NO. 2667583. THE ABOVE DOCUMENT WAS RE-RECORDED MAY 11, 1995 IN/AS VOLUME 29827, PAGE 45 AS DOCUMENT NO. 2675242 OF OFFICIAL RECORDS.
    THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
14. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE ACCESS EASEMENT AGREEMENT RECORDED ON MARCH 16, 2023, AS DOCUMENT NO. 5892218.
    THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.
15. 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 SIGN SITE LEASE RECORDED OCTOBER 30, 2012 AS DOCUMENT NO. 4927539 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

TO: 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(c), 8, 9, 11(a), 13, 14, 16, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 12-13, 2023 DATE OF PLAT OR MAP: JULY, 14, 2023.

IN ACCORDANCE WITH SECTION 3.B OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN, ITEM A-E 7.05(8) 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 BELIEF 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

WISCONSIN REGISTERED PROFESSIONAL LAND SURVEYOR
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN

WYSER ENGINEERING

PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
MWATTERSON@WYSERENG.COM

PREPARED FOR:
MR. WILLIAM BUTCHER
2117 LAKELAND AVE.
MADISON, WI 53703

SURVEYED BY: MAL-DZ
DRAWN BY: ZMR
APPROVED BY: WPW

2230 PENNSYLVANIA AVENUE
MADISON, WI 53704

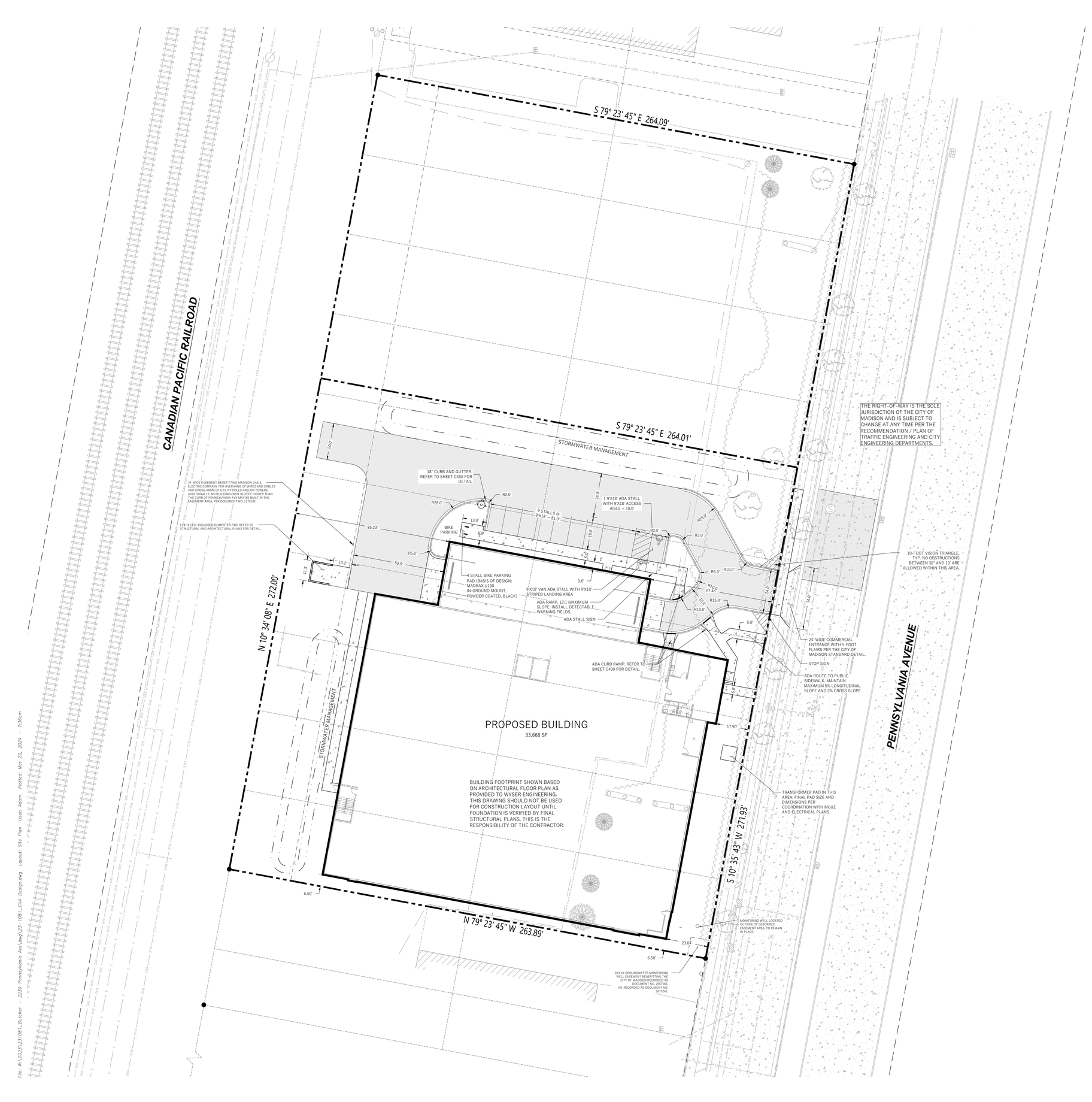
LOTS 3-12 & 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, BEING LOCATED IN PART OF THE SW1/4 OF THE NW1/4 & PART OF THE SE1/4 OF THE NW/14 SECTION6-T7N-R10E CITY OF MADISON, DANE COUNTY, WI

Sheet Title: **ALTA/NSPS LAND TITLE SURVEY**

Revisions:		
No.	Date:	Description:

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

Wyser Number	21-1081
Set Type	SURVEY
Date Issued	7/17/2023
Sheet Number	C-001



LEGEND (PROPOSED)

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

NORTH

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 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.

SITE INFORMATION BLOCK:

SITE ADDRESS: 2230 PENNSYLVANIA AVENUE
SITE ACREAGE: 71,787 SQ.FT. (1.65 AC)
USE OF PROPERTY: INDUSTRIAL
ZONING: INDUSTRIAL - LIMITED (IL)

SETBACKS:
- FRONT YARD: 5 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: 33,668 SQ.FT.
- PAVED: 15,338 SQ.FT.
- GRAVEL: 4,048 SQ.FT.

PROPOSED LOT COVERAGE: 73.9%

MAXIMUM LOT COVERAGE 75%

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

WYSER ENGINEERING

2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

PENNSYLVANIA AVENUE
STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	23-1081
Set Type	REVIEW
Date Issued	03/20/2024
Sheet Number	C100

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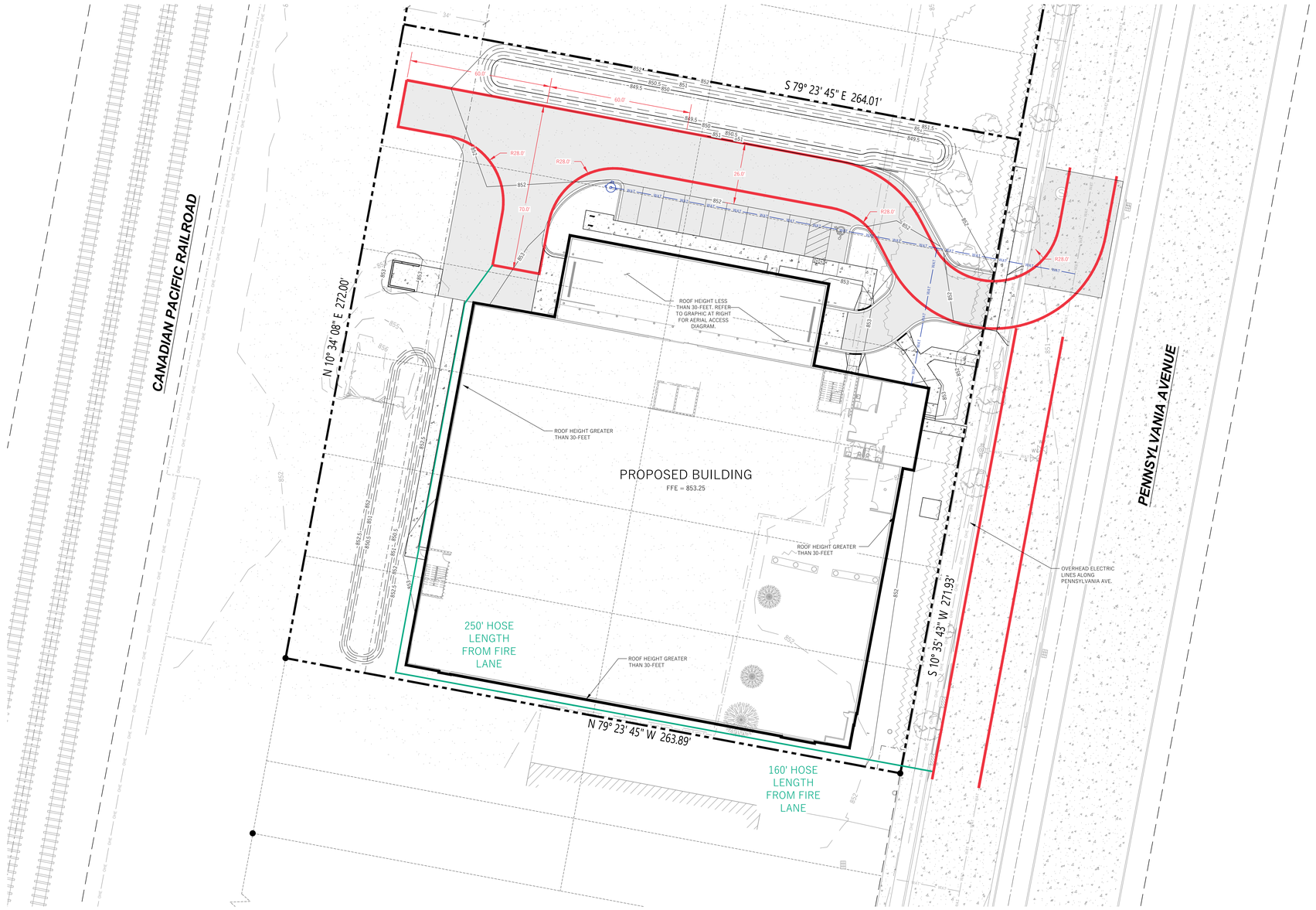


