



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Sarina Davis, Encompass Health Corporation

Address: 9001 Liberty Parkway **Phone Number of Contact Person:** 205-970-5793

City, State, Zip Code: Birmingham, AL, 35242 **Email of Contact Person:** Sarina.Davis@encompasshealth.com

Project Address: _____ **Lot:** 25 & 26 **Subdivision:** Fitchburg Technology Campus-First Addition

Project Type: _____ **Multi-Family** _____ **Commercial** _____ **Industrial** _____ **Institutional** _____ **Other**
 New _____ **Addition**

Impervious Surface Ratio (ISR): 48% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: *Juanie Davis* Date: 4/19/2021
Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

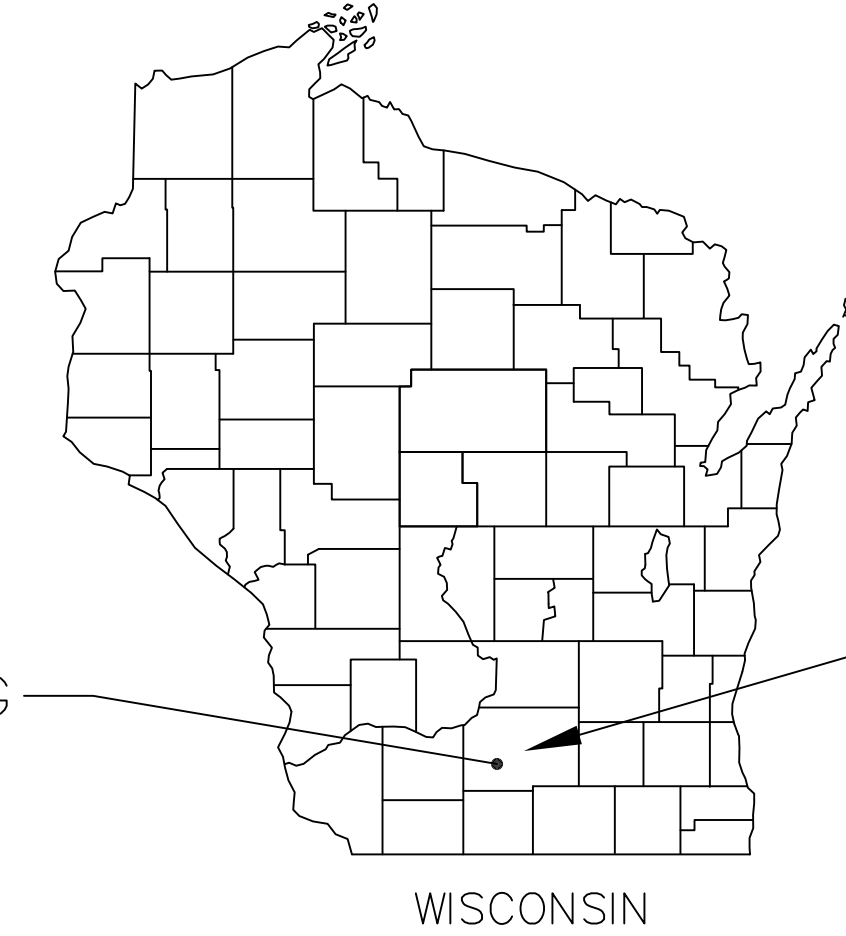
FOR CITY USE ONLY

Date Received: _____ Plan Commission Date: _____

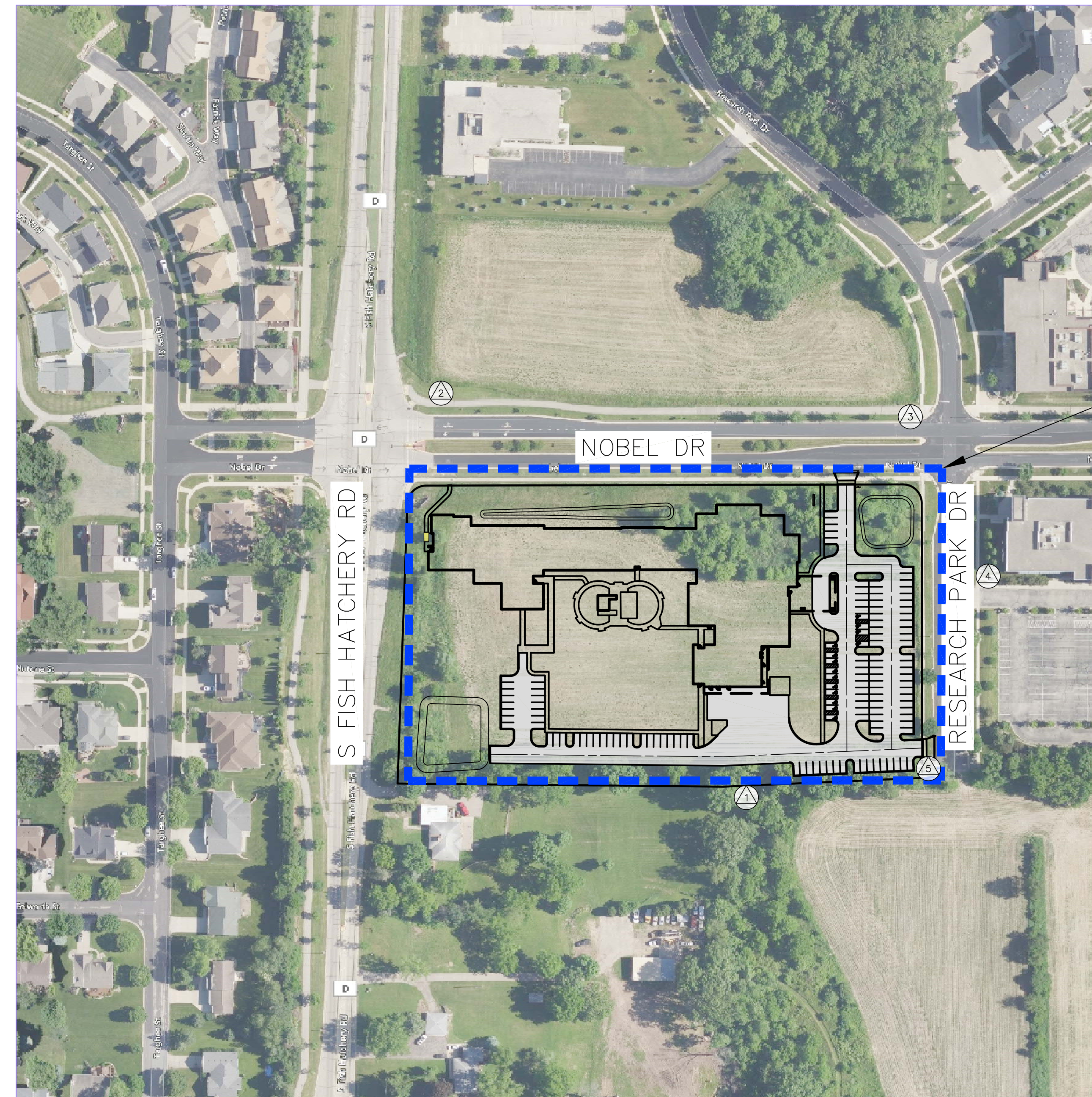
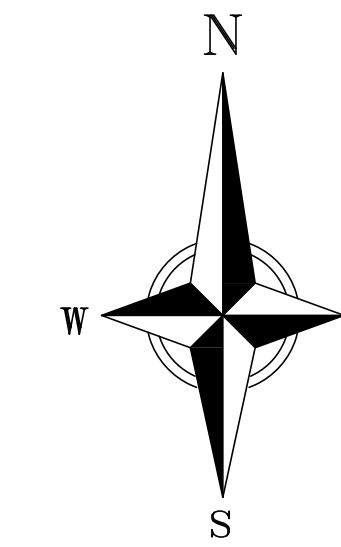
Comments:

ENCOMPASS HEALTH REHABILITATION HOSPITAL

CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



CITY OF FITCHBURG
DANE COUNTY
WISCONSIN



PROJECT LOCATION

SITE BENCHMARKS

- Ⓐ BENCHMARK #1
ALUMINUM MONUMENT
ELEVATION=1061.28
(WEST 1/4 CORNER
SECTION 15, T6N, R9E)
- Ⓑ BENCHMARK #2
HYDRANT-TOP NUT
ELEVATION=1044.88
- Ⓒ BENCHMARK #3
HYDRANT-TOP NUT
ELEVATION=1050.68
- Ⓓ BENCHMARK #4
HYDRANT-TOP NUT
ELEVATION=1056.34
- Ⓔ BENCHMARK #5
HYDRANT-TOP NUT
ELEVATION=1062.37



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.

CALL DIGGER'S HOTLINE
1-800-242-8511

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES & LEGENDS
C3	EXISTING CONDITIONS PLAN
C4	DEMOLITION PLAN
C5	SITE PLAN
C6	GRADING & EROSION CONTROL PLAN
C7	UTILITY PLAN
C8-C10	CONSTRUCTION DETAILS
F1	FIRE ACCESS PLAN
L1-L3	LANDSCAPE PLANS

NOT FOR CONSTRUCTION

TITLE SHEET
ENCOMPASS HEALTH REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

DATE: 4/20/2021
DRAFTER: JGOL
CHECKED: SCHR
PROJECT NO.: 210054

TOPOGRAPHIC LINEWORK LEGEND

--- UTV ---	UTV	EXISTING UNDERGROUND CABLE TV
--- FO ---	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
--- X ---	X	EXISTING WIRE FENCE
--- G ---	G	EXISTING GAS LINE
--- UE ---	UE	EXISTING UNDERGROUND ELECTRIC LINE
--- OHE ---	OHE	EXISTING OVERHEAD ELECTRIC LINE
--- SAN ---	SAN	EXISTING SANITARY SEWER LINE (SIZE NOTED)
--- ST ---	ST	EXISTING STORM SEWER LINE (SIZE NOTED)
--- WM ---	WM	EXISTING WATER MAIN (SIZE NOTED)
---		EXISTING EDGE OF TREES
--- 1050 ---		EXISTING MAJOR CONTOUR
--- 1048 ---		EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

---	EXISTING SIGN
Ⓜ	EXISTING MAILBOX
Ⓜ	EXISTING CURB INLET
Ⓜ	EXISTING ENDWALL
Ⓜ	EXISTING STORM MANHOLE
Ⓜ	EXISTING SANITARY MANHOLE
Ⓜ	EXISTING FIRE HYDRANT
Ⓜ	EXISTING WATER MAIN VALVE
Ⓜ	EXISTING GAS VALVE
Ⓜ	EXISTING ELECTRIC MANHOLE
Ⓜ	EXISTING LIGHT POLE
Ⓜ	EXISTING GENERIC LIGHT
Ⓜ	EXISTING UTILITY POLE
Ⓜ	EXISTING TV PEDESTAL
Ⓜ	EXISTING TELEPHONE MANHOLE
Ⓜ	EXISTING TELEPHONE PEDESTAL
Ⓜ	EXISTING CONIFEROUS TREE
Ⓜ	EXISTING DECIDUOUS TREE
⇒	EXISTING DRAINAGE ARROW PER PLAT

DEMOLITION PLAN LEGEND

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

SITE PLAN LEGEND

---	PROPERTY BOUNDARY
---	CURB AND GUTTER (REVERSE CURB HATCHED)
---	PROPOSED CHAIN LINK FENCE
---	PROPOSED WOOD FENCE
---	PROPOSED CONCRETE
---	PROPOSED LIGHT-DUTY ASPHALT
---	PROPOSED HEAVY-DUTY ASPHALT
---	PROPOSED SIGN
---	PROPOSED LIGHT POLE
---	PROPOSED BOLLARD
---	PROPOSED ADA DETECTABLE WARNING FIELD
---	PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC	- TOP OF CURB
FF	- FINISHED FLOOR
FL	- FLOW LINE
SW	- TOP OF WALK
TW	- TOP OF WALL
BW	- BOTTOM OF WALL

GRADING LEGEND

---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	DITCH CENTERLINE
---	SILT FENCE
---	DISTURBED LIMITS
---	BERM
⇒	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS
---	STONE WEEPER
---	VELOCITY CHECK
---	INLET PROTECTION
---	EROSION MAT CLASS II TYPE A
---	EROSION MAT CLASS II TYPE B
---	TRACKING PAD
---	RIP RAP

PROPOSED UTILITY LEGEND

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

ABBREVIATIONS

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

GENERAL NOTES:

- 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. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO INSTALLATION OF SUCH ITEM.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- 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.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.

