OLIN AVENUE MIXED-USE DEVELOPMENT

222-232 EAST OLIN AVENUE
MADISON, WISCONSIN

McGRATH PROPERTY GROUP

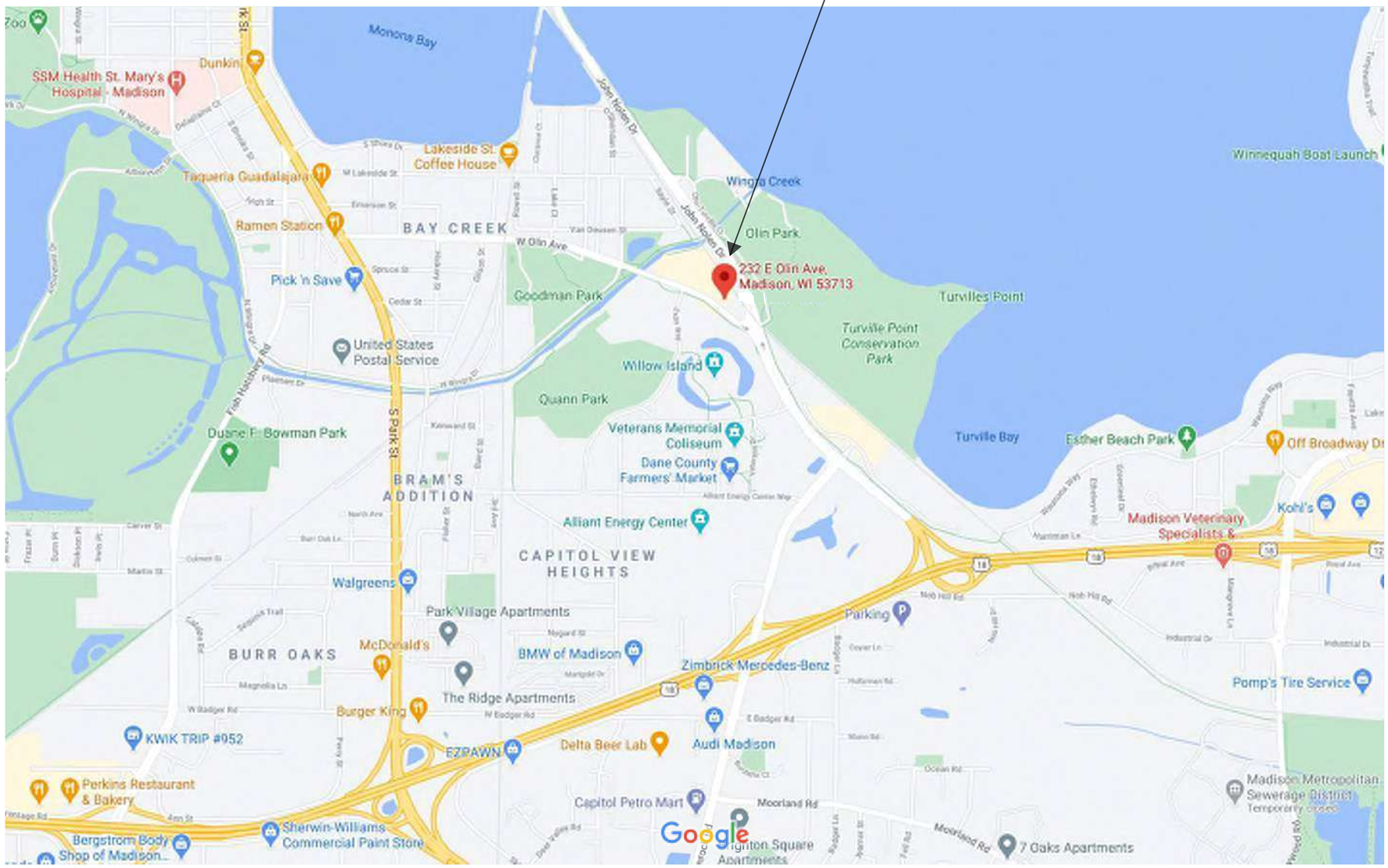
LAND USE APPLICATION

MAY 19, 2021

JLA ARCHITECTS

JLA PROJECT NUMBER: 20-1014

222-232 E. OLIN AVENUE
MADISON, WI 53713



OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

MAY 19, 2021

LOCATION MAP

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE
MIXED-USE
DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SITE LOCATION

SHEET NUMBER

G002

5/19/2021 10:31:11 AM

Updated: 5/17/2021

OLIN AVENUE MIXED USE BUILDING DATA

FLOOR	TOTAL GROSS AREA	PARKING / UNFINISHED	FINISHED NON-LEASABLE	RESIDENTIAL AMENITY	RESIDENTIAL LEASABLE	COMMERCIAL LEASABLE	EFFICENCY	UNITS								PARKING PROVIDED				
								STUDIO	1BR	1BR+	2BR	2BR+	3BR	TOTAL	BRs	RES.	COMM.	TOTALS	RATIOS	
18	3,961		3,961				0.00%							0	0			0		
17	20,442		3,354		17,088		83.59%	0	3	3	3	1	3	13	23			0		
16	20,442		3,354		17,088		83.59%	0	3	3	3	1	3	13	23			0		
15	20,907		2,954		17,953		85.87%	0	8	1	2	4	2	17	27			0		
14	23,161		3,683	1,060	18,418		84.10%	0	10	2	3	2	2	19	28			0		
13	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
12	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
11	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
10	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
9	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
8	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
7	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
6	24,845		3,745		21,100		84.93%	0	19	3	0	4	0	26	30			0		
5	24,731		4,173	2,585	17,973		83.13%	0	11	3	1	5	0	20	26			0		
SUB-TOTALS	312,404	0	51,439	3,645	257,320	0	83.53%													
4 / P4	39,497	29,414	3,085	1,503		5,517		COMMERCIAL - OFFICE SPACE #2								86		86		
3 / P3	37,994	29,414	3,085													88		88		
2 / P2	37,994	29,414	3,085			5,517		COMMERCIAL - OFFICE SPACE #1								88		88		
1 / P1	38,914	24,654	3,685	6,005				RESIDENTIAL ENTRY / LOBBY									3	45	5 GUEST SPACES	
						4,951		COMMERCIAL - RESTAURANT SPACE								27	15		3.0 PER 1,000 S.F.	
1/PLL	10,134	10,134															29	29	PER UNIT	PER BR
TOTALS	476,937	123,030	64,379	11,153	257,320	15,985		0	187	36	12	45	10	290	367	289	47	336	1.16	0.92
								0.0%	64.5%	12.4%	4.1%	15.5%	3.4%							

NOTES:

1) GROSS AREA IS TO OUTSIDE FACE OF STRUCTURE/FRAMING AND DOES NOT INCLUDE EXTERIOR FINISH MATERIAL.
2) INCLUDES ALL EGRESS STAIRS, CORRIDORS, ELEVATOR LOBBIES, MECH/STORAGE ROOMS ON RESIDENTIAL LEVELS, ETC.
3) 1ST FLOOR AMENITY SPACE INCLUDES LOBBY, LEASING, ELEVATORS, STAIRS, MOVE-IN, AND MAIL/PARCEL. IT DOES NOT INCLUDE BIKE STORAGE.
4) OPEN TO BELOW AREA @ 3-FLOOR SPACE TO BE INCLUDED WITH THE OVERALL AREA OF THE 2nd FLOOR OFFICE SPACE.
5) PER CITY OF MADISON BIKE PARKING ORDINANCE;
   RESIDENTIAL: (324) TOTAL BIKE STORAGE SPACES ARE REQUIRED - 295 RESIDENTIAL & 29 GUEST SPACES.
   COMMERCIAL: (17) TOTAL BIKE STORAGE SPACES ARE REQUIRED - 11 FUTURE RESTAURANT & 6 FUTURE OFFICE SPACES.
   TOTAL REQURED FOR THE FACILITY: (341)

   **CURRENT DESIGNED BIKE SPACES = (348)

NOTE:
AREAS NOTED ON THESE DOCUMENTS ARE CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION COST ESTIMATING PURPOSES. CONTRACTORS SHOULD PERFORM THEIR OWN 'TAKE-OFFS' TO CONFIRM/VERIFY AREAS AND CONTACT JLA ARCHITECTS IF ANY DISCREPANCIES ARE DISCOVERED.

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

BUILDING DATA

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

G003

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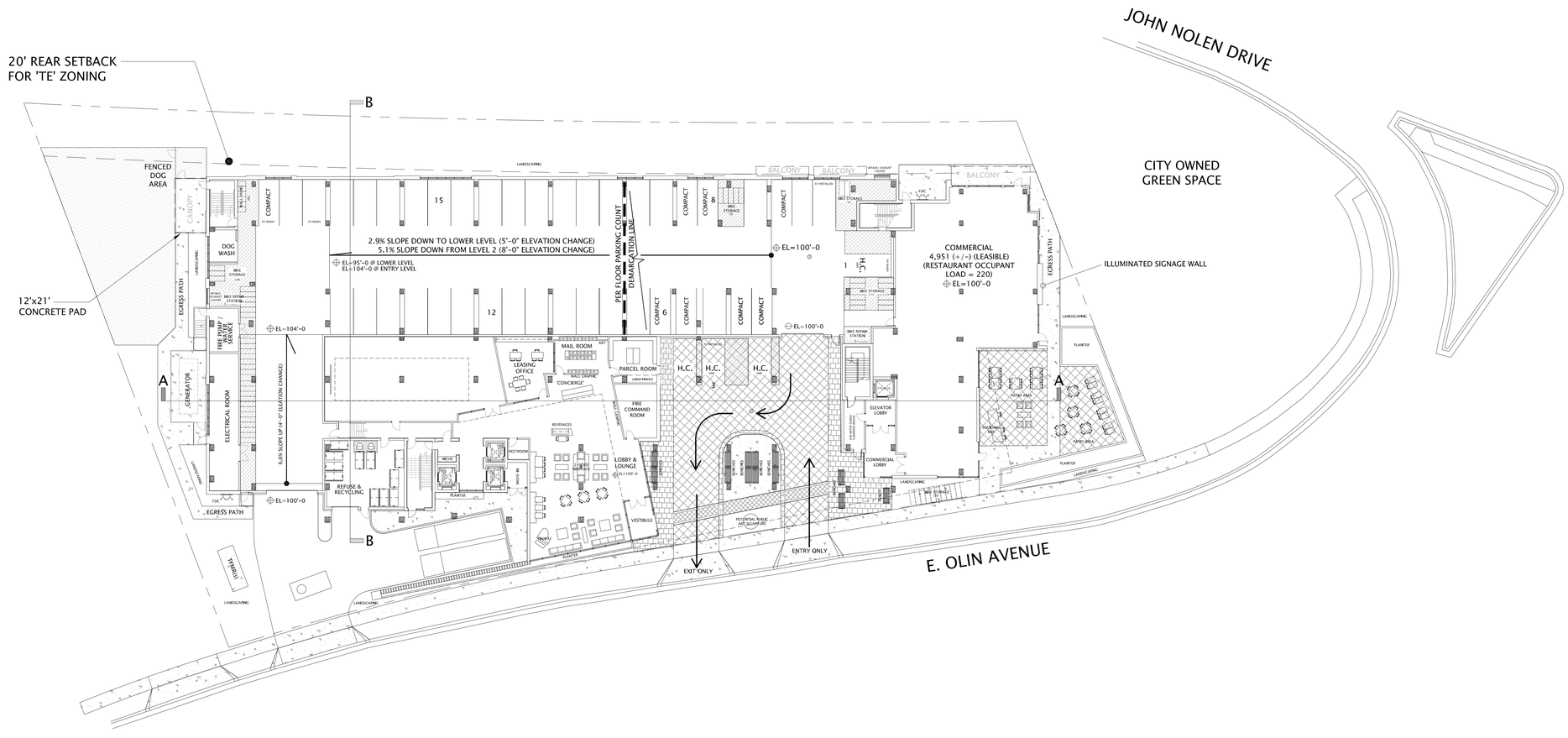

OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

ARCHITECTURAL SITE LAYOUT PLAN

MAY 19, 2021

1"=20' @ 30x42

PLAN NORTH

TRUE NORTH

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE
MIXED-USE
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE
LAYOUT PLAN

SHEET NUMBER

ASP-100

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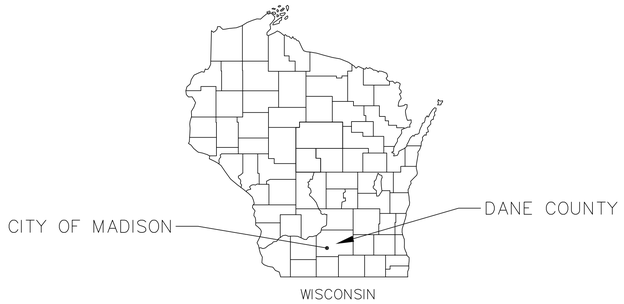
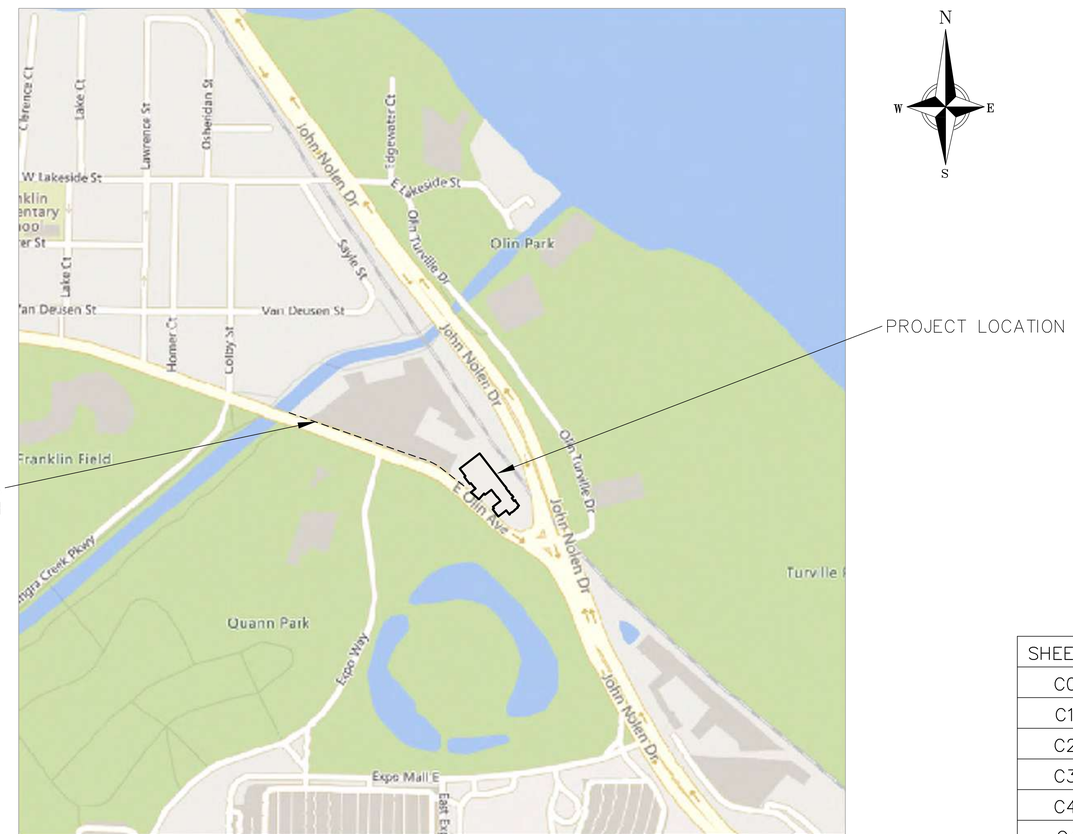
CIVIL/SITE/LANDSCAPE PLANS

222-232 E. OLIN AVENUE

CITY OF MADISON, WISCONSIN





SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & EROSION CONTROL PLAN
C401	GRADING DETAIL PLAN
C500	UTILITY PLAN
C501	UTILITY ALTERNATE PLAN
C600	CONSTRUCTION DETAILS – 1
C601	CONSTRUCTION DETAILS – 2
C602	CONSTRUCTION DETAILS – 3
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN – ROOF AREAS
L200	LANDSCAPE PLAN DETAILS

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DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

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1–800–242–8511

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TITLE SHEET
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 05–19–2021
DRAFTER CLAN
CHECKED SCHR
PROJECT NO. 210063

