

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: 5-1-13

Action Requested #

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: 5-22-13

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 915 Haywood Rd. Madison

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Ryall Brothers Ambulance / Erin or Patrick

Acker Builders, Inc. / Jenny Acker

922 S. Park St.

101 E. Main St. Ste 2

Madison, WI

Wauwakee, WI 53597

CONTACT PERSON: Jenny Acker

Address: 101 E. Main St. Ste 2

Wauwakee, WI 53597

Phone: 608-850-6650

Fax: 608-850-6653

E-mail address: Jenny.Acker@Ackerbuilders.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (Fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____


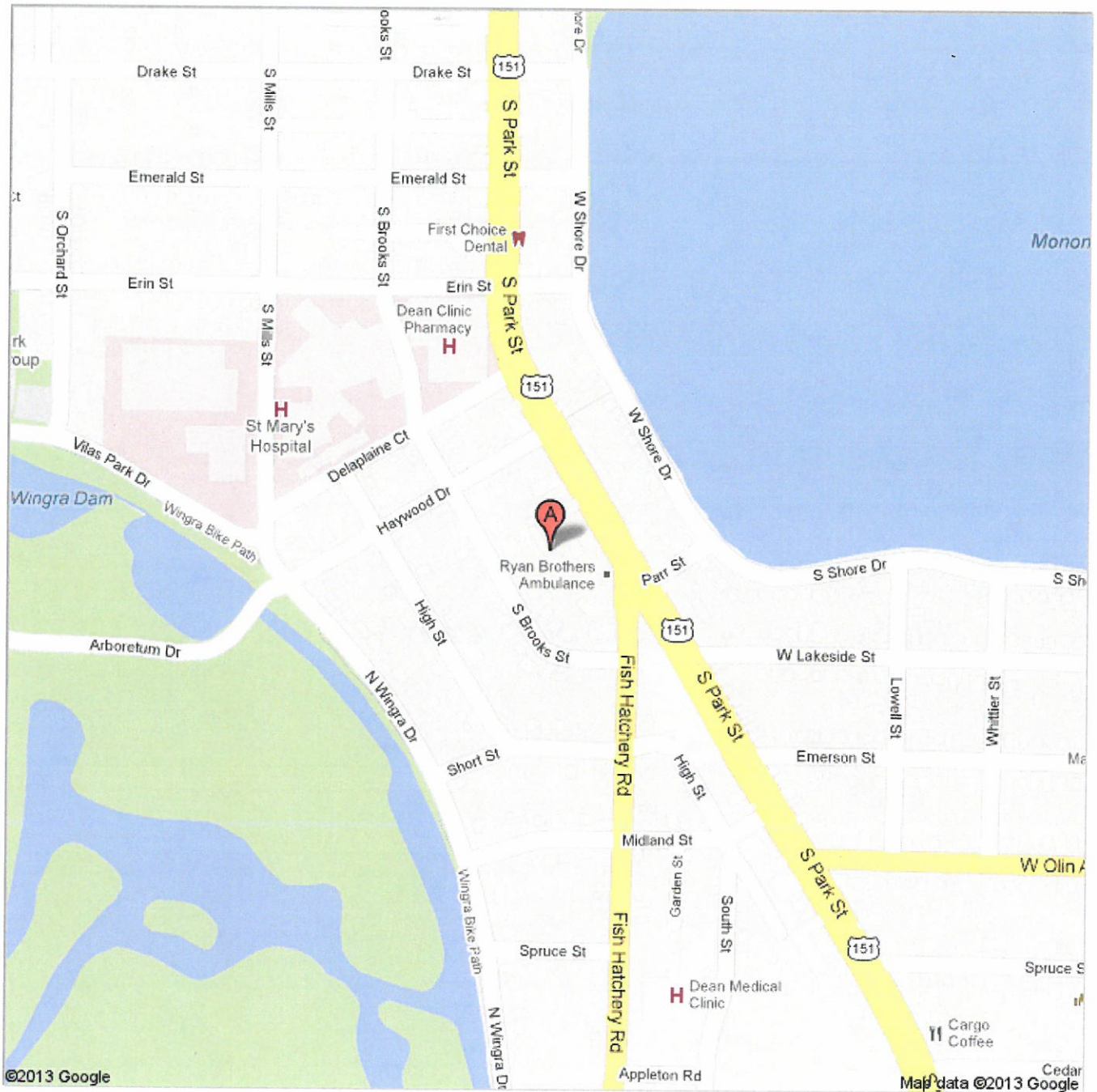
*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Address **915 Haywood Dr**
Madison, WI 53715

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Exterior Lighting Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**

Project Title : Ryan Brothers Ambulance - Annex

Exterior Lighting Zone: **2 (Neighborhood business district)**

Construction Site:
922 Park Street
Madison, WI

Owner/Agent:

Designer/Contractor:

Bear Valley Engineering/Flanders
Electric
1250 Femrite Drive
Suite 200
Madison, WI 53716

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	3 ft of door width	20	Yes	60	110
Illuminated length of facade wall or surface	120 ft	2.5	No	300	770
Other door (not main entry)	3 ft of door width	20	Yes	60	55
Total Tradable Watts* =				120	165
Total Allowed Watts =				420	
Total Allowed Supplemental Watts** =				600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (3 ft of door width): Tradable Wattage				
HID 1: A: Wall Pack / Metal Halide 50W / Standard	1	2	55	110
Other door (not main entry) (3 ft of door width): Tradable Wattage				
HID 3: D: Wall Pack / Metal Halide 50W / Standard	1	1	55	55
Illuminated length of facade wall or surface (120 ft): Non-tradable Wattage				
HID 2: A: Wall Pack / Metal Halide 50W / Standard	1	14	55	770
Total Tradable Proposed Watts =				165

Section 4: Requirements Checklist

Lighting Wattage:

- 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance: Passes using supplemental allowance watts.

Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.
- 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date



1400 E. Washington Ave, Suite 158
 Madison, WI 53703
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: mburse@BUSE-INC.net
 www.bursesurveying.com

APPROVALS	MLB	PDF	MLB
PROJECT ENG	MLB	DESIGN	MLB
REPORTING BY	MLB	CHECKED BY	MLB
DATE	04-02-2013	DATE	04-02-2013

Ryan Brothers Ambulance Office Annex
 915 Haywood Dr.
 Madison, WI

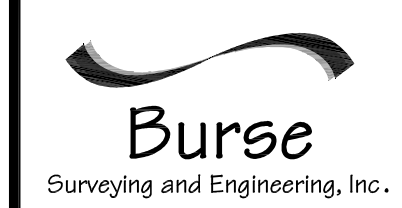
Acker Builders & Realty
 101 E. Main St., Suite 2
 Waunakee, WI 53597

PROJECT #: BSE1618-13
 PLOT DATE: 04-02-2013

REVISION DATES:

ISSUE DATES:
 04-02-2013

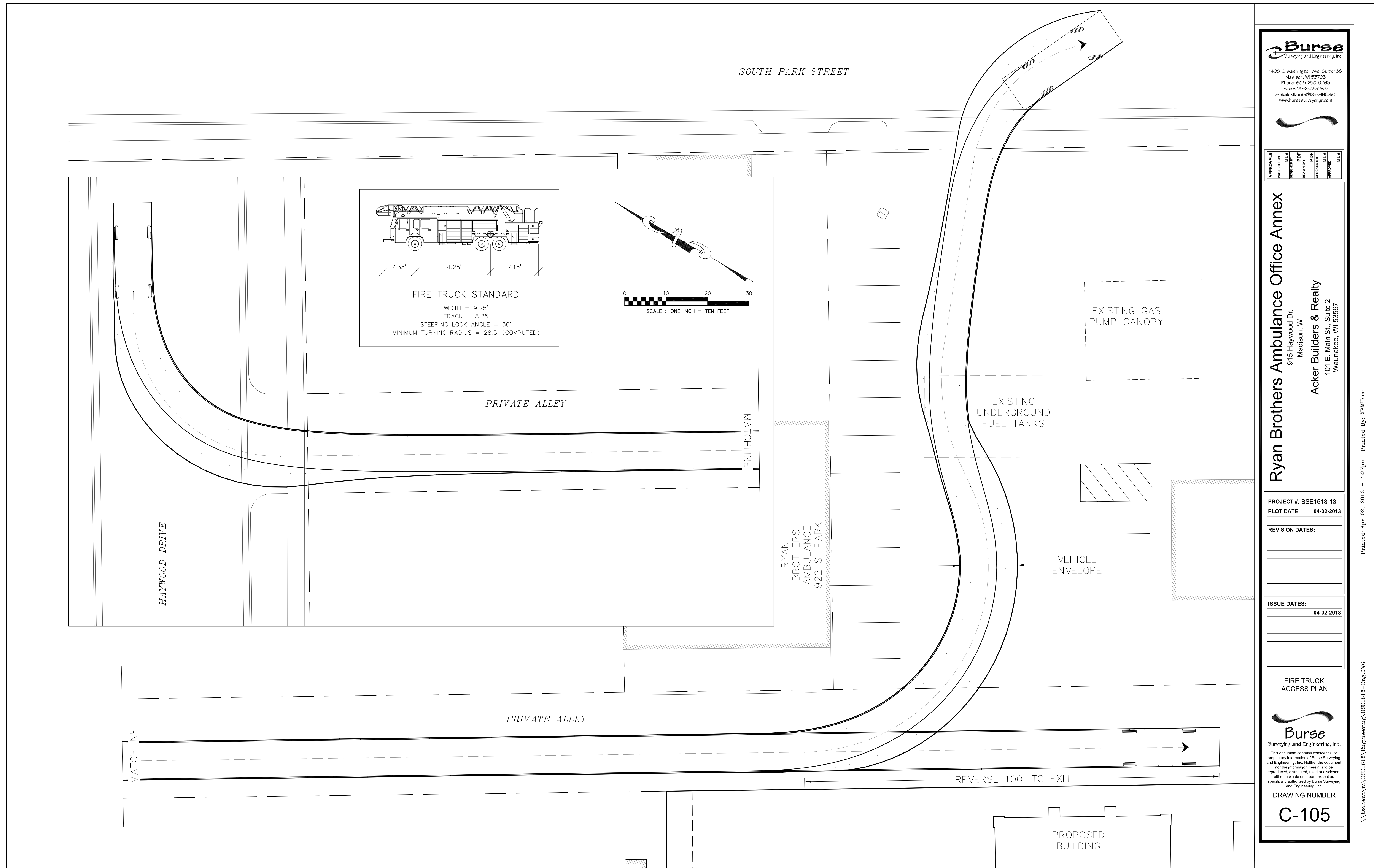
FIRE TRUCK
 ACCESS PLAN

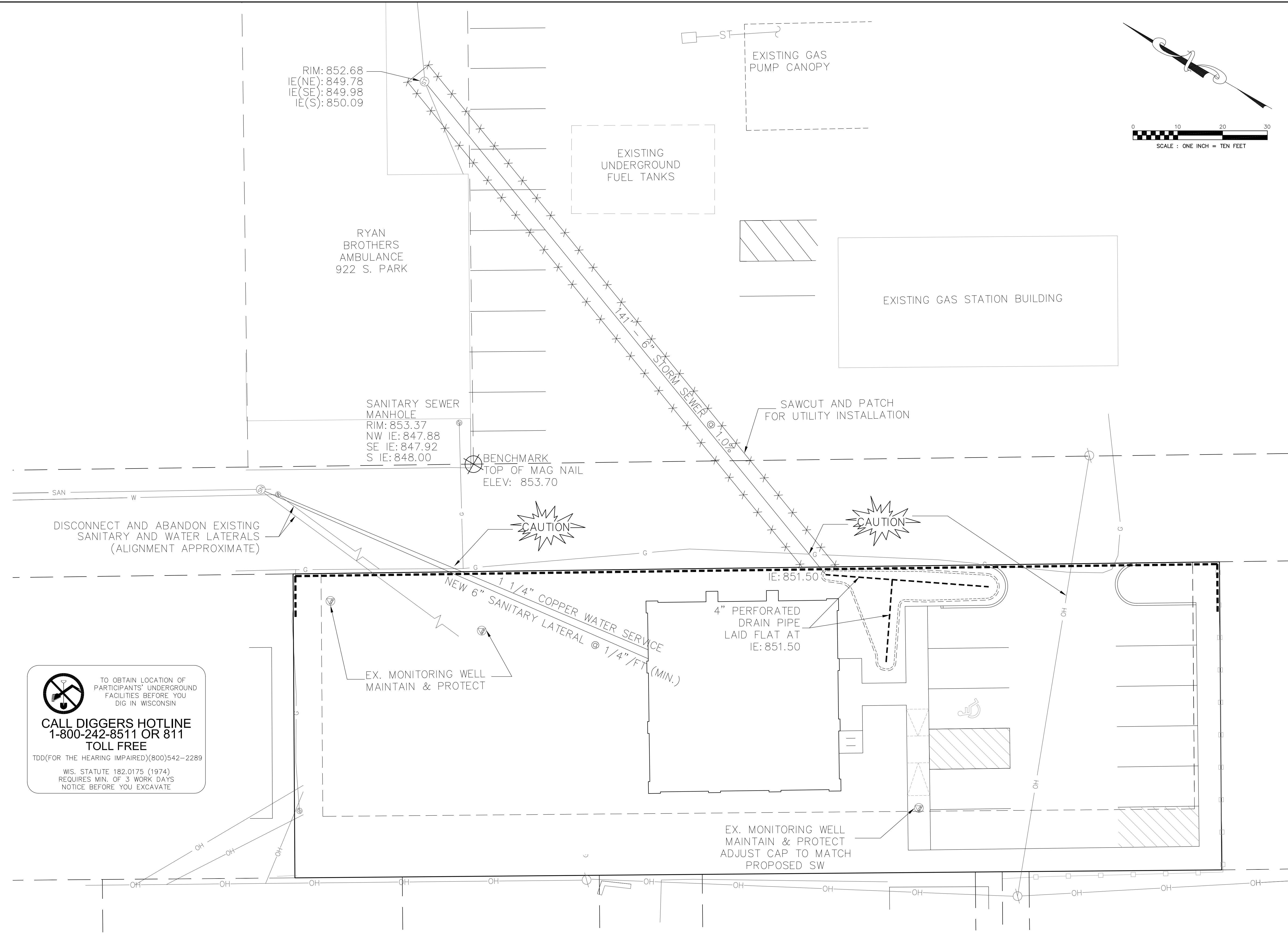


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DRAWING NUMBER

C-105





RIM: 852.68
 IE(NE): 849.78
 IE(SE): 849.98
 IE(S): 850.09

RYAN BROTHERS AMBULANCE
 922 S. PARK

EXISTING UNDERGROUND FUEL TANKS

EXISTING GAS PUMP CANOPY

EXISTING GAS STATION BUILDING

SANITARY SEWER MANHOLE
 RIM: 853.37
 NW IE: 847.88
 SE IE: 847.92
 S IE: 848.00

BENCHMARK
 TOP OF MAG NAIL
 ELEV: 853.70

DISCONNECT AND ABANDON EXISTING
 SANITARY AND WATER LATERALS
 (ALIGNMENT APPROXIMATE)

