MADISON SAXONY

UDC FORMAL SUBMITTAL R1

SEPTEMBER 17, 2025

CS ACQUISITION
VEHICLE, LLC

ANTUNOVICH ASSOCIATES

VANDEWALLE & ASSOCIATES INC.
Madison . Milwaukee

vierbicher
planners | engineers | advisors

site

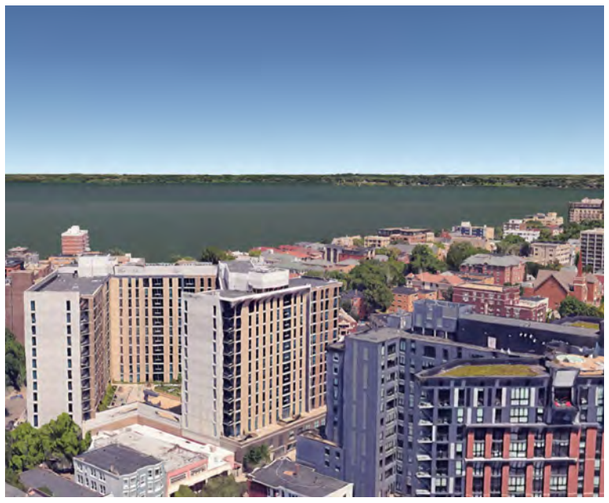
hartranft lighting
STUDIOS


LAKE MENDOTA
INTERSTATE 126
HUB MADISON
STATE STREET
STATE CAPITOL
GORHAM SITE
UNIVERSITY OF WISCONSIN
THE JAMES
BROOM SITE
BASSETT SITE
SITE
MIFFLIN STREET
PARK STREET
LAKE MONONA
N


MEMORIAL LIBRARY
HAMEL MUSIC CENTER
UNIVERSITY OF WISCONSIN
FLUNO CENTER
WITTE RESIDENCE HALL
RECREATION CENTER
KOHL CENTER
HUB MADISON
STATE STREET
THE JAMES
GORHAM SITE
UNIVERSITY AVENUE
BROOM SITE
FRANCES STREET
SITE
JOHNSON STREET
BASSETT SITE
DAYTON STREET
N

AERIAL FROM SW

FRANCES & JOHNSON INTERSECTION



VIEW NORTH

VIEW SOUTH

VIEW EAST

VIEW WEST

FRANCES & JOHNSON

FRANCES LOOKING SOUTH

MARION & JOHNSON

CONKLIN LOOKING WEST

PALISADE

315 N FRANCES

FLUNO CENTER

HUB BASSETT

LA CIEL

DOTTY DUMPLINGS

WITTE HALL

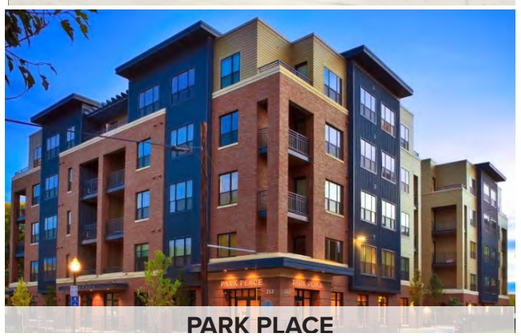
VERVE

EMBASSY APARTMENTS

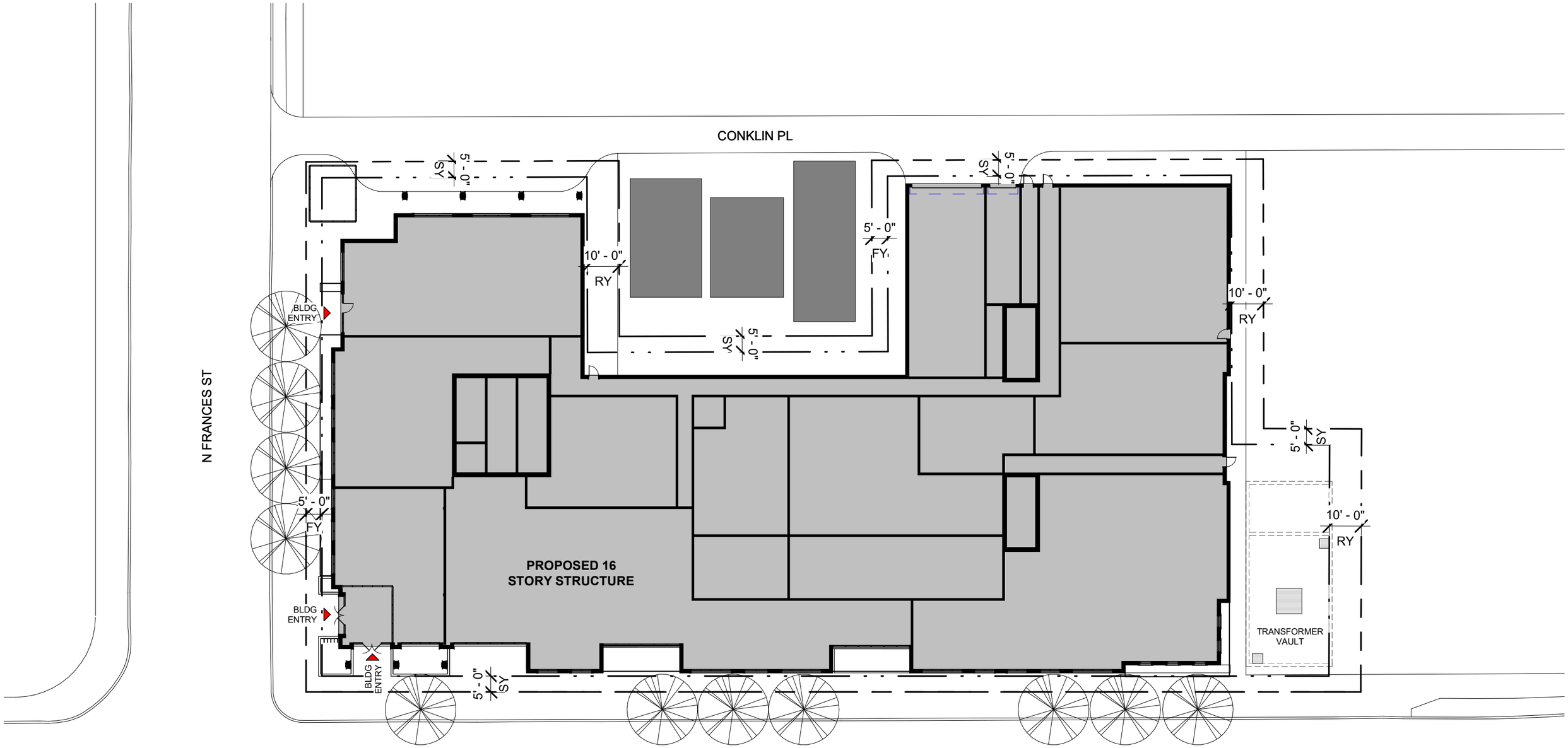
HAMPTON INN

NITTY GRITTY

DOUBLE TREE



PARK PLACE


CONKLIN PL
N FRANCES ST
W JOHNSON ST
PROPOSED 16
STORY STRUCTURE
BLDG
ENTRY
BLDG
ENTRY
BLDG
ENTRY
5' - 0"
SY
5' - 0"
SY
5' - 0"
SY
5' - 0"
SY
5' - 0"
SY
5' - 0"
FY
5' - 0"
FY
10' - 0"
RY
10' - 0"
RY
10' - 0"
RY
TRANSFORMER
VAULT
N


BOH STORAGE
UP
PARKING
MECH
TRANS
VAULT
N


CONKLIN PL
N FRANCES ST
W JOHNSON ST
DN
RETAIL
LEASING
TRASH STAGING
BIKE
TRASH ROOM
MECH
MECH
BIKE
LOBBY / AMENITY SPACES
N

PROPOSED UNIT SCHEDULE		
UNIT TYPE	TOTAL UNITS	TOTAL BEDS
1 BEDROOM	71	114
2 BEDROOM	128	482
3 BEDROOM	72	216
4 BEDROOM	45	180
5 BEDROOM	71	355
TOTALS	387	1347

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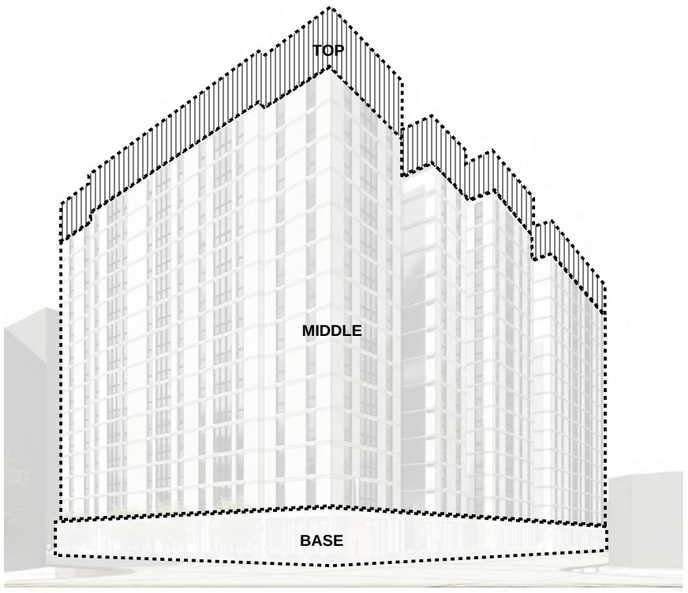
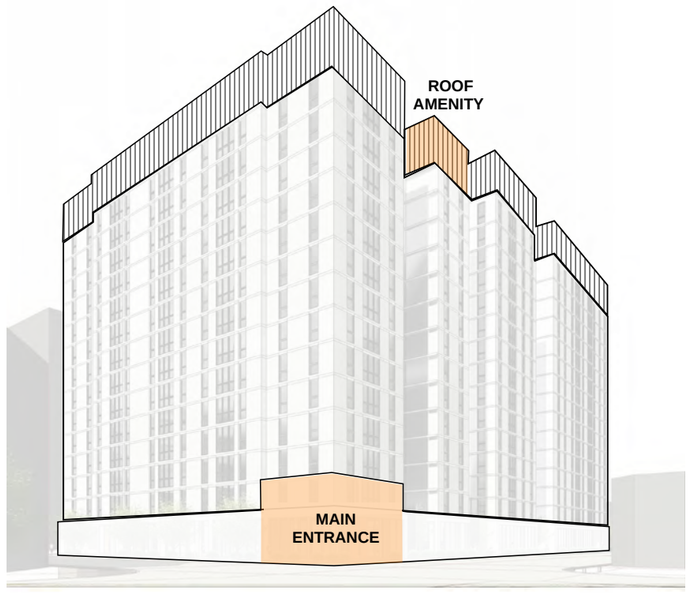
TOTALS	387	1347

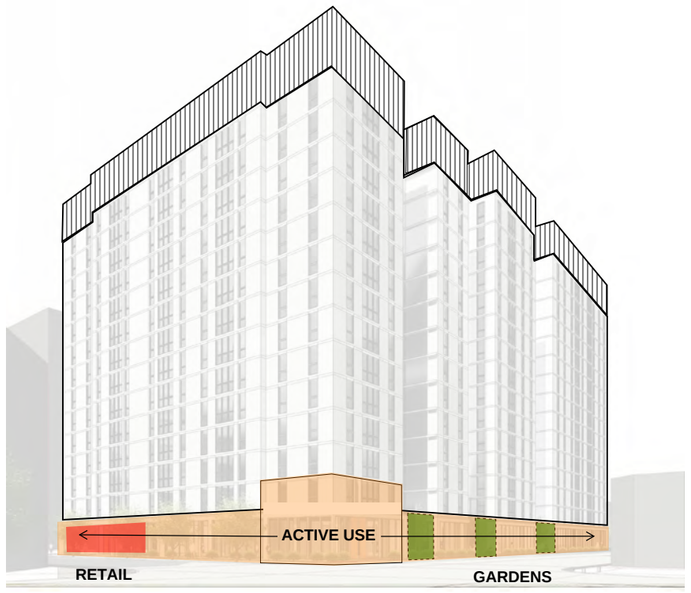

CONKLIN PL
N FRANCES ST
12,000SF GREEN
ROOF COVERAGE
W JOHNSON ST
N



DIVIDE THE MASSING

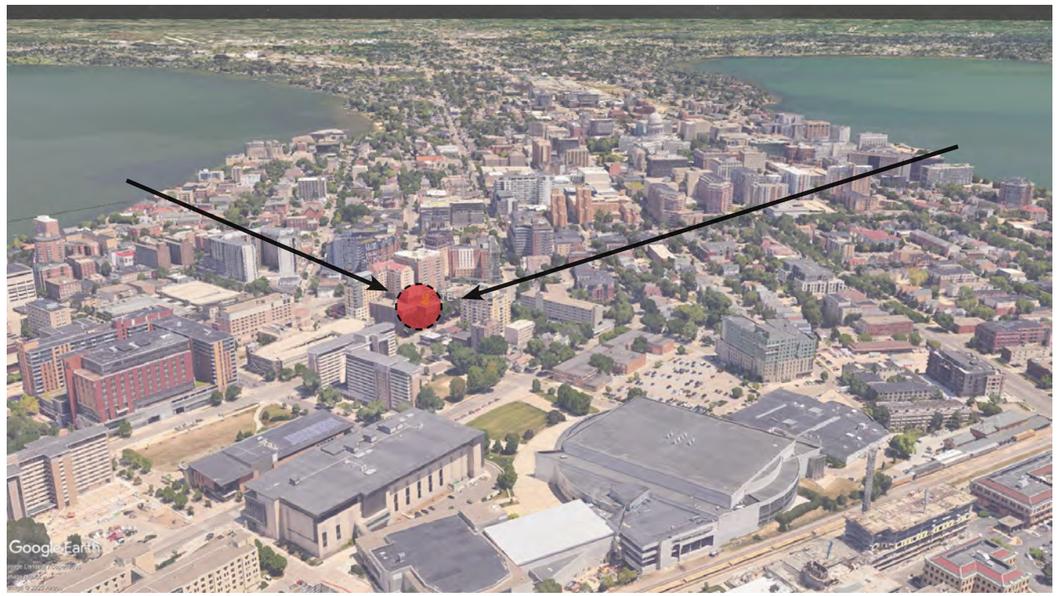


PROVIDE VISUAL HIERARCHY



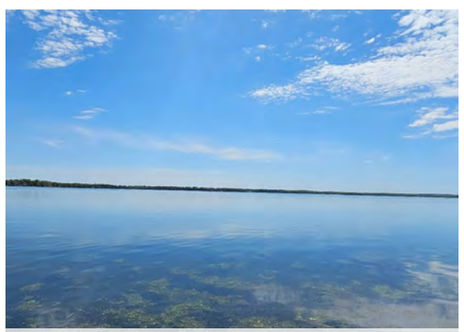
FOCUS ON PEDESTRIAN EXPERIENCE

The 4 lakes - Mendota, Monona, Waubesa and Kegonsa are all different depths (83', 74', 38', 32') giving each one a unique hue of blue. The site context has a lot of tan and beige tones both in the building materials as well as the hardscape, so we're proposing to use a tannish beige brick to integrate the building into its surroundings at the pedestrian scale, while a slate blue metal panel pulls from the surrounding water and brings that color deeper into the city.

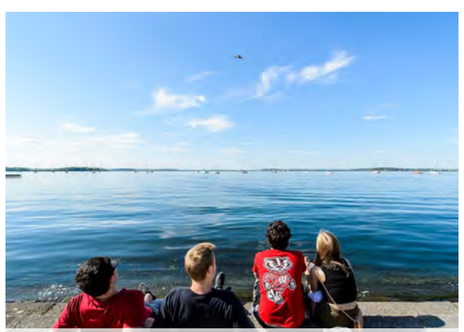


LAKE WAUBESA

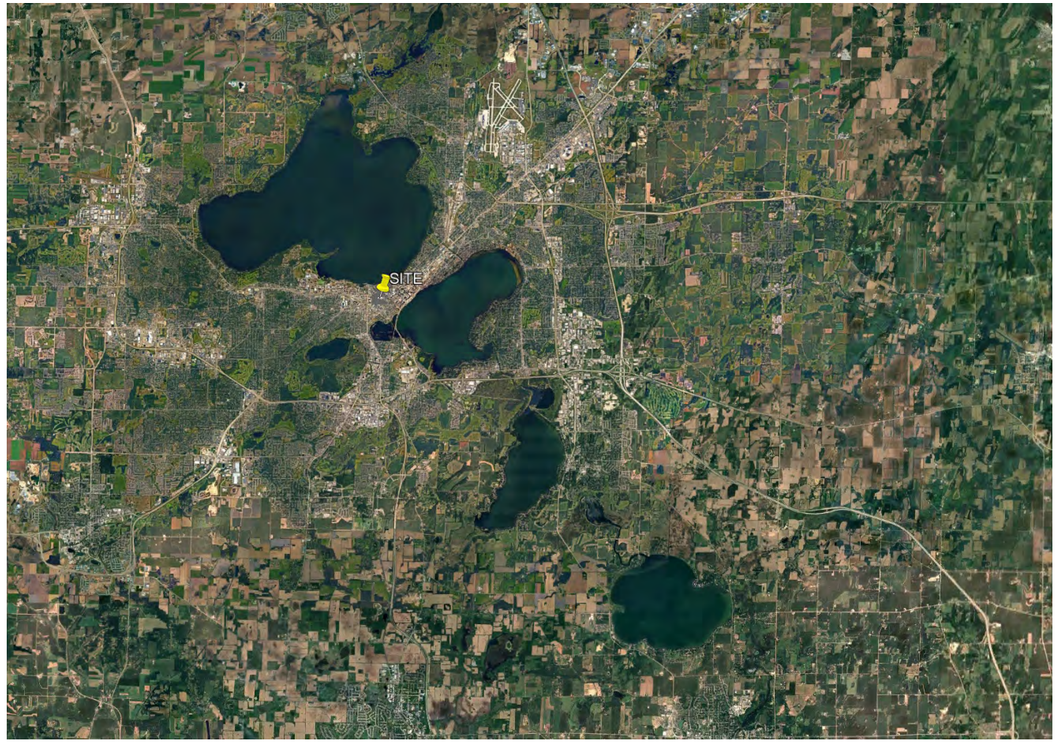
LAKE MONONA

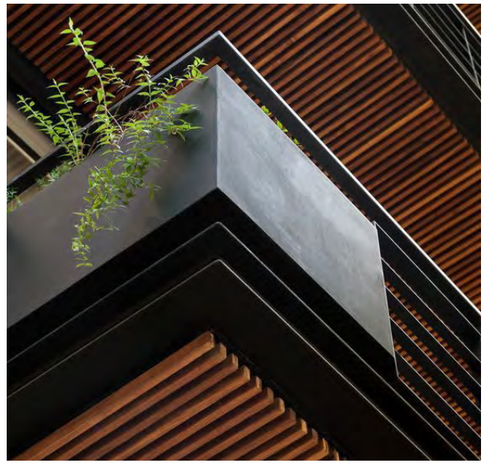
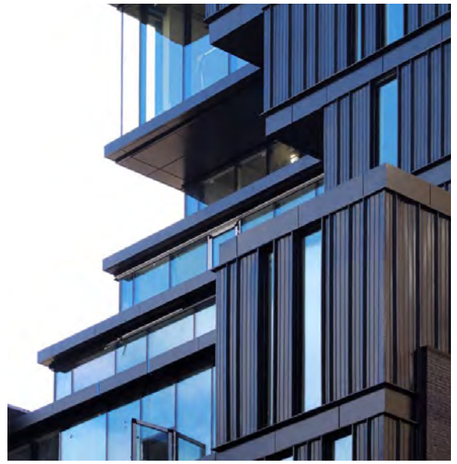


