VERONA SELF-STORAGE WAREHOUSE DEVELOPMENT

Solar Court, Verona, WI

SYMBOLS KEY AND ABBREVIATIONS:

- DXXX — DOOR NUMBER, REFER TO DOOR SCHEDULE
- X — WINDOW NUMBER, REFER TO EXTERIOR ELEVATIONS AND WINDOW SCHEDULE
- 1 — KEY NOTE
- 1 — FIRE RATING DESIGNATION
- ROOM NAME — ROOM NAME TAG
- SV | CPT — FLOOR FINISH TRANSITION
- -8" — FLOOR HEIGHT TRANSITION
- DETAIL # 1 / SHEET # A8 — SECTION OR DETAIL TAG REFERRING TO DETAIL # / SHEET #.
- DETAIL # 1 / SHEET # A8 — DETAIL REFERENCE TAG REFERRING TO DETAIL # / SHEET #.
- DETAIL # 1 / SHEET # A8 — INTERIOR ELEVATION REF. REFERRING TO DETAIL # / SHEET #.
- P1 — PARTITION TYPE, SEE SHEET A5.1
- FIRST FLOOR EL: 100' 0" — SECTION ELEVATION TAG
- EXISTING TOPOGRAPHY
- 914' — PROPOSED NEW TOPOGRAPHICAL GRADE
- × 914.5' — PROPOSED NEW SPOT ELEVATION

HATCH PATTERNS:

- EARTH
- BRICK
- CONCRETE MASONRY UNIT (CMU)
- WOOD FRAMED WALL
- CONCRETE
- ASPHALT (PLAN) GRANULAR FILL (SECTION)

GENERAL NOTES:

1. REFER TO OWNERS FINAL SPECIFICATIONS AND DESIGN FOR PRE-ENGINEERED METAL BUILDING PACKAGE, TO BE COORDINATED BY GC.

2. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.

3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE – USE GIVEN DIMENSIONS.

4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).

5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.

6. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.

7. CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE A MINIMUM OF 3-DAYS PRIOR TO ANY DIGGING OR SUBSURFACE EXCAVATION.

8. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

9. FOUNDATION PLAN AND ROOF FRAMING PLAN SHOWN HEREIN ARE TYPICAL. CONTRACTOR SHALL REVIEW THE ARCHITECTURAL PLANS OF EACH BUILDING TYPE AND APPLY DIMENSIONAL INFORMATION ACCORDINGLY.

PROJECT DATA:

LOCATION: SOLAR COURT
VERONA, WI

REGULATING MUNICIPALITIES:
CITY OF VERONA
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
WISCONSIN ADMINISTRATIVE CODE
DEPARTMENT OF COMMERCE
CHAPTERS SPS 361-365
2009 INTERNATIONAL BUILDING CODE

CONSTRUCTION TYPE:
TYPE "IIB", NON-COMBUSTILE
(PRE-ENGINEERED METAL BUILDINGS)

OCCUPANCY:
"S-1", MODERATE HAZARD STORAGE

AREA CALCULATIONS:
ENTIRE BUILDING: VARIES BY BUILDING, SEE PLAN

BUILDING SEPARATION AS SHOWN ON THE SITE PLAN

THESE ARE NON-SPRINKLERED BUILDINGS

MAX. ALLOWABLE AREA:
PER TABLE 503: 17,500 SF *
* FRONTAGE INCREASE ALLOWED, BUT NOT INCLUDED IN CALC

SHEET INDEX:

A1 COVER SHEET, PROJECT NOTES
A2 BUILDING 1 PLANS AND ELEVATIONS
A3 BUILDING 2 PLANS AND ELEVATIONS
A4 BUILDING 3 PLANS AND ELEVATIONS
A5 BUILDING 4 PLANS AND ELEVATIONS
A6 BUILDING 5 PLANS AND ELEVATIONS

C100 DEMOLITION PLAN
C200 OVERALL SITE PLAN OF SOLAR COURT
C201 DETAILED SITE PLAN
C300 GRADING AND EROSION CONTROL PLAN
C400 UTILITY PLAN
C500 DETAILS
C501 DETAILS

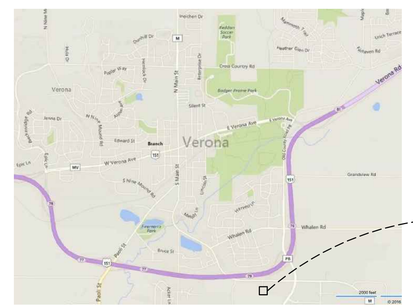
L100 LANDSCAPE PLAN
L200 LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS

E1 SITE LIGHTING PLAN

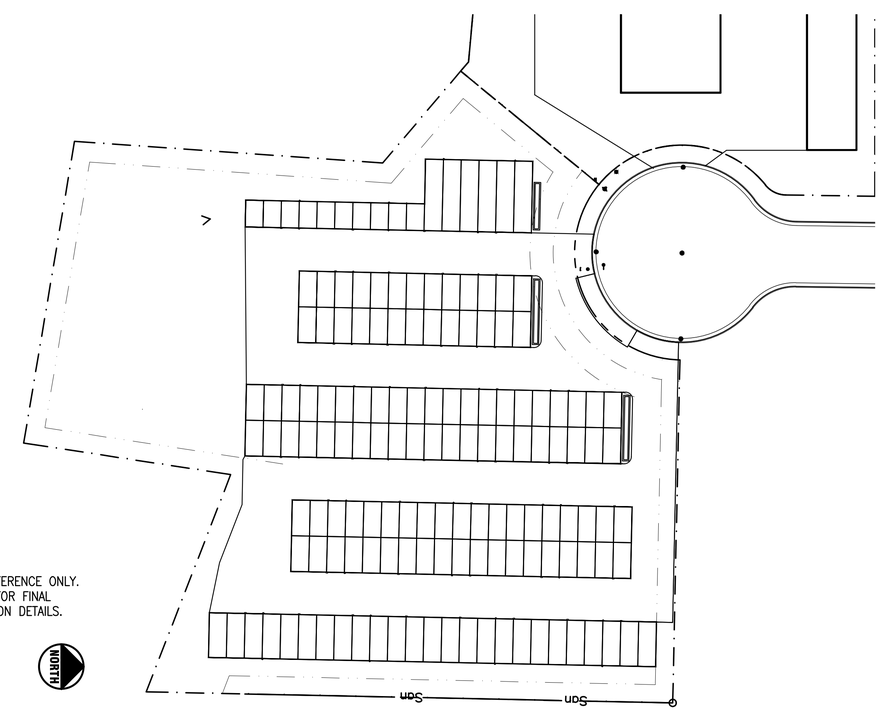
COMMON APPREVIATIONS:

AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT/ ARCHITECTURAL
B-B	BACK-TO-BACK
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BS	BOTH SIDES
C	CHANNEL DESIGNATION
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLJ	CONTROL JOINT
CLR	CLEAR DISTANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
D	DEPTH
DB	DESIGN BUILD
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATOR
ENG	ENGINEER
EQ	EQUAL
EW	EACH WAY
E-W	EAST-WEST DIRECTION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH (OR) FINNED
FF	FINISH FLOOR
F-F	FACE-TO-FACE
FLG	FLANGE
FTG	FOOTING
FUT	FUTURE
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GRID LINE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	HEIGHT
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HARDWOOD
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KO	KNOCK OUT
L	LENGTH
L	STEEL ANGLE DESIGNATION
LG	LENGTH/LONG
LGMF	LIGHT GAGE METAL FRAMING
LLH	LONG LEG HORIZ
LLV	LONG LEG VERT
LP	LOW POINT
LVL	LAMINATED VENEER LUMBER
MANF	MANUFACTURER
MAX	MAXIMUM
MBW	MASONRY BEARING WALL
MC	MECHANICAL CONTRACTOR
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
N-S	NORTH-SOUTH DIRECTION
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OH	OVER HEAD
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PERIM	PERIMETER
PC	PLUMBING CONTRACTOR
P/C	PRECAST/PRESTRESSED
PL	STEEL PLATE DESIGNATION
P/T	POST TENSIONED
RB	RUBBER BASE
REINF	REINFORCING
REQD	REQUIRED
RTU	ROOF TOP UNIT
SCHD	SCHEDULE
SIM	SIMILAR
SHT	SHEET
SOG	SLAB ON GRADE
SPA	SPACE/SPACES
SPEC	SPECIFICATION
SQ	SQUARE
STL	STEEL
STR	STRUCTURAL
T	TALL
THK	THICK
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FLOOR
TOW	TOP OF WALL
TL	TOP OF LEDGE ELEVATION
TP	TOP OF PIER ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE (OR) VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
W	WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE DESIGNATION
WP	WORKING POINT
WSBW	WOOD STUD BEARING WALL

PROJECT LOCATION MAP:



PROJECT SITE



NOTE: THIS SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL ENGINEERING DRAWINGS FOR FINAL LAYOUT, GRADING, AND CONSTRUCTION DETAILS.

1 **SITE PLAN**
1"=40'-0"

NORTH

CONTACTS:

BUILDING OWNER:
FRED EISENHAUER
HENRY CT.
MIDDLETON, WI 53562

GENERAL CONTRACTOR:
1848 CONSTRUCTION
6607 UNIVERSITY AVE.
MIDDLETON, WI 53562

KENDALL KOLB
608-833-1848

ARCHITECT:
SHULFER ARCHITECTS, LLC
1918 PARMENTER ST., STE 2
MIDDLETON, WI 53562

STEVE SHULFER, AIA
608-836-7570

CIVIL ENGINEER:
JSD ENGINEERING, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WI 53593

HANS JUSTISON
608-848-5060

SOLAR CT. SELF-STORAGE

SOLAR COURT
VERONA, WI

1848 CONSTRUCTION
6607 University Ave
Middleton, WI 53562

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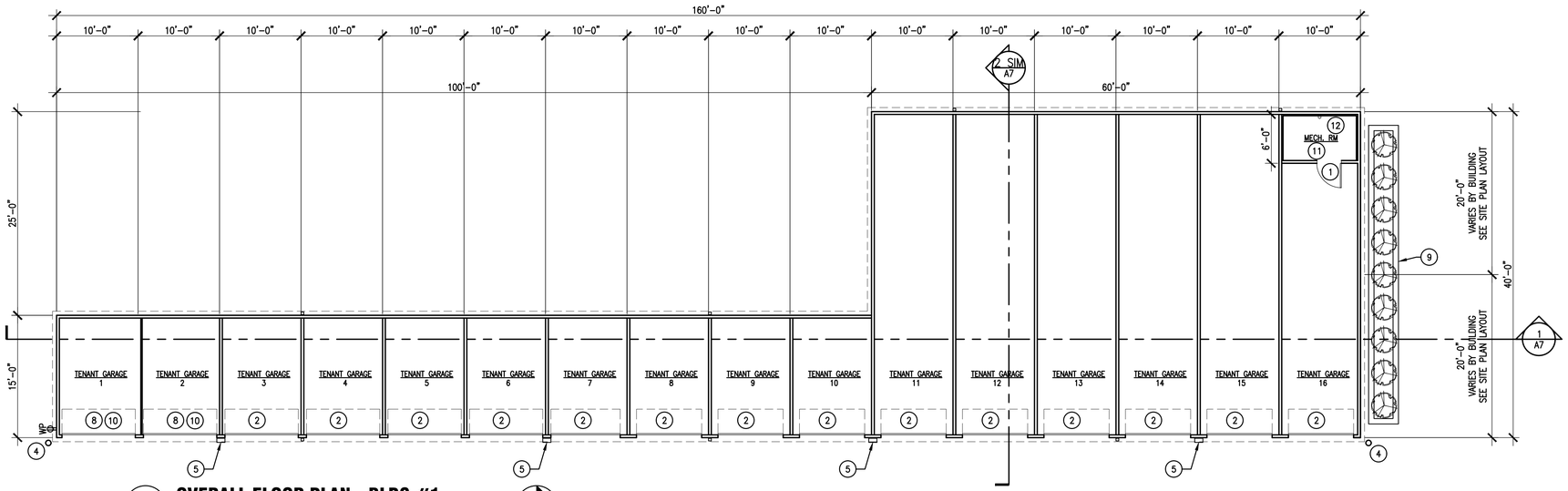
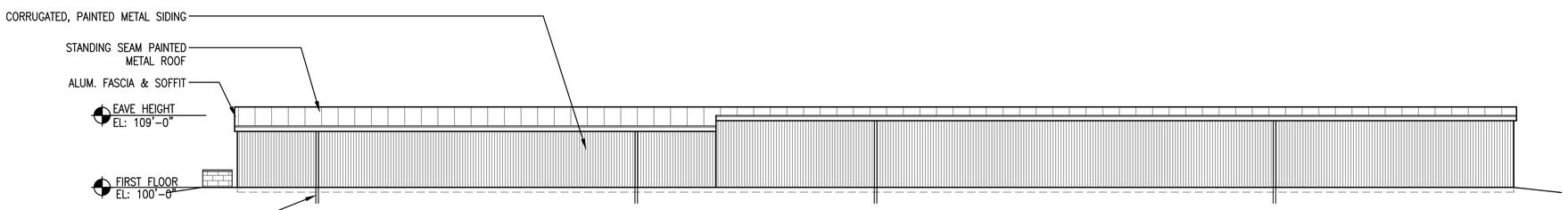
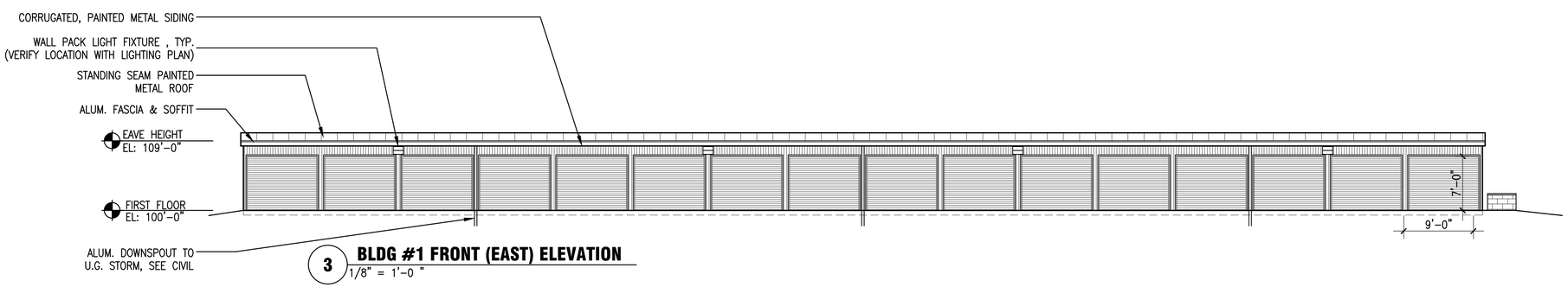
SHEET 1 OF 6
DWG NO. A1
SCALE NOTED
DATE 4-07-2016



