



City of Madison

Proposed Rezoning

Location

36 S Brooks Street

Applicant

Kevin Shitchler / James Moravec,
Potter Lawson

From: PD To: Amended PD(GDP-SIP)

Existing Use

Medical Office

Proposed Use

Amend Meriter Hospital General Development
Plan and approve Specific Implementation
Plan to construct an emergency generator
facility for hospital campus

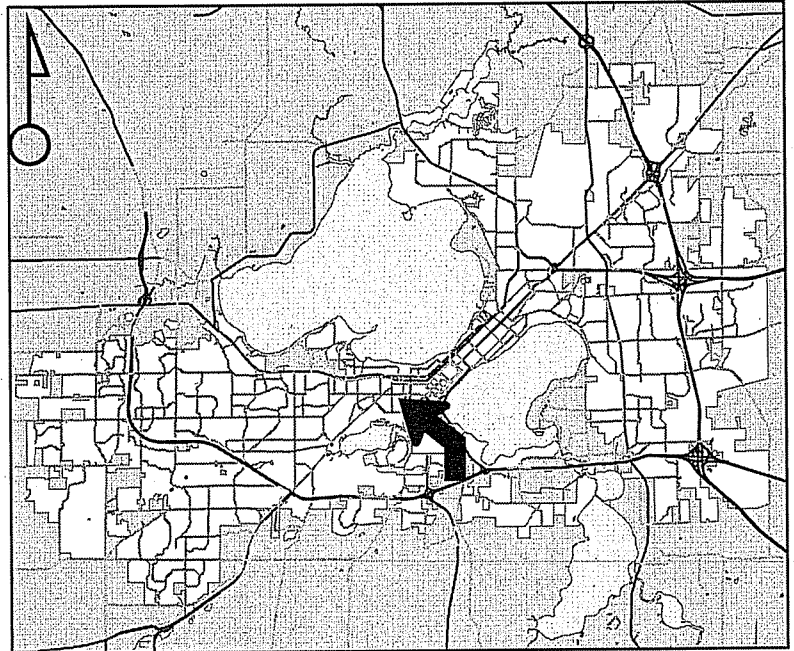
Public Hearing Date

Plan Commission

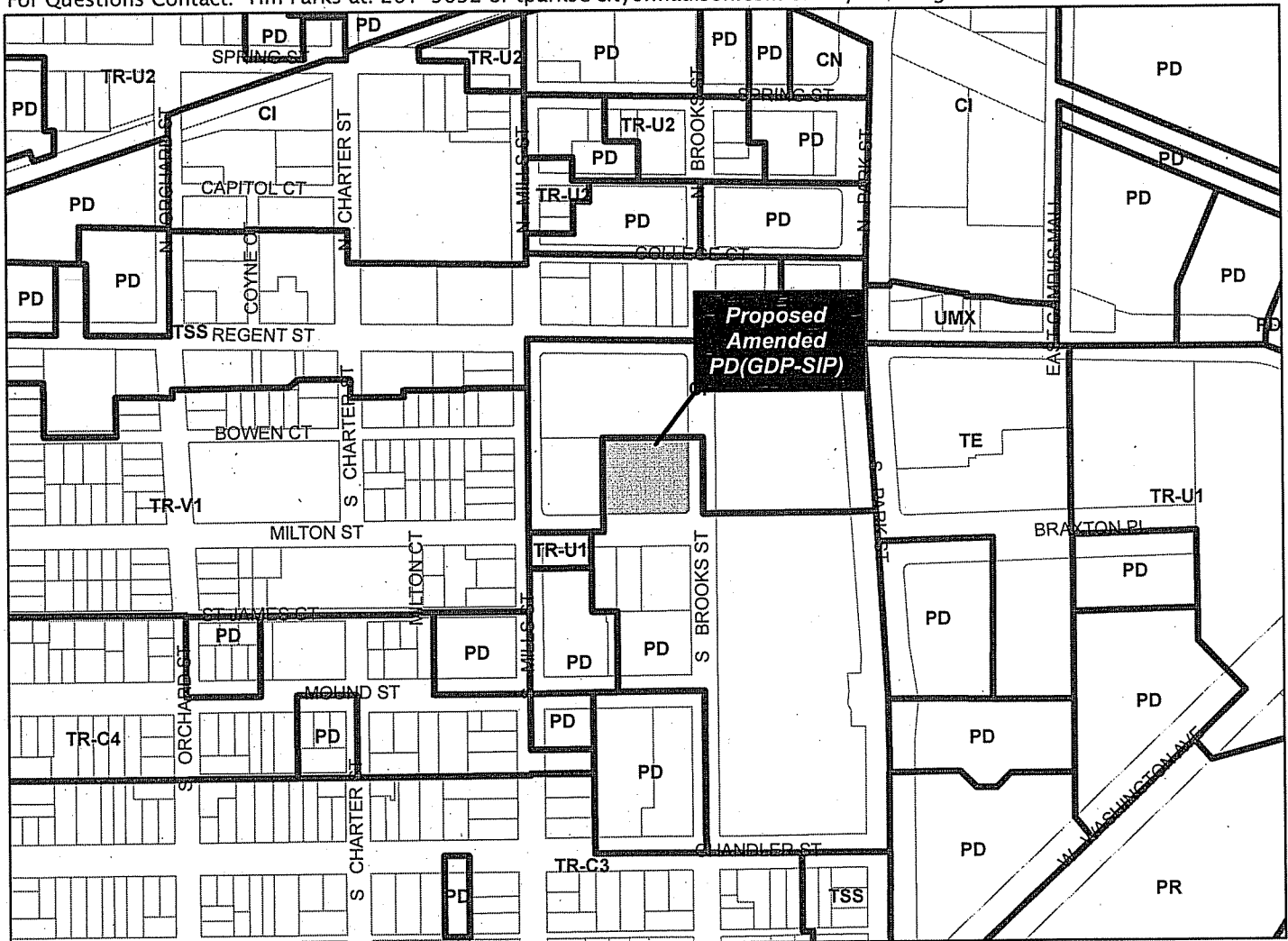
20 November 2017

Common Council

5 December 2017

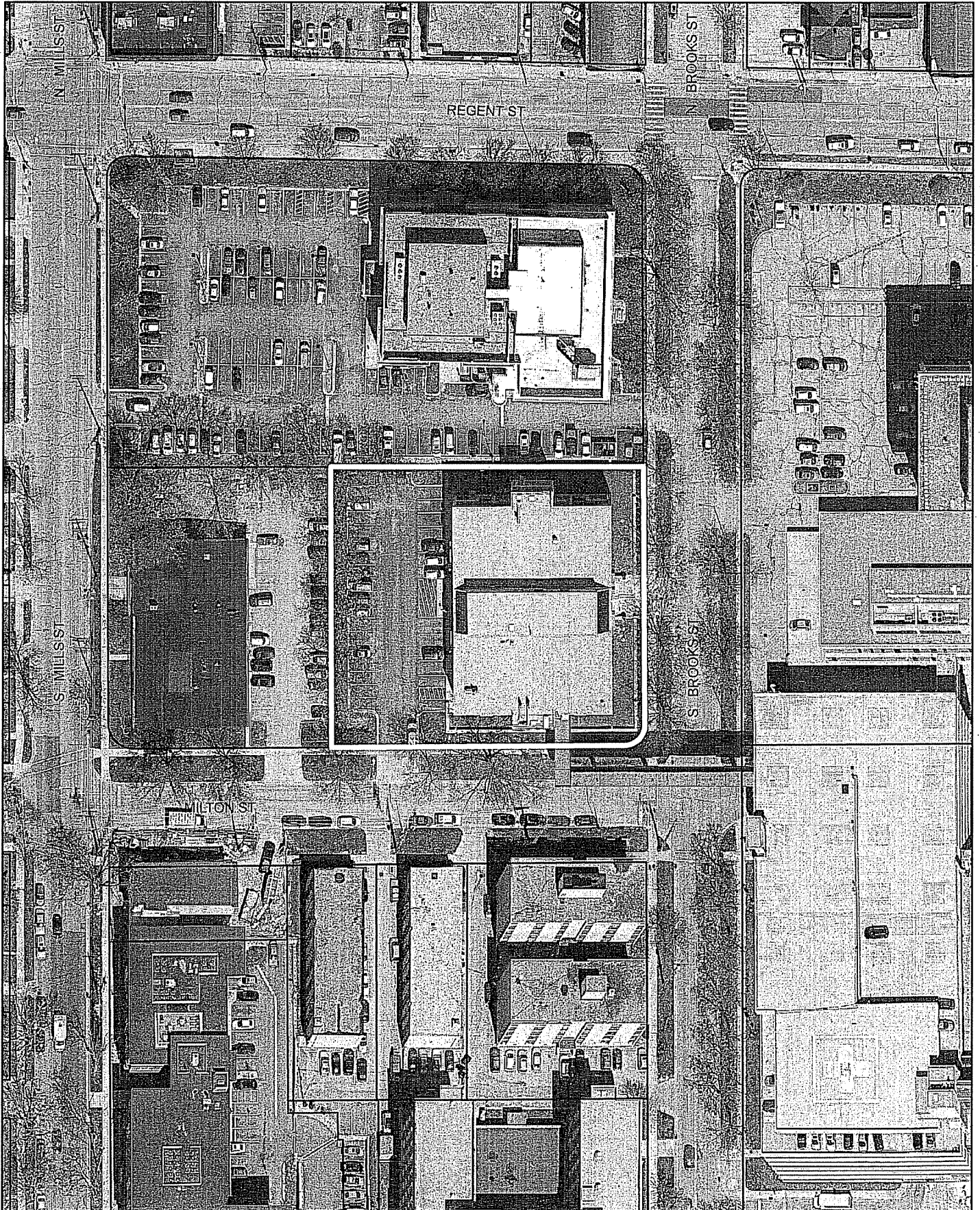


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 13 November 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

☐ UDC ☐ PC
☐ Common Council ☐ Other _____

Reviewed By _____

CITY OF MADISON

SEP 11 2017

Planning & Community
& Economic Development

1. Project Information

Address: 36 SOUTH BROOKS STREET

Title: UNITY POINT MERITER ELECTRICAL SERVICES FACILITY

2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (rezoning) from _____ to _____
- ☒ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name KEVIN SNITZLER Company UNITY POINT HEALTH - MERITER
Street address 202 S. PARK STREET City/State/Zip MADISON, WI 53715
Telephone (608) 417-6591 Email KEVIN.SNITZLER@UNITYPOINT.ORG

Project contact person JAMES MORAVEL Company POTTER LAWSON INC.
Street address 749 UNIVERSITY ROW STE 300 City/State/Zip MADISON WI 53705
Telephone (608) 274-2741 Email JMM@POTTERLAWSON.COM

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

CONSTRUCT A TWO STORY BUILDING TO HOUSE 3 EMERGENCY GENERATORS PLUS ASSOCIATED SWITCH GEAR

Scheduled start date JANUARY 2018 Planned completion date DECEMBER 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Supplemental Requirements |
| <input checked="" type="checkbox"/> Letter of intent | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Development plans | |

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff KEVIN FIRTHOW

Date 6/27/17

Zoning staff MATT TUCKER

Date 6/27/17

- ☐ **Demolition Listserv**
- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

SARA ESKRICH (DISTRICT 13 ALDERPERSON) - 8/16/17

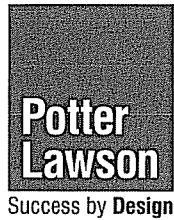
JOHN PERKINS/AMY ROUNTREE (GREENBUSH NEIGHBORHOOD) - 8/16/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant KEVIN SHITCHLET Relationship to property OWNER

Authorizing signature of property owner [Signature] Date 9-6-17



September 20, 2017
Via email and hand delivery

City of Madison Planning Division
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53701

Attention: Kevin Firchow

Re: Unity Point Meriter Electrical Services Facility – 36 South Brooks Street

Dear Members of the Plan Commission:

Please accept this Letter of Intent, Application and attachments as our formal request for approval to modify the current GDP plan to permit construction of a new Unity Point Meriter Electrical Services Facility.

Project Team:

Owner:	Unity Point Health - Meriter 202 South Park Street Madison WI 53715	Kevin Snitchler
Architect:	Potter Lawson, Inc.	James Moravec
Mechanical/ Electrical/ Plumbing:	Ring & DuChateau	Tim O'Rorke
Civil Engineer:	JSD Professional Services	Bill Dunlop
Landscape Architect:	JSD Professional Services	Mike Grzesiak
Building Air Quality Assessment	RWDI	Ruth McMath
Acoustical Services	Wise Associates	Steve Wise

Existing Conditions:

The site is located at the corner of Milton and South Brooks Streets and is currently developed with a two story lab building and an adjacent surface parking lot. The proposed Electrical Services facility is to be located in the northwest corner of the site within a portion of the current parking area.