NORTH

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

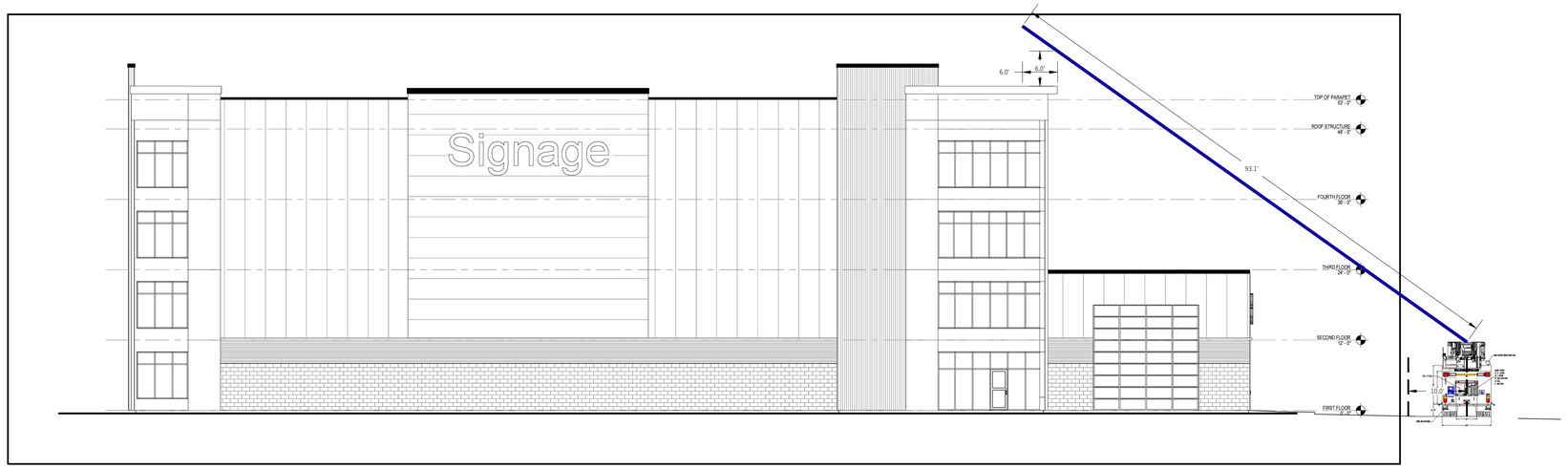
FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X] Yes	[ ] No	[ ] N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ] Yes	[ ] No	[X] N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X] Yes	[ ] No	[ ] N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X] Yes	[ ] No	[ ] N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X] Yes	[ ] No	[ ] N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X] Yes	[ ] No	[ ] N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X] Yes	[ ] No	[ ] N/A
d) Is the grade of the fire lane not more than a slope of 8%?	[X] Yes	[ ] No	[ ] N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ] Yes	[ ] No	[X] N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ] Yes	[ ] No	[X] N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ] Yes	[X] No	[ ] N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ] Yes	[X] No	[ ] N/A
a) Is the gate a minimum of 20-feet clear opening?	[ ] Yes	[ ] No	[X] N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ] Yes	[ ] No	[X] N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? 230' FROM CENTER OF TEE TURNAROUND TO END OF AERIAL APPARATUS LANE	[X] Yes	[ ] No	[ ] N/A
If yes, does the area for turning around fire apparatus comply with N.F.P.A. 1901?	[X] Yes	[X] No	[ ] N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	[ ] Yes	[X] No	[ ] N/A
6. Is any part of the building greater than 30-feet above the grade plane?	[X] Yes	[ ] No	[ ] N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	[X] Yes	[ ] No	[ ] N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[X] Yes	[ ] No	[ ] N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ] Yes	[X] 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	[X] No	[ ] N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[X] Yes	[ ] No	[ ] N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[X] Yes	[ ] No	[ ] N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	[X] Yes	[ ] No	[ ] N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus..			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? 32' FOR THE PRIVATE HYDRANT 17' FOR THE PUBLIC HYDRANT	[X] Yes	[ ] No	[ ] N/A
b) Is there at least 40' between a hydrant and the building?	[ ] Yes	[X] 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?	[X] Yes	[ ] No	[ ] N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[X] 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?	[X] 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

2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

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'
Wyser Number	23-1081
Set Type	REVIEW
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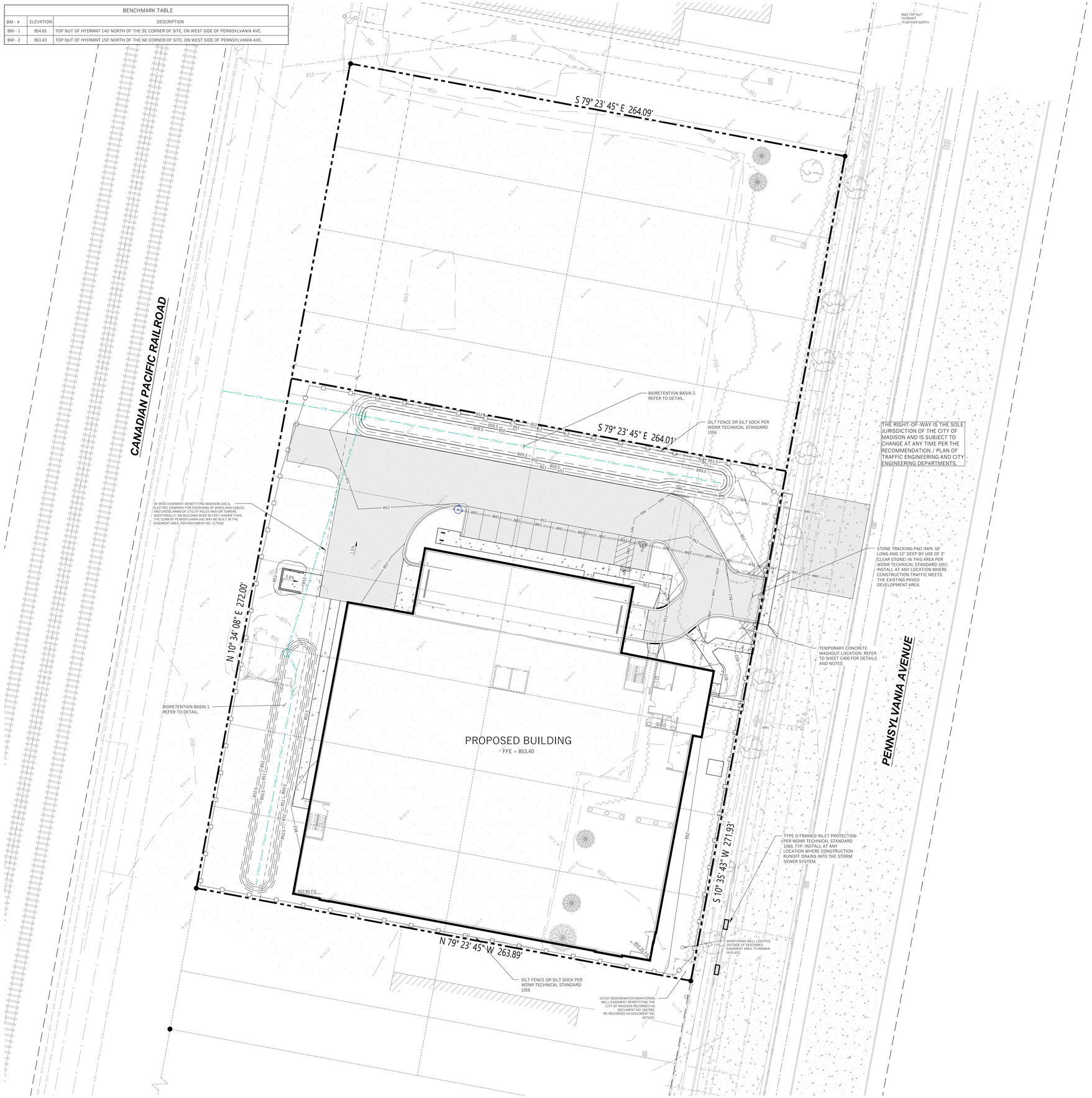
BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	854.65	TOP NUT OF HYDRANT 140' NORTH OF THE SE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.
BM - 2	853.43	TOP NUT OF HYDRANT 150' NORTH OF THE NE CORNER OF SITE, ON WEST SIDE OF PENNSYLVANIA AVE.



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 850 PROPOSED MAJOR CONTOUR
- 852 PROPOSED MINOR CONTOUR
- STM STM PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 851.25 EP SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

NORTH

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 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 WDNR 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 WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / CITY OF MADISON / WDNR HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON BUILDING INSPECTOR TO SCHEDUAL 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 WDNR 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 WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR 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 WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
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-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
16. INSTALL AND MAINTAIN SILT FENCING PER WDNR 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 WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION 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 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 OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT 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 SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR 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 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 BERMS).
26. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
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 WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
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 WDNR 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 WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
30. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.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 SEEDED 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 PROBLEMATIC.
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.

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WYSER ENGINEERING

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'
Wyser Number	23-1081
Set Type	REVIEW
Date Issued	03/20/2024
Sheet Number	C200

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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
- 850 — PROPOSED MAJOR CONTOUR
- 852 — PROPOSED MINOR CONTOUR
- STM — STM — PROPOSED STORM SEWER
- 851.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

GENERAL NOTES

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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.
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STORMWATER BASIN NO. 2

PROPOSED BUILDING
FFE = 853.40

4" THICKENED EDGE SIDEWALK, TYP. SIDEWALK TO BE FLUSH WITH PAVEMENT AT ADA RAMPS.

CONCRETE STOOP TO CREATE A RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAIL OF AREA INCLUDING STEPS AND RAILINGS.

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.

PENNSYLVANIA AVENUE

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WYSER ENGINEERING

2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

PENNSYLVANIA AVENUE
STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DETAIL GRADING PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 2.5' 5' 10' 20'
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Sheet Number	C201

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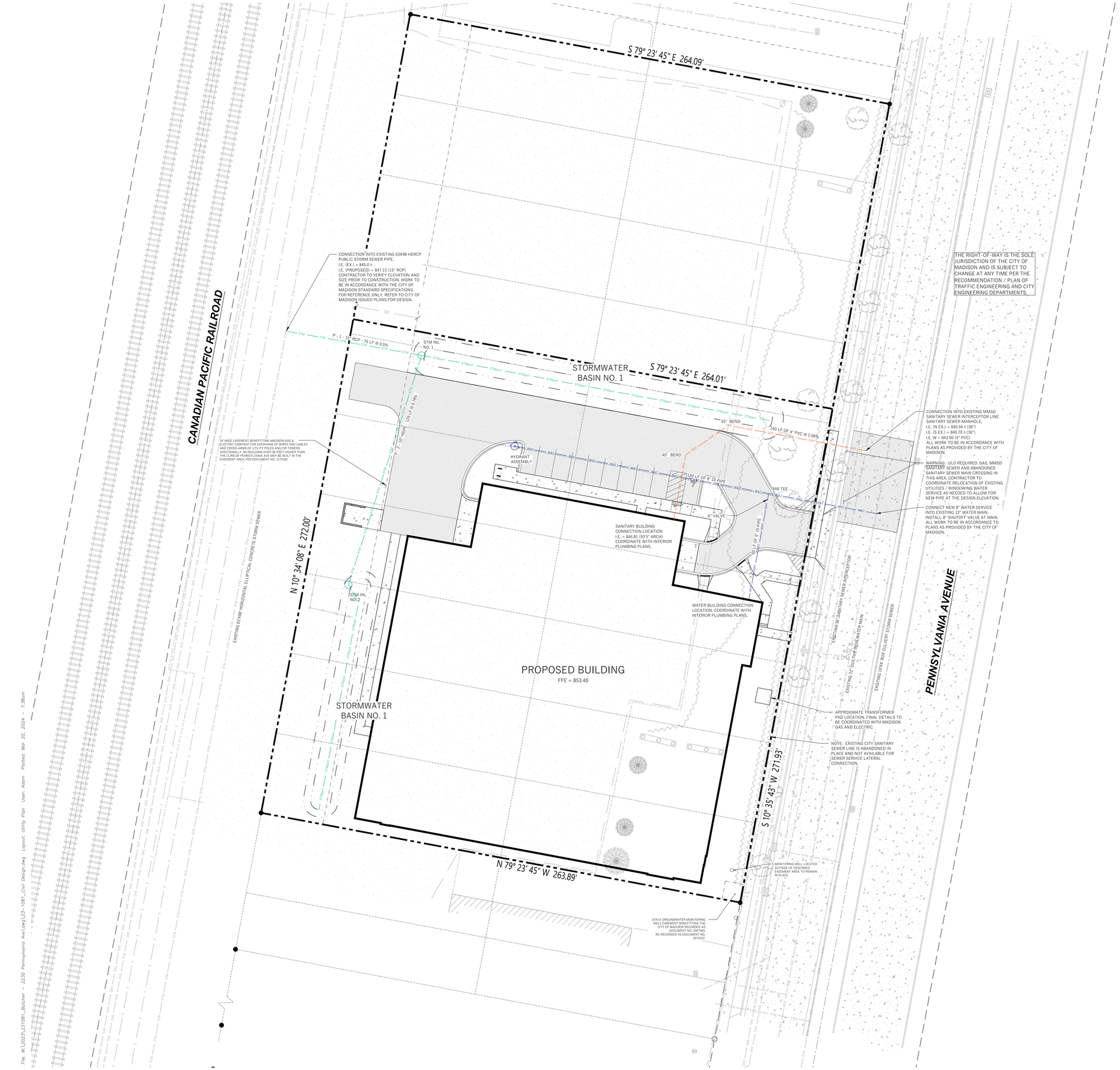

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- 1.0% DRAINAGE ARROW

NORTH

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UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. 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.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES 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.
9. 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.
10. 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.
11. 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.
12. GRANULAR 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.
13. CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
14. 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.
15. ALL, EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
16. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
17. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
18. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
19. 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.
20. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
21. 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.