DEMOLITION NOTES:

- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- 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.
- 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.
- 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.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- 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.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE PUBLIC STREETS, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY PATCHING CRITERIA.

SITE PLAN NOTES:

- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED BASE COURSE UNLESS OTHERWISE NOTED.
- 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.
- ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS TO BE RESTORED WITH TOPSOIL AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
- CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 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.
- 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.

GRADING NOTES:

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

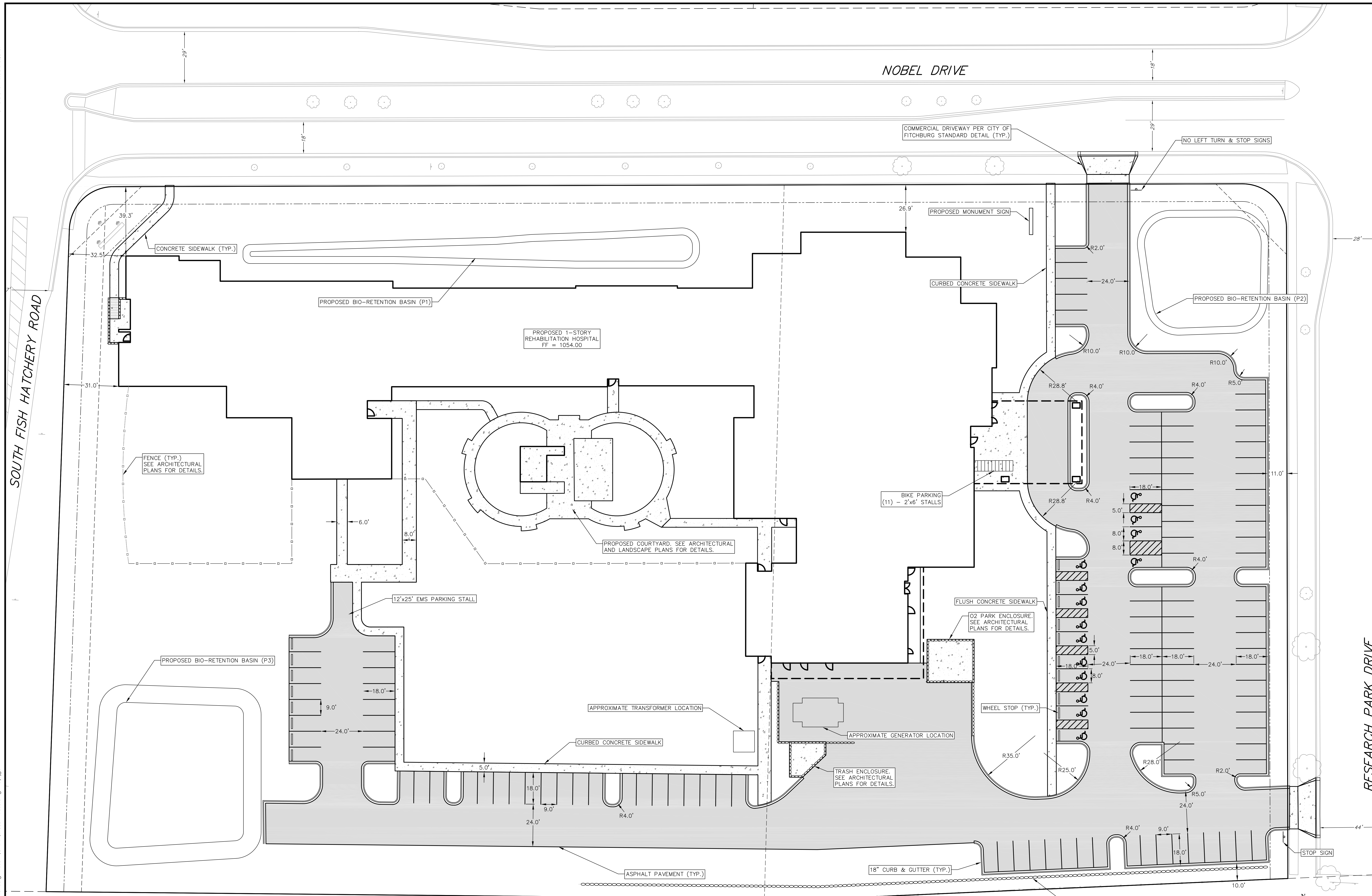
UTILITY NOTES:

- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- 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.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- 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.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- 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.
- 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.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(C).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- 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).
- 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).
- 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(1)(H) AND SPS 382.40(8)(K).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(B).
- 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.
- 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.
- 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.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- 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.
- 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.
- 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 THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- CONTRACTOR TO INSTALL BENDS AND CLEANOUTS AS NECESSARY ON WATER AND SEWER LATERALS.

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

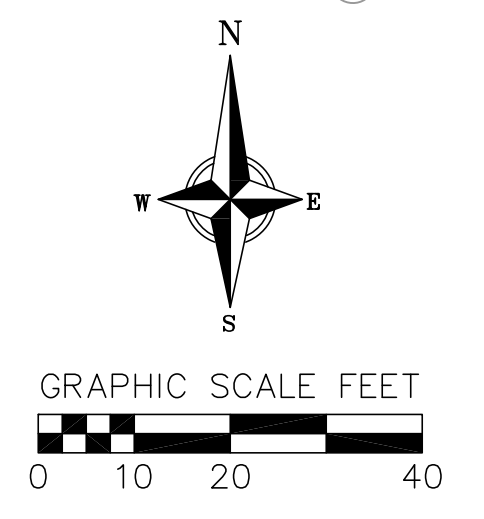
DATE: 4/20/2021
DRAFTER: JGOL
CHECKED: SCHR
PROJECT NO.: 210054

NOT FOR CONSTRUCTION



SITE INFORMATION TABLE

SITE AREA:	278,457 SF
IMPERVIOUS AREA RATIO:	133,584/278,457 48.0%
PARKING	
VEHICLE (STANDARD):	119
VEHICLE (ADA):	14
VEHICLE (EMS):	1
VEHICLE (TOTAL):	134
BICYCLE (SHORT TERM):	6
BICYCLE (LONG TERM):	5
BICYCLE (TOTAL):	11

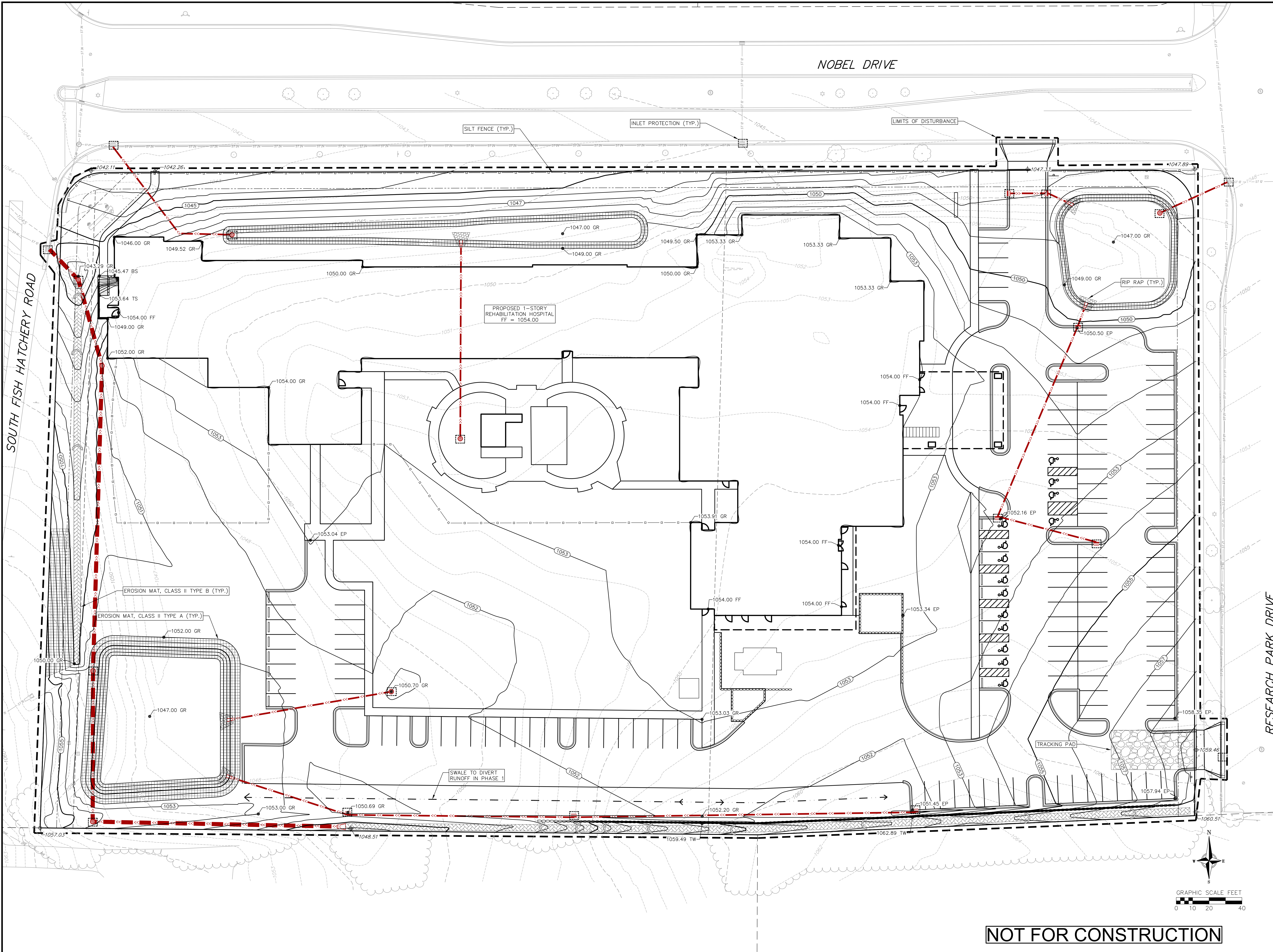


NOT FOR CONSTRUCTION

RESEARCH PARK DRIVE
SITE PLAN
ENCOMPASS HEALTH REHABILITATION HOSPITAL
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

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C5



NOBEL DRIVE

SOUTH FISH HATCHERY ROAD

RESEARCH PARK DRIVE

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

LIMITS OF DISTURBANCE

PROPOSED 1-STORY REHABILITATION HOSPITAL
FF = 1054.00

RIP RAP (TYP.)

EROSION MAT, CLASS II TYPE B (TYP.)

EROSION MAT, CLASS II TYPE A (TYP.)