Surrounding buildings include office and medical buildings to the north and apartment facilities across the street to the south. The Neighborhood House Community Center is directly adjacent to the site to the west.

Construction of the Electrical Services Facility will not affect future operations of the existing lab building. The existing lab building loading dock will remain operational after completion.

Site Studies:

The owner has contracted acoustical consultant Steve Wise of Wise Associates to perform a study of current noise levels within the surrounding neighborhood and to advise the Design Team on acoustical issues during preparation of construction documents. Steve will also be performing a similar neighborhood noise study after the facility is in operation to verify any predicted noise impact to the surrounding neighborhood.

RWDI out of Canada has performed a wind tunnel test of the building and surrounding site to evaluate exhaust emissions from the facility and their potential impact on air intakes of surrounding buildings. The results of that study are being used to establish an exhaust stack height and to help the owner minimize any potential exhaust issues during testing of the generators.

Staff and Neighborhood Input:

The design team met with City of Madison planning staff to review the proposed project on June 27, 2017. The team also met with the Madison Fire Department on July 17, 2017 and Madison Development Assistance Team on July 20, 2017 to discuss the project and hear their concerns.

The Design Team has also reached out to neighborhood representatives and alderperson Sara Eskrich to notify them of the project and share proposed development plans.

The project was also presented at an Informational Urban Design Commission meeting on September 6, 2017.

Project Overview:

During 2016 and early 2017, Unity Point Health - Meriter completed an in-depth analysis of their electrical systems. This study utilized the collective expertise of MG&E, Meriter engineering and operations staff, local electrical contractors and the professional engineering services of Ring & DuChateau Engineers. The result of this comprehensive systems analysis resulted in recommendations for necessary upgrades to the system, as well as creating a long-term path forward for the facility.

One of the core areas of concern is the capacity and operational condition of the emergency electrical generation systems. Hospitals must follow a set of very strict emergency power system guidelines as developed by local, state and federal governmental agencies. These regulations demand that Meriter maintain sufficient on-site emergency generation capacity to allow the hospital to maintain essential services indefinitely in the event of a major area-wide electrical services failure.

Currently that source of emergency power is provided by two generators located on the Meriter campus. These generators are nearing the end of their dependable useful life and their generation capacity is nearly at its maximum safe limit. Compounding this capacity and aging issue, is an ever increasing need for more emergency power requirements as medical technology continues to evolve in its complexity and scope.

The proposed project involves the construction of a new two story Electrical Services Facility on the far north end of the Meriter campus. The building is planned to have a total area of 8,200 GSF and will support up to three emergency diesel generators and associated electrical switch gear. No employees are anticipated to be permanently assigned to the new building.

Air intakes and exhausts for the generators will be fully enclosed within areaways at either end of the building to visually screen them and to help reduce associated generator noise. All rooftop mechanical equipment serving the facility will be screened from view.

The building is designed to meet the emergency generation requirements for the next decade and will have adequate expansion capacity to meet expected needs for the foreseeable future. The initial phase of work will include new generator capacity of 5 MW of power, and also provide the necessary electrical switch gear to safely manage the complex task of switching from normal utility power to emergency power.

Hours of Operation:

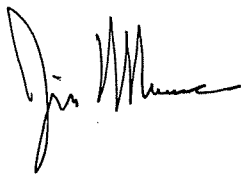
It is important to note that the only time these generators run is for a short monthly test mandated by governing agencies and for whatever period of time required providing backup power to the hospital. The monthly tests are performed early in the day around 6:00 AM. It's anticipated that noise produced by the generator units during operation will not exceed the 65db Madison limit at the property boundary.

Project Schedule:

Construction is anticipated to begin early in 2018 with initial generator installation complete and operational by December 2018. Building is sized to handle an additional generator that will be added at a future date if required to meet increasing emergency power requirements of the hospital campus.

Thank you and please contact me if you have any questions regarding this submittal.

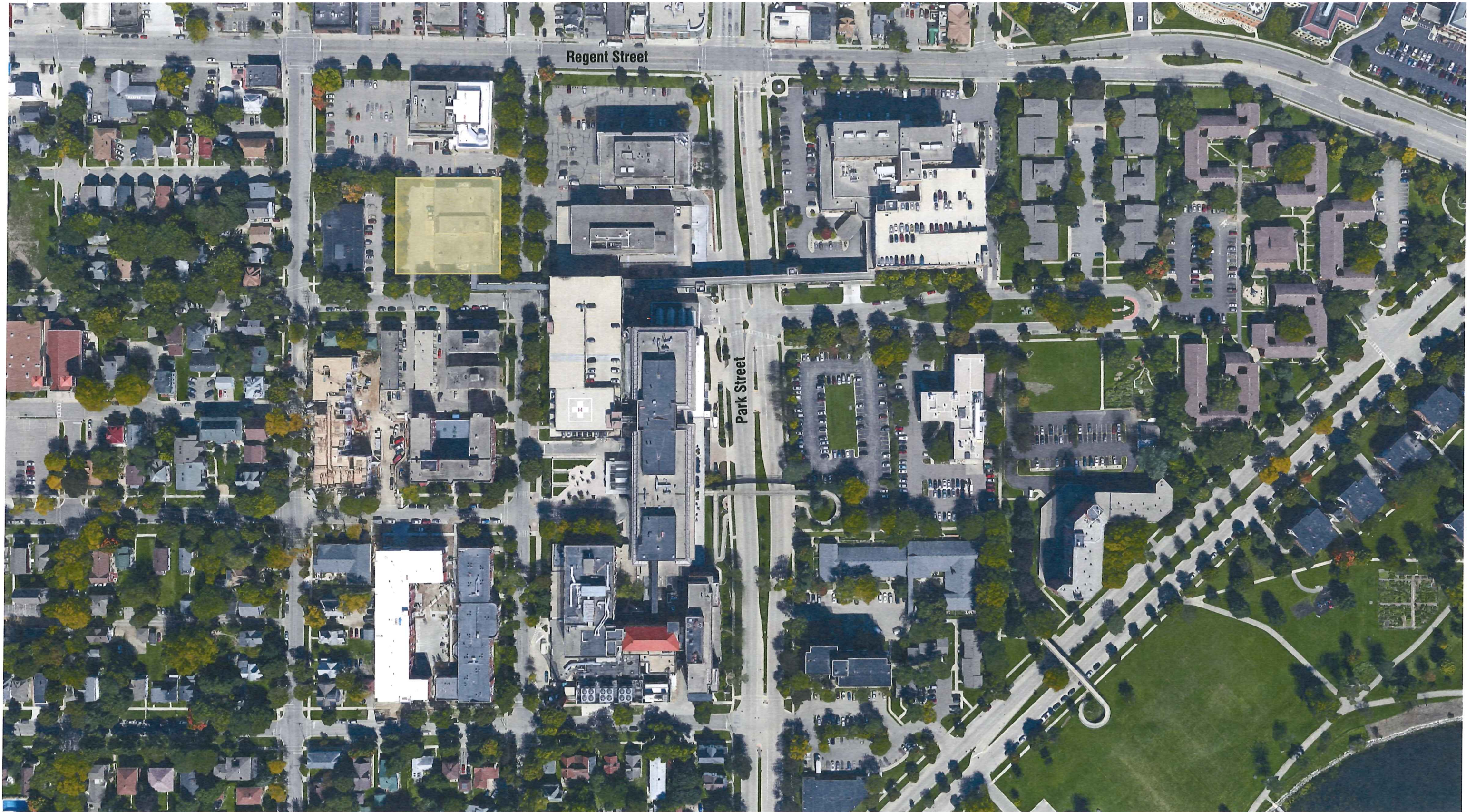
Sincerely,



James Moravec, AIA
Architect

Cc: (All via email)
Sara Eskrich, District 13 Alderperson
Heather Stouder, Planning Division Director
Tim Parks, Planning Division
Matt Tucker, Zoning Administrator

City of Madison Land Use Submittal



Meriter Park Street Campus
Unity Point Meriter Electrical Services Facility - 2017.14.00
September 6, 2017



Existing Lab Building and Adjacent Parking Lot



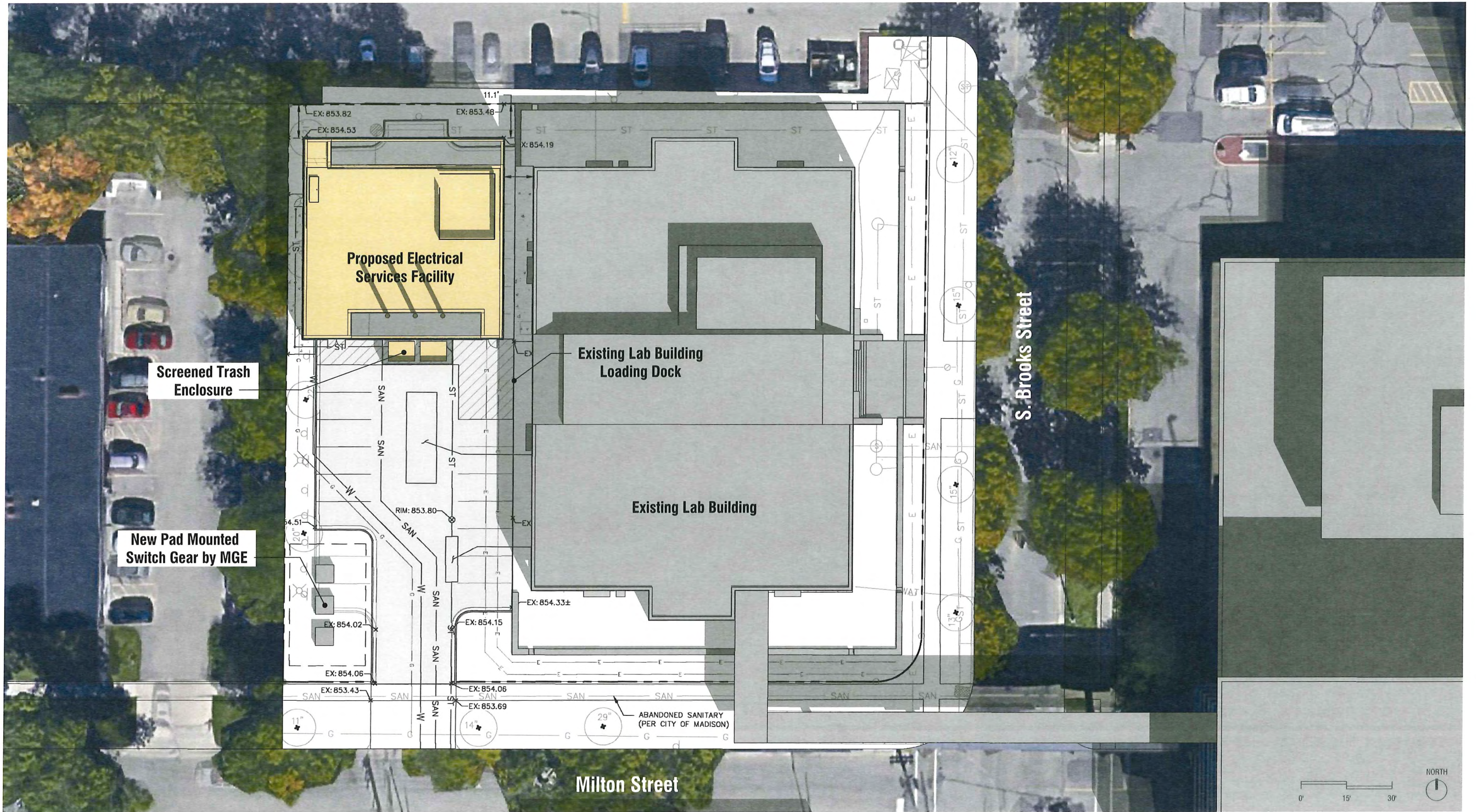
Neighborhood House Community Center (West of Existing Lab Building)



Vicinoato Apartments at 115 S. Mills (Southwest of Existing Lab Building)



Apartment Building at 1019 Milton St. (South of Existing Lab Building)



Site Plan
Unity Point Meriter Electrical Services Facility - 2017.14.00
September 6, 2017



-----	PROPERTY LINE
----	RIGHT-OF-WAY
- - - -	EASEMENT LINE
=====	REMOVAL AREA
-----	SUBLOT
	PROPOSED ASPHALT PAVEMENT-STANDARD DUTY
-----	EXISTING CURB AND GUTTER
-----	EXISTING SANITARY SEWER
-----	EXISTING GAS MAIN
-----	EXISTING STORM SEWER
-----	EXISTING WATER MAIN
-----	EXISTING ELECTRIC