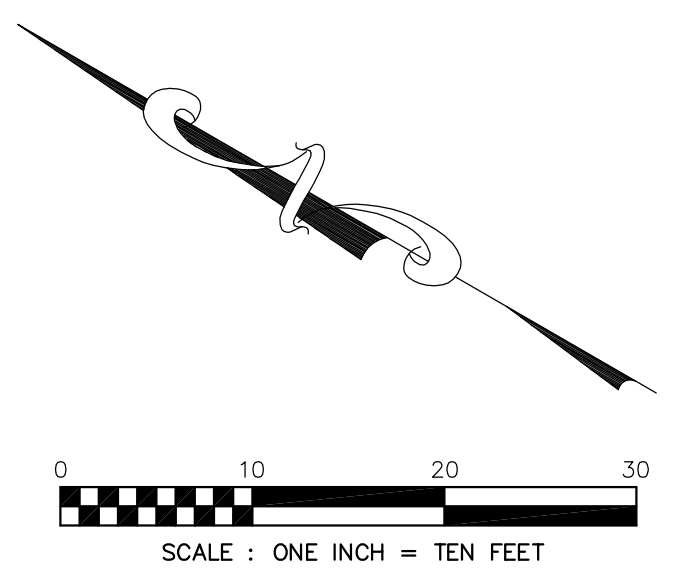
NEW 6" SANITARY LATERAL @ 1/4" / FT. (MIN.)
 NEW 1 1/4" COPPER WATER SERVICE

4" PERFORATED DRAIN PIPE
 LAID FLAT AT
 IE: 851.50

EX. MONITORING WELL
 MAINTAIN & PROTECT

EX. MONITORING WELL
 MAINTAIN & PROTECT
 ADJUST CAP TO MATCH
 PROPOSED SW

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511 OR 811
TOLL FREE
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 WIS. STATUTE 182.0175 (1974)
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 Fax: 608-250-9266
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 www.bursesurveyengr.com

APPROVALS	PROJECT ENG.	MLB	PDF	MLB

Ryan Brothers Ambulance Office Annex
 915 Haywood Dr.
 Madison, WI
Acker Builders & Realty
 101 E. Main St., Suite 2
 Waunakee, WI 53597

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UTILITY PLAN

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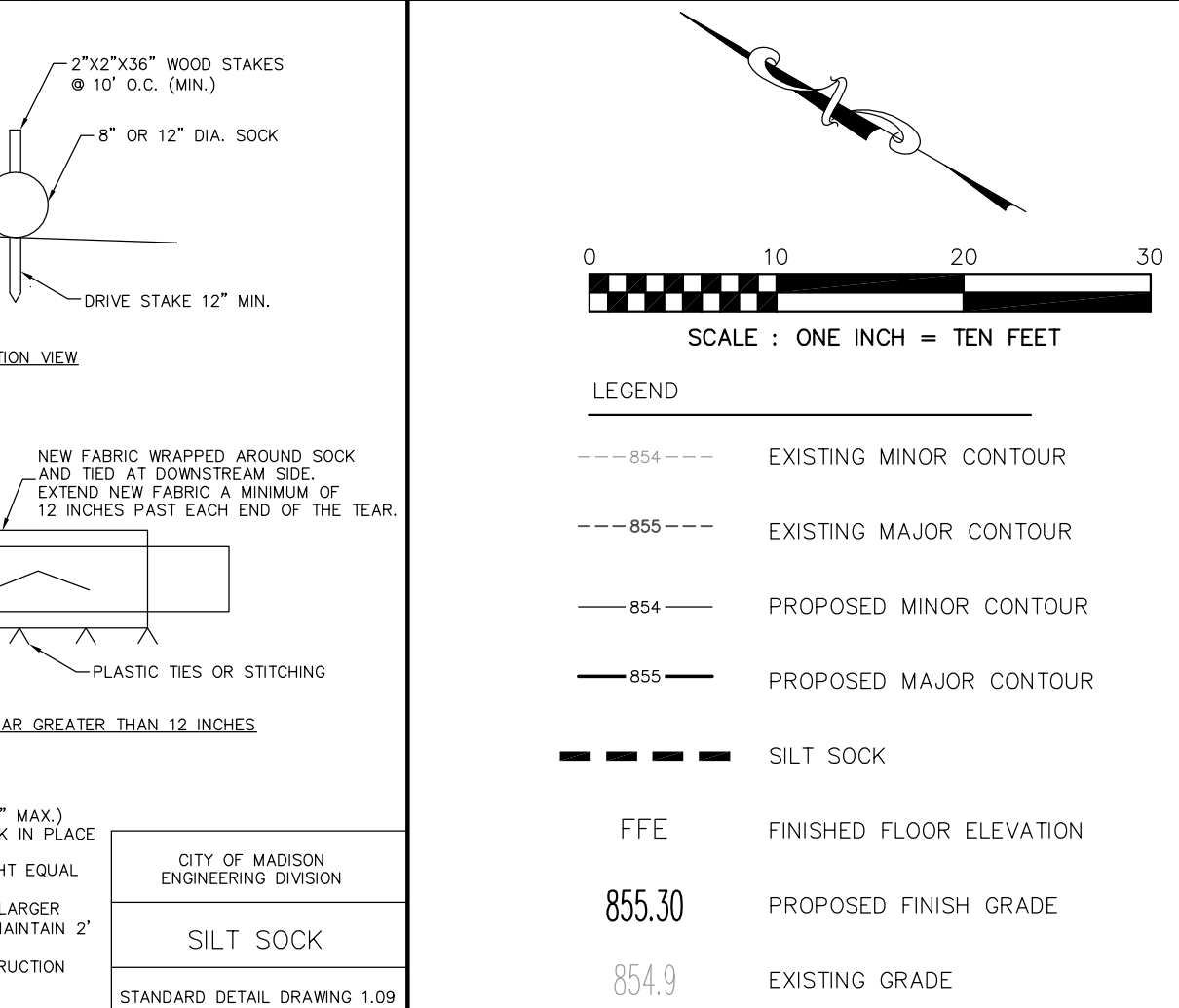
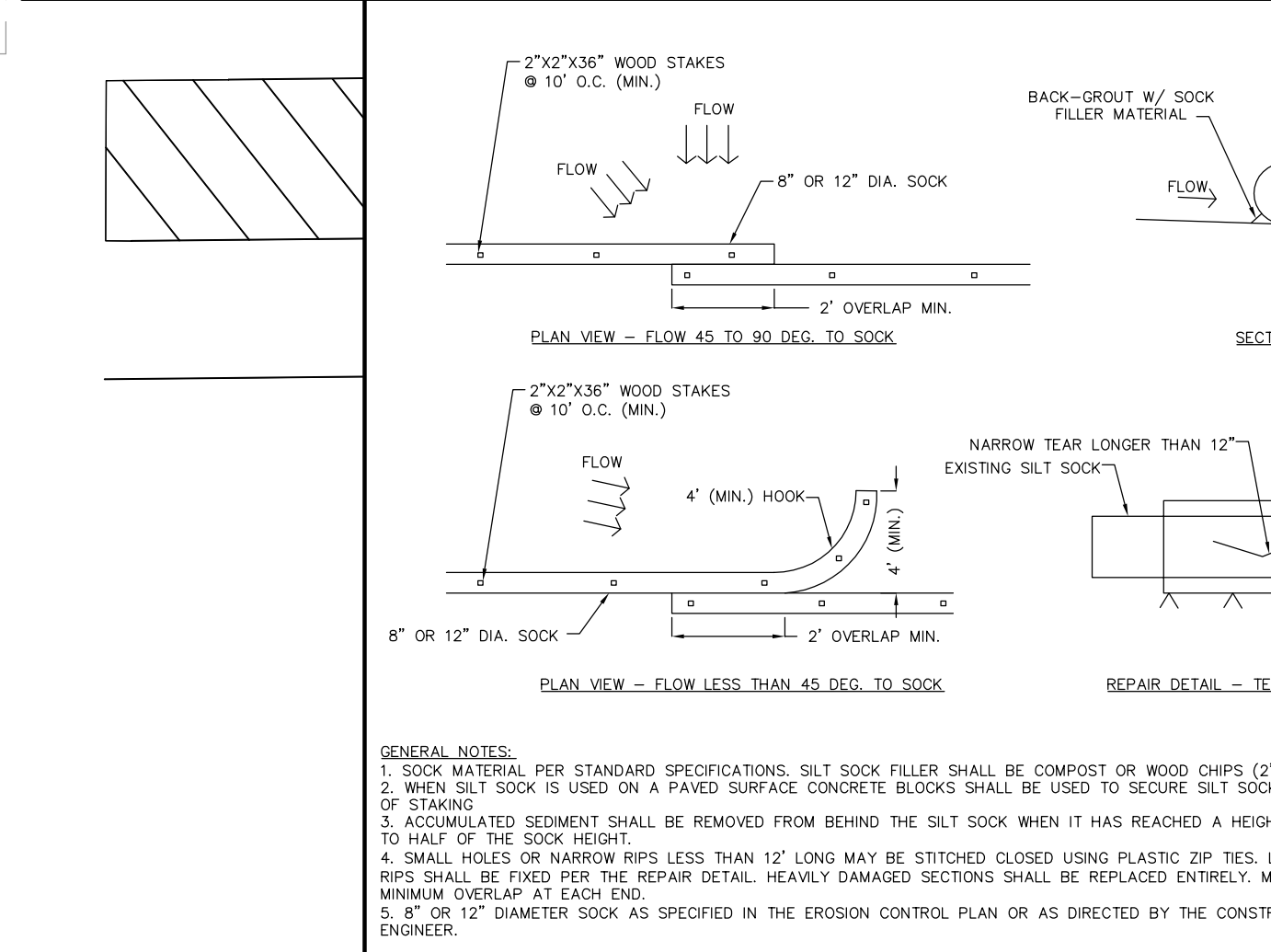
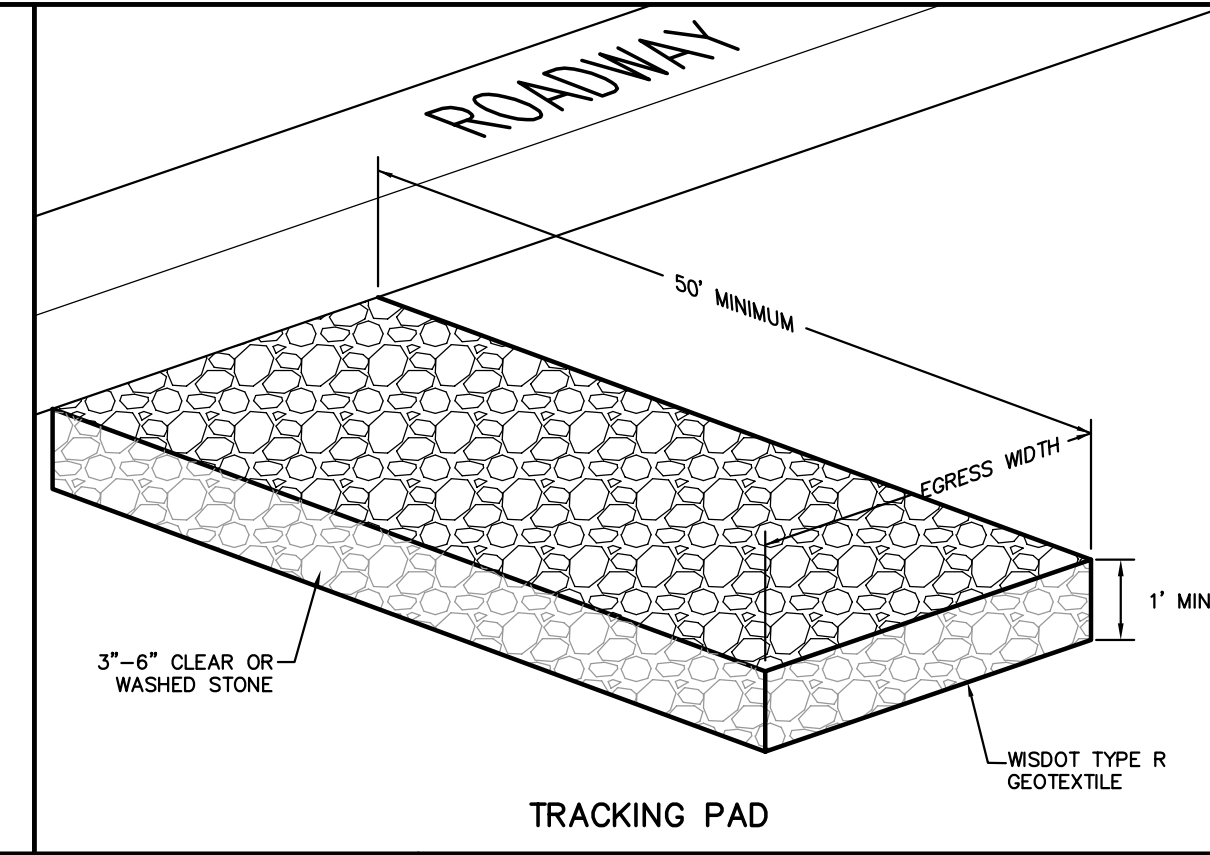
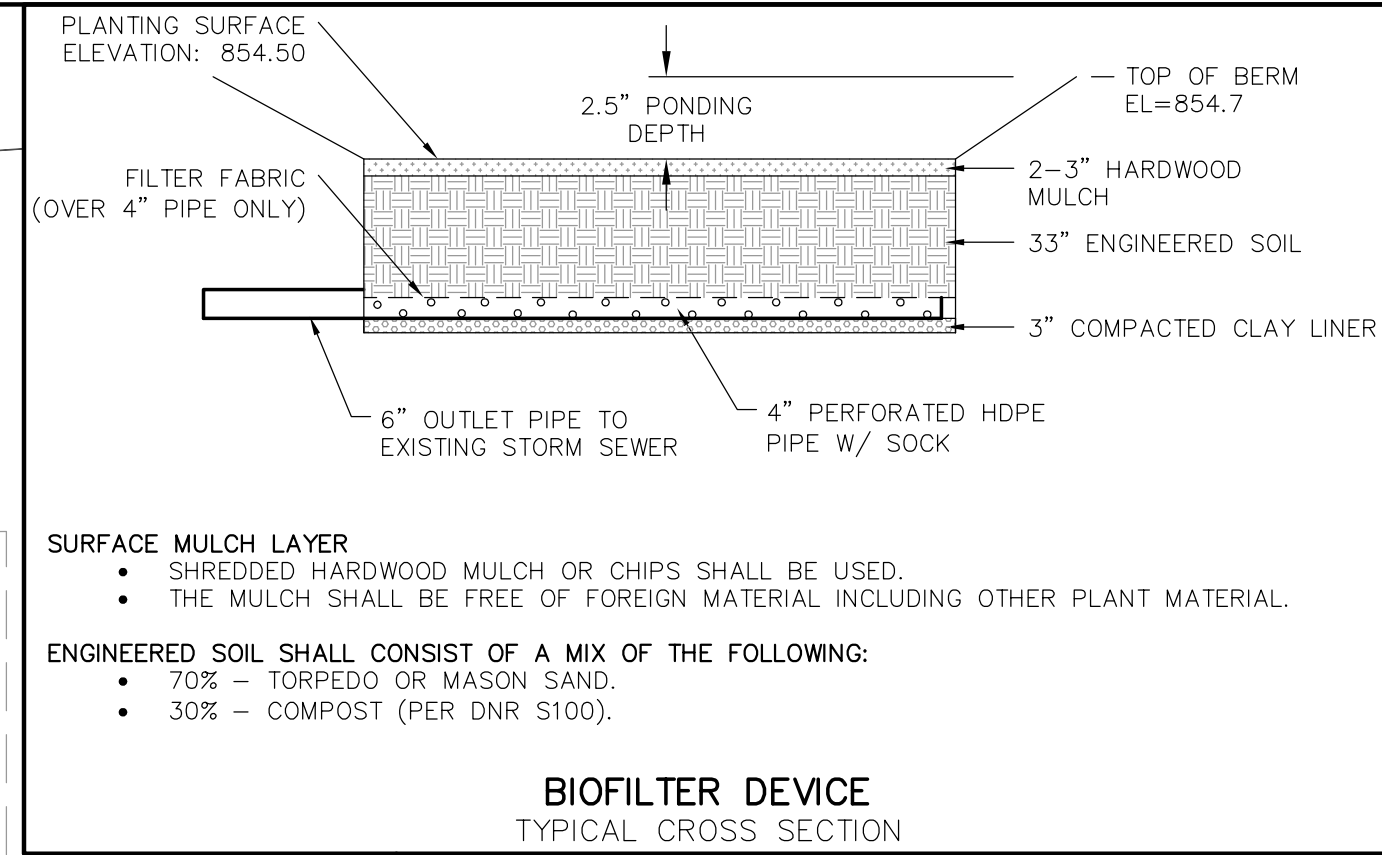
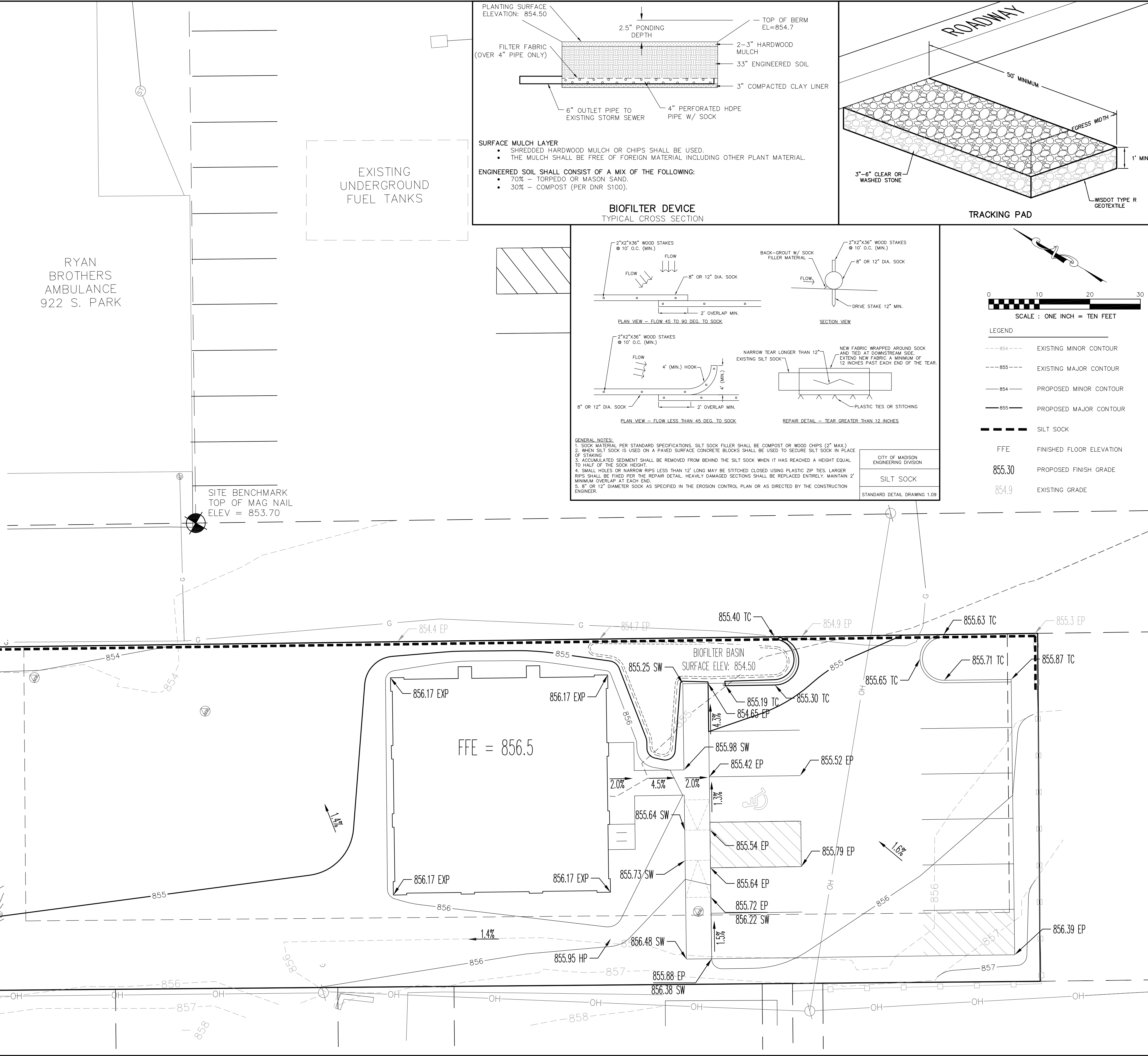
Erosion Control Notes/Specifications:

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- 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. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. 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.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wiscnoin.gov/business/engserv/pol.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until stabilization is complete.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact
Wayne Acker
Acker Builders, Inc.
101 E. Main St., #2
Waunakee, WI 53597
(608) 220-5008

Schedule:
June 30, 2013 Install silt fence and construction entrance. Begin demolition and land disturbance.
September 2, 2013 Building Complete. Base course installed. Apply seed and mulch to all disturbed areas and/or install landscaping.
November 2, 2013 Vegetation established.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511 OR 811 TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



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www.burseurveying.com

APPROVALS	DATE
PROJECT ENG	MLB
DESIGNED BY	PDF
DRAWN BY	PDF
CHECKED BY	MLB
APPROVED	MLB

Ryan Brothers Ambulance Office Annex
915 Haywood Dr.
Madison, WI
Acker Builders & Realty
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PLOT DATE: 04-02-2013

REVISION DATES:

NO.	DATE	DESCRIPTION

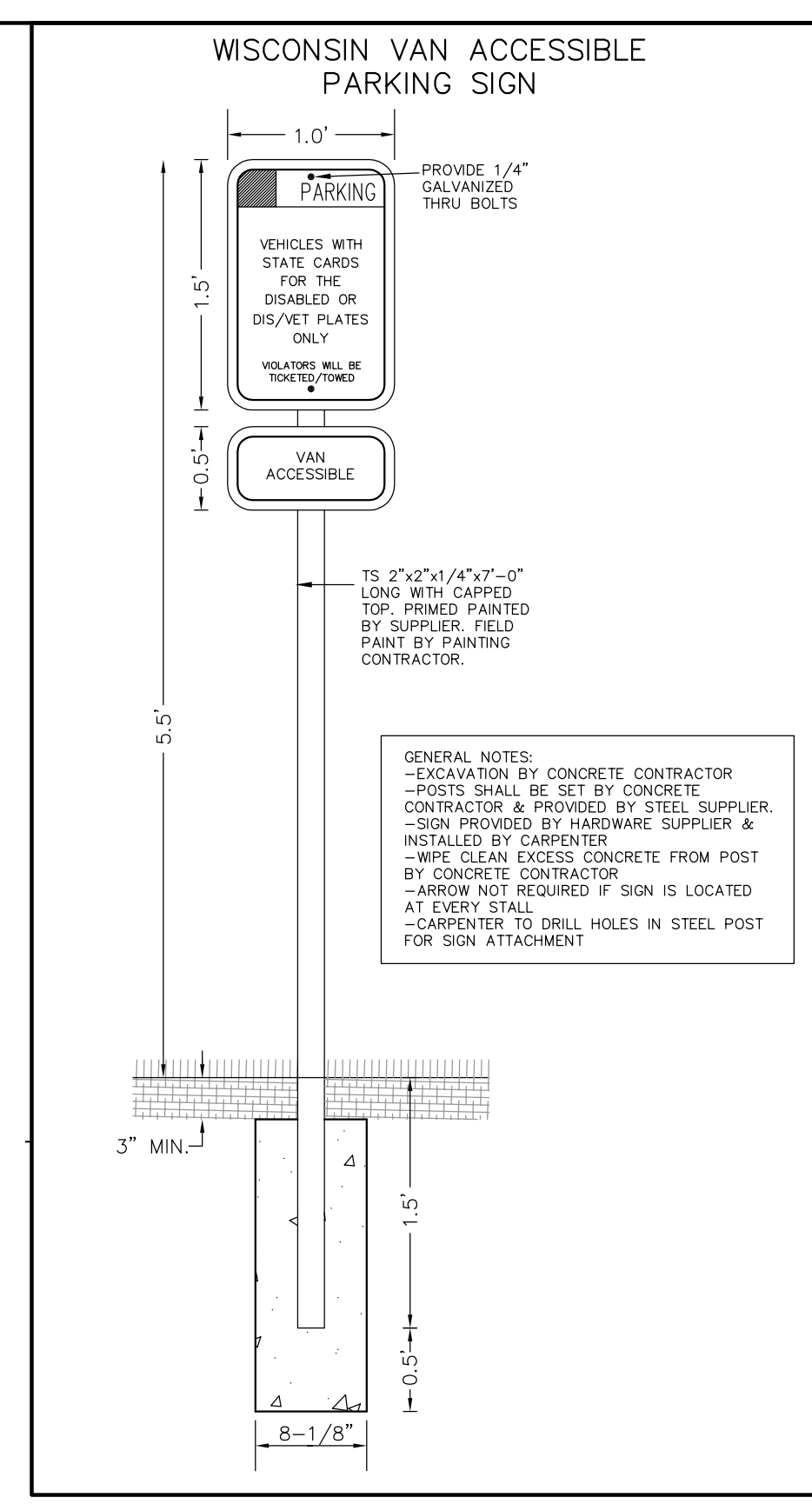
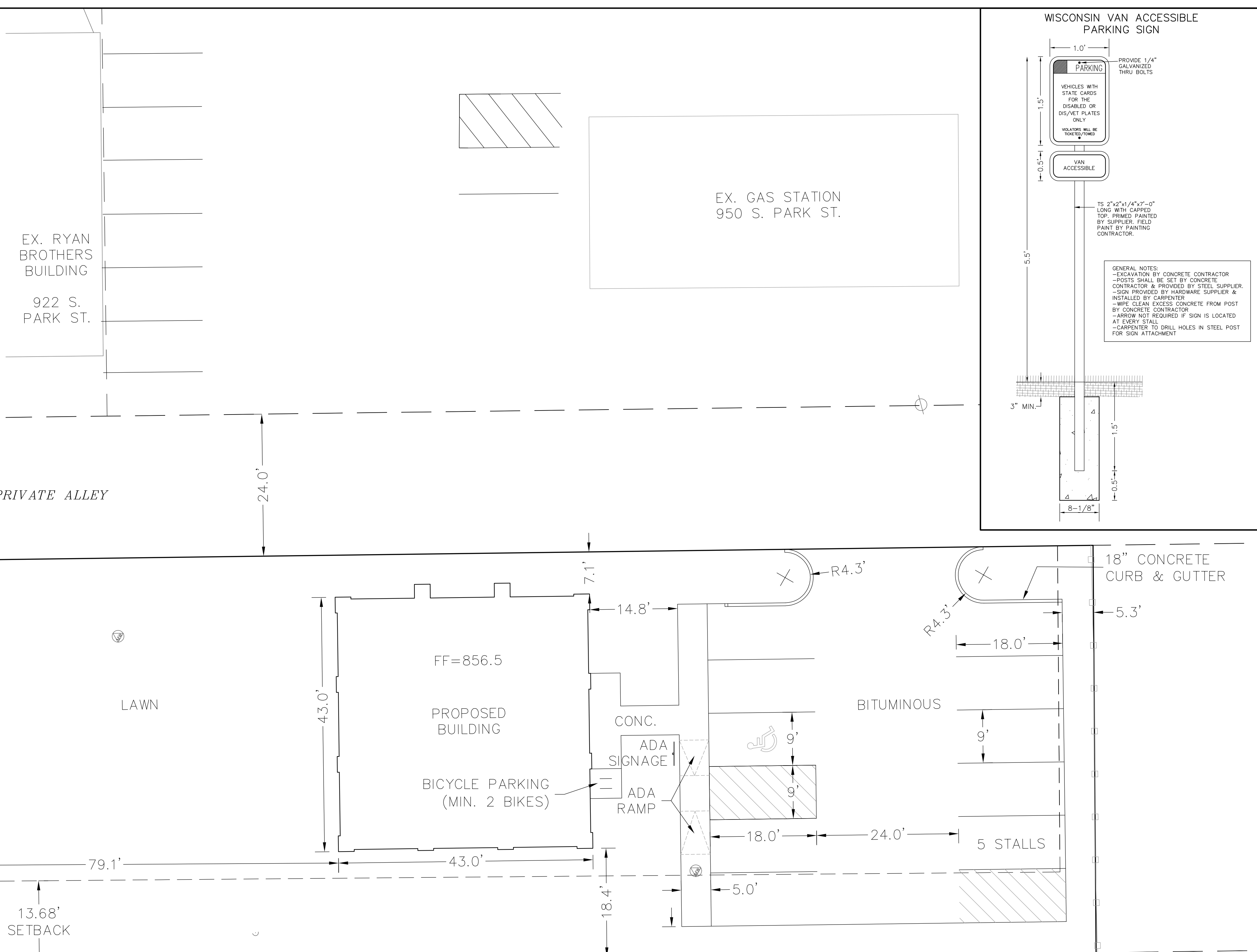
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GRADING & EROSION CONTROL PLAN

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DRAWING NUMBER
C-103

Parking Lot Plan Site Information Block	
Site Address	915 Haywood Drive
Site acreage (total)	14,156 SQ.FT. (0.32 AC.)
Number of building stories (above grade)	Two
Building height	29'-2"
DILHR type of construction (new structures or additions)	II B
Total square footage of building	1817
Use of property	Office
Gross square feet of office	3269
Gross square feet of retail area	0
Number of employees in warehouse	0
Number of employees in production area	0
Capacity of restaurant/place of assembly	0
Number of bicycle stall shown	2
Number of parking stalls shown	
Small car	0
Large car	9
Accessible	1
Total	10
Number of trees shown	0



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www.burse-surveying.com

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DRAWN BY	MLB	PDF	MLB	MLB	MLB
CHECKED BY	MLB	PDF	MLB	MLB	MLB
APPROVED	MLB	PDF	MLB	MLB	MLB