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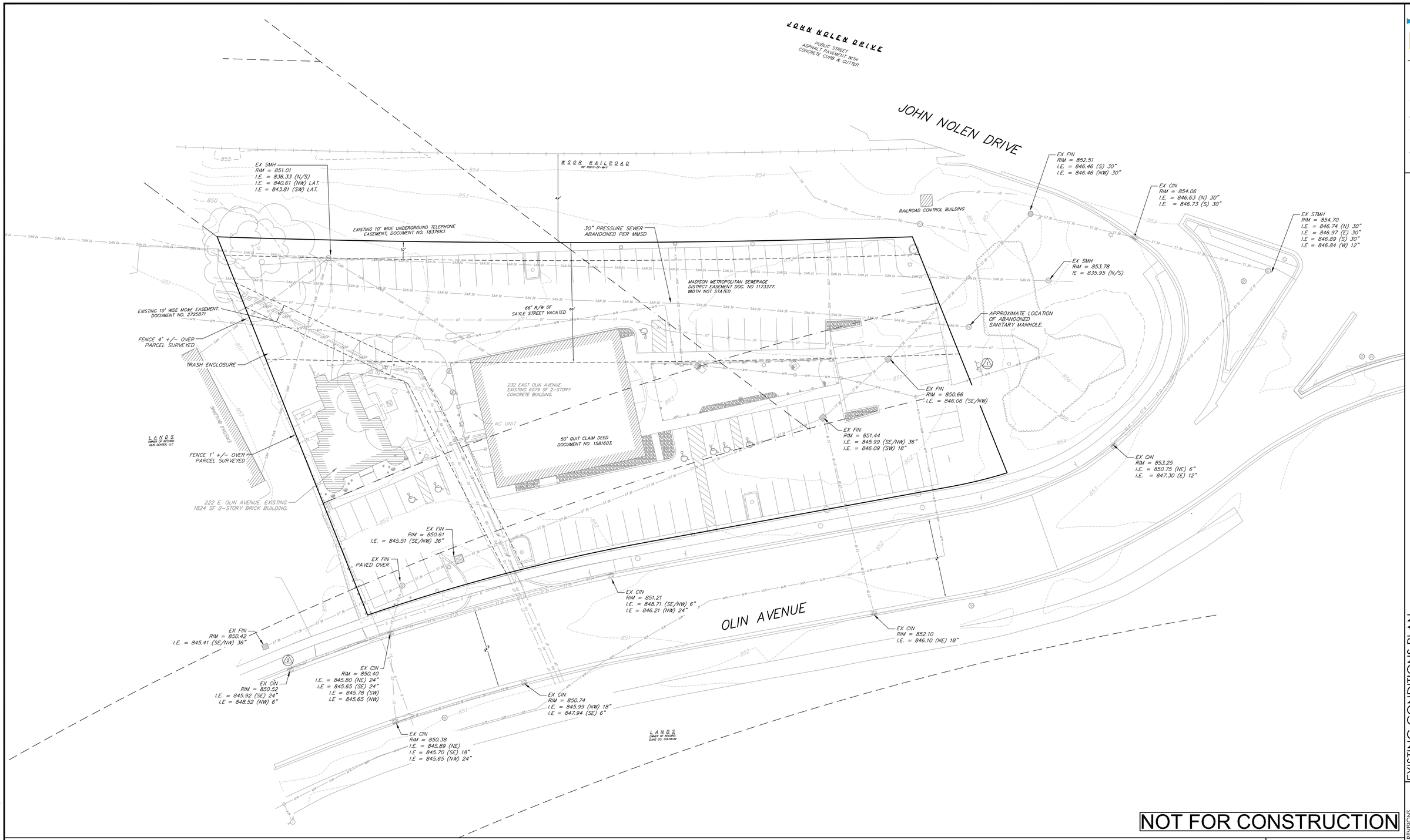

NOT FOR CONSTRUCTION

EXISTING CONDITIONS NOTES:

1. THIS SURVEY WAS PREPARED BASED UPON INFORMATION PROVIDED IN THE TITLE COMMITMENT NO. NCS–823289–MAD, DATED NOVEMBER 11, 2016, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, 10 W. MIFFLIN STREET, SUITE 302, MADISON, WI 53703.
2. THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON DECEMBER 8, 9 & 15, 2016. ANY CHANGES IN SITE CONDITIONS AFTER DECEMBER 15, 2016 ARE NOT REFLECTED BY THIS SURVEY.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
5. ONLY THE BOUNDARY OF PARCEL A IS INCLUDED WITHIN THE SCOPE OF THIS SURVEY MAP.
6. MONUMENTS LOCATED FROM PLAT OF SURVEY, DOCUMENT NO. 2000–00157, (02–18–00)
7. APPROXIMATE LOCATION SCALED IN USING MAPS AND DESCRIPTIONS PROVIDE BY MMSD. PER MMSD, THIS PRESSURE SEWER IS NO LONGER ACTIVE, HOWEVER THE CAST IRON PIPE REMAINS IN THE GROUND (ALONG WITH PRESCRIPTIVE EASEMENT, WIDTH UNDEFINED). DOCUMENT NO. 546895 TRANSFERRED OWNERSHIP OF SEWERS, PUMPING STATIONS, ETC FROM THE CITY OF MADISON TO MMSD AND THAT THIS PIPE AND RIGHT–OF–WAY STILL EXISTS.

TOPOGRAPHIC LINEWORK LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- * — EXISTING GENERAL FENCE
- EXISTING WOOD FENCE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- WM — EXISTING WATER MAIN
- EXISTING RAILROAD TRACKS
- EXISTING GRAVEL OR WASHED STONE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING HANDICAP PARKING
- EXISTING BUSH
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

PROJECT BENCHMARKS:

BENCHMARK 1 – ELEV. = 855.72'.
TOP NUT OF FIRE HYDRANT LOCATED
ON THE EASTERLY SIDE OF THE PARKING LOT.

BENCHMARK 2 – ELEV. = 850.52'.
TOP OF STORM INLET CASTING ON THE NORTHERLY SIDE OF OLIN AVENUE, 52 FEET WESTERLY OF THE WESTERLY PROPERTY CORNER.

GRAPHIC SCALE FEET
0 10 20 40

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EXISTING CONDITIONS PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 05–19–2021
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PROJECT NO. 210063

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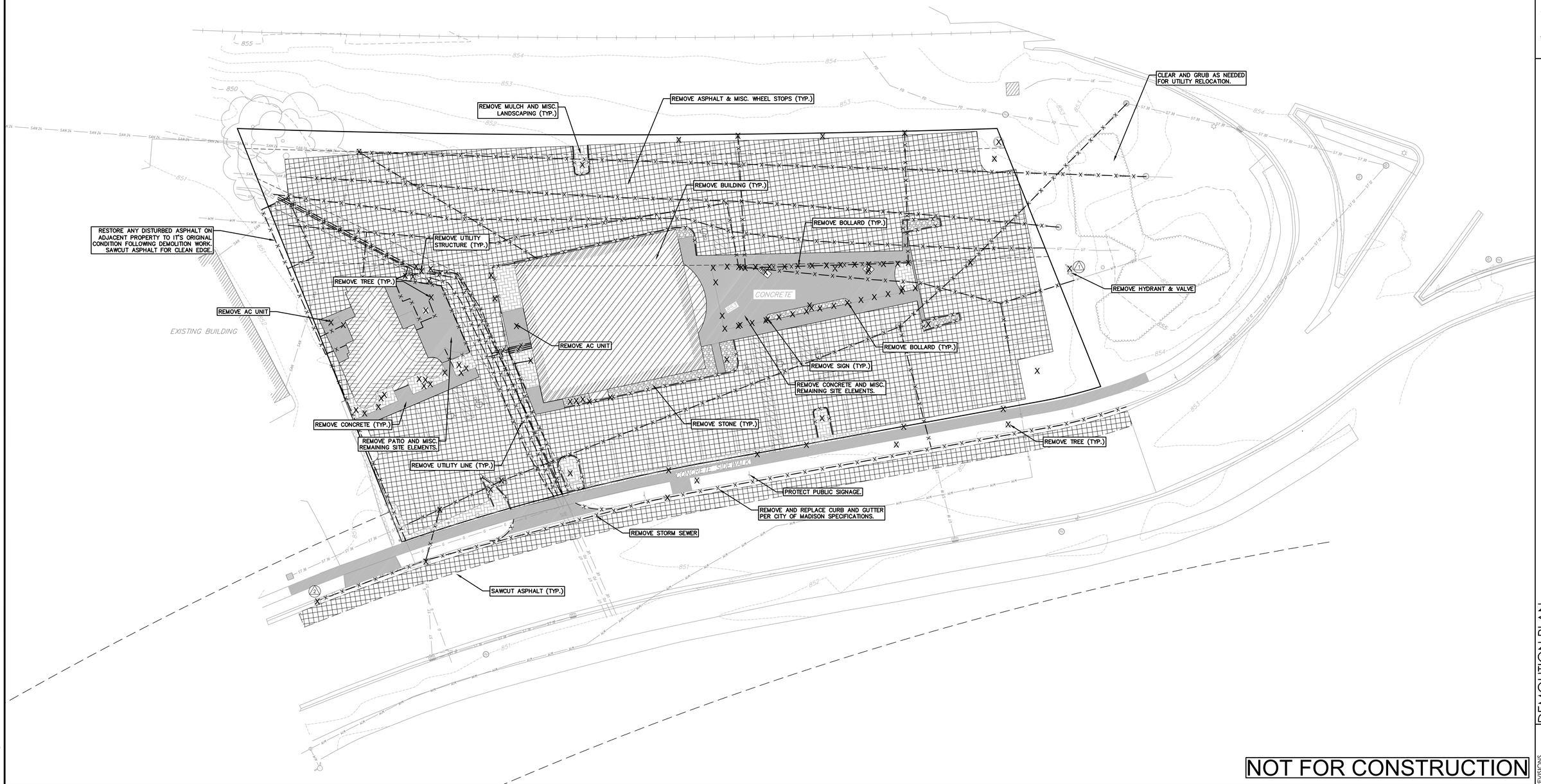

NOT FOR CONSTRUCTION

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

DEMOLITION PLAN LEGEND

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

GRAPHIC SCALE FEET
0 10 20 40

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DEMOLITION PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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PROJECT NO. 210063

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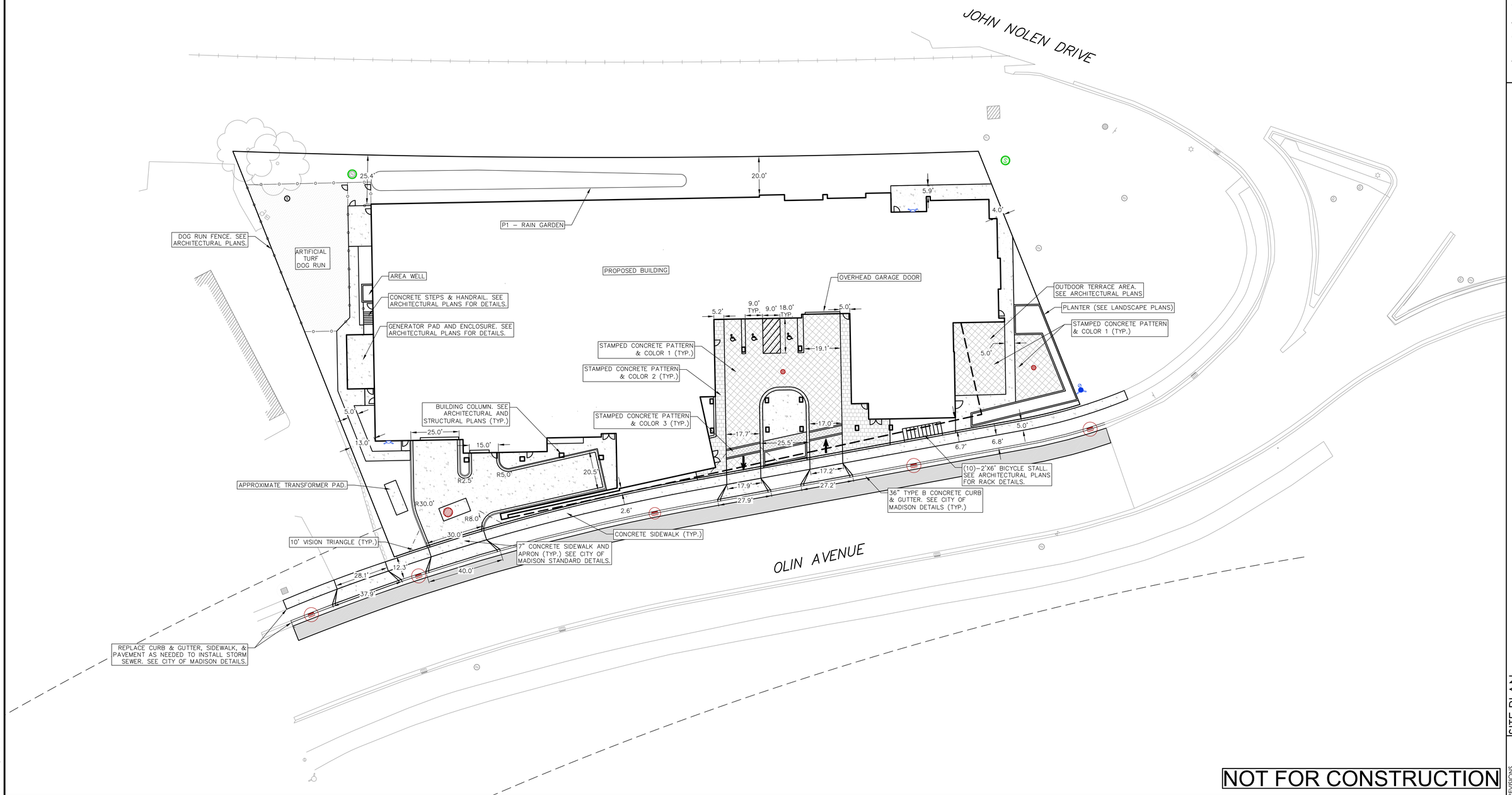

NOT FOR CONSTRUCTION

SITE PLAN NOTES:

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

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED FENCE
- PROPOSED CONCRETE
- PROPOSED DECORATIVE CONCRETE 1
- PROPOSED DECORATIVE CONCRETE 2
- PROPOSED DECORATIVE CONCRETE 3
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 222–232 E. OLIN AVE
SITE ACREAGE (TOTAL) = 1.47 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE): 18
BUILDING HEIGHT: 201'
DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): TYPE 1A
USE OF PROPERTY: MIXED–USE
GROSS SQUARE FT OF BUILDING: 476,937 GSF
GROSS SQUARE FT OF COMMERCIAL/OFFICE AREA: 15,985 GSF
NUMBER OF EMPLOYEES: 110 (OFFICE SPACE) + ~20 (RESTAURANT)
NUMBER OF EMPLOYEES IN PRODUCTION AREA: N/A
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: ~220

NUMBER OF BICYCLE STALLS SHOWN: 338 INTERNAL + 10 EXTERNAL = 348

NUMBER OF PARKING STALLS:

PROPOSED SITE	3
PROPOSED COVERED	333
ELECTRIC VEHICLE	2% EV INSTALLED. 10% EV READY.
ACCESSIBLE	10 TOTAL. 3 ON SITE. 7 COVERED.
VAN ACCESSIBLE	2 ON SITE. 1 COVERED.
TOTAL	336

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

LOT COVERAGE & USABLE OPEN SPACE CALCULATIONS

SITE AREA: 63,775 SF
LOT COVERAGE: 49,870 SF
LOT COVERAGE: 78%
LOT COVERAGE MAXIMUM: 85%

NUMBER OF BEDROOMS: 367
REQUIRED USABLE OPEN SPACE = 20 SF/BEDROOM = 7,340 SF
SITE USABLE OPEN SPACE AREA (DOG RUN & REAR OF BUILDING): 7,757 SF
BUILDING USABLE OPEN SPACE AREA (BALCONY & ROOFDECK AREA): 37,670 SF
(SEE ARCHITECTURAL PLANS FOR BALCONY & ROOFDECK LAYOUT)

TOTAL USABLE OPEN SPACE: 45,427 SF

GRAPHIC SCALE FEET
0 10 20 40

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SITE PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

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NO.	DATE	REMARKS	

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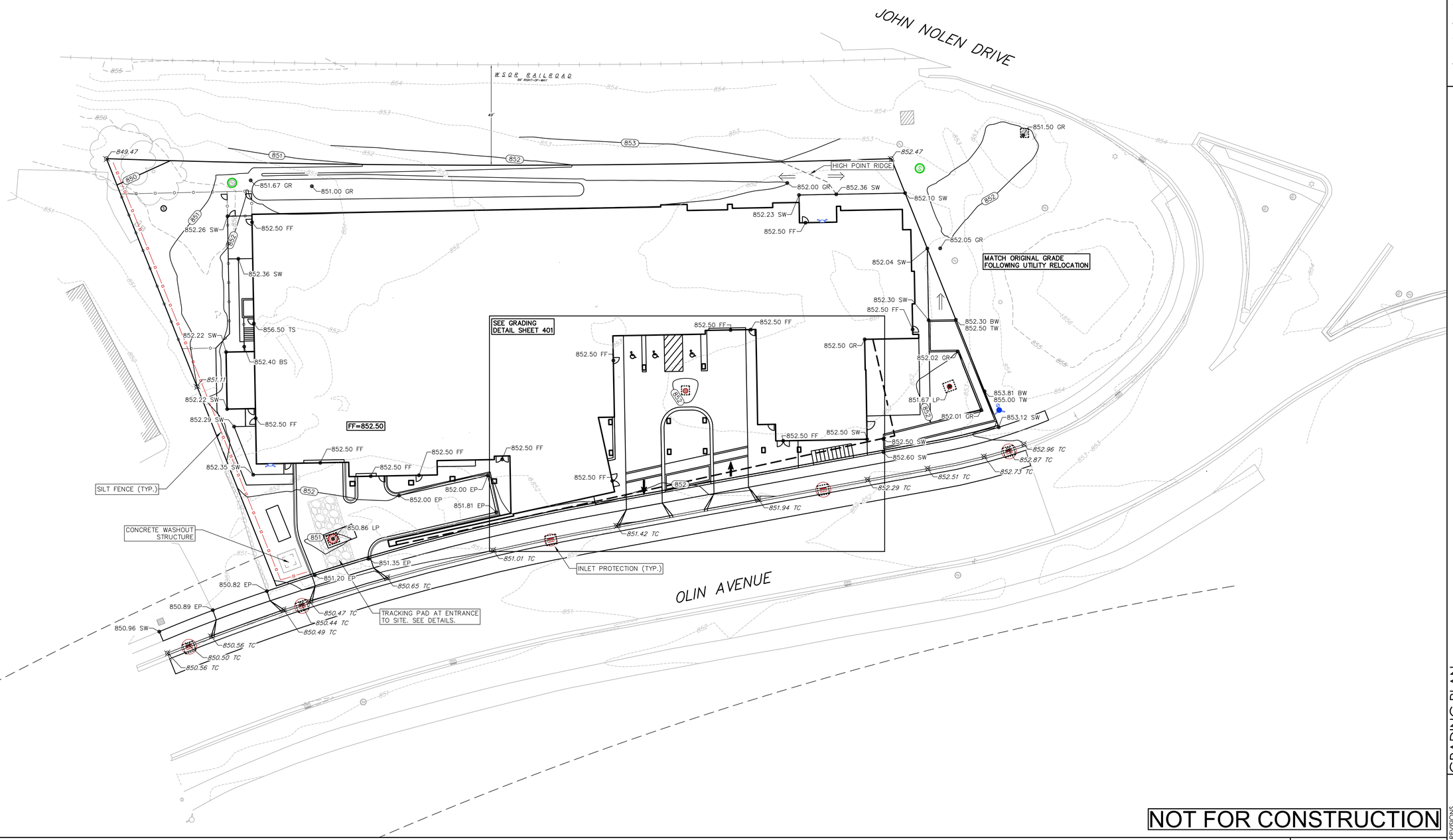