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR REMOVAL BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, PHOTOGRAPHS, AERIAL PHOTOGRAPHS AND/OR RECORD DRAWINGS. 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 DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ANY SUCH ITEMS, AND SHALL BE REQUIRED TO LOCATE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BO AND THAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR REMOVAL. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/DOER SHALL BE IDENTIFIED IN THE BO AND REPORTED TO THE ENGINEER OF THE CITY OF CHICAGO PRIOR TO COMMENCEMENT OF THE PROJECT. ITEMS 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. ALL TREES WITH THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRADU TO PROPOSED SUBGRADE.
4. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE EXPOSED PAYMENT AND/OR UTILITY INSTALLATION ENCOMPASS WITH THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRECHING WITHIN THE EXISTING DRP LINE OF THE TREES TO REMAIN SHALL BE COMPLETELY AND FULLY REMOVED. ANY BRANCHES OR LIMBS OF TREES THAT ARE EXPOSED, ROOTS THAT MUST BE CUT BY THE EXISTING TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRECHING.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN UNLESS AS REQUIRED.
7. 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 BEGGIN CONSTRUCTION.
8. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND FINISHED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMPLES OF SUCH ITEMS COULD RELATE 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.
10. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
11. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
12. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO APTAIN FOR APPROPRIATE CONSTRUCTION INSPECTION.
13. 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.
14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
15. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECEIVING PLAN.
17. ANY CONTAMINATED SOLLS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
18. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
19. ALL PERMITTER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
20. BUILDINGS REMOVED SHALL BE BY A QUALIFIED CONTRACTOR, CONTRACTOR TO FOLLOW ALL REGULATION REGULATIONS.
21. REMOVED MATERIALS SHALL BE REMOVED TO AN APPROVED LANDFILL. REMOVAL OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED SOLLS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
22. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND UTILITY CONSTRUCTION. THE COST OF THE EXISTING ROADWAY, SIDEWALK, CURB, GUTTER, SECOND

7. REFER TO THE EXISTING CONDOINT SURVEY FOR EXISTING CONDOINT NOTES AND LEGENDS. EXISTING CONDOINT SURVEY PROVIDED BY OTE, DATED 9/18/17.

8. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN NEWSPRING AND THE CITY OF MADISON REQUIREMENTS.

9. EXISTING GRADE SLOP ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.

10. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES OTHER THAN SHOWN HEREIN.

11. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLAN. ANY DEVIATIONS WILL BE THE RESULT OF DISCRETIONARY ACTIONS BY ANY OF THE REGULATORY AGENCIES.

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

Date	Issuance/Revisions	Symbol
09/20/17	Land Use Submittal	

DEMOLITION PLAN

C000



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

Date	Issuance/Revisions	Symbol
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SITE PLAN

C100

LEGEND (SITE PLAN)

	PROPERTY LINE		EXISTING SANITARY SEWER
	BUILDING SETBACK		EXISTING GAS MAIN
	EASEMENT LINE		EXISTING STORM SEWER
	PROPOSED BUILDING FOOTPRINT		EXISTING WATER MAIN
	EDGE OF PAVEMENT		EXISTING ELECTRIC
	STANDARD CURB AND GUTTER		
	RECESSED CURB AND GUTTER		
	PROPOSED CONCRETE		
	PROPOSED ASPHALT PAVEMENT-STANDARD DUTY		
	PROPOSED ASPHALT PAVEMENT-HEAVY DUTY		

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY POTTER LAWSON & ASSOCIATES, INC.
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 MADISON 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.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADIUS 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 MADISON.
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 III-2800V CONCRETE SEALANT.
8. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
9. MARK AND STRIKE ADA PARKING SPACES APPROPRIATELY.
10. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
11. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK

Site Address	36 SOUTH BROOKS STREET
Site Acreage (total)	0.915
Number of Building Stories (above grade)	2
Total Building Square Footage	4,356 SF
Existing Parking Stalls	
Standard Stall	28
Accessible	2
Total Surface	30
Proposed Parking Stalls	
Standard Stall	14
Accessible	2
Total Surface	16
Existing vs. Proposed Site Coverage	
Existing Impervious Surface Area	29,392 S.F.
Existing Pervious Surface Area	10,475 S.F.
Proposed Impervious Surface Area	29,275 S.F.
Proposed Pervious Surface Area	10,637 S.F.
Proposed Impervious Surface Area Ratio	0.73

BROOKS STREET

EXISTING
BUILDING
15,297 SF
FF: 857.70±

MILTON STREET



© 2017 Potter Lawson Architects



Notes: _____

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
• UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

Date Issuance/Revisions Symbol
09/20/17 Land Use Submittal

UTILITY PLAN

C300

LEGEND (UTILITY PLAN)

PROPERTY LINE	EXISTING GAS MAIN
BUILDING SETBACK	ELECTRIC
EASEMENT LINE	EXISTING SANITARY SEWER
PROPOSED BUILDING ADDITION	EXISTING GAS MAIN
ST	EXISTING STORM SEWER
SA	EXISTING WATER MAIN
W	EXISTING ELECTRIC

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY ROYAL DAY & ASSOCIATES, INC.
2. ALL WORK IN THE ROA AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF MADISON 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 5 FT 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.

UTILITY NOTES:

1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WSPS, AND WDW.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, VETER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
8. THE FIRM CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED PROJECT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
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 IMPROVEMENTS.
11. CONTRACTOR SHALL CONTACT THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF MADISON WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
13. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.33-4.
16. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(B)(4) A.
17. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 6" OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
18. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOV" ENVELOPING THE TOP AND SIDES OF WATER MAIN.

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
IM-1	846.67	853.53	6.86	48" DIAM HOLE	R-2050 MANHOLE FRAME - TYPE D GRATE
INL-1	849.75	854.89	5.14	IN-LINE DRAIN	STANDARD GRATE
INL-2	850.47	854.92	4.45	IN-LINE DRAIN	STANDARD GRATE
INL-3	851.29	854.85	3.56	IN-LINE DRAIN	STANDARD GRATE
INL-4	846.64	853.50	6.86	24" CATCH BASIN	SEE DETAIL
INL-5	851.01	854.00	2.99	IN-LINE DRAIN	6" DOME

*CONTRACTOR TO VERIFY INVERT OF PIPE TO EAST AND REPORT DISCREPANCY TO ENGINEER

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P-1	WATER QUALITY CHAMBER	EX BOX/CULVERT	55	848.16	844.50	3.00%	12" RCP
P-2	IM-1	WATER QUALITY CHAMBER	14	846.67	846.26	3.00%	8" HDPE
P-3	WVE-1	IM-1	47	848.17	848.77	3.00%	8" HDPE
P-4	BUILDING	WVE-1	4	843.28	848.17	3.00%	8" HDPE
P-5	INL-1	WVE-1	53	849.75	848.17	3.00%	8" HDPE
P-6	INL-2	INL-1	21	850.47	849.65	3.00%	8" HDPE
P-7	INL-3	INL-2	24	851.29	850.57	3.00%	8" HDPE
P-8	INL-5	INL-4	41	851.01	849.74	10.40%	6" HDPE