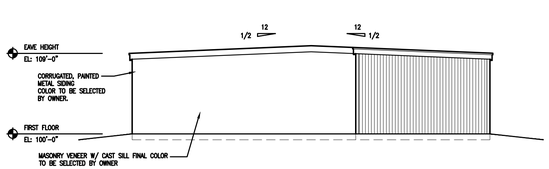
5 OVERALL FLOOR PLAN - BLDG #1
1" = 10'-0"



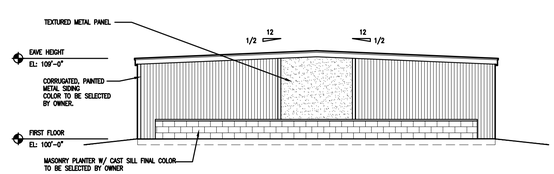
4 BLDG #1 BACK (WEST) ELEVATION
1/8" = 1'-0 "



3 BLDG #1 FRONT (EAST) ELEVATION
1/8" = 1'-0 "



1 BLDG #1 SOUTH END ELEVATION
1/8" = 1'-0 "



2 BLDG #1 NORTH END ELEVATION
1/8" = 1'-0 "

KEYED NOTES:

1. 3'-0" x 7'-0" INSULATED HM DOOR & FRAME
2. COILING OVERHEAD SHEET GARAGE DOOR & TRACK ASSEMBLY, SIMILAR TO: 790 CW SERIES FROM OVERHEAD DOOR CO., 9' WIDE X 7' TALL, PROVIDE LATCHES WITH TENANT/LANDLORD JOINT LOCKS
3. 4" THICK MASONRY VENEER TO MATCH PLANTER
4. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD, PRIMED AND PAINTED COLOR TBD. SEE DETAIL.
5. WALL PACK LIGHT FIXTURE WITH PHOTOCELL OPERATION, REFER TO LIGHTING PLAN.
6. PRE-FINISHED METAL DOWNSPOUTS & ROOF GUTTERS, COORDINATE DISCHARGE WITH CIVIL ENGINEER'S GRADING PLAN AND STORMWATER MANAGEMENT PLAN.
7. (NOT USED)
8. SECTIONAL OH DOOR WITH AUTOMATIC OPENER FOR ADA ACCESS. PROVIDE ADA COMPLIANT HARDWARE ON INTERIOR OF DOOR.
9. MASONRY PLANTER, SEE ELEVATIONS.
10. ADA ACCESSIBLE UNIT, PROVIDE POWER-ASSIST PUSH-BUTTON DOOR OPERATOR ON THIS UNIT. ENSURE THAT DOOR THRESHOLD / SLAB TRANSITION IS MAX. ½" IN HEIGHT WITH ADA COMPLIANT SLOPES.
11. PROVIDE INSULATED MECHANICAL ROOM AS SHOWN. WALLS TO BE: 3-5/8" MTL STUDS @ 16" O.C. (OR PEMB STANDARD METAL BUILDING WALL SYSTEM) WITH LINER PANEL OVER VAPOR BARRIER OVER MIN. R-13 BATT INSUL AROUND ENTIRE ROOM. ALSO PROVIDE VAPOR BARRIER AND IN. R-19 BATT INSUL IN CEILING.
12. ELECTRIC CABINET HEATER TO MAINTAIN TEMPS AT 50-DEGREES MIN.

GENERAL NOTES:

A. STORAGE WAREHOUSE BUILDING TO CONSIST OF PRE-ENGINEERED METAL BUILDING STRUCTURE SIMILAR TO TRACHTE OR BUTLER MANUFACTURING (AS SPECIFIED BY CONSTRUCTION MANAGER).

B. UNIT SIZES: ALL UNIT WIDTHS ARE 10' WIDE AS SHOWN. OWNER MAY DEMISE LENGTH OF UNITS DIFFERENT THAN SHOWN BASED ON MARKET DEMAND (BUT ENSURING OVERHEAD DOOR ACCESS TO ALL UNITS.

C. THERE IS NO MECHANICAL OR PLUMBING TO THIS BUILDING.

D. ELECTRICAL CONSISTS OF EXTERIOR LIGHTING AND CONVENIENCE OUTLETS ONLY, PLUS POWER TO OWNERS SINGLE PRIMARY UNIT FOR MANAGEMENT USE ONLY.

SOLAR CT. SELF-STORAGE

SOLAR COURT
VERONA, WI

1848 CONSTRUCTION
6607 University Ave
Middleton, WI 53562

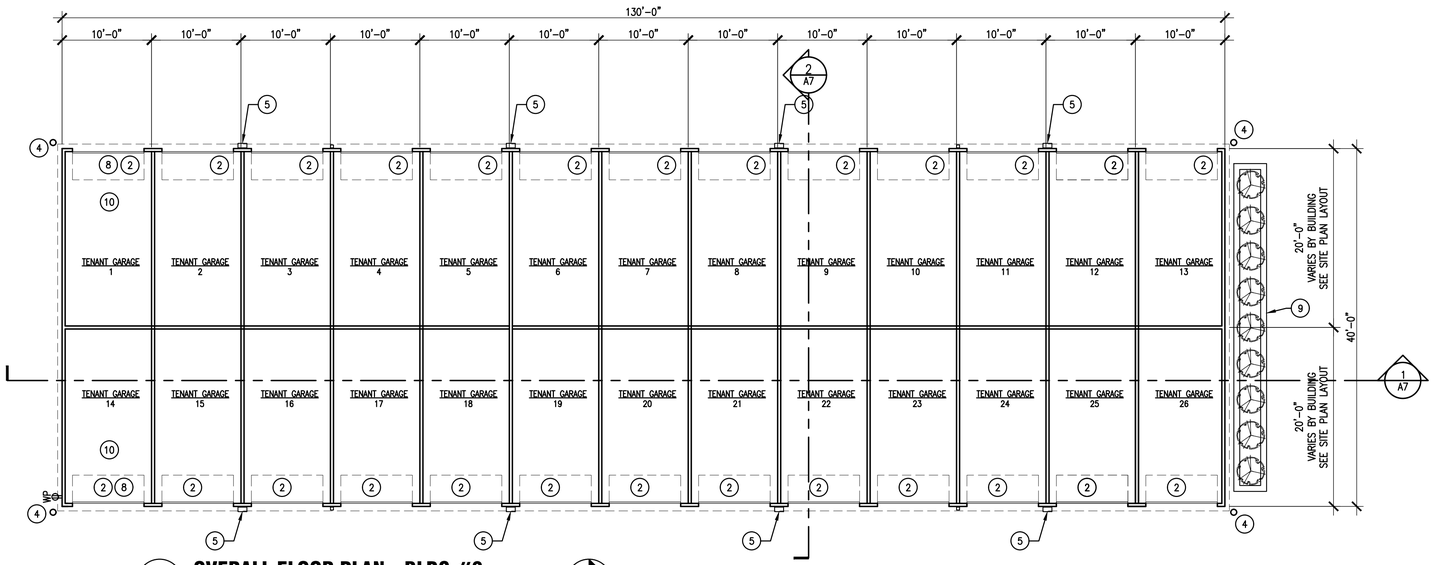
REV

SHEET 2 OF 6

DWG NO. A2

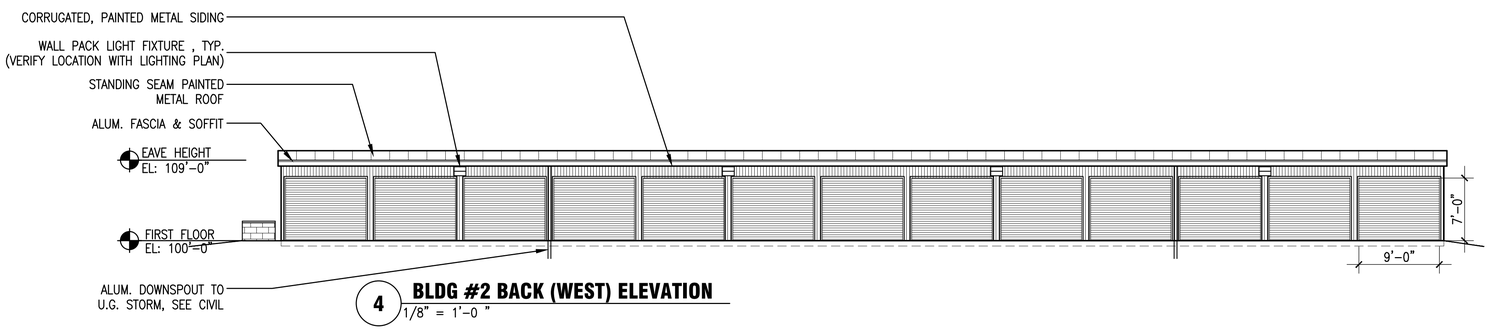
SCALE NOTED

DATE 4-07-2016



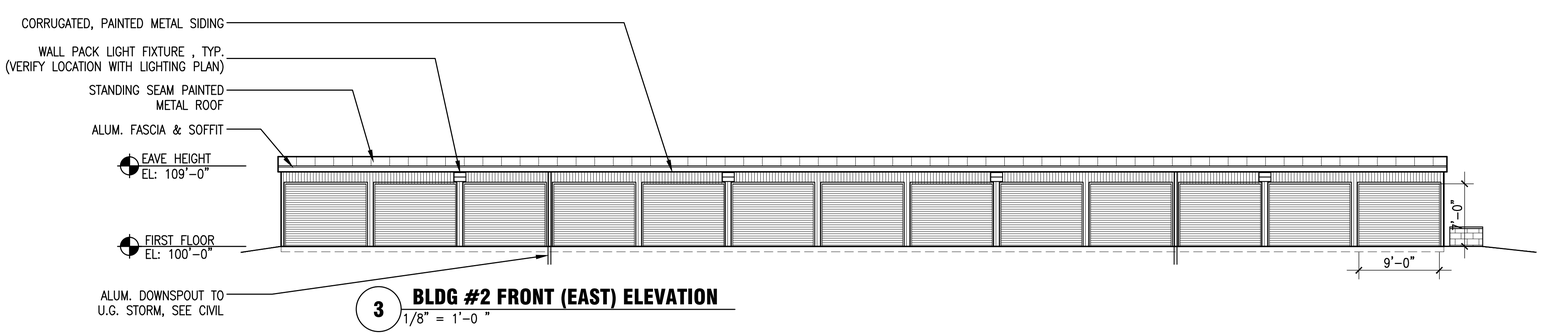
5 OVERALL FLOOR PLAN - BLDG #2

1" = 10'-0"



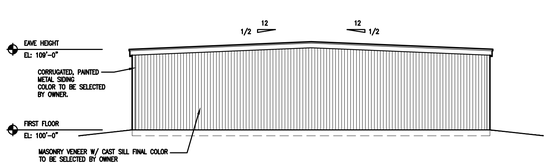
4 BLDG #2 BACK (WEST) ELEVATION

1/8" = 1'-0 "



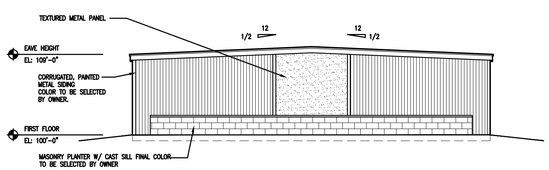
3 BLDG #2 FRONT (EAST) ELEVATION

1/8" = 1'-0 "



1 BLDG #2 SOUTH END ELEVATION

1/8" = 1'-0 "



2 BLDG #2 NORTH END ELEVATION

1/8" = 1'-0 "

KEYED NOTES:

1. 3'-0" x 7'-0" INSULATED HM DOOR & FRAME
2. COILING OVERHEAD SHEET GARAGE DOOR & TRACK ASSEMBLY, SIMILAR TO: 790 CW SERIES FROM OVERHEAD DOOR CO., 9' WIDE X 7' TALL, PROVIDE LATCHES WITH TENANT/LANDLORD JOINT LOCKS
3. 4" THICK MASONRY VENEER TO MATCH PLANTER
4. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD, PRIMED AND PAINTED COLOR TBD. SEE DETAIL.
5. WALL PACK LIGHT FIXTURE WITH PHOTOCELL OPERATION, REFER TO LIGHTING PLAN.
6. PRE-FINISHED METAL DOWNSPOUTS & ROOF GUTTERS, COORDINATE DISCHARGE WITH CIVIL ENGINEER'S GRADING PLAN AND STORMWATER MANAGEMENT PLAN.
7. (NOT USED)
8. SECTIONAL OH DOOR WITH AUTOMATIC OPENER FOR ADA ACCESS. PROVIDE ADA COMPLIANT HARDWARE ON INTERIOR OF DOOR.
9. MASONRY PLANTER, SEE ELEVATIONS.
10. ADA ACCESSIBLE UNIT, PROVIDE POWER-ASSIST PUSH-BUTTON DOOR OPERATOR ON THIS UNIT. ENSURE THAT DOOR THRESHOLD / SLAB TRANSITION IS MAX. ½" IN HEIGHT WITH ADA COMPLIANT SLOPES.
11. PROVIDE INSULATED MECHANICAL ROOM AS SHOWN. WALLS TO BE: 3-5/8" MTL STUDS @ 16" O.C. (OR PEMB STANDARD METAL BUILDING WALL SYSTEM) WITH LINER PANEL OVER VAPOR BARRIER OVER MIN. R-13 BATT INSUL AROUND ENTIRE ROOM. ALSO PROVIDE VAPOR BARRIER AND IN. R-19 BATT INSUL IN CEILING.
12. ELECTRIC CABINET HEATER TO MAINTAIN TEMPS AT 50-DEGREES MIN.