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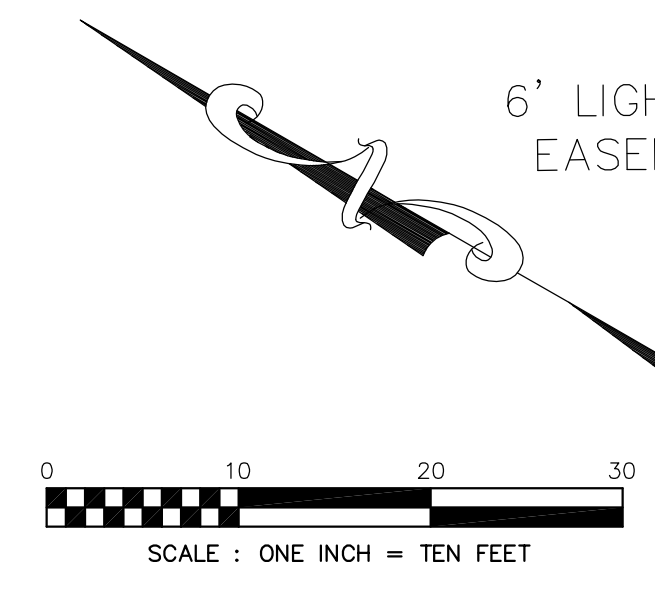
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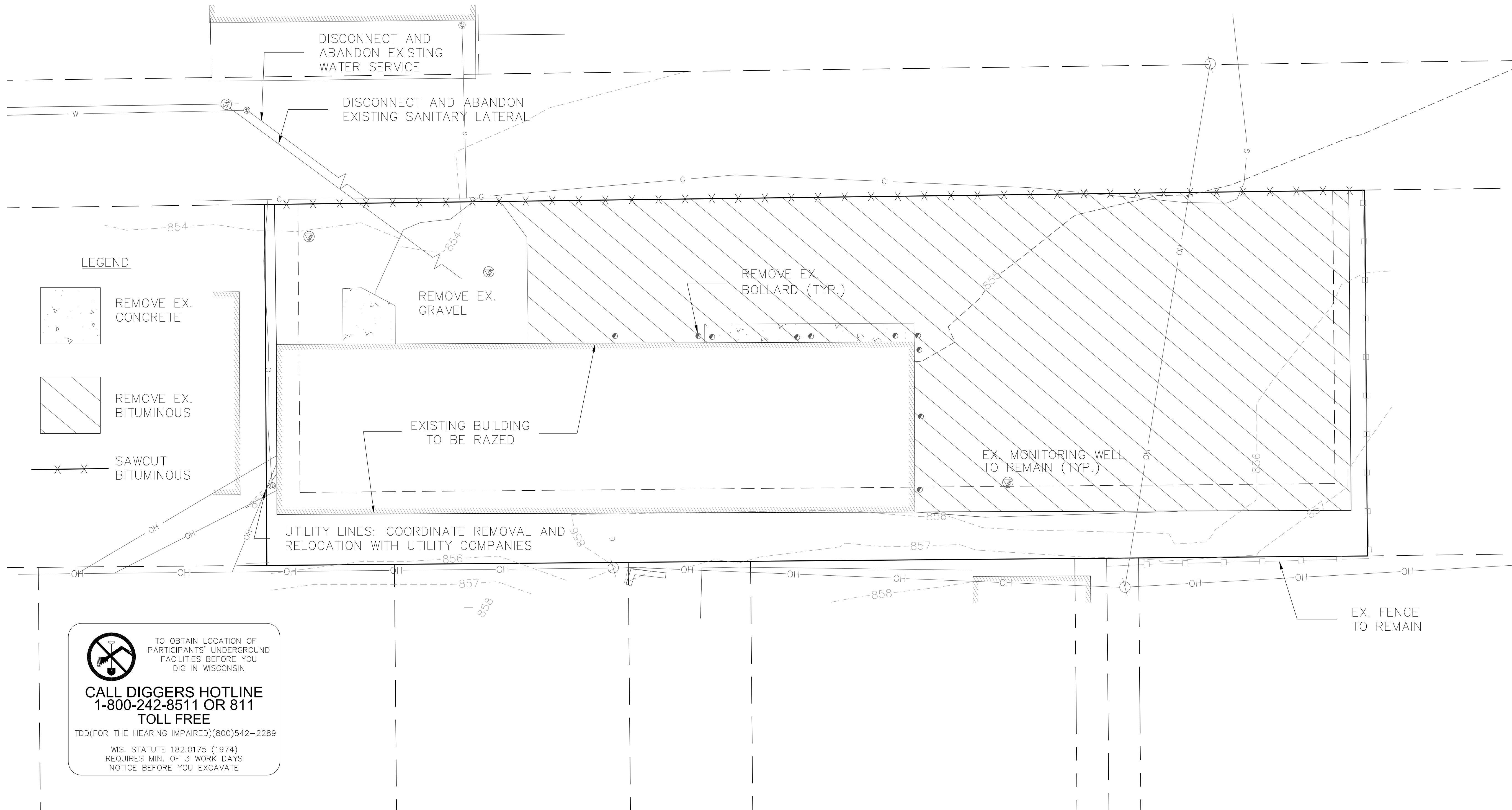
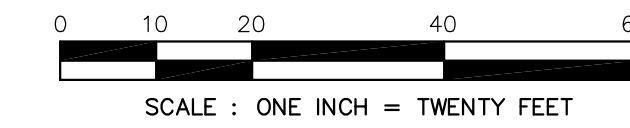
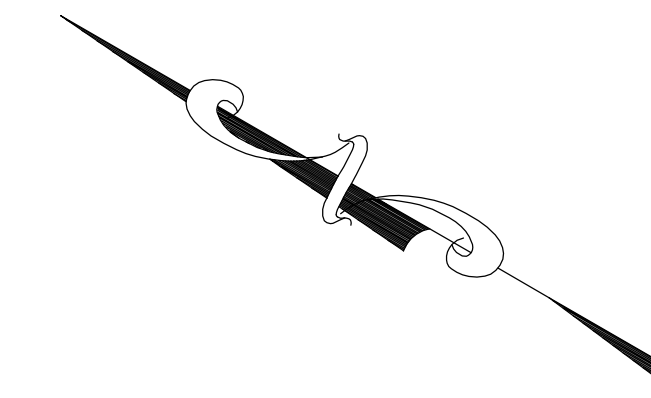
APPROVAL	SIGNATURE	DATE
PLANNING & DEVELOPMENT		
ZONING ADMINISTRATOR		
CITY ENGINEERING		
TRAFFIC ENGINEERING		
FIRE DEPARTMENT		
ALDER		

GENERAL NOTES:

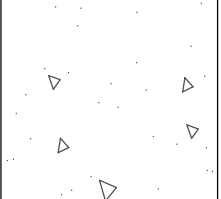
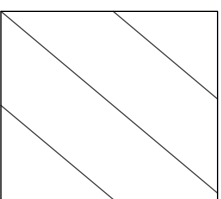
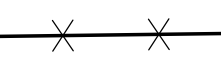
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS AS SHOWN ON THE PLANS.
2. ANY PAVEMENT ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.
3. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

DEMOLITION NOTES:

1. COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
2. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW AND EXISTING 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.
3. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.



LEGEND

-  REMOVE EX. CONCRETE
-  REMOVE EX. BITUMINOUS
-  SAWCUT BITUMINOUS


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Ryan Brothers Ambulance Office Annex
915 Haywood Dr.
Madison, WI

Acker Builders & Realty
101 E. Main St., Suite 2
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DEMOLITION PLAN

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DRAWING NUMBER

C-101

⊕ BENCHMARK
TOP OF MAG NAIL
ELEV: 853.70

LEGEND

- WATER MAIN
- OVERHEAD UTILITY
- BURIED GAS MAIN
- SAN — SANITARY SEWER
- WATER VALVE
- GAS VALVE
- ⊕ UTILITY POLE
- GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- BIT. BITUMINOUS PAVEMENT
- CNC. CONCRETE PAVEMENT
- BOLLARD
- SOLID IRON ROD FOUND SIZE NOTED
- FOUND MAG NAIL
- RAILROAD SPIKE FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- ⊙ INDICATES SPOT ELEVATION
- ⊙ MONITORING WELL

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SCALE : ONE INCH = TWENTY FEET

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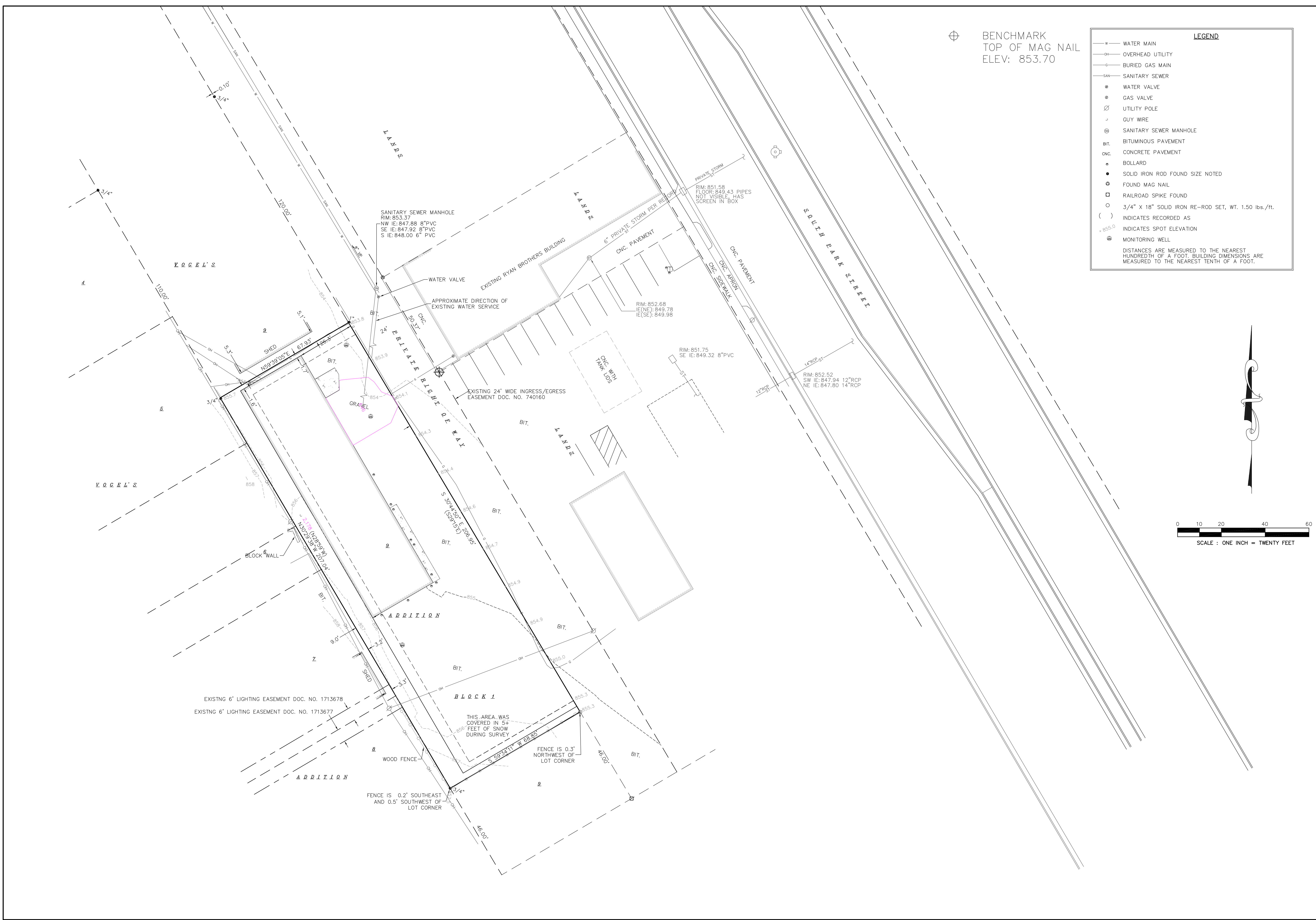
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EXISTING CONDITIONS

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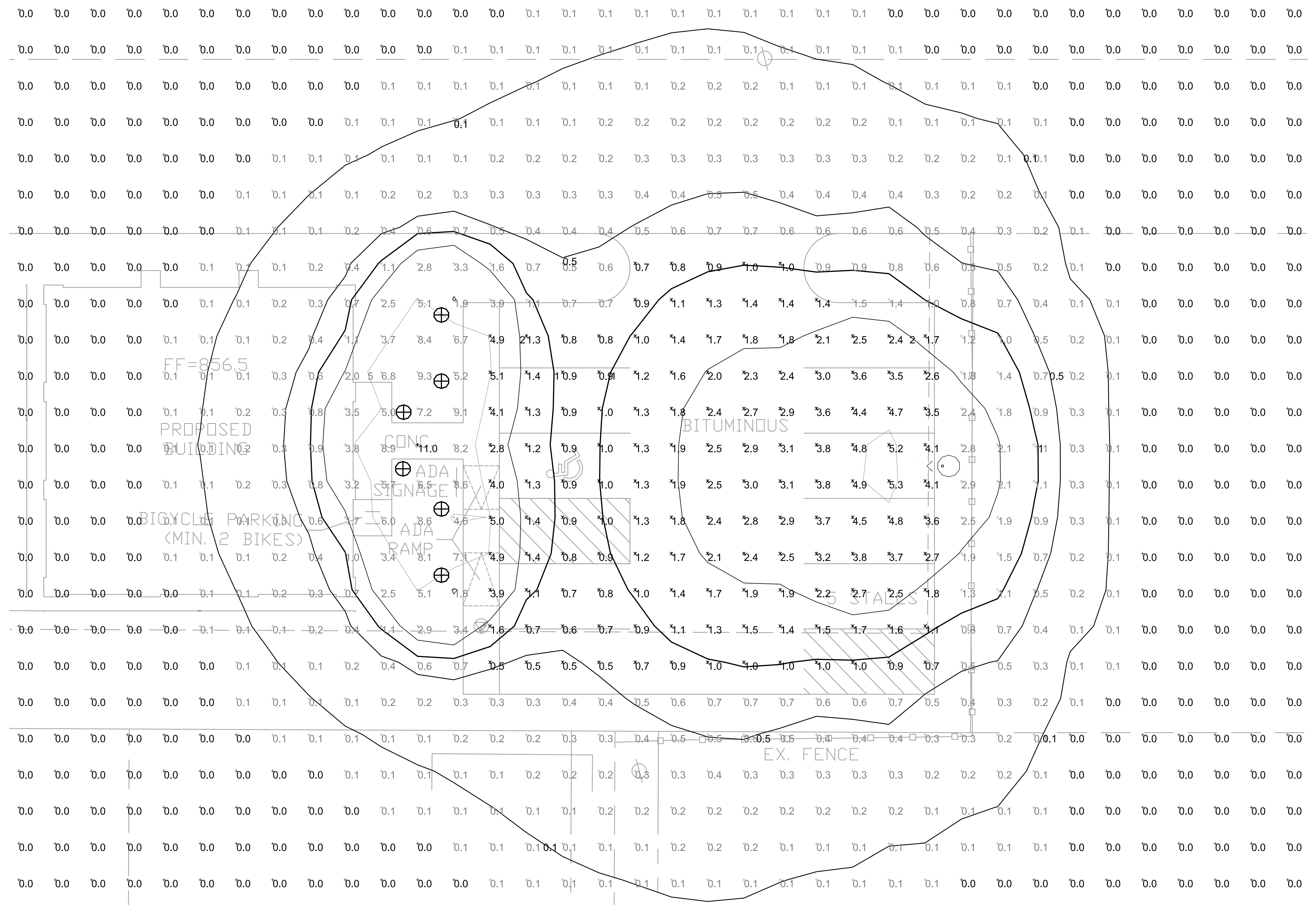
DRAWING NUMBER
C-100



Flanders Electric Inc.
P.O. Box 160
Cottage Grove, WI

State/City
Lighting
Review

**Ryan Brothers Ambulance
Office Annex**
922 Park Street - Madison, WI



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	HC405	CLEAR ROUND BOLLARD	50 WATT MH	HC407.ies	4000	0.74	85
	D	1	MAC615	12" AREA CUTOFF / FORWARD THROW	150 WATT PSMH	MAC615.ies	15000	0.74	185

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	0.5 fc	11.0 fc	0.0 fc	N / A	N / A
PARKING & SIDEWALK	X	2.1 fc	5.3 fc	0.5 fc	10.6:1	4.2:1