SWALE TO DIVERT RUNOFF IN PHASE 1

TRACKING PAD



GRAPHIC SCALE FEET
0 10 20 40

NOT FOR CONSTRUCTION

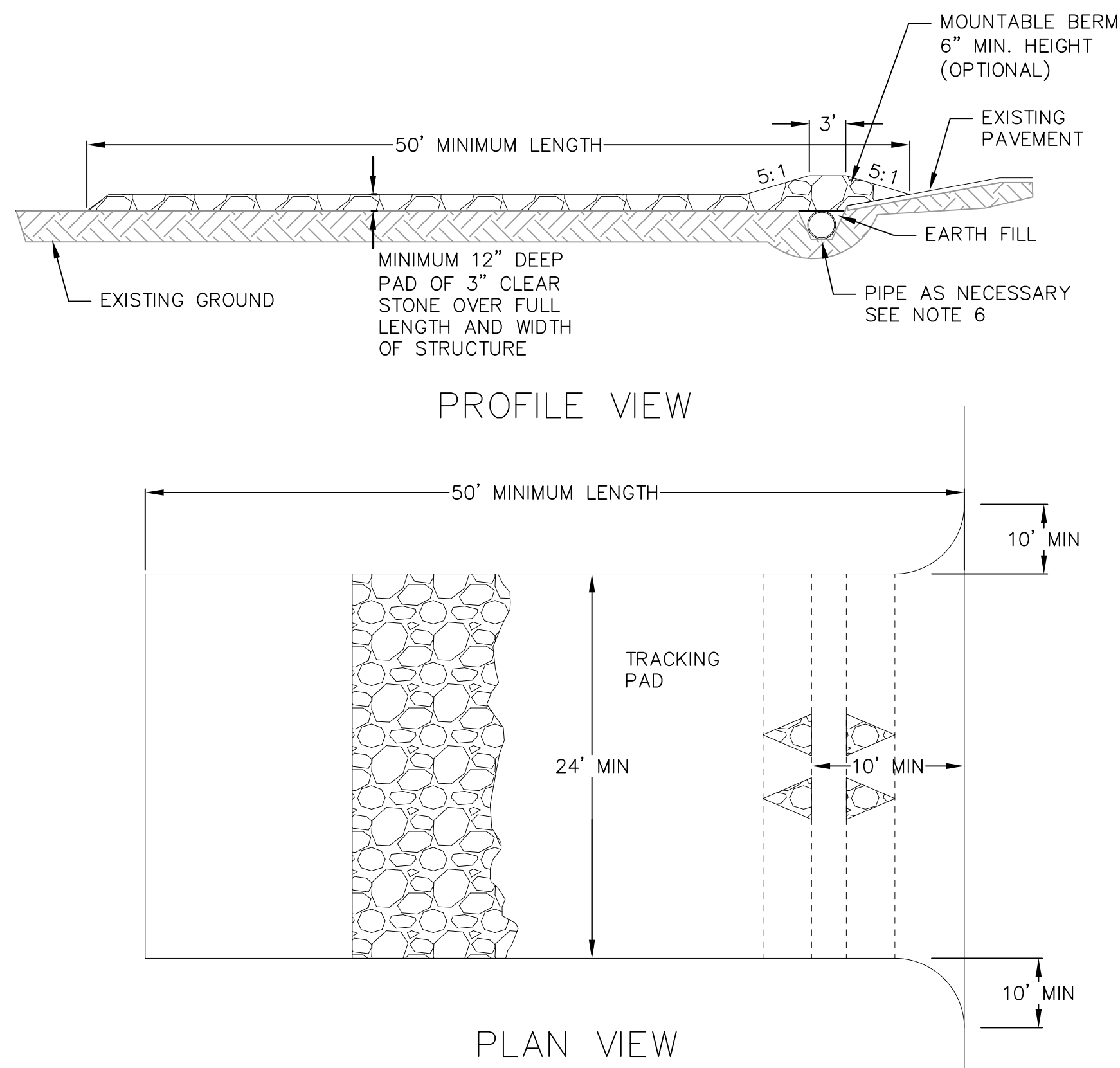
GRADING & EROSION CONTROL PLAN
 ENCOMPASS HEALTH REHABILITATION HOSPITAL
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

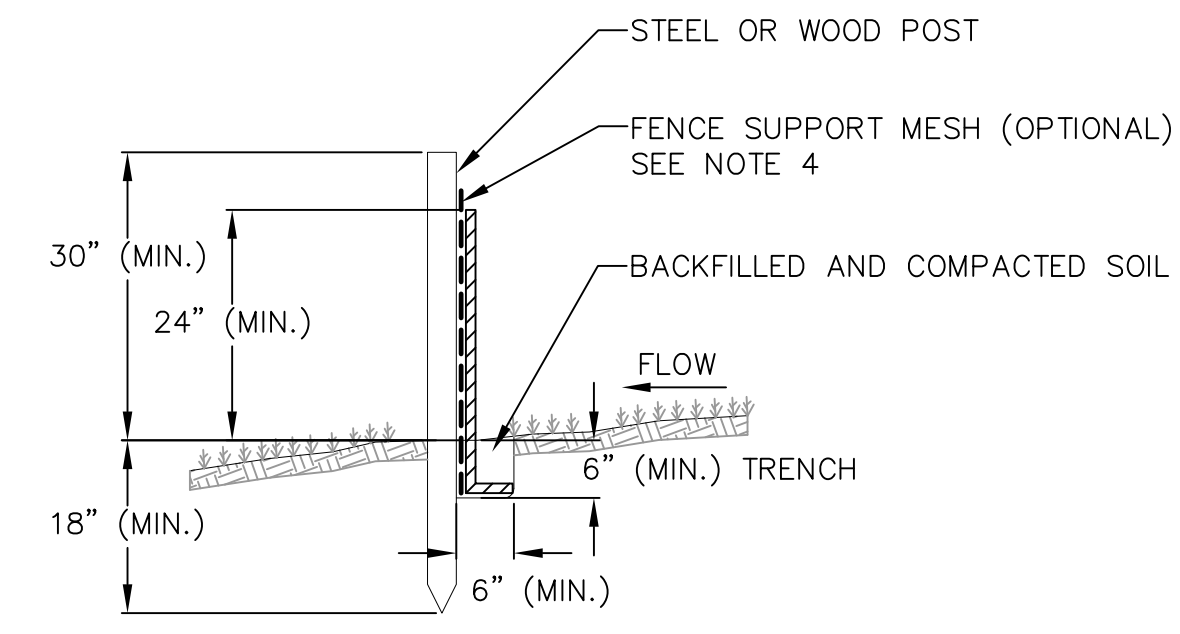
DATE: 4/20/2021
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EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 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.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- 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.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- 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, TARRING, 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 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- 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).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
- 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.
- 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.
- EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- 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.
- 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.
- INSTALL MINIMUM 6"-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



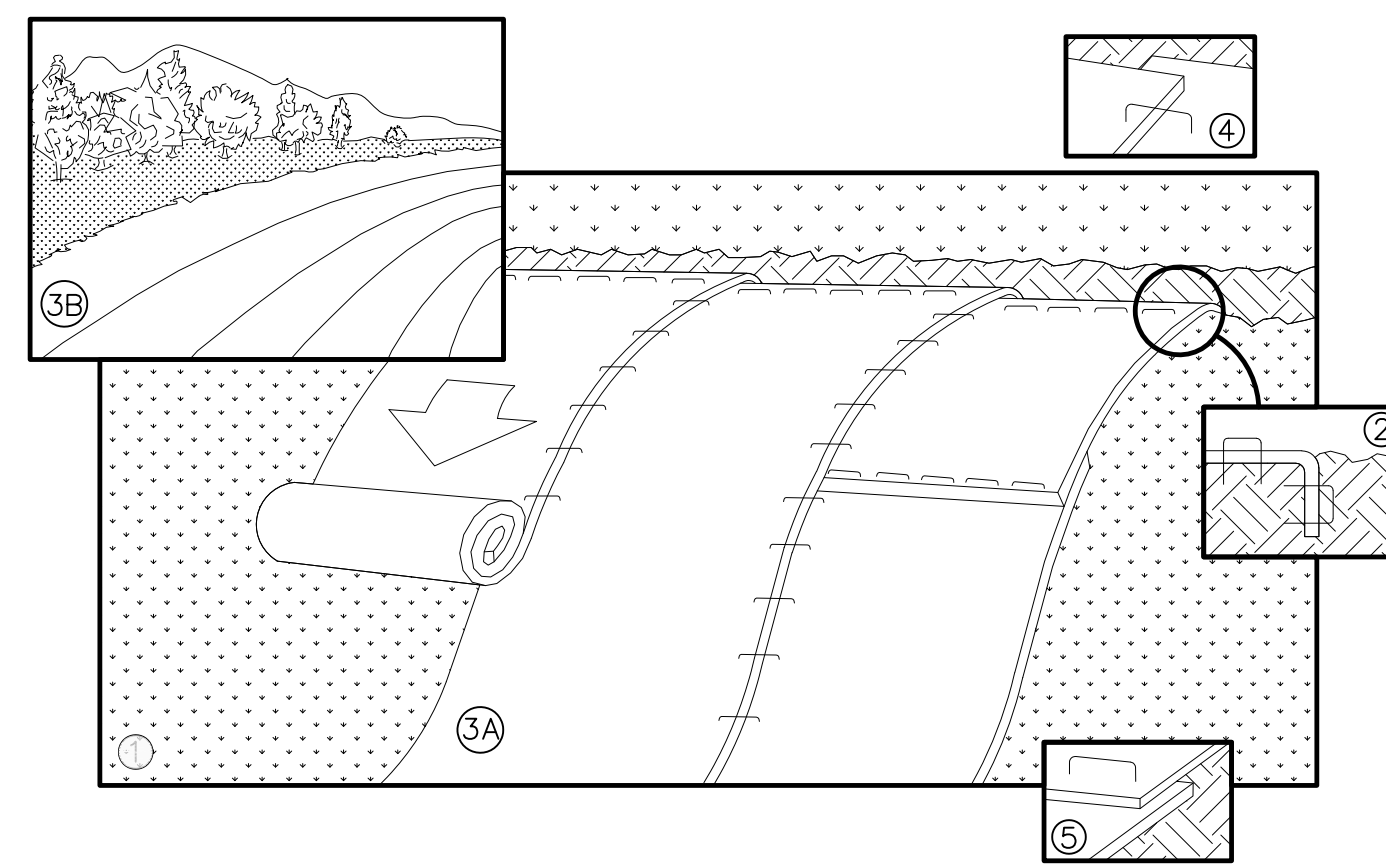
- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- 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.
- 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.



- NOTES:**
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
 - CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
 - POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
 - SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMER MESH OF EQUIVALENT STRENGTH