Notes: _____

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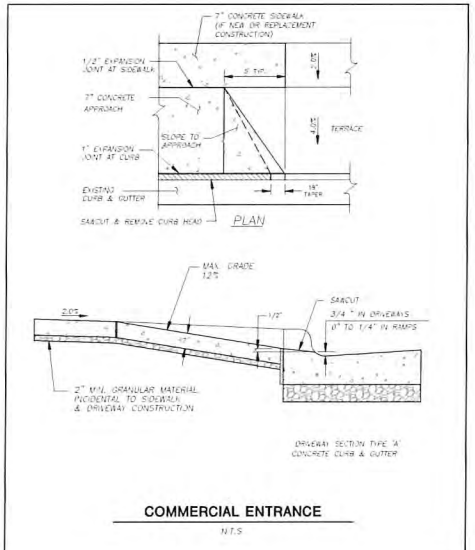
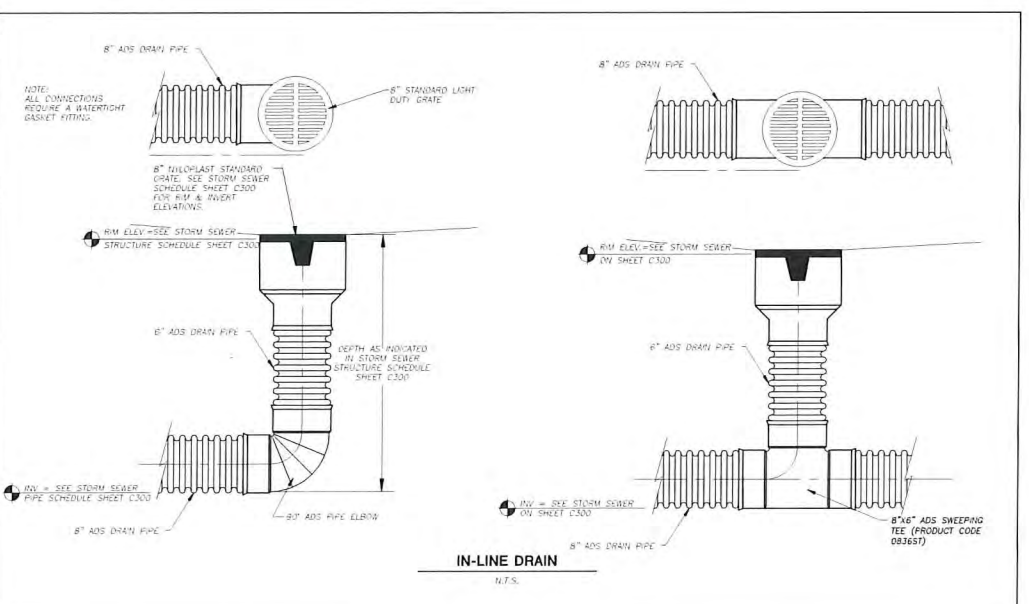
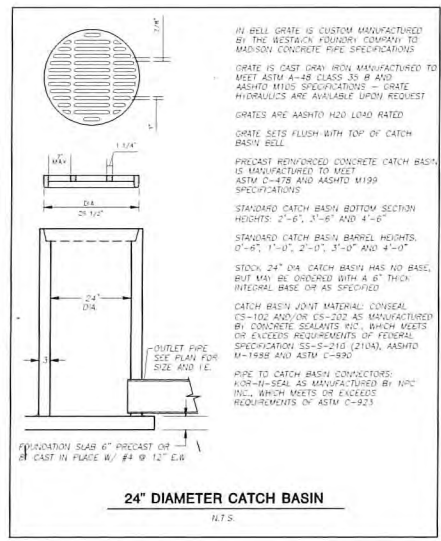
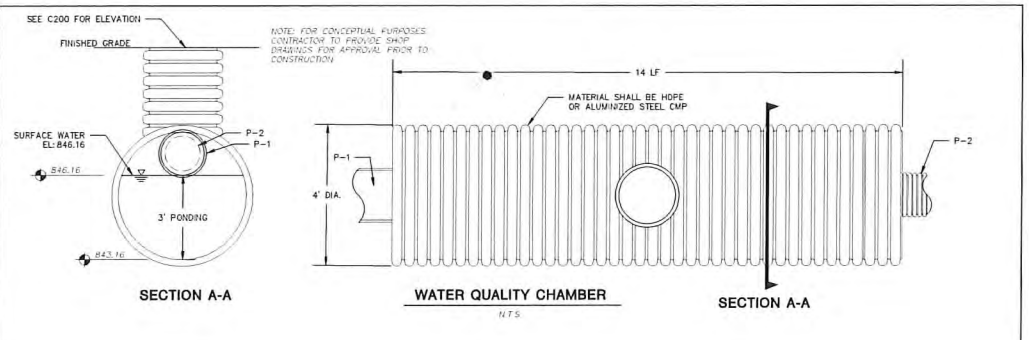
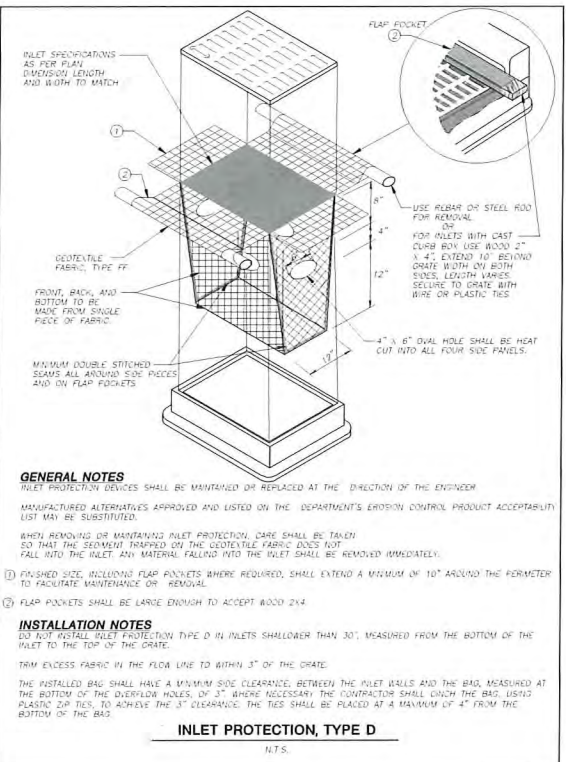
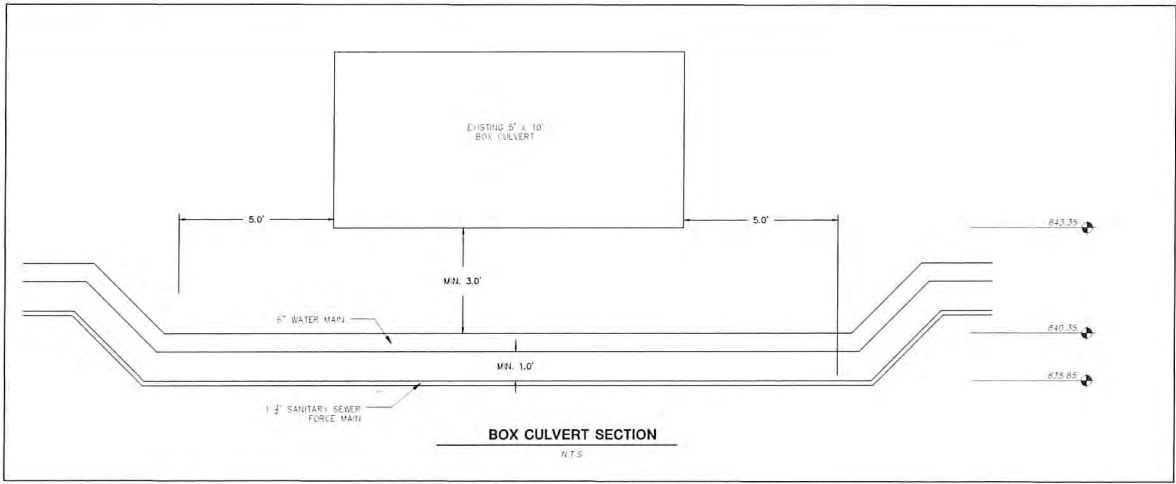
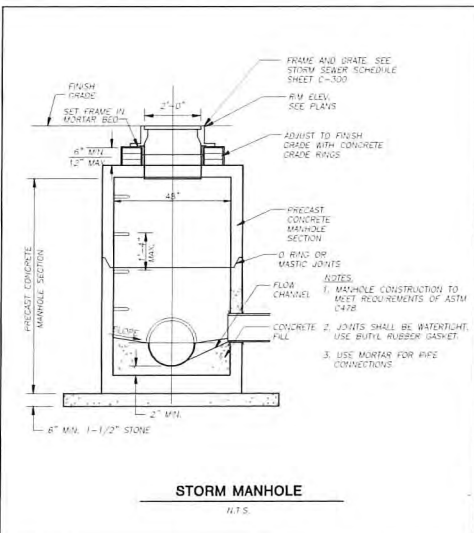
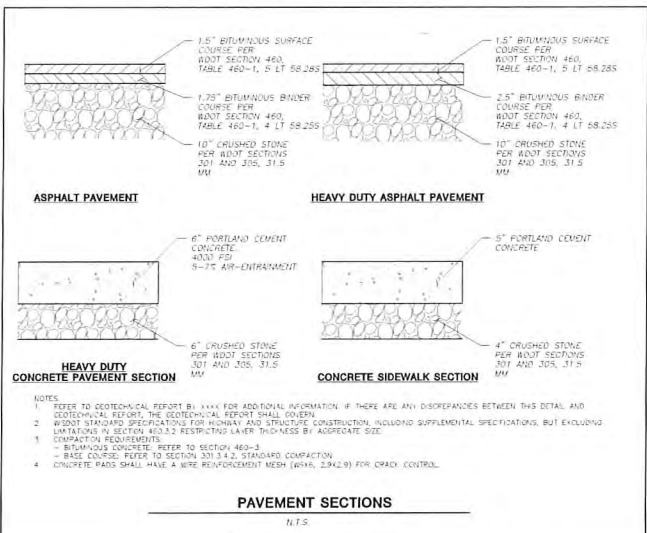
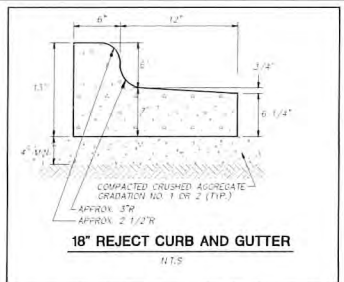
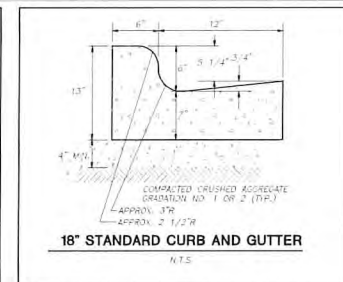
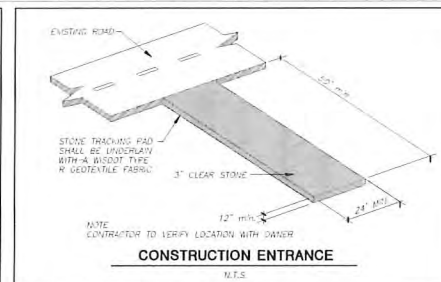
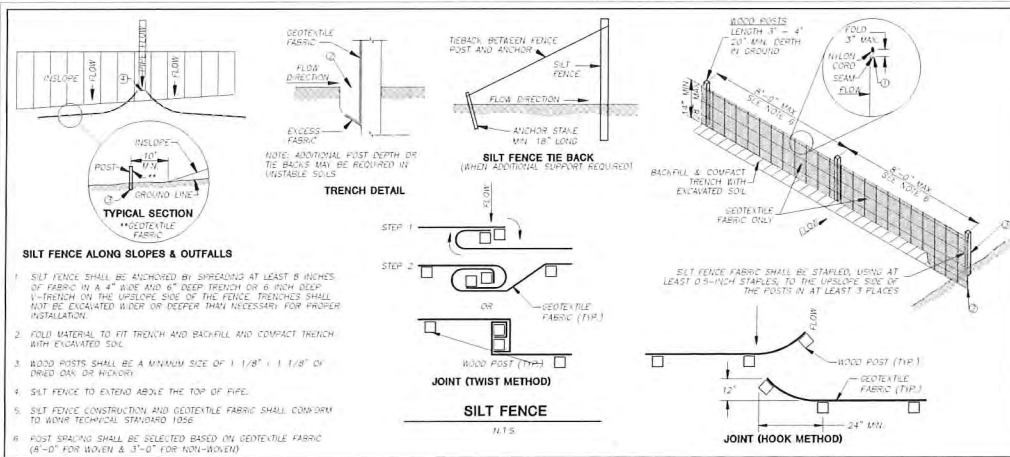
36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

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DETAILS

C400



LANDSCAPE PLANT LIST		BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
SYM.	QTY.	COMMON NAME				
SP	3	Sourland Poplar	POPULUS x 'Sourland'	2-1/2" Cal.	B&B	35
						105

CITY OF MADISON FIRE DEPARTMENT
Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 • Phone: 608-266-4484 • FAX: 608-267-1153

Project Address: 36 S Brooks St.
Contact Name & Phone #:

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If applicable, fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13 1/2-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a detail of the signage included on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is a rollable curb used as part of the fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
h) Is a detail of the curb included on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
i) Is part of a sidewalk used as part of the required fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
j) Is the sidewalk constructed to withstand 85,000-lbs?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-foot clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, is the area for turning around fire apparatus provided by:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) A cul-de-sac with a minimum inside diameter of 70-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) A 45-degree curb with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) A 90-degree curb with a minimum length of 60-feet per side?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 2306.6 for further requirements.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the rear edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrant?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) network no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3 1/2-feet from the hydrant to the curb?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1 1/2-feet, within 5-feet of a fire hydrant?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on MGO 3420 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Form 602/11

Notes:

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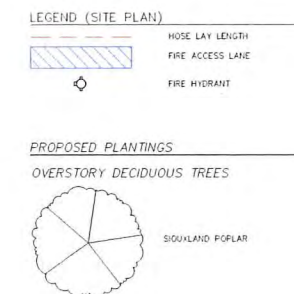
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36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

FIRE ACCESS PLAN

EXHIBIT A



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Notes: _____

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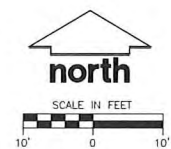
LANDSCAPE PLAN

L100

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	PROPOSED BUILDING FOOTPRINT
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT-STANDARD DUTY
	PROPOSED ASPHALT PAVEMENT-HEAVY DUTY
	EXISTING SANITARY SEWER
	EXISTING GAS MAIN
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING ELECTRIC
	SANITARY SEWER
	STORM SEWER
	WATER
	ELECTRIC
	GAS

- GENERAL NOTES:
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 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					
QTY	COMMON NAME	BOTANICAL NAME	COUNT	SIZE	LS POINTS
1	Orchard Apple	Malus x domestica	# & #	1.5" Cal	10
3	Common Name	Botanical Name	COUNT	SIZE	LS POINTS
3	Common Name	Botanical Name	# & #	2.5" Cal	25
6	Common Name	Botanical Name	# & #	3-4" Ht	10
13	Common Name	Botanical Name	# & #	3-4" Ht	10
14	Common Name	Botanical Name	2 gal	Min 12"-24"	3
3	Common Name	Botanical Name	3 gal	Min 12"-24"	3
3	Common Name	Botanical Name	3 gal	Min 12"-24"	4
23	Common Name	Botanical Name	1 gal	Min 8"-18"	2
2	Common Name	Botanical Name	1 gal	Min 8"-18"	2



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LANDSCAPE PLAN

L101

LEGEND

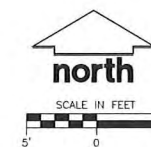
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---	RIGHT-OF-WAY	---	EXISTING GAS MAIN
---	EASEMENT LINE	---	EXISTING STORM SEWER
---	PROPOSED BUILDING FOOTPRINT	---	EXISTING WATER MAIN
---	EDGE OF PAVEMENT	---	EXISTING ELECTRIC
---	STANDARD CURB AND GUTTER	---	SANITARY SEWER
---	REJECT CURB AND GUTTER	---	STORM SEWER
---	PROPOSED CONCRETE	---	WATER
---	PROPOSED ASPHALT PAVEMENT-STANDARD DUTY	---	ELECTRIC
---	PROPOSED ASPHALT PAVEMENT-HEAVY DUTY	---	GAS

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PLANT SCHEDULE

OR	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
OR	1	Crab Apple	Malus x 'Adams'	B & B	1.5" Cal	15
OVERSTORY DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
OVER	3	Eastern Cottonwood 'Siouxland'	Populus deltoides 'Siouxland'	B & B	2.5" Cal	35
UPRIGHT EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
UP	6	Upright Yew	Taxus cuspidata 'Capitata'	B & B	3-4' Ht.	10
UP	13	Holmstrup Cedar	Thuja occidentalis 'Holmstrup'	B & B	3-4' Ht.	10
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
DE	14	Engelman Ivy	Parthenocissus quinquefolia 'Engelmannii'	3 gal	Min. 12"-24"	3
DE	38	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
EV	12	Taunton Yew	Taxus x media 'Tauntonii'	3 gal	Min. 12"-24"	4
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
OG	23	Autumn Red Flame Grass	Miscanthus purpurascens 'Autumn Red'	1 gal	Min. 8"-18"	2
OG	21	Northwind Switch Grass	Panicum virgatum 'North Wind'	1 gal	Min. 8"-18"	2
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
PE	8	Russian Sage	Perovskia atriplicifolia	1 gal	Min. 8"-18"	2



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Notes:

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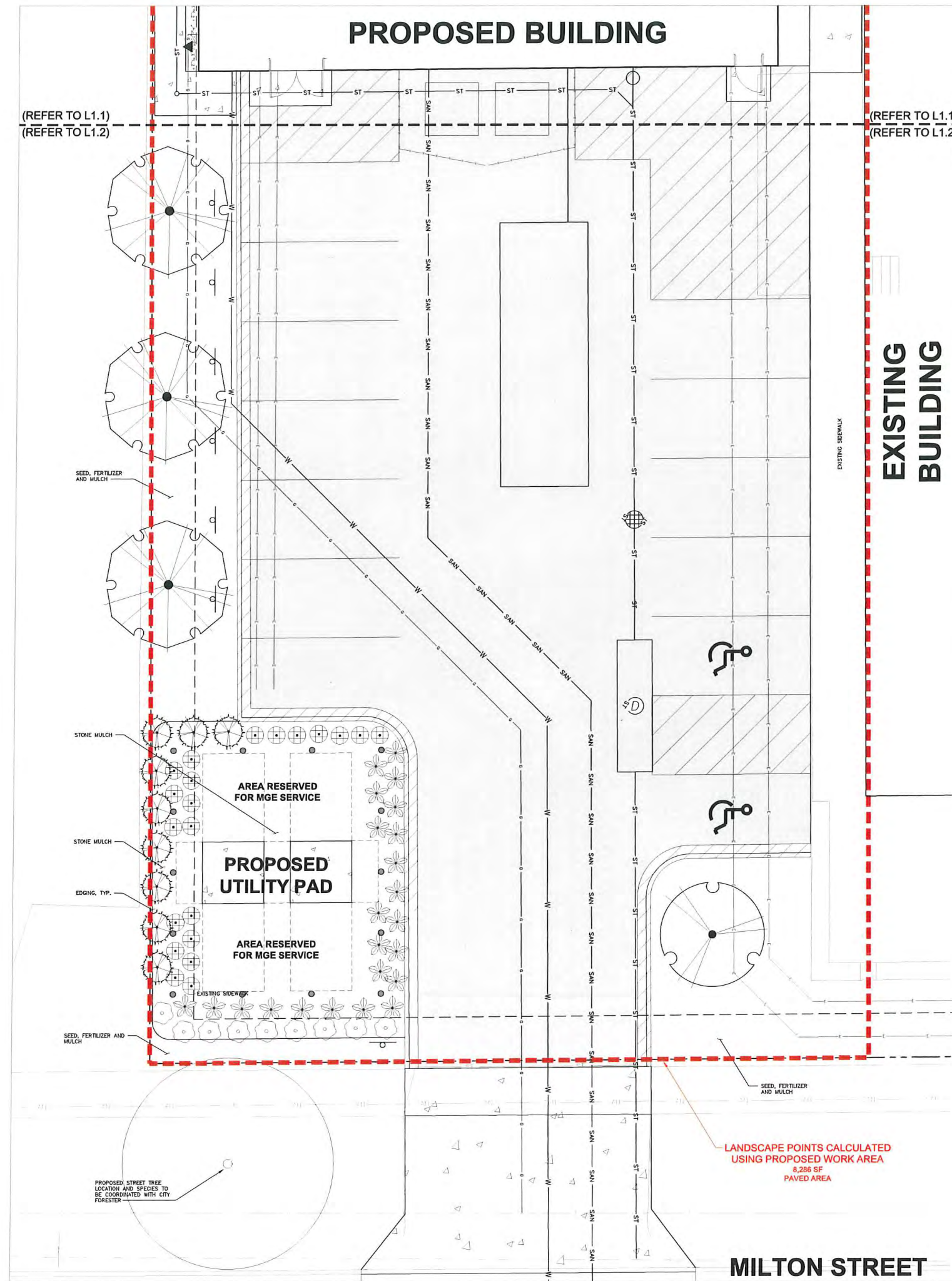
36 SOUTH BROOKS STREET
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09/20/17 Land Use Submittal

LANDSCAPE PLAN

L102



PROPOSED BUILDING

EXISTING BUILDING

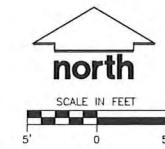
LEGEND

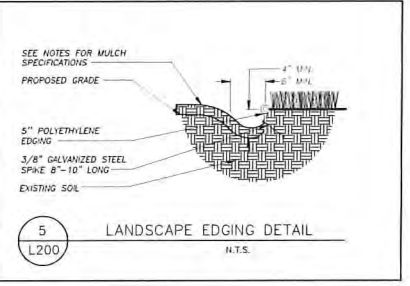
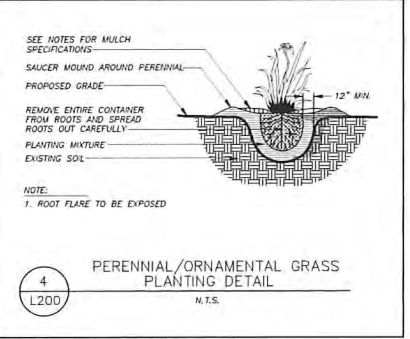
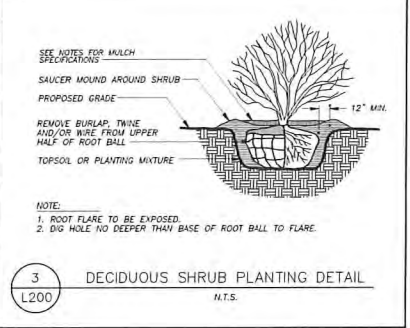
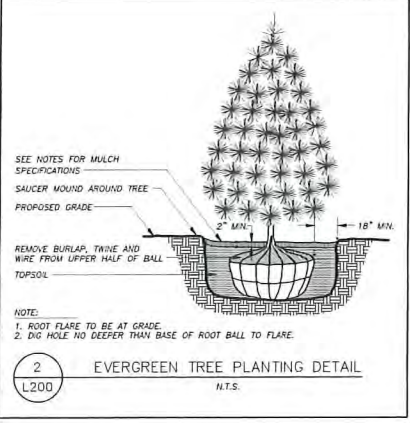
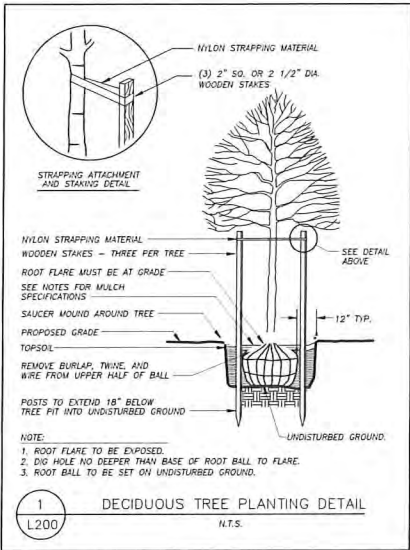
---	PROPERTY LINE	---	EXISTING SANITARY SEWER
---	RIGHT-OF-WAY	---	EXISTING GAS MAIN
---	EASEMENT LINE	---	EXISTING STORM SEWER
---	PROPOSED BUILDING FOOTPRINT	---	EXISTING WATER MAIN
---	EDGE OF PAVEMENT	---	EXISTING ELECTRIC
---	STANDARD CURB AND GUTTER	---	SANITARY SEWER
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PLANT SCHEDULE

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3	Eastern Cottonwood Siouland	<i>Populus deltoides 'Siouland'</i>	B & B	2.5" Cal	35
6	Upright Yew	<i>Taxus cuspidata 'Capitata'</i>	B & B	3-4' Ht.	10
13	Holmstrup Cedar	<i>Thuja occidentalis 'Holmstrup'</i>	B & B	3-4' Ht.	10
14	Engelmann Ivy	<i>Parthenocissus quinquefolia 'Engelmannii'</i>	3 gal	Min. 12"-24"	3
38	Gro-Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	3 gal	Min. 12"-24"	3
12	Taunton Yew	<i>Taxus x media 'Tauntonii'</i>	3 gal	Min. 12"-24"	4
23	Autumn Red Flame Grass	<i>Miscanthus purpurascens 'Autumn Red'</i>	1 gal	Min. 6"-18"	2
21	Northwind Switch Grass	<i>Panicum virgatum 'North Wind'</i>	1 gal	Min. 6"-18"	2
9	Russian Sage	<i>Perovskia atriplicifolia</i>	1 gal	Min. 6"-18"	2





GENERAL NOTES


1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL 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 AND 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, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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 THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. 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 CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. 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, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
4. 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, AND ALSO 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 SOAPS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. 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 PROPERLY CLEARED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. 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 SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

1. MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 2"
B. TREE PITS = SEE DETAILS
2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOWNS. 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. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST
3. MATERIALS - NUTRI-PAK: ALL TREES AND SHRUBS SHALL RECEIVE "NUTRI-PAK, 3-YEAR TIME RELEASE FERTILIZER PACKETS" FOR "TREES, SHRUBS AND EVERGREENS" WITH A NUTRIENT FORMULATION OF 16-8-8. INSTALL PACKETS PER PRODUCT MANUFACTURER'S RECOMMENDATIONS AND IN THE QUANTITIES RECOMMENDED.
4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK 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 GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
6. MATERIALS - EDGING: EDGING SHALL BE 6" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS - SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPETS' 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.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO 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'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. 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.



CITY OF MADISON
LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Potter Lawson
Success by Design

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

Project Location / Address: MILTON STREET, MADISON, WI

Name of Project: EMERGENCY POWER FACILITY - UNITY POINT MERITER

Owner / Contact: KEVIN YESKA - LANDSCAPE DESIGNER

Contact Phone: 608.848.5060 Contact Email: KEVIN.YESKA@USDINC.COM

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area	8,286
Total landscape points required	138

(b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area	_____
Five (5) acres =	217,800 square feet
First five (5) developed acres =	2,630 points
Remainder of developed area	_____
Total landscape points required	_____

(c) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area	_____
Total landscape points required	_____

10/2013

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			1	15
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			19	190
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			52	156
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			12	48
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			53	106
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. * Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						620

Total Number of Points Provided 620

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

Date	Issuance/Revisions	Symbol
09/20/17	Land Use Submittal	

LANDSCAPE DETAILS
AND NOTES

L200

Notes

PRELIMINARY
NOT FOR CONSTRUCTION

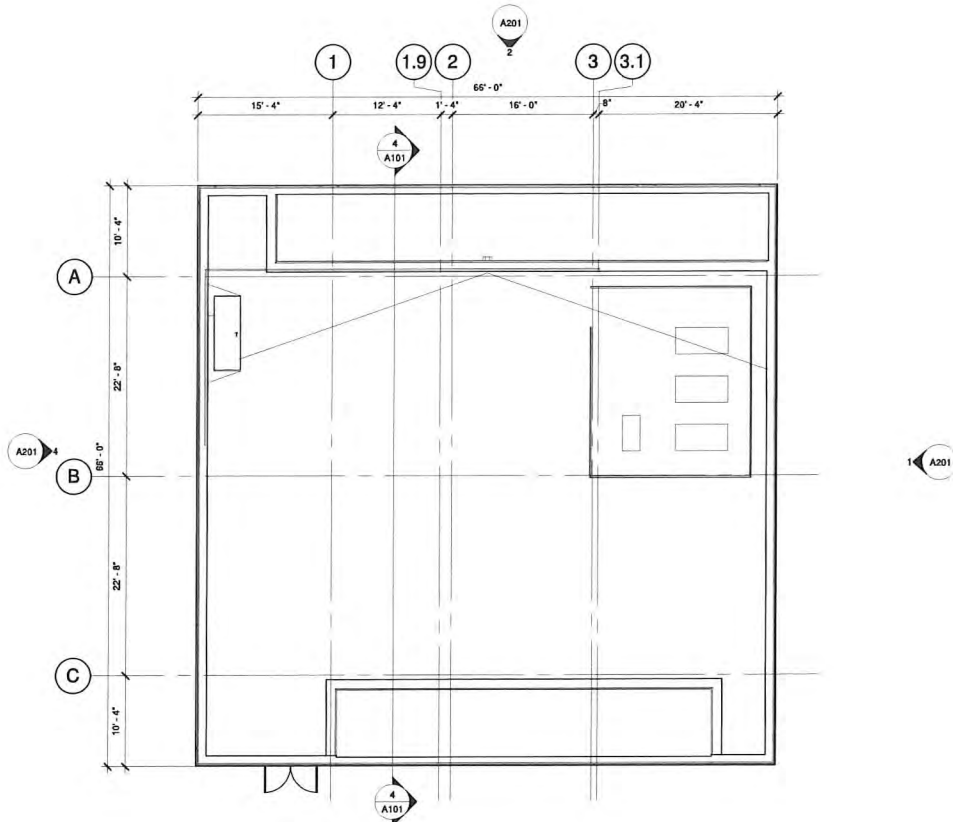
EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER
36 SOUTH BROOKS STREET
MADISON, WI