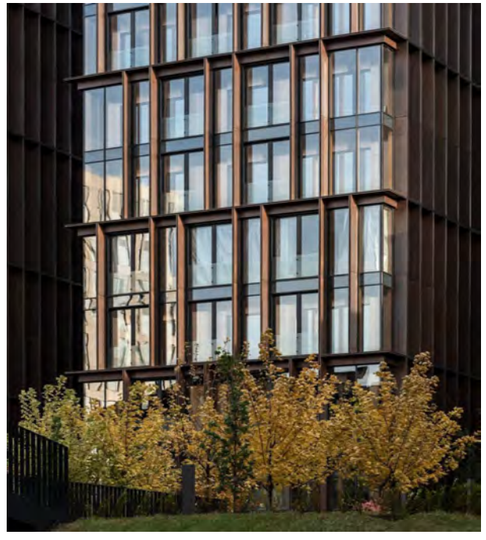
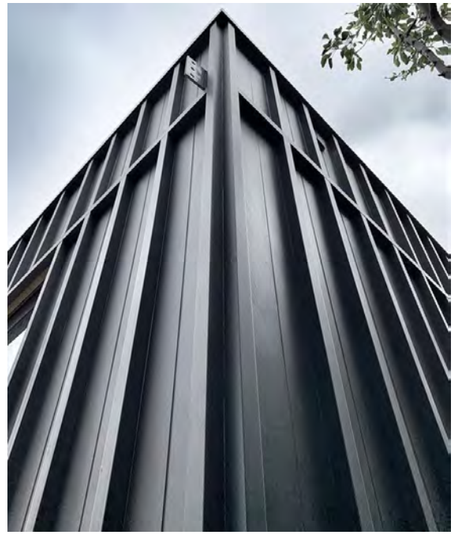
LAKE KEGONSA



LAKE MENDOTA



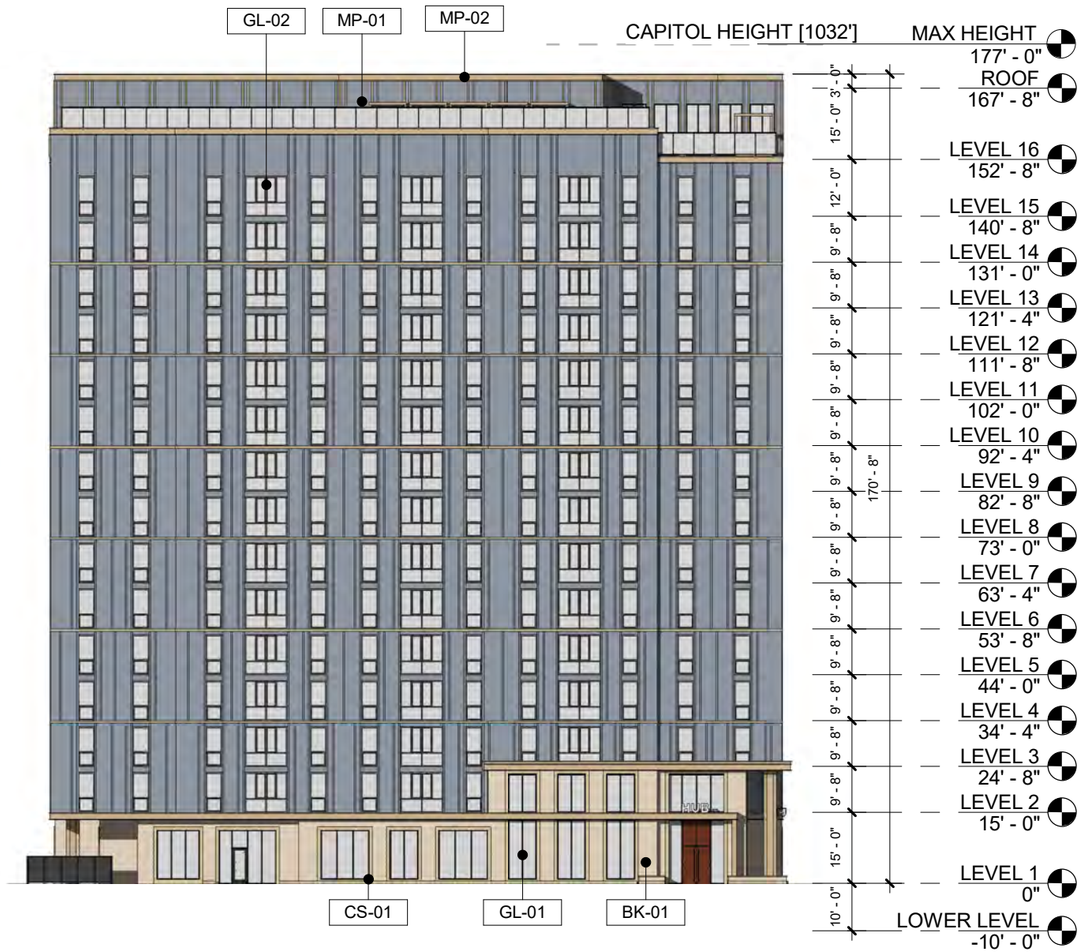

ever




alamy

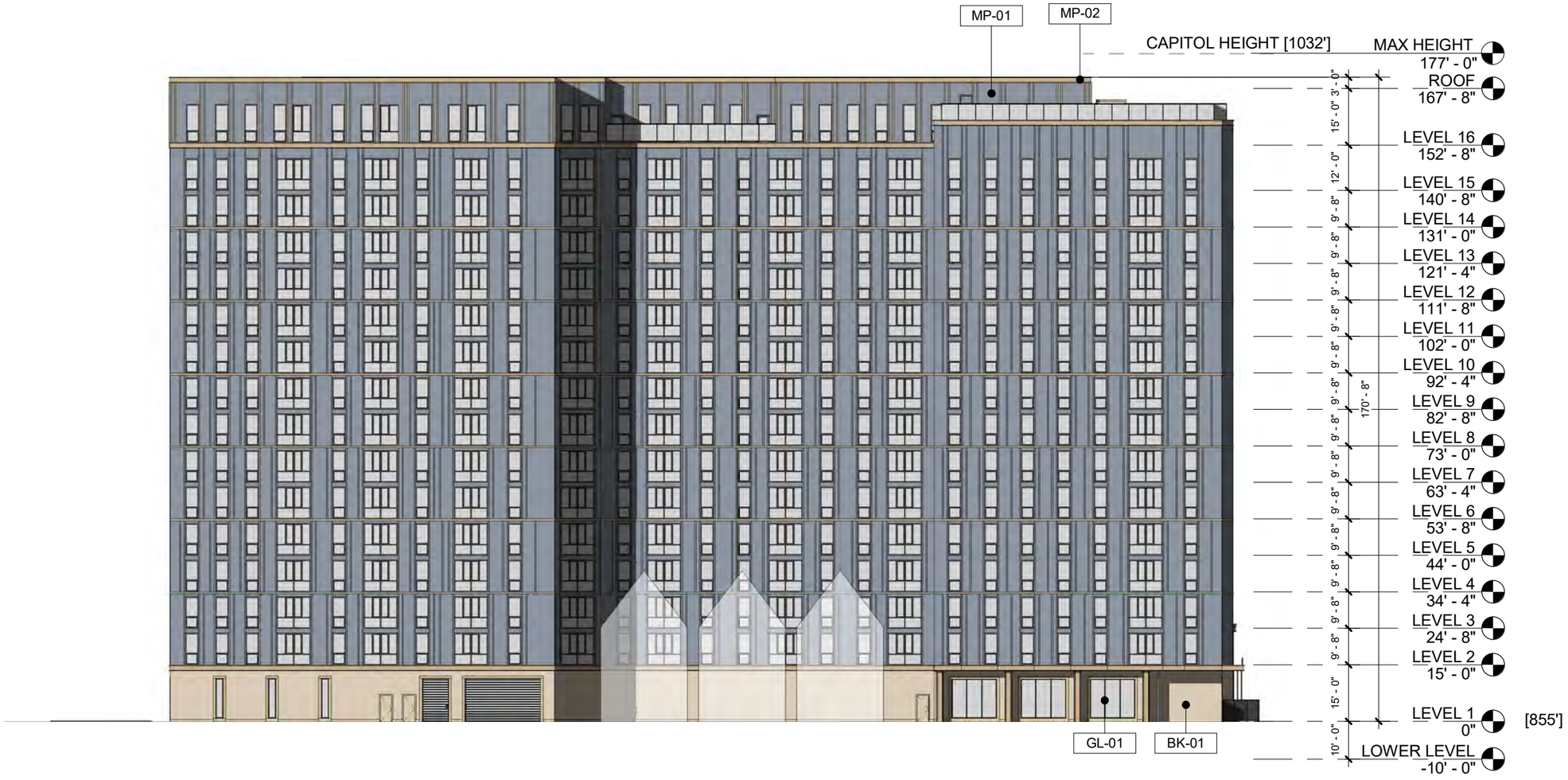

HUB


HUB

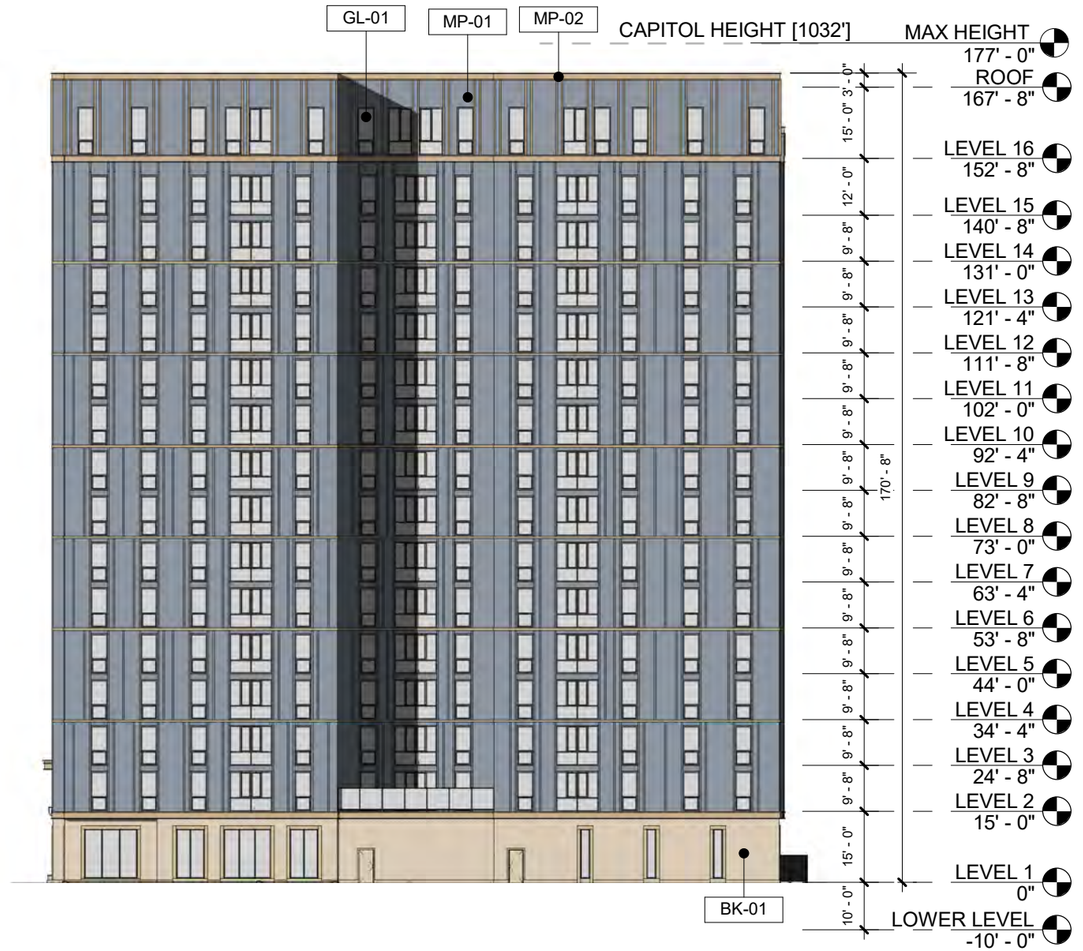
GL-01	STOREFRONT SYSTEM, COLOR: BLACK	MP-01	ARCHITECTURAL METAL PANEL: SLATE BLUE
GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



GL-01	STOREFRONT SYSTEM, COLOR: BLACK	MP-01	ARCHITECTURAL METAL PANEL: SLATE BLUE
GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



GL-01	STOREFRONT SYSTEM, COLOR: BLACK	MP-01	ARCHITECTURAL METAL PANEL: SLATE BLUE
GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



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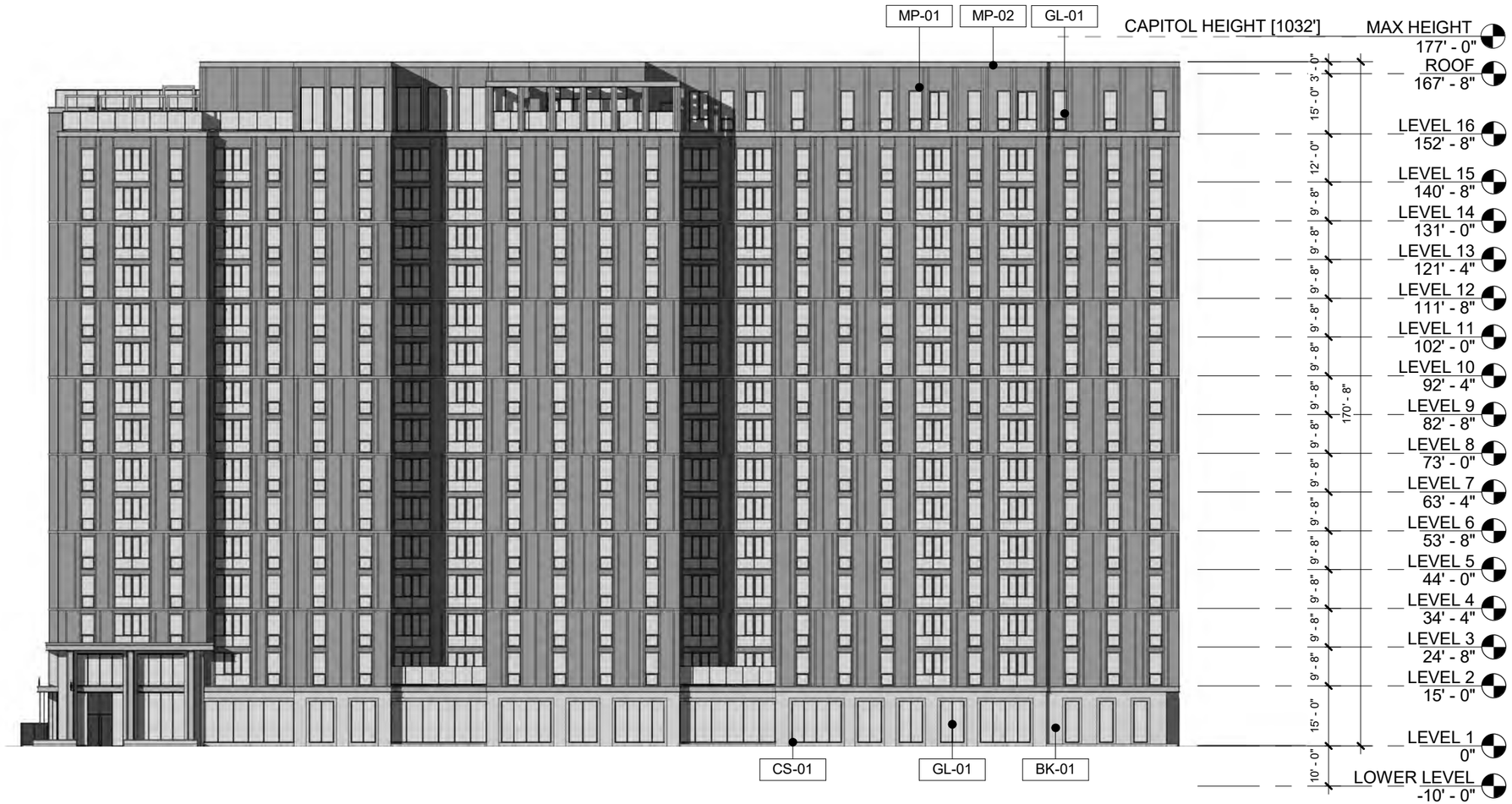
GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



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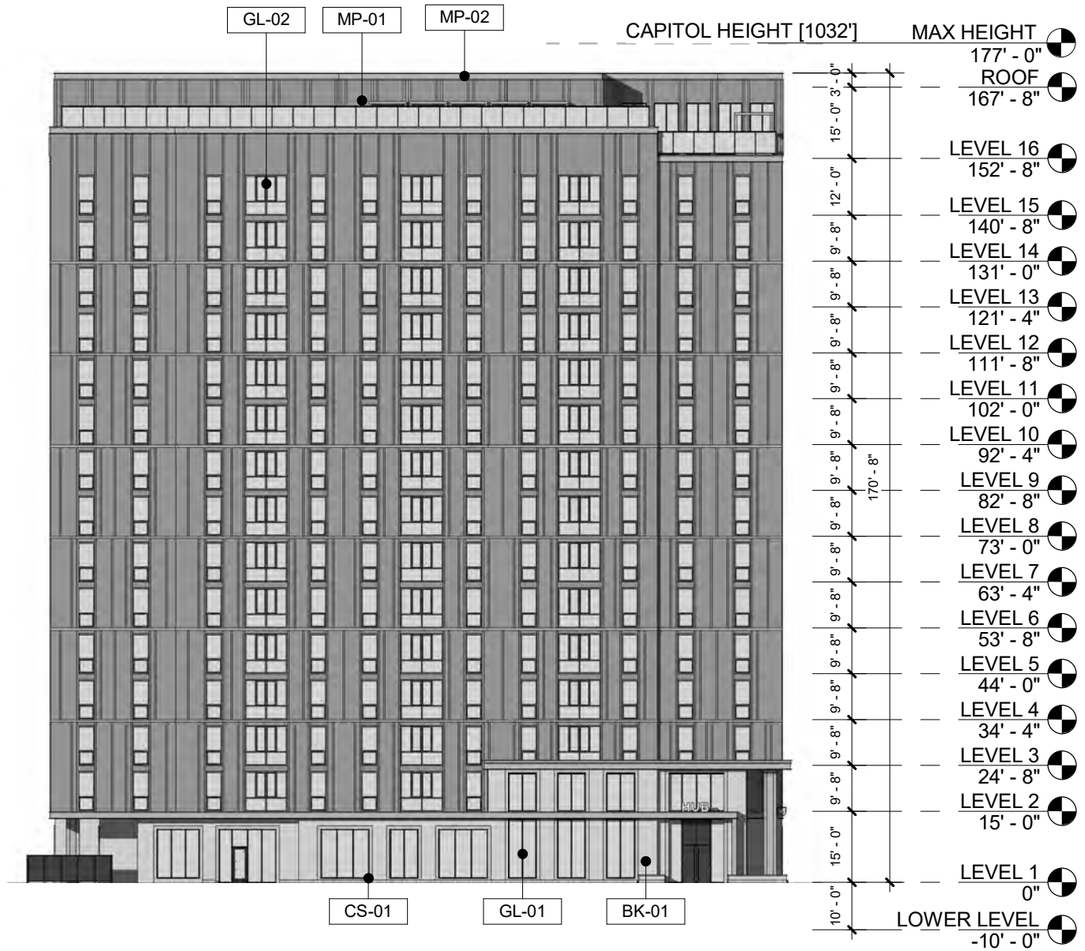
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