1 SITE PLAN - LIGHTING
ES.1 SCALE: 1/4"=1'-0"

Date	04-30-2013
Date	Revision

Drawing Name
SITE LIGHTING PLAN

Sheet No.
ES.1
PROJECT NUMBER
213040



PRELIMINARY ONLY
NOT FOR CONSTRUCTION



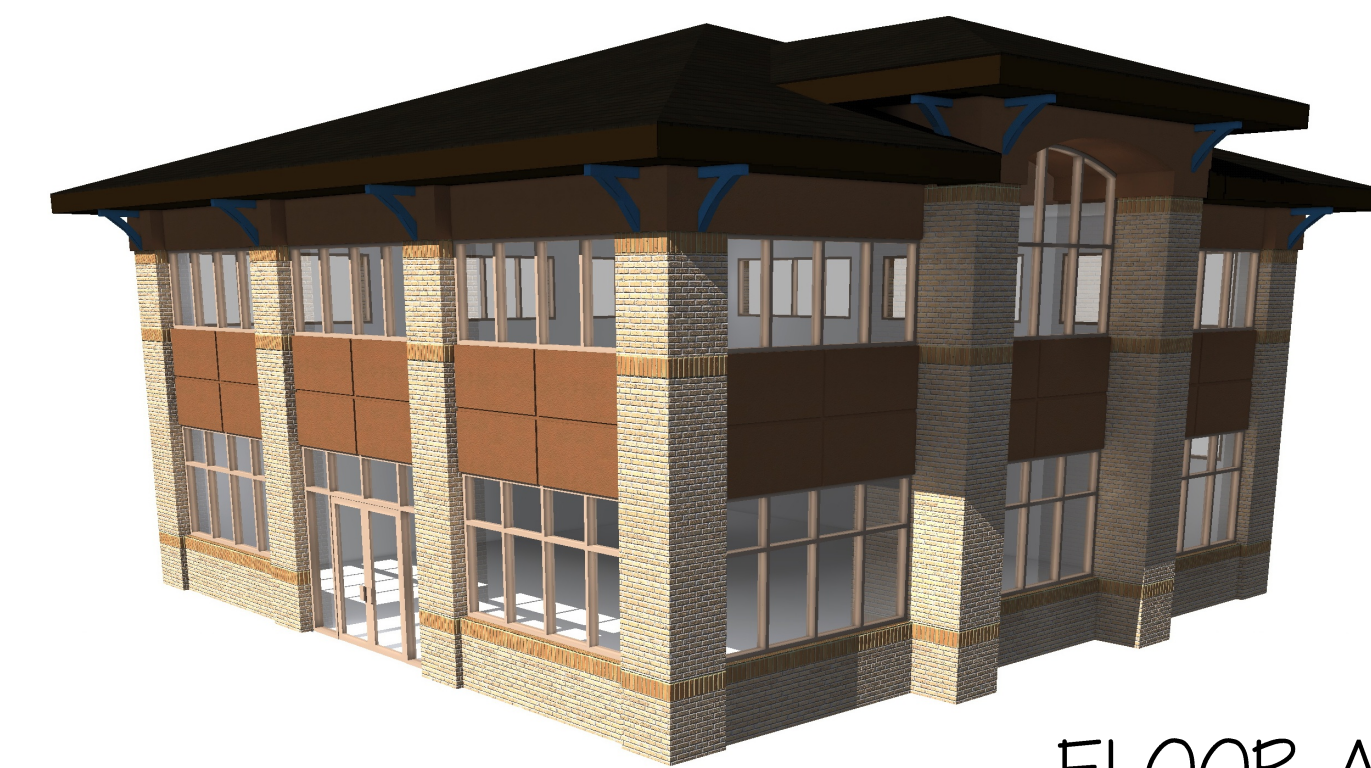
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CURRENT REVISION DATE:
05/08/13

SHEET INDEX:
1-6 ELEVATIONS & NOTES
2-6 ELEVATIONS & SECTION
3-6 FIRST FLOOR PLAN
4-6 SECOND FLOOR PLAN
5-6 FOUNDATION PLAN
6-6 SITE PLAN

CONTRACTOR NOTES:
- DRAWINGS REPRESENT A GENERAL SCOPE OF WORK ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING WORK IN FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
- VERIFY SITE CONDITIONS AND BUILDING EXPOSURES/DROPS.
- VERIFY WINDOW SIZES AND EGRESS REQUIREMENTS W/ WINDOW MANUFACTURER.
- VERIFY STRUCTURAL MEMBER SIZES AND BEARING LOCATIONS.

DIMENSIONING NOTES:
- EXTERIOR WALLS ARE 5-1/2" THICK (ROUGH FRAME - NO SHEATHING)
- INTERIOR WALLS ARE 3-1/2" THICK UNLESS OTHERWISE NOTED
- EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD OR MASONRY
- INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF STUD
- VERIFY ALL DIMENSION STRINGS



FLOOR AREAS:
1,736 SQ. FT. FIRST FLOOR
1,533 SQ. FT. LOWER LEVEL

EXTERIOR MATERIAL & COLOR CHART			
ITEM	MATERIAL	MANUFACTURER	COLOR
WALL: MAIN	BRICK	BRICKCRAFT	SANDALWOOD
WALL: SOLDIER	BRICK	GENERAL SHALE	OLD CHARLESTON
WALL: ACCENT	EIFS	DRYVIT	SW7522 MEADOWLARK
WALL: CORBEL	EIFS	DRYVIT	SW7607 SANTORINI BLUE
WINDOW	STOREFRONT		CASHMERE
DOOR	STOREFRONT		CASHMERE
FASCIA	ALUMINUM	ALCOA	MUSKET BROWN
SOFFIT	ALUMINUM	ALCOA	MUSKET BROWN
SHINGLES	LAMINATED	OWENS CORNING DURATIONS	TEAK



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

DRAFTING BY: **Building Solutionz, Inc.**
CONTACT: Sean Reimer
P.O. Box 364, Waunakee, WI 53597
Phone: (608)850-9407 Fax: (608)299-3730
http://www.BUILDINGSOLUTIONZ.com/

DESIGNED BY: **ACKER BUILDERS & REALTY**
CONTACT: Jenny Acker
101 E. Main St. Suite 2, Waunakee, WI 53597
P: 608-850-6650 F: 608-850-6653

PROJECT: **Ryan Brothers Ambulance Office Annex**
922 South Park St., Madison, WI

revisions:

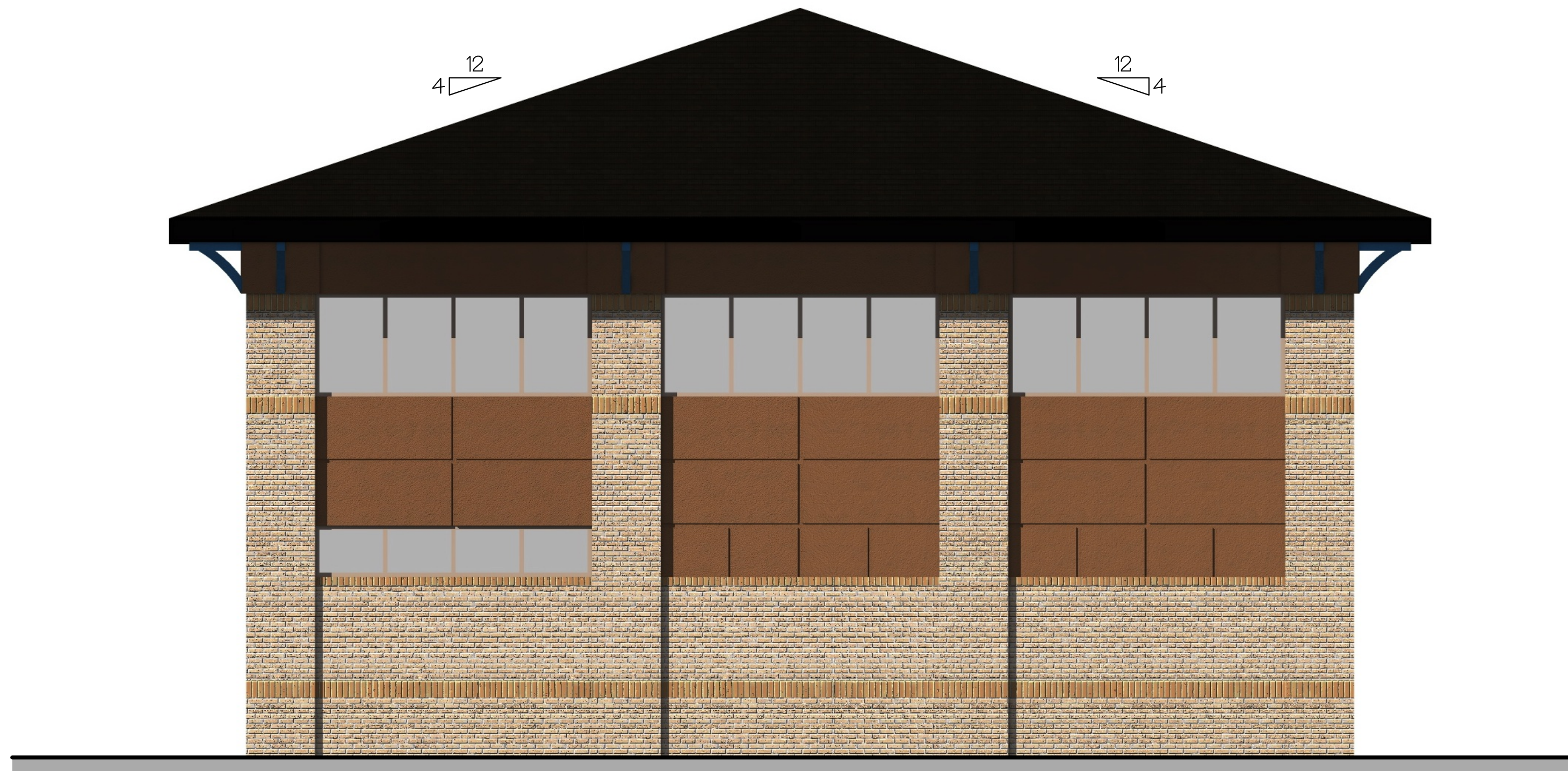
date: 05-08-13	file: 12393-Building Plans 312d.rvt	project #	12393
	design: ACKER BUILDERS	sheet #	1
	drawn: SMR		OF 6

*NOTE: DRAWINGS ARE 50% REDUCED FOR 11X17 PRINTS.

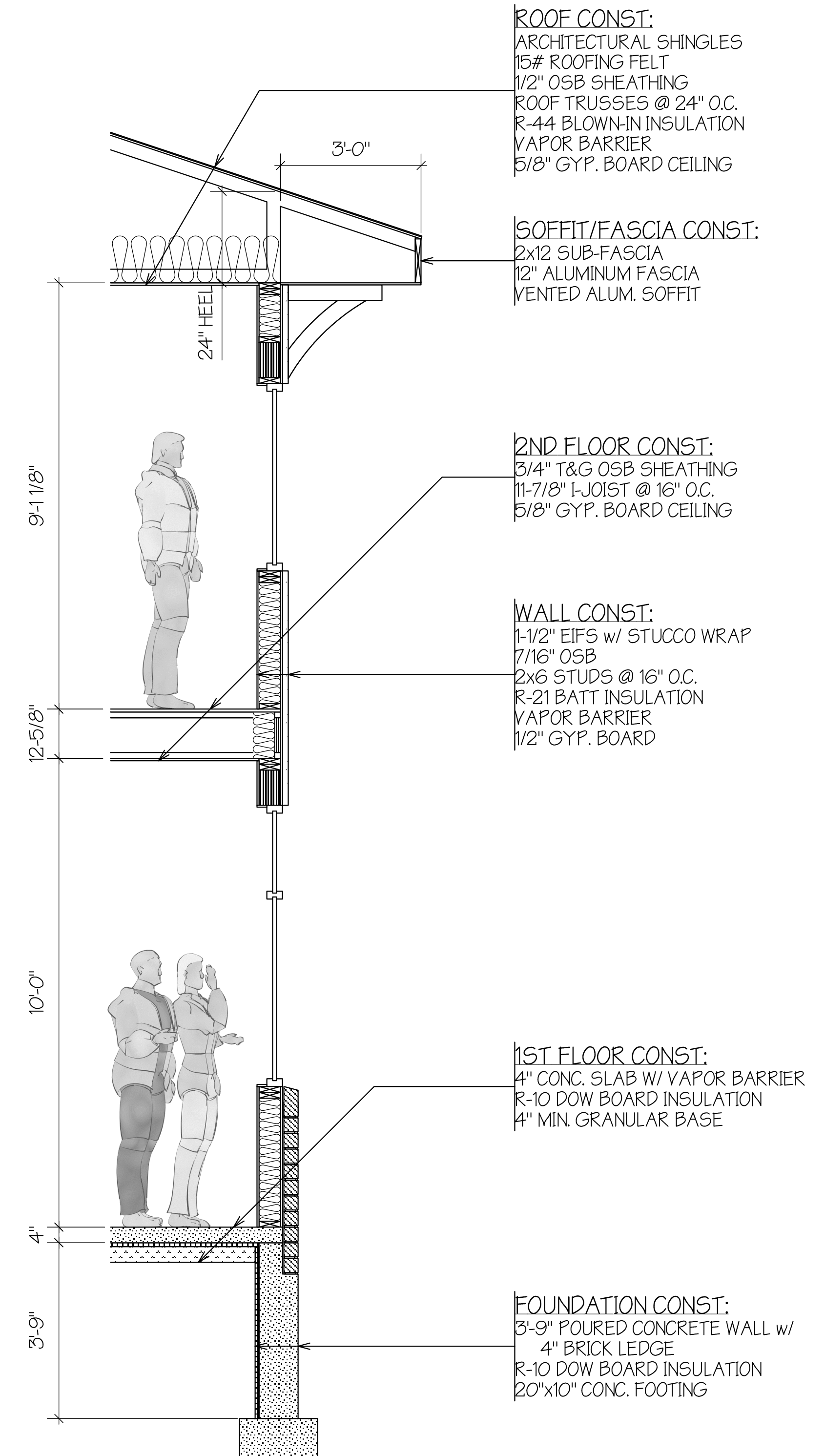
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



DRAFTING BY: **Building Solutionz, Inc.**
CONTACT: Sean Reimer
P.O. Box 364, Waukegan, WI 53597
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DESIGN/BUILD BY: **ACKER BUILDERS & REALTY**
CONTACT: Jenny Acker
101 E. Main St. Suite 2, Waukegan, WI 53597
P: 608-850-6650 F: 608-850-6653

PROJECT: **Ryan Brothers Ambulance Office Annex**
922 South Park St., Madison, WI

revisions:

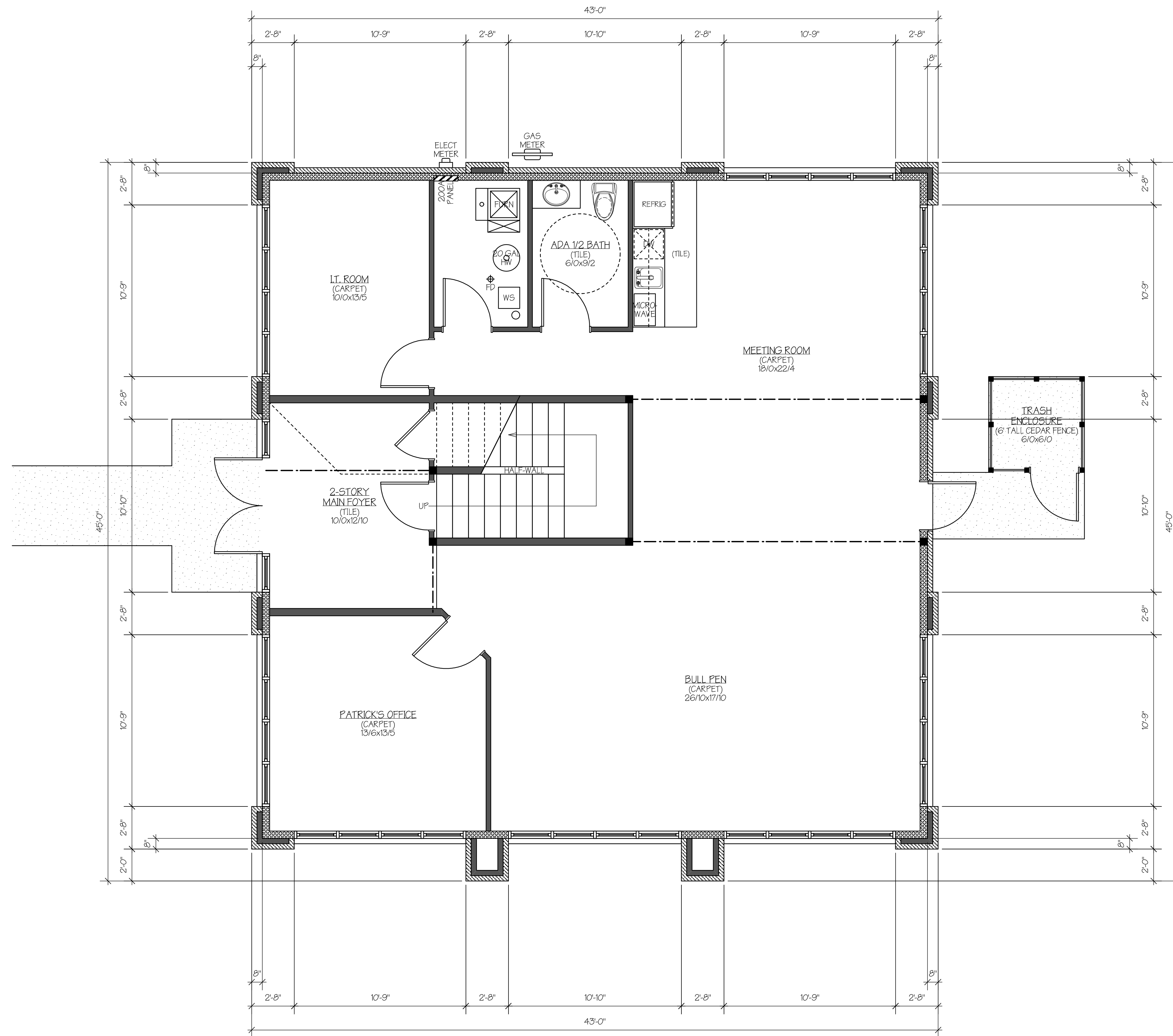
date: 05-08-13	file: 12393-Building Plans 312d.rvt
	design: ACKER BUILDERS
	drawn: SMR

*NOTE: DRAWINGS ARE 50% REDUCED FOR 11X17 PRINTS.

project #
12393

sheet #
2 OF 6

PRELIMINARY ONLY
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,736 SQ. FT.

date: 05-08-13

file: 12393-Building Plans 312d.mcd
design: ACKER BUILDERS
drawn: SMR

project #

12393

sheet #

3
OF 6

revisions:

*NOTE: DRAWINGS ARE 50% REDUCED FOR 11X17 PRINTS.