1 SILT FENCE
1 NOT TO SCALE

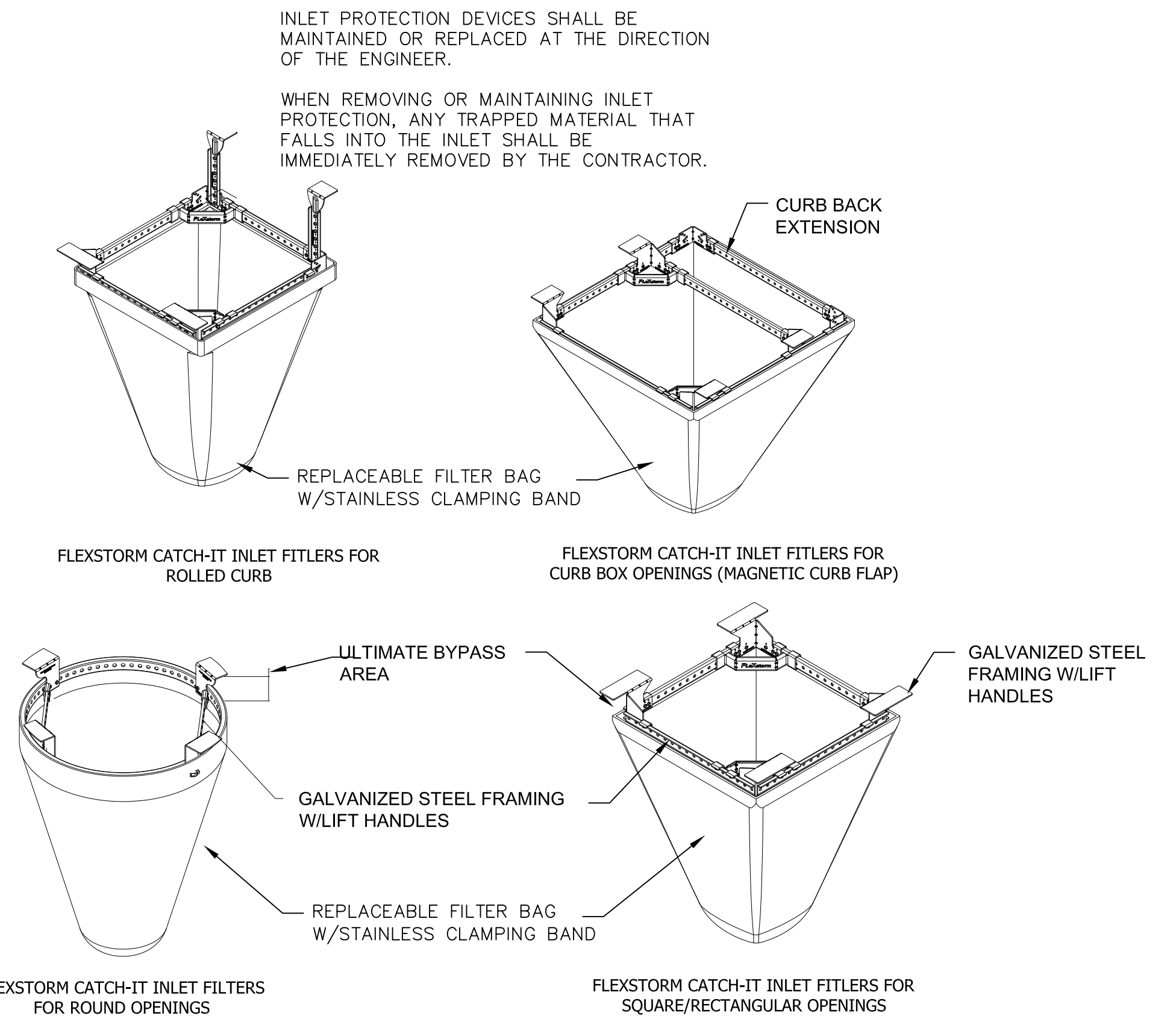
1 TRACKING PAD
1 NOT TO SCALE



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

- 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.
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.
- ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
1 NOT TO SCALE



NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1 FRAMED INLET PROTECTION
1 NOT TO SCALE

CONSTRUCTION SEQUENCE:

- INSTALL EROSION CONTROL MEASURES
- STRIP TOPSOIL
- ROUGH GRADE
- CONSTRUCT UNDERGROUND UTILITIES
- CONSTRUCT BUILDING
- CONSTRUCT SITE PAVEMENT
- RESTORE DISTURBED AREA
- RESTORE AND RESTORE BIORETENTION BASIN
- REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

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

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

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

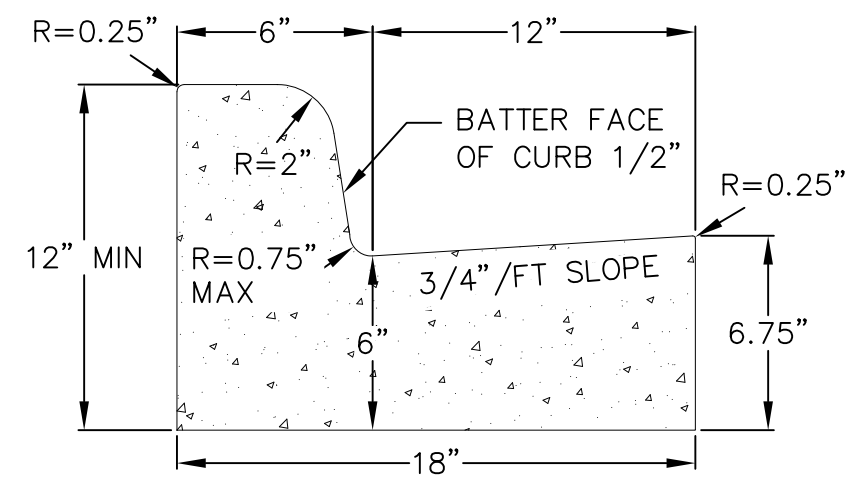
MULCHING RATES:

- TEMPORARY AND PERMANENT:**
USE 1/2" TO 1-1/2" 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

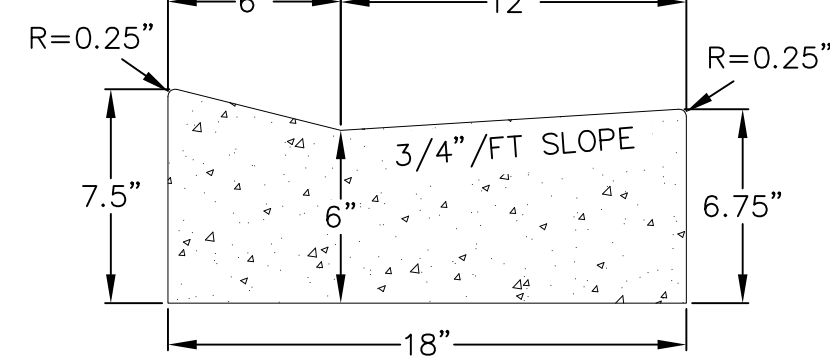
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NO.	DATE	REVISIONS	REMARKS

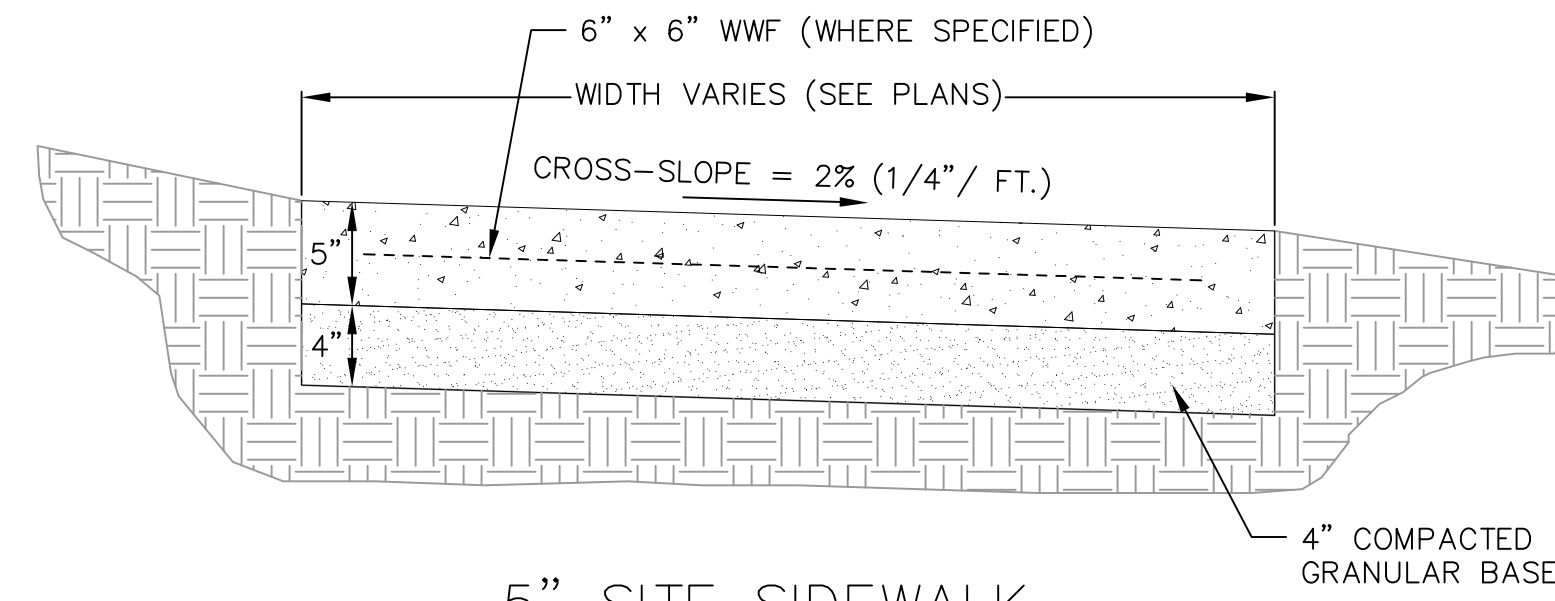
DATE: 4/20/2021
DRAFTER: JGOL
CHECKED: SCHR
PROJECT NO.: 210054