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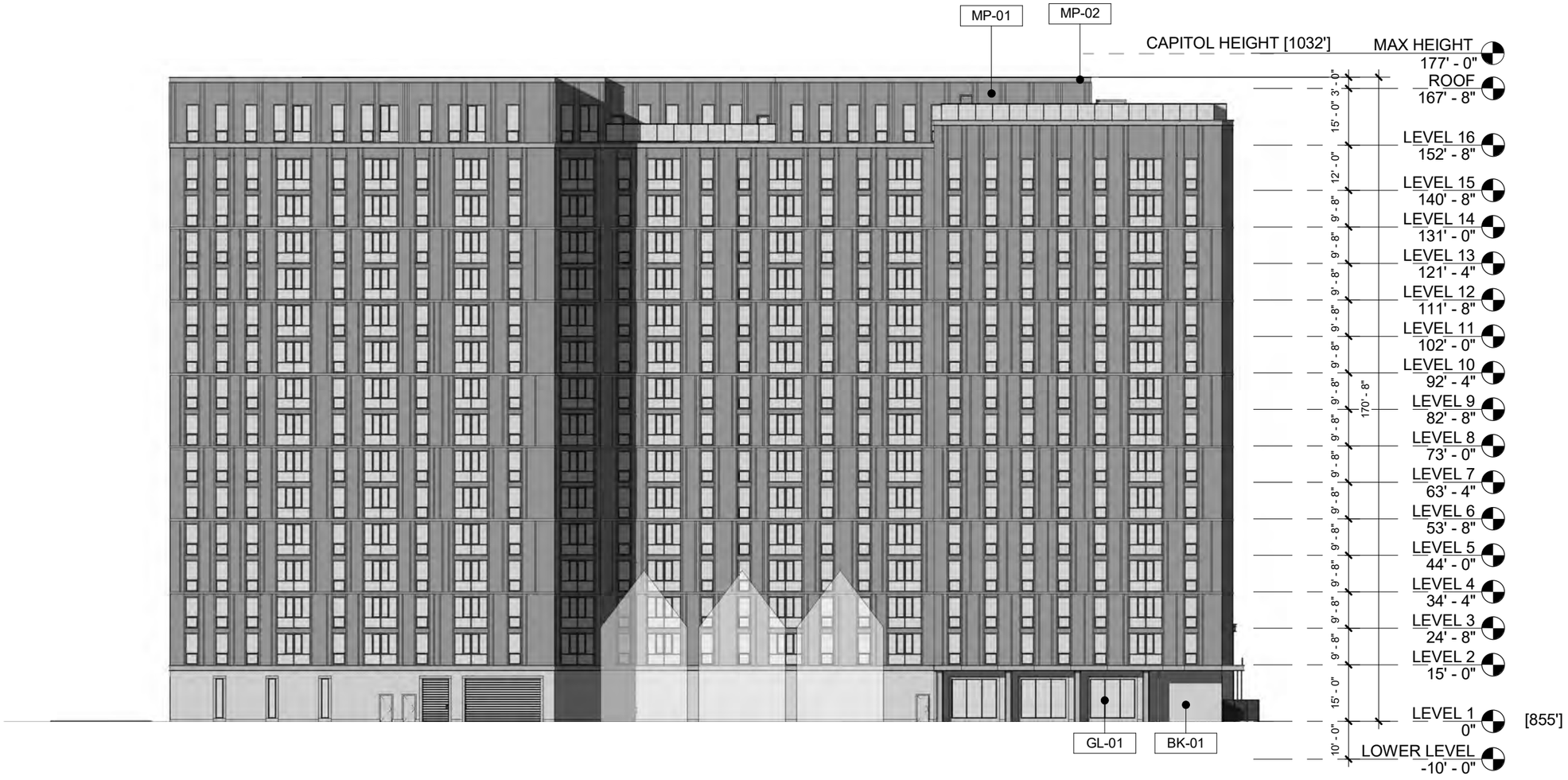
GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



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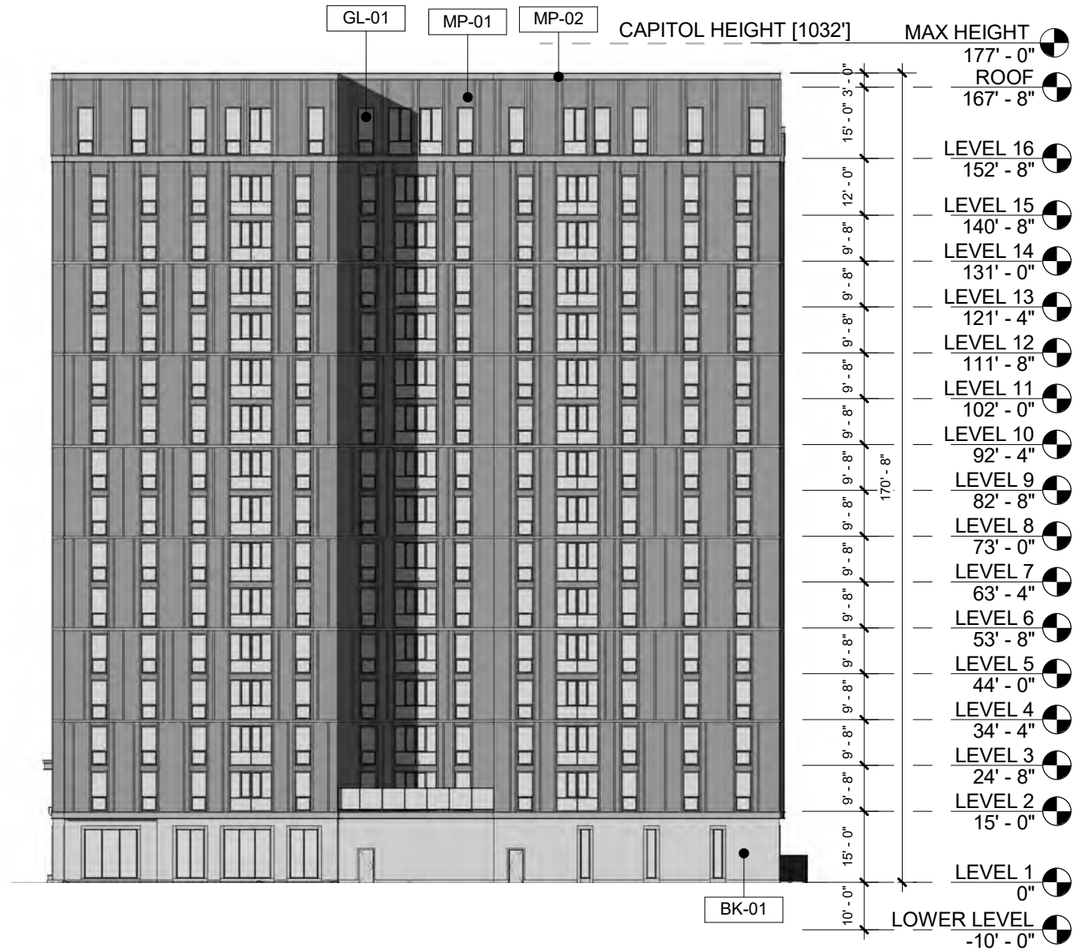
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



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GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN

MP-2

METAL PANEL
FLAT
COLOR, TAN

CS-1

CAST STONE
COLOR, TAN

GL-2

POLYMER WINDOW SYSTEM
COLOR, BLACK

GL-1

STOREFRONT SYSTEM
COLOR, BLACK

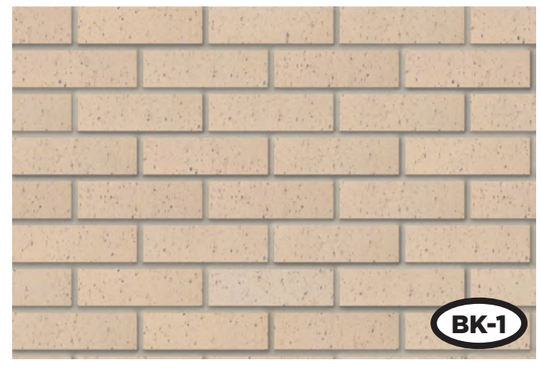
GLAZING UNITS
LOW IRON CLEAR

MP-1

METAL PANEL
BOXED RIBBED
COLOR, SLATE BLUE

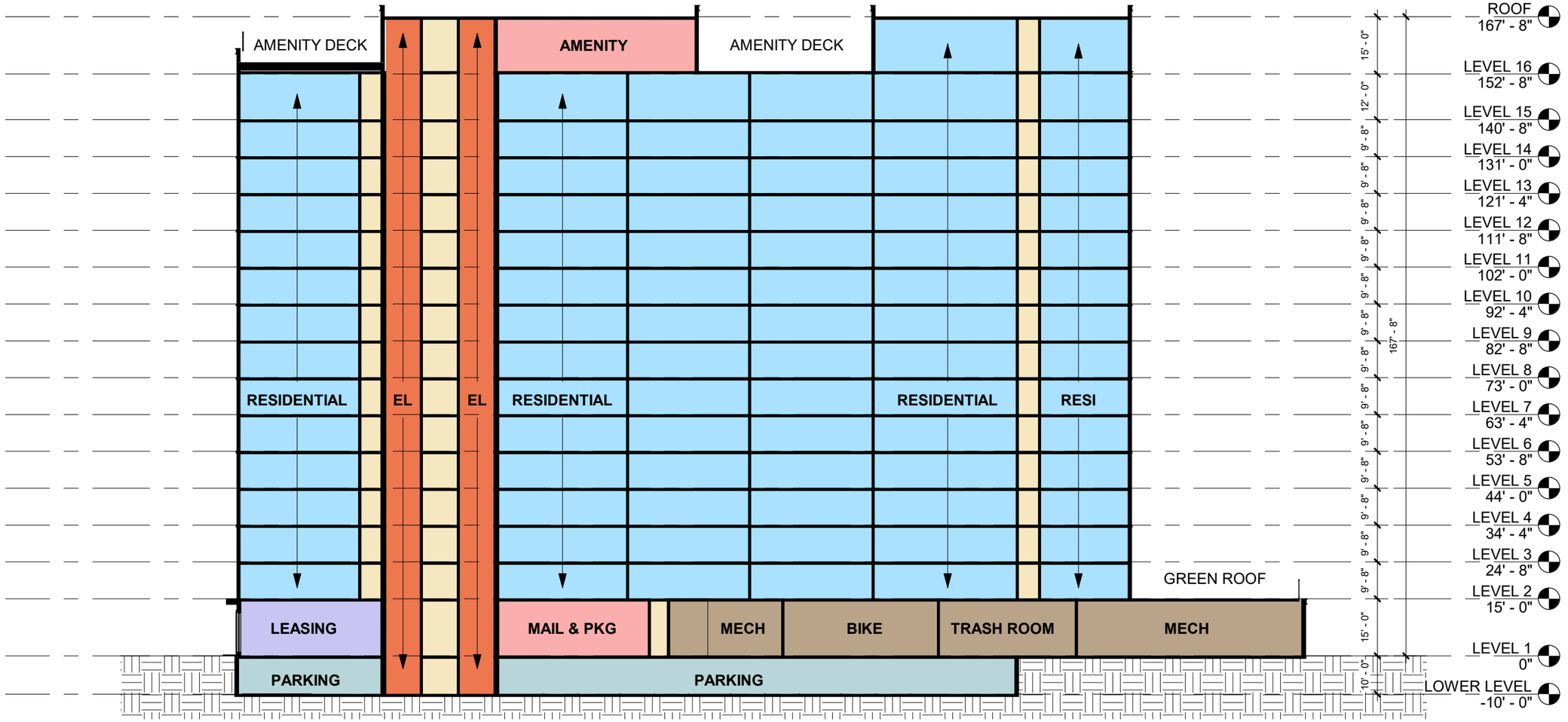
MP-1

METAL PANEL
FLAT
COLOR, SLATE BLUE



BK-1

BRICK
COLOR, TAN


AMENITY DECK
AMENITY
AMENITY DECK
RESIDENTIAL
EL
EL
RESIDENTIAL
RESIDENTIAL
RESI
GREEN ROOF
LEASING
MAIL & PKG
MECH
BIKE
TRASH ROOM
MECH
PARKING
PARKING
ROOF
167' - 8"
LEVEL 16
152' - 8"
LEVEL 15
140' - 8"
LEVEL 14
131' - 0"
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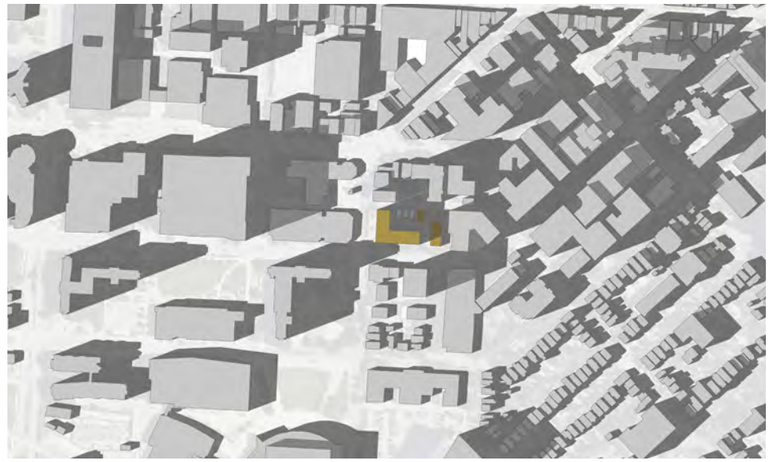
34' - 4"
LEVEL 3
24' - 8"
LEVEL 2
15' - 0"
LEVEL 1
0"
LOWER LEVEL
-10' - 0"
15' - 0"
12' - 0"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
9' - 8"
10' - 0"
167' - 8"

SPRING 10 AM

SPRING 12 PM

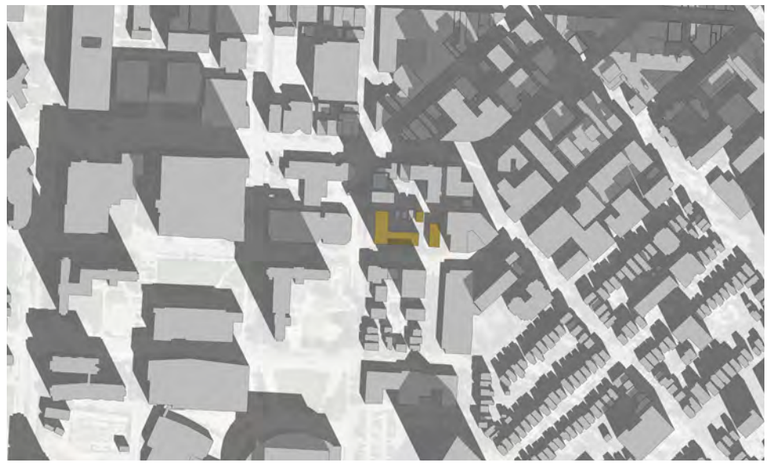


SPRING 4 PM

SUMMER 10 AM

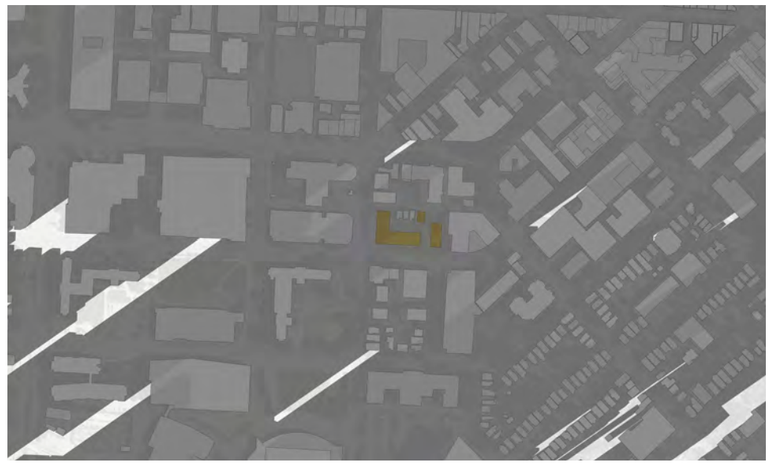
SUMMER 12 PM

SUMMER 4 PM



WINTER 10 AM

WINTER 12PM



WINTER 4 PM

SPRING 10 AM

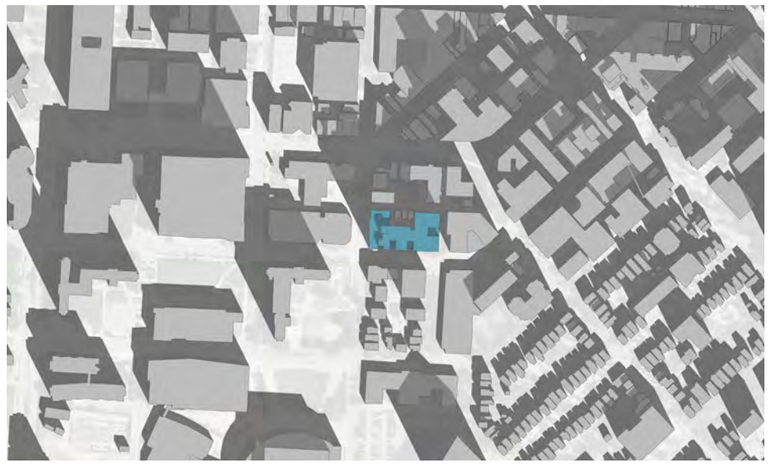
SPRING 12 PM

SPRING 4 PM

SUMMER 10 AM

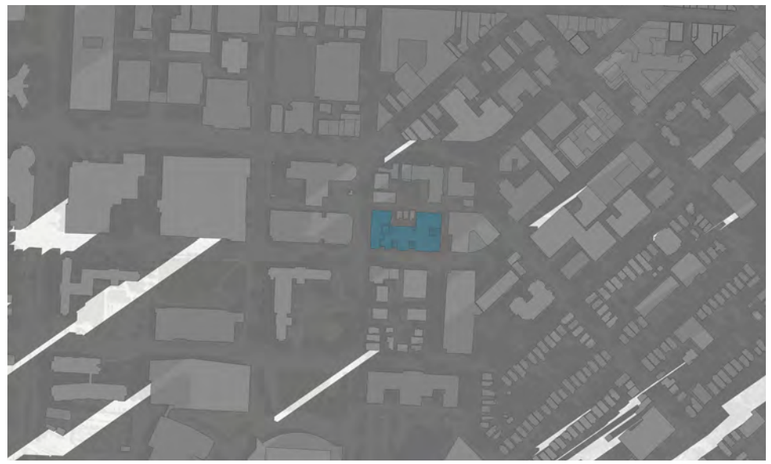
SUMMER 12 PM

SUMMER 4 PM



WINTER 10 AM

WINTER 12PM

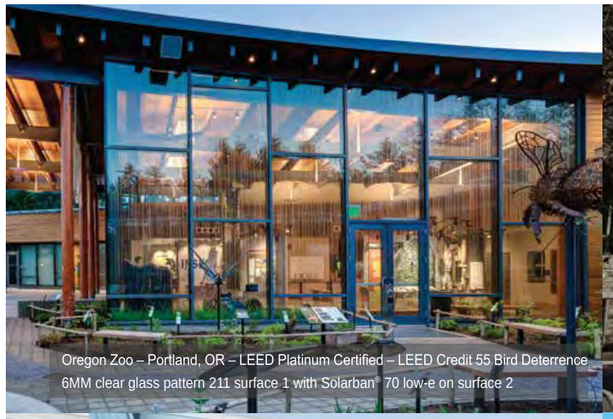


WINTER 4 PM

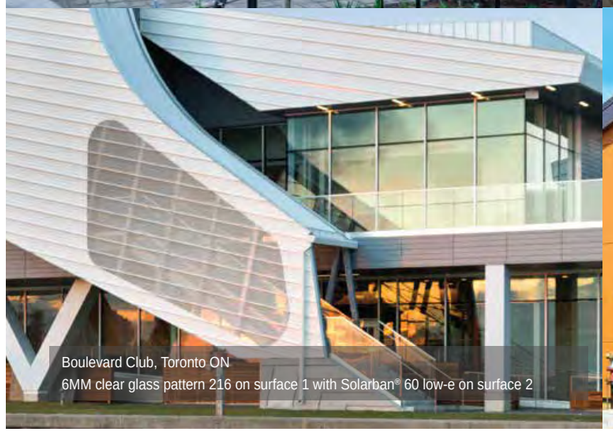
AviProtek® E

Walker bird friendly glass with Vitro high-performance Solarban® low-e

Proven to be effective time and time again...