GENERAL NOTES:

A. STORAGE WAREHOUSE BUILDING TO CONSIST OF PRE-ENGINEERED METAL BUILDING STRUCTURE SIMILAR TO TRACHTE OR BUTLER MANUFACTURING (AS SPECIFIED BY CONSTRUCTION MANAGER).

B. UNIT SIZES: ALL UNIT WIDTHS ARE 10' WIDE AS SHOWN. OWNER MAY DEMISE LENGTH OF UNITS DIFFERENT THAN SHOWN BASED ON MARKET DEMAND (BUT ENSURING OVERHEAD DOOR ACCESS TO ALL UNITS.

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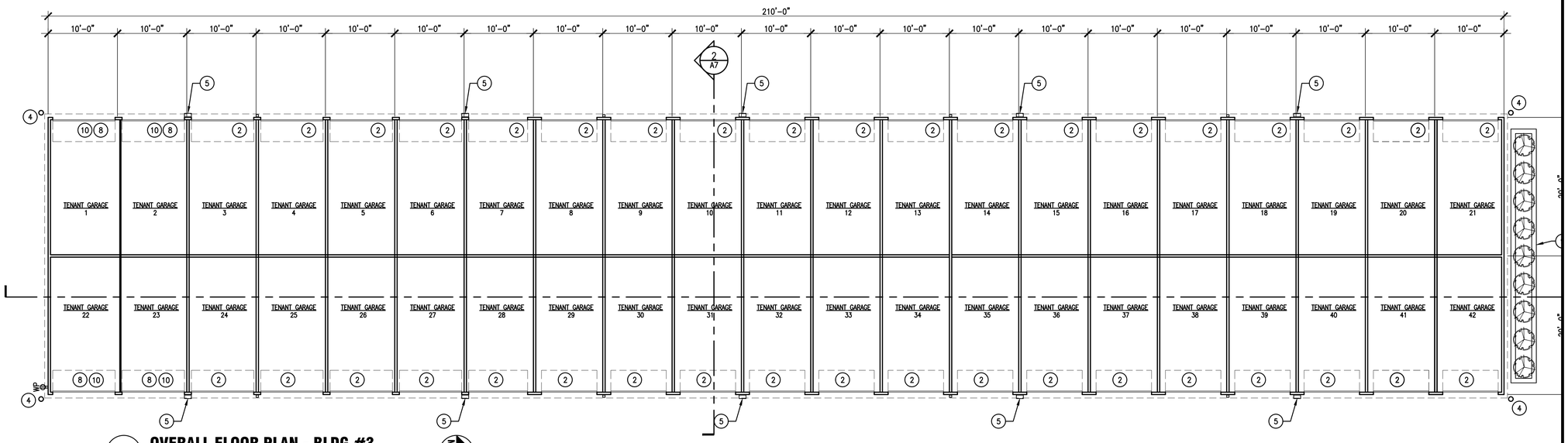
SHEET 3 OF 6

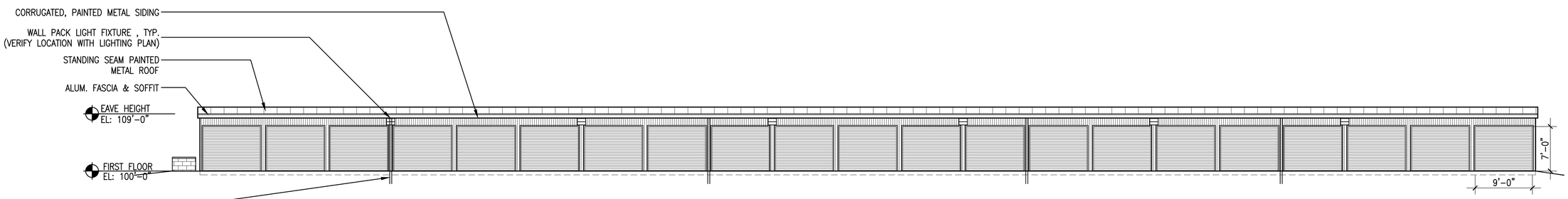
DWG NO. A3

SCALE NOTED

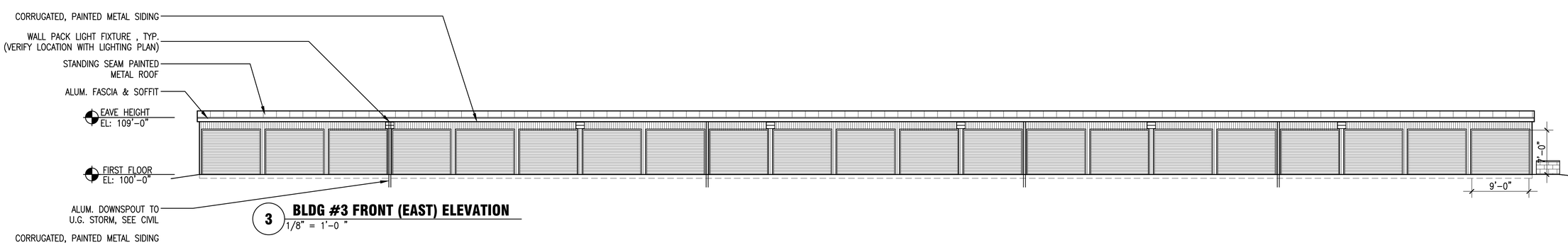
DATE 4-07-2016



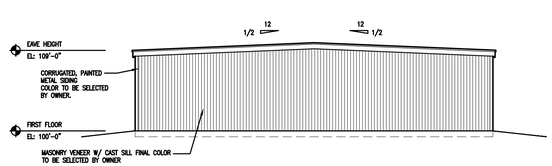
5 OVERALL FLOOR PLAN - BLDG #3
1" = 10'-0"



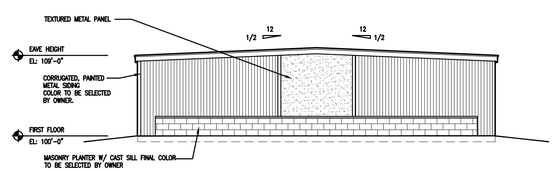
4 BLDG #3 BACK (WEST) ELEVATION
1/8" = 1'-0 "



3 BLDG #3 FRONT (EAST) ELEVATION
1/8" = 1'-0 "



1 BLDG #3 SOUTH END ELEVATION
1/8" = 1'-0 "



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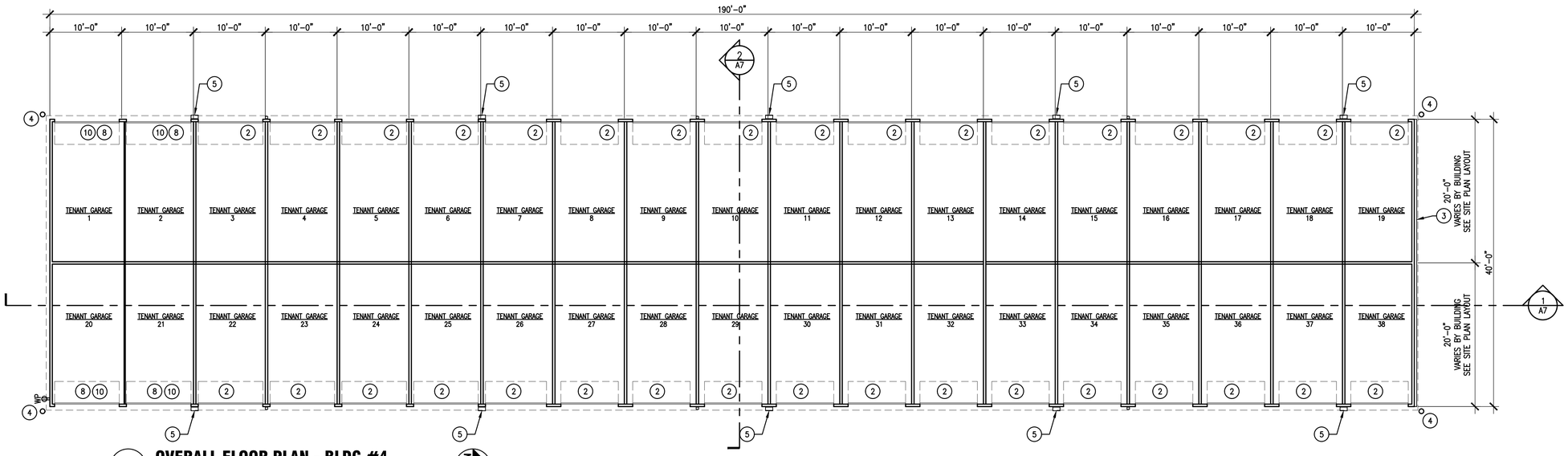
REV

SHEET 4 OF 6

DWG NO. A4

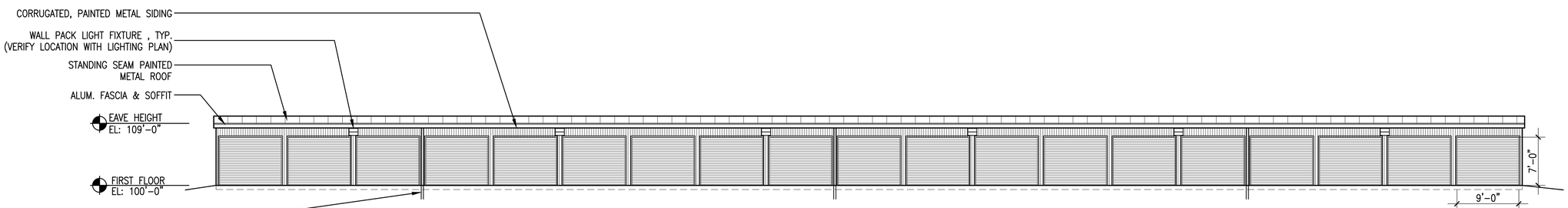
SCALE NOTED

DATE 4-07-2016



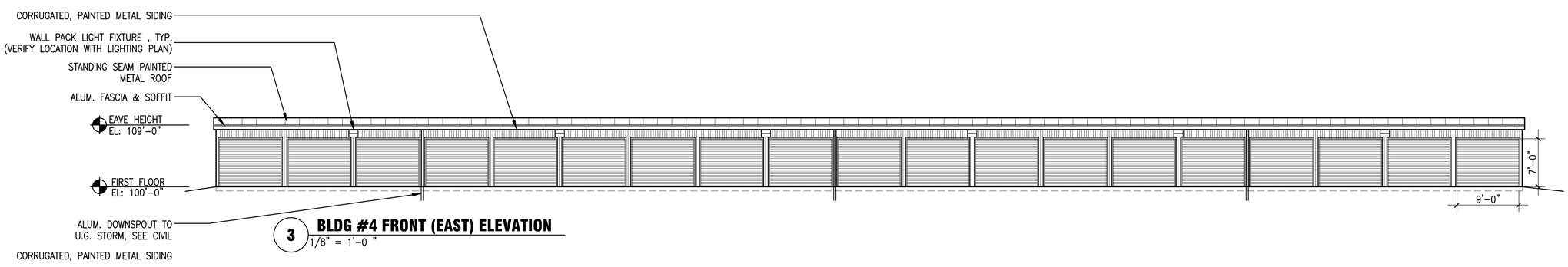
5 OVERALL FLOOR PLAN - BLDG #4

1" = 10'-0"



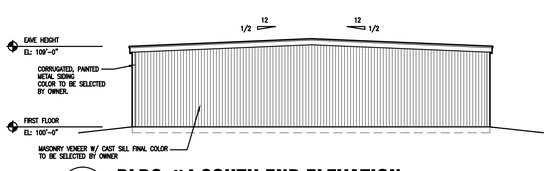
4 BLDG #4 BACK (WEST) ELEVATION

1/8" = 1'-0 "



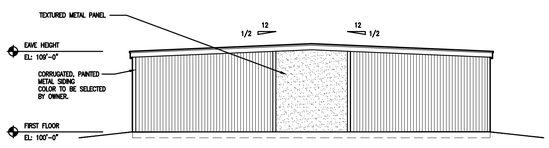
3 BLDG #4 FRONT (EAST) ELEVATION

1/8" = 1'-0 "



1 BLDG #4 SOUTH END ELEVATION

1/8" = 1'-0 "



2 BLDG #4 NORTH END ELEVATION

1/8" = 1'-0 "

KEYED NOTES:

1. 3'-0" x 7'-0" INSULATED HM DOOR & FRAME
2. COILING OVERHEAD SHEET GARAGE DOOR & TRACK ASSEMBLY, SIMILAR TO: 790 CW SERIES FROM OVERHEAD DOOR CO., 9' WIDE X 7' TALL, PROVIDE LATCHES WITH TENANT/LANDLORD JOINT LOCKS
3. 4" THICK MASONRY VENEER TO MATCH PLANTER
4. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD, PRIMED AND PAINTED COLOR TBD. SEE DETAIL.
5. WALL PACK LIGHT FIXTURE WITH PHOTOCELL OPERATION, REFER TO LIGHTING PLAN.
6. PRE-FINISHED METAL DOWNSPOUTS & ROOF GUTTERS, COORDINATE DISCHARGE WITH CIVIL ENGINEER'S GRADING PLAN AND STORMWATER MANAGEMENT PLAN.
7. (NOT USED)
8. SECTIONAL OH DOOR WITH AUTOMATIC OPENER FOR ADA ACCESS. PROVIDE ADA COMPLIANT HARDWARE ON INTERIOR OF DOOR.
9. MASONRY PLANTER, SEE ELEVATIONS.
10. ADA ACCESSIBLE UNIT, PROVIDE POWER-ASSIST PUSH-BUTTON DOOR OPERATOR ON THIS UNIT. ENSURE THAT DOOR THRESHOLD / SLAB TRANSITION IS MAX. ½" IN HEIGHT WITH ADA COMPLIANT SLOPES.
11. PROVIDE INSULATED MECHANICAL ROOM AS SHOWN. WALLS TO BE: 3-5/8" MTL STUDS @ 16" O.C. (OR PEMB STANDARD METAL BUILDING WALL SYSTEM) WITH LINER PANEL OVER VAPOR BARRIER OVER MIN. R-13 BATT INSUL AROUND ENTIRE ROOM. ALSO PROVIDE VAPOR BARRIER AND IN. R-19 BATT INSUL IN CEILING.
12. ELECTRIC CABINET HEATER TO MAINTAIN TEMPS AT 50-DEGREES MIN.