PROJECT:

**Ryan Brothers Ambulance
Office Annex**
922 South Park St., Madison, WI

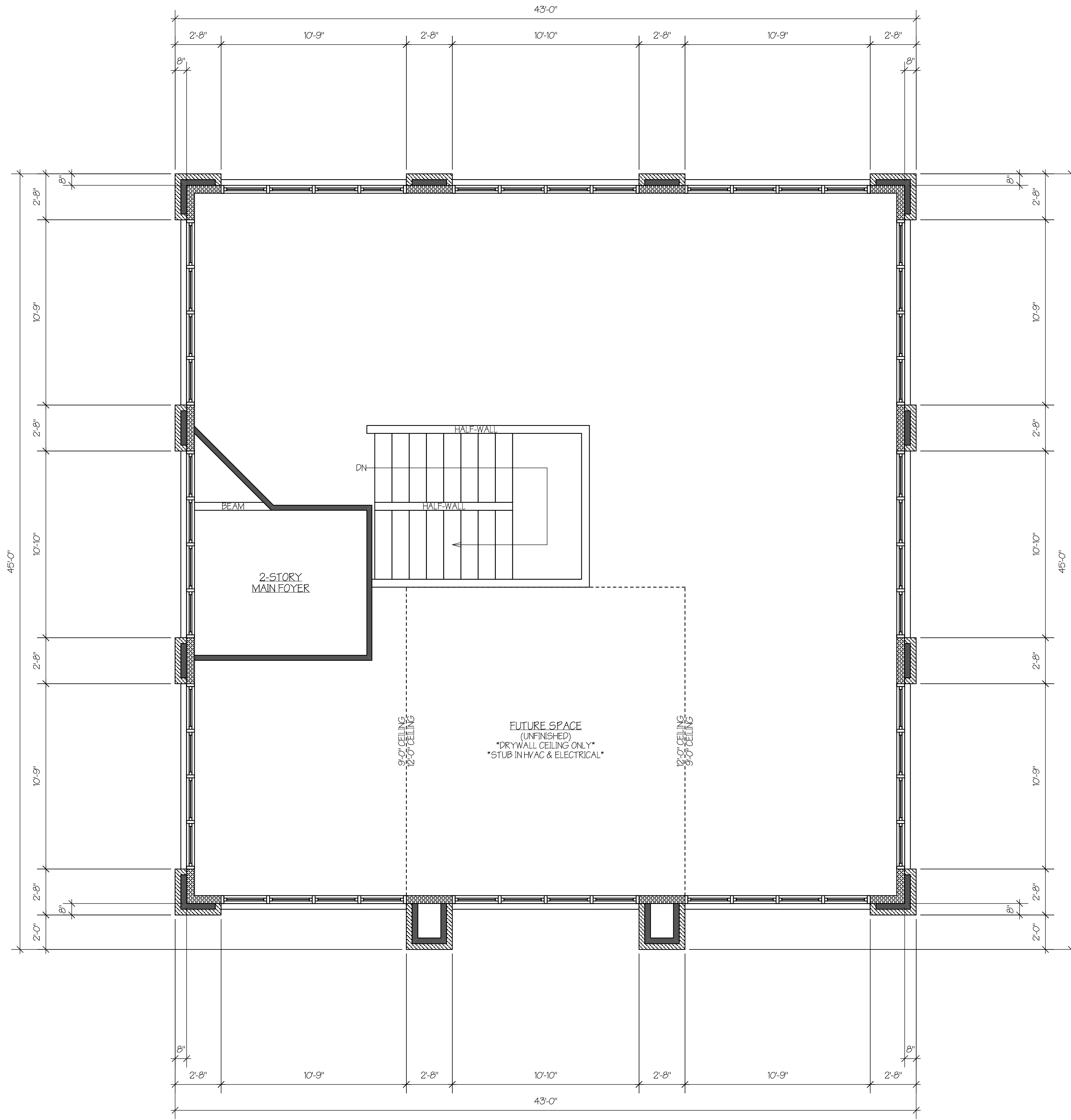
DESIGN/BUILD BY:

ACKER BUILDERS & REALTY
CONTACT: Jenny Acker
101 E. Main St. Suite 2, Wauwatosa, WI 53597
P: 608-850-6650 F: 608-850-6653

DRAFTING BY:

Building Solutionz, Inc.
CONTACT: Sean Reimer
P.O. Box 364, Wauwatosa, WI 53597
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http://www.BUILDINGSOLUTIONZ.com/

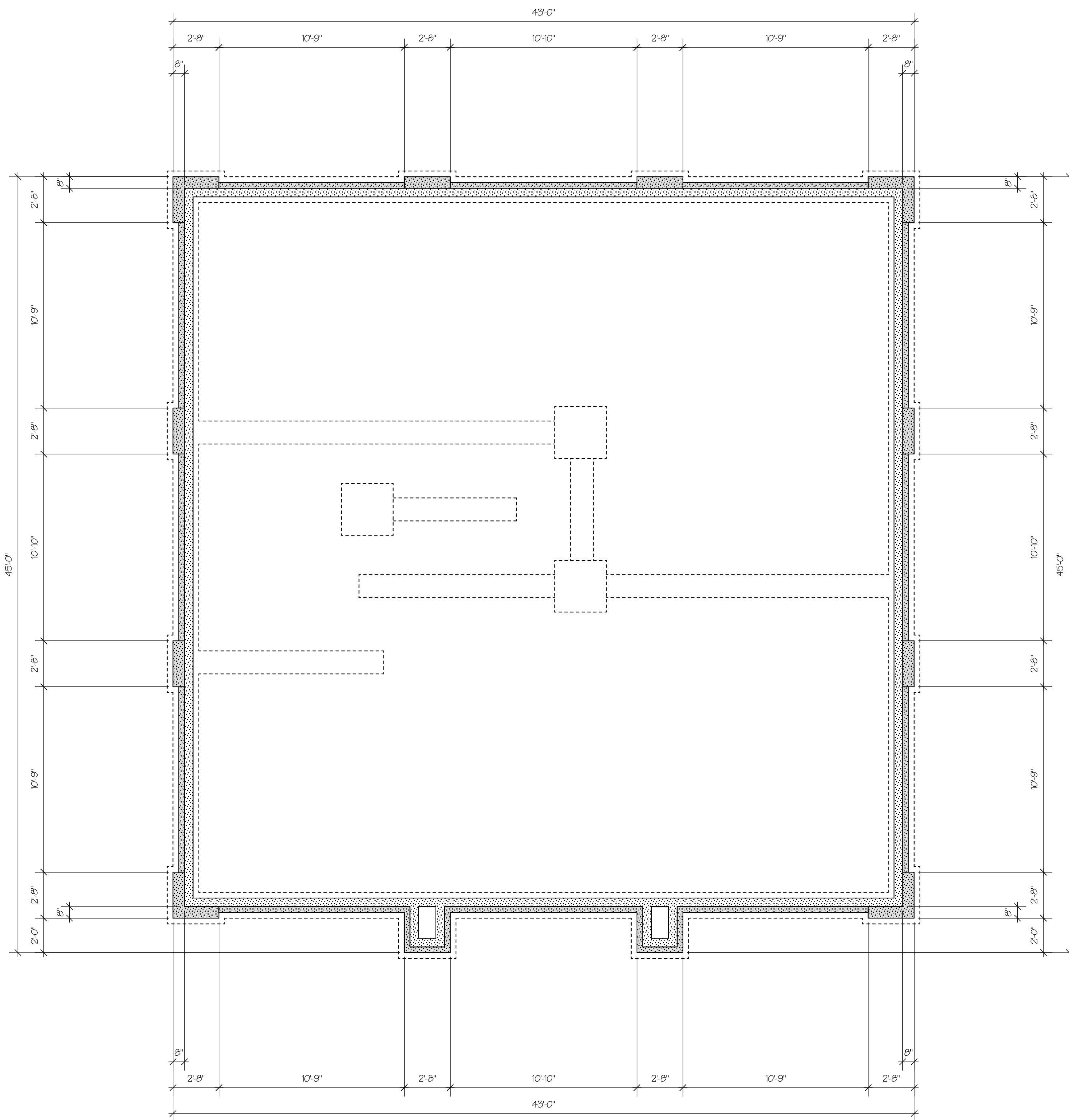
PRELIMINARY ONLY
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,533 SQ. FT.

date: 05-08-13	revisions:	PROJECT:	DESIGN/BUILD BY:	DRAFTING BY:
file: 12393-Building Plans 312d.rvt		Ryan Brothers Ambulance Office Annex	ACKER BUILDERS & REALTY	Building Solutionz, Inc.
design: ACKER BUILDERS		922 South Park St., Madison, WI	CONTACT: Jenny Acker 101 E. Main St. Suite 2, Wauwatosa, WI 53597	CONTACT: Sean Reimer P.O. Box 364, Wauwatosa, WI 53597
drawn: SMR			P: 608-850-6650 F: 608-850-6653	Phone: (608)850-9407 Fax: (608)299-3730 http://www.BUILDINGSOLUTIONZ.com/
project #				
12393				
sheet #				
4				
OF 6				

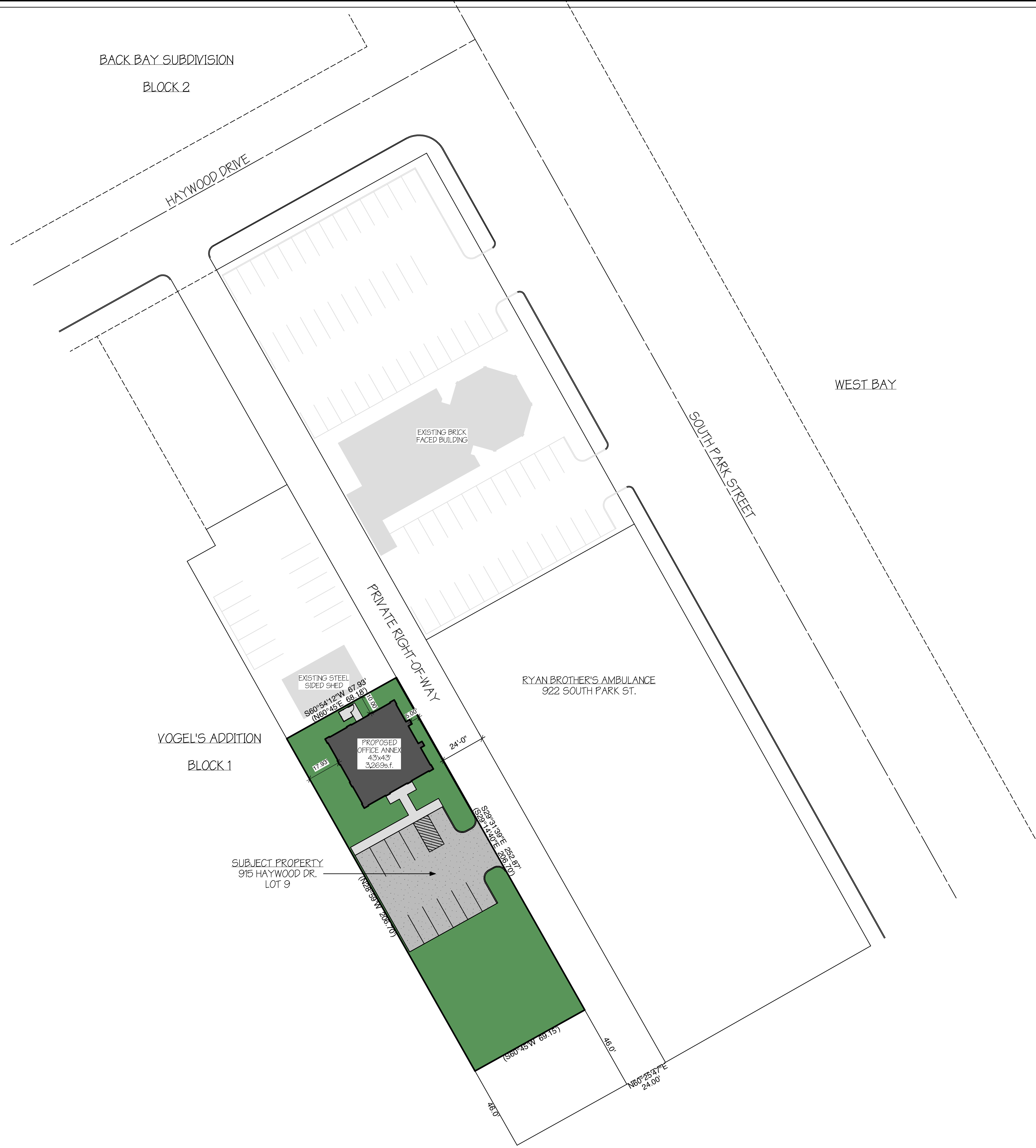
PRELIMINARY ONLY
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