Oregon Zoo – Portland, OR – LEED Platinum Certified – LEED Credit 55 Bird Deterrence
6MM clear glass pattern 211 surface 1 with Solarban® 70 low-e on surface 2


University of Saskatchewan, Saskatoon, SK
6MM clear glass pattern 217 on surface 1 with Solarban® 70 low-e on surface 2


Boulevard Club, Toronto ON
6MM clear glass pattern 216 on surface 1 with Solarban® 60 low-e on surface 2


University of Minnesota, Falcon Heights MN
6MM clear glass pattern 215 on surface 1 with Solarban® 70 low-e on surface 2

Saving birds and energy!

Patterns on surface 1

211 Vertical

213 Horizontal

214 Organic

215 2'' x 2''

216 4'' x 4''

217 2'' x 2''

Low-e coatings on surface 2

Solarban® Solar Control Low-e Glass Products by Vitro Architectural Glass

Solarban® glass is a spectrally selective glass option which reduces long and short wave (infrared) heat energy, while at the same time allowing visible light to be transmitted through the glass. Solarban® glass products by Vitro Glass let you specify larger spans of glass that maximize natural daylighting without sacrificing thermal efficiency.

With a range of options, the Solarban® family of glass products feature a clear aesthetic with among the highest light-to-solar gain (LSG) ratios in the industry.

SOLARBAN® 60 Solar Control Low-E Glass

SOLARBAN® 70 Solar Control Low-E Glass

Glass

AviProtek Pattern (1) with	VLT	VLR		NFRCU / Winter		SHGC	LSG
		Ext.%	Int.%	Night-time	Argon		
Solarban® 60 (2) + Clear	70	11	12	0.29	0.24	0.39	1.79
Solarban® 70 (2) + Clear	64	12	13	0.28	0.24	0.27	2.37

Due to the low density of the AviProtek® patterns, they have no significant impact on the values above.

Other coatings are available on demand. Please contact your Walker representative.

Bird collisions with glass building facades are the major cause of bird mortality, claiming the lives of hundreds of millions of birds each year. The magnitude of the problem is such that an important trend in making buildings safer for birds has emerged across North America. Municipalities, states and provinces have, and continue to enact bird deterrence legislation. Leading scientists have proven that the use of visual markers on the **exterior (1st) surface** of the glass provides birds with the best chance to identify a solid barrier and avoid collision. Furthermore, the CSA A460 standard requires the use of visual markers being placed on the exterior (1st) surface of the glass.

The AviProtek® E bird friendly glass solution combines acid-etched visual markers on the 1st surface with Vitro's Solarban® high performance low-e coatings on the 2nd surface, creating the most effective bird friendly glazing solution on the market. Architects and building owners alike can now achieve their environmental goals and earn LEED credits while meeting solar performance targets.

Sustainable solution

The AviProtek® E is the ONLY bird friendly glass product available that possesses an EPD – Environmental Product Declaration. Our environmentally responsible solution allows architects to secure an additional LEED point for their projects using Pilot Credit 55 related to bird deterrence. It also meets California building legislation requirement (AB262) to be enacted in 2020.

Product Specifications

Thickness: 6MM (1 /4'')
Dimension: 96'' x 130'' only
Substrates: Clear and Starphire Ultra-Clear™ glass, standard tints available on demand subject to glass availability.
Availability: AviProtek® E glass products are only available from members of the Vitro Certified™ Network.
Quantity: Subject to a minimum of one block of 4,000 lbs or 1,000 sq ft of glass.
Low-e: Available with Solarban® 60 VT, Solarban® 70 VT by Vitro Glass, other coatings are available on demand.
Warranty for the acid-etching: 10 year limited warranty on surface degradation. For all terms and conditions of the Walker Textures® warranty, please contact our Customer Service Department.
Warranty for the low-e coating: For more information, please contact the Vitro Glass Customer Service Department.

WALKER
Walker Glass Co. Ltd., 9551 Ray Lawson Blvd., Montreal QC H1J 1L5 Canada
Phone: 514 352.3030 or 1 888 320.3030


CAPITOL HEIGHT [1032']
MAX HEIGHT
177' - 0"
ROOF
167' - 8"
LEVEL 16
152' - 8"
LEVEL 15
140' - 8"
LEVEL 14
131' - 0"
LEVEL 13
121' - 4"
LEVEL 12
111' - 8"
LEVEL 11
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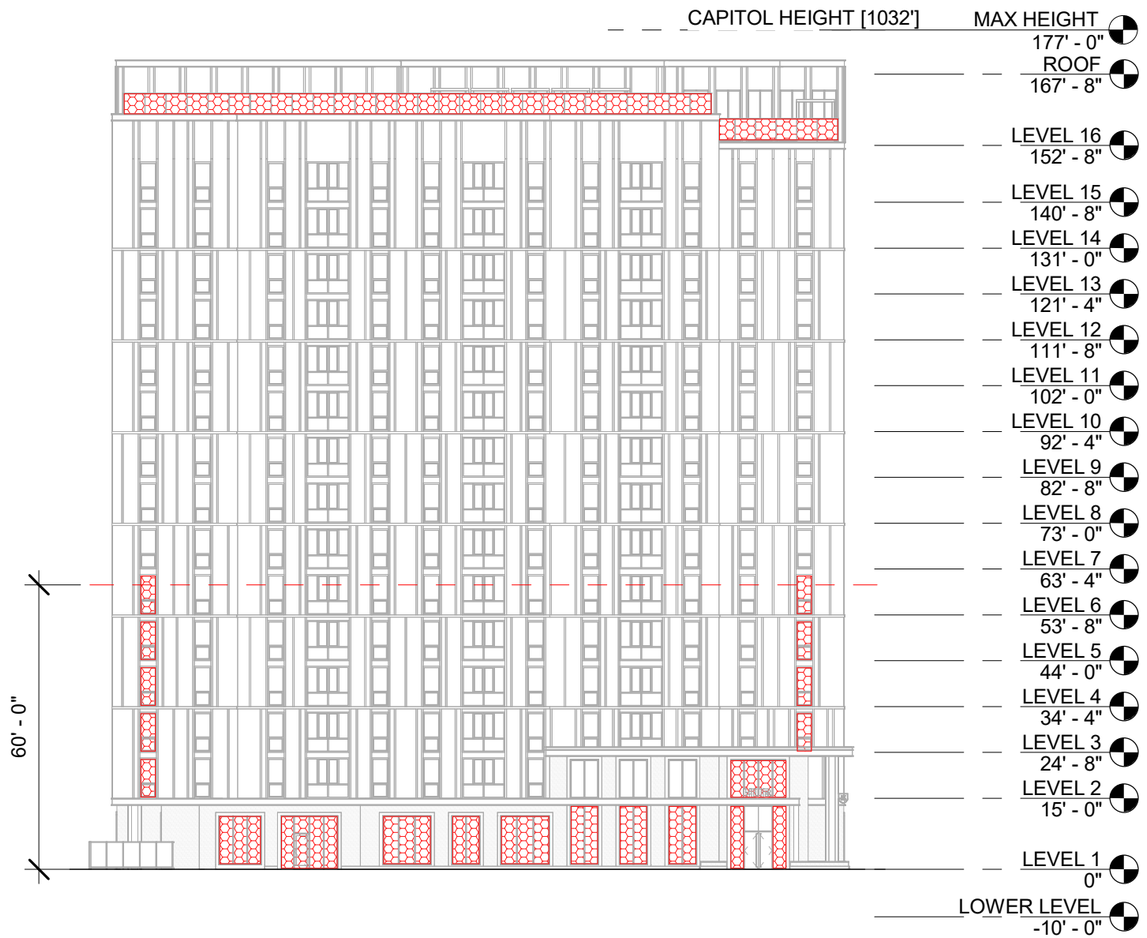
44' - 0"
LEVEL 4
34' - 4"
LEVEL 3
24' - 8"
LEVEL 2
15' - 0"
LEVEL 1
0"
LOWER LEVEL
-10' - 0"
60' - 0"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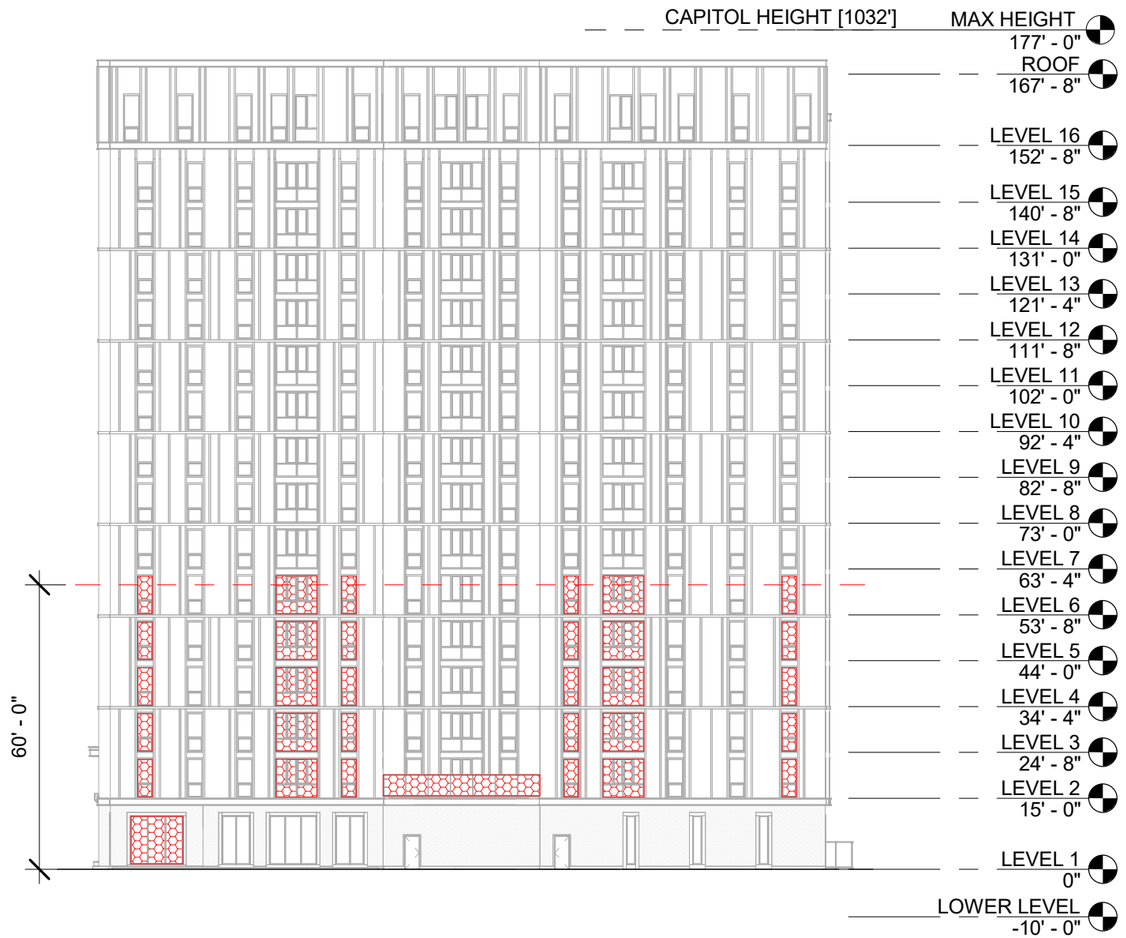
LEVEL 1
0"
LOWER LEVEL
-10' - 0"
60' - 0"

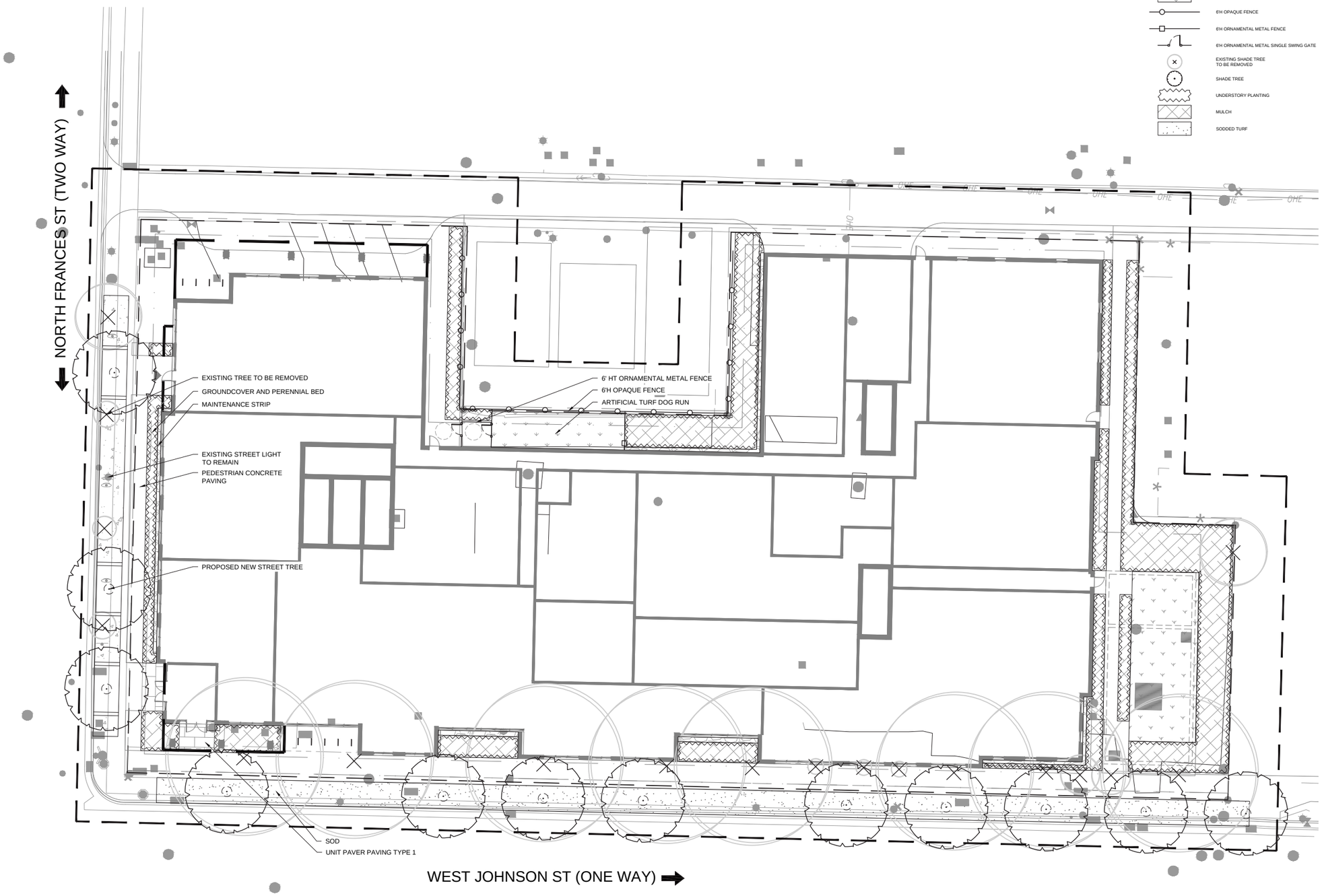

CAPITOL HEIGHT [1032']
MAX HEIGHT
177' - 0"
ROOF
167' - 8"
LEVEL 16
152' - 8"
LEVEL 15
140' - 8"
LEVEL 14
131' - 0"
LEVEL 13
121' - 4"
LEVEL 12
111' - 8"
LEVEL 11
102' - 0"
LEVEL 10
92' - 4"
LEVEL 9
82' - 8"
LEVEL 8
73' - 0"
LEVEL 7
63' - 4"
LEVEL 6
53' - 8"
LEVEL 5
44' - 0"
LEVEL 4
34' - 4"
LEVEL 3
24' - 8"
LEVEL 2
15' - 0"
LEVEL 1
0"
[855']
LOWER LEVEL
-10' - 0"
60' - 0"

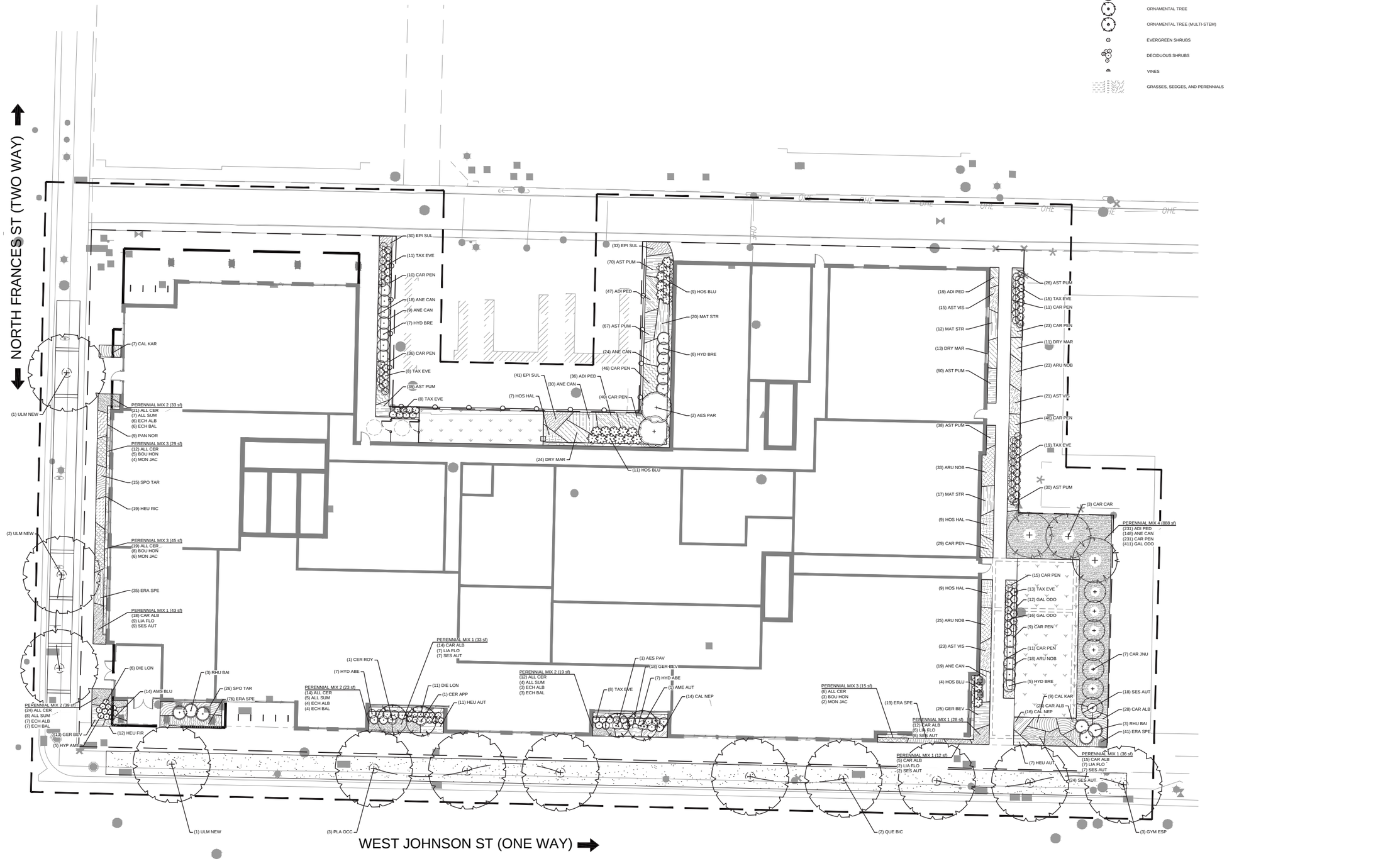

CAPITOL HEIGHT [1032']
MAX HEIGHT
177' - 0"
ROOF
167' - 8"
LEVEL 16
152' - 8"
LEVEL 15
140' - 8"
LEVEL 14
131' - 0"
LEVEL 13
121' - 4"
LEVEL 12
111' - 8"
LEVEL 11
102' - 0"
LEVEL 10
92' - 4"
LEVEL 9
82' - 8"
LEVEL 8
73' - 0"
LEVEL 7
63' - 4"
LEVEL 6
53' - 8"
LEVEL 5
44' - 0"
LEVEL 4
34' - 4"
LEVEL 3
24' - 8"
LEVEL 2
15' - 0"
LEVEL 1
0"
LOWER LEVEL
-10' - 0"
60' - 0"

site

LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 15' FOR CLARITY)
- PEDESTRIAN CONCRETE PAVING
- UNIT PAVER PAVING TYPE 1
- ARTIFICIAL TURF
- 6'H OPAQUE FENCE
- 6'H ORNAMENTAL METAL FENCE
- 6'H ORNAMENTAL METAL SINGLE SWING GATE
- EXISTING SHADE TREE TO BE REMOVED
- SHADE TREE
- UNDERSTORY PLANTING
- MULCH
- SODDED TURF