GENERAL NOTES:

A. STORAGE WAREHOUSE BUILDING TO CONSIST OF PRE-ENGINEERED METAL BUILDING STRUCTURE SIMILAR TO TRACHTE OR BUTLER MANUFACTURING (AS SPECIFIED BY CONSTRUCTION MANAGER).

B. UNIT SIZES: ALL UNIT WIDTHS ARE 10' WIDE AS SHOWN. OWNER MAY DEMISE LENGTH OF UNITS DIFFERENT THAN SHOWN BASED ON MARKET DEMAND (BUT ENSURING OVERHEAD DOOR ACCESS TO ALL UNITS.

C. THERE IS NO MECHANICAL OR PLUMBING TO THIS BUILDING.

D. ELECTRICAL CONSISTS OF EXTERIOR LIGHTING AND CONVENIENCE OUTLETS ONLY, PLUS POWER TO OWNER'S SINGLE PRIMARY UNIT FOR MANAGEMENT USE ONLY.

SOLAR CT. SELF-STORAGE

SOLAR COURT
VERONA, WI

1848 CONSTRUCTION
6607 University Ave
Middleton, WI 53562

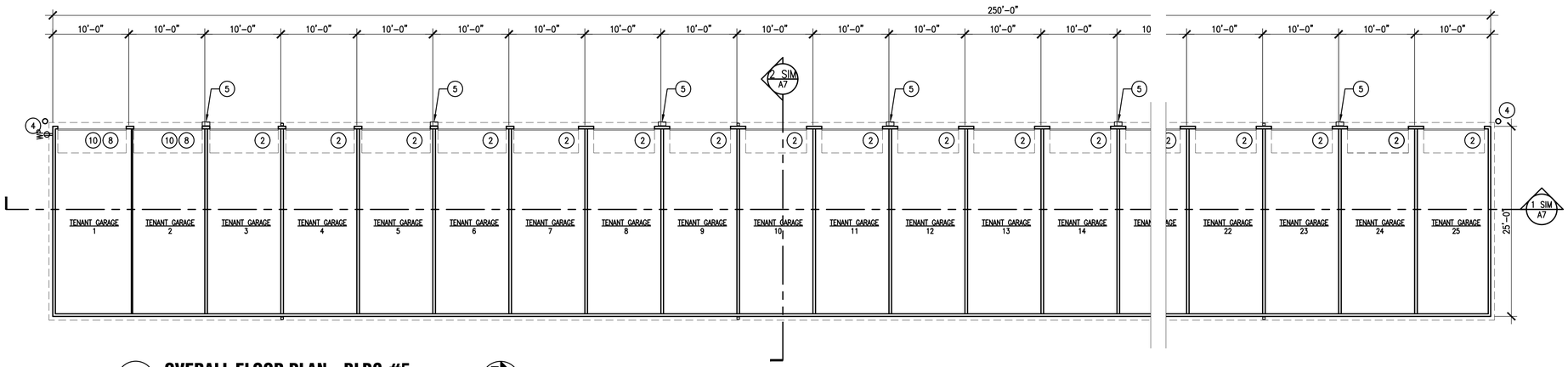
REV

SHEET 5 OF 6

DWG NO. A5

SCALE NOTED

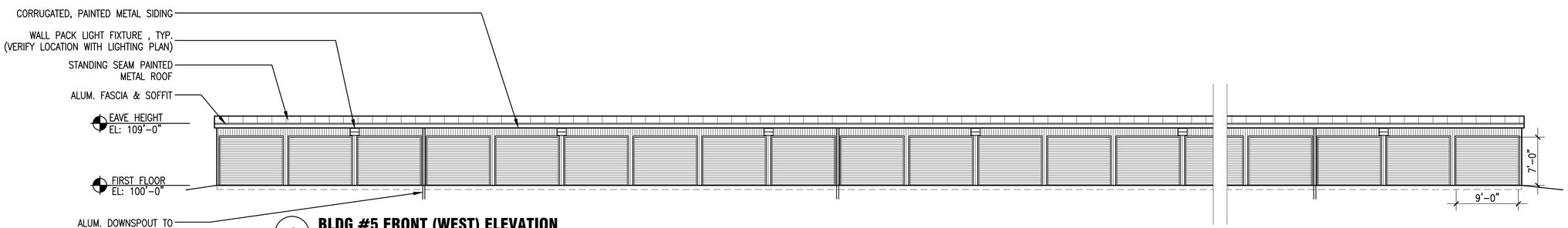
DATE 4-07-2016



5 OVERALL FLOOR PLAN - BLDG #5

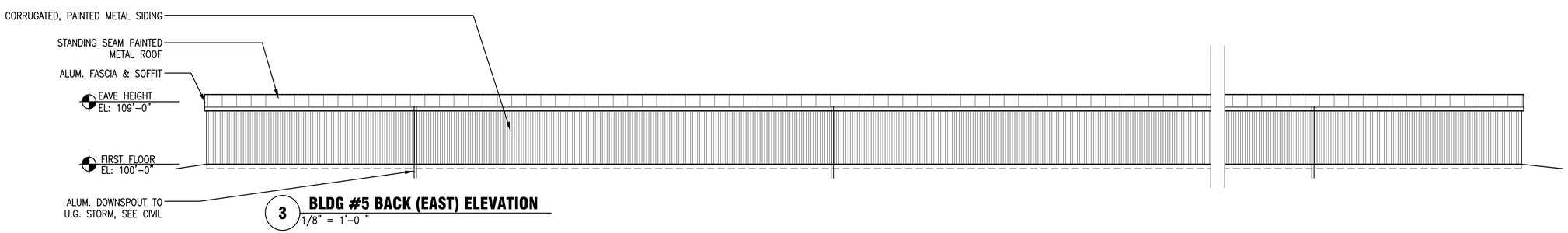
1" = 10'-0"

NORTH



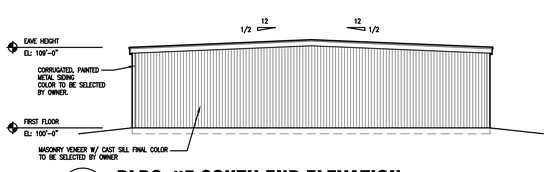
4 BLDG #5 FRONT (WEST) ELEVATION

1/8" = 1'-0 "



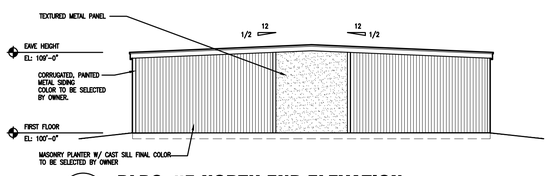
3 BLDG #5 BACK (EAST) ELEVATION

1/8" = 1'-0 "



1 BLDG #5 SOUTH END ELEVATION

1/8" = 1'-0 "



2 BLDG #5 NORTH END ELEVATION

1/8" = 1'-0 "

KEYED NOTES:

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2. COILING OVERHEAD SHEET GARAGE DOOR & TRACK ASSEMBLY, SIMILAR TO: 790 CW SERIES FROM OVERHEAD DOOR CO., 9' WIDE X 7' TALL, PROVIDE LATCHES WITH TENANT/LANDLORD JOINT LOCKS
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7. (NOT USED)
8. SECTIONAL OH DOOR WITH AUTOMATIC OPENER FOR ADA ACCESS. PROVIDE ADA COMPLIANT HARDWARE ON INTERIOR OF DOOR.
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12. ELECTRIC CABINET HEATER TO MAINTAIN TEMPS AT 50-DEGREES MIN.

GENERAL NOTES:

A. STORAGE WAREHOUSE BUILDING TO CONSIST OF PRE-ENGINEERED METAL BUILDING STRUCTURE SIMILAR TO TRACHTE OR BUTLER MANUFACTURING (AS SPECIFIED BY CONSTRUCTION MANAGER).

B. UNIT SIZES: ALL UNIT WIDTHS ARE 10' WIDE AS SHOWN. OWNER MAY DEMISE LENGTH OF UNITS DIFFERENT THAN SHOWN BASED ON MARKET DEMAND (BUT ENSURING OVERHEAD DOOR ACCESS TO ALL UNITS.

C. THERE IS NO MECHANICAL OR PLUMBING TO THIS BUILDING.

D. ELECTRICAL CONSISTS OF EXTERIOR LIGHTING AND CONVENIENCE OUTLETS ONLY, PLUS POWER TO OWNERS SINGLE PRIMARY UNIT FOR MANAGEMENT USE ONLY.

SOLAR CT. SELF-STORAGE

SOLAR COURT
VERONA, WI

1848 CONSTRUCTION

6607 University Ave
Middleton, WI 53562

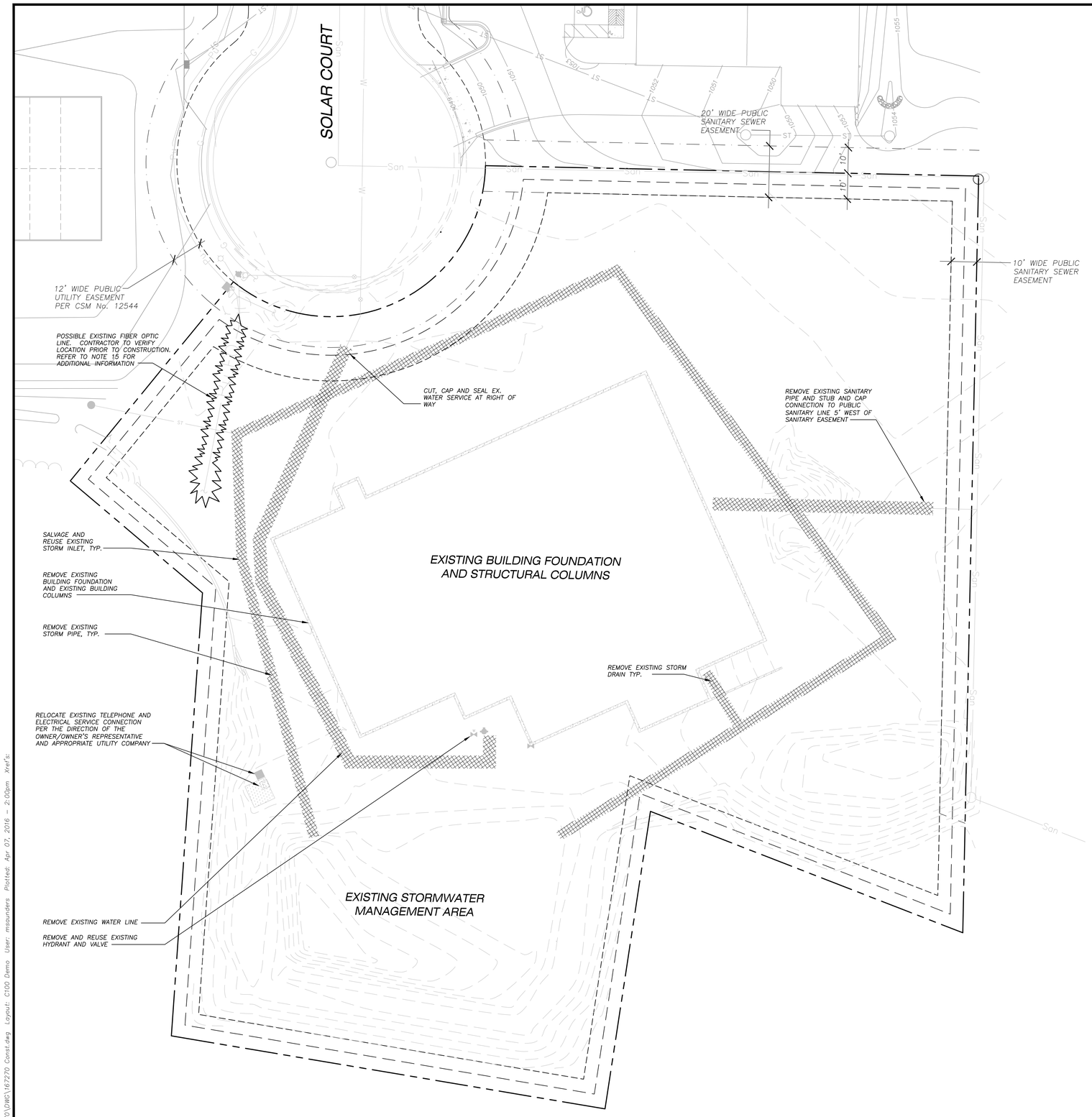
REV

SHEET 6 OF 6

DWG NO. A6

SCALE NOTED

DATE 4-07-2016



LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- UTILITY EASEMENT
- UTILITY REMOVAL
- CONCRETE FOOTING AND FOUNDATION REMOVAL

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF VERONA REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
4. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
7. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 8.1. EXAMINGING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 8.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 8.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 8.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
11. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
12. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF VERONA RECYCLING PLAN.
13. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
14. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
15. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
16. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF VERONA SPECIFICATIONS.
17. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF VERONA SPECIFICATIONS.
18. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
19. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
20. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
21. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

north

SCALE IN FEET

20' 0 20'