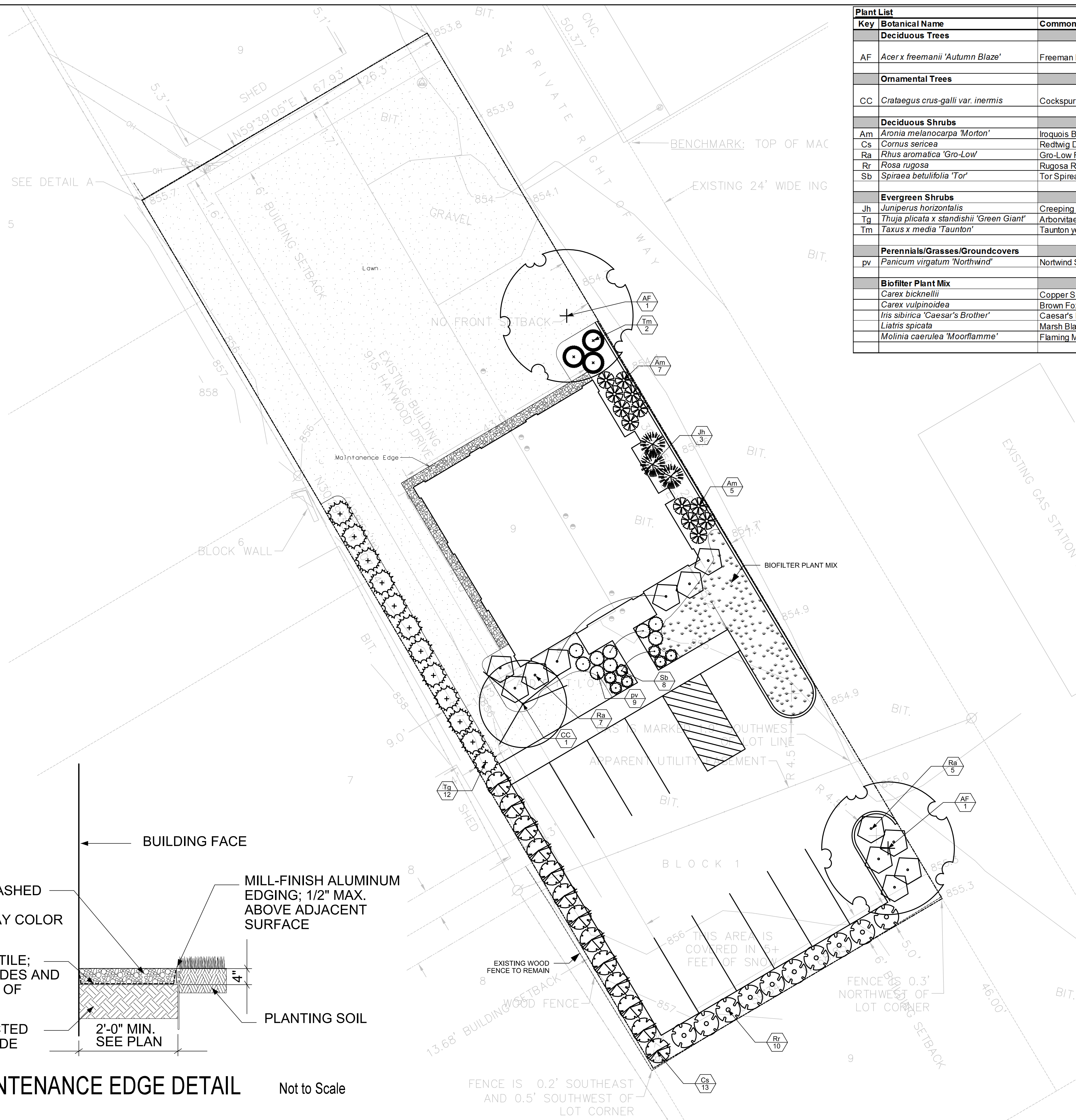
date: 05-08-13	revisions:	PROJECT: Ryan Brothers Ambulance Office Annex 922 South Park St., Madison, WI	DESIGN/BUILD BY: ACKER BUILDERS & REALTY CONTACT: Jenny Acker 101 E. Main St. Suite 2, Waukegan, WI 53597 P: 608-850-6650 F: 608-850-6653	DRAFTING BY: Building Solutionz, Inc. CONTACT: Sean Reimer P.O. Box 364, Waukegan, WI 53597 Phone: (608)850-9407 Fax: (608)299-3730 http://www.BUILDINGSOLUTIONZ.com/
	file: 12393-Building Plans 312d.rvt design: ACKER BUILDERS drawn: SMR			
sheet #	project #			
5	12393			
OF 6				

PRELIMINARY ONLY
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N
1 SITE PLAN "D"
SCALE: 1" = 30'

date: 05-08-13	revisions:	project # 12393	sheet # 6 OF 6
	file: 12393-Building Plans 312d.rvt design: ACKER BUILDERS drawn: SMR		
PROJECT: Ryan Brothers Ambulance Office Annex 922 South Park St., Madison, WI		DESIGN/BUILD BY: ACKER BUILDERS & REALTY CONTACT: Jenny Acker 101 E. Main St. Suite 2, Waukegan, WI 53597 P: 608-850-6650 F: 608-850-6653	
DRAWING BY: Building Solutionz, Inc. CONTACT: Sean Reimer P.O. Box 364, Waukegan, WI 53597 Phone: (608)850-9407 Fax: (608)299-3730 http://www.BUILDINGSOLUTIONZ.com/		*NOTE: DRAWINGS ARE 50% REDUCED FOR 11X17 PRINTS.	



Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Freeman Maple	2	2.5" cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.
Ornamental Trees						
CC	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Cockspur Hawthorn	1	2.5" cal.	B&B	Single, straight leader; match specimens; branching shall start at 5'-0" min.
Deciduous Shrubs						
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Chokeberry	12	18" ht.	Cont.	Space 3'-0" o.c.
Cs	<i>Cornus sericea</i>	Redtwig Dogwood	13	24" ht.	Cont.	Space 4.5' o.c.
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	12	24" sp.	Cont.	Space 3'-0" o.c.
Rr	<i>Rosa rugosa</i>	Rugosa Rose	10	18" ht.	Cont.	Space 5'-0" o.c.
Sb	<i>Spiraea betulifolia</i> 'Tor'	Tor Spirea	7	12" sp.	Cont.	Space 3'-0" o.c.
Evergreen Shrubs						
Jh	<i>Juniperus horizontalis</i>	Creeping Juniper	3	18" sp.	Cont.	
Tg	<i>Thuja plicata</i> x <i>standishii</i> 'Green Giant'	Arborvitae Green Giant	13	36" ht.	Cont.	Space 3'-0" o.c.
Tm	<i>Taxus x media</i> 'Taunton'	Taunton yew	3	18" ht.	Cont.	
Perennials/Grasses/Groundcovers						
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switchgrass	9	3 gal.	Cont.	
Biofilter Plant Mix						
	<i>Carex bicknellii</i>	Copper Shouldered Oval Sedge	89	4"	Plug	
	<i>Carex vulpinoidea</i>	Brown Fox Sedge	89	4"	Plug	
	<i>Iris sibirica</i> 'Caesar's Brother'	Caesar's Brother Siberian Iris	89	4"	Plug	
	<i>Liatris spicata</i>	Marsh Blazing Star	89	4"	Plug	
	<i>Molinia caerulea</i> 'Moorflamme'	Flaming Moor Grass	89	4"	Plug	Randomly mix species & space 1'-0" o.c.

City of Madison, WI Landscape Worksheet
 3-Apr-13
 Traditional Shopping Street District

Developed Lots	SF	Landscape Units Req.	Landscape Points Req.
Total Developed Area	14,156	47	236

Element	Point Value	Quantity	Total Points
Overstory Deciduous Tree	35	2	70
Ornamental Tree	15	1	15
Evergreen Tree	15		0
Shrub, deciduous	2	54	108
Shrub, evergreen	3	18	54
Ornamental Grass	2	9	18
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	5	20
			285

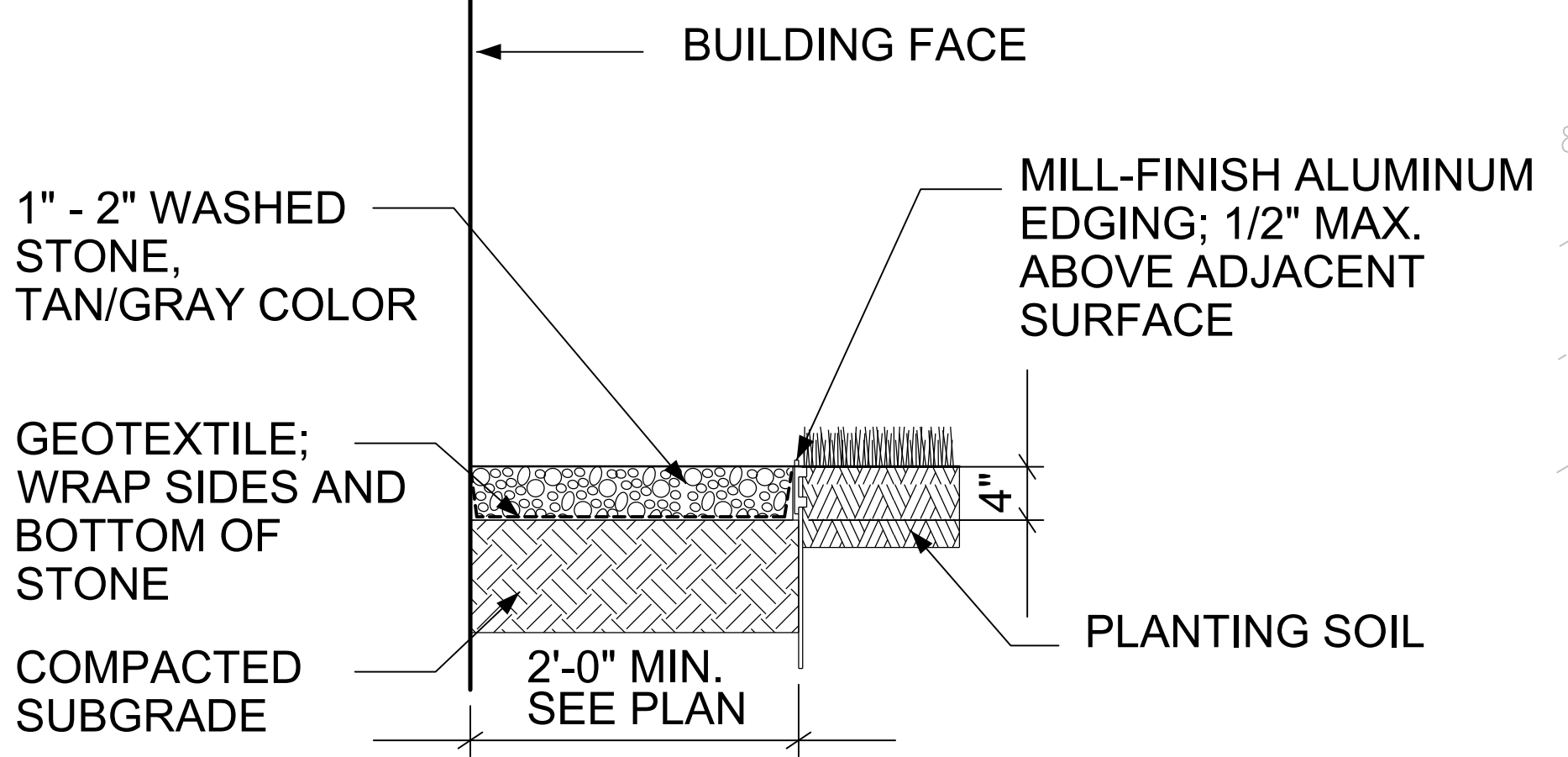
Development Frontage	LF	Overstory Tree Req (or x2 for Orn./Evergreen Tree Sub.)	Shrubs Req.
Total LF of Street Frontage Between Bldg./Parking & street	104	3	17

Element	Point Value	Quantity
Overstory Deciduous Tree	35	2
Ornamental Tree	15	
Evergreen Tree	15	
Shrub, deciduous	2	20
Shrub, evergreen	3	3

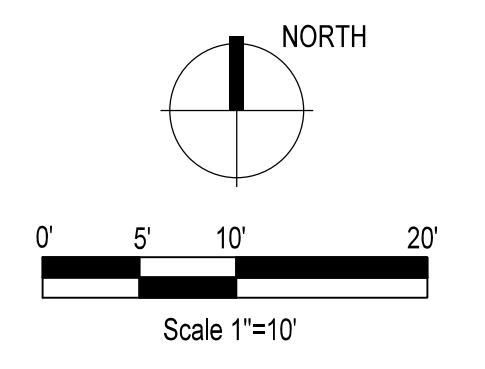
Interior Parking Lots	SF	Overstory Tree Req (or x2 for Orn. Tree Sub.)
Total Parking Lot Area	3,225	
Req. Parking Lot Islands (5%)	161	1

Element	Point Value	Quantity
Overstory Deciduous Tree	35	1
Ornamental Tree	15	1

NOTE:
 1. All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
 2. All plant beds shall have shovel-cut edging unless otherwise noted.
 3. All disturbed areas shall be repaired with indicated seed or sod.



MAINTENANCE EDGE DETAIL Not to Scale



KSD Project No. 2013-013
 Date 04-03-2013

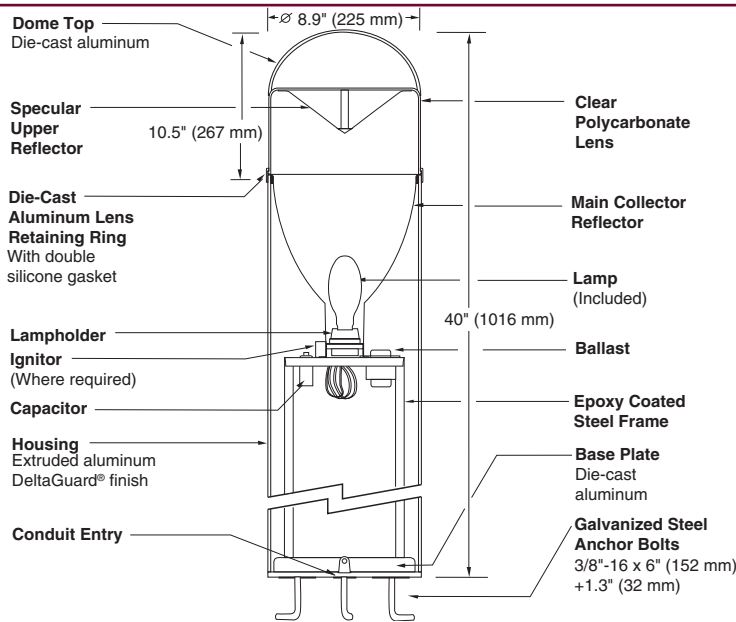


RYAN BROTHERS AMBULANCE OFFICE ANNEX
 922 S. Park St., Madison, WI



CLEAR LENS — DOME TOP
ROUND BOLLARD

**HCD
 SERIES**



SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
	50W PSMH	HCD405-(a)(b)
	70W PSMH	HCD407-(a)(b)
	100W PSMH	HCD410-(a)(b)
HIGH PRESSURE SODIUM		
	50W HPS	HCD505-(a)(b)
	70W HPS	HCD507-(a)(b)
	100W HPS	HCD510-(a)(b)
FLUORESCENT		
	26/32/42W CFL	HCD242-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 50W HPS)
M	120/208/240/277V (Standard: PSMH; 70 – 100W HPS)
T	120/277/347V (Canada Only) (Standard: PSMH: 70 – 100W HPS)
1	120V
2	277V
3	208V
4	240V
6	347V (Canada Only; 50 HPS Only)
UL	120 – 277V Universal Voltage (Electronic Ballast)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
A	180° Shielded Clear Lens
-(a)F	Fusing
J	Tamperproof Lens Fasteners
-(a)LP	CFL Photocell
-(a)P	HID Photocell

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Extruded aluminum housing supplied internally with a formed and channeled 16 gauge steel frame supports the electrical components and main reflector. Housing fastens to a die-cast aluminum base with four 1/4"-20 phillips flat head screws. Base is secured to concrete footing using provided masonite template and three 3/8"-16 x 6" (152 mm) galvanized steel anchor bolts with leveling nuts and washers. Suggested poured base: 2' (610 mm) deep x 12" (305 mm) dia., depending on soil types and frost line in your area. A 3" (76 mm) dia. conduit opening is provided in the base for ease of wiring. Injection molded clear polycarbonate lens with specular collecting reflector attaches to the top of the housing with an overlapping die-cast aluminum retaining ring, held by two stainless-steel allen flat head fasteners. Die cast aluminum dome is held to the top of the lens with two #8 screws. Two silicone lens seals prevent moisture from entering the lens, while a double lip silicone seal at the top of the reflector and sealed lampholder prevent insects, dirt and moisture from entering the optical chamber.