LEGEND
PROPERTY LINE
PROJECT LIMIT LINE (OFFSET 10' FOR CLARITY)
SHADE TREE
ORNAMENTAL TREE
ORNAMENTAL TREE (MULTI-STEM)
EVERGREEN SHRUBS
DECIDUOUS SHRUBS
VINES
GRASSES, SEDGES, AND PERENNIALS
NORTH FRANCES ST (TWO WAY)
WEST JOHNSON ST (ONE WAY)
OHE
(30) EPI SUL
(11) TAX EVE
(10) CAR PEN
(18) ANE CAN
(9) ANE CAN
(7) HYD BRE
(36) CAR PEN
(8) TAX EVE
(30) AST PUM
(8) TAX EVE
(33) EPI SUL
(70) AST PUM
(47) ADI PED
(9) HOS BLU
(20) MAT STR
(67) AST PUM
(6) HYD BRE
(24) ANE CAN
(46) CAR PEN
(41) EPI SUL
(36) ADI PED
(30) ANE CAN
(7) HOS HAL
(40) CAR PEN
(2) AES PAR
(24) DRY MAR
(11) HOS BLU
(19) ADI PED
(15) AST VIS
(12) MAT STR
(13) DRY MAR
(60) AST PUM
(26) AST PUM
(15) TAX EVE
(11) CAR PEN
(23) CAR PEN
(11) DRY MAR
(23) ARU NOB
(21) AST VIS
(46) CAR PEN
(38) AST PUM
(19) TAX EVE
(33) ARU NOB
(17) MAT STR
(9) HOS HAL
(29) CAR PEN
(30) AST PUM
(3) CAR CAR
PERENNIAL MIX 4 (888 sf)
(231) ADI PED
(148) ANE CAN
(231) CAR PEN
(411) GAL ODO
(9) HOS HAL
(15) CAR PEN
(13) TAX EVE
(12) GAL ODO
(16) GAL ODO
(25) ARU NOB
(9) CAR PEN
(23) AST VIS
(11) CAR PEN
(19) ANE CAN
(18) ARU NOB
(4) HOS BLU
(5) HYD BRE
(25) GER BEV
(9) CAL KAR
(20) CAR ALB
(16) CAL NEP
(7) CAR JNU
(18) SES AUT
(28) CAR ALB
(3) RHU BAI
(41) ERA SPE
PERENNIAL MIX 1 (36 sf)
(15) CAR ALB
(7) LIA FLO
(7) SES AUT
(7) HEU AUT
(24) SES AUT
(3) GYM ESP
(1) ULM NEW
PERENNIAL MIX 2 (33 sf)
(21) ALL CER
(7) ALL SUM
(6) ECH ALB
(6) ECH BAL
(9) PAN NOR
PERENNIAL MIX 3 (29 sf)
(12) ALL CER
(5) BOU HON
(4) MON JAC
(15) SPO TAR
(19) HEU RIC
(7) CAL KAR
(2) ULM NEW
PERENNIAL MIX 3 (45 sf)
(19) ALL CER
(8) BOU HON
(6) MON JAC
(35) ERA SPE
PERENNIAL MIX 1 (43 sf)
(18) CAR ALB
(9) LIA FLO
(9) SES AUT
(6) DIE LON
(14) AMS BLU
(3) RHU BAI
(26) SPO TAR
(76) ERA SPE
PERENNIAL MIX 2 (39 sf)
(24) ALL CER
(8) ALL SUM
(7) ECH ALB
(7) ECH BAL
(12) HEU FIR
(13) GER BEV
(5) HYP AMB
(1) ULM NEW
PERENNIAL MIX 1 (33 sf)
(14) CAR ALB
(7) LIA FLO
(7) SES AUT
(1) CER ROY
(7) HYD ABE
(11) DIE LON
(1) CER APP
(11) HEU AUT
PERENNIAL MIX 2 (23 sf)
(14) ALL CER
(5) ALL SUM
(4) ECH ALB
(4) ECH BAL
(3) PLA OCC
PERENNIAL MIX 2 (19 sf)
(12) ALL CER
(4) ALL SUM
(3) ECH ALB
(3) ECH BAL
(1) AES PAV
(18) GER BEV
(7) HYD ABE
(1) AME AUT
(14) CAL NEP
(8) TAX EVE
PERENNIAL MIX 3 (15 sf)
(6) ALL CER
(3) BOU HON
(2) MON JAC
(19) ERA SPE
PERENNIAL MIX 1 (28 sf)
(12) CAR ALB
(6) LIA FLO
(6) SES AUT
PERENNIAL MIX 1 (12 sf)
(5) CAR ALB
(2) LIA FLO
(2) SES AUT
(2) QUE BIC

PLANTING SCHEDULE - GROUND FLOOR

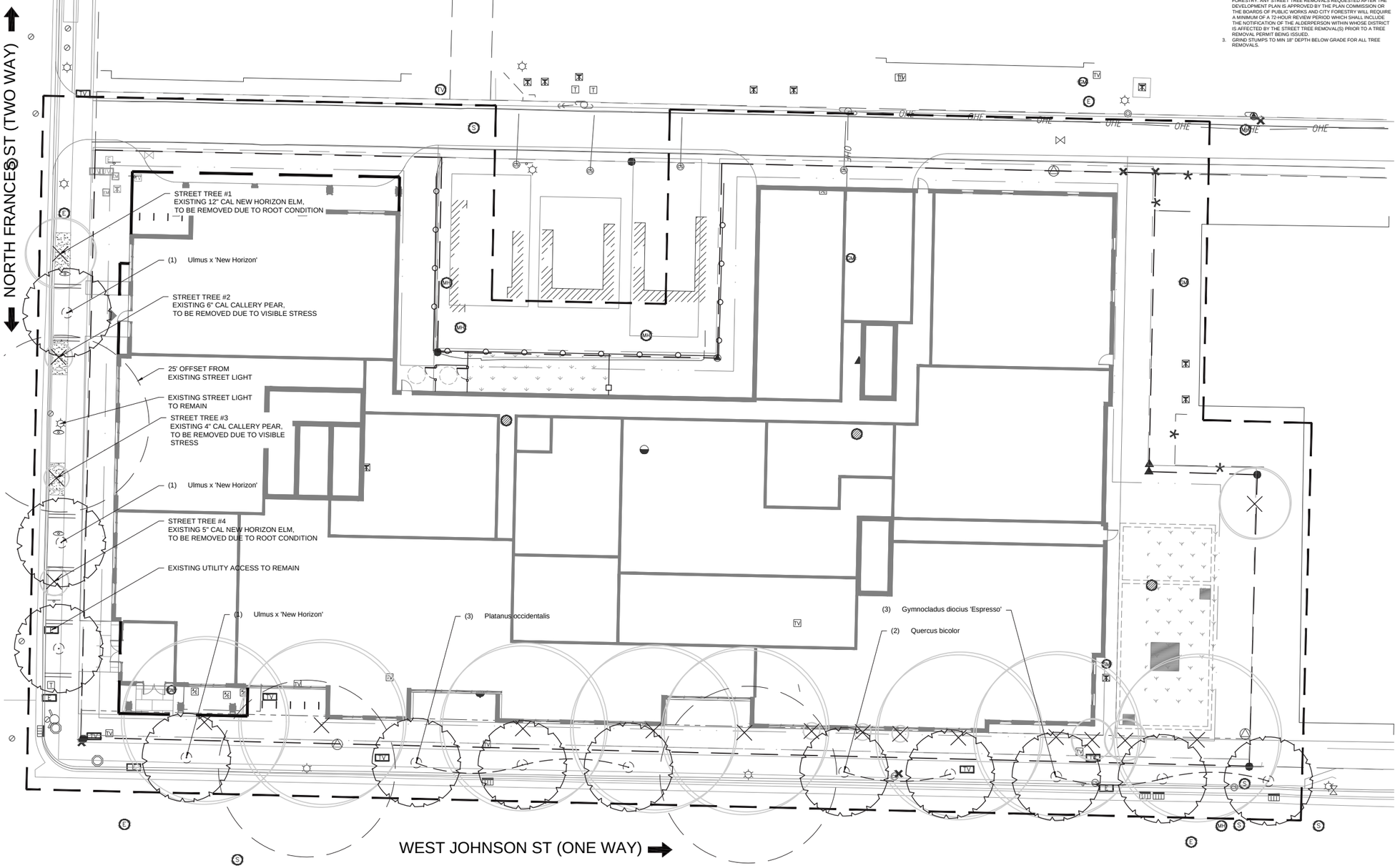
SHADE TREES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	CALIPER	ROOT BALL	NOTES
GYM ESP	3	EA	*Gymnocladus diocus* 'Espresso'	Espresso Kentucky Coffeetree	2.5"	B&B	Matching heads
QUE BIC	2	EA	*Quercus bicolor*	Swamp White Oak	2.5"	B&B	Matching heads
ULM NEW	4	EA	*Ulmus* x 'New Horizon'	New Horizon	2.5"	B&B	Matching heads
PLA OCC	3	EA	*Platanus occidenalis*	London Planetree	2.5"	B&B	Matching heads

LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 15 FOR CLARITY)
- EXISTING SHADE TREE TO BE REMOVED
- SHADE TREE
- SODDED TURF

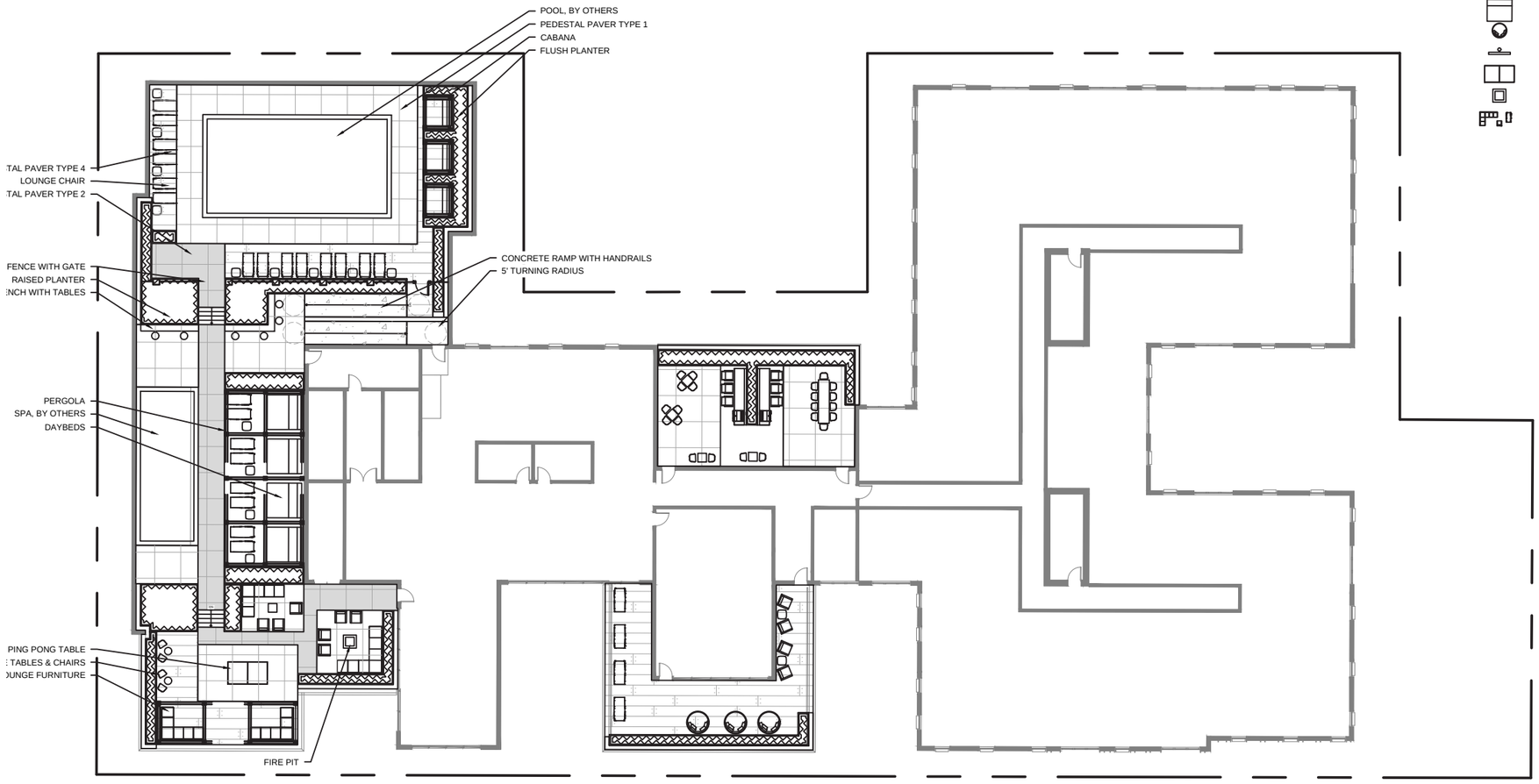
NOTES :
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.
2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARDS OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
3. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE REMOVALS.



site

LEGEND

- PROPERTY LINE
- 30"x48" ADA ACCESSIBLE PARKING CLEARANCE (FOR REFERENCE ONLY)
- 5' DIA ADA TURNING CLEARANCE (FOR REFERENCE ONLY)
- (PA-XX) PEDESTRIAN CONCRETE PAVING TYPE 1
- (PA-XX) PEDESTAL PAVER PAVING TYPE 1
- (PA-XX) PEDESTAL PAVER PAVING TYPE 2
- (PA-XX) PEDESTAL PAVER PAVING TYPE 3
- (PA-XX) PEDESTAL PAVER PAVING TYPE 4
- (PA-XX) RAISED PLANTER
- (PA-XX) SHADE STRUCTURE
- (FE-XX) 5'H ORNAMENTAL METAL FENCE
- (GA-XX) 5'H ORNAMENTAL METAL SINGLE SWING GATE
- (PA-XX) BUILT-IN-DAYBED - TYPE 1
- (PA-XX) BUILT-IN-DAYBED - TYPE 2
- (PA-XX) ROUNDED DAYBED
- (PA-XX) OUTDOOR SHOWER
- (PA-XX) PING PONG TABLE
- (PA-XX) FIRE PIT
- (PA-XX) LOUNGE SEATING



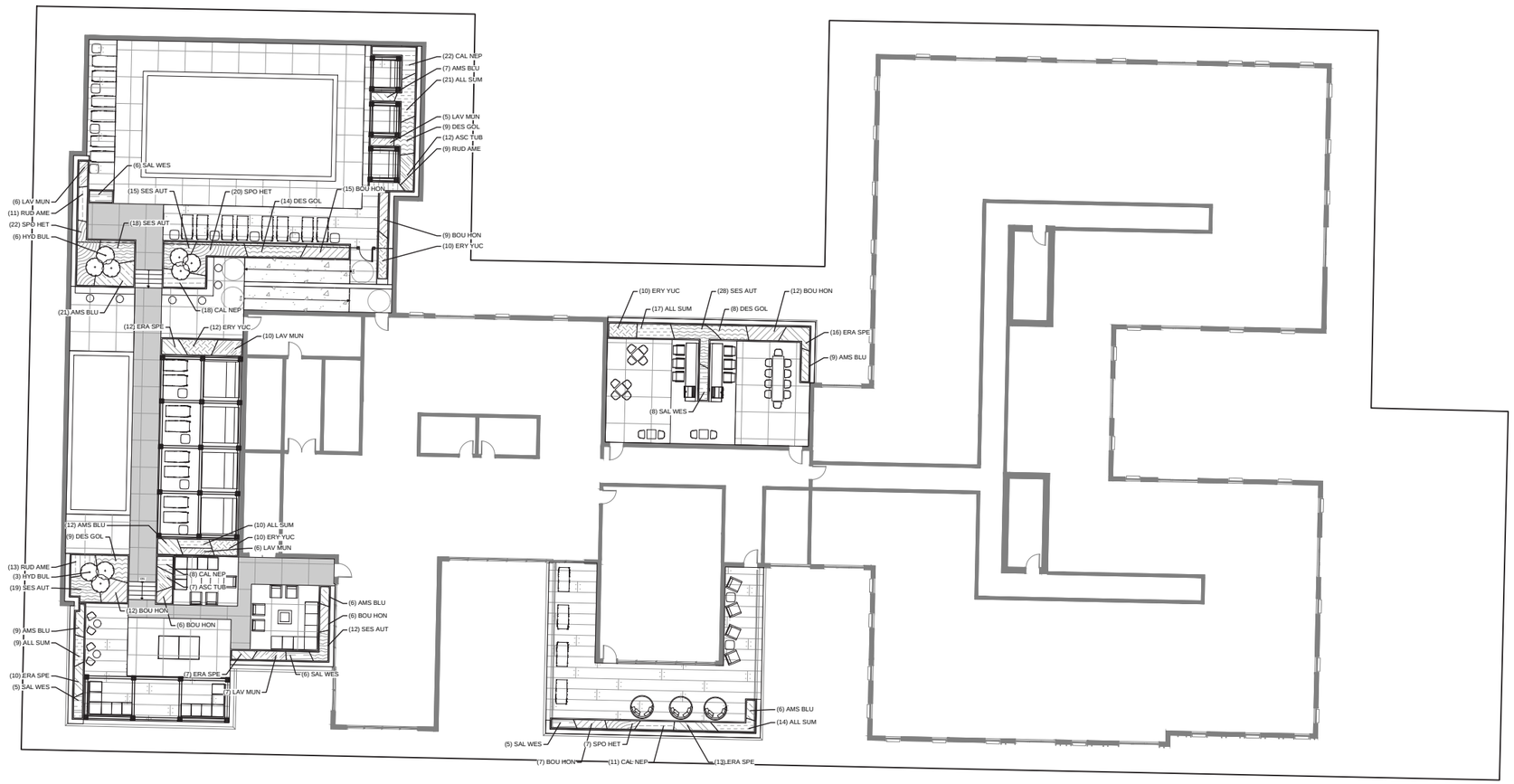
PROPERTY LINE

PROJECT LIMIT LINE
(OFFSET 15' FOR CLARITY)

DECIDUOUS SHRUBS

GRASSES, SEDGES, AND PERENNIALS

site



PLANTING SCHEDULE - GROUND FLOOR

SHADE TREES

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
GYM ESP	3	0	0	EA	*Gymnocladus diocus* 'Espresso'	Espresso Kentucky Coffeetree	-	Single-Stem	2.5"	-	-	7'	24"	24" - 30"	B&B/Container	PER PLAN	-
PLA OCC	3	0	0	EA	*Platanus occidenalis*	London Planetree	-	Single-Stem	2.5"	-	-	7'	24"	24" - 30"	B&B/Container	PER PLAN	-
QUE BIC	2	0	0	EA	*Quercus bicolor*	Swamp White Oak	-	Single-Stem	2.5"	-	-	7'	24"	24" - 30"	B&B/Container	PER PLAN	-
ULM NEW	4	0	0	EA	*Ulmus* x 'New Horizon'	New Horizon	-	Single-Stem	2.5"	-	-	7'	24"	24" - 30"	B&B/Container	PER PLAN	-
TOTAL:	12		0	EACH													

ORNAMENTAL TREES

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
AES PAV	1	15	15	EA	*Aesculus pavia*	Red Buckeye	3-5 cane	Multi-Stem	-	6'	4'	-	24"	24" - 30"	-	-	-
AME AUT	1	15	15	EA	*Amelanchier x grandiflora* 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	7-11 cane	Multi-Stem	-	8'	5'	-	24"	24" - 30"	-	-	-
CAR CAR	3	15	45	EA	*Carpinus caroliniana*	American Hornbeam	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	-
CAR JNU	7	15	105	EA	*Carpinus caroliniana* 'J.N. Upright'	Firespire American Hornbeam	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	-
CER APP	1	15	15	EA	*Cercis canadensis* 'Appalachian Red'	Appalachia Eastern Redbud	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	Northern source only
CER ROY	1	15	15	EA	*Cercis canadensis f. alba* 'Royal White'	White Eastern Redbud	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	Northern source only
TOTAL:	14		210	EACH													