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MADISON, WI 53704

PENNSYLVANIA AVENUE STORAGE BUILDING
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	23-1081
Set Type	REVIEW
Date Issued	03/20/2024
Sheet Number	C300

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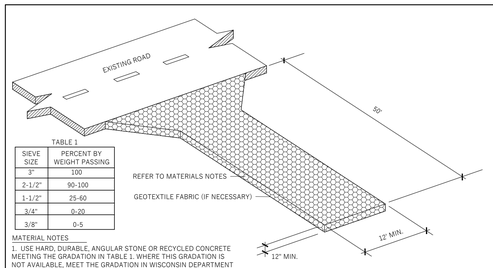


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

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 DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WOOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

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 LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

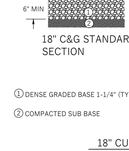
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

6. REMOVE STONES LODGED 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 CULVERTS UNDER TRACKING PAD.

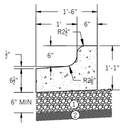
CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



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

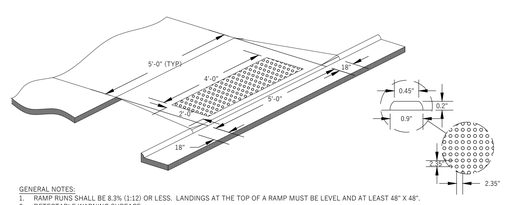
2. COMPACTED SUB BASE

18" C&G STANDARD SECTION



18" C&G REJECT SECTION

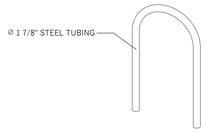
18" CURB AND GUTTER



GENERAL NOTES:

1. RAMP RUNS 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-4984 OR EQUIVALENT.
   - 2.2. DETECTABLE WARNING PLATE 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 0.2".
   - 2.4. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" 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 BROOMING TRANSVERSE 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 5% (1:20). THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P:(800) 448-7931, P:(608) 849-1080, F:(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



IN GROUND MOUNT (IG)

PRODUCT: U190-IG-P
DESCRIPTION: 'U' BIKE RACK
2 BIKE, IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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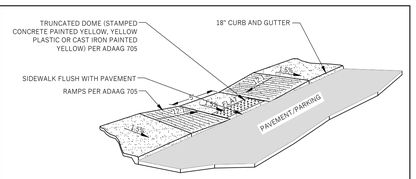
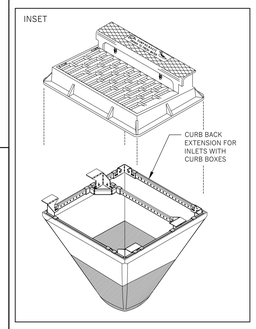
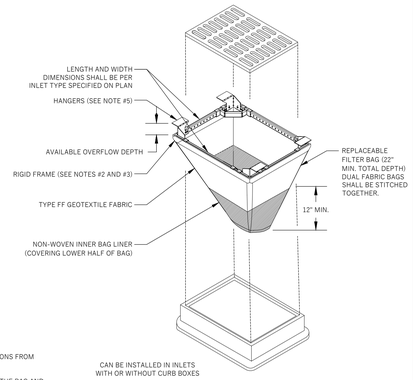
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. FINISH TO BE BLACK POWDER COATED.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BIKE RACKS



ADA RAMP





CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

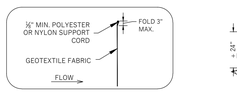
NOTES:

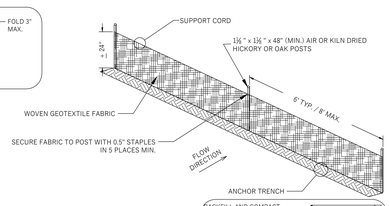
1. DETAIL BASED ON WDNR TECHNICAL STANDARD 1060. ANY VARIATIONS FROM THAT STANDARD IS UNINTENDED AND SHOULD NOT BE USED.
2. TAPER BOTTOM OF BAG TO MAINTAIN 8" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
3. THE RIGID FRAME SHALL 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 HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.

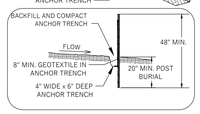
MAINTENANCE NOTES:

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.

TYPE D-RF INLET PROTECTION







MATERIAL NOTES

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.

INSTALLATION NOTES

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 RELEASE 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. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

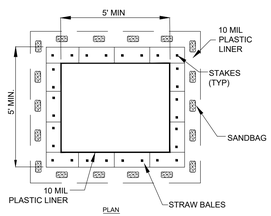
INSPECTION & MAINTENANCE NOTES

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, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

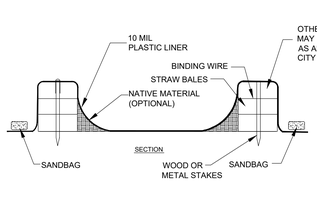
SILT FENCE

NOTE: VARIATION ON INSTALLATION PROCEDURES MAY OCCUR. REFER TO MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

TURF REINFORCEMENT INSTALLATION DETAIL



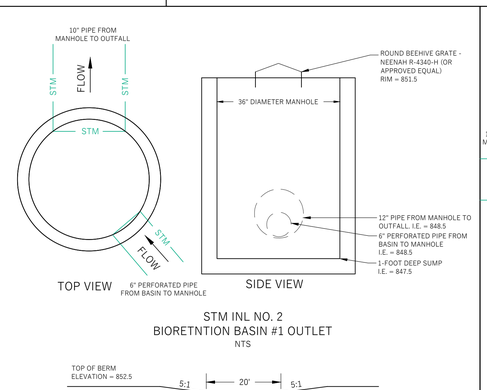
PLAN



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 SWEEPINGS 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 DEFFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

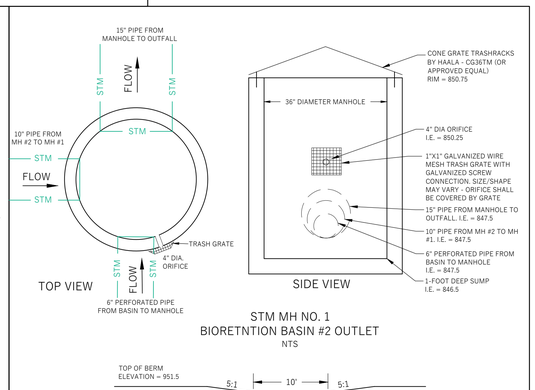
CONCRETE WASHOUT



STM INL NO. 2
BIORETNTION BASIN #1 OUTLET
NTS

NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INTALLED PER MANUFACTURER'S RECOMMENTDATIONS.

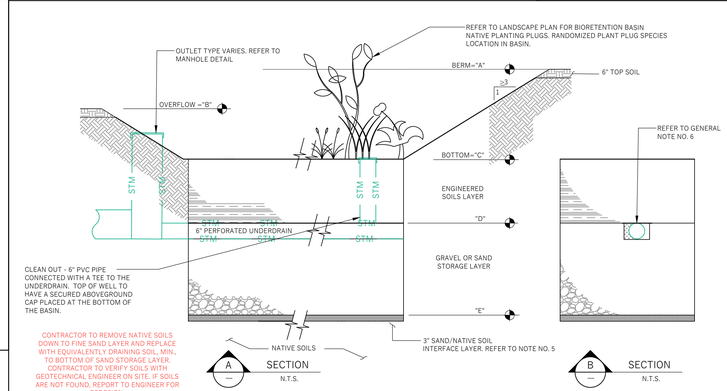
BIORETENTION BASIN #1
OVERFLOW WEIR
NTS



STM MH NO. 1
BIORETNTION BASIN #2 OUTLET
NTS

NOTE: OVERFLOW SHALL BE REINFORCED WITH TURF REINFORCED MAT (TRM) - CLASS III, TYPE C BY PYRAMAT OR APPROVED EQUAL. TRM SHALL BE INTALLED PER MANUFACTURER'S RECOMMENTDATIONS.

BIORETENTION BASIN #2
OVERFLOW WEIR
NTS



CONTRACTOR TO REMOVE NATIVE SOILS DOWN TO FINE SAND LAYER AND REPLACE WITH EQUIVALENTLY DRAINING SOIL, MIN. TO BOTTOM OF SAND STORAGE LAYER. CONTRACTOR TO VERIFY SOILS WITH GEOTECHNICAL ENGINEER ON SITE. IF SOILS ARE NOT FOUND, REPORT TO ENGINEER FOR REDESIGN.