2017.14.00

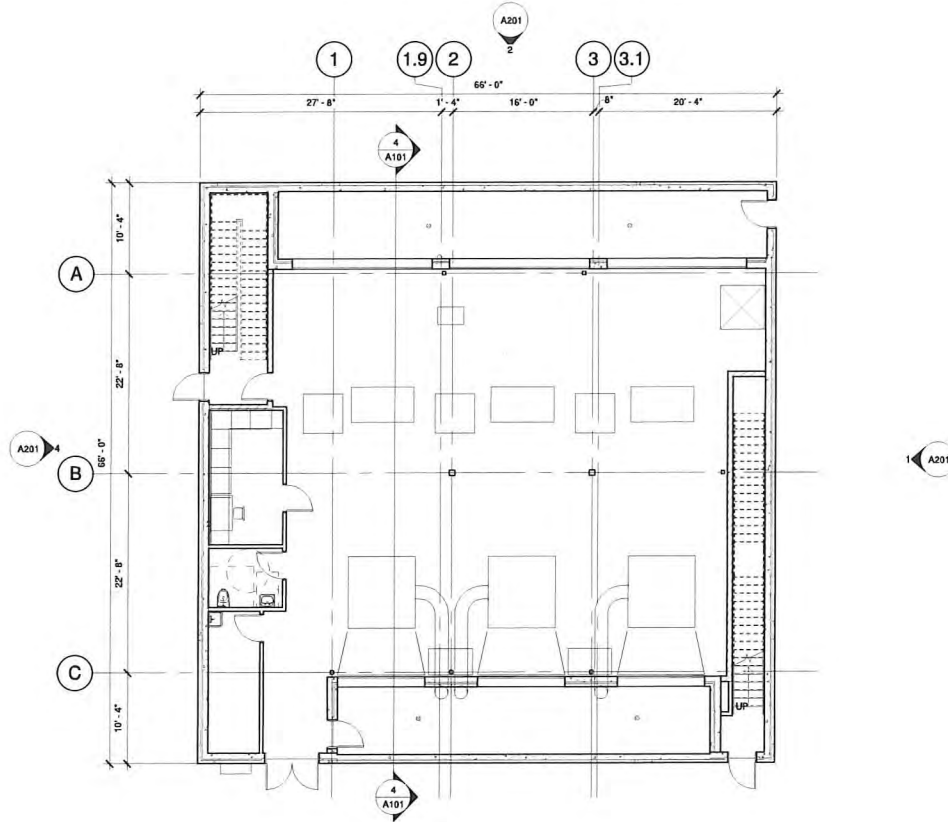
Date	Issuance/Revisions	Symbol
06/27/17	Progress Set	
09/20/17	Land Use Submittal	

Floor Plans & Building Section

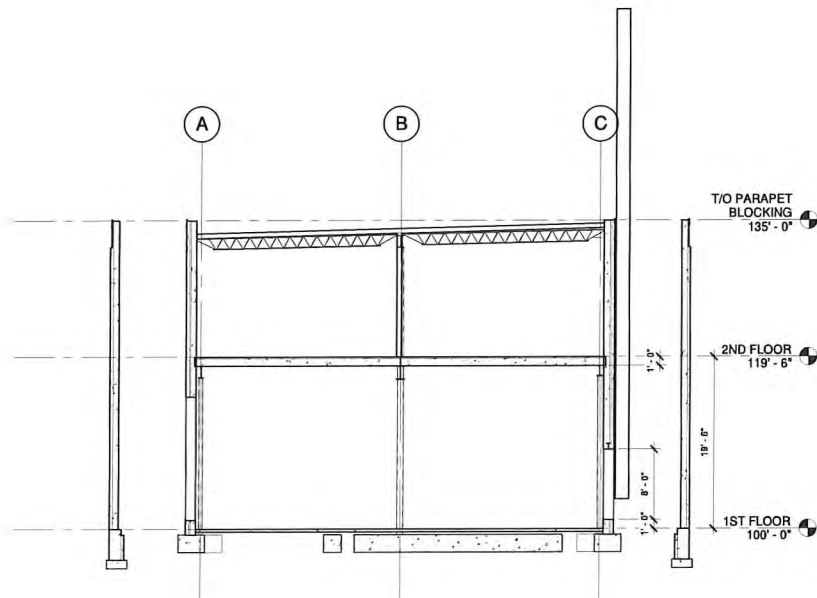
A101



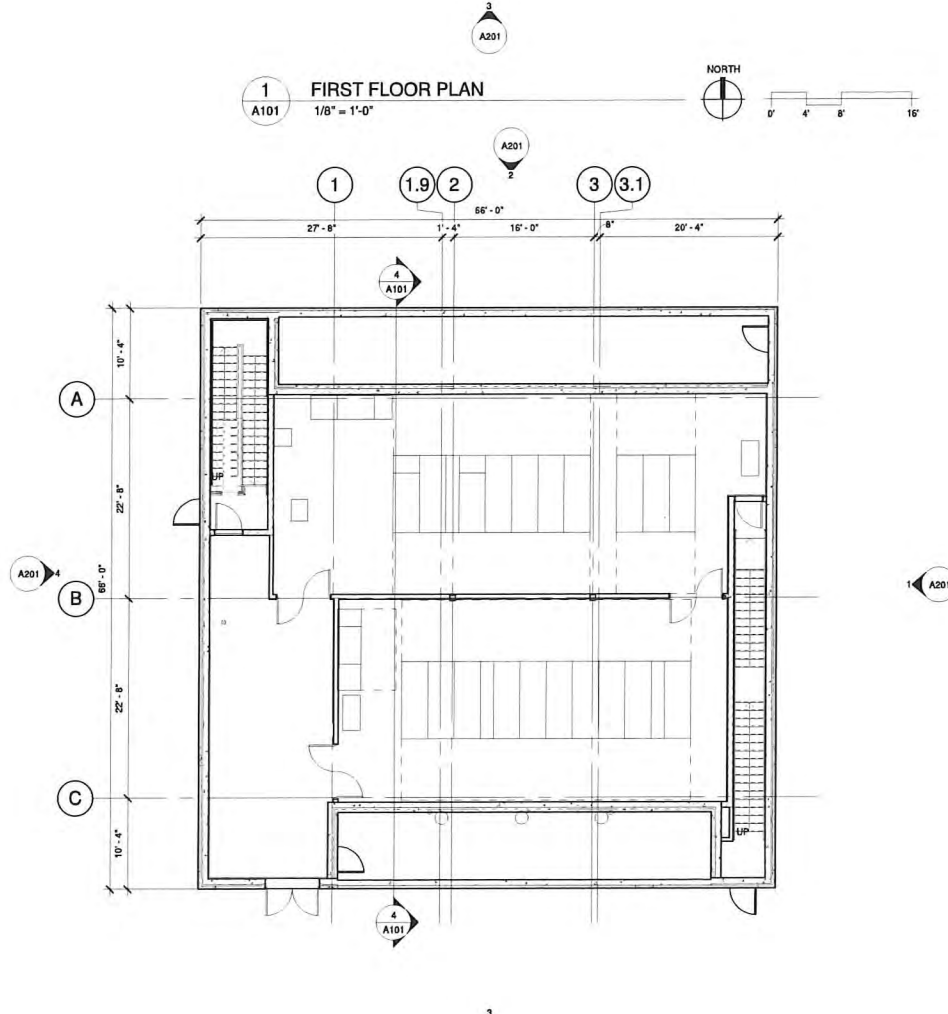
3 ROOF PLAN
A101 1/8" = 1'-0"



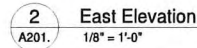
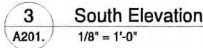
1 FIRST FLOOR PLAN
A101 1/8" = 1'-0"



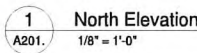
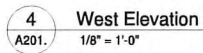
4 BUILDING SECTION
A101 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A101 1/8" = 1'-0"



1	THIN BRICK CAST INTO PRECAST CONCRETE PANEL - OLD COLONIAL MODULAR
2	PRECAST CONCRETE PANEL - BOARD-FORMED CONCRETE PATTERN
3	PRECAST CONCRETE PANEL - SANDBLASTED
4	ANODIZED FLAT-LOCK METAL PANEL - MEDIUM BRONZE
5	PANEL JOINT
6	-
7	ANODIZED ALUMINUM WINDOW-WALL GLAZING/ENTRY SYSTEM - MEDIUM BRONZE
8	GENERATOR STACK
9	HOLLOW METAL DOOR/FRAME - MEDIUM BRONZE
10	GALVANIZED, PRIMED AND PAINTED STEEL WIRE MESH FRAME/ GREEN WALL
11	COMPOSITE WOOD SLAT GATE
12	STEEL AWNING - GALVANIZED, PRIMED AND PAINTED - MEDIUM BRONZE
13	PLANTING BED W/ RAISED CONCRETE BOARDER



EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER
36 SOUTH BROOKS STREET
MADISON, WI

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A201.

Success by Design

Notes:

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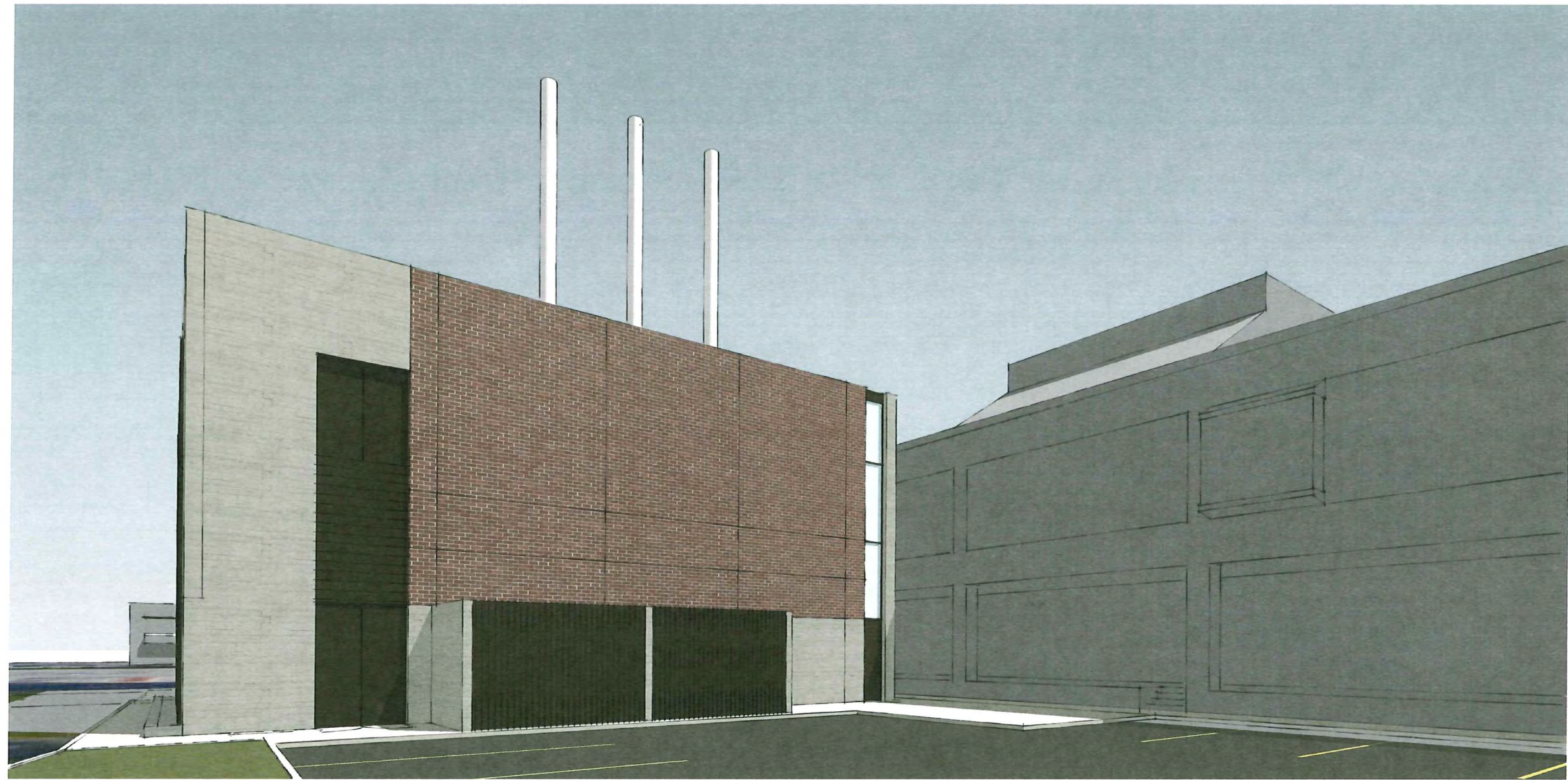
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MADISON, WI

2017.14.00

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Perspectives

A202.