EVERGREEN SHRUBS

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
TAX EVE	60	4	240	EA	*Taxus x media* 'Everlow'	Everlow Yew	-	-	-	15"	18"	0'	0"	0"	#3 cont	30" o.c.	-
TOTAL:	60		240	EACH													

DECIDUOUS SHRUBS

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
AES PAR	2	3	6	EA	*Aesculus parviflora*	Bottlebrush Buckeye	`	-	-	48"	48"	0'	0"	0"	B&B	PER PLAN	-
DIE LON	17	3	51	EA	*Diervilla lonicera*	Dwarf Bush-Honeysuckle	-	-	-	min 18"	18"	0'	0"	0"	#3 cont	24" o.c.	-
HYD ABE	14	3	42	EA	*Hydrangea arborescens* 'Abetwo'	Incredibail Hydrangea	-	-	-	min 30"	30"	0'	0"	0"	#3 cont	36" o.c.	-
HYD BRE	18	3	54	EA	*Hydrangea quercifolia* 'Brenhill'	Gatsby Gal Oakleaf Hydrangea	-	-	-	min 24"	24"	0'	0"	0"	#3 cont	48" o.c.	-
HYP AME	5	3	15	EA	*Hypericum kalmianum* 'Ames'	Ames St. Johnswort	-	-	-	min 24"	24"	0'	0"	0"	#3 cont	24" o.c.	-
RHU BAI	6	3	18	EA	*Rhus typhina* 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	-	-	-	min 36"	30"	0'	0"	0"	#7 cont	PER PLAN	-
TOTAL:	62		186	EACH													

VINES

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
PAR TRI	3	2	6	EA	*Parthenocissus triscuspidata*	Boston Ivy	-	-	-	0'	0'	0'	0"	0"	cont #2	30" o.c.	-
TOTAL:	3		6	EACH													

GRASSES AND SEDGES

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
BOU HON	16	2	32	EA	*Bouteloua gracilis* 'Honeycomb'	Honeycomb Blue Gramma Grass	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
CAL KAR	16	2	32	EA	*Calamagrostis x acutifolia* 'Karl Foerster'	Karl Foerster Grass	-	-	-	-	-	-	-	-	cont #2	24" o.c.	-
CAR ALB	120	0	0	EA	*Carex albicans*	White-tinged Sedge	-	-	-	-	-	-	-	-	quart	12" o.c.	-
CAR PEN	507	0	0	EA	*Carex pensylvanica*	Penn Sedge	-	-	-	-	-	-	-	-	quart	12" o.c.	-
ERA SPE	171	2	342	EA	*Eragrostis spectabilis*	Purple Lovegrass	-	-	-	-	-	-	-	-	cont #1	12" o.c.	-
PAN NOR	9	2	18	EA	*Panicum virgatum* 'Northwind'	Northwind Switch Grass	-	-	-	-	-	-	-	-	cont #2	21" o.c.	-
SES AUT	73	2	146	EA	*Sesleria autumnalis*	Autumn Moor Grass	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
SPO TAR	41	2	82	EA	*Sporobolus heterolepis* 'Tara'	Tara Prairie Dropseed	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
TOTAL:	967		680	EACH													

PERENNIALS

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
ADI PED	333	0	0	EA	*Adiantum pedatum*	Northern Maidenhair Fern	-	-	-	-	-	-	-	-	quart	12" o.c.	-
ALL CER	108	0	0	EA	*Allium cernuum*	Nodding Onion	-	-	-	-	-	-	-	-	quart	6" o.c.	-
ALL SUM	24	2	48	EA	*Allium x* 'Summer Beauty'	Summer Beauty Allium	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
ANE CAN	248	2	496	EA	*Anemone canadensis*	Meadow Anemone	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
ARU NOB	99	2	198	EA	*Aruncus aethusifolius* "Noble Spirit'	-	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
AST VIS	59	2	118	EA	*Astilbe chinensis* 'Visions in White'	Visions in White Astilbe	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
CAL NEP	30	2	60	EA	*Calamintha nepeta ssp. nepeta*	Lesser Calamint	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
DRY MAR	48	2	96	EA	*Dryopteris marginalis*	Marginal Wood Fern	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
ECH ALB	20	2	40	EA	*Echinacea purpurea 'Alba'*	White Coneflower	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
ECH BAL	20	2	40	EA	*Echinacea x 'Balsomsed'*	Balsomsed Coneflower	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
EPI SUL	104	0	0	EA	*Epimedium x versicolor* 'Sulphureum'	Bicolor Barrenwort	-	-	-	-	-	-	-	-	quart	12" o.c.	-
GER BEV	56	2	112	EA	*Geranium macrorrhizum* 'Bevan's Variety'	Bevan's Variety Geranium	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
HEU AUT	18	2	36	EA	*Heuchera villosa* 'Autumn Bride'	Autumn Bride Heuchera	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
HEU RIC	19	2	38	EA	*Heuchera richardsonii*	Prairie Alumroot	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
HOS BLU	14	2	28	EA	*Hosta x* 'Blue Angel'	Blue Angel Hosta	-	-	-	-	-	-	-	-	cont #2	24" o.c.	-
HOS HAL	25	2	50	EA	*Hosta x* 'Halcyon'	Halcyon Hosta	-	-	-	-	-	-	-	-	cont #2	24" o.c.	-
LIA FLO	31	2	62	EA	*Liatris spicata* 'Floristan White'	Floristan White Gayfeather	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
MAT STR	49	2	98	EA	*Mettuccia struthiopteris*	Ostrich Fern	-	-	-	-	-	-	-	-	cont #2	18" oc.c	-
MON JAC	12	2	24	EA	*Mondarda didyma* 'Jacob Cline'	Jacob Cline Beebalm	-	-	-	-	-	-	-	-	cont #2	21" o.c.	-
TOTAL:	1335		1580	EACH													

GROUNDCOVERS

CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
AMS BLU	14	2	28	EA	*Amsonia x* 'Blue Ice'	Blue Ice Amsonia	-	-	-	-	-	-	-	-	cont #1	12" o.c.	-
AST PUM	330	0	0	EA	*Astilbe chinensis* 'Pumila'	Dwarf Pink Astilbe	-	-	-	-	-	-	-	-	4" plug	9" o.c.	-
GAL ODO	439	0	0	EA	*Galium odoratum*	Sweet woodruff	-	-	-	-	-	-	-	-	4" plug	9" o.c.	-
HEU FIR	12	2	24	EA	*Heuchera sanguinea* 'Firefly'	Firefly Coralbells	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
TOTAL:	795		52	EACH													

DECIDUOUS SHRUBS

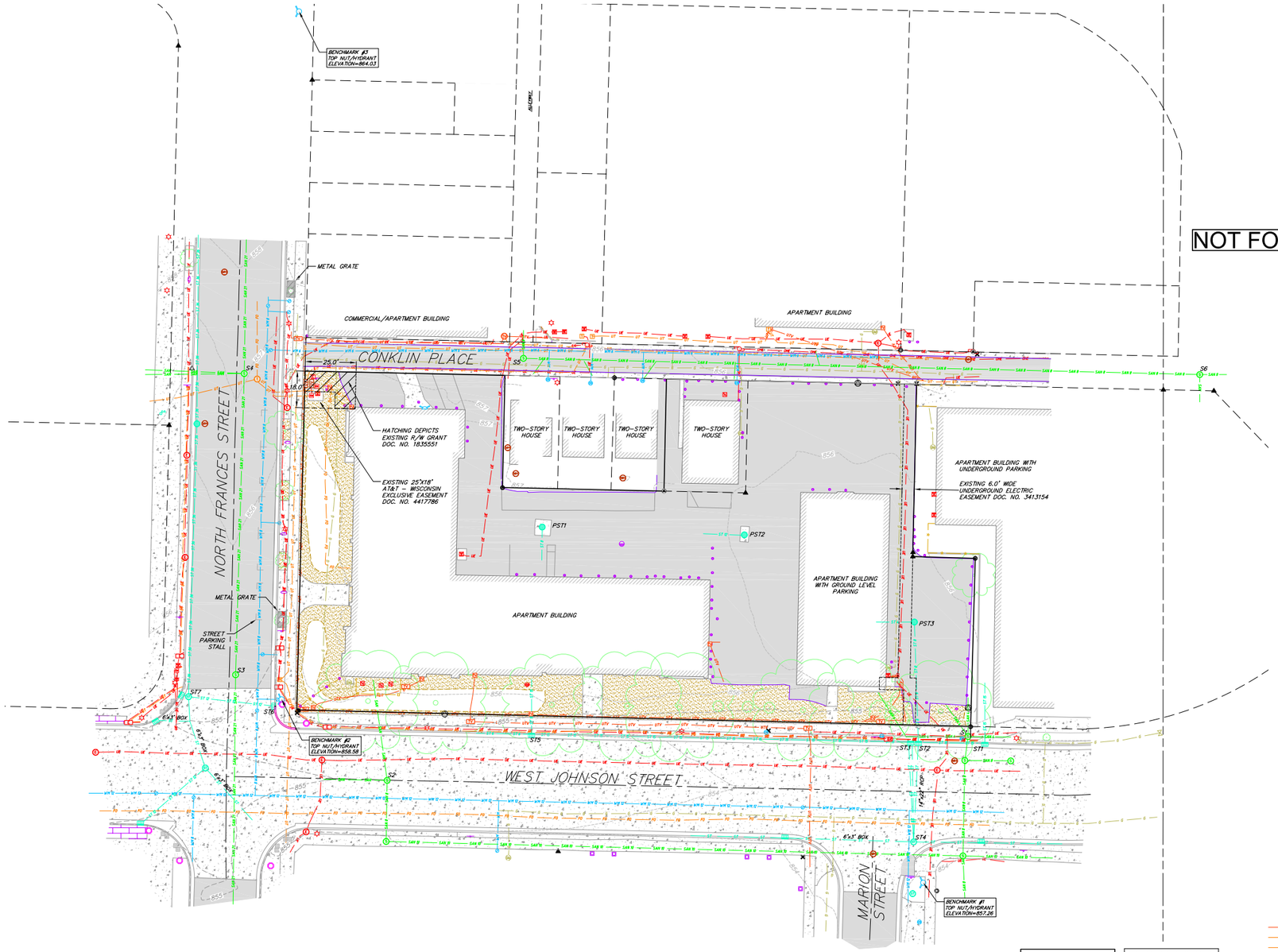
CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	EST RB WEIGHT	ROOT BALL	SPACING
HYD BUL	9	EA	*Hydrangea paniculata* 'Bulk'	QuickFire Hydrangea	-	-	-	min 30"	min 30"	0'	0"	0"	0"	#5 cont	48" o.c.
TOTAL:	9	EACH													

GRASSES AND SEDGES

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	EST RB WEIGHT	ROOT BALL	SPACING
BOU HON	67	EA	*Bouteloua gracilis* 'Honeycomb'	Honeycomb Blue Gramma Grass	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
DES GOL	40	EA	*Deschampsia cepitosa* 'Goldtau'	Goldtau Tufted Hair Grass	-	-	-	-	-	-	-	-	-	#1 cont	21" o.c.
ERA SPE	58	EA	*Eragrostis spectabilis*	Purple Lovegrass	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
SES AUT	92	EA	*Sesleria autumnalis*	Autumn Moor Grass	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
SPO HET	49	EA	*Sporobolus heterolepis*	Prairie Dropseed	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
TOTAL:	306	EACH													

PERENNIALS

CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	EST RB WEIGHT	ROOT BALL	SPACING
ALL SUM	71	EA	*Allium* 'Summer Beauty'	Summer Beauty Ornamental Onion	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
AMS BLU	70	EA	*Amsonia* 'Blue Ice'	Blue Ice Bluestar	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
ASC TUB	19	EA	*Asclepias tuberosa*	Butterflyweed	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
CAL NEP	59	EA	*Calamintha nepeta subsp. nepeta*	Lesser Calamint	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
ERY YUC	42	EA	*Eryngium yuccifolium*	Rattlesnake Master	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
LAV MUN	34	EA	*Lavandula angustifolia* 'Munstead'	Munstead English Lavender	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
RED AME	33	EA	*Rudbeckia* 'American Goldrush'	American Goldrush Black Eyed Susan	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
SAL WES	30	EA	*Salvia nemorosa* 'Wesuwe'	Wesuwe Sage	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.



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NOT FOR CONSTRUCTION

SURVEY LEGEND
- BENCHMARK
- FOUND CHISELED "X"
- FOUND NAIL
- FOUND 1" ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND
- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
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TOPOGRAPHIC LINEWORK LEGEND
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- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING GENERAL FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
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- EXISTING STORM SEWER LINE (SIZE NOTED)
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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

NOTES:

1. *This survey is based upon field survey work performed on June 4–20, 2025. Any changes in site conditions after June 20,2025 are not reflected by this survey.*
2. *No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.*
3. *Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.*
   Contours and benchmark information are based upon the NAVD88 Datum (2018 Geoid).
4. *Elevations are referenced to NAVD 88 (2018) datum.*
5. *Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One–Call ticket numbers 20252217707, 20252217733, 20252217743, 20252217789, 20252217836, 20252217842, 20252217846,20252217848, and 20252217891,. Location of buried private utilities are not within the scope of this survey. Source information from plans and markings will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.*

EXISTING CONDITIONS NOTES:

1. *THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.*
2. *THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM – DANE COUNTY. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).*
3. *ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER DIGGER'S HOTLINE TICKET XXX. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.*
4. *SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.*
5. *STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.*
6. *WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.*
7. *THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON DATE THROUGH DATE. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER DATE ARE NOT REFLECTED ON THIS SURVEY.*
8. *THIS MAP WAS PREPARED AT THE REQUEST OF CORE SPACES.*

EXISTING STORM STRUCTURE TABLE

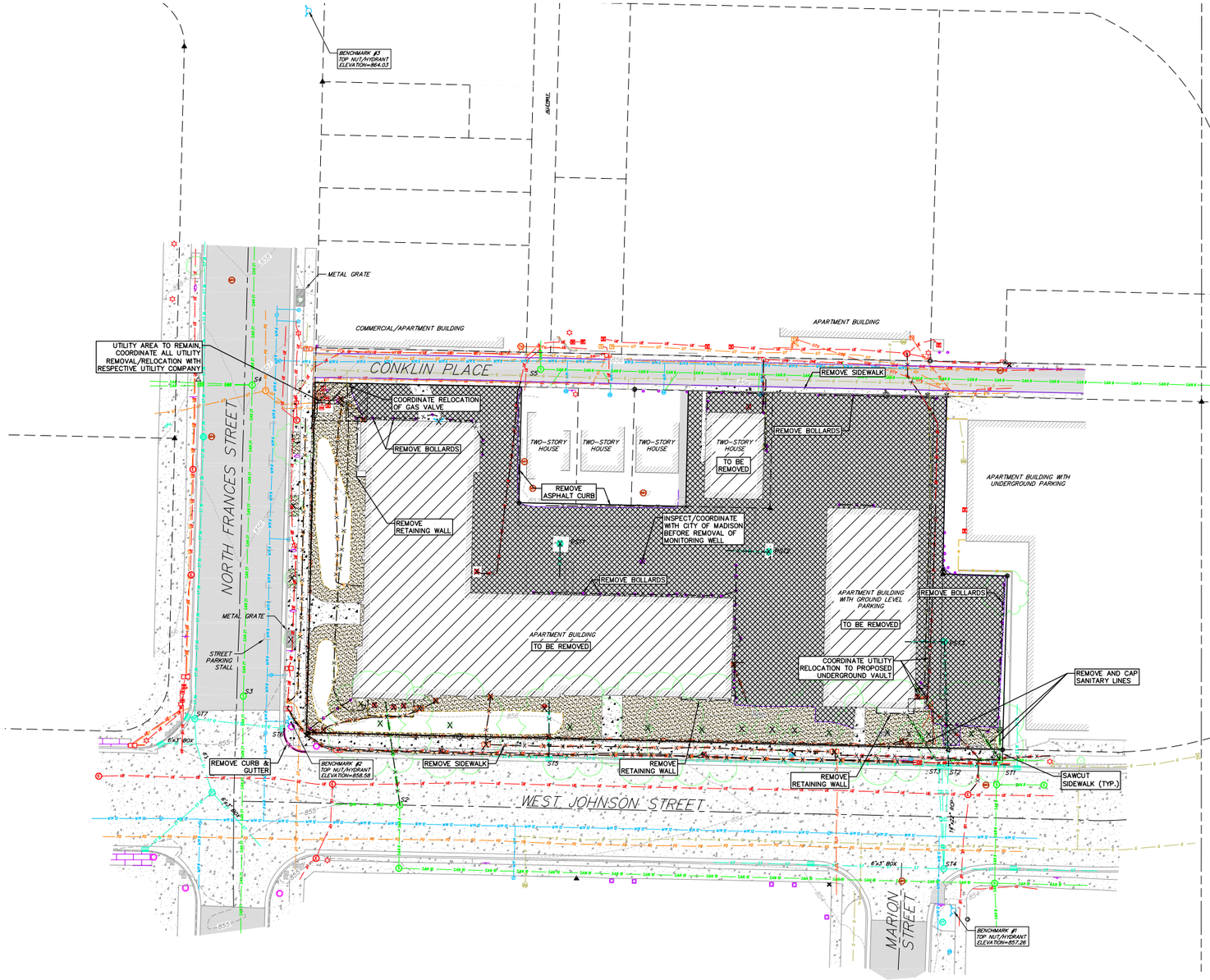
NAME	TYPE	RIM	INVERT	DIRECTION
ST1	CIN	853.51	850.84	N
			850.63	W
ST2	CIN	853.74	850.44	E
			850.86	S
			850.42	W
ST3	CIN	853.75	850.43	E
			850.86	S
			851.20	S-2
			850.82	W
ST4	STMH	853.30	850.20	N-N2
			848.89	E-W
ST5	CIN	854.64	851.33	N
			851.33	E
			851.79	W
ST6	CIN	855.17	851.85	W
ST7	STMH	855.11	850.08	N
			851.11	E
			849.89	S
			852.71	W

EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	853.68	848.09	N
			849.50	E
			848.00	S
			849.43	W
			850.31	NW
S2	SMH	854.82	848.68	N
			848.66	S
			848.68	W
S3	SMH	855.29	845.36	N
			845.30	S
S4	SMH	857.09	845.92	N
			845.88	S
			851.49	W
			847.14	W-2
S5	SMH	856.36	850.88	N
			850.90	E
S6	SMH	855.00	848.72	E
			849.64	S
			849.74	W

EXISTING PRIVATE STORM STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
PST1	FIN	856.02	852.32	S
PST2	FIN	855.27	852.47	W
PST3	FIN	855.17	851.37	S-W