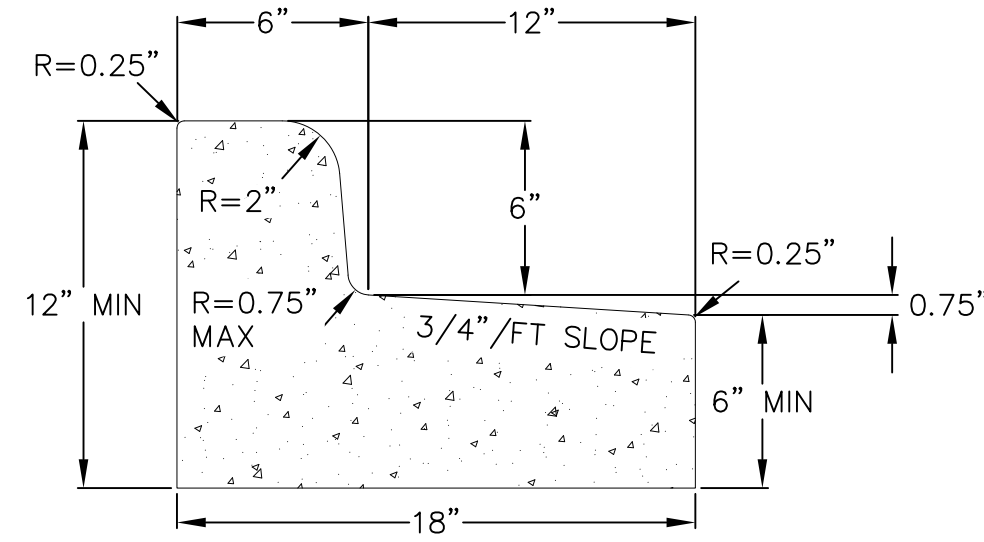
CURB AND GUTTER CROSS SECTION



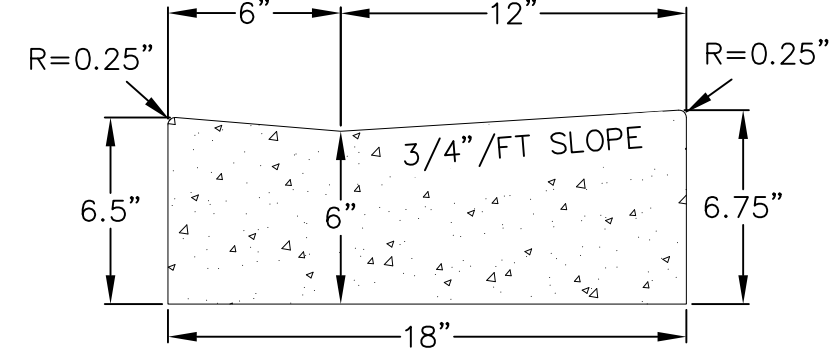
DRIVEWAY GUTTER CROSS SECTION



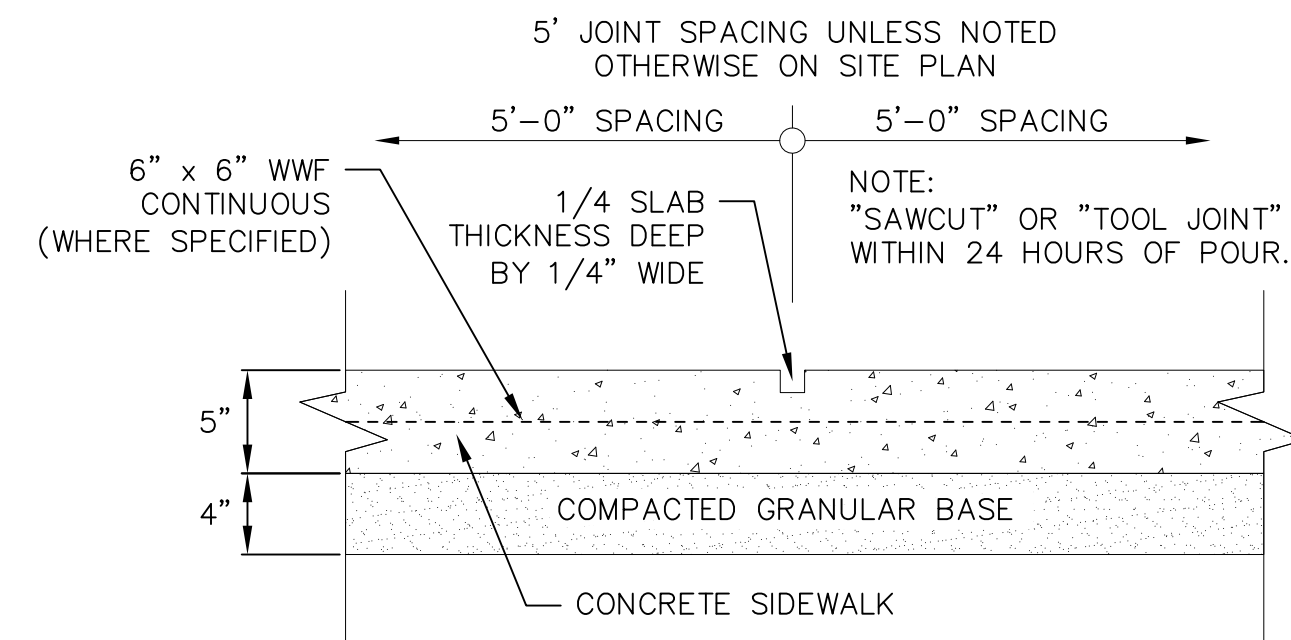
5" SITE SIDEWALK



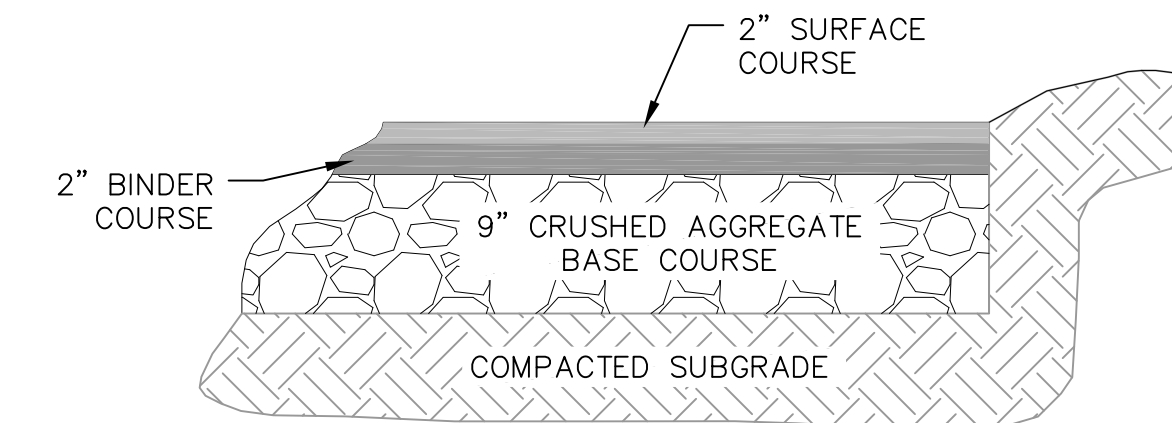
CURB AND GUTTER REJECT SECTION



HANDICAP RAMP GUTTER CROSS SECTION

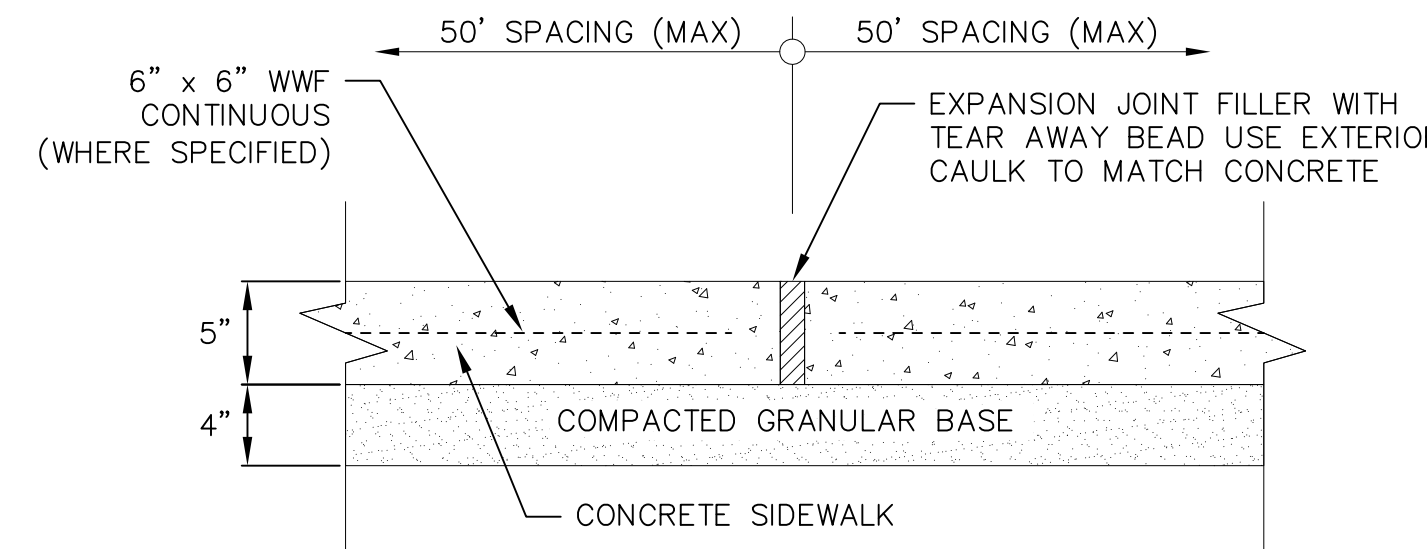


SIDEWALK CONTROL JOINT

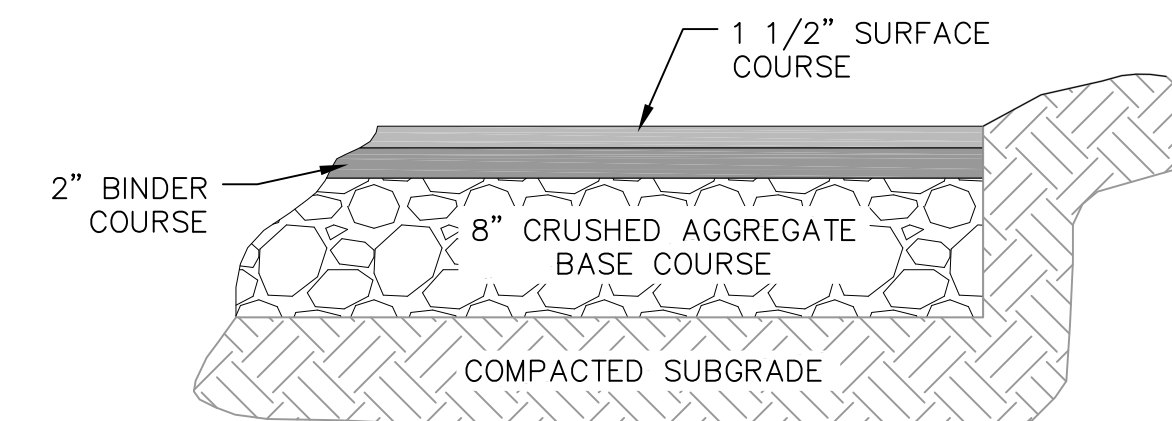


BITUMINOUS PAVEMENT DRIVES

1 18" CONCRETE CURB AND GUTTER
1 NOT TO SCALE



SIDEWALK EXPANSION JOINT



BITUMINOUS PAVEMENT PARKING LOT

1 SITE PAVEMENT
1 NOT TO SCALE

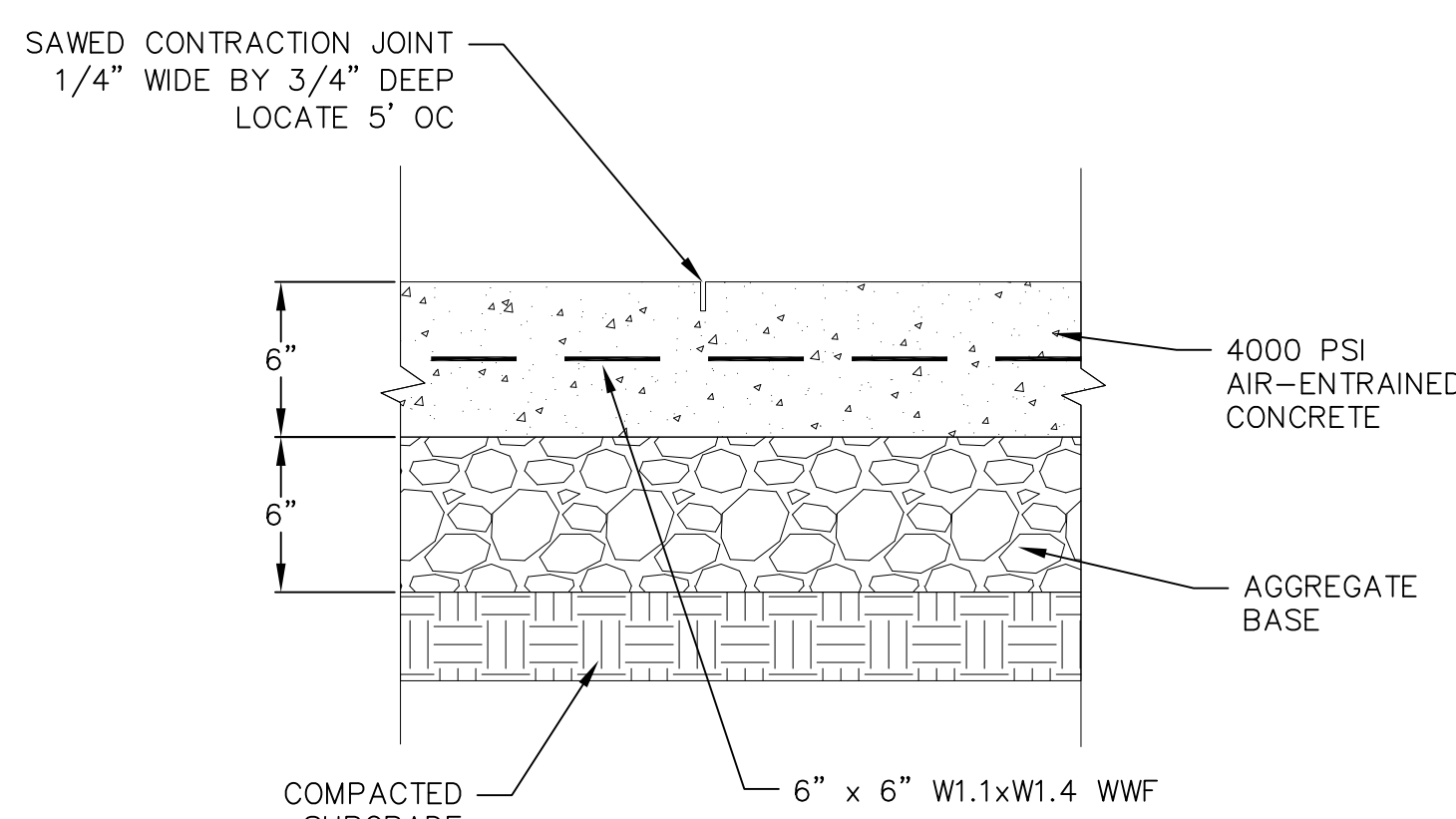
1 5" SIDEWALK
1 NOT TO SCALE

NOTES:
1. DO NOT SCALE DRAWING.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. TOTAL WEIGHT: 21.98LBS

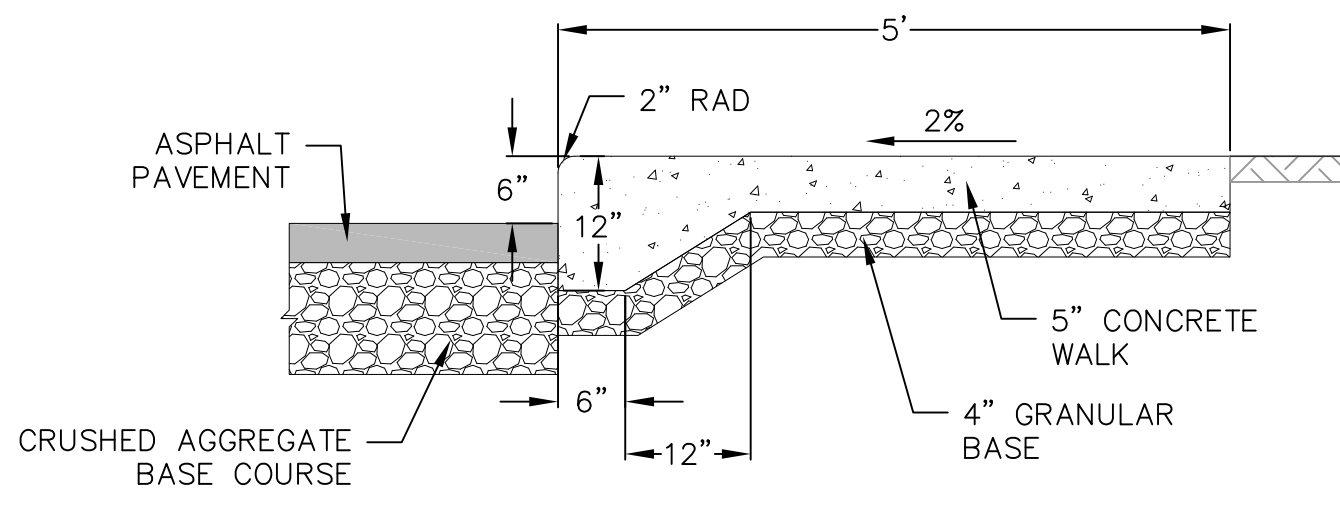
SARIS
5253 VERONA ROAD MADISON WI 53711
1-800-783-7257 / WWW.SARIS.COM

TITLE: POST AND RING RACK

1 BIKE RACK DETAIL
1 NOT TO SCALE



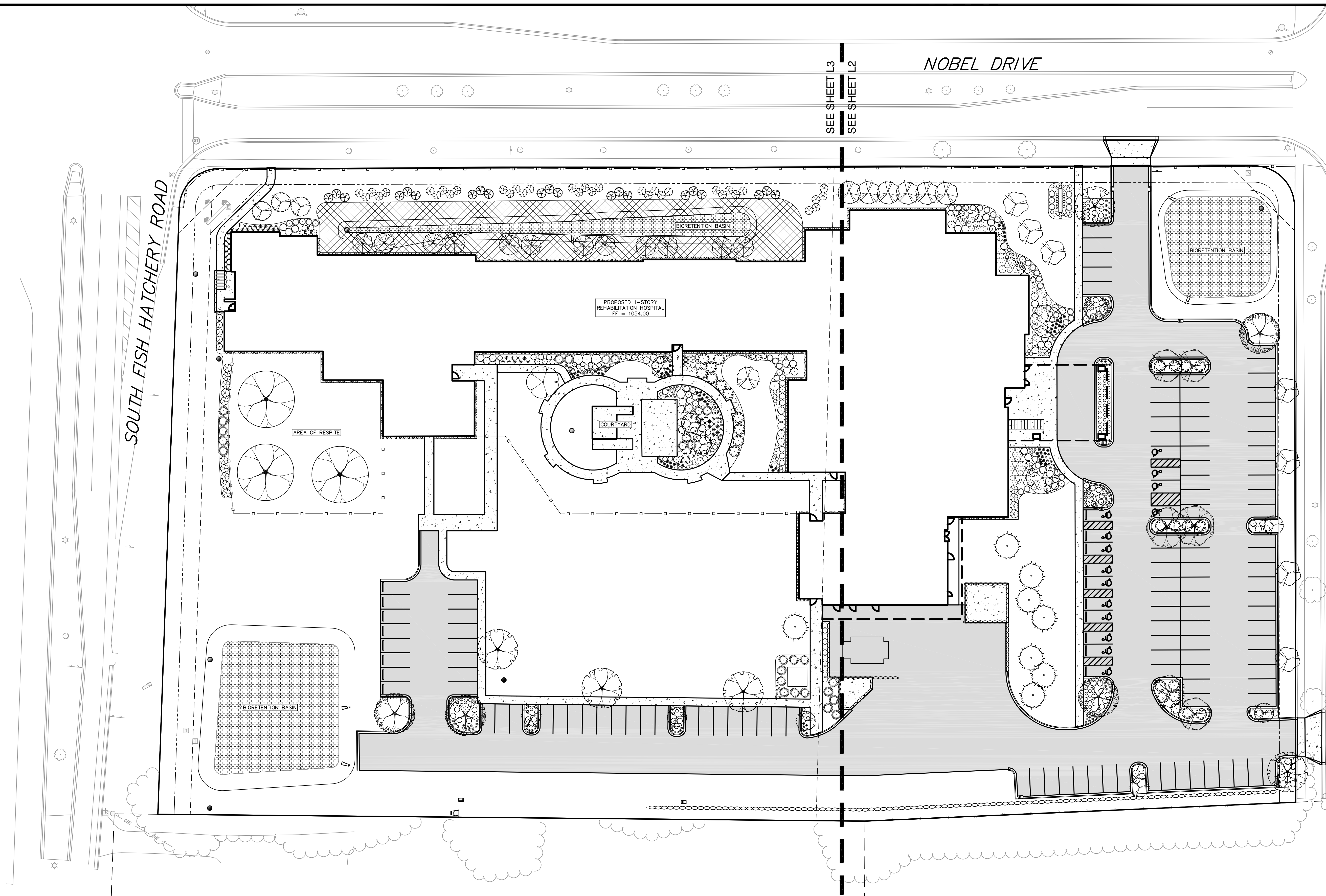
1 CONCRETE PAD
1 NOT TO SCALE



1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE

NO.	DATE	REVISIONS	REMARKS

DATE: 4/20/2021
DRAFTER: JGOL
CHECKED: SCHR
PROJECT NO.: 210054



- 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.

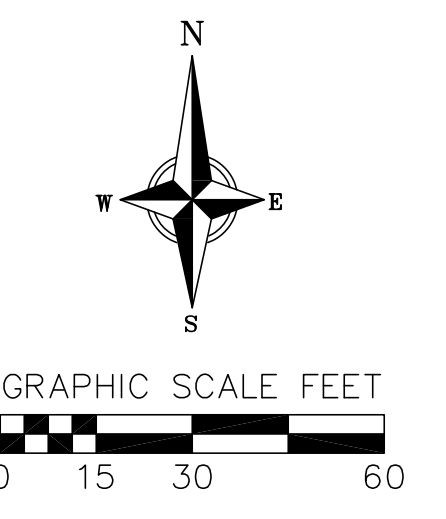
- LANDSCAPE MATERIAL NOTES:**
1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE 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 3/8"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.
 4. AREAS SHOWN AS STONE ON PLAN TO BE 1 1/2" WASHED STONE TO 3" DEPTH MIN, AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 3/8"X4" OR EQUAL, COLOR BLACK ANODIZED. STONE MAINTENANCE STRIPS ALONG BUILDING TO BE 18" IN WIDTH.

- 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 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
 2. INSTALL BIORETENTION PLUG PLANTINGS AS 2" X 2" X 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.
 3. ALL AREAS NOTED ON PLAN AS PRAIRIE SEEDING, INSTALL 'DETENTION BASIN - BIOSWALE' 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 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ga	Gingko biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		5
Gtd	Gleditsia triacanthos 'Draves' / Street Keeper Honey Locust	B & B	2.5"Cal		2
Gts	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		4
Gd	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		2