LIGHT FIXTURE SCHEDULE																			
FIXTURE		LIGHT SOURCE					BALLASTS/DRIVERS				INPUT		SURFACE	FIXTURE	FIXTURE SPECIFICATION AND ACCEPTABLE MANUFACTURERS			OPTIONS	SEE NOTE
ID	DESCRIPTION	TYPE	NO.	DESCRIPTION	WATTS	K	CR(MIN)	TYPE	CONTROL	NO.	WATTS	VOLT	MOUNT	TYPE	DEPTH	MANUFACTURER	CATALOG SERIES		
OD	16 X 8.5 WALL MOUNTED LIGHT TYPE T4FT DISTRIBUTION	LED	-	12,508 DELIVERED LUMENS	113	4000	70	DR	ON / OFF	1	113	120VOLT	S	W	-	MCGRAW-EDISON CAMPUS STANDARD	GWC	28	1
OE	16 X 8.5 WALL MOUNTED LIGHT TYPE BL4 DISTRIBUTION	LED	-	4,000 DELIVERED LUMENS	34	4000	70	DR	ON / OFF	1	34	120VOLT	S	W	-	MCGRAW-EDISON CAMPUS STANDARD	GWC	28	2
OF	16 X 8.5 WALL MOUNTED LIGHT TYPE BL2 DISTRIBUTION	LED	-	4,000 DELIVERED LUMENS	34	4000	70	DR	ON / OFF	1	34	120VOLT	S	W	-	MCGRAW-EDISON CAMPUS STANDARD	GWC	28	2
NOTE: SEE SPECIFICATION SECTIONS 28.50-30 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS". MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.																			
ABBREVIATIONS:																			
AR = AS REQUIRED BL = BELIEVED SWITCHING CB = UNDERCABINET CL = CLEAR DALI = ADDRESSABLE, DIMMING +1-100% DIM0 = LED DIMMING 0-10V, 0-100% DIM1 = LED DIMMING 0-10V, 1-100% DIM5 = LED DIMMING 0-10V, 5-100% DIM10 = LED DIMMING 0-10V, 10-100% DIMV = DIM TO VARY LED DMX = ADDRESSABLE, DIMMING +1-100% DR = DRIVER ELV = ELECTRONIC LOW VOLTAGE DIMMING EM = EMERGENCY ES = EXPOSED STRUCTURE ET = ELECTRONIC BALLAST F = FLUORESCENT F01 = FLUORESCENT DIMMING 1-100% F05 = FLUORESCENT DIMMING 5-100% F10 = FLUORESCENT DIMMING 10-100% GRD = GRADE H = HIR HAL = HALOGEN HBF = HIGH BALLAST FACTOR I = INCANDESCENT LBF = LOW BALLAST FACTOR LAY-GRD = LAY-IN GRID MLV = MAGNETIC LOW VOLTAGE DIMMING NBF = NORMAL BALLAST FACTOR OT = OTHER PO = PENDANT PL = PLASTER PS = PULSE START R = RECESS RGB = RED, GREEN, BLUE LEDS RM = REMOTE S = SURFACE SPEC = SPECIAL ST = STANDARD STN = STONE SUSP = SUSPENDED SW = SWITCHING T = CERAMIC/GLASS TILE TV = TUNABLE WHITE LED V = VARIES WM = WALL MOUNTED WO = WOOD XFMR = TRANSFORMER																			
OPTIONS:																			
1 = POST PAINTED FINISH 2 = RECESSED ALUMINUM DOOR FRAME 3 = FLAT STEEL DOOR FRAME 4 = FLAT ALUMINUM DOOR FRAME - MITERED CORNERS 5 = STAINLESS STEEL TRIM AND DOOR FRAME 6 = FURNISH WITH SPRING LOADED LATCHES 7 = FURNISH WITH HINGED DOOR 8 = DAMP LOCATION CONSTRUCTION 9 = WET LOCATION CONSTRUCTION 10 = IP65 RATING 11 = IP68 RATING 12 = IP67 RATING 13 = NEMA 4X RATED 14 = IP66 RATING 15 = ADA COMPLIANT 16 = DOUBLE GASKETED-LENS TO TRIM TO CEILING 17 = TRIPLE GASKETED-LENS TO DOOR TO HOUSE TO CEILING 18 = FURNISH WITH TAMPER RESISTANT HARDWARE 19 = SPARE 20 = SPARE 21 = FURNISH WITH AIR HANDLING CAPABILITY 22 = FURNISH WITH WIRE GUARD 23 = FURNISH WITH ENDOCAPS 24 = FURNISH IN LENGTH AS SHOWN 25 = FURNISH WITH SOLID FRONT 26 = FURNISH WITH DUST COVER 27 = CUSTOM FINISH - SELECTION TBD 28 = STANDARD FINISH - SELECTION TBD 29 = FURNISH WITH HOUSE SIDE SHIELD 30 = SPARE 31 = SPARE 32 = SPARE 33 = SPARE 34 = FURNISH WITH CHAIN MOUNTING 35 = FURNISH WITH ROD/ STEM MOUNTING 36 = FURNISH WITH SWIVEL CANOPY 37 = FURNISH WITH ADJUSTABLE AIRCRAFT CABLE MOUNTING 38 = FURNISH WITH ADJUSTABLE MOUNTING HARDWARE 39 = FURNISH WITH MANUFACTURER'S CUSTOM JUNCTION BOX 40 = SPARE 41 = MATTE DIFFUSE LOW INCANDESCENT REFL. 42 = FURNISH WITH SYMMETRICAL REFLECTOR 43 = FURNISH WITH ASYMMETRICAL REFLECTOR 44 = FURNISH WITH TOP AND BOTTOM LENS 45 = FURNISH WITH LOUVER 46 = FURNISH WITH PERFORATED DIFFUSER 47 = FURNISH WITH EGGRATE LOUVER 48 = FURNISH WITH SOFTENING LENS 49 = FURNISH WITH PRISMATIC LENS 50 = FURNISH WITH LINEAR SPREAD LENS 51 = FURNISH WITH SPREAD LENS 52 = SPARE 53 = SPARE 54 = FURNISH WITH ROCKER SWITCH 55 = FURNISH WITH INTEGRAL OCC. SENSOR 56 = FURNISH WITH INTEGRAL DAYLIGHT SENSOR 57 = FURNISH WITH INTEGRAL PHOTOCELL 58 = FURNISH WITH REMOTE DRIVER 59 = SPARE 60 = SPARE 61 = FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE 62 = FURNISH WITH FIELD ADJUSTABLE CHERYONS 63 = FURNISH WITH MIRRORBACK BACKGROUND 64 = FURNISH WITH INTEGRAL BATTERY 65 = FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS) 66 = FURNISH WITH SELF DIAGNOSTICS 67 = FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST/DRIVER 68 = SPARE 69 = SPARE 70 = SPARE 71 = FURNISH WITH ANTI-MICROBIAL FINISH 72 = CERTIFIED FOR MIL-STD-461F 73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RF-1) FOR EACH DRIVER 74 = FURNISH WITH ACRYLIC LENS WITH INTEGRAL RF SHIELDING 75 = FURNISH WITH LOW VOLTAGE CONTROL (LVC) 76 = SPARE 77 = SPARE 78 = SPARE 79 = SPARE 80 = SPARE																			

GENERAL NOTES:

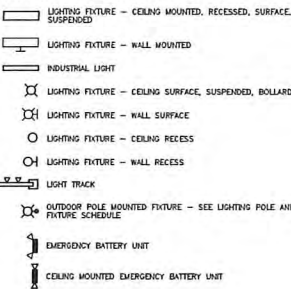
- VERIFY CEILING T-BAR WIDTH (I.E. 8"X8", 15"X10", 1.5") WITH THE ARCHITECT/INTERIORS SPECIFICATION PRIOR TO ORDERING LAY-IN FIXTURES.
- IN ALL INSULATED OR FIRE RATED CEILINGS, THE EC SHALL BE RESPONSIBLE FOR THE PROPER TENTING (OR FIRE BOXING) OF THE RECESSED FIXTURES. FOR PREFAB PRODUCTS REFER TO TENMAT OR SPECIALTY PRODUCTS AND INSULATION.
- VERIFY DIMMING BALLAST / DRIVER COMPATIBILITY WITH DIMMING CONTROL.
- IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND ITS PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE MAY BE REQUIRED FOR APPROVAL BY THE AE.
- REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.

LIGHT FIXTURE SCHEDULE NOTES:

- FIXTURE SHALL BE MOUNTED 30' AFG. EC TO COORDINATE ALL WALL PENETRATIONS PRIOR TO INSTALLATION.
- FIXTURE SHALL BE MOUNTED 10' AFG. LOCATE FIXTURE ON PERMANENT STRUCTURE OF GENERATOR BUILDING.

SYMBOLS:

(ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS)



ABBREVIATIONS:

(ALL ABBREVIATIONS SHOWN MAY NOT APPEAR ON DRAWINGS)

ABV ABOVE
AFD ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
ALT SW ALTERNATE SWITCH
ARCH ARCHITECT
BFC BELOW FINISHED CEILING
BFL BELOW FINISHED FLOOR
BLDG BUILDING
BOLT IN OVERLAPPING
BPC BOLTED PRESSURE CONTACT SWITCH
BRKR BREAKER
CB CIRCUIT BREAKER
CIC CIRCUIT
CJ CIRCUIT
CP CIRCUIT
CPS COMBINATION STARTER
DE DUAL ELEMENT FUSES
DIR DIRECT
DISC DISCONNECT
DN DOWN
EC ELECTRICAL CONTRACTOR
ELEV ELEVATION
EMER EMERGENCY
EMT ELECTRIC METALLIC TUBING
END OF LINE RESISTOR
EXPLOSION PROOF
EP EXISTING
ER EXISTING REMOVE FROM SERVICE
ERL EXISTING RELOCATED
ES EXPOSED STRUCTURE
EXISTING TO REMAIN
EXISTING
EWC ELECTRIC WATER COOLER
FLUSH
FNR FURNISHED BY OTHERS
FOR FURNISH
FV FUTURE
FLUOR FLUORESCENT
FLJ FLOOR
FS FLOW SWITCH
FVH FULL VOLTAGE NON-REVERSING
GC GENERAL CONTRACTOR
GFI GROUND FAULT INTERRUPTER
GFC GROUND FAULT INTERRUPTER
GRD GROUND
GRDG GROUNDING
GYS GYPSUM BOARD
HOA HAND-OFF-AUTO SWITCH
HVAC HEATING, VENTILATING, & AIR CONDITIONING
HW HEAVYWALL
J BOX JUNCTION BOX
JMC INTERMEDIATE METALLIC CONDUIT
K KILN
KVA KILN VOLTAGE
L LAY-IN GRID
LIT LIGHTING
LV LOW VOLTAGE
LVT LOW VOLTAGE THERMOSTAT
MAG MAGNETIC STARTER
MAY MAGNETIC STARTER
MCC MECHANICAL CONTRACTOR
MCB MAIN CIRCUIT BREAKER
MCC MOTOR CONTROL CENTER
MCP MAIN DISTRIBUTION PANEL
MLO MAIN LUGS ONLY
MSB MAIN SWITCHBOARD
MNT MOUNTED
NIC NOT IN CONTRACT
NU NEAR UNIT
OU OUT UNIT
PB PUSH BUTTON
PBD PENDANT
PC PLUMBING CONTRACTOR
PE SW PNEUMATIC SWITCH
PLB PLUMBING
PNE PNEUMATIC
PVC POLYVINYL CHLORIDE
R RELAY
RM REMAIN AS IS
RE/EXT RECONNECT TO EXISTING CIRCUIT
RECP RECEPTACLE
RM ROOM
RVS REVERSED VOLTAGE STARTING
S SPLINE
SEL SW SELECTOR SWITCH
SP SW SPEED SWITCH
SURF SURFACE
SW SWITCH
T TIME CLOCK
TCC TEMPERATURE CONTROL CONTRACTOR
TCP TEMPERATURE CONTROL PANEL
TYP TYPICAL
UG UNDERGROUND
UNV UNIVERSAL
USC UNIT SUBSTATION
WP WEATHERPROOF
XFM TRANSFORMER

Notes:

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PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT MERITER