NOT FOR CONSTRUCTION

SURVEY LEGEND
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- FOUND CHISELED "X"
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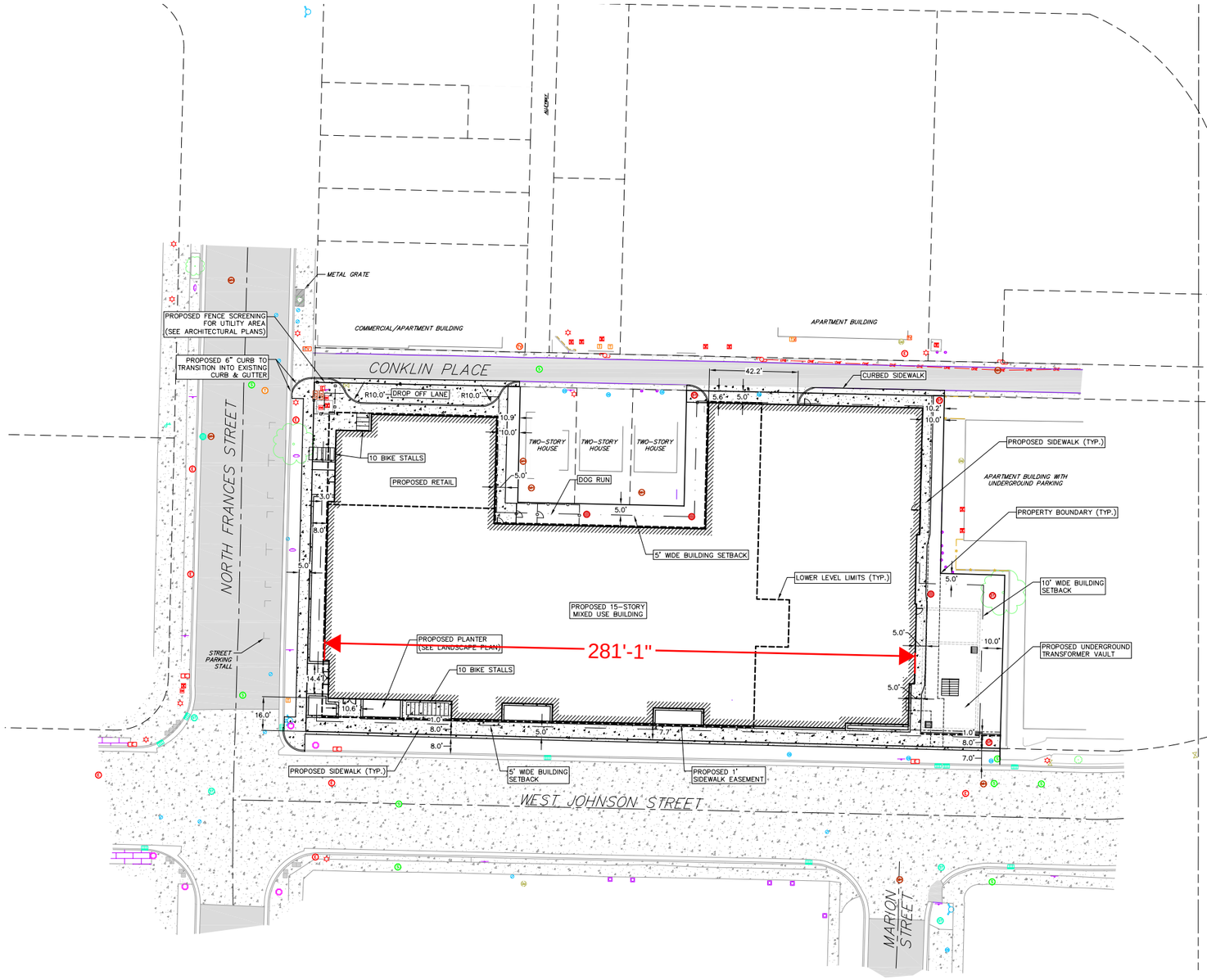
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

DEMOLITION NOTES:

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

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



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NOT FOR CONSTRUCTION

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

SITE PLAN NOTES:

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

CITY FORESTRY NOTES:

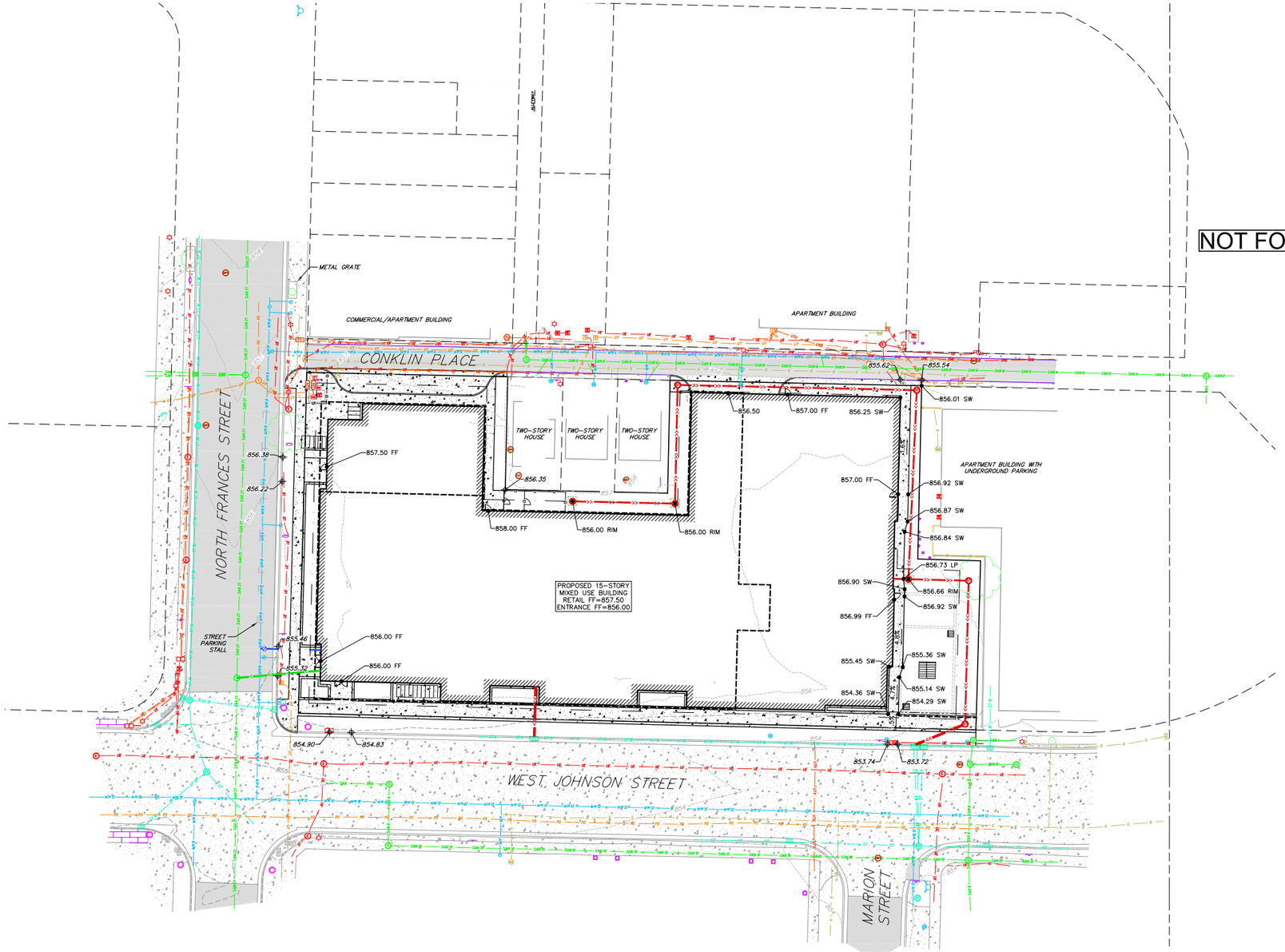
1. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
2. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
3. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
4. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
5. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.

SITE PLAN LEGEND

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

ABBREVIATIONS

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



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GENERAL NOTES:

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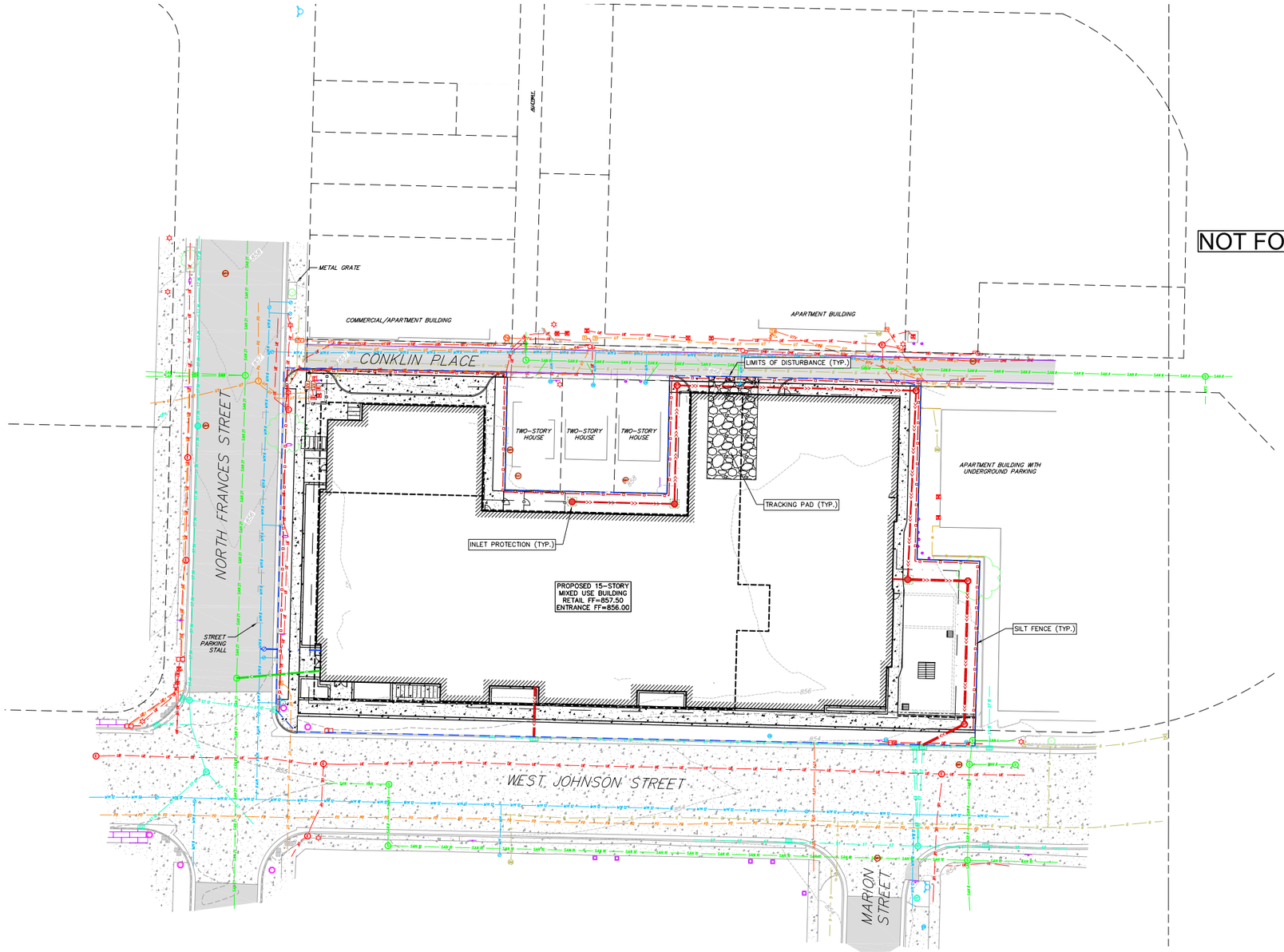
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

GRADING NOTES:

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

GRADING LEGEND

820	EXISTING MAJOR CONTOURS
818	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
	DITCH CENTERLINE
	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS



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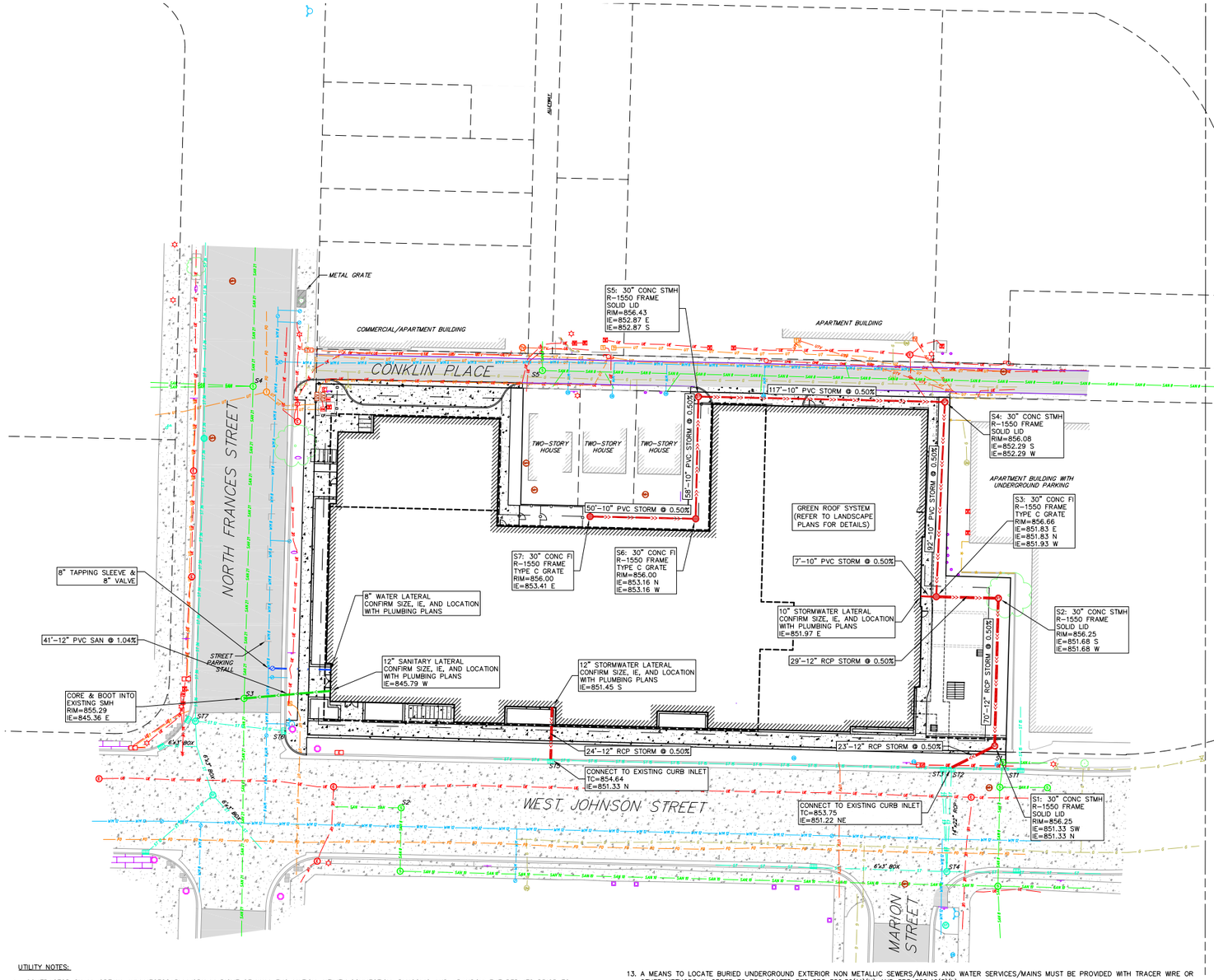
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

EROSION CONTROL LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- INLET PROTECTION
- TRACKING PAD



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NOT FOR CONSTRUCTION

PROPOSED UTILITY LEGEND

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

ABBREVIATIONS

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

UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–6 OF SPS 384.30(3)(c).
10. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–2 OF SPS 384.30(2).
11. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–7 OF SPS 384.30(4)(d).
12. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30–3 OF SPS 384.30(2)(c).
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(H) AND SPS 382.40(8)(k).
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
15. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
16. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

EXISTING PRIVATE STORM STRUCTURE TABLE

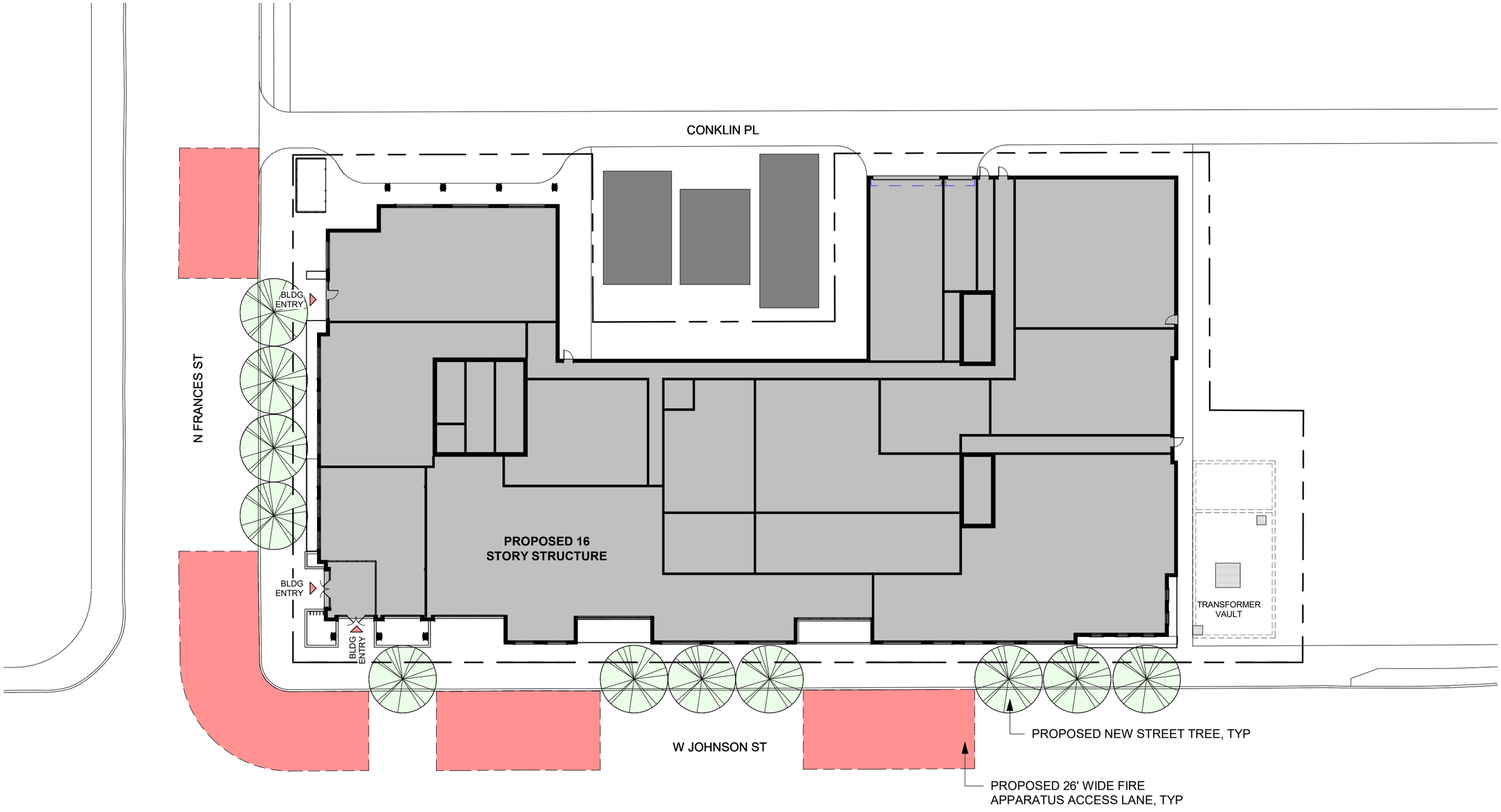
NAME	TYPE	RIM	INVERT	DIRECTION
PST1	F/N	856.02	852.32	S
PST2	F/N	855.27	852.47	W
PST3	F/N	855.77	851.37	S-W