Qc	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak	B & B	2.5"Cal		3
Tam	Tilia americana 'McSentry' TM / American Sentry Linden	B & B	2.5"Cal		4
EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Ph2	Picea glauca 'JN Select' / Midway White Spruce	B & B	5' ht.		21
Pp	Picea pungens / Colorado Spruce	B & B	6' ht.		8
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Al	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	8
Cm	Cornus mas / Cornelian Cherry	B & B	1.5"Cal		12
Mss	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	2"Cal		3
PF	Prunus sargentii 'Pink Flair' / Sargent Cherry	B & B	2"Cal		7
Sr	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		12
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
Csa	Cornus sericea 'Allema's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		52
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.		20
Ha	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	5 Gal.		31
Hhj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea	Cont.	5 Gal.		14
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	Cont.	5 Gal.		26
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.		26
Sba	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	Cont.	3 Gal.		43
Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	Cont.	7 Gal.		4
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.		22
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
jcf	Juniperus chinensis 'Fairview' / Fairview Juniper	B & B	5' ht.		1
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	5 Gal.		28
Tm	Taxus media 'Everlow' / Everlow Yew	Cont.	5 Gal.		51
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.		14
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		8
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
am	Amonia x 'Blue Ice' / Blue Ice Bluestar	Cont.	1 Gal.		55
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.		29
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	Cont.	1 Gal.		91
ep	Echinacea pallida / Pale Purple Coneflower	Cont.	1 Gal.		32
pvn	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	1 Gal.		90
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		64
ph	Pennisetum alopecuroides 'Hamel' / Hameln Fountain Grass	Cont.	1 Gal.		72
pal	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	Cont.	1 Gal.		30
rf	Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower	Cont.	1 Gal.		114
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage	Cont.	1 Gal.		30