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GRADING NOTES:

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

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I TYPE B
- EROSION MAT CLASS II TYPE A
- TRACKING PAD
- RIP RAP

GRAPHIC SCALE FEET
0 10 20 40

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GRADING PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
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DATE 05-19-2021
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PROJECT NO. 210063

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18 May 2021 - 1:38p M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063-Base.dwg by: schr

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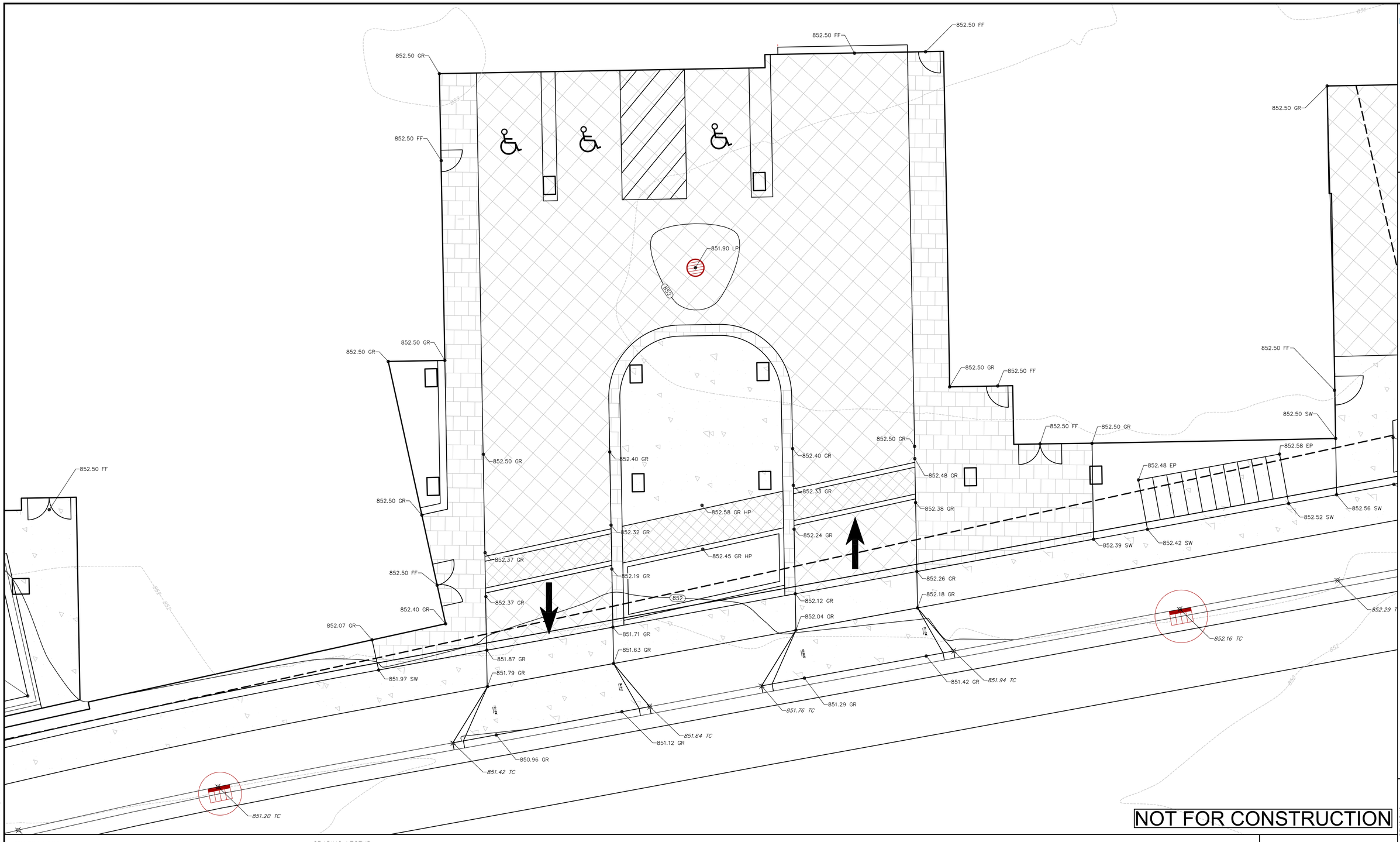

GRADING NOTES:

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

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS____
- EROSION MAT CLASS____
- TRACKING PAD
- RIP RAP

GRAPHIC SCALE FEET
0 2.5 5 10

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GRADING DETAIL PLAN

222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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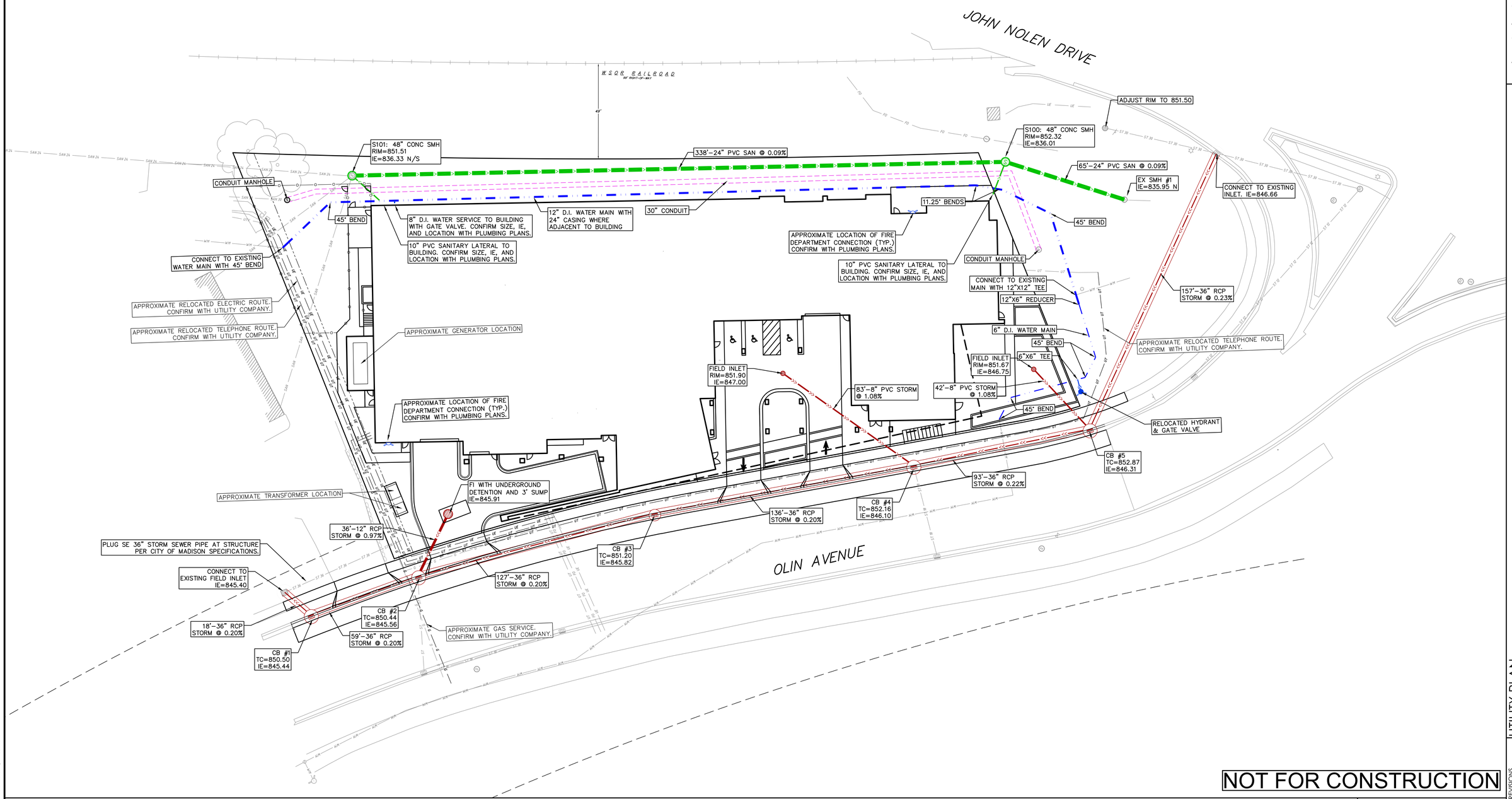

NOT FOR CONSTRUCTION

UTILITY NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(D).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(C).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(H) AND SPS 382.40(8)(K).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE LOCAL MUNICIPALITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
21. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
22. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
23. INSTALL 1 SHEET OF 4'X8'X4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
24. CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- CONDUIT

ABBREVIATIONS:

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRAPHIC SCALE FEET
0 10 20 40

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UTILITY PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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19 May 2021 - 9:27a M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063-base.dwg by: schr

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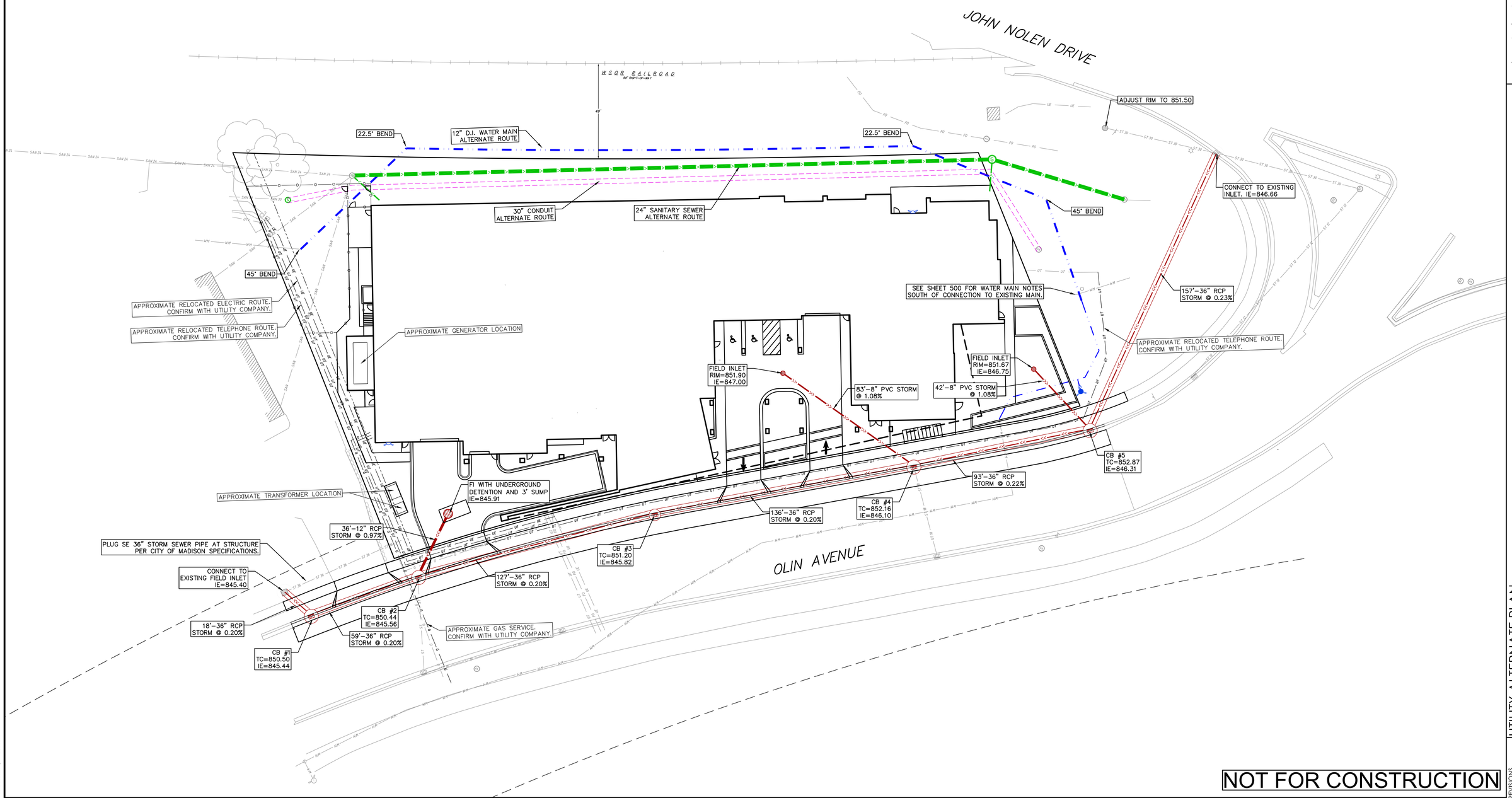

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UTILITY ALTERNATE PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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EROSION CONTROL MEASURES

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

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

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

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

5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEEDING RATES:

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

PERMANENT:
SEE LANDSCAPE PLAN.

FERTILIZING RATES:

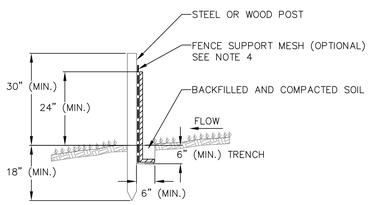
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

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

CONSTRUCTION SEQUENCE:

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

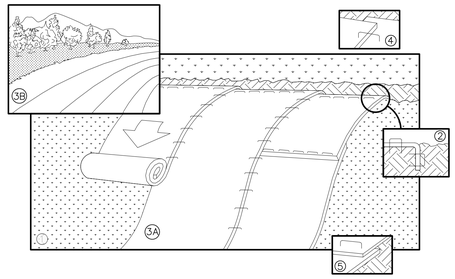


NOTES:

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

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

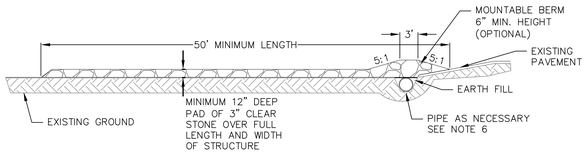
1/1 SILT FENCE
NOT TO SCALE



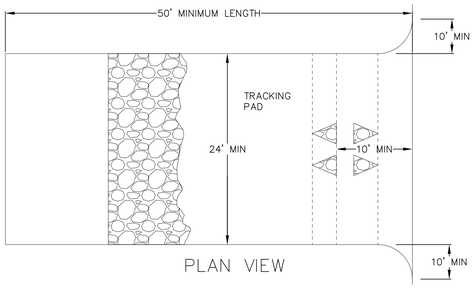
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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

1/1 EROSION MAT
NOT TO SCALE



PROFILE VIEW



PLAN VIEW

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

2. LENGTH - MINIMUM OF 50'.

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

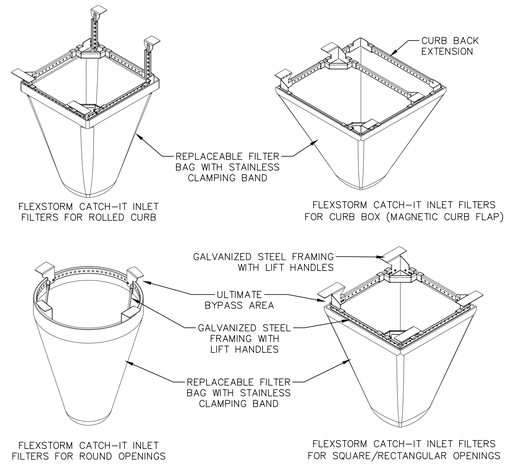
4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.