	BIORETENTION BASIN 1	BIORETENTION BASIN 2
A	852.5	851.5
B	852.25	851.0
C	850.5	849.5
D	849.0	848.0
E	846.0	845.0

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR 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 C33 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 SEEDED 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 INVERT OF THE BASIN.
8. RUNOFF MUST INFILTRATE THOUGH THE ENTIRE BASIN WITHIN 48-HOURS AND ALL STANDING WATER DISSIPATED WITHIN 24-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.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION 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 DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL IOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION DEVICE

WYSER ENGINEERING

2250 PENNSYLVANIA AVENUE
MADISON, WI 53704

PENNSYLVANIA AVENUE
STORAGE BUILDING

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	23-1081
Set Type	REVIEW
Date Issued	03/20/2024
Sheet Number	C400

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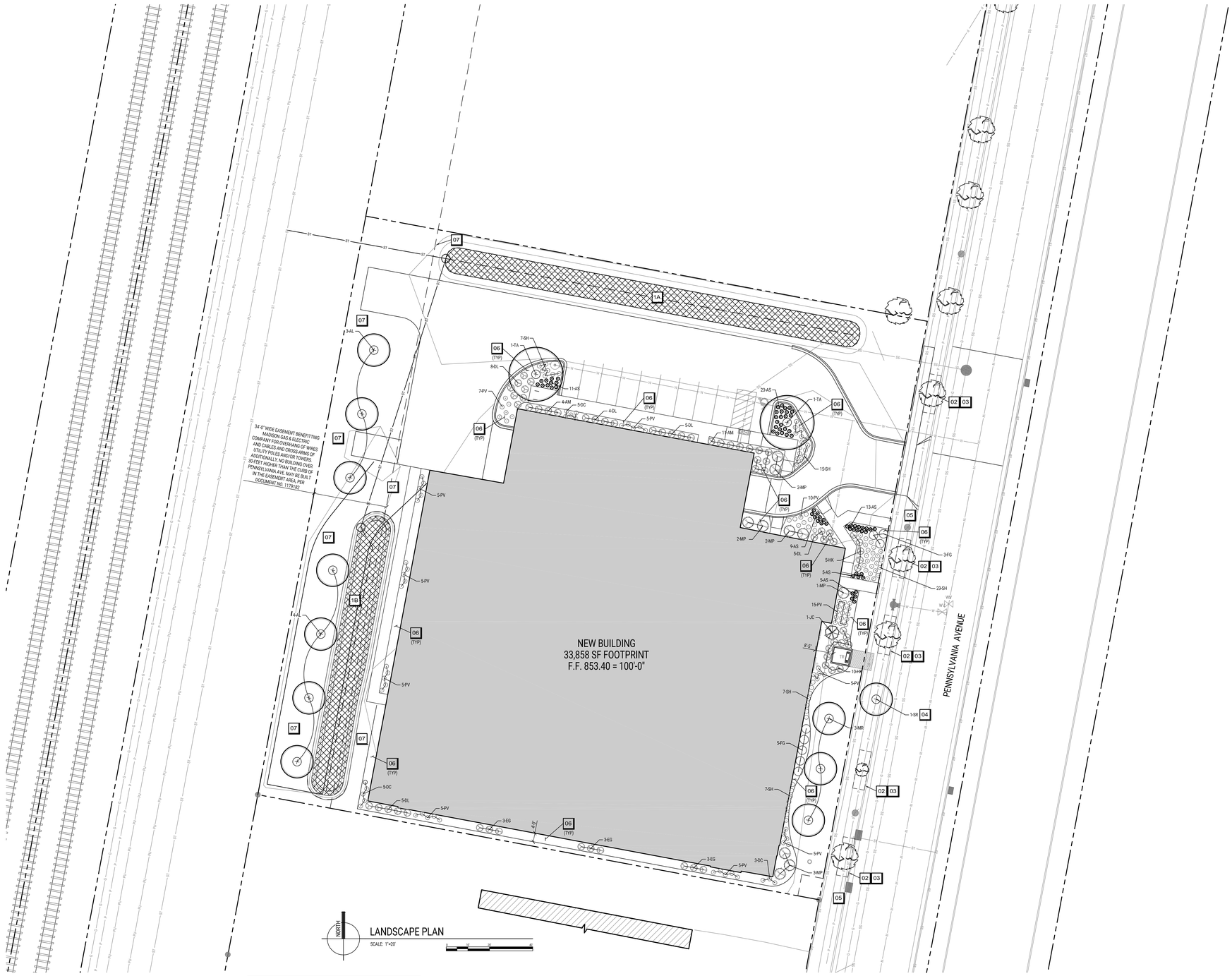


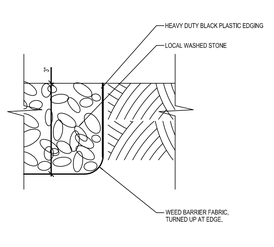
LANDSCAPE PLAN

SCALE: 1"=20'

LANDSCAPE SYMBOL LEGEND

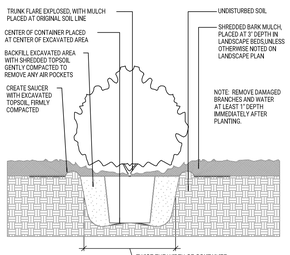
	SHADE TREE
	ORNAMENTIAL TREE
	EVERGREEN SHRUB OR TREE
	DECIDUOUS SHRUB
	ORNAMENTAL GRASS
	PERENNIAL
	EXISTING VEGETATION
	EXISTING EVERGREEN

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



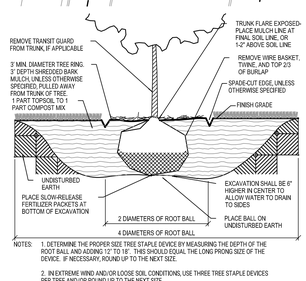
21 / L100 STONE EDGE MOW STRIP DETAIL

SCALE:



16 / L100 CONTAINER PLANTING IN LANDSCAPE BED

SCALE:



NOTES: 1. DETERMINE THE PROPER SIZE TREE STAPLE DEVICE BY MEASURING THE DEPTH OF THE ROOT BALL AND ADDING 12" TO 16". THIS SHOULD EQUAL THE LONG PRONG SIZE OF THE DEVICE. IF NECESSARY, ROUND UP TO THE NEXT SIZE.

2. IN EXTREME WIND AND/OR LOOSE SOIL CONDITIONS, USE THREE TREE STAPLE DEVICES PER TREE AND/OR ROUND UP TO THE NEXT SIZE.

11 / L100 B.B. SHRUB AND TREE PLANTING DETAIL

SCALE:

DIGGERS HOTLINE

CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
TDD (HEARING IMPAIRED) 1-800-542-2289
ONLINE: www.DiggersHotline.com

WISCONSIN STATUE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

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 HYSTERICINA (PORCUPINE SEDGE) = 574 PLUGS
25% CHASMANTHIUM LATIFOLIUM (NORTHERN SEA OATS) = 575 PLUGS
25% SCHIZACHYRIUM SCOPARIUM (LITTLE BLUESTEM) = 575 PLUGS

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

1B NEW STORMWATER PLUG PLANTINGS: 1,890 SF:
BASE MATRIX, PLANTED AT 12" O.C. AND INTERMIXED:
25% CAREX VULPINOIDES (FOX SEDGE) = 470 PLUGS
25% CAREX HYSTERICINA (PORCUPINE SEDGE) = 470 PLUGS
25% CHASMANTHIUM LATIFOLIUM (NORTHERN SEA OATS) = 470 PLUGS
25% SCHIZACHYRIUM SCOPARIUM (LITTLE BLUESTEM) = 470 PLUGS

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

02 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.

03 ANY 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 FORESTER AT 608-266-416 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

05 SOD ANY ROW DISTURBED DURING CONSTRUCTION.

06 NEW STONE MULCH AREA, 3" THICK LOCAL WASHED STONE MULCH WITH WEED BARRIER FABRIC AND BLACK HEAVY-DUTY PLASTIC EDGING.

07 NO MOW AREA. AGRECOL SHORTGRASS PRAIRIE NATIVE SEED MIX FOR MEDIUM SOILS OR APPROVED EQUIVALENT, PLANTED PER SEED SUPPLIER'S RECOMMENDATIONS WITH COVER CROP.

LANDSCAPE GENERAL NOTES

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
4. DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
5. RESTORE AND SEED ALL AREAS UNLESS NOTED OTHERWISE.
6. ALL PLANTING BEDS SHALL RECEIVE 3" THICK LOCAL WASHED STONE MULCH WITH WEED BARRIER FABRIC AND BLACK HEAVY-DUTY PLASTIC EDGING.
7. ALL INDIVIDUAL TREES SHALL RECEIVE 4'-0" DIAMETER, 3" THICK SHREDDED BARK MULCH TREE RING WITH SPADE CUT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
8. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
9. SEE DETAILS 11/L100 AND 16/L100 FOR PLANTING DETAILS.
10. PROVIDE STONE MULCH MOW STRIP ALONG PORTION OF BUILDING NOT RECEIVING PLANTING BEDS, SEE KEYNOTES FOR LOCATIONS.
11. 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) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
12. 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 (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. THIS CAN BE FOUND HERE: https://www.cityofmadison.com/business/pw/documents/StdSpecs/2021/Part1.pdf
13. 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 TREE(S). 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 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
14. SECTION 107.13(G) 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 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.
15. SECTION 107.13(G) 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 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.
16. 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.
17. LANDSCAPE BEDS AND FRONT LAWN TO HAVE IRRIGATION SYSTEM, SYSTEM TO BE DESIGN-BUILD.

City of Madison Landscape Requirements

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

Plant Type / Element	Points	Proposed Landscaping Quantity	Proposed Landscaping Points Achieved
Overstory Deciduous Tree, 3" Cal. DBH	35	2	70
Ornamental Tree, 1.5" Cal.	15	10	150
Upright Evergreen Shrub, 3-4' H	10	10	100
Shrub, Deciduous, #3 Gallon, 12-24" H	3	71	213
Ornamental Grasses/Perennials, #1 Gallon	2	210	420
Total Number of Points Provided:			953

LANDSCAPE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
AL	*Amelanchier laevis 'Cumulus'*	Cumulus Serviceberry	2" Cal	B.B.	25' H x 20' W	7
MR	*Malus 'Royal Raindrops'*	Royal Raindrops Crabapple	1.5" Cal.	B.B.	20' H x 15' W	3
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	2" Cal.	B.B.	20' H x 20' W	1
TA	*Tilia americana 'Sentry'*	Sentry American Linden	3" Cal.	B.B.	50' H x 25' W	2
SHRUBS:						
AM	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	3' H	3 Gallon	3' H x 5' W	11
DL	*Dierylla lonicera*	Dwarf Bush Honeysuckle	18-24" H	3 Gallon	3-4' H x 3-4' W	27
EG	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	3'-4' High	B.B.	12' H x 3' W	9
FG	*Fothergilla gardenii 'Beaver Creek'*	Beaver Creek Dwarf Fothergilla	24" High	3 Gallon	3-4' H x 3-4' W	8
HK	*Hypericum kalmianum*	St. John's Wort	4-5 Gallon	3 Gallon	3-4' H x 3-4' W	15
JC	*Juniperus chinensis 'Fairview'*	Fairview Upright Juniper	4' High	B.B.	15' H x 6-7' W	1
MP	*Mynca pennsylvanica*	Northern Bayberry	18" High	3 Gallon	4-5' H x 4-5' W	10
GRASSES:						
DC	*Deschampsia cespitosa 'Goldschleier'*	Goldschleier Tufted Hair Grass	1 Gallon		24" H / W	13
PV	*Panicum virgatum 'Rotstrahlbusch'*	Rotstrahlbusch Switch Grass	1 Gallon		4' H x 2' W	72
SH	*Sporobolus heterlepis*	Prairie Dropseed	1 Gallon		24" H x 24" W	59
PERENNIALS:						
AS	*Allium 'Summer Beauty'*	Summer Beauty Onion	4.5" Pot		18" H x 12" W	66

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ARCHITECTS/ENGINEERS
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MADISON SQUARE STORAGE, LLC