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MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX

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KENOSHA | APPLETON | WAUSAU
www.jsdinc.com

SERVICES PROVIDED TO:

SHULFER ARCHITECTS, LLC

7780 ELMWOOD AVENUE STE 208
MIDDLETON, WI 53562

PROJECT:

SOLAR COURT SELF STORAGE

PROJECT LOCATION:

CITY OF VERONA, WI
DANE COUNTY

JSD PROJECT NO.: 16-7270

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	
DRAWN:	
APPROVED: HPJ	04-07-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

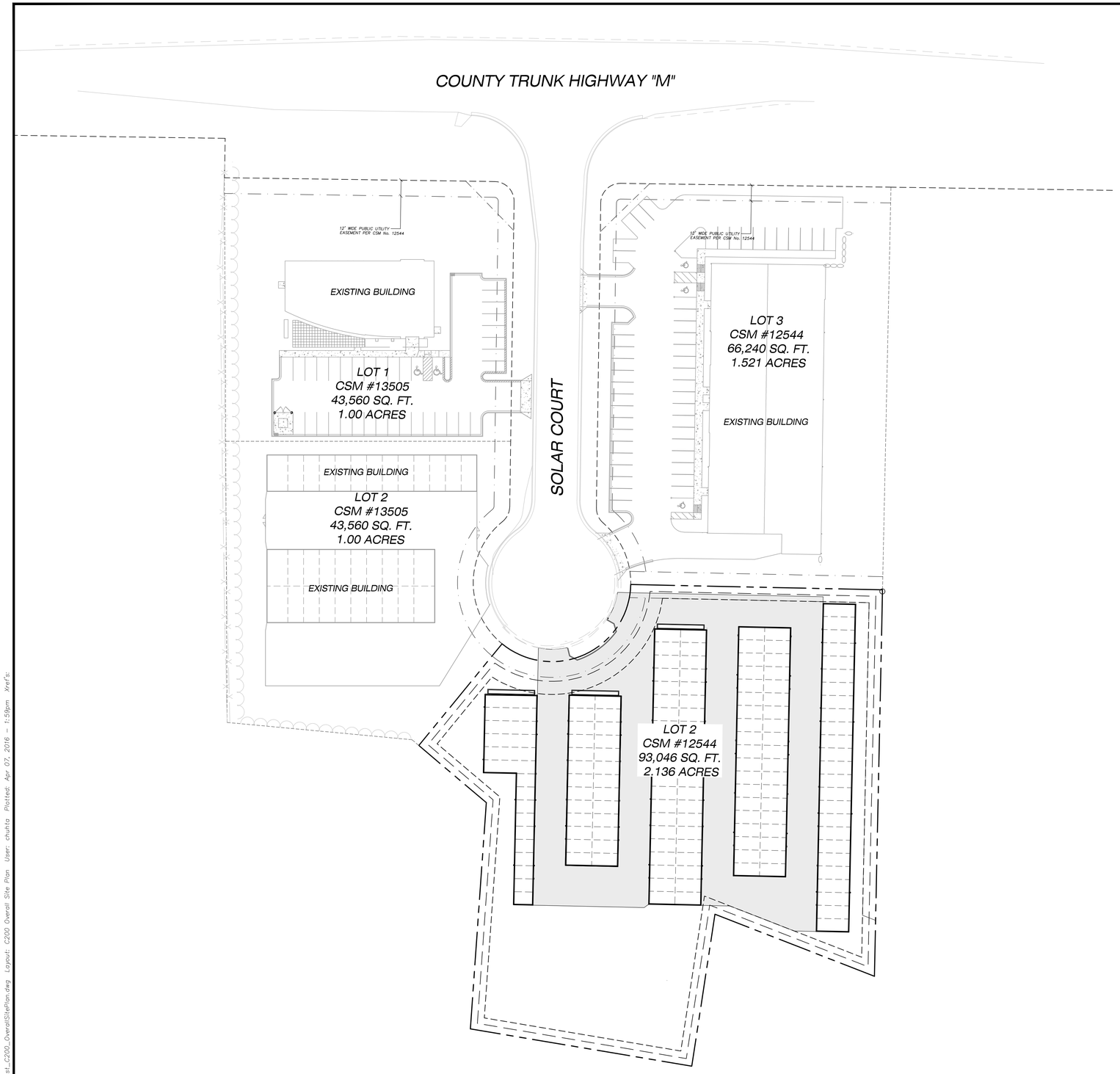
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C100

File: I:\2016\167270\DWG\167270 Const.dwg Layout: C100 Demo User: msaunders Plotted: Apr 07, 2016 - 2:09pm Xref's:



LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- PROPOSED ASPHALT PAVEMENT-STANDARD DUTY

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF VERONA..
4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

SITE INFORMATION BLOCK	
Site Location	LOT 1 CSM 13505
Site Acreage (Total)	1.00 ACRES
Total Impervious Surface Area:	20,832 S.F.
Total Open Space Area:	22,728 S.F.
Total Impervious Surface Ratio:	.47

SITE INFORMATION BLOCK	
Site Location	LOT 2 CSM 13505
Site Acreage (Total)	1.00 ACRES
Total Impervious Surface Area:	27,934 S.F.
Total Open Space Area:	15,626 S.F.
Total Impervious Surface Ratio:	.64

SITE INFORMATION BLOCK	
Site Location	LOT 2 CSM 12544
Site Acreage (Total)	2.196 ACRES
Total Proposed Impervious Surface Area:	59,754 S.F.
Total Proposed Open Space Area:	33,290 S.F.
Total Impervious Surface Ratio:	.62

SITE INFORMATION BLOCK	
Site Location	LOT 3 CSM 12544
Site Acreage (Total)	1.521 ACRES
Total Impervious Surface Area:	33,672 S.F.
Total Open Space Area:	32,582 S.F.
Total Impervious Surface Ratio:	.51

north

SCALE IN FEET

40' 0 40'

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PROJECT:

SOLAR COURT SELF STORAGE

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DANE COUNTY

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DESIGN:
DRAWN:
APPROVED: HPJ 04-07-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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SHEET TITLE:

OVERALL SITE PLAN - SOLAR COURT DEVELOPMENT

SHEET NUMBER:

C200

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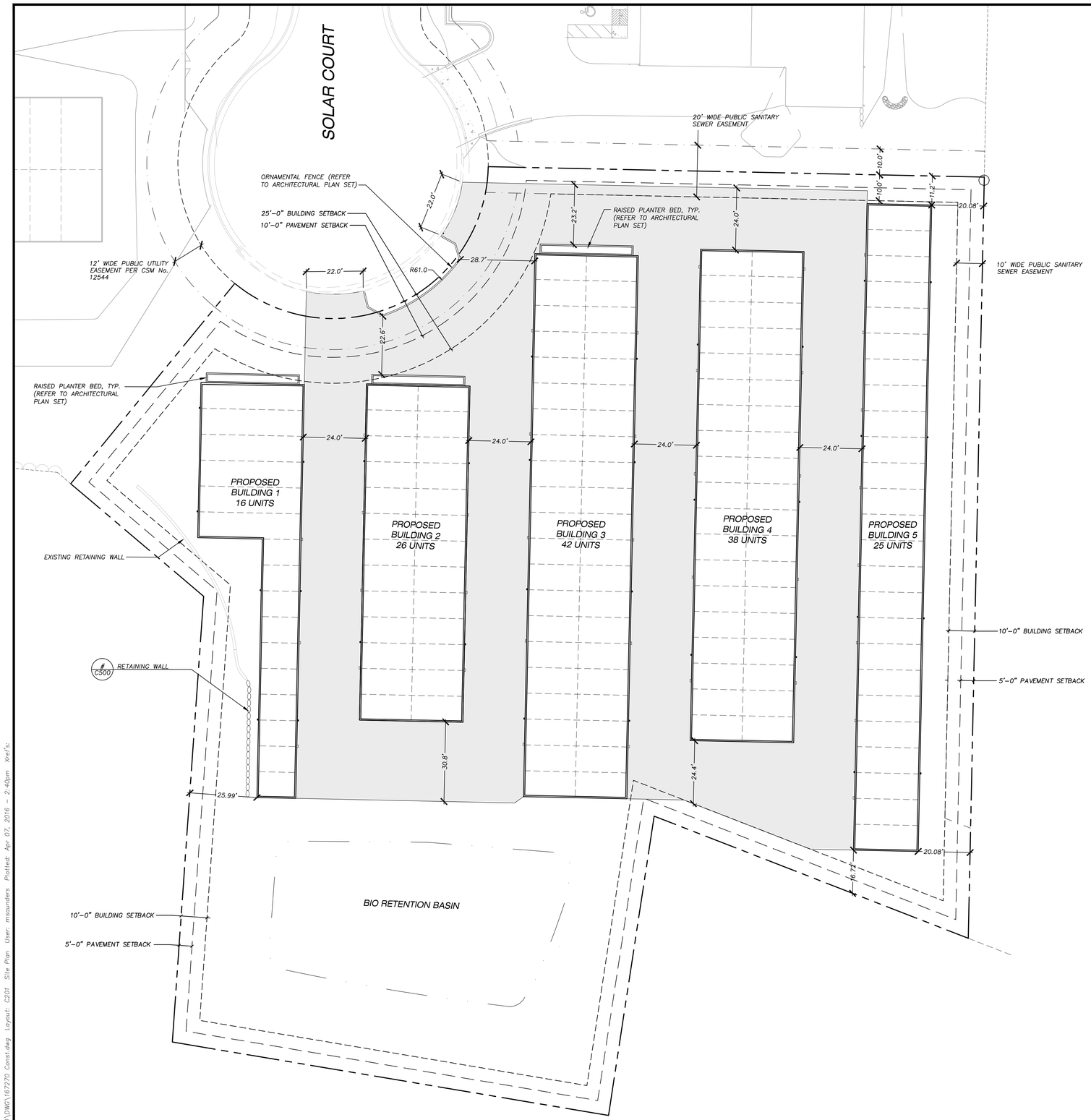

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- PROPOSED ASPHALT PAVEMENT-STANDARD DUTY

SITE PLAN NOTES

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7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

SITE INFORMATION BLOCK	
Site Location	LOT 2 CSM 12544 1010 SOLAR COURT VERONA, WI 53593
Site Acreage (Total)	2.136 ACRES
Existing Pavement Surface Area	684 S.F.
Proposed Asphalt Surface Area:	28,404 S.F.
Proposed Building 1 Surface Area:	3,900 S.F.
Proposed Building 2 Surface Area:	5,200 S.F.
Proposed Building 3 Surface Area:	8,400 S.F.
Proposed Building 4 Surface Area:	7,600 S.F.
Proposed Building 5 Surface Area:	6,250 S.F.
Total Proposed Site Impervious Surface:	59,754 S.F.
Proposed Impervious Surface Ratio	.64

north

SCALE IN FEET

20' 0 20'

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SERVICES PROVIDED TO:

SHULFER ARCHITECTS, LLC

7780 ELMWOOD AVENUE STE 208
MIDDLETON, WI 53562

PROJECT:

SOLAR COURT SELF STORAGE

PROJECT LOCATION:

CITY OF VERONA, WI
DANE COUNTY

JSD PROJECT NO.: 16-7270

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:		
DRAWN:		
APPROVED:	HPJ	04-07-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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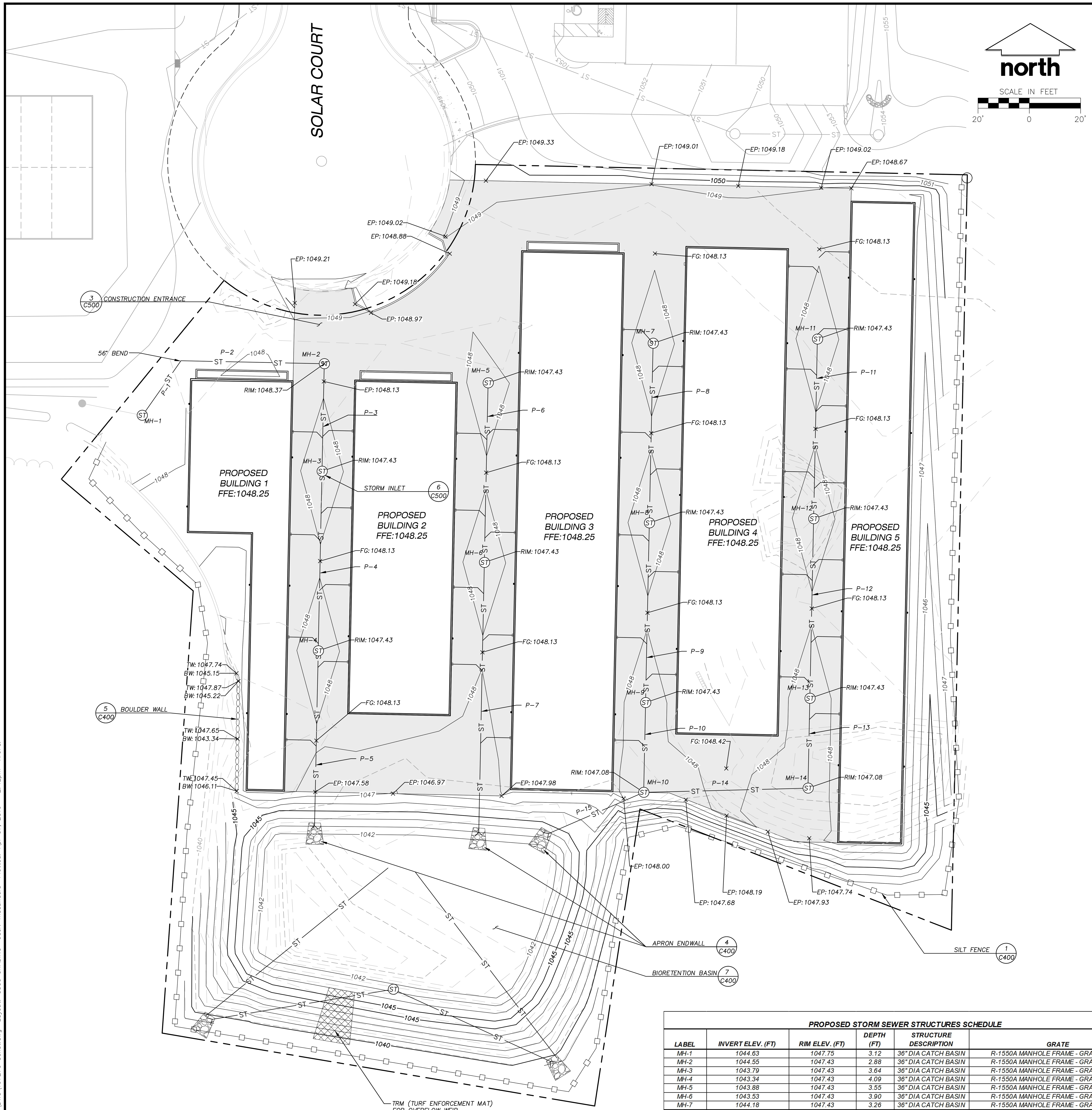
SHEET TITLE:

SITE PLAN-
LOT 2

SHEET NUMBER:

C201

File: I:\2016\167270\DWG\167270 Const.dwg Layout: C201 Site Plan User: msaunders Plotted: Apr 07, 2016 - 2:49pm Xref's:



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED BUILDING ADDITION
- 934 — PROPOSED 1 FOOT CONTOUR
- 935 — PROPOSED 5 FOOT CONTOUR
- EDGE OF PAVEMENT
- ST — STORM SEWER
- SILT FENCE
- 1046.25 FG — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - TW – TOP OF WALL
  - BW – BOTTOM OF WALL
  - RIM – RIM ELEVATION

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL–PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF VERONA TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
10. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. FIFTEEN (15) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. STABILIZATION PRACTICES:
    - 15.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 15.2. * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 15.3. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 15.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
      * HYDRO–MULCHING WITH A TACKIFIER
      * GEOTEXTILE EROSION MATTING
      * SODDING

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
MH-1	1044.63	1047.75	3.12	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2576
MH-2	1044.55	1047.43	2.88	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2577
MH-3	1043.79	1047.43	3.64	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2578
MH-4	1043.34	1047.43	4.09	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2578
MH-5	1043.88	1047.43	3.55	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2578
MH-6	1043.53	1047.43	3.90	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2579
MH-7	1044.18	1047.43	3.26	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2580
MH-8	1043.73	1047.43	3.71	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2581
MH-9	1043.28	1047.43	4.16	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2582
MH-10	1043.20	1047.43	4.23	48" DIA MANHOLE	R-1550A MANHOLE FRAME - GRATE R-2583
MH-11	1044.80	1047.43	2.63	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2584
MH-12	1044.35	1047.43	3.08	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2585
MH-13	1043.90	1047.43	3.53	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2586
MH-14	1043.62	1047.43	3.81	36" DIA CATCH BASIN	R-1550A MANHOLE FRAME - GRATE R-2587

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	MH-1	BEND #1	26	1044.63	1044.56	0.50%	12" HDPE
P - 2	BEND #1	MH-2	42	1044.55	1044.34	0.50%	12" HDPE
P - 3	MH-2	MH-3	70	1044.24	1043.89	0.50%	12" RCP
P - 4	MH-3	MH-4	70	1043.79	1043.44	0.50%	12" RCP
P - 5	MH-4	BASIN	68	1043.34	1043.00	0.50%	12" RCP
P - 6	MH-5	MH-6	51	1043.88	1043.63	0.50%	12" RCP
P - 7	MH-6	BASIN	105	1043.53	1043.00	0.50%	12" RCP
P - 8	MH-7	MH-8	70	1044.18	1043.83	0.50%	12" RCP
P - 9	MH-8	MH-9	70	1043.73	1043.38	0.50%	12" RCP
P - 10	MH-9	MH-10	35	1043.28	1043.10	0.50%	12" RCP
P - 11	MH-11	MH-12	70	1044.80	1044.45	0.50%	12" RCP
P - 12	MH-12	MH-13	70	1044.35	1044.00	0.50%	12" RCP
P - 13	MH-13	MH-14	35	1043.90	1043.72	0.50%	12" RCP
P - 14	MH-14	MH-10	64	1043.62	1043.30	0.50%	12" RCP
P - 15	MH-10	BASIN	40	1043.20	1043.00	0.50%	12" RCP

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DESIGN:
DRAWN:
APPROVED: HPJ 04-07-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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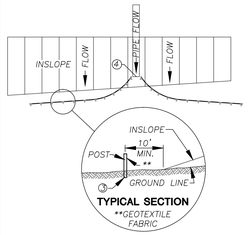
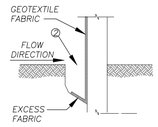
SHEET TITLE:
GRADING, EROSION CONTROL, AND UTILITY PLAN

SHEET NUMBER:
C300

File: I:\2016\167270\DWG\167270 Const.dwg Layout: C300 GRADING User: msounders Plotted: Apr 07, 2016 – 2:42pm Xrefs:

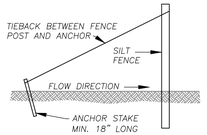


TYPICAL SECTION

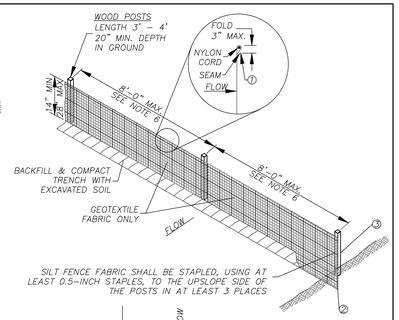


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL

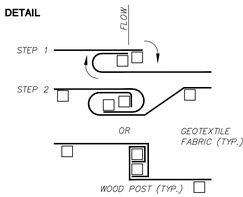


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

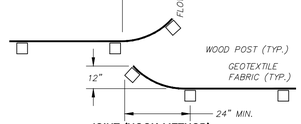


SILT FENCE ALONG SLOPES & OUTFALLS

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



JOINT (TWIST METHOD)



JOINT (HOOK METHOD)

1 / C400 **SILT FENCE**

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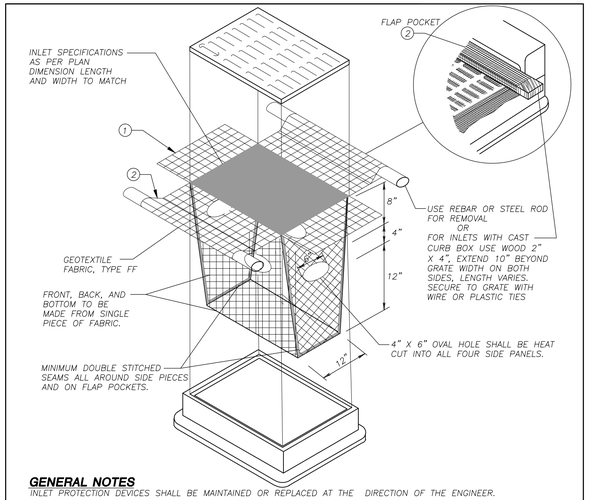


GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

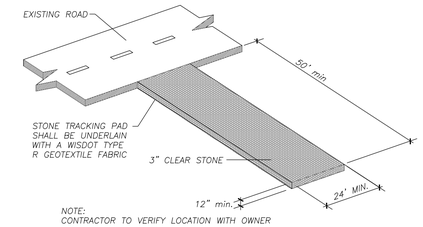
INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

2 / C400 **INLET PROTECTION, TYPE D**



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER

3 / C400 **CONSTRUCTION ENTRANCE**

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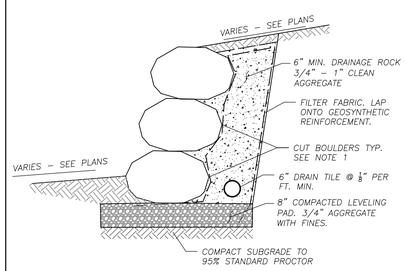
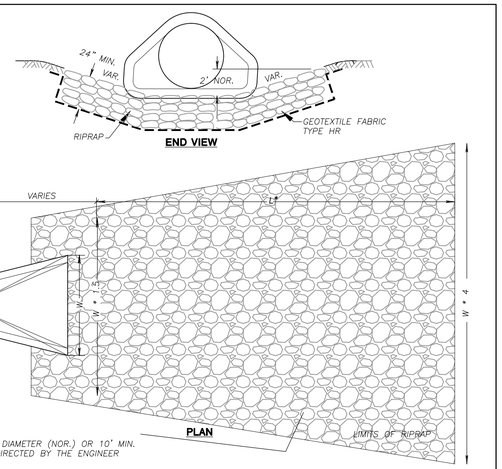


NOTES:

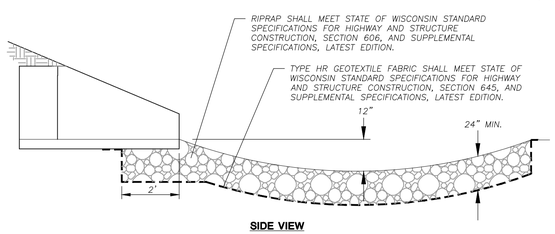
1. SIZE, COLOR AND SPECIFICATION TO BE PROVIDED FOR APPROVAL BY OWNER OR CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. BOULDER WALLS OVER 5 FEET HEIGHT SHALL BE DESIGNED BY REGISTERED GEOTECHNICAL OR STRUCTURAL ENGINEER AS PROVIDED ON SHOP DRAWINGS AND SUBMITTED PRIOR TO CONSTRUCTION.

5 / C400 **BOULDER WALL**

N.T.S.



* L = 3 TIMES DIAMETER (NOR.) OR 10' MIN. OR AS DIRECTED BY THE ENGINEER



SIDE VIEW

7 / C400 **APRON ENDWALL**

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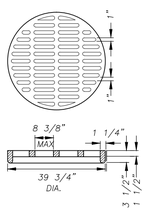


IN BELL GRATE IS CUSTOM MANUFACTURED BY THE NEENAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS N.T.S.

GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS – GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

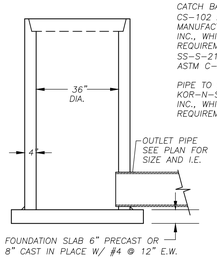
PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"

STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923



6 / C400 **STORM INLET**

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SERVICES PROVIDED TO:

SHULFER ARCHITECTS, LLC

7780 ELMWOOD AVENUE STE 208
MIDDLETON, WI 53562

PROJECT:

SOLAR COURT SELF STORAGE

PROJECT LOCATION:

CITY OF VERONA, WI
DANE COUNTY

JSD PROJECT NO.: 16-7270

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:		
DRAWN:		
APPROVED:	HPJ	04-07-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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DETAILS

SHEET NUMBER:

C400

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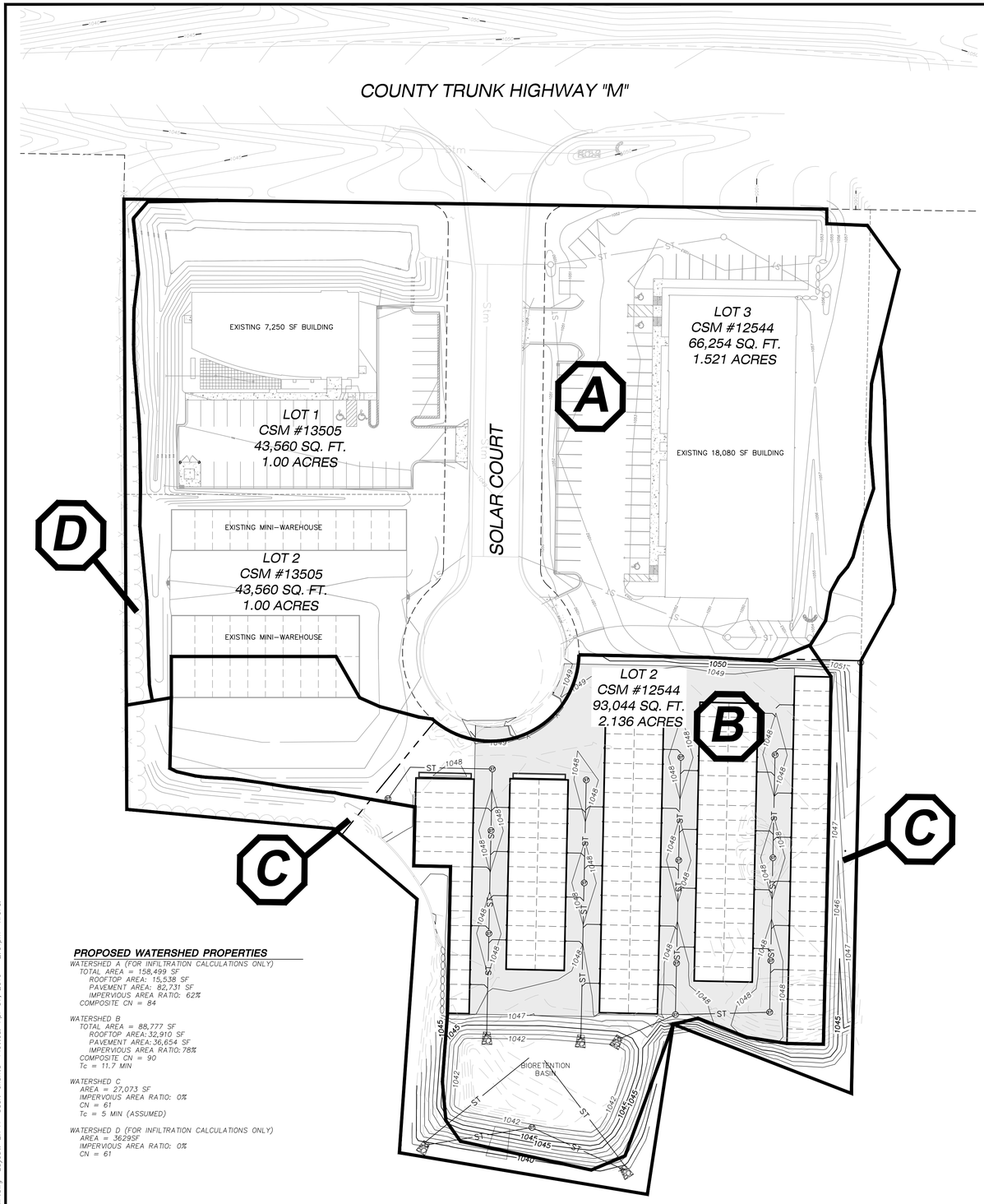
File: I:\2016\167270\DWG\167270 Const.dwg Layout: C500 DETAILS User: mpounders Plotted: Apr 07, 2016 – 2:32pm Xref's:



PROPOSED WATERSHED PROPERTIES

WATERSHED A (FOR INFILTRATION CALCULATIONS ONLY)
- TOTAL AREA = 158,499 SF
  - ROOFTOP AREA: 15,538 SF
  - PAVEMENT AREA: 82,731 SF
  - IMPERVIOUS AREA RATIO: 62%
- COMPOSITE CN = 84

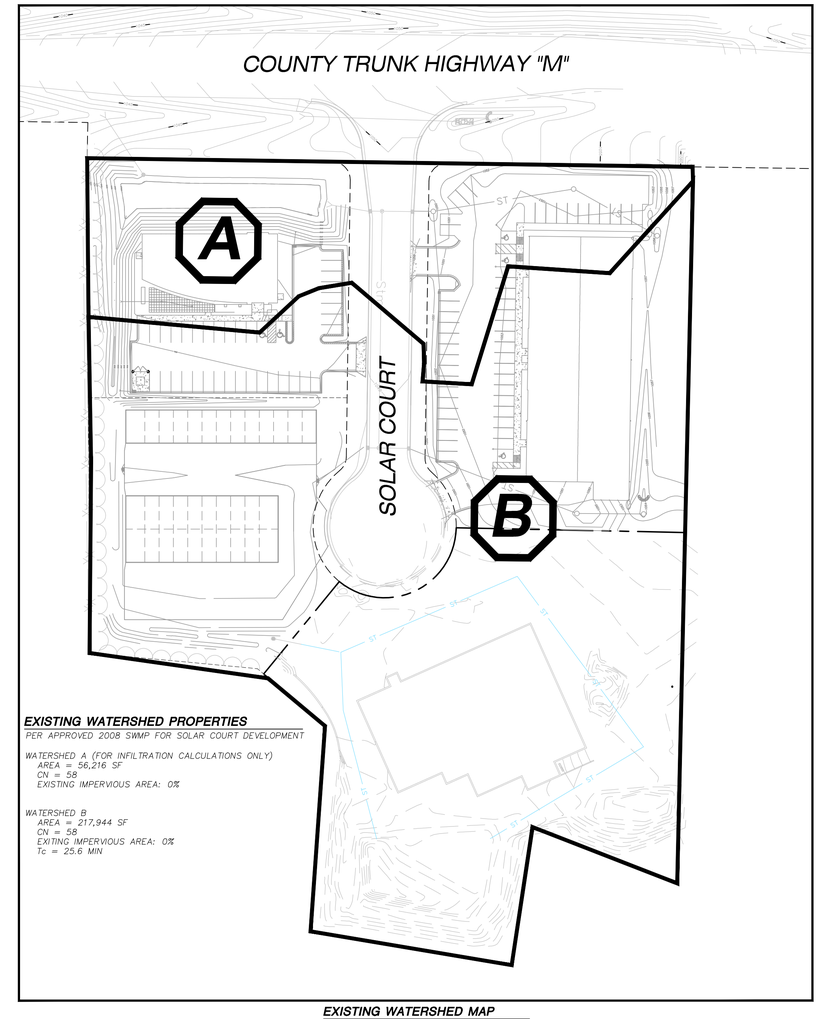
WATERSHED B
- TOTAL AREA = 88,777 SF
  - ROOFTOP AREA: 32,910 SF
  - PAVEMENT AREA: 36,654 SF
  - IMPERVIOUS AREA RATIO: 78%
- COMPOSITE CN = 90
- Tc = 11.7 MIN

WATERSHED C
- AREA = 27,073 SF
- IMPERVIOUS AREA RATIO: 0%
- CN = 61
- Tc = 5 MIN (ASSUMED)

WATERSHED D (FOR INFILTRATION CALCULATIONS ONLY)
- AREA = 3629SF
- IMPERVIOUS AREA RATIO: 0%
- CN = 61

PROPOSED WATERSHED MAP

SCALE: 1" = 40'



EXISTING WATERSHED PROPERTIES

PER APPROVED 2008 SWMP FOR SOLAR COURT DEVELOPMENT

WATERSHED A (FOR INFILTRATION CALCULATIONS ONLY)
- AREA = 56,216 SF
- CN = 58
- EXISTING IMPERVIOUS AREA: 0%

WATERSHED B
- AREA = 217,944 SF
- CN = 58
- EXITING IMPERVIOUS AREA: 0%
- Tc = 25.6 MIN

EXISTING WATERSHED MAP

DELINEATED PER APPROVED 2008 SWMP FOR SOLAR COURT DEVELOPMENT
SCALE: 1" = 80'

north

SCALE IN FEET

40' 0 40'

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PROJECT:

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CITY OF VERONA, WI
DANE COUNTY

JSD PROJECT NO.: 16-7270

SEAL/SIGNATURE:

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DESIGN:		
DRAWN:		
APPROVED:	HPJ	04-07-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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EXISTING AND PROPOSED WATERSHED MAP

SHEET NUMBER:

EX A

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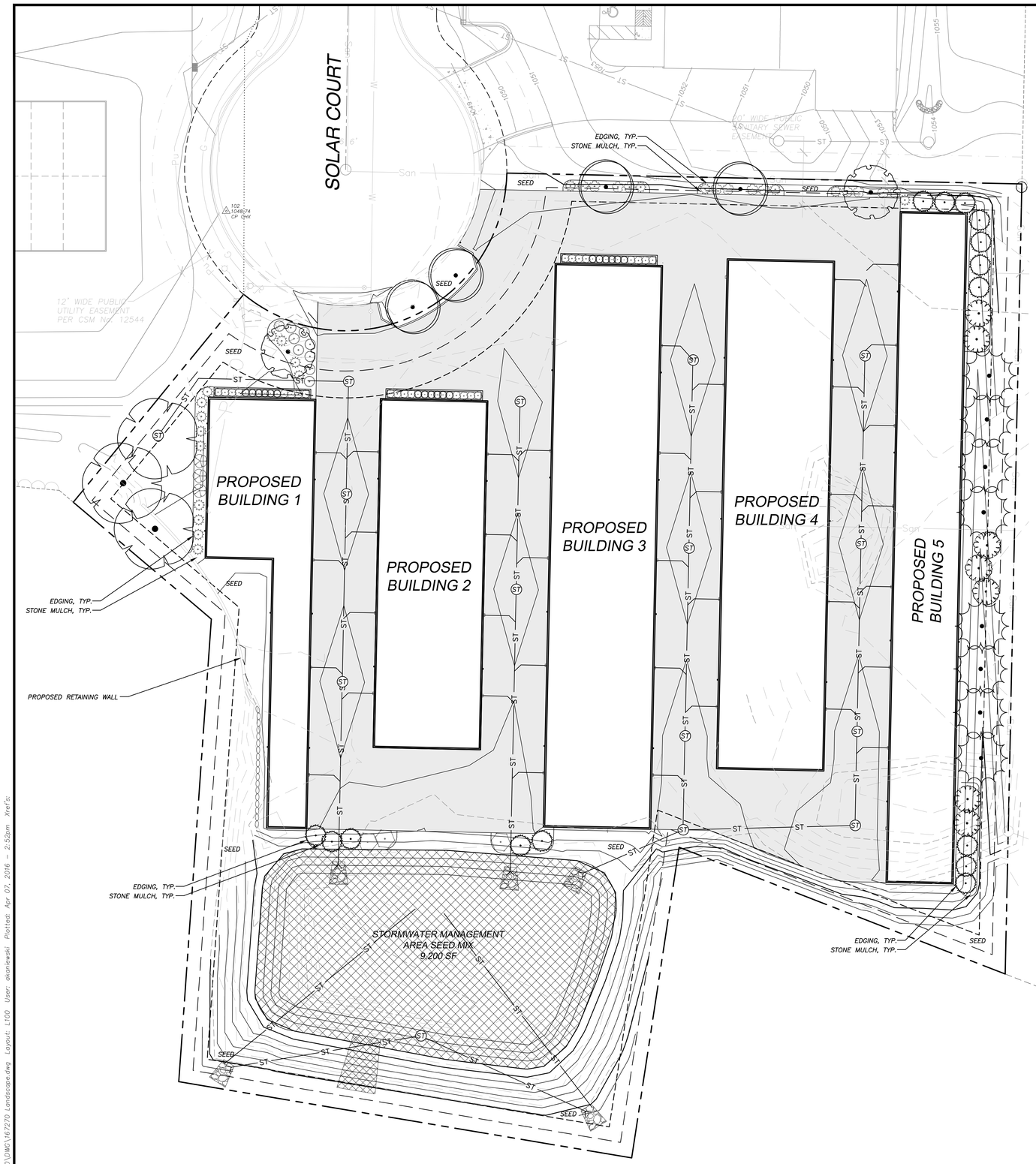
File: I:\2016\167270\DWG\167270 SWMP.dwg Layout: EX A User: rhuhte Plotted: Apr 07, 2016 - 2:01pm Xref's:



LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- 999 — PROPOSED 1 FOOT CONTOUR
- 1000 — PROPOSED 5 FOOT CONTOUR
- SAN — SANITARY SEWER
- ST — STORM SEWER
- WATER
- E — ELECTRIC
- G — GAS
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- STORMWATER MANAGEMENT AREA SEED MIX
- PROPOSED ASPHALT PAVEMENT-STANDARD DUTY
- X — PROPOSED FENCE
- LANDSCAPE EDGING

north

SCALE IN FEET

20' 0 20'

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF VERONA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	LS POINTS
	3	Populus tremuloides	Quaking Aspen	B & B	2" Cal (Multi-Stem)	75
	2	Prunus virginiana 'Shubert Select'	Canada Red Select Cherry	B & B	Min. 6 ft tall	15
	4	Taxodium distichum 'Mickelson' TM	Bald Cypress	B & B	2"Cal	75
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	7	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	B & B	Min. 4' tall	20
	8	Picea glauca 'Densata'	Black Hills Spruce	B & B	Min. 5' tall	40
	15	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B & B	Min. 4' tall	20
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	3	Cornus sericea	Red Twig Dogwood	5 gal	Min. 24" tall	3
	9	Lonicera x xylosteoides 'Clavey's Dwarf'	Clavey's Dwarf Honeysuckle	5 gal	Min. 24" tall	3
	3	Philadelphus x 'Buckley's Quill'	Buckley's Quill Mockorange	5 gal	Min. 24" tall	3
	24	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	3 gal	NA	1
	12	Viburnum dentatum 'Rastzam'	Raspberry Tart Viburnum	5 gal	Min. 24" tall	3
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**LS POINTS**
	19	Taxus x media 'Tauntoni'	Tauton Yew	5 gal	Min. 18" tall/wide	5
	18	Thuja occidentalis 'Cat's Eye'	Cat's Eye Arborvitae	3 gal	Min. 18" tall/wide	5

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DESIGN:	ABK	04-06-16
DRAWN:	ABK	04-06-16
APPROVED:	KJY	04-06-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

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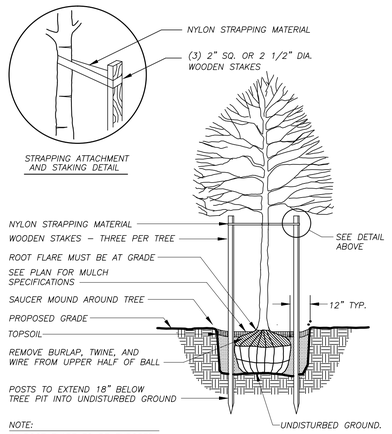
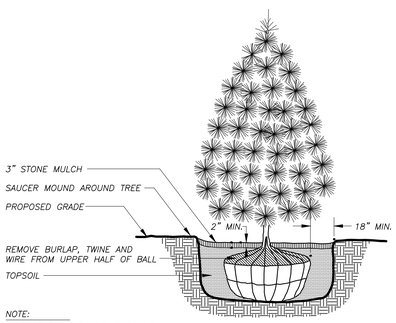
File: I:\2016\16-7270\DWG\16-7270 Landscape.dwg Layout: L100 User: akoniewski Plotted: Apr 07, 2016 - 2:52pm Xref's:



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

1 / L200 DECIDUOUS TREE PLANTING DETAIL

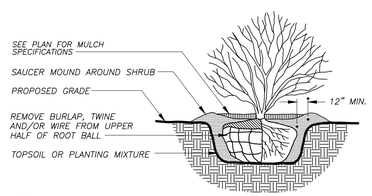
N.T.S.