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

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

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

1/1 TRACKING PAD
NOT TO SCALE



NOTES:

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

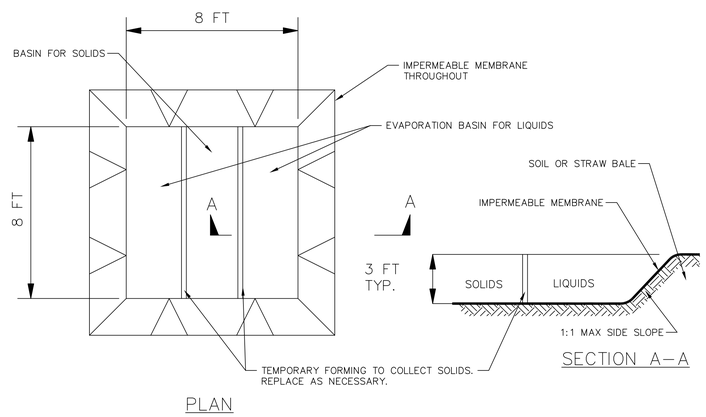
1/1 FRAMED INLET PROTECTION
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.

3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



PLAN

1/1 TEMPORARY CONCRETE WASHOUT
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CONSTRUCTION DETAILS - 1
222-232 E. OLIN AVENUE
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DANE COUNTY, WISCONSIN

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REVISIONS			
NO.	DATE	REMARKS	

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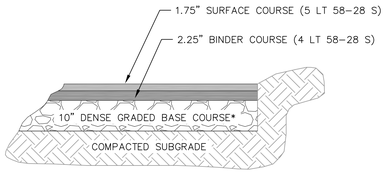
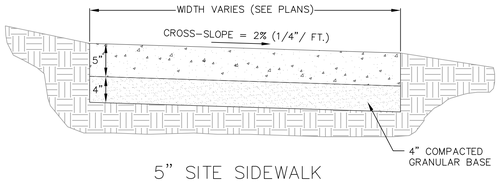


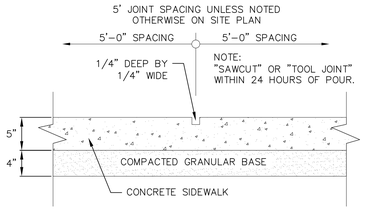
*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE

BITUMINOUS PAVEMENT

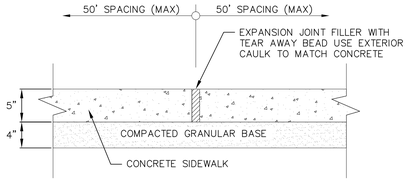
1/1 SITE PAVEMENT
NOT TO SCALE



5" SITE SIDEWALK

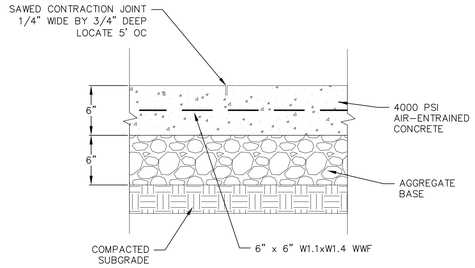


SIDEWALK CONTROL JOINT

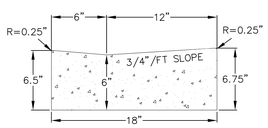


SIDEWALK EXPANSION JOINT

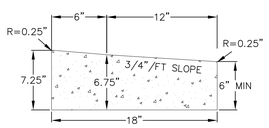
1/1 5" SIDEWALK
NOT TO SCALE



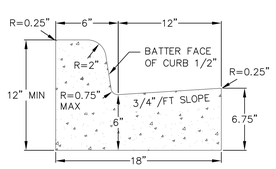
1/1 CONCRETE PAD
NOT TO SCALE



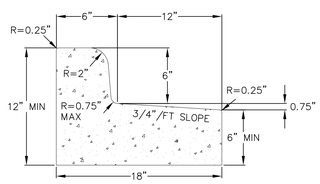
ACCESS RAMP
GUTTER CROSS SECTION



ACCESS RAMP
GUTTER REJECT SECTION

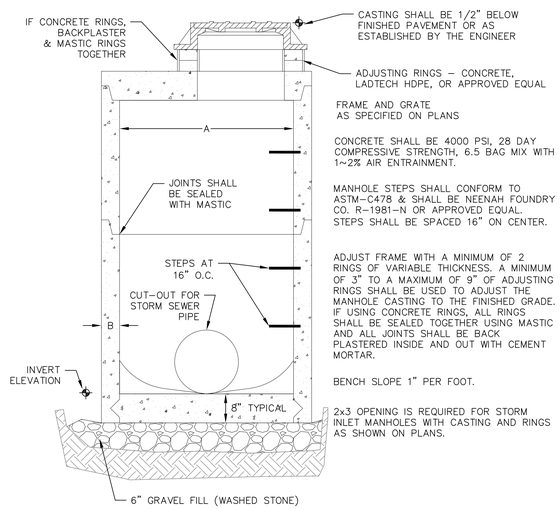


CURB AND GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION

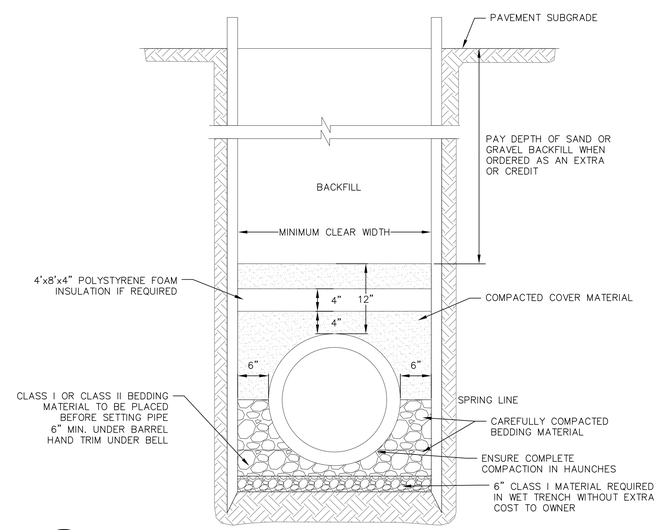
1/1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



STORM MANHOLE DIMENSIONS

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

1/1 STORM SEWER MANHOLE
NOT TO SCALE



1/1 CLASS B RIGID PIPE TRENCH SECTION
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CONSTRUCTION DETAILS - 2
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CITY OF MADISON
DANE COUNTY, WISCONSIN

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NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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PROJECT NO. 210063

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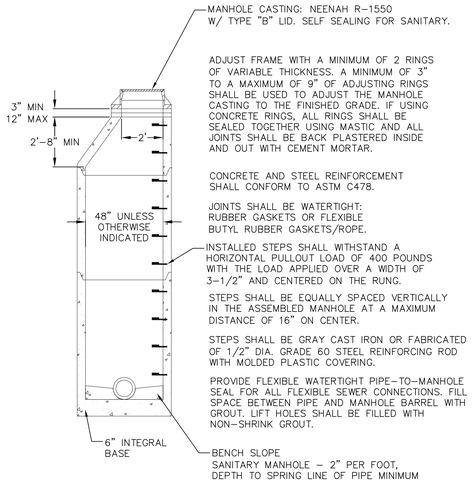
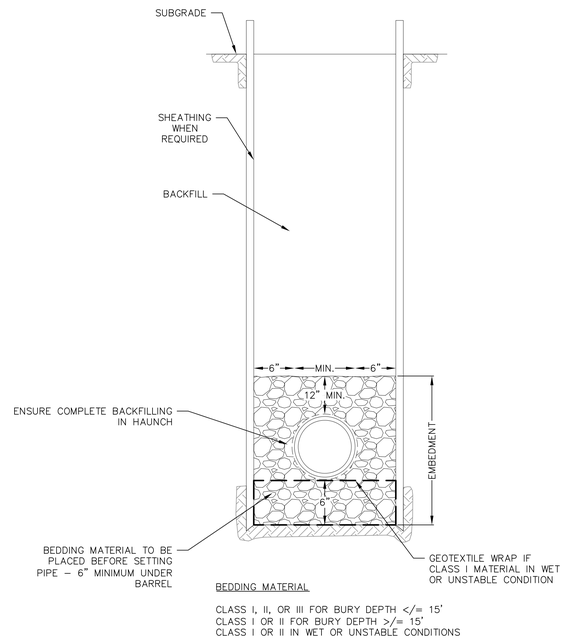
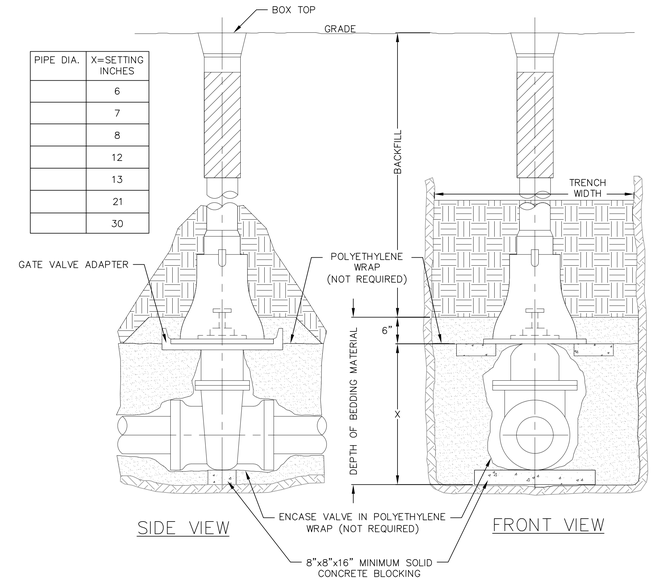


1/1 SANITARY SEWER MANHOLE
NOT TO SCALE

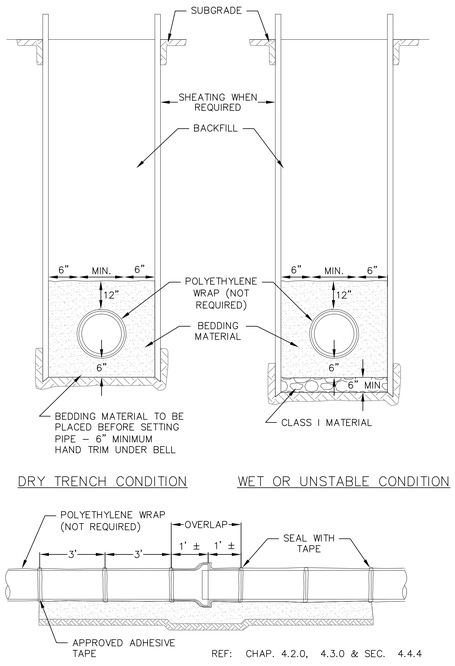


1/1 STANDARD SANITARY TRENCH SECTION
NOT TO SCALE

PIPE DIA.	X=SETTING INCHES
	6
	7
	8
	12
	13
	21
	30

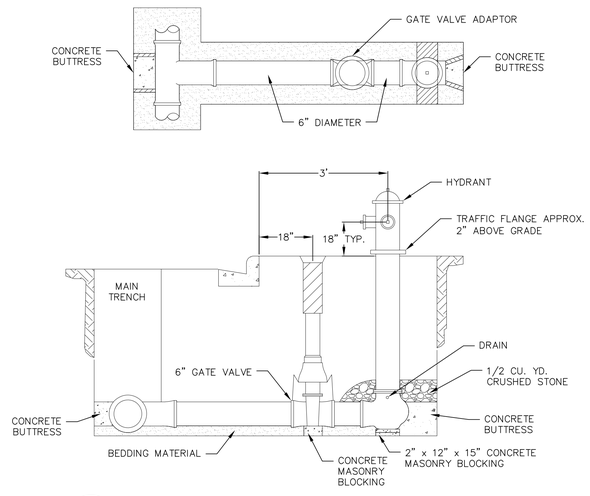


1/1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE

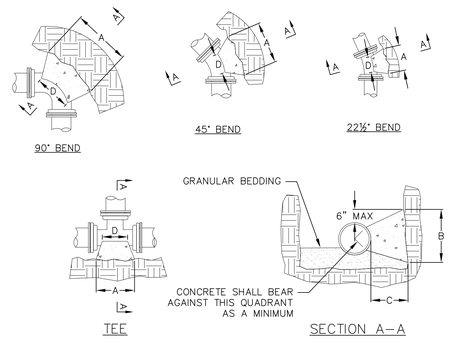


REF: CHAP. 4.2.0, 4.3.0 & SEC. 4.4.4

1/1 STANDARD WATER MAIN TRENCH SECTION
NOT TO SCALE



1/1 STANDARD HYDRANT SETTING
NOT TO SCALE



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

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

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

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

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

* = FOR TEE THIS WILL BE THE BRANCH PIPE

1/1 BUTTRESS FOR BENDS
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CONSTRUCTION DETAILS - 3
222-232 E. OLIN AVENUE
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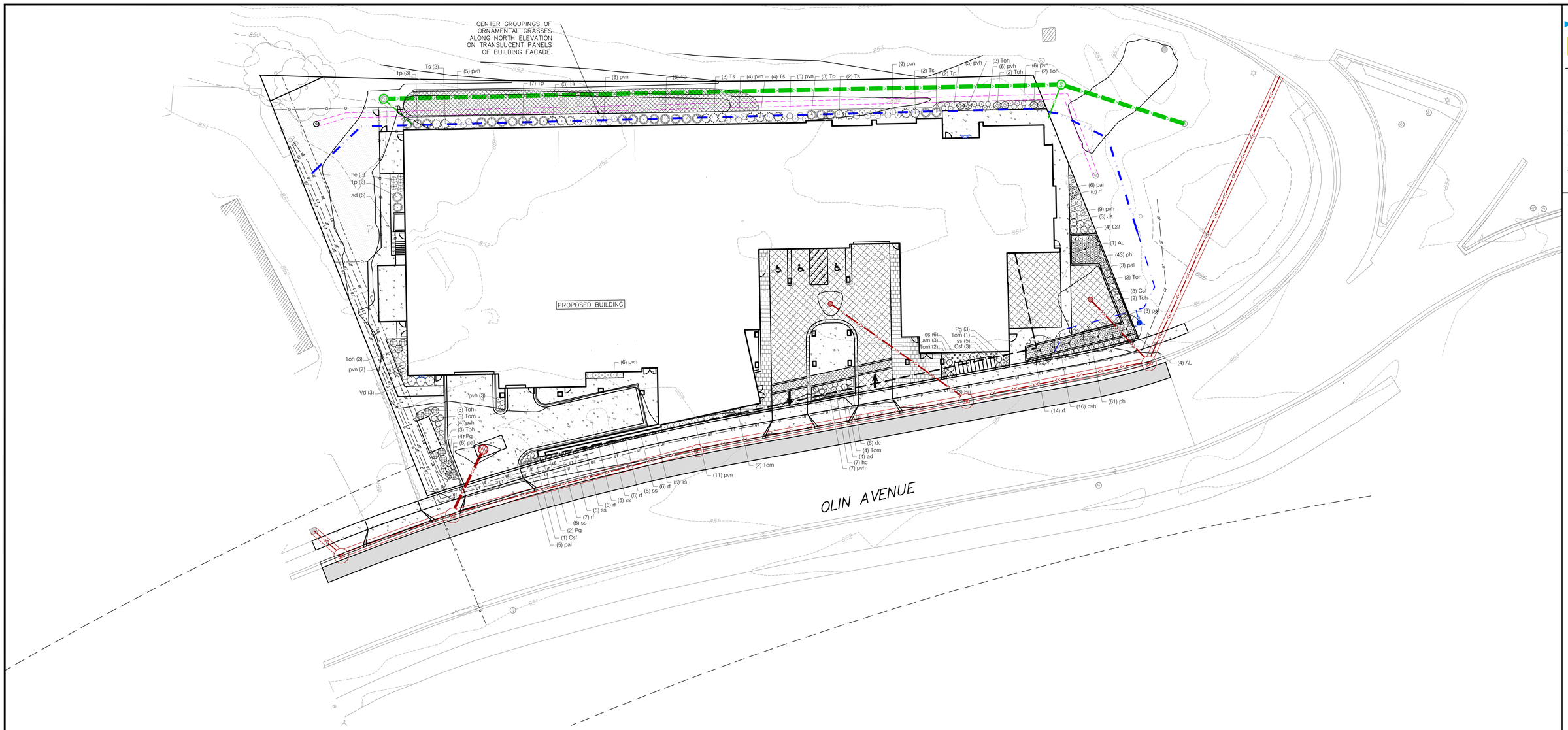

PLANT MATERIAL NOTES:

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

LANDSCAPE MATERIAL NOTES:

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

SEEDING AND PLUG PLANTING NOTES:

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

City of Madison Landscape Worksheet										
Address:	222-232 E. Olin Ave.		Date:	05.19.2021						
Total Square Footage of Developed Area:		(Site Area)	63,775	-	(Building Footprint at Grade)		34,763	=	29012	sf
Total Landscape Points Required (<5 ac):		29,012	/ 300 =	97	x 5 =	484	484			
Lansdcape Points Requried >5 ac:		0	/ 100 =	0	x 1 =	-				
			Credits/ Existing Landscaping		New/ Proposed Landscaping					
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved				
Overstory deciduous tree	2.5" cal	35		0		0				
Tall Evergreen Tree	5-6 feet tall	35		0		0				
Ornamental tree	1.5" cal	15		0	12	180				
Upright evergreen shrub	3-4 feet tall	10		0	60	600				
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	26	78				
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	12	48				
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	421	842				
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0				
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200		0		0				
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"		0		0				
Sub Totals				0		1748				
			Total Points Provided:		1748					