MILTON STREET
MADISON, WISCONSIN

2017.14.00

Date Issuance/Revisions Symbol

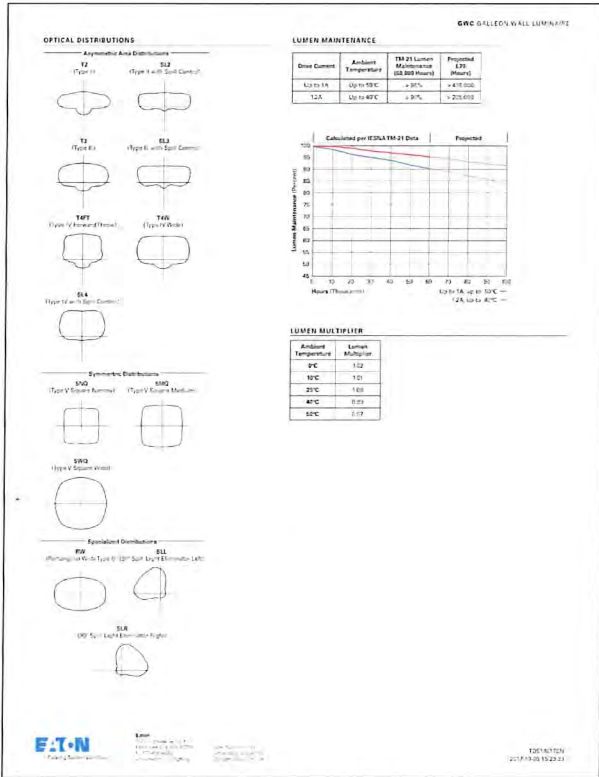
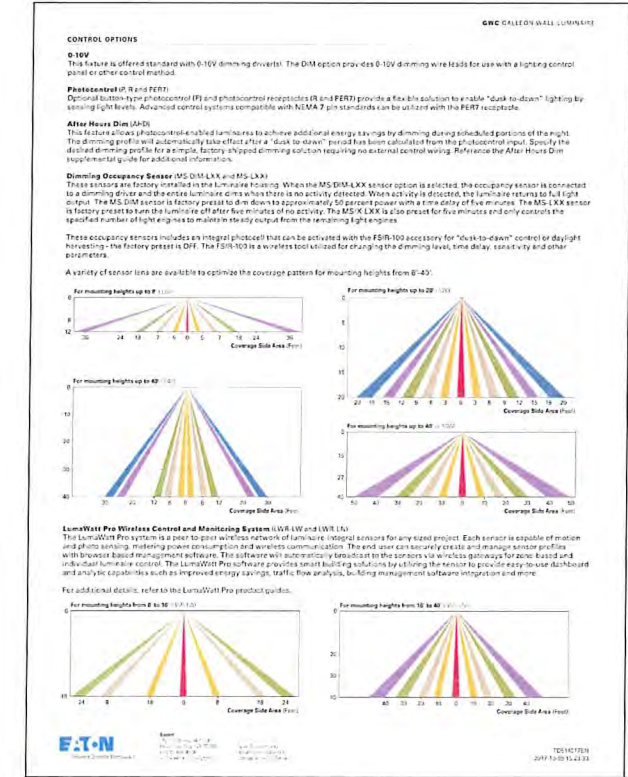
10/1/17 City Submittal

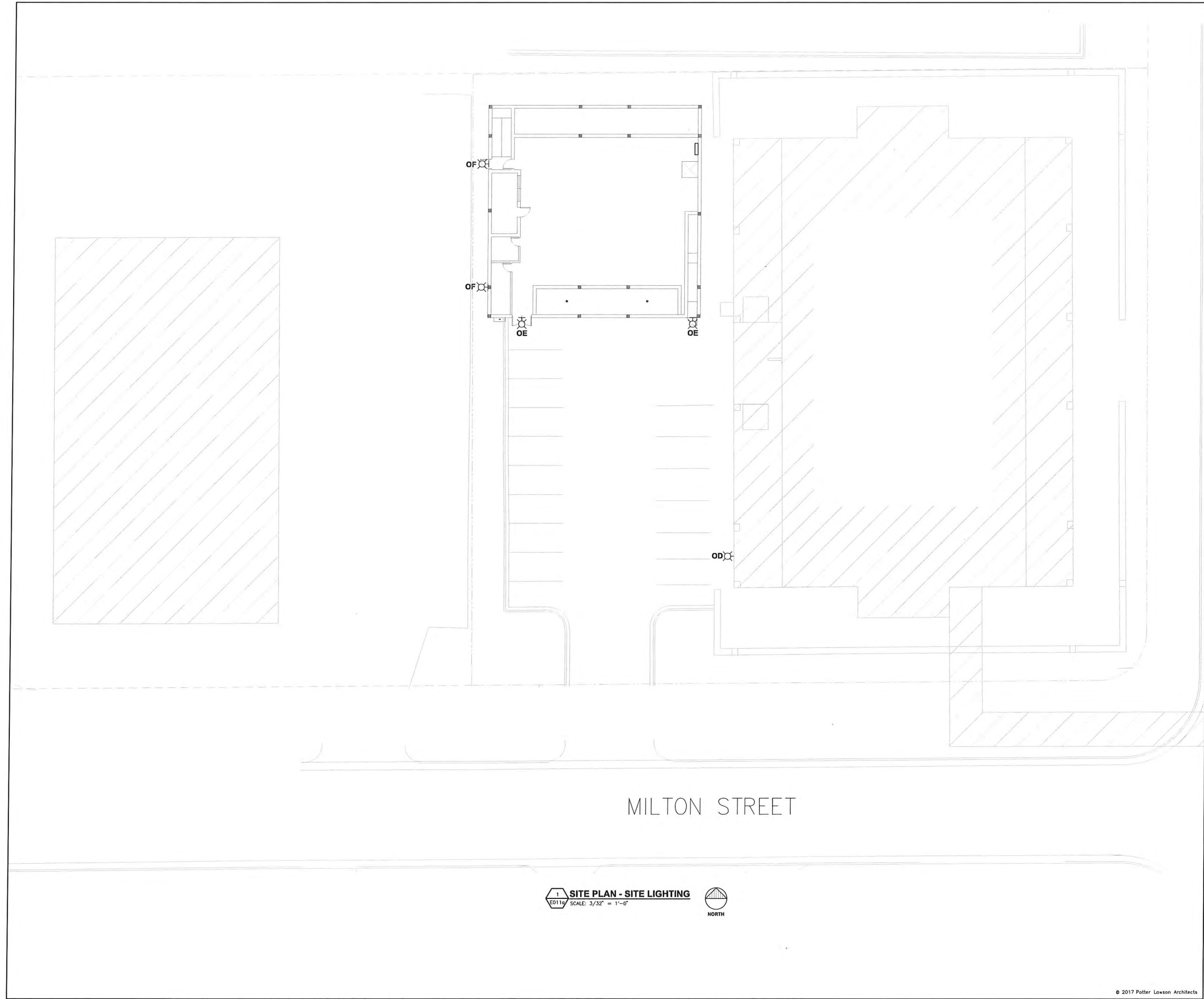
No.	TITLE
E000a	ABBREVIATIONS, SYMBOLS, CUT SHEETS & SCHEDULES
E011a	SITE PLAN - SITE LIGHTING
E011b	SITE PLAN - PHOTOMETRICS

ABBREVIATIONS, SYMBOLS,
CUT SHEETS & SCHEDULES

E000a

1 FIXTURE TYPE OD, OE & OF CUT SHEETS
E000a NOT TO SCALE





1 SITE PLAN - SITE LIGHTING
E011a SCALE: 3/32" = 1'-0"



Notes: _____

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SITE PLAN -
SITE LIGHTING

E011a

Notes: _____

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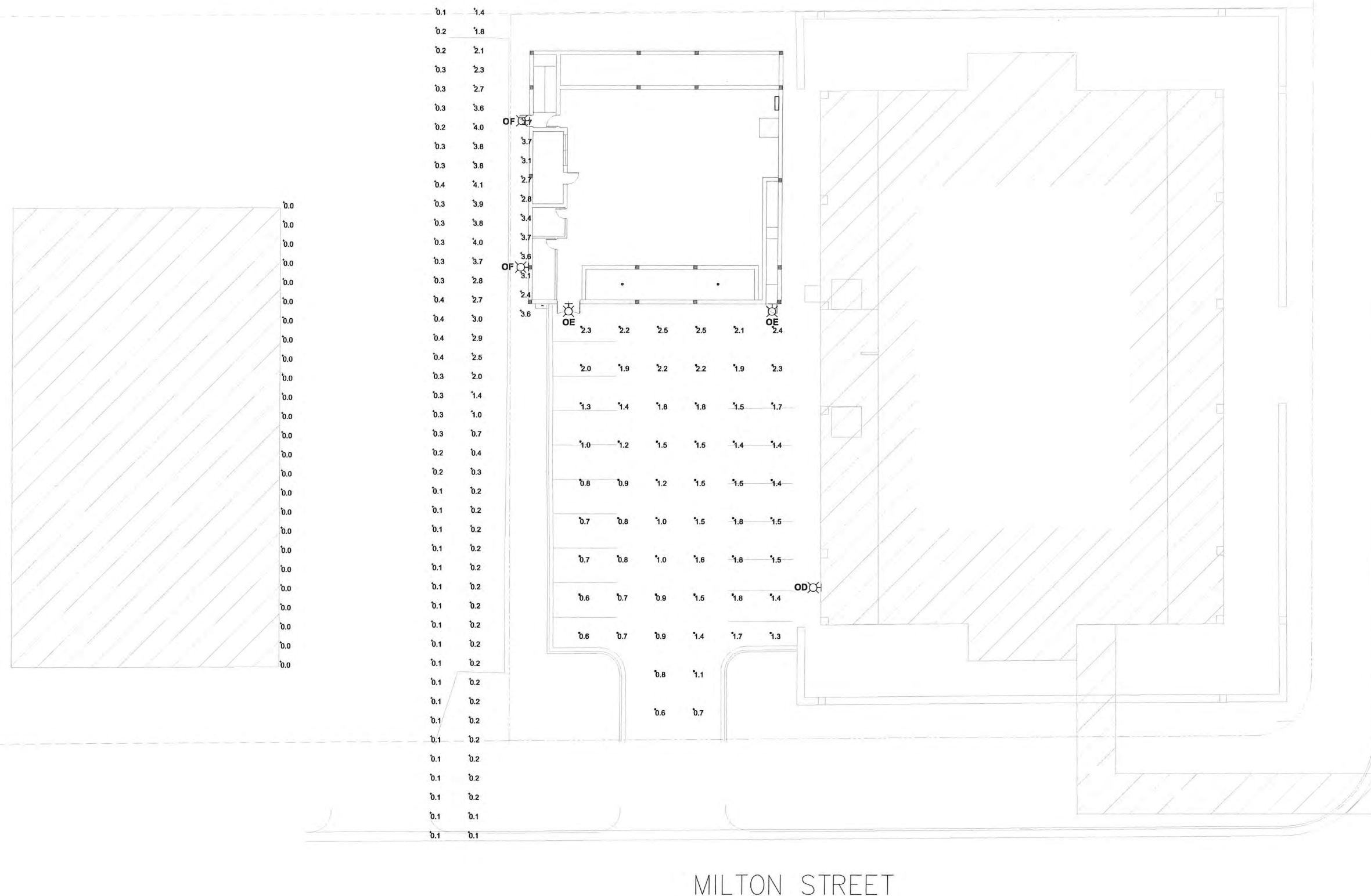
MILTON STREET
MADISON, WISCONSIN

2017.14.00

Date	Issuance/Revisions	Symbol
10/11/17	City Submittal	

SITE PLAN -
PHOTOMETRICS

E011b



1 SITE PLAN - PHOTOMETRICS
E011b SCALE: 3/32" = 1'-0"
NORTH

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
4' AFG 10' From Prop Line		1.6 fc	4.1 fc	0.1 fc	41.0:1	16.0:1
4' AFG 20' From Prop Line		0.2 fc	0.4 fc	0.1 fc	4.0:1	2.0:1
4' AFG - Adjacent Building		0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Drive	✱	1.4 fc	2.5 fc	0.6 fc	4.2:1	2.3:1
Gen Building Egress Path		3.3 fc	3.7 fc	2.4 fc	1.5:1	1.4:1
Parking - East	✱	1.7 fc	2.4 fc	1.3 fc	1.8:1	1.3:1
Parking - West	✱	1.1 fc	2.3 fc	0.6 fc	3.8:1	1.8:1
Power Statistics						
Description	# Luminaires	Total Watts	Area	Density		
Power Density	5	249.00 W	6529.44 ft²	0.04 W/ft²		