NOTE:
1. ROOT FLARE TO BE AT GRADE.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

2 / L200 EVERGREEN TREE PLANTING DETAIL

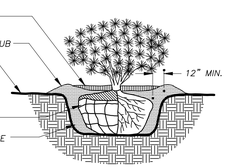
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

3 / L200 DECIDUOUS SHRUB PLANTING DETAIL

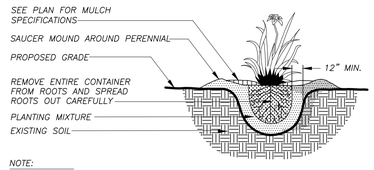
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

4 / L200 EVERGREEN SHRUB PLANTING DETAIL

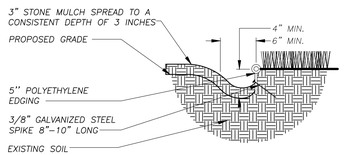
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED

5 / L200 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



6 / L200 LANDSCAPE EDGING DETAIL

N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF VERONA REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–382–5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
4. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
5. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS
6. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
7. MATERIALS – STONE MULCH: LANDSCAPE PLANTING AREAS SPECIFIED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
8. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
9. MATERIALS – WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
10. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
11. MATERIALS– SEED: DISTURBED LAWN AREAS LABELED ON PLAN SHALL BE HAND SEEDED WITH EARTH CARPET'S 'MADISON PARKS' OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
12. MATERIALS – PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE HAND SEEDED WITH "DETENTION BASIN – BIOSWALE" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
13. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
14. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
15. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 60 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
16. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

POINT REQUIREMENT 1: BUILDING FOUNDATION

Zoning: Neighborhood Commercial	*Suburban Industrial: 2,250 Linear Feet of Building Foundation*			
Calculation:	*40 Landscape Points per 100 L.F.*			
Calculation Formula:	*(2,250 Linear Feet of Building Foundation / 100 Linear Feet) x 40 Points per 100 L.F.= 900*			
Total Points Required:	***900 Total Points***			
Total Points Provided:	***900 Total Points***			
Code of Ordinances:	*Screening of Utilities, HVAC, no Climax or Medium Trees*			
	To be located a maximum of 10' from building dripline			
Species: Common Name	***Species: Scientific Name***	***QTY***	***POINTS***	***TOTAL POINTS***
Black Hills Spruce	*Picea glauca 'Densata'*	8	40	320
Mountbatten Juniper	*Juniperus chinensis 'Mountbatten'*	7	20	140
Dark Green Arborvitae	*Thuja occidentalis 'Nigra'*	15	20	300
Cat`s Eye Arborvitae	*Thuja occidentalis 'Cat's Eye"*	18	5	90
Tauton Yew	*Taxus x media 'Tauntoni'*	10	5	50
			Total Points =	***900***

POINT REQUIREMENT 2: STREET FRONTAGE

Zoning: Neighborhood Commercial	*Suburban Industrial: 134 Linear Feet of Street Frontage*			
Calculation:	*40 Landscape Points per 100 L.F.*			
Calculation Formula:	*(134 Feet of Street Frontage / 100 Linear Feet) x 40 Points per 100 L.F.= 53.6*			
Total Points Required:	***54 Total Points***			
Total Points Provided:	***90 Total Points***			
Code of Ordinances:	*Min. 50% of Points to be Climax Trees or Tall Trees, Min. 30% of Points to be Small Trees*			
	To be located a maximum of 10' from R-O-W; no shrubs used to meet requirement			
Species: Common Name	***Species: Scientific Name***	***QTY***	***POINTS***	***TOTAL POINTS***
Canada Red Select Cherry	*Prunus virginiana 'Shubert Select'*	1	15	15
Bald Cypress	*Taxodium distichum 'Mickelson'*	1	75	75
			Total Points =	***90***

POINT REQUIREMENT 3: PAVED AREA

Zoning: Neighborhood Commercial	*Suburban Industrial: 28,493 Sq. Ft. of Pavement*			
Calculation 1:	*Greater of: 80 Landscape Points per 20 Stalls or 80 Points per 10,000 Sq. Ft. of Paved Area*			
Calculation 2:	*360 Sq. Ft. of landscape area for every 100 Points required*			
Calculation 1 Formula:	*(28,493 Sq. Ft. of Paved Area / 10,000 Sq. Ft.) x 80 Points = 227.94*			
Calculation 2 Formula:	*(227.94 Points / 100 Points) x 360 Sq. Ft. = 820.59*			
Total Points Required:	***228 Total Points***			
Total Points Provided:	***240 Total Points***			
Total Landscape Area Required:	***821 Sq. Ft.***			
Total Landscape Area Provided:	***22,177 Sq. Ft.***			
Code of Ordinances:	*Min. 30% of Points to be Climax Trees, Min. 40% of Points to be Shrubs*			
	360 Sq. Ft. of landscape area for every 100 Points required			
Species: Common Name	***Species: Scientific Name***	***QTY***	***POINTS***	***TOTAL POINTS***
Canada Red Select Cherry	*Prunus virginiana 'Shubert Select'*	1	15	15
Bald Cypress	*Taxodium distichum 'Mickelson'*	1	75	75
Clavey`s Dwarf Honeysuckle	*Lonicera x xylosteoides 'Clavey's Dwarf'*	9	3	27
Buckley`s Quill Mockorange	*Philadelphus x 'Buckley's Quill'*	3	3	9
Cutleaf Stephanandra	*Stephanandra incisa 'Crispa'*	24	1	24
Raspberry Tart Viburnum	*Viburnum dentatum 'Rastzam'*	12	3	36
Tauton Yew	*Taxus x media 'Tauntoni'*	9	5	45
Red Twig Dogwood	*Cornus sericea*	3	3	9
			Total Points =	***240***

POINT REQUIREMENT 4: DEVELOPED LOTS (BUILDING SQ. FT.)

Zoning: Neighborhood Commercial	*Suburban Industrial: 31,340 Sq. Ft. of Proposed Building Footprints*			
Calculation:	*10 Landscape Points per 1,000 Sq. Ft. of Building Footprint*			
Calculation Formula:	*(11,647 Sq. Ft. of Building Footprint / 1,000 Sq. Ft.) x 10 Points = 313.4*			
Total Points Required:	***314 Total Points***			
Total Points Provided:	***375 Total Points***			
Code of Ordinances:	*Located away from and not contributing to Building Foundation Plantings,*			
	Street Frontages, Paved Areas points requirements			
Status:	***Type:***	***QTY***	***POINTS***	***TOTAL POINTS***
Quaking Aspen	*Populus tremuloides*	3	75	225
Bald Cypress	*Taxodium distichum 'Mickelson'*	2	75	150
			Total Points =	***375***

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PROJECT:
SOLAR COURT SELF STORAGE

PROJECT LOCATION:
VERONA, WI
DANE COUNTY

JSD PROJECT NO.: 16-7270

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	ABK	04-06-16
DRAWN:	ABK	04-06-16
APPROVED:	KJY	04-06-16

PLAN MODIFICATIONS:	DATE:
PLAN COMMISSION SUBMITTAL	04-07-16

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SHEET TITLE:
LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS

SHEET NUMBER:
L200

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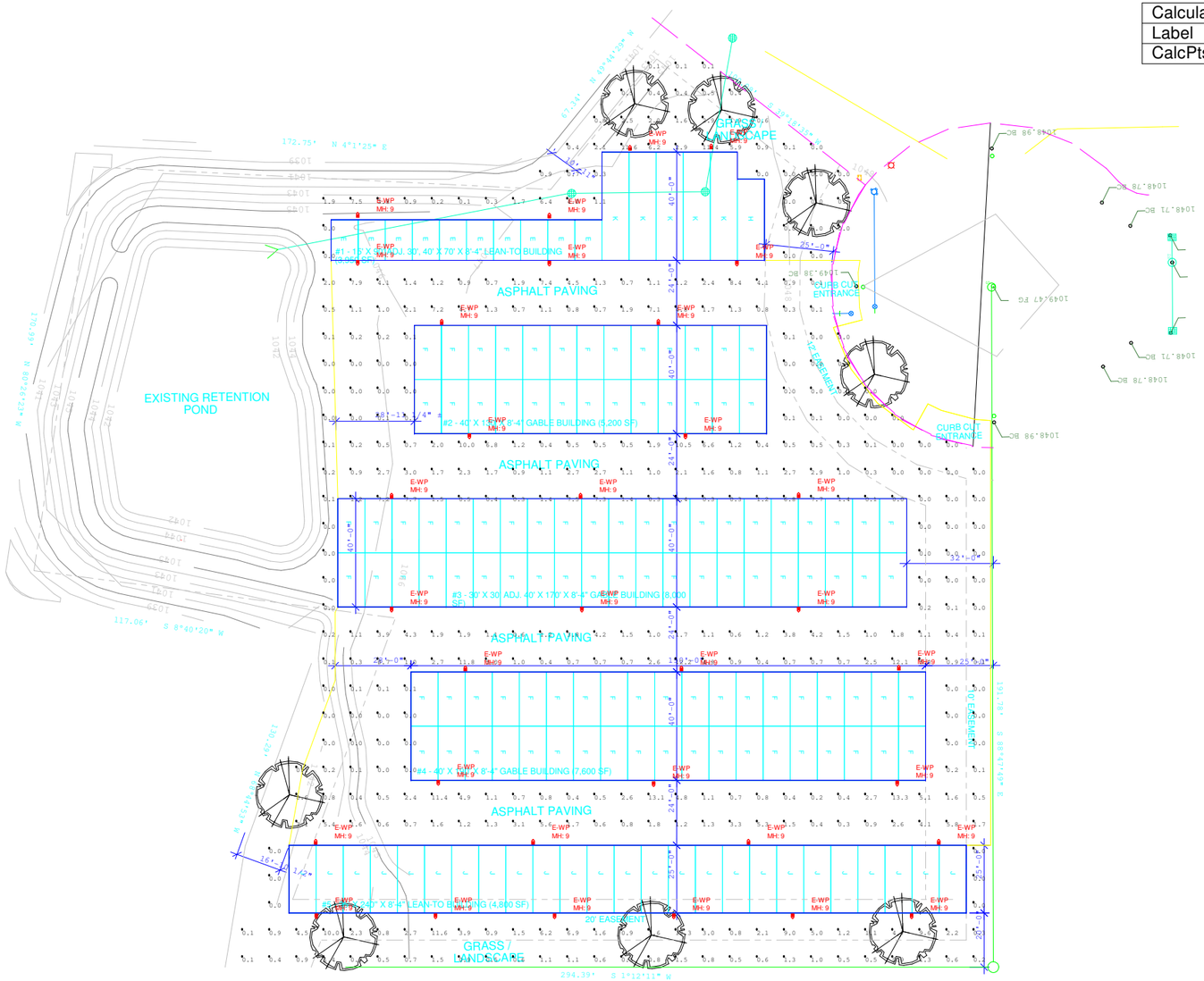
File: I:\2016\167270\DWG\167270 Landscape.dwg Layout: L200 User: okaniewski Plotted: Apr 07, 2016 – 2:52pm Xref's:

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	33	E-WP	SINGLE	N.A.	1.000	1188	E-WP6L03CZ

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	1.72	13.3	0.0	N.A.	N.A.

-Fixture Mounting Height: 9' AFG

Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.



E1 SITE LIGHTING

Customer responsible to verify ordering information/ catalogue number prior to placing order.

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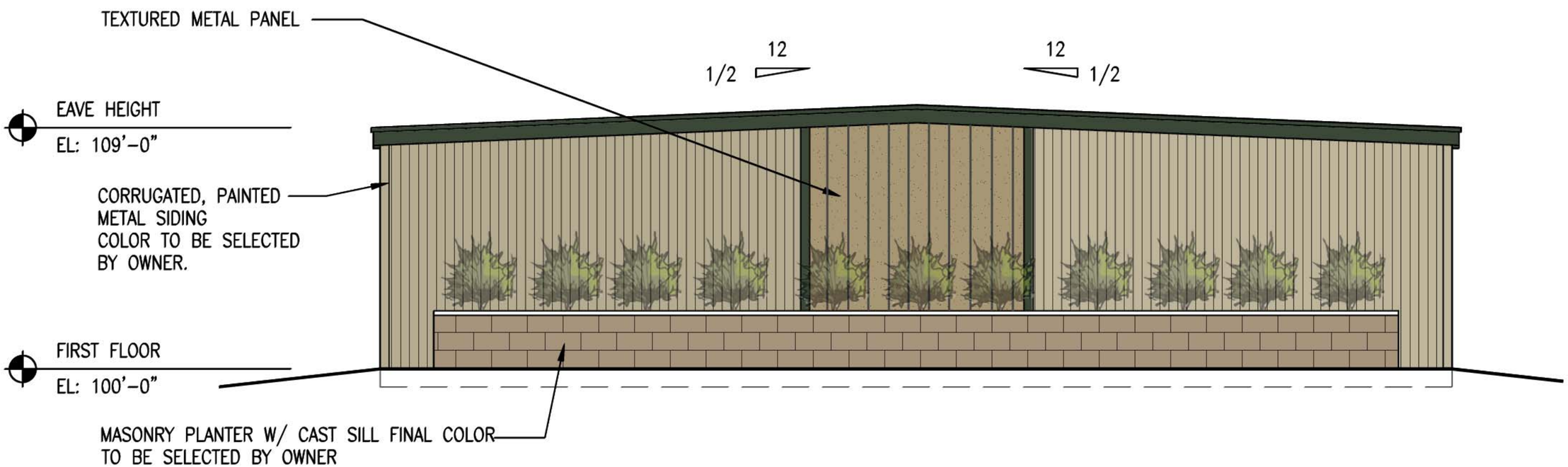
Date:4/7/2016	Scale: 1"=50'	Layout by: Travis Lindblom
Project Name: 91870 - Verona Storage		Salesforce: 13668
Filename: 160404AM1TDLR1.AGI		
Footcandles calculated at grade using mean lumen values		

Illumination results shown on this lighting design are based on project parameters provided to E-conolight used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

0 100' 200'

1848 CONSTRUCTION

COLOR KEY:
TEXTURED METAL PANEL: VP TEXTURE CLAD "COCOA"
CORRUGATED METAL PANEL: VP WALL PANEL "SLATE GRAY"
TRIM: VP TRIM "EVERGREEN"
MASONRY: COUNTY BLOCK, "CANYON BROWN RUSTIC" OR SIM.



2 BLDG #1 NORTH END ELEVATION

1/4" = 1'-0"