PLANT SCHEDULE STREET LEVEL

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
AL	Amelanchier laevis 'JFS-Arb' TM / Spring Flurry Allegheny Serviceberry	B & B	2"Cal	5
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
Csf	Cornus stolonifera `Farrow` TM / Arctic Fire Red Twig Dogwood	Cont.	5 Gal.	11
Pg	Potentilla fruticosa `Goldfinger` / Goldfinger Bush Cinquefoil	Cont.	3 Gal.	12
Vd	Viburnum dentatum `Little Joe` / Little Joe Viburnum	Cont.	5 Gal.	3
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
Js	Juniperus sabina `Blue Forest` / Blue Forest Juniper	Cont.	5 Gal.	3
Tom	Thuja occidentalis `Hetz Midget` / Hetz Midget Arborvitae	Cont.	5 Gal.	12
Toh	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	B & B	5` ht.	19
Tp	Thuja occidentalis 'Pyramidalis' / Pyramidal Arborvitae	B & B	6` ht.	25
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6` ht.	16
PERENNIALS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**QTY**
am	Amsonia x `Blue Ice` / Blue Ice Bluestar	Cont.	1 Gal.	3
ad	Astilbe x `Delft Lace` / Delft Lace Astilbe	Cont.	1 Gal.	10
dc	Deschampsia cespitosa `Schottland` / Schottland Tufted Hair Grass	Cont.	1 Gal.	6
hc	Heuchera x 'Citronelle' / Citronelle Yellow Coral Bells	Cont.	4 In	7
he	Hosta x `Earth Angel` / Earth Angel Hosta	Cont.	1 Gal.	5
pvh	Panicum virgatum `Heavy Metal` / Heavy Metal Switch Grass	Cont.	1 Gal.	56
pvn	Panicum virgatum `Northwind` / Northwind Switch Grass	Cont.	1 Gal.	55
ph	Pennisetum alopecuroides `Hameln` / Hameln Fountain Grass	Cont.	1 Gal.	104
pal	Perovskia atriplicifolia `Little Spire` / Little Spire Russian Sage	Cont.	1 Gal.	23
rf	Rudbeckia fulgida `Goldsturm` / Goldsturm Coneflower	Cont.	1 Gal.	45
ss	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	Cont.	1 Gal.	36

NATIVE SEEDING

RAIN GARDEN SEEDING 2,015 sf
-

GRAPHIC SCALE FEET
0 10 20 40

NOT FOR CONSTRUCTION

vierbicher
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Phone: (800) 261-3898

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

LANDSCAPE PLAN
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

DATE 05-19-2021
DRAFTER AKAN
CHECKED SCHR
PROJECT NO. 210063

L100

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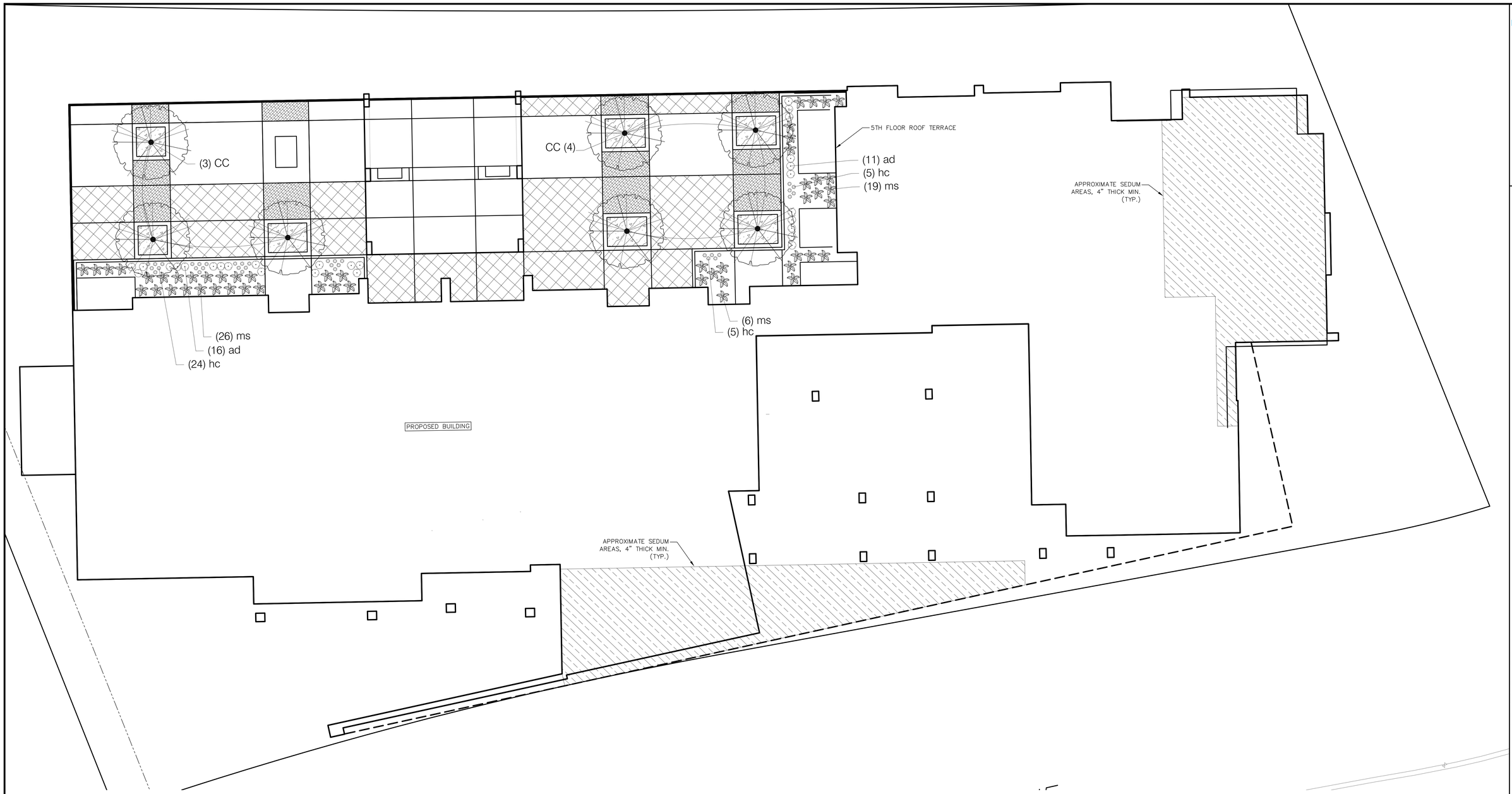

PLANT SCHEDULE ROOF TERRACE

UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
CC	Carpinus caroliniana 'J.N. Strain' TM / J.N. Strain American Hornbeam	B & B	2"Cal	7

PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.	27
hc	Heuchera x 'Citronelle' / Citronelle Yellow Coral Bells	Cont.	4 In	34
ms	Matteuccia struthiopteris / Ostrich Fern	Cont.	1 Gal.	51

GROUND COVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	SPACING	QTY
	Vinca minor / Common Periwinkle	Plug		12" o.c.	495 sf

SEDUM_TRAYS

	SEDUM TRAYS	4,718 sf

GRAPHIC SCALE FEET
0 5 10 20

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LANDSCAPE PLAN-ROOF AREAS

222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

DATE 05-19-2021
DRAFTER AKAN
CHECKED SCHR
PROJECT NO. 210063

L101

19 May 2021 - 8:40a M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063-Landscape.dwg by: akan

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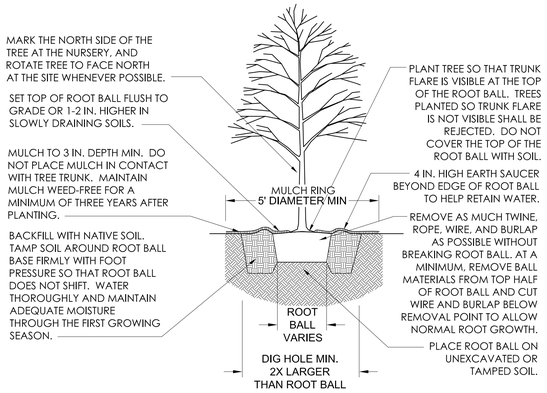
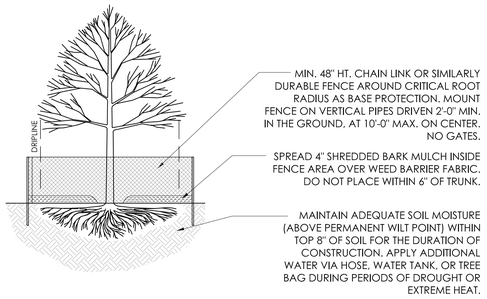
NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



TREE PLANTING DETAIL - B&B TREES
NOT TO SCALE

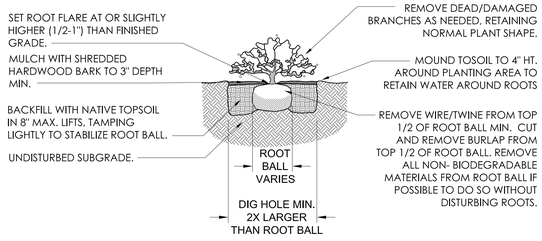
NOTES:
- CRITICAL ROOT RADIUS (IN FEET) = 1' x DBH
  EXAMPLE: 6" DBH TREE = 6' RADIUS
- ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED. NO EQUIPMENT SHALL BE OPERATED WITHIN THE CRITICAL ROOT RADIUS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST



MIN. 48" HT. ORANGE HDPE FENCE AROUND CRITICAL ROOT RADIUS AS BASE PROTECTION. SECURE WITH 2" X 6' STEEL POSTS 8' O.C. TYPICAL. FASTEN FENCE TO POSTS WITH PLASTIC ZIP TIES OR WIRE BINDING.

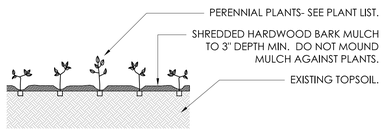
TREE PROTECTION FENCE
NOT TO SCALE

NOTES:
- KEEP CONTAINER/BURLAP ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS SHALL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SURFACE OF SOIL PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- KEEP CONTAINERS ON PLANTS UNTIL READY TO INSTALL TO MINIMIZE ROOT DAMAGE FROM EXPOSURE TO AIR. GENTLY LOOSEN ROOTS ON ROOTBOUND PLANTS. SEVERELY ROOTBOUND PLANTS WILL BE REJECTED.
- APPLY BALANCED SLOW RELEASE FERTILIZER PELLETS TO SOIL SURFACE PRIOR TO MULCHING, PER SPECIFIED APPLICATION RATES.
- WATER PLANTS THOROUGHLY AFTER PLANTING TO SETTLE SOIL.



PERENNIAL PLANTING DETAIL
NOT TO SCALE

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LANDSCAPE DETAILS
222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

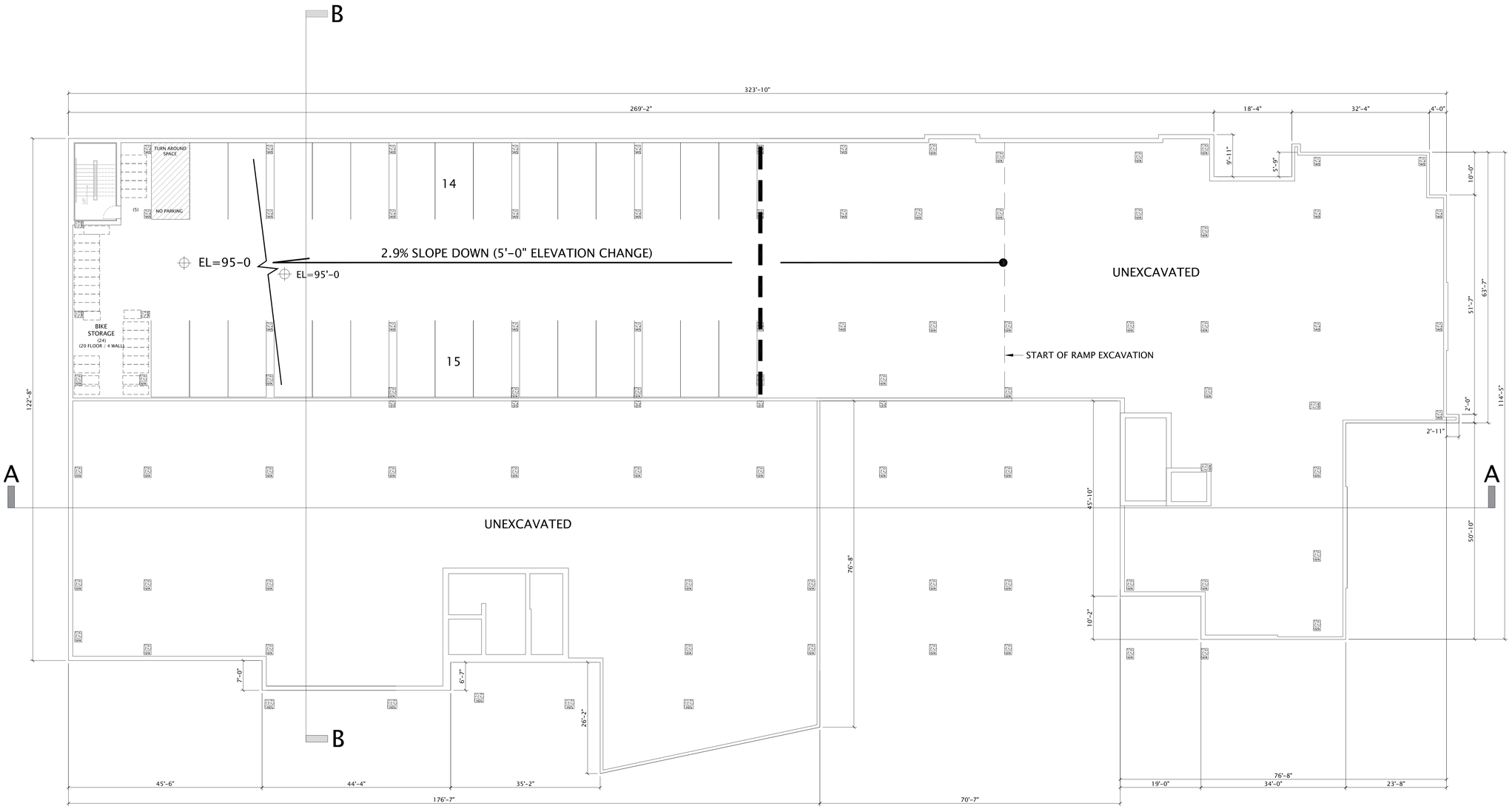
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

DATE 05-19-2021
DRAFTER AKAN
CHECKED SCHR
PROJECT NO. 210063

L200

18 May 2021 - 12:09p M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063-Landscape.dwg by: akan



NUMBER OF LOWER LEVEL PARKING STALLS PROVIDED = 29

NUMBER OF LOWER LEVEL FLOOR BIKE STALLS PROVIDED = 25
NUMBER OF LOWER LEVEL WALL-MOUNT BIKE SPACES PROVIDED = 4

TOTAL LOWER LEVEL BIKE SPACES = 29

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

FLOOR PLANS - LOWER LEVEL 1 (PLL 1)