PENNSYLVANIA AVENUE STORAGE BUILDING

2300 PENNSYLVANIA AVENUE
MADISON, WI 53704

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APPROVED BY
JAD

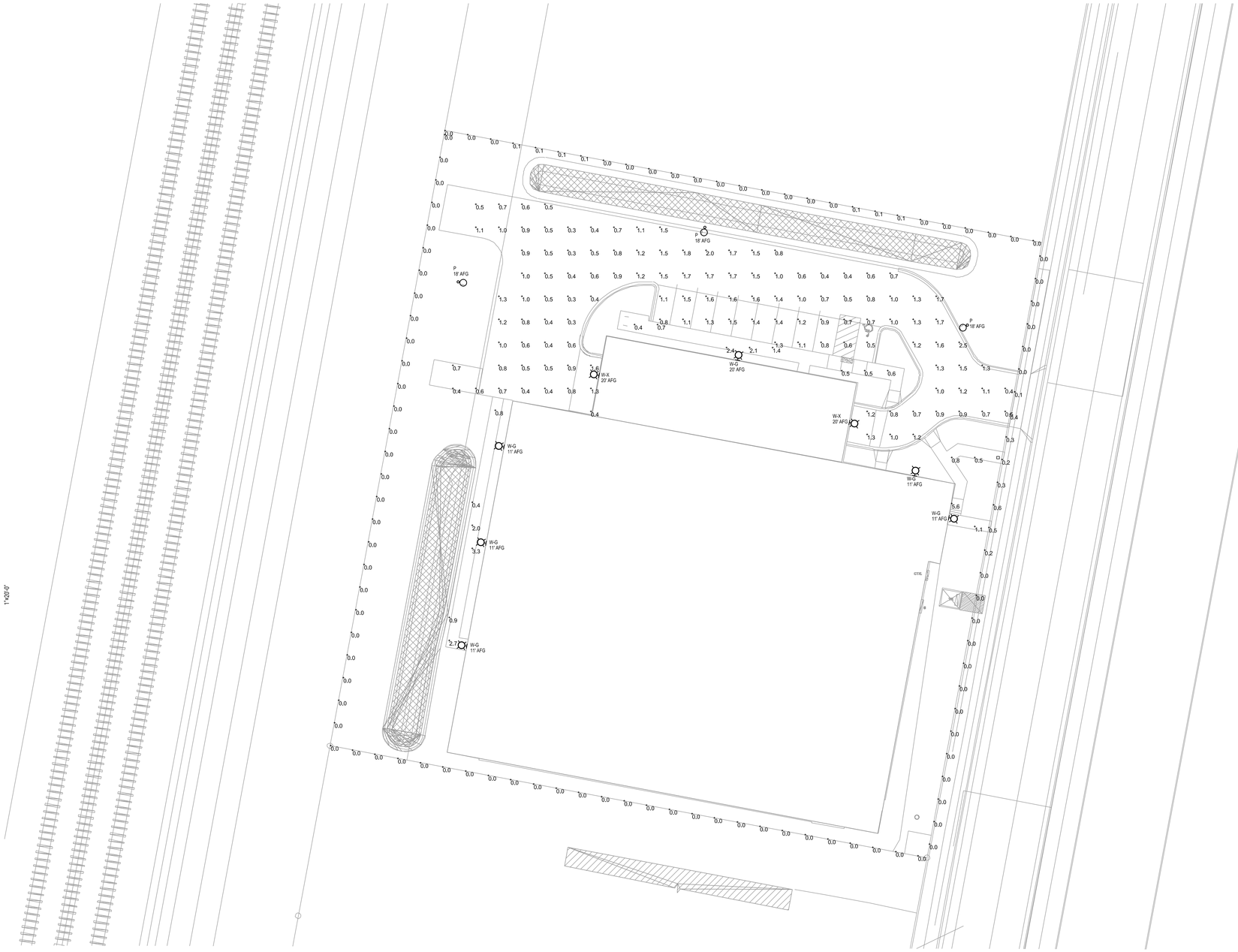
REVIEWED BY
BMA

DRAWN BY
KAU

LANDSCAPE PLAN

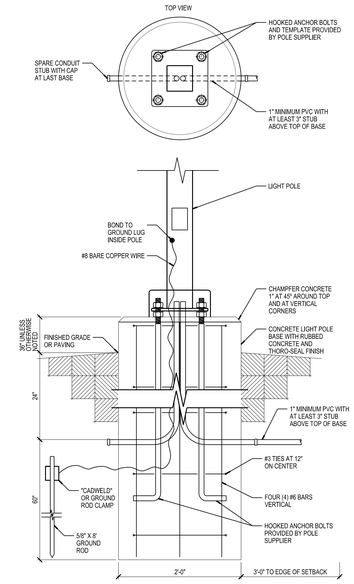
L100

FILE: C:\76850\Cad\76850sht_100.dwg MTrower



SITE LIGHTING
PHOTOMETRIC CALCULATIONS

SCALE: 1" = 20'-0"



01 / ES01 POLE BASE DETAIL

SCALE: NONE

PRELIMINARY - NOT FOR CONSTRUCTION

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CALL TOLL FREE 1-800-242-8511
MILWAUKEE AREA 414-259-1181
FAX A LOCATE 1-800-338-3860
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ONLINE: www.DiggersHotline.com

WISCONSIN STATUE 182.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

SITE LIGHTING NOTES

1. PHOTOMETRIC CALCULATIONS SHOWN DO NOT INCLUDE CONTRIBUTIONS OF EXISTING TO REMAIN LIGHT FIXTURES OUTSIDE OF SCOPE OF WORK AND PROPERTY.
2. EXTERIOR LIGHT FIXTURES ARE TO BE CONTROLLED VIA HOUSE TIMECLOCK AND PHOTOCELL.
3. ALL EXTERIOR LIGHT FIXTURES, POLES AND ACCESSORIES ARE TO BE DARK BRONZE.
4. TYPE P FIXTURES ARE TO BE POLE MOUNTED AT 18'-0" ABOVE FINISHED GROUND. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL SQUARE STEEL POLE ATOP CONCRETE POLE BASE. SEE TYPICAL POLE DETAIL 01/ES01 FOR MORE INFORMATION.

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 CRI, 4000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD		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 CRI, 4000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD		16	266	34

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	+	1.0 fc	2.5 fc	0.3 fc	8.3:1	3.3:1
EAST SIDEWALK	+	2.0 fc	5.6 fc	0.5 fc	11.2:1	4.0:1
NORTH SIDEWALK	+	1.1 fc	2.4 fc	0.4 fc	6.0:1	2.8:1
PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
WEST SIDEWALK	+	1.7 fc	3.3 fc	0.4 fc	8.3:1	4.3:1

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

MADISON SQUARE STORAGE, LLC

PENNSYLVANIA AVENUE STORAGE BUILDING

2300 Pennsylvania Ave
Madison, WI 53704

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JAD

REVIEWED BY
BMA

DRAWN BY
SMS

SITE LIGHTING
PHOTOMETRIC CALCULATIONS

ES01

SCALE: 1"=20'-0"
PLOTTED BY: SSondreal
X:\76850\cad\76850theES01.dgn
ORIGINAL SIZE: 24" x 36"

Northeast Corner | Main Entrance

2230 Pennsylvania Ave | Madison Square Storage

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NORTHEAST RENDERING

A001

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Sheet Size: 30" x 42" (Arch E1)

Southeast Corner

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SOUTHEAST RENDERING

A002

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Northwest Corner | Back of Loading Zone

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NORTHWEST RENDERING

A003

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Southwest Corner | Back

2230 Pennsylvania Ave | Madison Square Storage

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LMB

SOUTHWEST RENDERING

A004

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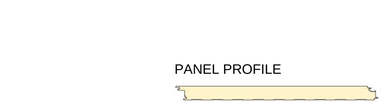
Sheet Size: 30" x 42" (Arch E1)

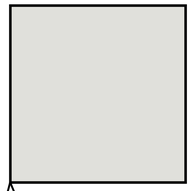
PREMIER ULTRA
BURNISHED CMU
COLOR MIX: DAWN, DUSK,
NORTHSTAR & MOONBEAM

BURNISHED CMU | PERIMETER BASE

NOTE: ELEVATION TAGS SHOWN HERE ARE IN REFERENCE TO FACE OF FACADE ARTICULATION FROM STANDARD 3" PANEL.

PANEL PROFILE

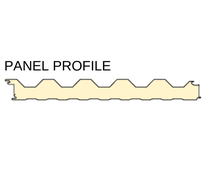




CF VERTICAL
ARCHITECTURAL PANEL
COLOR: REGAL GRAY

CF ARCHITECTURAL | VERTICAL FIELD & INFILL

PANEL PROFILE

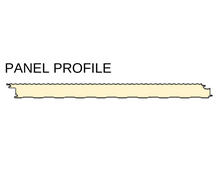


CF HORIZONTAL 7.2
INSUL-RIB PANEL
COLOR: TUNDRA

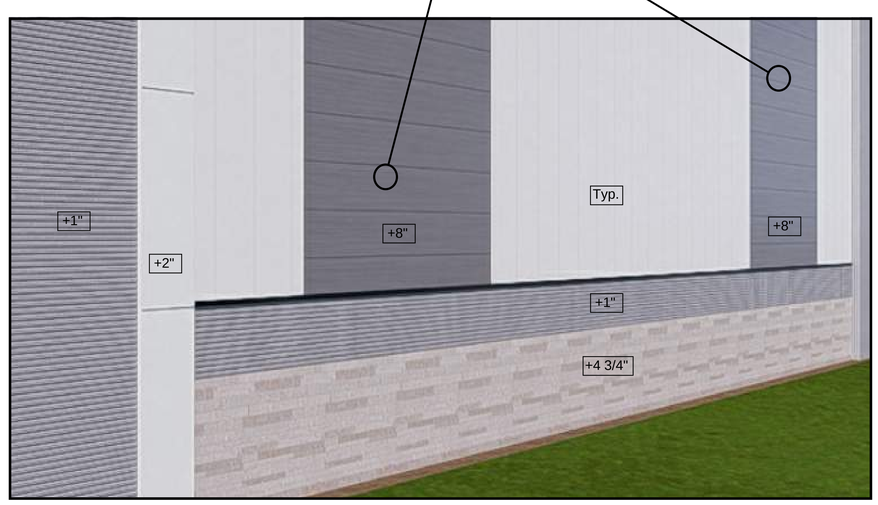
CF VERTICAL 7.2
INSUL-RIB PANEL
COLOR: TUNDRA