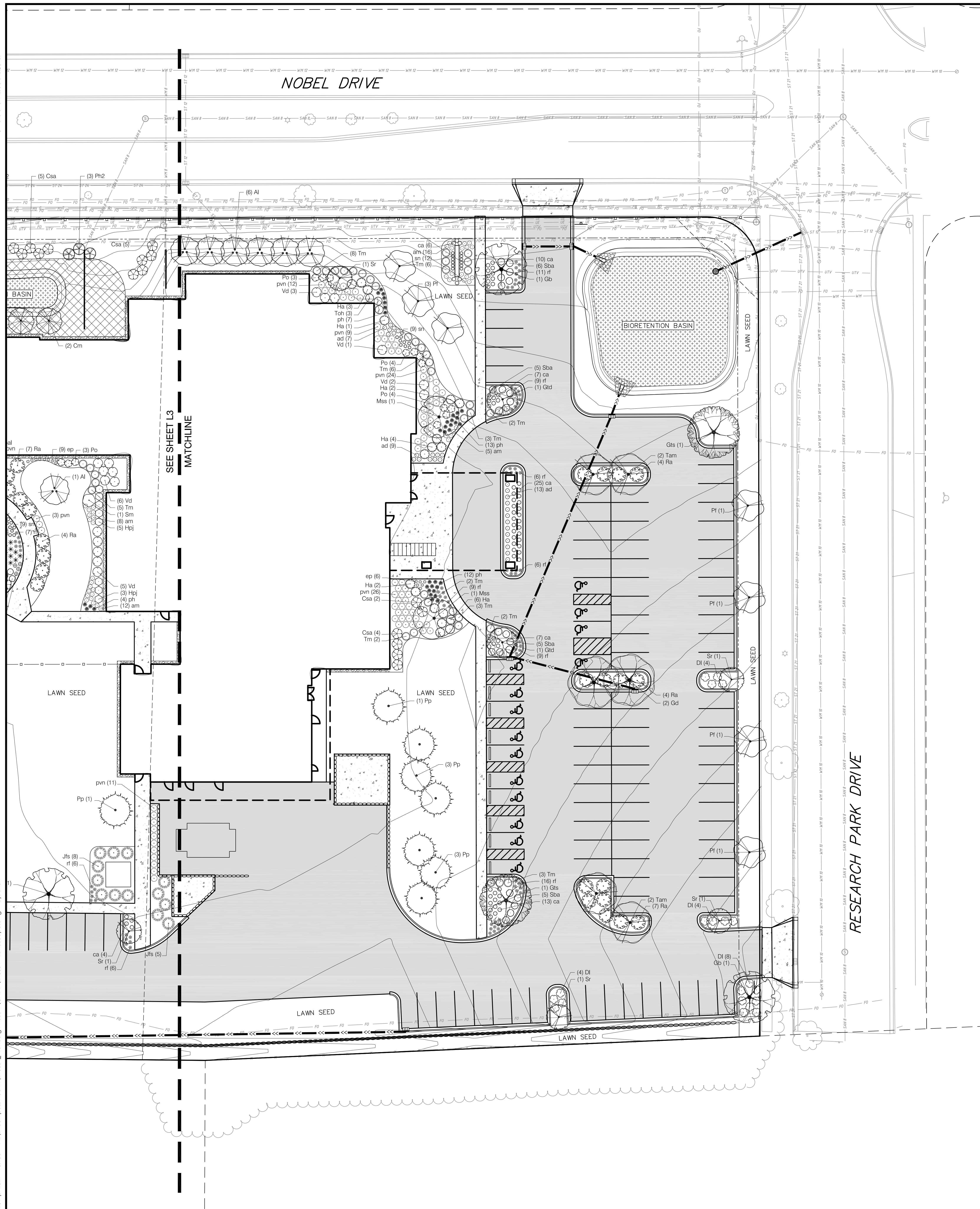
- GROUNDCOVERS**
- BIORETENTION PLUGS**
 - Asclepias incarnata / Swamp Milkweed
 - Carex bicknellii / Prairie Sedge
 - Carex comosa / Bottlebrush Sedge
 - Carex cristatella / Crested Oval Sedge
 - Carex lurida / Lurid Sedge
 - Coreopsis tripteris / Tall Coreopsis
 - Elymus virginicus / Virginia Wild Rye
 - Iris virginica / Blue Flag Iris
 - Libinia spicata / Spike Gayfeather
 - Labelia cardinalis / Cardinal Flower
 - Panicum virgatum / Switch Grass
 - Rudbeckia triloba / Brown-eyed Susan
 - Spartina pectinata / Prairie Cordgrass
 - Symphoricarpos novae-angliae / New England Aster
 - PRAIRIE SEEDING**
 - STONE**



NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	REMARKS

DATE: 4/20/2021
DRAFTER: AKAN
CHECKED: SCHR
PROJECT NO.: 210054
L1



PLANT SCHEDULE

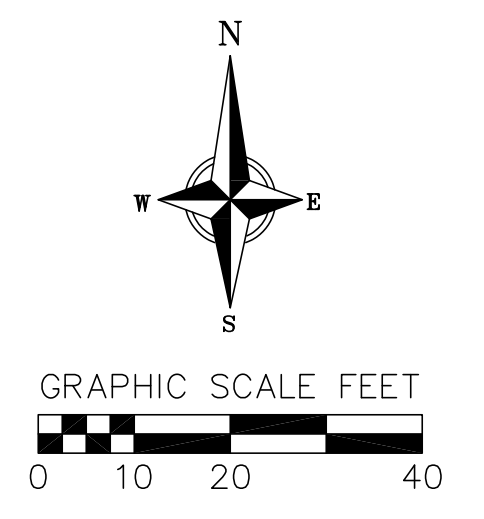
DECIDUOUS TREES	BOTANICAL / COMMON NAME
Gb	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree
Gtd	Gleditsia triacanthos 'Draves' / Street Keeper Honey Locust
Gts	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
Gd	Gymnocladia dioica 'Espresso' / Kentucky Coffeetree
Qc	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak
Tam	Tilia americana 'McSentry' TM / American Sentry Linden
	Tilia americana 'McSentry' TM / American Sentry Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
Ph2	Picea glauca 'JN Select' / Midway White Spruce
Pp	Picea pungens / Colorado Spruce
UNDERSTORY TREES	BOTANICAL / COMMON NAME
Al	Amelanchier laevis / Allegheny Serviceberry
Cm	Cornus mas / Cornelian Cherry
Ms	Malus x 'Spring Snow' / Spring Snow Crabapple
Pf	Prunus sargentii 'Pink Flair' / Sargent Cherry
Sr	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
Csa	Cornus sericea 'Allemen's Compact' / Dwarf Red Twig Dogwood
Di	Diervilla lonicera / Dwarf Bush Honeysuckle
Ha	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea
Hpj	Hydrangea paniculata 'Jane' TM / Little Lime Hydrangea
Po	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sba	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea
Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
Jcf	Juniperus chinensis 'Fairview' / Fairview Juniper
Jfs	Juniperus chinensis 'Sea Green' / Sea Green Juniper
Tm	Taxus x media 'Everlow' / Everlow Yew
Tom	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae
Toh	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar
PERENNIALS	BOTANICAL / COMMON NAME
am	Amsonia x 'Blue Ice' / Blue Ice Bluestar
ad	Astilbe x 'Delft Lace' / Delft Lace Astilbe
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
ep	Echinacea pallida / Pale Purple Coneflower
pvn	Panicum virgatum 'Northwind' / Northwind Switch Grass
pvs	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass
ph	Pennisetum alopecuroides 'Hamen' / Hamen Fountain Grass
pal	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
rf	Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower
sn	Salvia nemorosa 'Blue Hill' / Woodland Sage

GROUNDCOVERS

BIO-RETENTION PLUGS	PRAIRIE SEEDING	STONE
Asclepias incarnata / Swamp Milkweed		
Carex bicknellii / Prairie Sedge		
Carex comosa / Bottlebrush Sedge		
Carex cristata / Crested Oval Sedge		
Carex lurida / Lurid Sedge		
Coreopsis tripteris / Tall Coreopsis		
Elymus virginicus / Virginia Wild Rye		
Iris virginica / Blue Flag Iris		
Liatris spicata / Spike Gayfeather		
Lobelia cardinalis / Cardinal Flower		
Panicum virgatum / Switch Grass		
Rudbeckia triloba / Brown-eyed Susan		
Spartina pectinata / Prairie Cordgrass		
Symphoricarum novae-angliae / New England Aster		

NO.	DATE	REVISIONS	REMARKS

DATE: 4/20/2021
DRAFTER: AKAN
CHECKED: SCHR
PROJECT NO.: 210054



NOT FOR CONSTRUCTION

**NEW 40-BED REHABILITATION FACILITY FOR:
ENCOMPASS HEALTH**

FITCHBURG TECHNOLOGY CAMPUS; NOBEL DRIVE, FITCHBURG, WI 53711

DOCUMENT CHANGES

Description	Date

Issue Description	ARCH. & DESIGN REVIEW
Original Issue Date	4/20/21
Project No	20243.00
Drawn By	MPN
Checked By	MPN
Drawing Title	

**PHASE 1
FLOOR PLAN**

GENERAL BUILDING INFORMATION

NUMBER OF FLOORS: ONE (1)

OCCUPANCY TYPE:

- A. INSTITUTIONAL - GROUP I-2 CONDITION 1 (BUILDING CODE)
- B. NEW HEALTHCARE (LSC)

CONSTRUCTION TYPE (STRUCTURAL STEEL W/ SLAB ON GRADE):

- A. TYPE 2B (000) - (BUILDING CODE)
- B. TYPE II (000) - (NFPA 220 & LSC)

FULLY SPRINKLERED: YES
FIRE ALARM SYSTEM: YES

ROOF TYPE: FLAT ROOF (MECHANICALLY FASTENED TPO - WHITE COLOR)

1ST FLOOR ORIENTATION PLAN - PHASE 1
SCALE: 1/16" = 1'-0"



SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

GRAPHIC SCALE: 1" = 1'-0" GRAPHIC SCALE: 1/8" = 1'-0" GRAPHIC SCALE: 3/32" = 1'-0" GRAPHIC SCALE: 1/16" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 3/16" = 1'-0" GRAPHIC SCALE: 1/2" = 1'-0" GRAPHIC SCALE: 3/8" = 1'-0" GRAPHIC SCALE: 5/16" = 1'-0" GRAPHIC SCALE: 3/4" = 1'-0" GRAPHIC SCALE: 1" = 1'-0"

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**FUTURE PHASE
FLOOR PLAN**

Sheet Number

A1.02

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

GRAPHIC SCALE: 1" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)
 GRAPHIC SCALE: 1/4" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)
 GRAPHIC SCALE: 3/16" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)
 GRAPHIC SCALE: 1/8" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)
 GRAPHIC SCALE: 3/32" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)
 GRAPHIC SCALE: 1/16" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)
 GRAPHIC SCALE: 1/32" = 1'-0" (0, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50)



1ST FLOOR ORIENTATION PLAN - FUTURE PHASE
SCALE: 1/16" = 1'-0"

DOCUMENT CHANGES

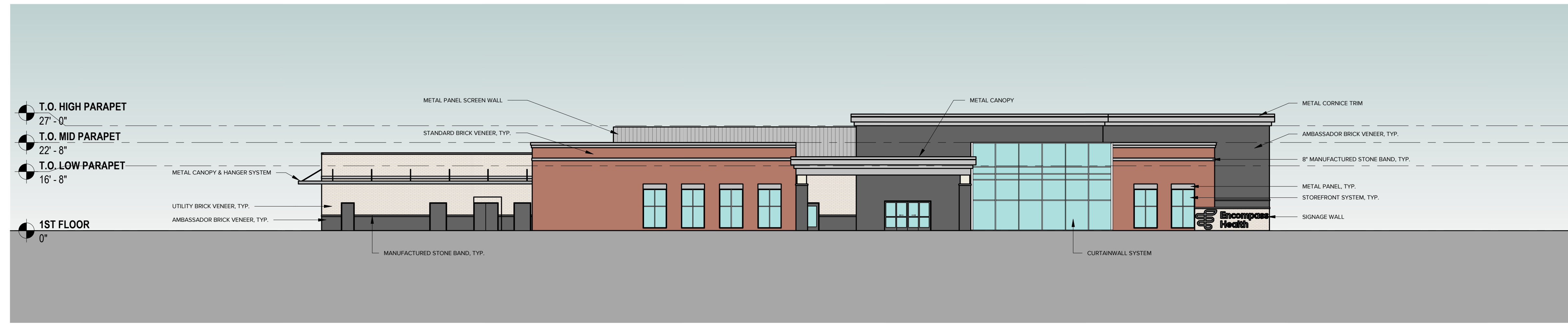
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BUILDING ELEVATIONS