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

5/19/2021 10:30:54 AM

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

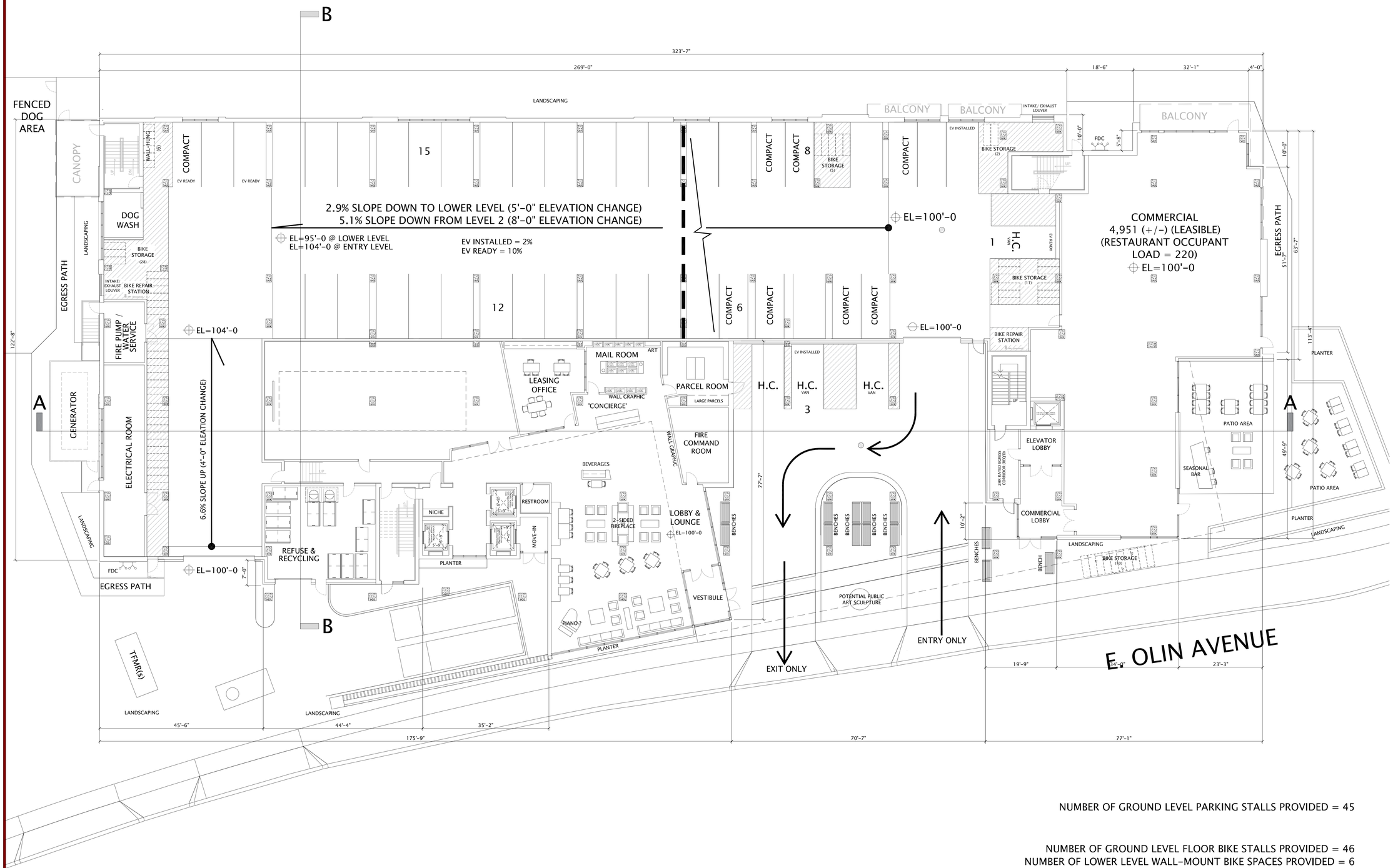
Mark	Description	Date

SHEET TITLE

LOWER LEVEL FLOOR PLAN

SHEET NUMBER

A100



NUMBER OF GROUND LEVEL PARKING STALLS PROVIDED = 45

NUMBER OF GROUND LEVEL FLOOR BIKE STALLS PROVIDED = 46
NUMBER OF LOWER LEVEL WALL-MOUNT BIKE SPACES PROVIDED = 6

TOTAL LOWER LEVEL BIKE SPACES = 52

OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

FLOOR PLANS – GROUND FLOOR / LEVEL P1

MAY 19, 2021
3/32"=1' @ 30x42

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
ENTRY LEVEL FLOOR PLAN

SHEET NUMBER
A101

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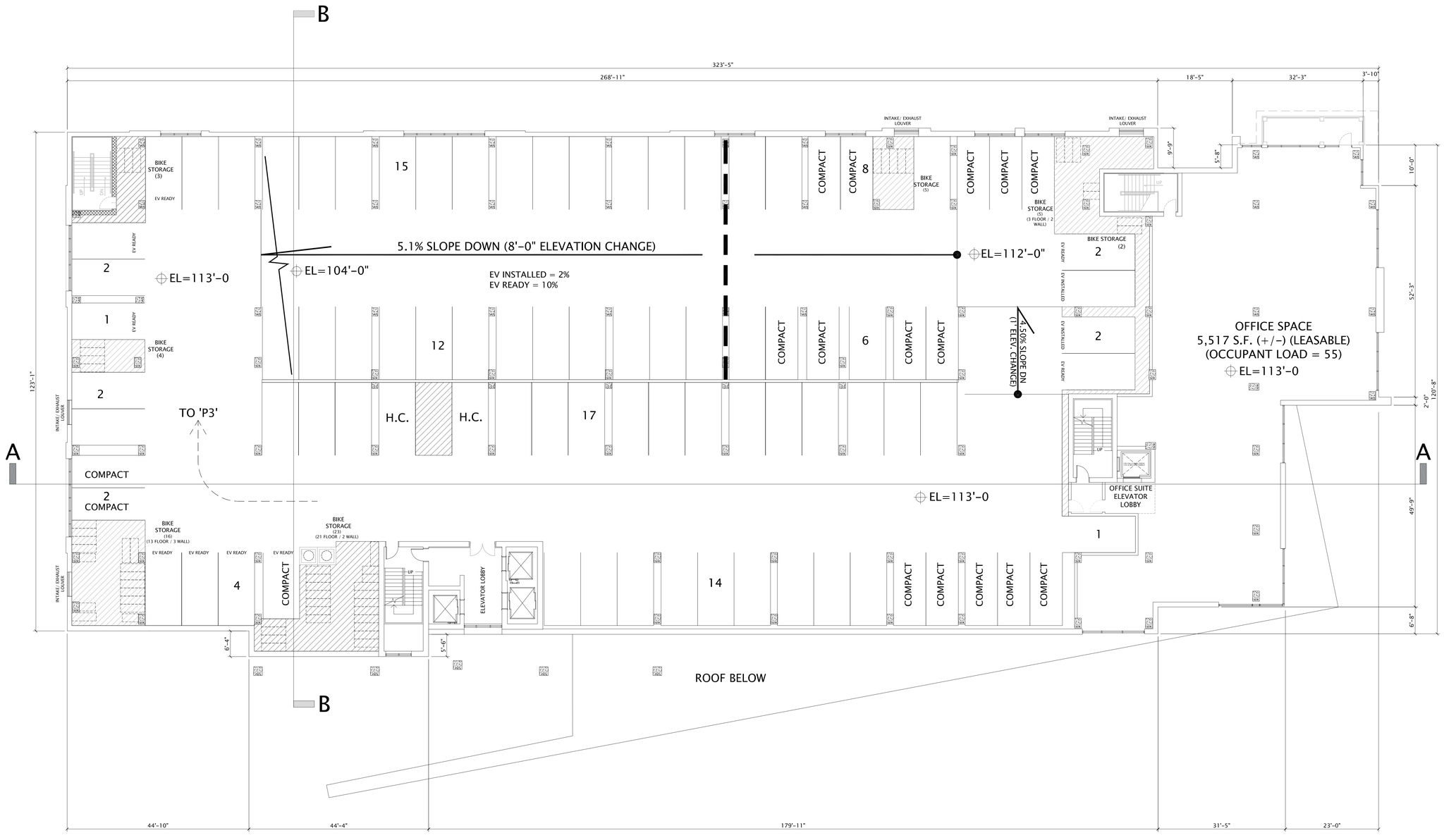

NUMBER OF LEVEL 2 PARKING STALLS = 88

NUMBER OF FLOOR BIKE STALLS = 51
NUMBER OF WALL-MOUNT BIKE SPACES = 7
TOTAL LEVEL 2 BIKE SPACES = 58

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

FLOOR PLANS - FLOOR 2 (P2)

MAY 19, 2021
3/32"=1' @ 30x42

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE
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DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
2nd LEVEL PARKING FLOOR PLAN

SHEET NUMBER
A102P

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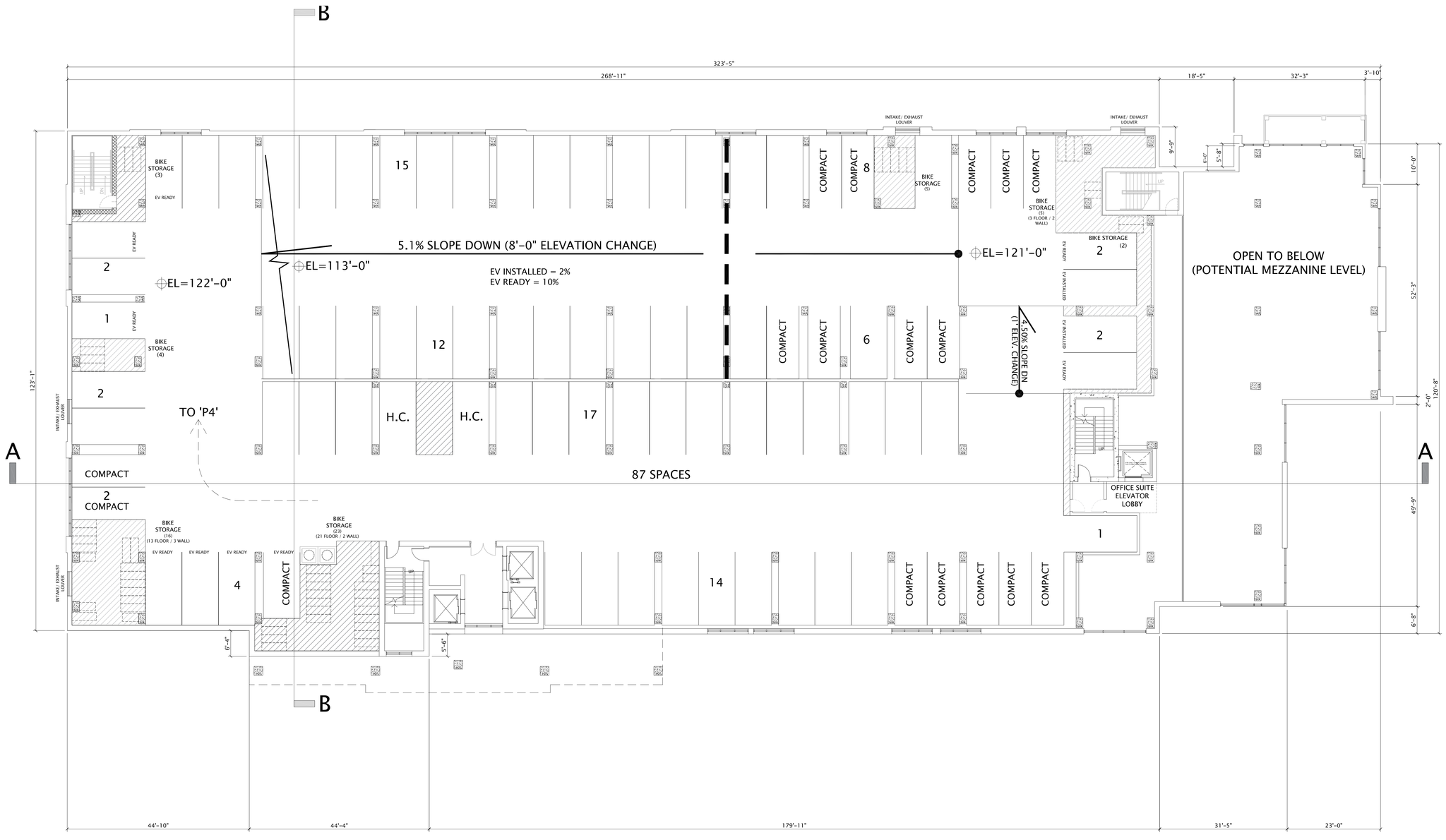

NUMBER OF PARKING STALLS = 88

NUMBER OF FLOOR BIKE STALLS = 51
NUMBER OF WALL-MOUNT BIKE SPACES = 7
TOTAL LEVEL 3 BIKE SPACES = 58

OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

FLOOR PLANS – FLOOR 3 (P3)

MAY 19, 2021
3/32"=1' @ 30x42

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
3rd LEVEL PARKING FLOOR PLAN

SHEET NUMBER
A103P

5/19/2021 10:30:56 AM

NUMBER OF PARKING STALLS = 86

NUMBER OF FLOOR BIKE STALLS = 87
NUMBER OF WALL-MOUNT BIKE SPACES = 60
TOTAL LEVEL 4 BIKE SPACES = 147

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

FLOOR PLANS - FLOOR 4 (P4)

MAY 19, 2021
3/32"=1' @ 30x42

PLAN NORTH
TRUE NORTH

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
4th LEVEL PARKING FLOOR PLAN

SHEET NUMBER
A104P

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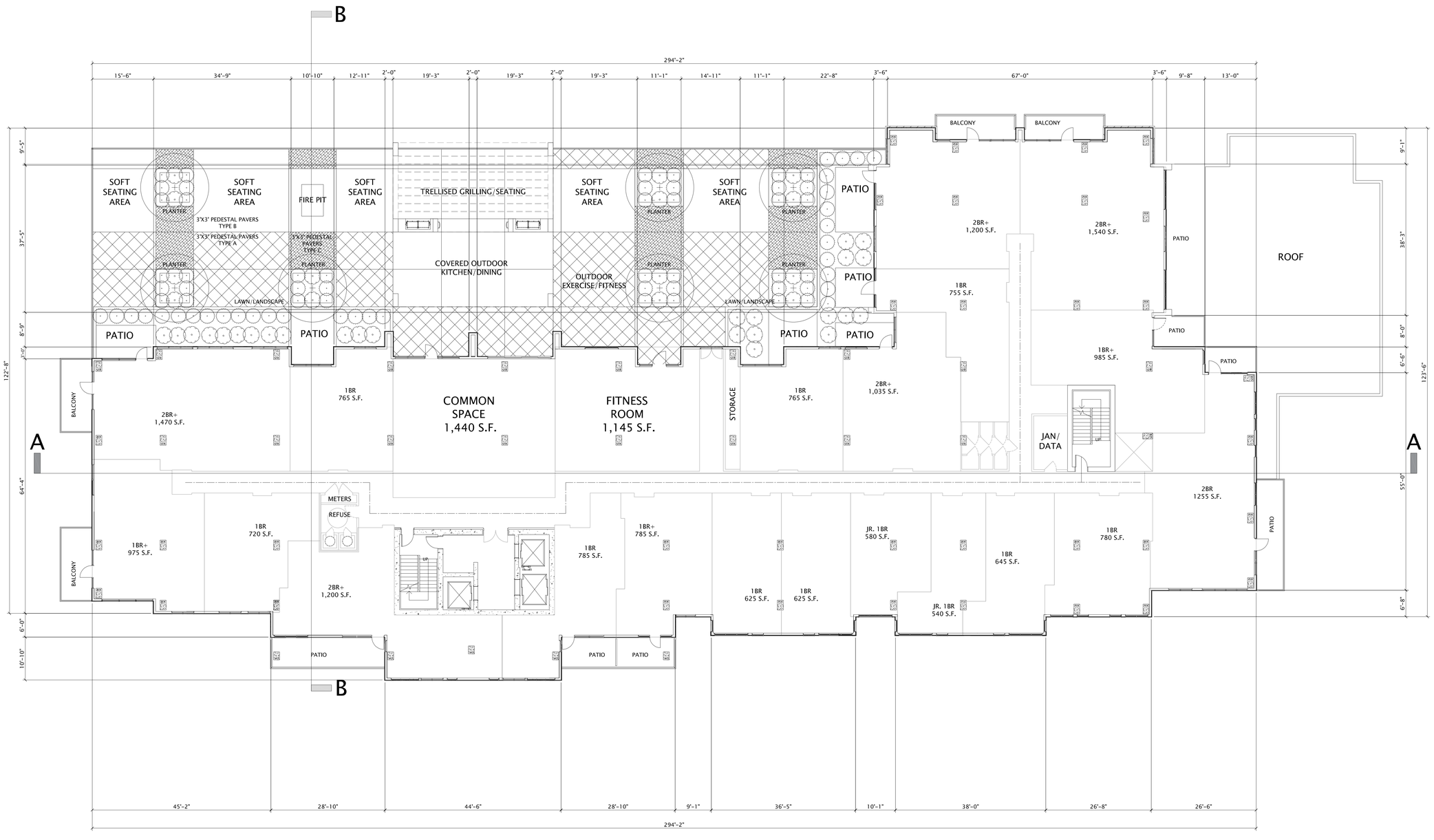

OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

FLOOR PLANS – FLOOR 5 (20 UNITS)

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

JLA ARCHITECTS

MADISON : MILWAUKEE

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JLA PROJECT NUMBER: 20-1014

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OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

5th LEVEL FLOOR FLOOR PLAN

SHEET NUMBER

A105

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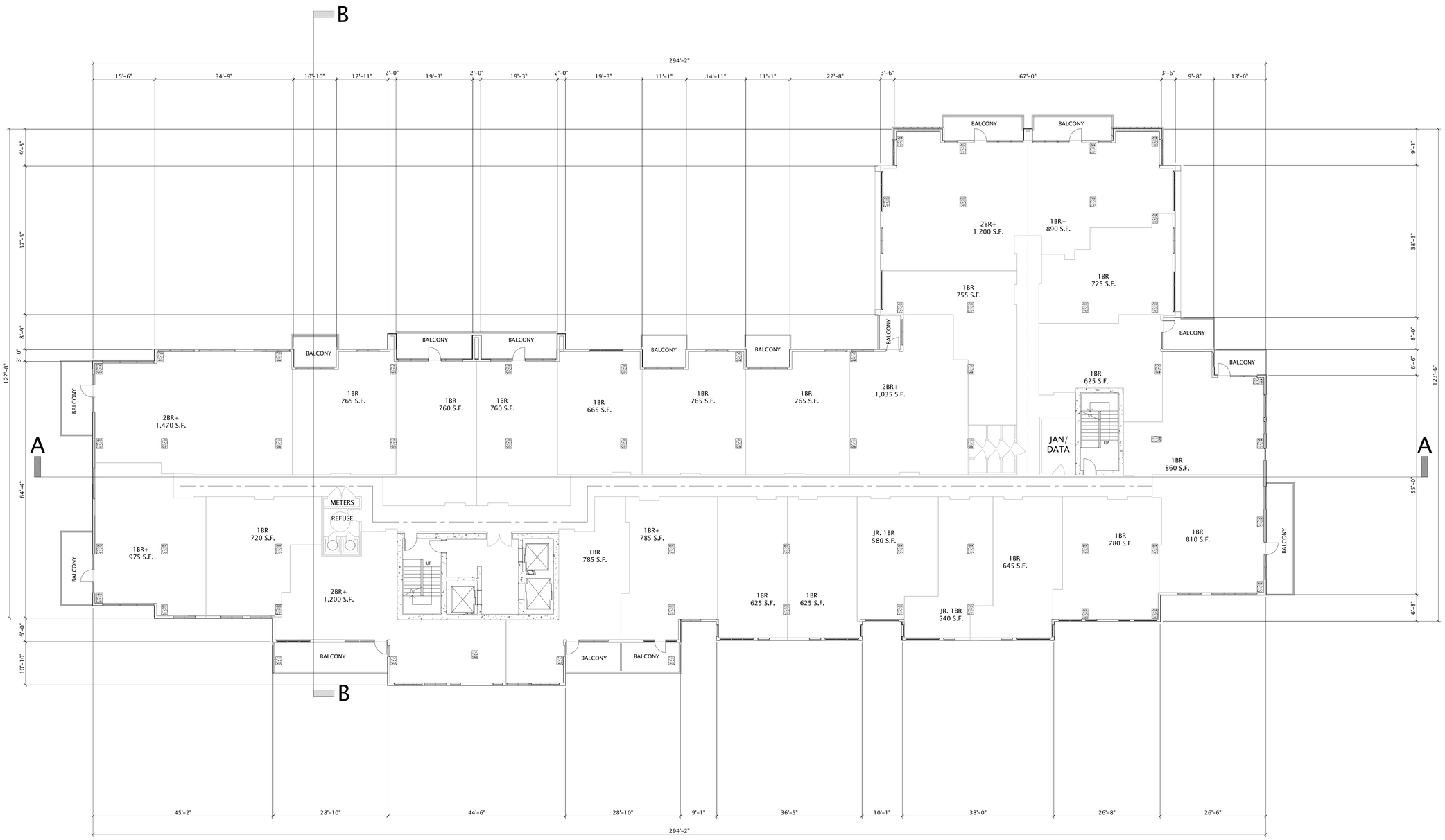

OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

FLOOR PLANS – FLOORS 6–13 (26 UNITS/FLOOR)

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

5/19/2021 10:30:38 AM

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE
MIXED-USE
DEVELOPMENT

LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

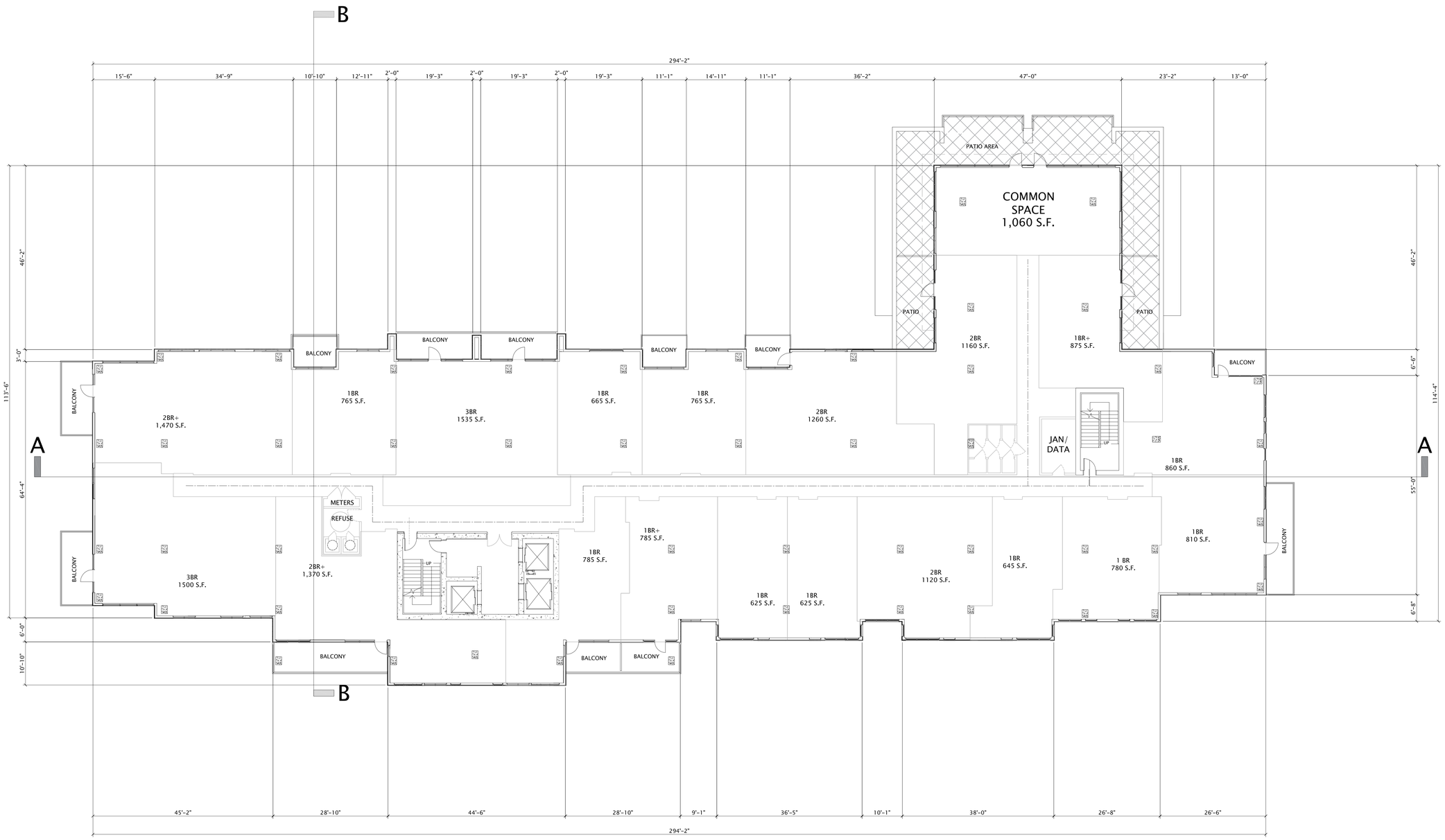
Mark	Description	Date

SHEET TITLE

6th THRU 13th LEVEL
FLOOR PLAN

SHEET NUMBER

A106



OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

FLOOR PLANS - FLOOR 14 (19 UNITS)

MAY 19, 2021

3/32"=1' @ 30x42

PROJECT NORTH TRUE NORTH

PLAN NORTH

TRUE NORTH

JLA ARCHITECTS

MADISON : MILWAUKEE

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JLA PROJECT NUMBER: 20-1014

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LAND USE APPLICATION

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

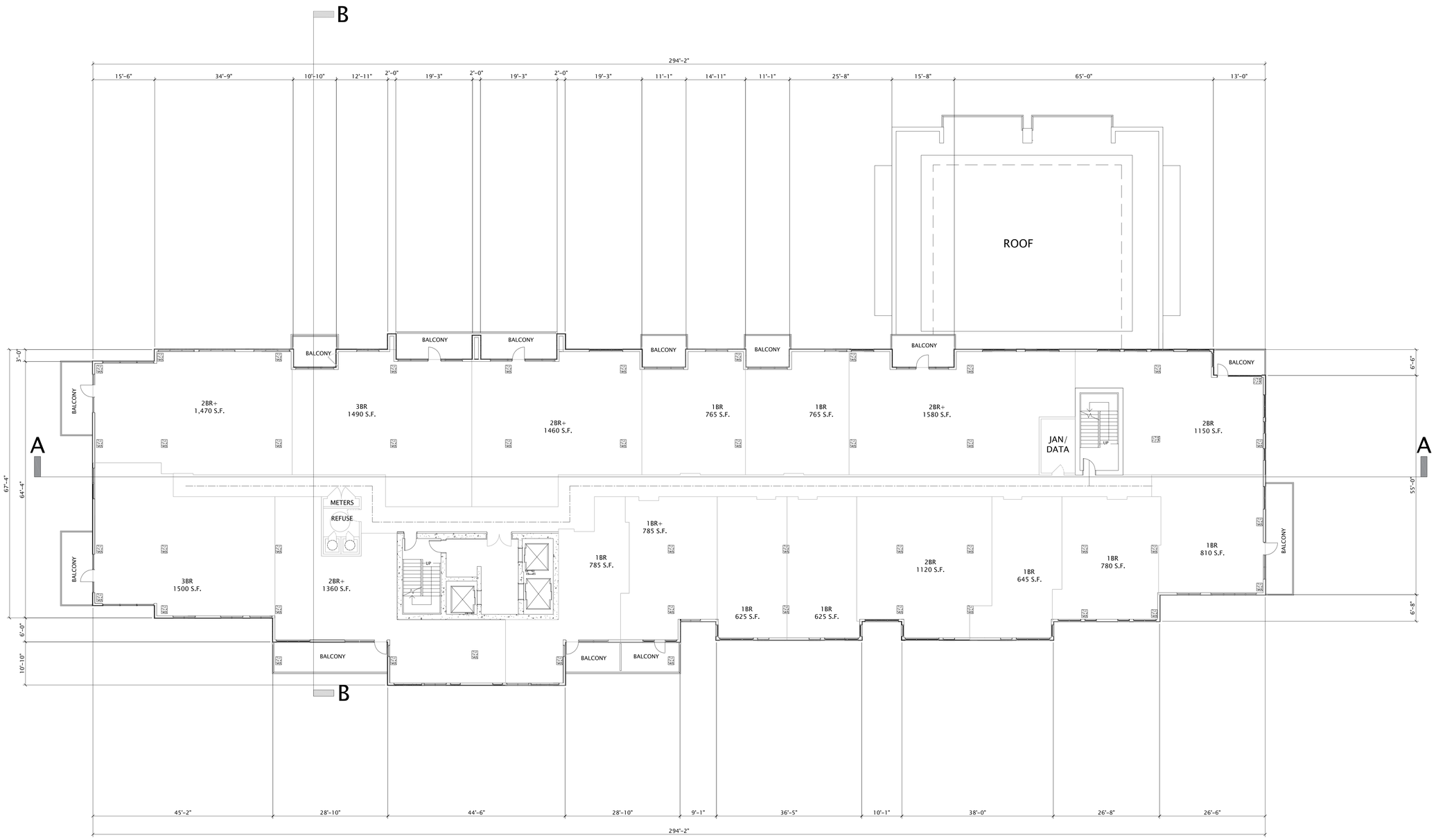
SHEET TITLE

14th LEVEL FLOOR PLAN

SHEET NUMBER

A114

5/19/2021 10:30:38 AM



OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

FLOOR PLANS – FLOOR 15 (17 UNITS)

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

JLA ARCHITECTS

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OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

15th LEVEL FLOOR PLAN

SHEET NUMBER

A115

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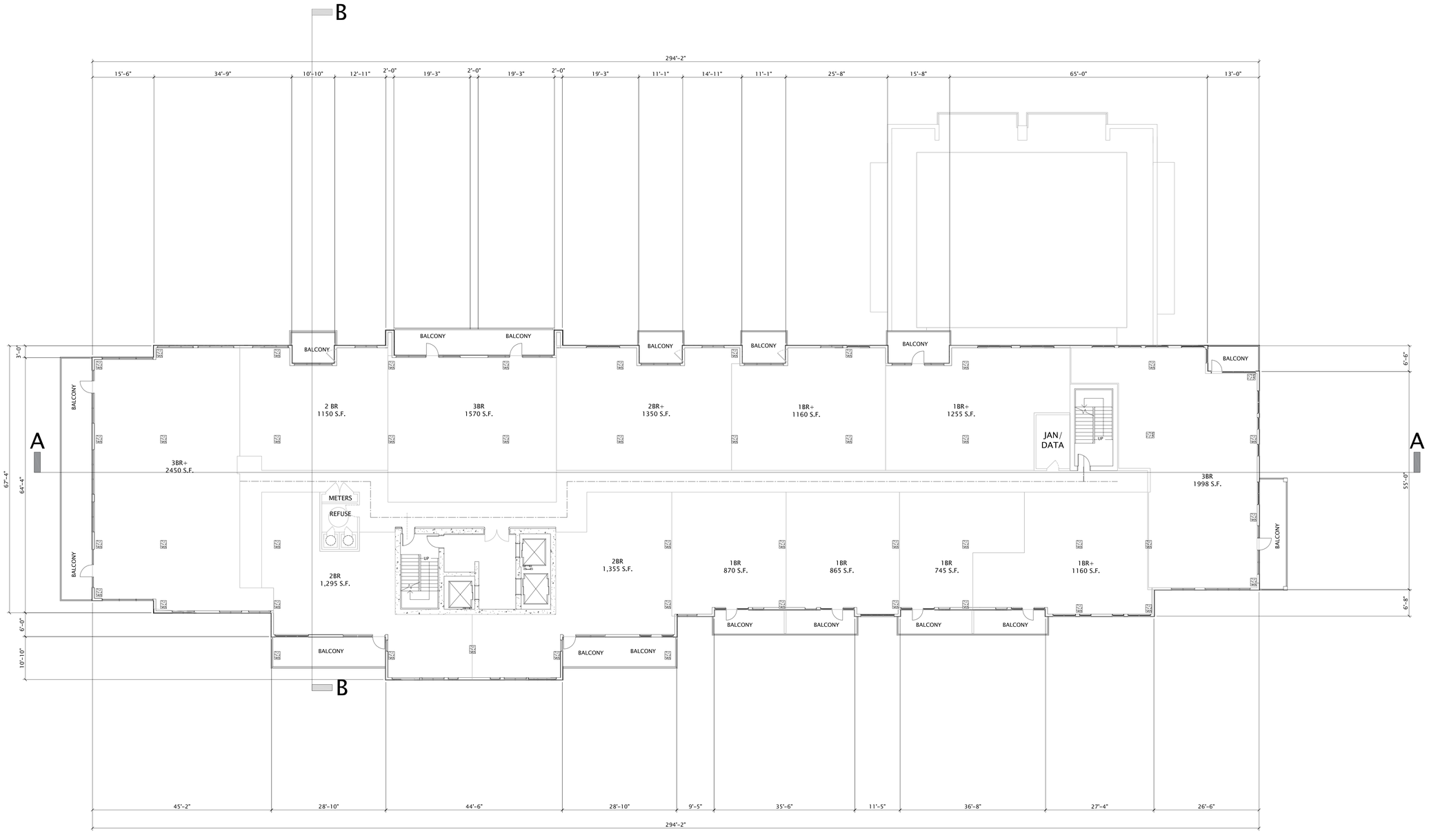

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

FLOOR PLANS - FLOORS 16-17 (PENTHOUSE) (13 UNITS/FLOOR)

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

5/19/2021 10:30:39 AM

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

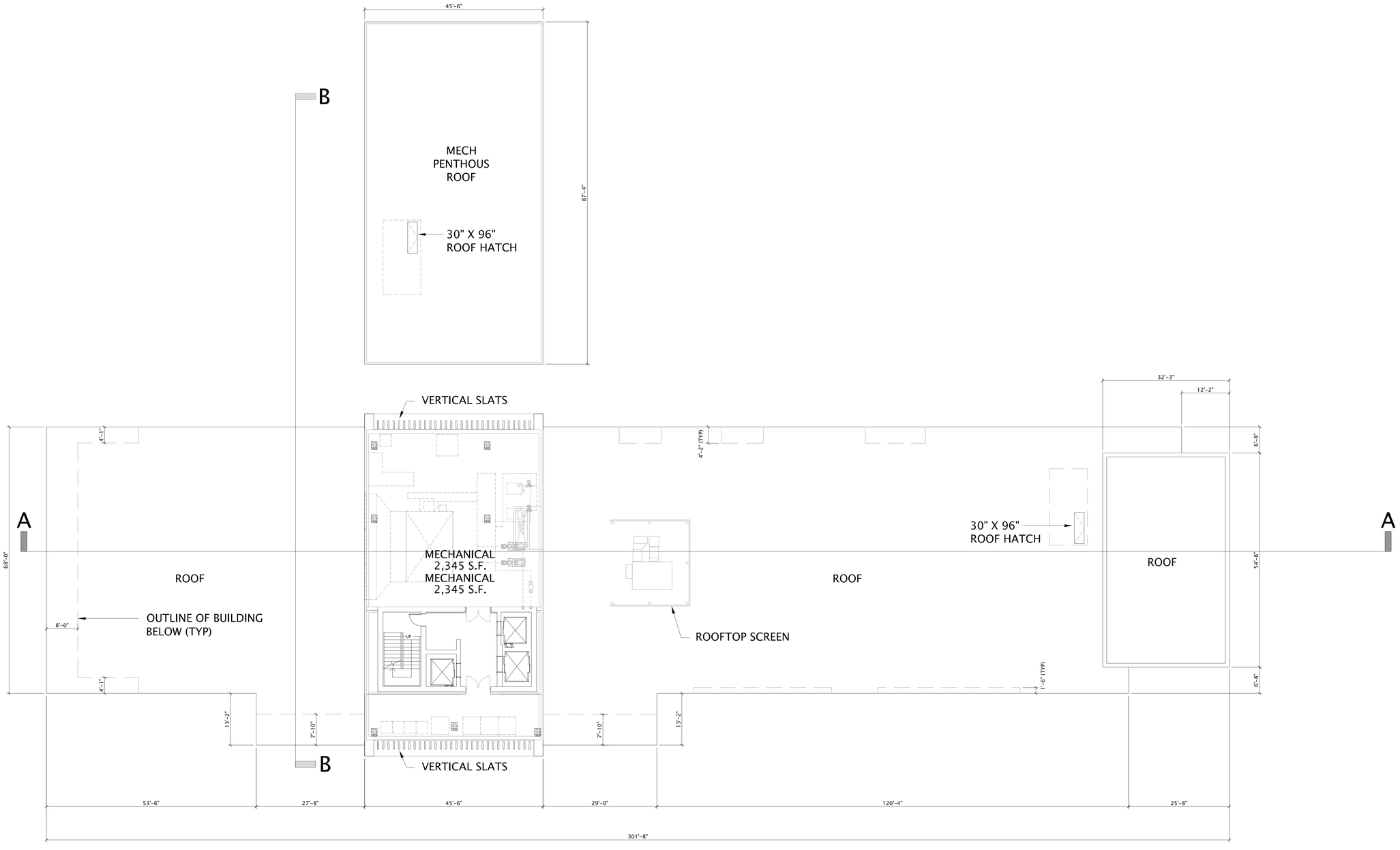
Mark	Description	Date

SHEET TITLE

16th-17th LEVEL FLOOR PLAN

SHEET NUMBER

A116



OLIN AVENUE MIXED-USE DEVELOPMENT – LAND USE APPLICATION

FLOOR PLANS – FLOOR 18 (MECHANICAL PENTHOUSE)