INSUL-RIB PANEL | VERTICAL ACCENT & HORIZONTAL BAND

PANEL PROFILE



CF HORIZONTAL
STRIATED PANEL
COLOR: SLATE GRAY



STRIATED PANEL | HORIZONTAL ACCENT

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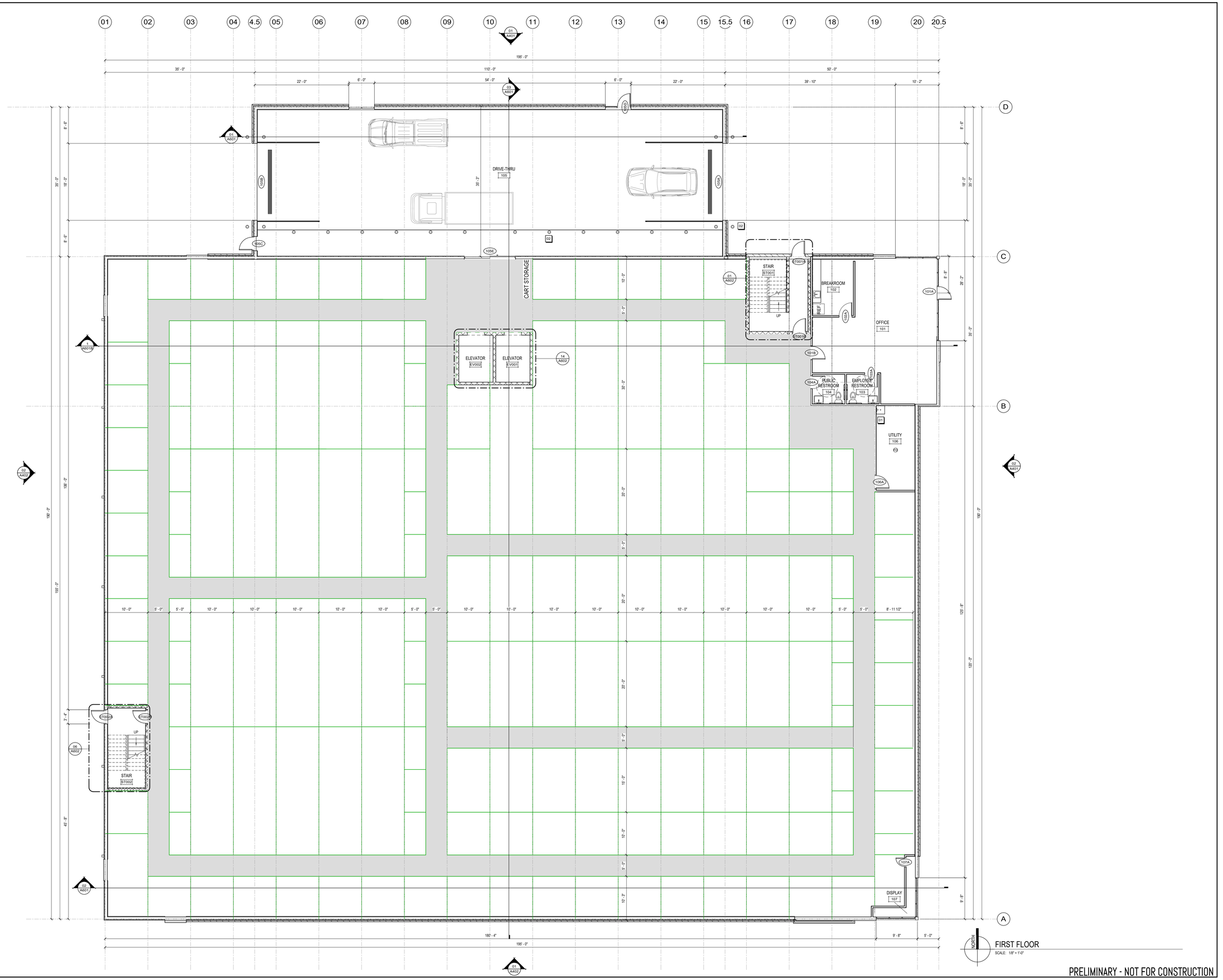
MATERIALITY VIGNETTES

A005



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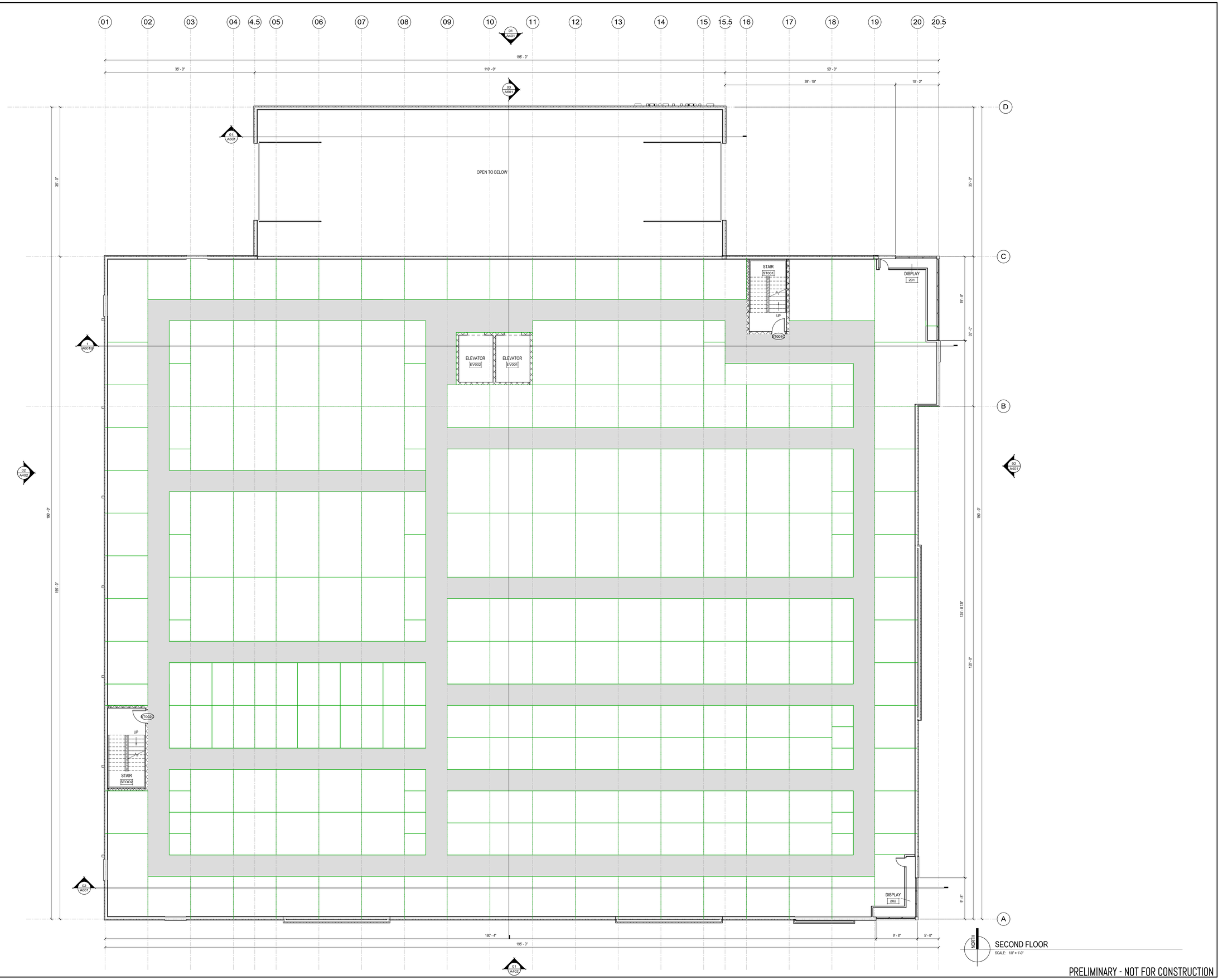
FIRST FLOOR PLAN

A101



SECOND FLOOR

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

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SECOND FLOOR PLAN

A102

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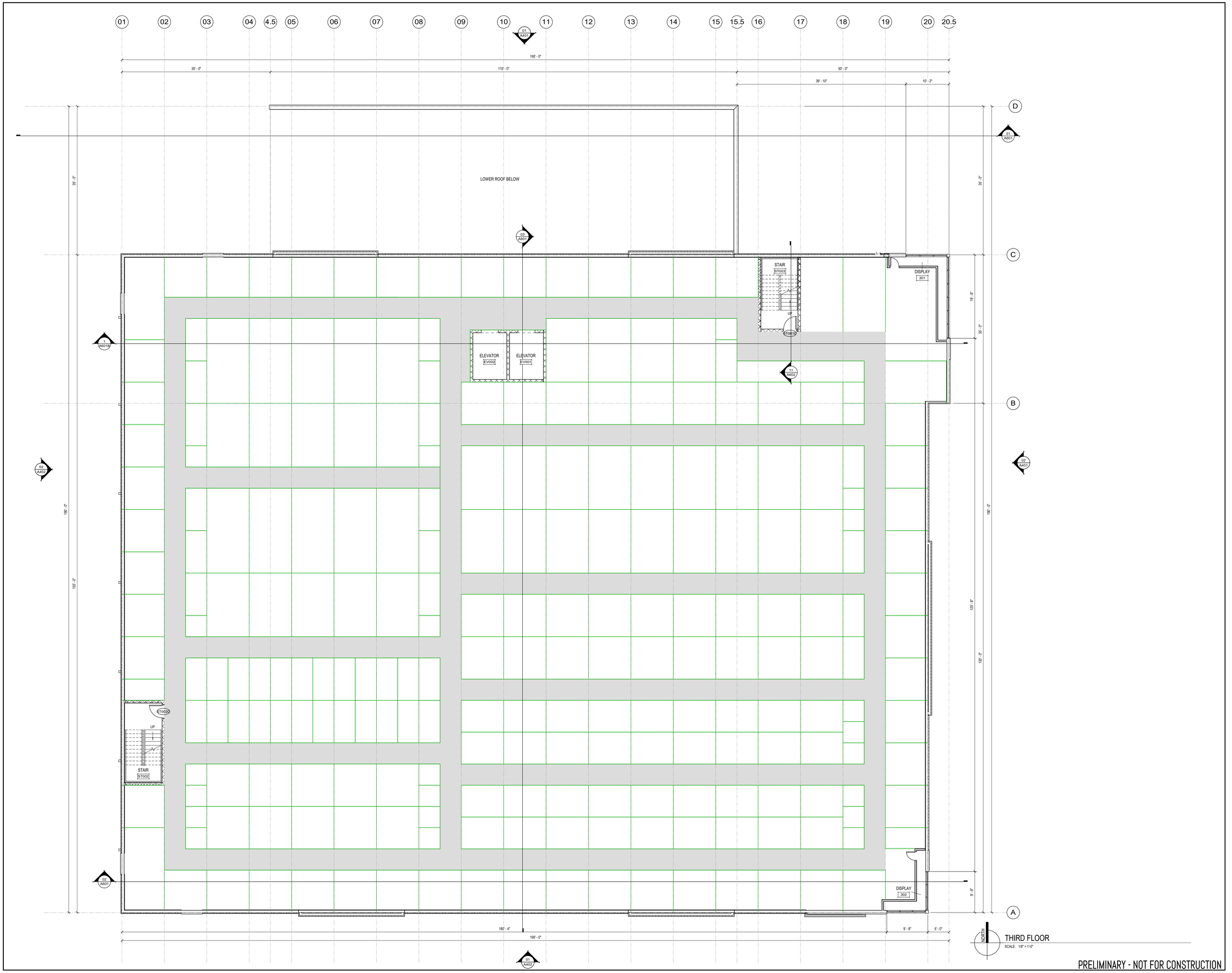