ELECTRICAL

Fluorescent bollard includes a triple tube compact fluorescent lamp. HID bollards include a clear, medium-base lamp and porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:

Electronic
 26/32/42W CFL

HX — High Reactance
 50 – 100W PSMH; 50 – 100W HPS

PATENT

US PAT RE40,934

LABELS

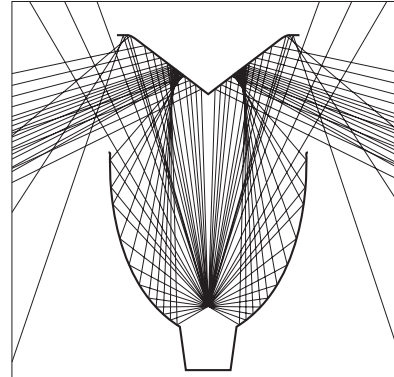
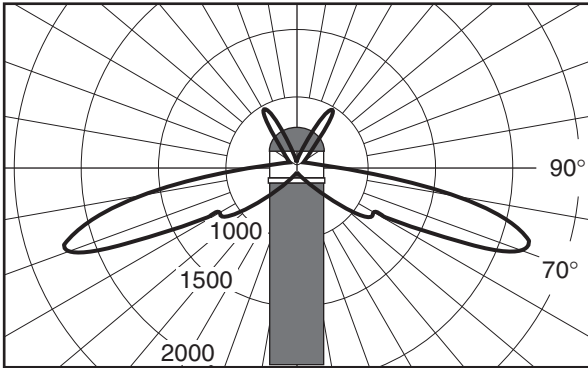
ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze acrylic powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ACCESSORIES

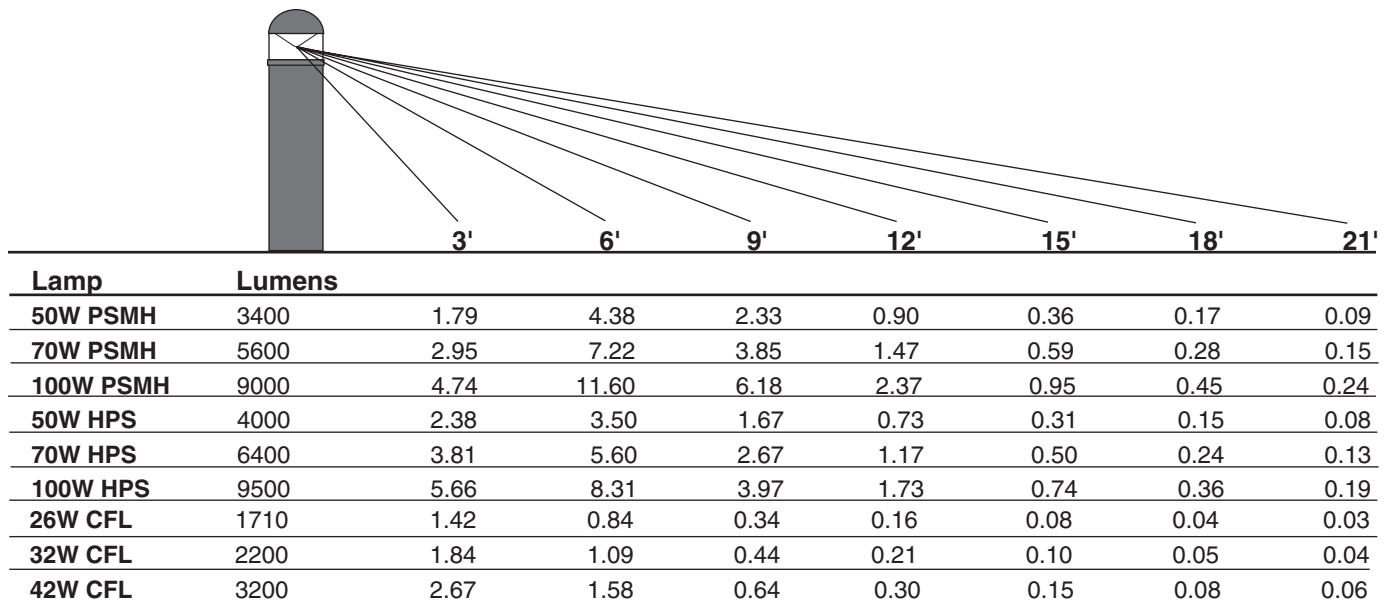
HCL	Louver
TPS-1	Tamperproof Screwdriver

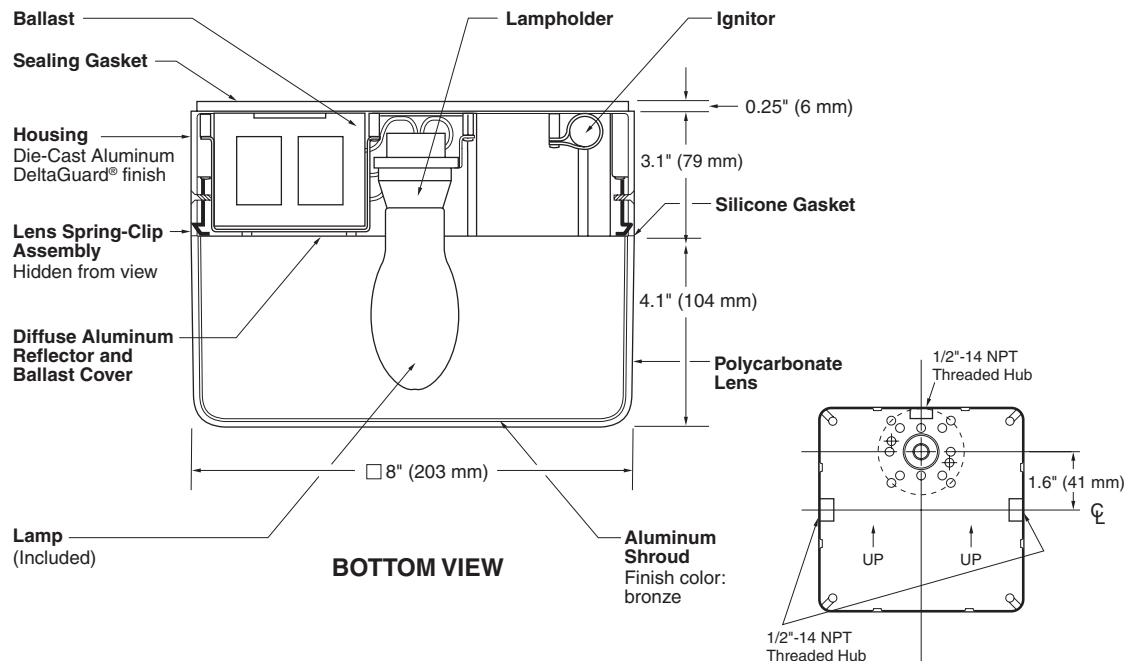


Lighting Sciences Inc.
Certified Test Report No. LSI 9728R
Candlepower distribution curve of 100W MH
Round Bollard with clear lens.

Ray Trace showing light distribution of
patented reflector system.

Use this chart to determine initial Footcandle levels at grade for the HCD Series Round Bollard with clear, dome top lens.





SPEC #	MOUNTING POSITION	WATTAGE	CATALOG #
PULSE START METAL HALIDE			
	Wall	50W PSMH	SE5405-(a)(b)
	Wall	70W PSMH	SE5407-(a)(b)
HIGH PRESSURE SODIUM			
	Wall	50W HPS	SE5505-(a)(b)
	Wall	70W HPS	SE5507-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (50W HPS)
M	120/208/240/277V (Standard: 50 – 70W PSMH) (50 – 100W HPS)
T	120/277/347V (Canada Only) (70W PSMH; 70W HPS)
1	120V (Standard: 50 – 70W HPS)
2	277V
3	208V
4	240V
6	347V (Canada Only) (50 – 70W PSMH; 50W HPS)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing*
H	High Power Factor Ballast (N/A for 50W PSMH or 50 – 70W HPS with 347V)
J	Tamperproof Lens Fasteners
-(a)P	Photocell
Q	Quartz Standby* (includes 100W quartz lamp)

Specify (a) Single Voltage — See Voltage Suffix Key
*Quartz & fuse options are not available together.

GENERAL DESCRIPTION

Aluminum die-cast housing supplied. Knockouts are provided on the back of the housing for 1/2" (13 mm) conduit entry or for mounting over a single gang box, 4" (102 mm) square or 4" (102 mm) octagon boxes. NOTE: Knockouts are centered 1.6" (41 mm) above centerline of fixture. Two #8 x 1" (25 mm) threaded studs and nuts are provided for mounting over a junction box. Housing also includes 1/2" (13 mm)-14 NPT threaded hubs on three sides for conduit entry. Closed cell neoprene sponge gasketing on the back of the housing provides a watertight mounting seal. Silicone sponge cord gasket between housing and lens ensures a water- and insect-tight seal. Injection molded clear polycarbonate lens and shroud assembly is held in place using a hidden spring clip assembly. Combination of internal painted shroud and diffuse reflector provides controlled uplight and downlight with side cutoff.

ELECTRICAL

Fixtures include a clear, medium-base lamp and porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are normal power factor and use the following circuit types:

- Reactor (120V only)
50 – 70W HPS
- HX — High Reactance
50 – 70W PSMH; 50 – 70W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP54 per IEC 529 and IEC 598.

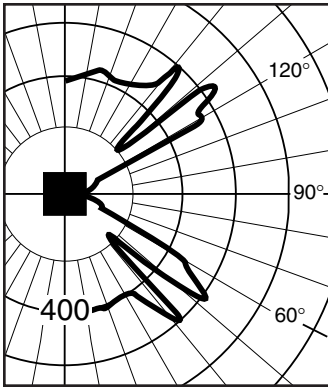
FINISH

Housing is standard with our exclusive Colorfast DeltaGuard® finish, featuring an E-coat epoxy primer with bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ACCESSORIES

- TPS-1** Tamperproof Screwdriver

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



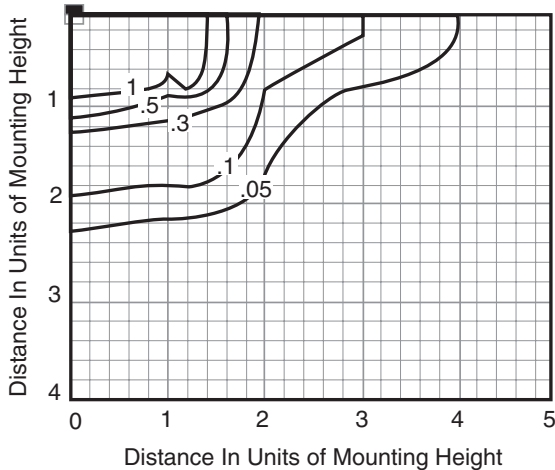
Front View

Lighting Sciences Inc.
 Certified Test Report No. LSI 11603
 Candlepower distribution curve of 50W HPS
 Square Up/Down Cutoff Fixture.

ANGLE	MEAN CP	ANGLE	MEAN CP
0.0	371	72.5	106
5.0	381	75.0	106
10.0	410	77.5	92
15.0	415	80.0	69
20.0	410	82.5	46
25.0	405	85.0	32
30.0	404	87.5	24
35.0	412	90.0	22
40.0	557	95.0	36
45.0	218	105.0	92
50.0	502	115.0	148
52.5	617	125.0	619
55.0	552	135.0	425
57.5	504	145.0	432
60.0	454	155.0	432
62.5	157	165.0	427
65.0	127	175.0	439
67.5	126	180.0	387
70.0	122		

Maximum Candlepower: 619
 Plane of Maximum CP: 67.5°
 Vertical Angle of Maximum Candlepower: 125.0°
 Lumen Rating: 4000

EFFICIENCY = 59.3%



Isofootcandle plot of 50W HPS Square Perimeter Cutoff fixture at 10' (3 m) mounting height. (Plan view)

MOUNTING HEIGHT CONVERSION TABLE

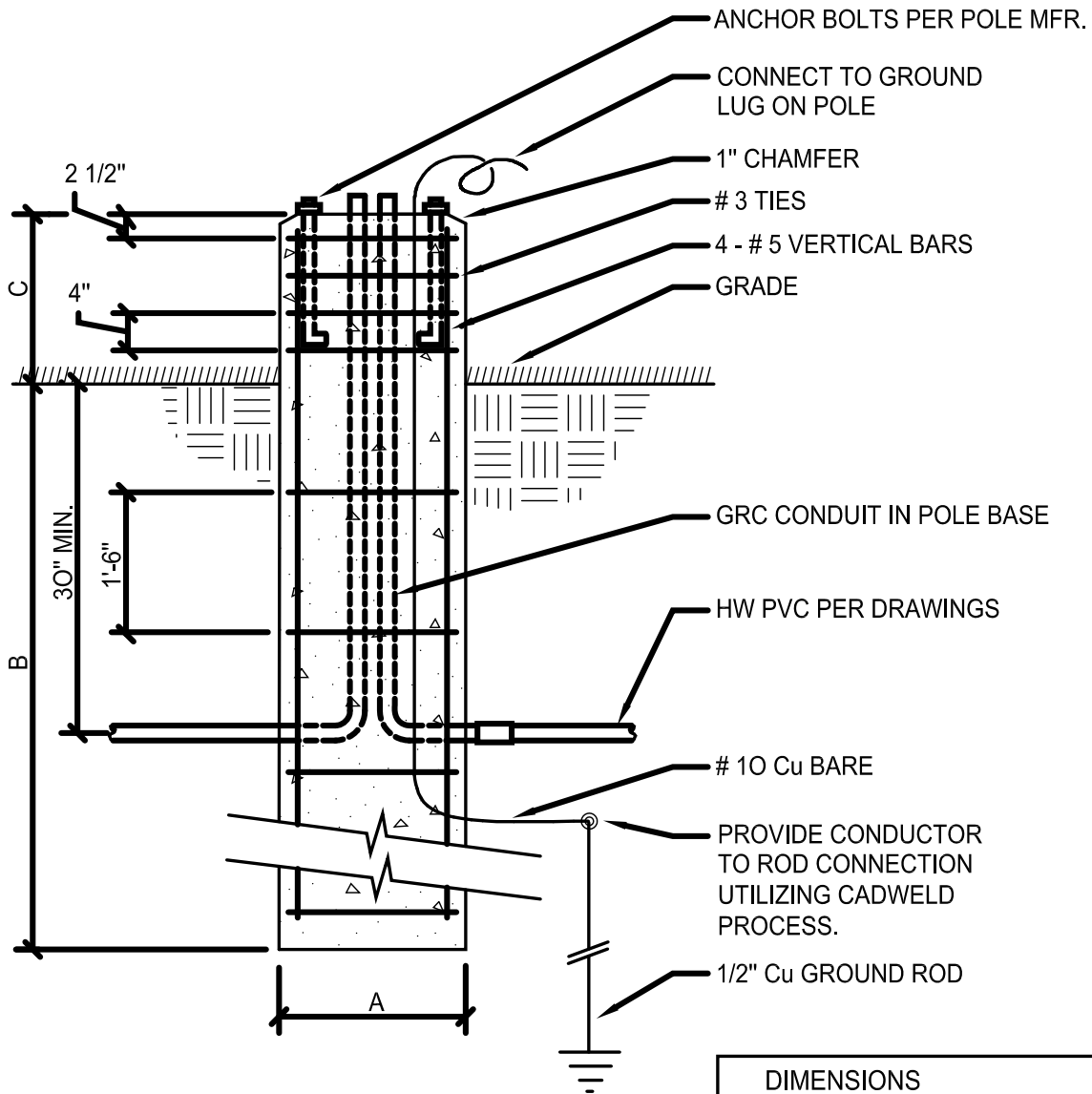
Footcandle readings for mounting heights other than 10' (3 m) may be obtained by multiplying fc values by the following:

HEIGHT	FACTOR
7.0' (2.1 m)	2.04
8.0' (2.4 m)	1.56
9.0' (2.7 m)	1.23
12.0' (3.7 m)	0.69
15.0' (4.6 m)	0.44
20.0' (6.1 m)	0.25

LAMP WATTAGE CONVERSION TABLE

Footcandle readings for wattages and lamp types other than 50W HPS may be obtained by multiplying fc values by the following:

LAMP/WATTAGE	MULTIPLIER
50W PSMH	0.77
70W PSMH	1.26
70W HPS	1.60



DIMENSIONS
A= Per Mfgs Base size
B= 5'
C= 24"