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

5/19/2021 10:31:00 AM

JLA ARCHITECTS

MADISON : MILWAUKEE

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JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE
MIXED-USE
DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

18th LEVEL FLOOR PLAN
(MECH PENTHOUSE)

SHEET NUMBER

A118

25 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"

5/19/2021 10:31:02 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SOUTH EXTERIOR ELEVATION

SHEET NUMBER

A200S

27 WEST EXTERIOR ELEVATION
3/32" = 1'-0"

JLA ARCHITECTS
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JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

WEST EXTERIOR ELEVATION

SHEET NUMBER

A201S

5/19/2021 10:31:04 AM

25 NORTH EXTERIOR ELEVATION
3/32" = 1'-0"

5/19/2021 10:31:07 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE
MIXED-USE
DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

NORTH EXTERIOR ELEVATION

SHEET NUMBER

A202S

27 EAST EXTERIOR ELEVATION
3/32" = 1'-0"

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

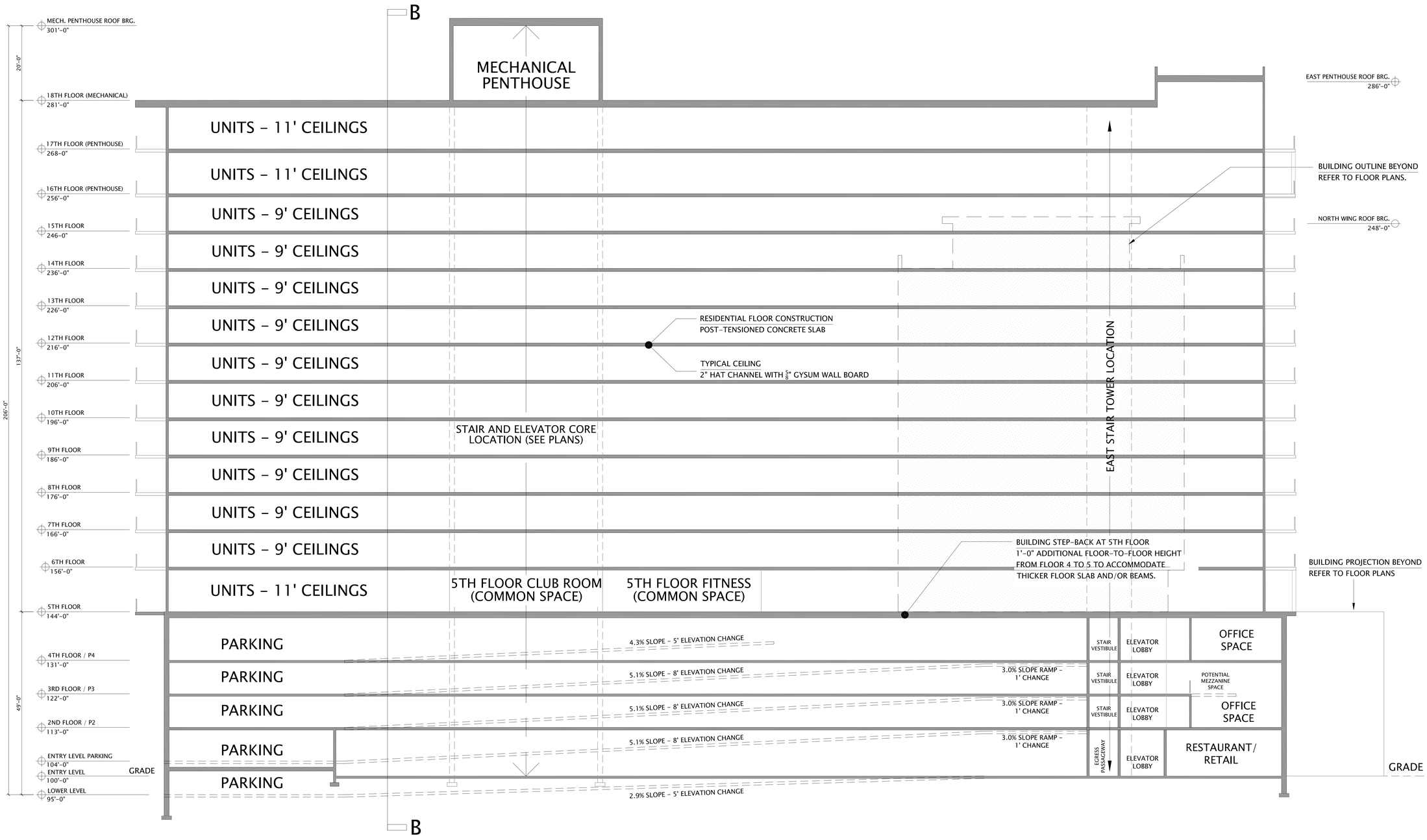
SHEET TITLE

EAST EXTERIOR ELEVATION

SHEET NUMBER

A203S

5/19/2021 10:31:08 AM



RAMP @ 6.67% SLOPE: 8'-0" CHANGE IN ELEVATION

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

BUILDING SECTION A-A

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

5/19/2021 10:31:09 AM

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

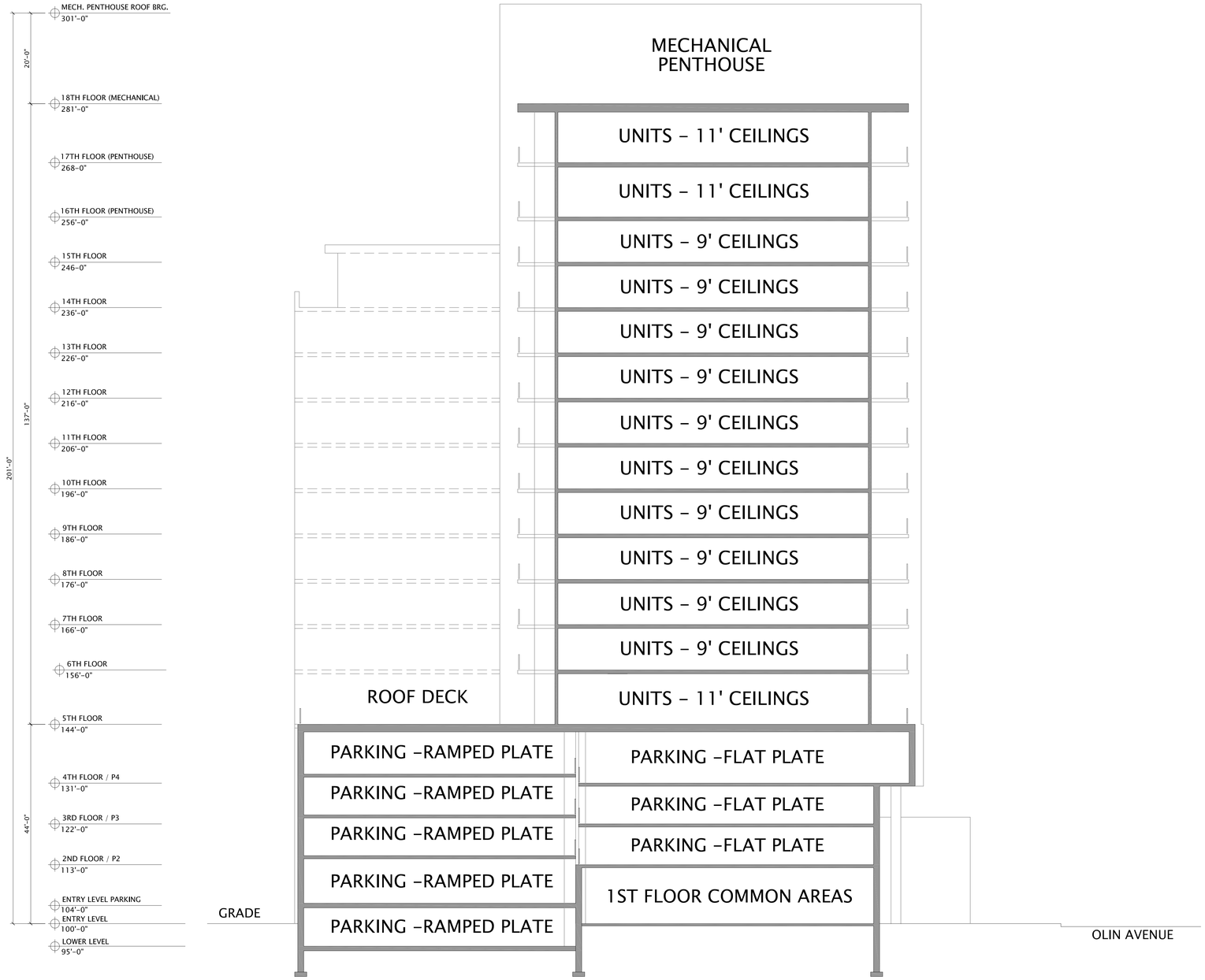
Mark	Description	Date

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A300



OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

BUILDING SECTION B-B

MAY 19, 2021

3/32"=1' @ 30x42

PLAN NORTH

TRUE NORTH

JLA ARCHITECTS

MADISON : MILWAUKEE

jla-ap.com

JLA PROJECT NUMBER: 20-1014

McGRATH PROPERTY GROUP

OLIN AVENUE MIXED-USE DEVELOPMENT

LAND USE APPLICATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MAY 19, 2021

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A301

5/19/2021 10:31:10 AM

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 1: FROM SOUTHEAST

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 2: FROM SOUTHEAST

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 3: FROM NORTHEAST - JOHN NOLEN DRIVE

JLA
ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19.2021

VIEW 4: FROM NORTHEAST - JOHN NOLEN DRIVE

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 5: LOOKING DOWNTOWN FROM JOHN NOLEN DRIVE

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 6: LOOKING DOWNTOWN FROM JOHN NOLEN DRIVE

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 7: OLIN AVENUE STREETSCAPE

JLA ARCHITECTS

OLIN AVENUE MIXED-USE DEVELOPMENT - LAND USE APPLICATION

MAY 19,2021

VIEW 8: JOHN NOLEN DRIVE - LOOKING EAST

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address: 222-232 E. Olin Ave

Contact Name & Phone #: Spencer Christiansen, P.E, Vierbicher

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒	☐	☐
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐	☐	☒
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☐	☒	☐
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒	☐	☐
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒	☐	☐
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒	☐	☐
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒	☐	☐
d) Is the grade of the fire lane not more than a slope of 8%?	☒	☐	☐
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☒	☐	☐
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐	☒	☐
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒	☐	☐
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐	☒	☐
a) Is the gate a minimum of 20-feet clear opening?	☐	☐	☒
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐	☐	☒
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐	☒	☐
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐	☐	☒
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.	☐	☒	☐
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	☒	☐	☐
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐	☒	☐
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒	☐	☐
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐	☒	☐
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐	☒	☐
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒	☐	☐
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒	☐	☐
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	☒	☐	☐
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒	☐	☐
b) Is there at least 40' between a hydrant and the building?	☒	☐	☐
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☐	☒	☐
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐	☐	☒
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒	☐	☐

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 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

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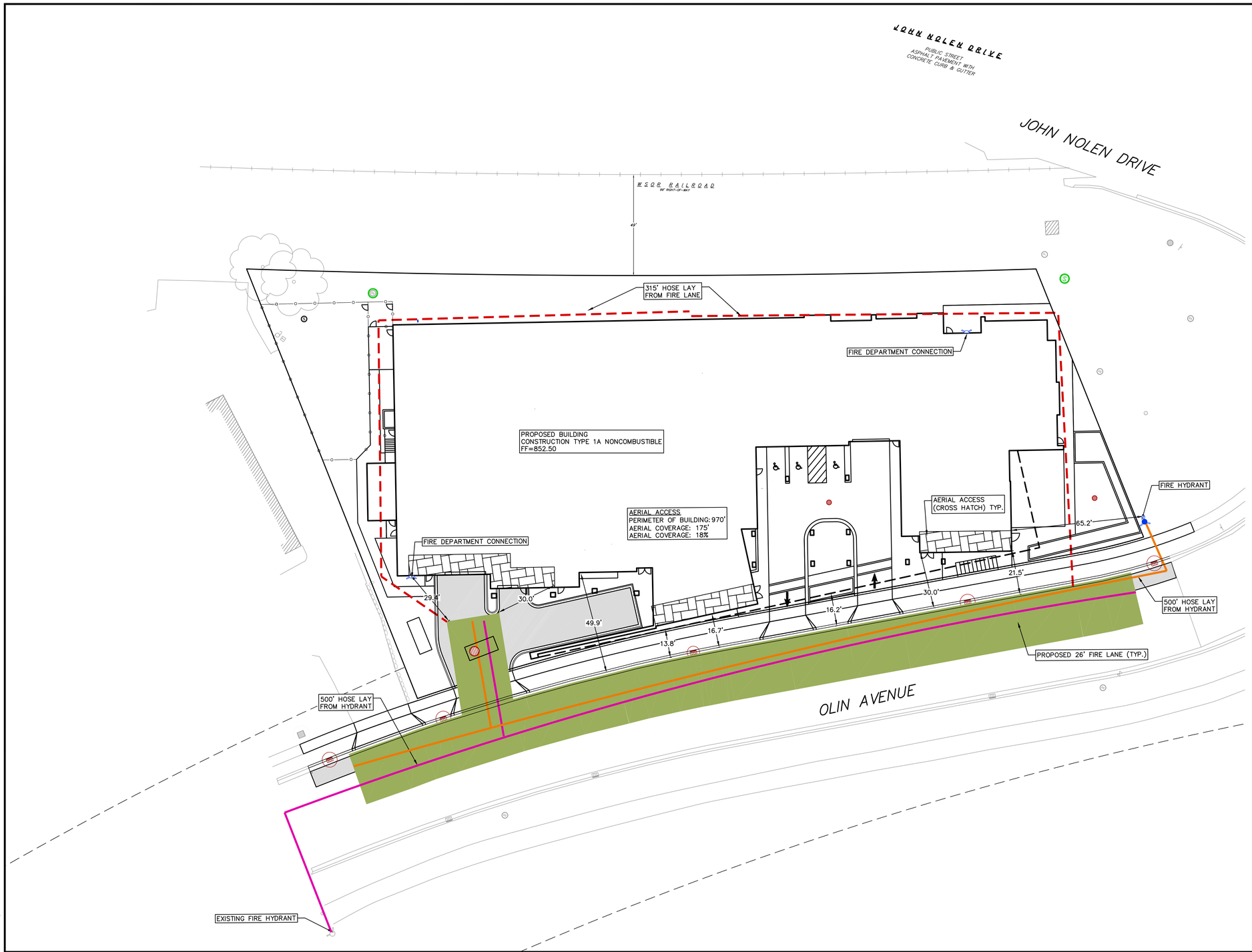
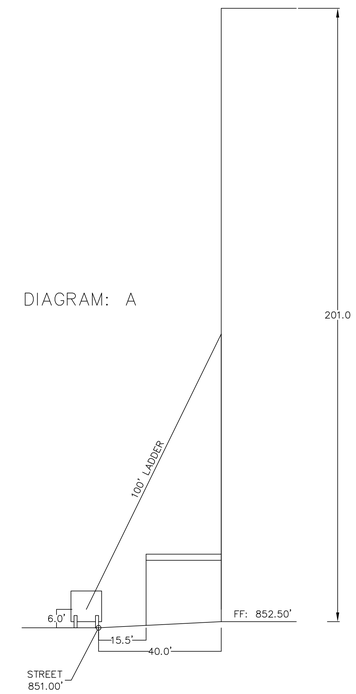


DIAGRAM: A



LEGEND

= 500' HOSE LAY FROM HYDRANT

= 315' HOSE LAY FROM FIRE LANE

= 26' FIRE ACCESS LANE

= AERIAL COVERAGE

FIRE ACCESS NOTES:

1. PROPOSED CONSTRUCTION IS TYPE 1A NONCOMBUSTIBLE

GRAPHIC SCALE FEET

0 10 20 40

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

FIRE ACCESS

222-232 E. OLIN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

DATE 05-19-2021

DRAFTER CLAN

CHECKED SCHR

PROJECT NO. 210063

EX1

18 May 2021 - 1:36p M:\McGrath Property Group\210063_222 Olin Ave\CADD\210063-Base.dwg by: schr