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THIRD FLOOR PLAN

A103

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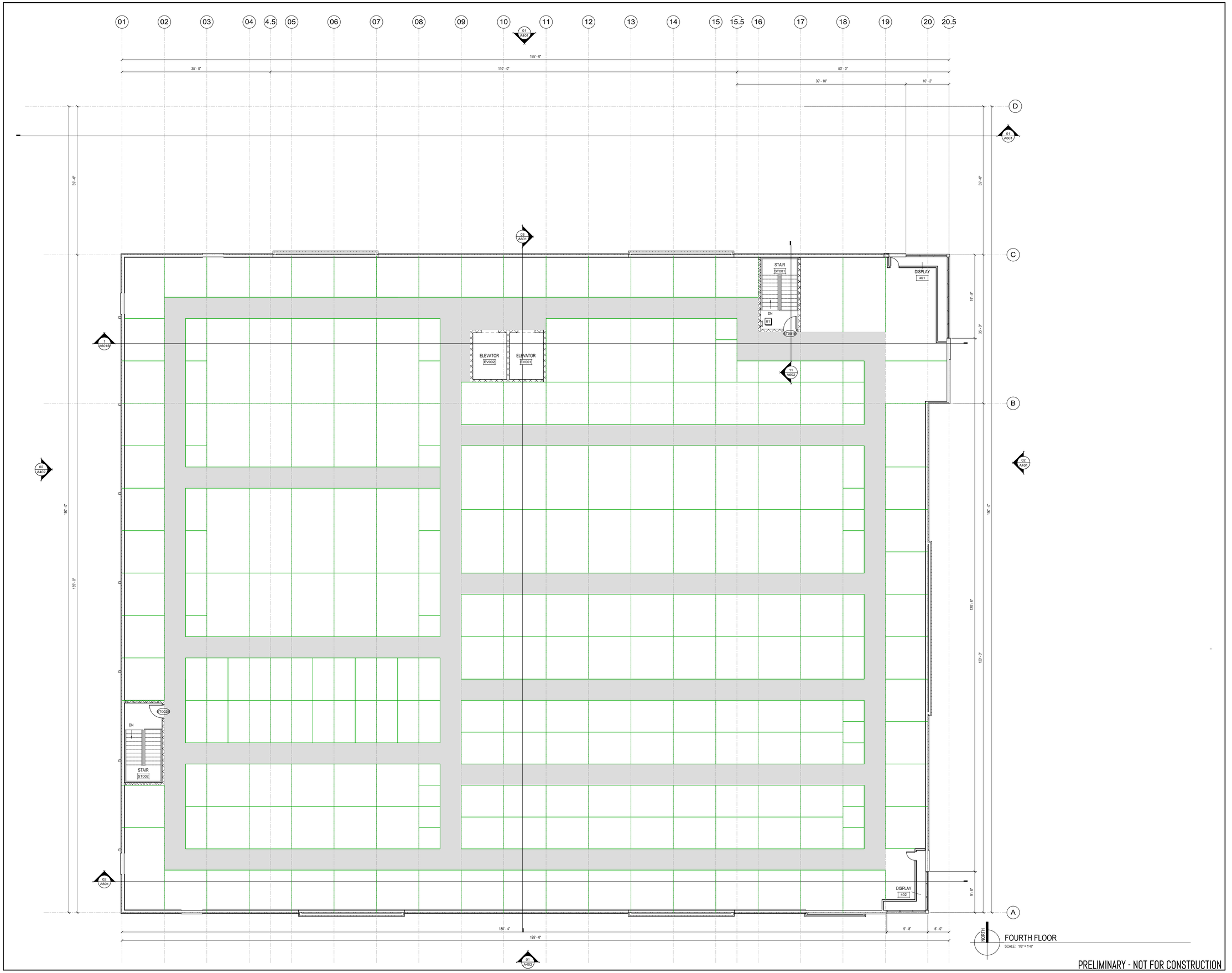

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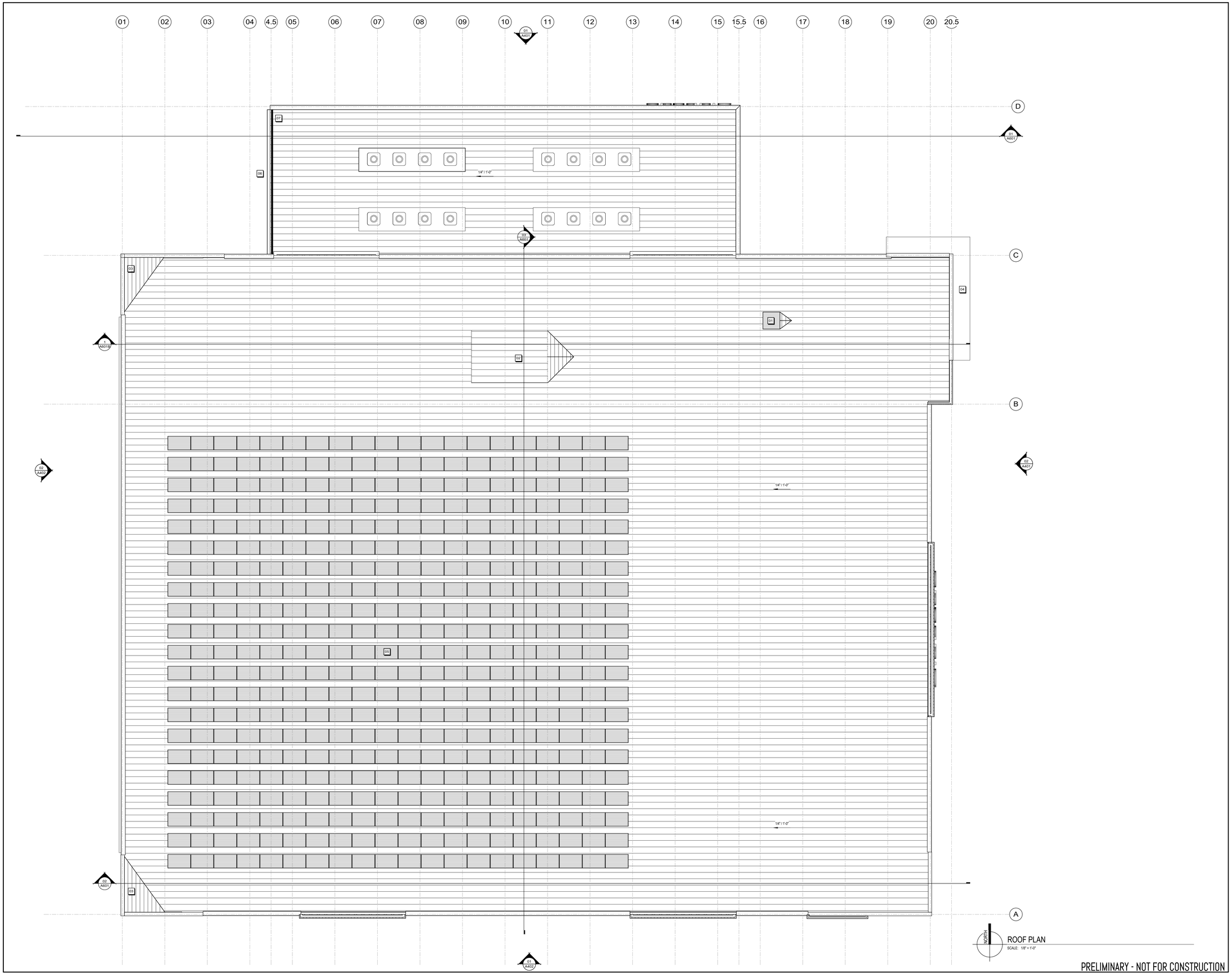
FOURTH FLOOR PLAN

A104



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

NORTH

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ROOF PLAN

A105

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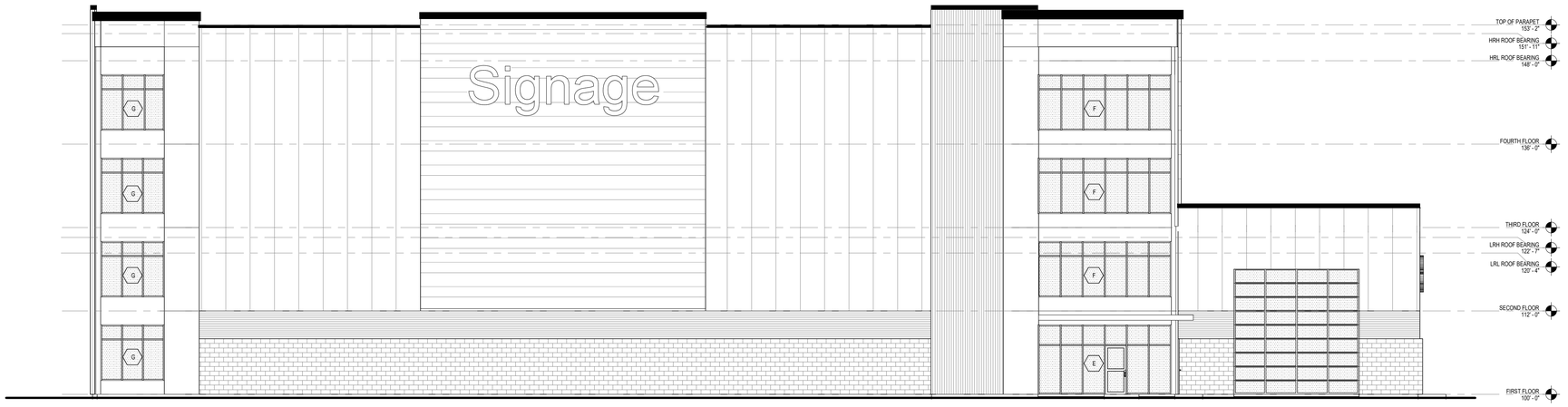
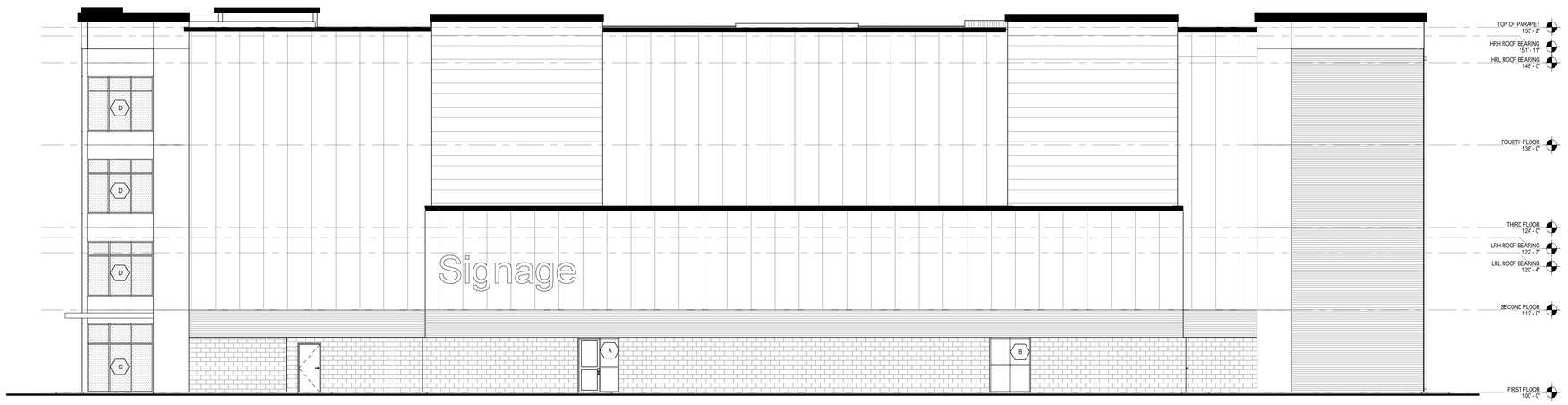