Sheet Number

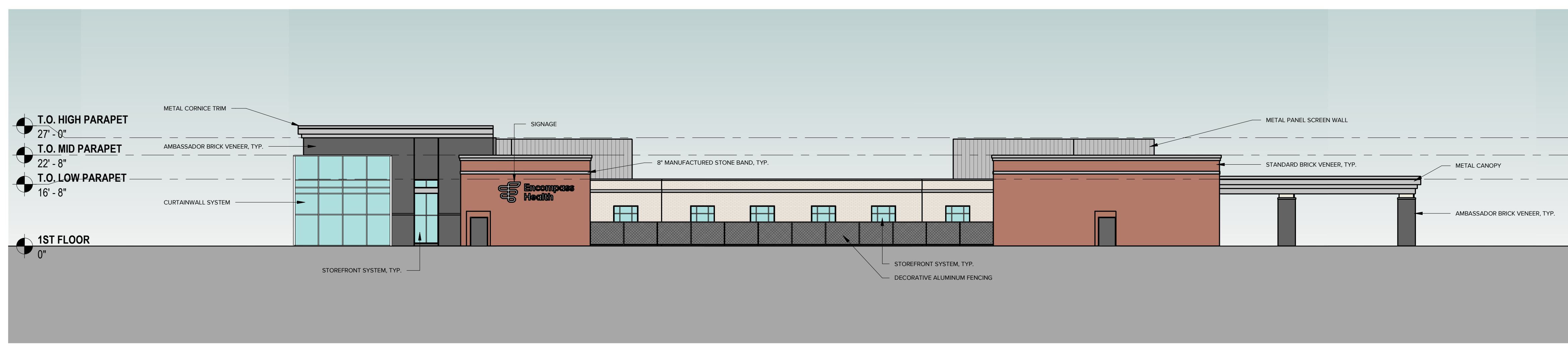
A1.03



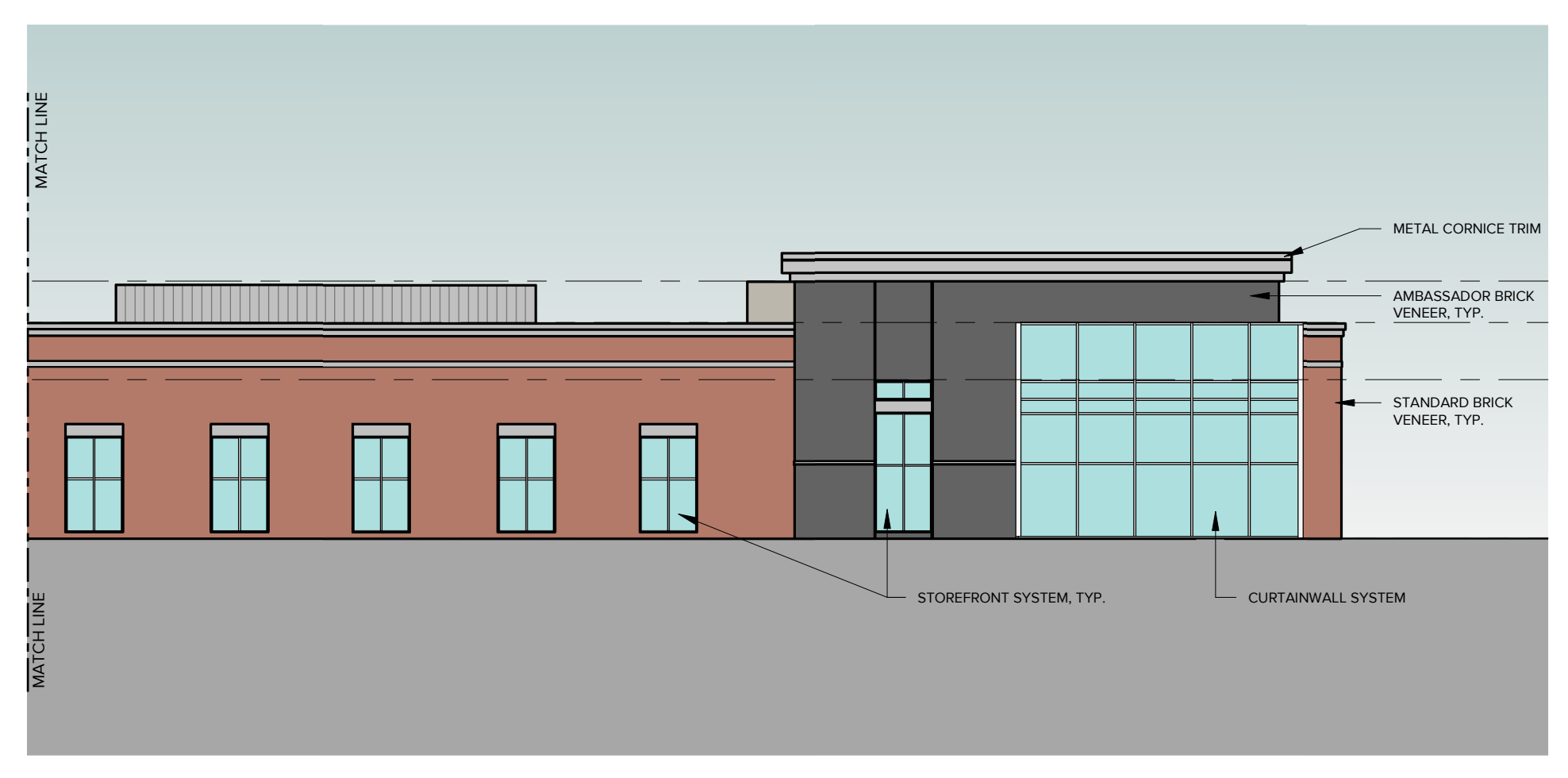
EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION - PART A
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION - PART B
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 3/16" = 1'-0"
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GRAPHIC SCALE: 3/8" = 1'-0"
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ARCHITECTURAL RENDERINGS

Sheet Number

A1.04



VIEW FROM THE NORTHWEST
(CORNER OF FISH HATCHERY AND NOBEL DRIVE)



VIEW FROM THE NORTHWEST
(CORNER OF RESEARCH PARK CIRCLE AND NOBEL DRIVE)

ARCHITECTURAL RENDERINGS

SCALE: N.T.S.

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

GRAPHIC SCALE: 1/8" = 1'-0" (0 to 8 feet)
 GRAPHIC SCALE: 1/4" = 1'-0" (0 to 4 feet)
 GRAPHIC SCALE: 3/8" = 1'-0" (0 to 6 feet)
 GRAPHIC SCALE: 1/2" = 1'-0" (0 to 8 feet)
 GRAPHIC SCALE: 5/8" = 1'-0" (0 to 10 feet)
 GRAPHIC SCALE: 3/4" = 1'-0" (0 to 12 feet)
 GRAPHIC SCALE: 7/8" = 1'-0" (0 to 14 feet)
 GRAPHIC SCALE: 1" = 1'-0" (0 to 16 feet)

SHEET HAS BEEN OPTIMIZED FOR COLOR PRINTING

DOCUMENT CHANGES

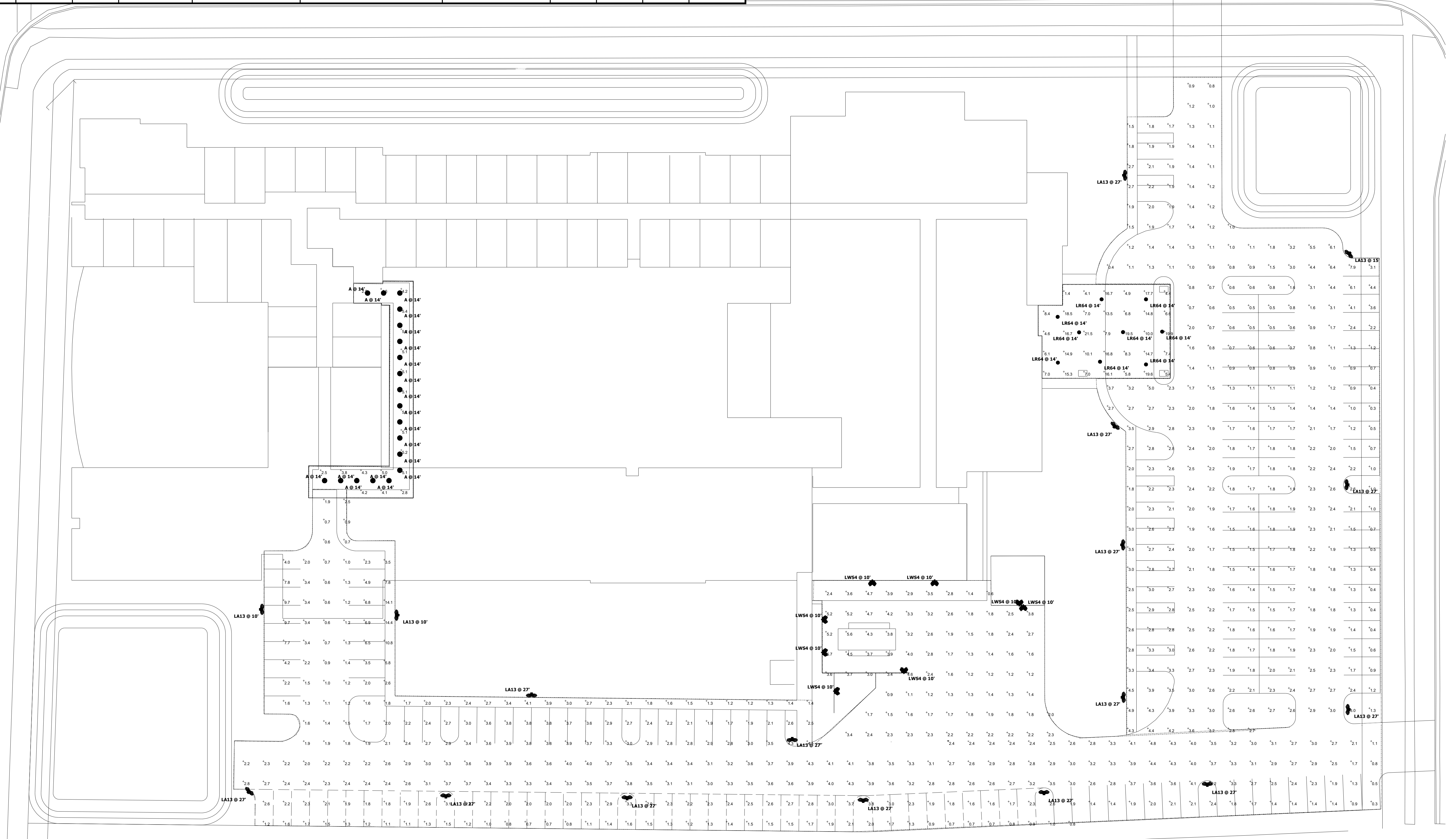
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PHOTOMETRIC SITE PLAN

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST ENTRANCE	+	11.2 fc	21.5 fc	1.4 fc	15.4:1	8.0:1
EAST PARKING LOT	+	2.0 fc	7.9 fc	0.3 fc	26.3:1	6.7:1
SERVICE YARD	+	2.6 fc	5.7 fc	0.6 fc	9.5:1	4.3:1
SOUTH ENTRANCE	+	4.5 fc	5.4 fc	2.5 fc	2.2:1	1.8:1
SOUTH PARKING LOT	+	2.7 fc	14.4 fc	0.3 fc	48.0:1	9.0:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage	Distribution	Polar Plot
	LA13	17	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	LED	14073	125	TYPE III, MEDIUM, BUG RATING: B3 - U0 - G3	
	LB	0	Lithonia Lighting	DSXB LED 16C 350 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 350mA AND SYMMETRIC DISTRIBUTION	LED	1674	20	TYPE VS, BUG RATING: B1 - U0 - G0	
	LWS4	8	Lithonia Lighting	DSXW1 LED 20C 350 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 350mA.	LED	3019	23.3	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1	
	LR64	9	Lithonia Lighting	LDN6 35/40 L06AR LSS	6IN LDN, 3500K, 4000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	LED	3956	44.26	DIRECT, SC-0=1.02, SC-90=1.03	
	A	19	Lithonia Lighting	OLCFM 15 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH DARK BRONZE FINISH	LED	1042	16.6	DIRECT, SC-0=1.19, SC-90=1.18	



PHOTOMETRIC SITE PLAN
SCALE: 1/16" = 1'-0"

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