02 A401 EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 A401 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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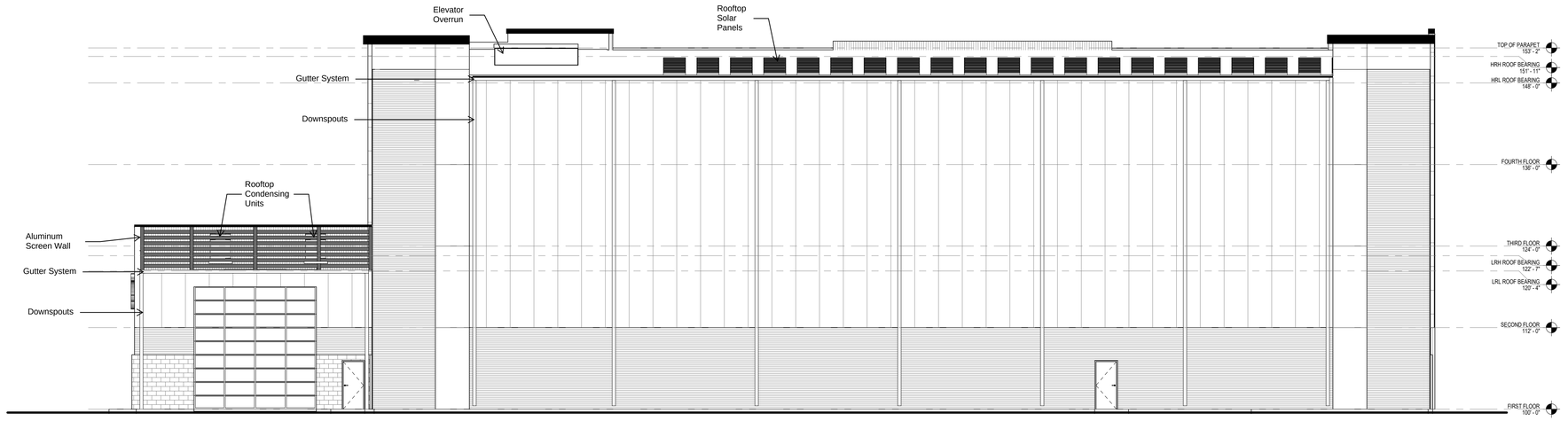
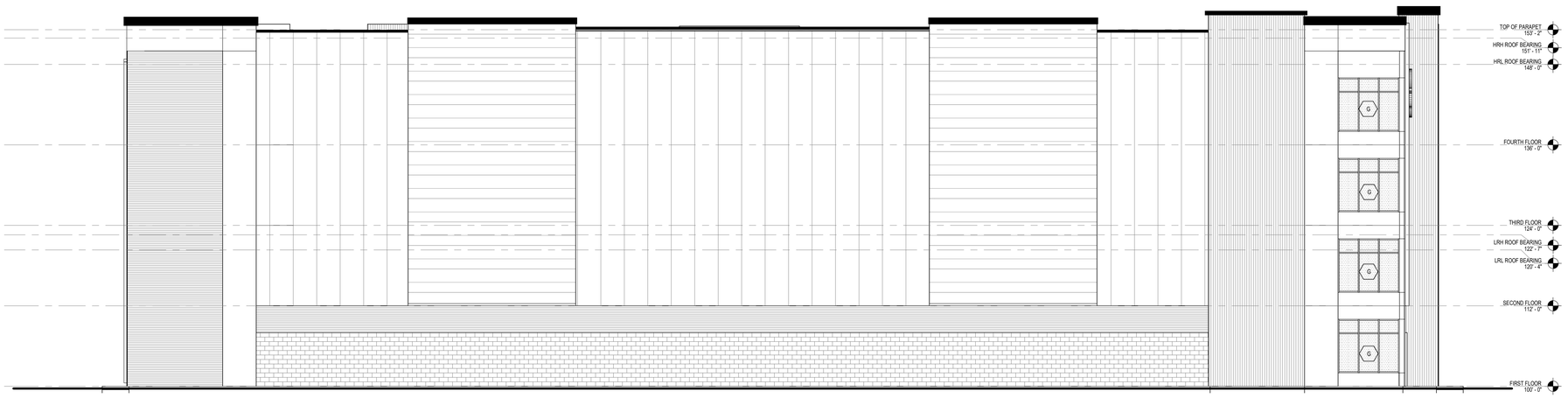
EXTERIOR ELEVATIONS

A401



02 A402 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 A402 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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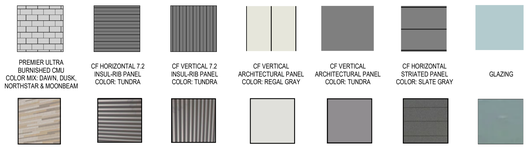
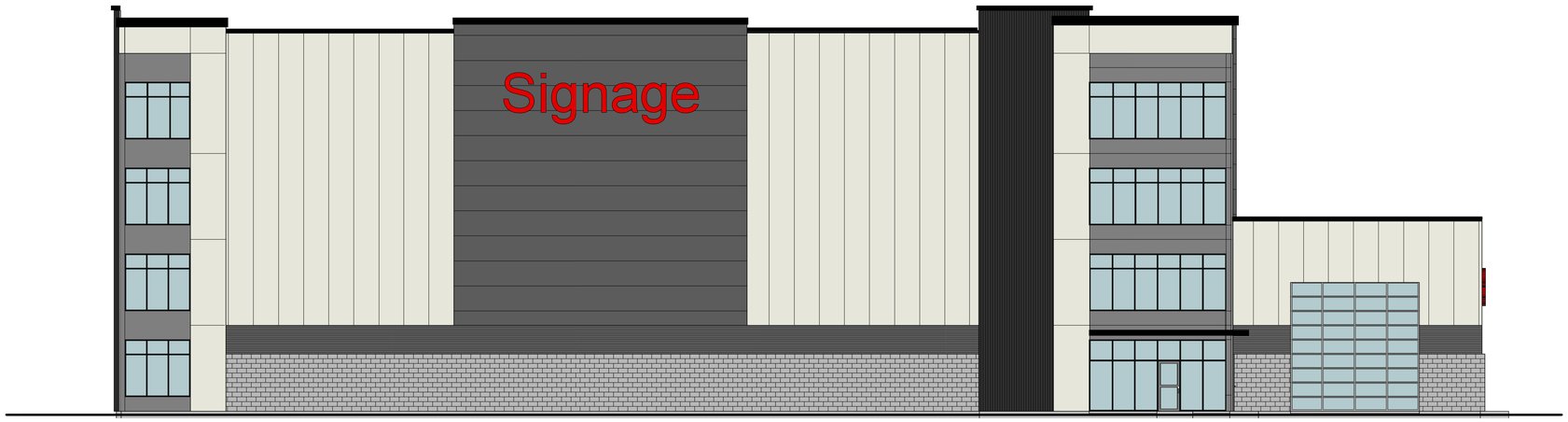
EXTERIOR ELEVATIONS

A402

MATERIAL LEGEND





02 A403 EAST ELEVATION - COLORED
SCALE: 1/8" = 1'-0"

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

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EXTERIOR ELEVATIONS - COLOR

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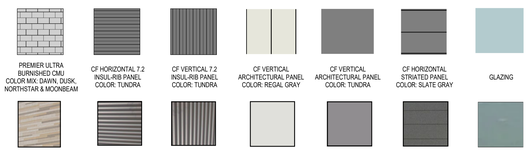
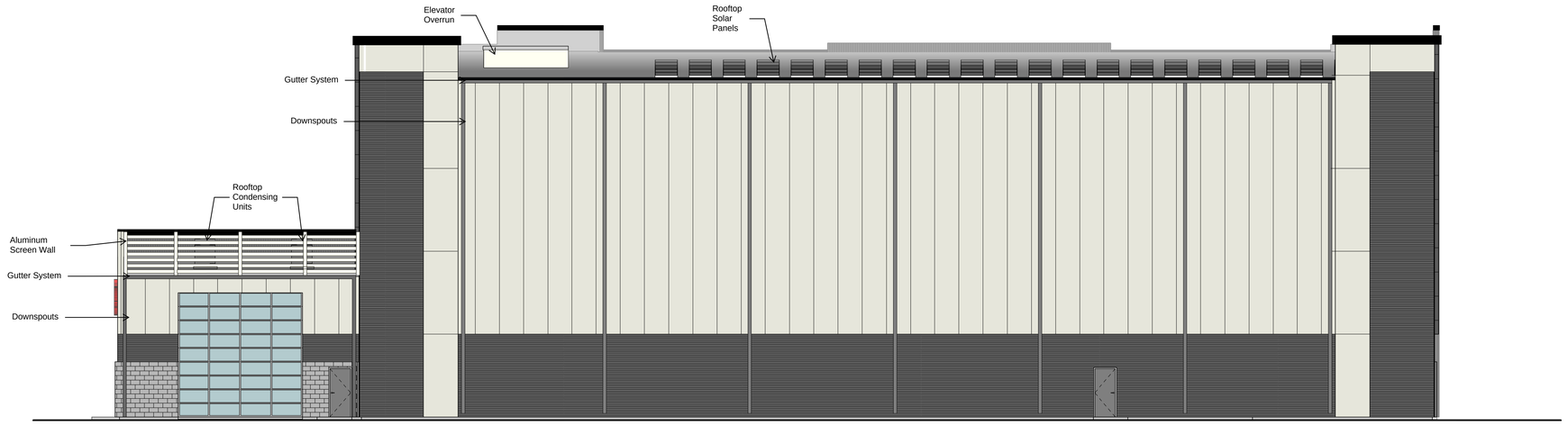
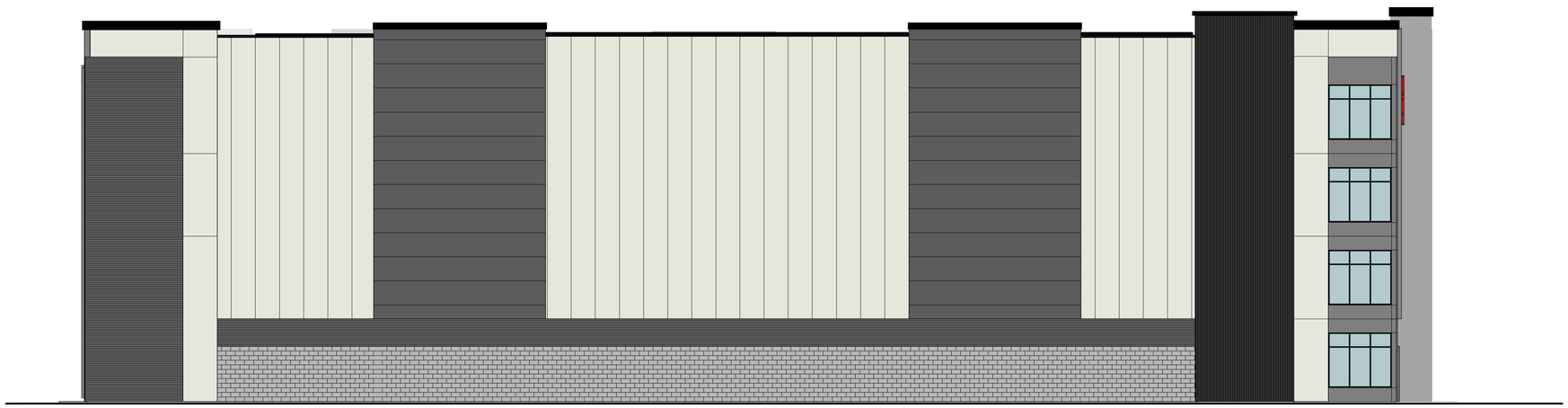




02 A404 WEST ELEVATION - COLORED
SCALE: 1/8" = 1'-0"



01 A404 SOUTH ELEVATION - COLORED
SCALE: 1/8" = 1'-0"

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