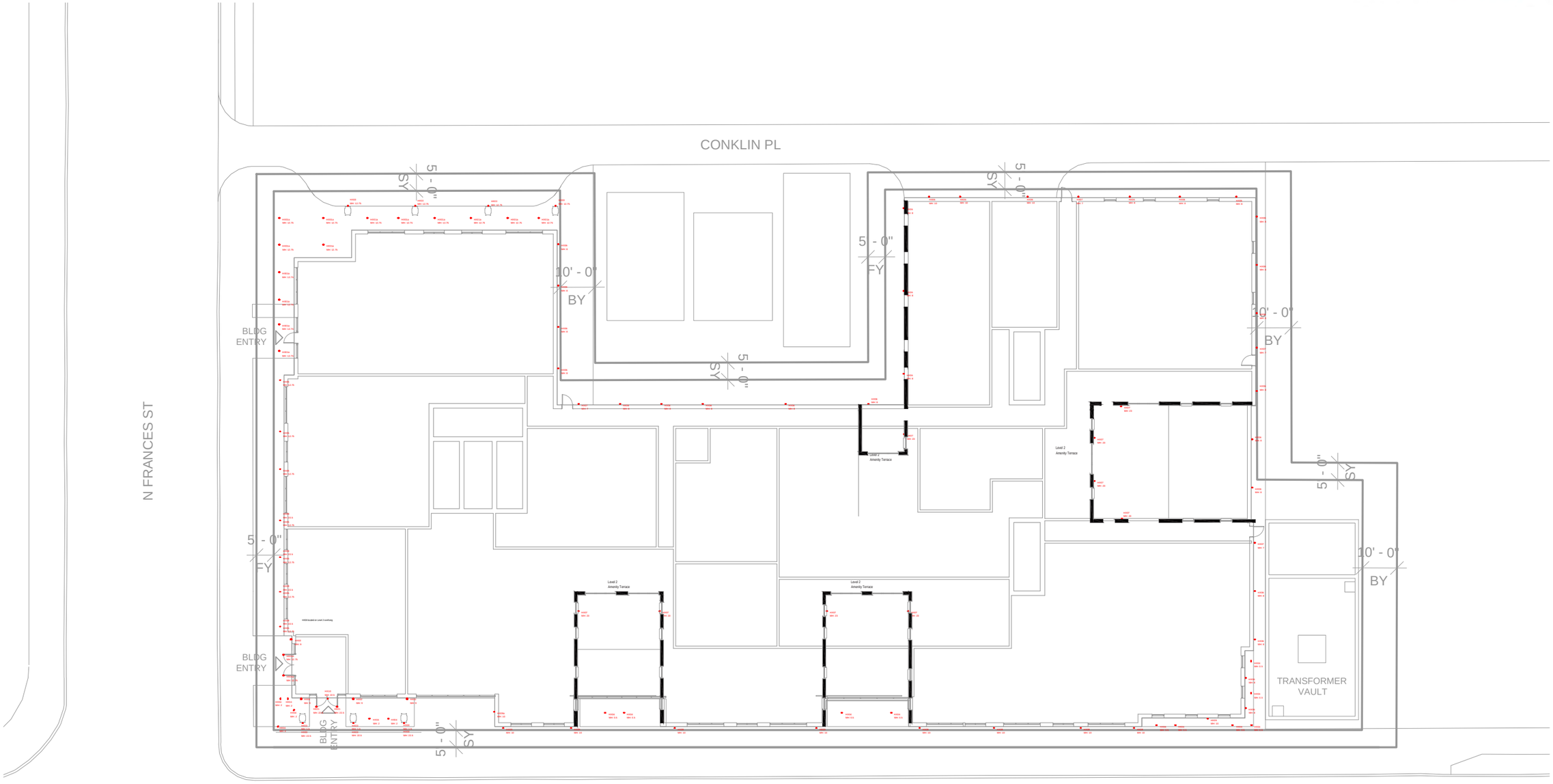
EXISTING STORM STRUCTURE TABLE

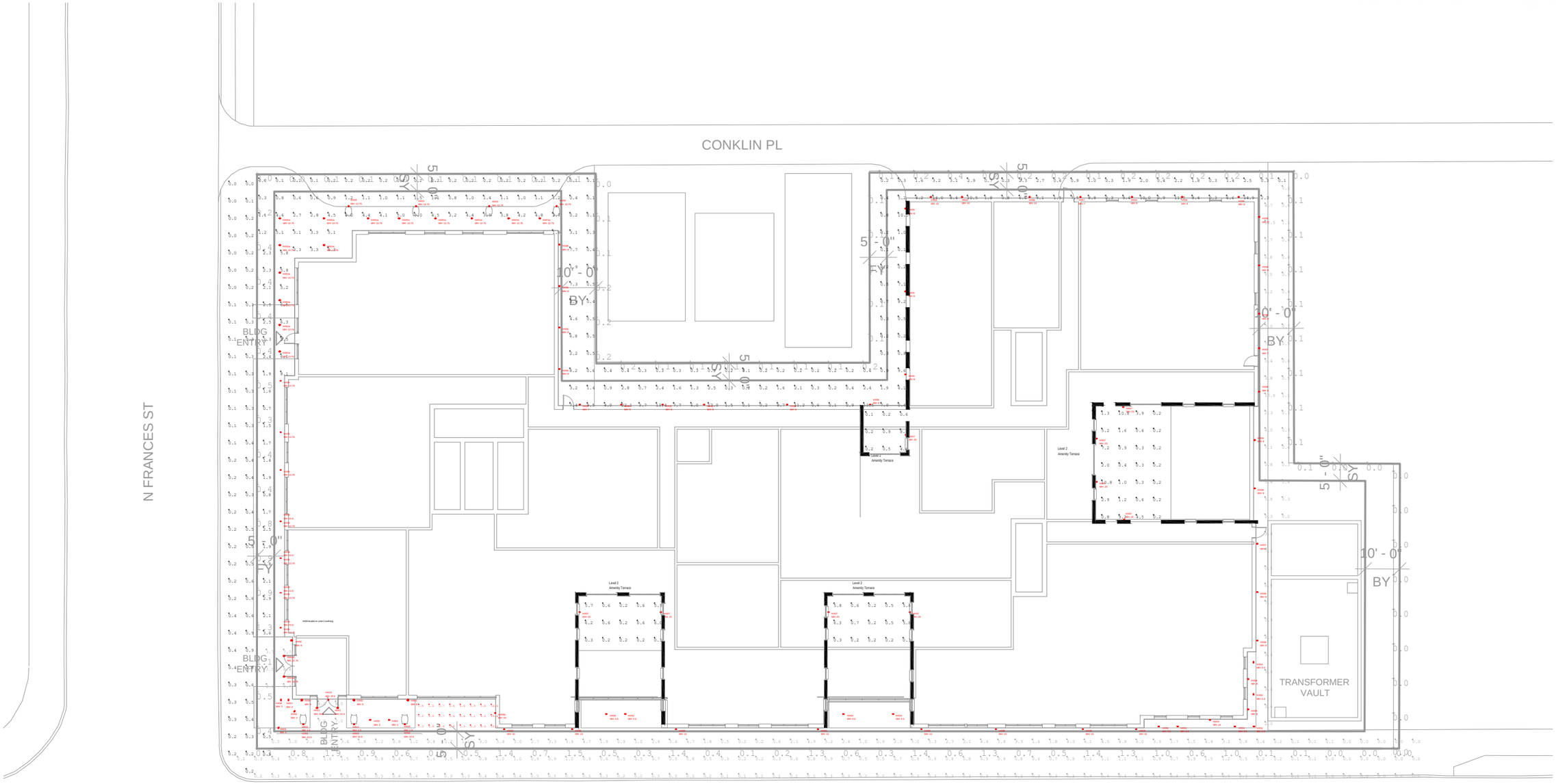
NAME	TYPE	RIM	INVERT	DIRECTION
ST1	C/N	853.51	850.84	N
			850.63	W
ST2	C/N	853.74	850.44	E
			850.86	S
			850.42	W
ST3	C/N	853.75	850.43	E
			850.86	S
			851.20	S-2
			850.82	W
ST4	STMH	853.30	850.20	N-N2
			848.99	E-W
ST5	C/N	854.64	851.33	N
			851.53	E
			851.79	W
ST6	C/N	855.17	851.85	W
ST7	STMH	855.11	850.08	N
			851.11	E
			849.89	S
			852.71	W

EXISTING SANITARY STRUCTURE TABLE

NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	853.68	848.09	N
			849.50	E
			848.00	S
			849.43	W
			850.31	NW
S2	SMH	854.82	848.66	N
			848.66	S
			848.68	W
S3	SMH	855.29	845.36	N
			845.30	S
S4	SMH	857.09	845.92	N
			845.86	S
			851.48	W
			847.14	W+2
S5	SMH	856.36	850.88	N
			850.80	E
S6	SMH	855.00	848.72	E
			849.64	S
			849.74	W


CONKLIN PL
N FRANCES ST
BLDG ENTRY
PROPOSED 16 STORY STRUCTURE
BLDG ENTRY
BLDG ENTRY
TRANSFORMER VAULT
W JOHNSON ST
PROPOSED NEW STREET TREE, TYP
PROPOSED 26' WIDE FIRE APPARATUS ACCESS LANE, TYP


CONKLIN PL
N FRANCES ST
W JOHNSON ST
BLDG ENTRY
BLDG ENTRY
BLDG ENTRY
5 - 0" SY
10' - 0" BY
5 - 0" FY
Level 2 Amenity Terrace
TRANSFORMER VAULT


CONKLIN PL
N FRANCES ST
W JOHNSON ST
BLDG ENTRY
BLDG ENTRY
BLDG ENTRY
Level 2
Amenity Terrace
Level 2
Amenity Terrace
Level 2
Amenity Terrace
TRANSFORMER
VAULT
5' - 0"
10' - 0"
BY

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	2	HX01	HX01_IVO4 D 10LM 35K 90CRI 30D P AR LSS	IVO4 D 10LM 30K 90CRI 30D P AR LSS	0.900	894	9.8311
	16	HX01a	IVO4 D 05LM 35K 90CRI 40D P AR LSS	IVO4 D 05LM 35K 90CRI 40D P AR LSS	0.900	431	5.1363
	4	HX02	HX02_WS-W98526-090524_IES	Surface-mounted Luminaires	0.900	907	14.7713
	10	HX03	HX03_F080-1S-LO-30-8-05-X-X-X		0.900	294	4
	16	HX04	HX04_WAC-5011-30BZ(60°Max) A082015	5011-30BZ(60¡ãMax) A082015	0.450	895	18.7
	7	HX05	HX05-ALT_JUDRSPL23024SS	JUDRSPL23024SS	0.900	680	6.8
	28	HX06	HX06_EW264107-BK - Nordic	EW264107-BK	0.900	844	14.8
	13	HX07	HX07_EW264105-BK - Nordic	EW264105-BK	0.900	617	9.8
	4	HX08	HX05_JMDRFLL23024SS	JMDRFLL23024SS	0.900	151	2.7
	9	HX09	HX09_SYP400-L1L10-FLD-ESL	SYP400-L1L10-FLD-ESL	0.900	1275	12
	1	HX09a	SYP400-L1L10-FLD	SYP400-L1L10-FLD	0.900	1342	12
	1	HX10	HX10_Rosco-Image-Spot-5500K-Medium-25deg-Lens		0.100	687	31.05

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BIKE RACK_W JOHNSON ST	Illuminance	Fc	3.85	29.6	0.6	6.42	49.33
BUILDING ENTRY	Illuminance	Fc	6.14	8.4	2.4	2.56	3.50
PROPERTY LINE_EAST	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
PROPERTY LINE_NORTH	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.
PROPERTY LINE_SOUTH	Illuminance	Fc	0.71	1.9	0.0	N.A.	N.A.
PROPERTY LINE_WEST	Illuminance	Fc	0.55	1.3	0.0	N.A.	N.A.
SIDEWALK_N FRANCES ST	Illuminance	Fc	1.15	8.1	0.0	N.A.	N.A.
SIDEWALK_W CONKLIN PL	Illuminance	Fc	2.64	22.1	0.0	N.A.	N.A.
SIDEWALK_W JOHNSON ST	Illuminance	Fc	1.11	6.1	0.0	N.A.	N.A.
TERRACE_EAST	Illuminance	Fc	2.40	10.8	0.2	12.00	54.00
TERRACE_NORTH	Illuminance	Fc	1.71	8.1	0.1	17.10	81.00
TERRACE_SOUTH EAST	Illuminance	Fc	1.84	6.3	0.2	9.20	31.50
TERRACE_SOUTH WEST	Illuminance	Fc	1.85	6.2	0.2	9.25	31.00
WALKWAY_EAST	Illuminance	Fc	3.39	13.8	0.2	16.95	69.00

GENERAL NOTES:

EXTERIOR LUMINAIRES HX01, HX01a, HX05, HX06, HX07, HX09 TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

EXTERIOR LUMINARIE TYPES HX02, HX03, HX04, HX10 WILL BE CONTROLLED SEPARATELY FROM THE TIMECLOCK.

GENERAL CALCULATION NOTES:

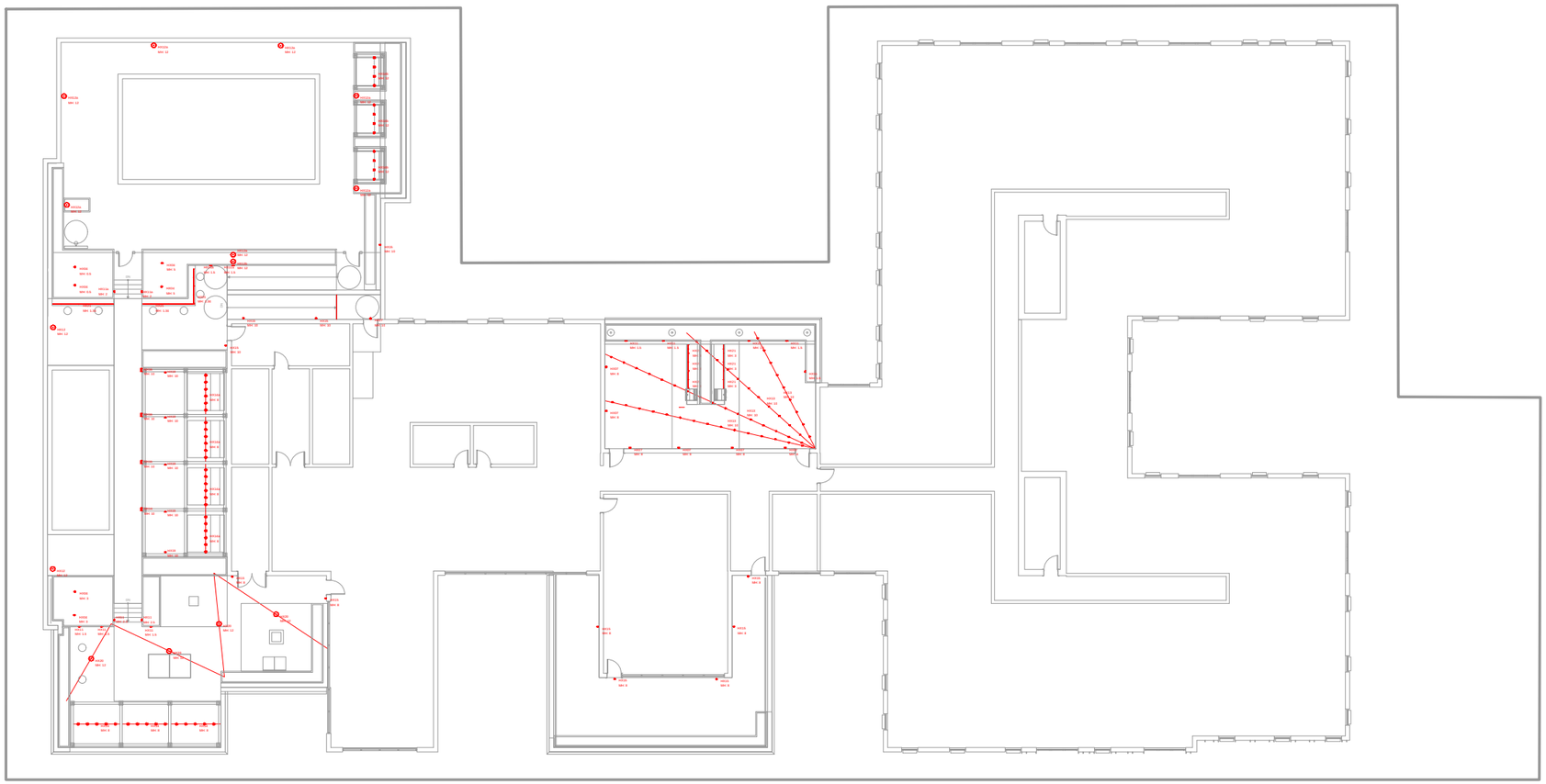
AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

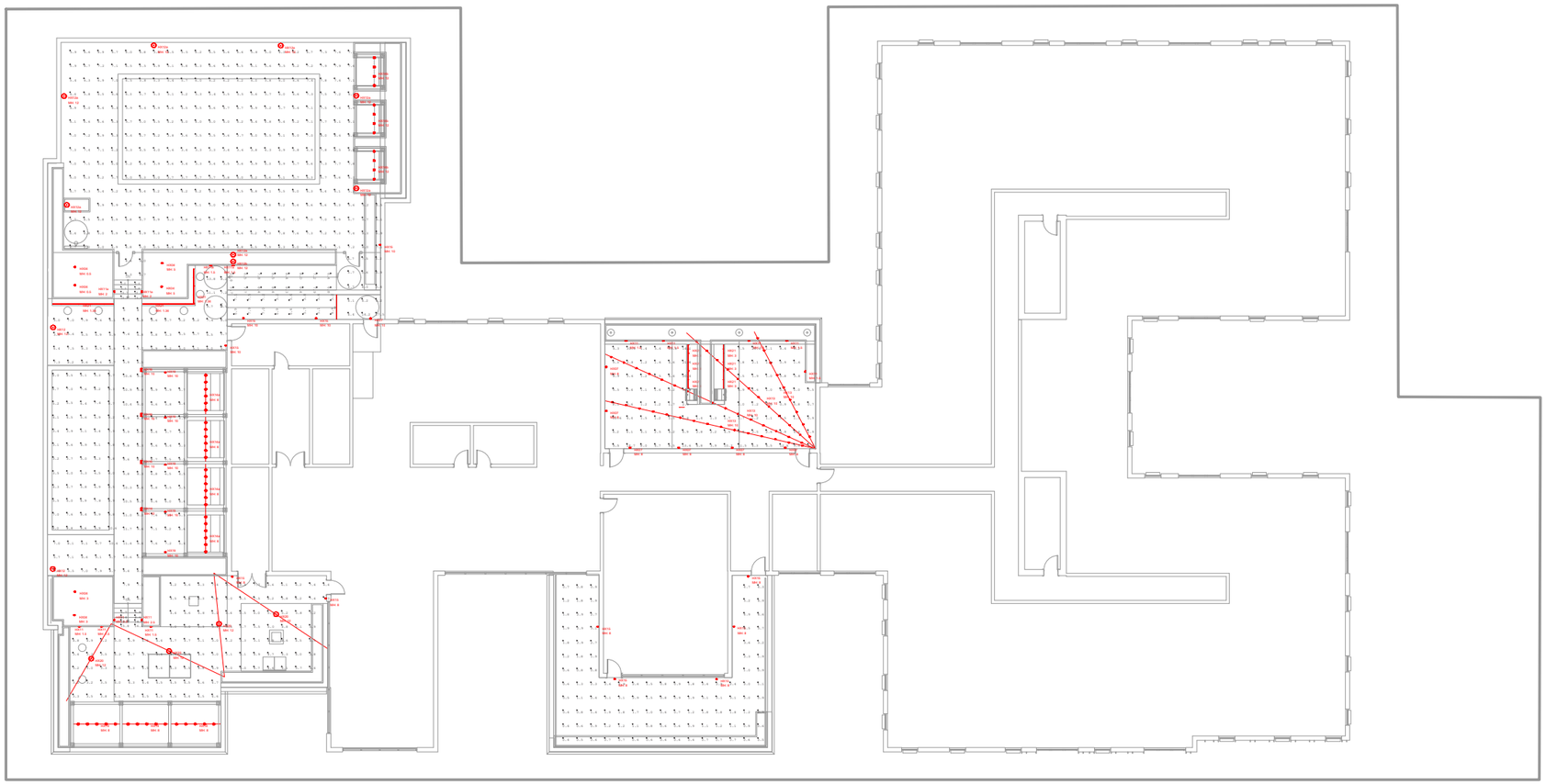
PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE
ALL OTHER CALCULATIONS TAKEN AT GROUND

90% LUMEN MAINTENANCE

CALCULATION DISCLAIMER:

ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.





Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	6	HX04	HX04_WAC-5011-30BZ(60°Max) A082015	5011-30BZ(60¡ãMax) A082015	0.900	895	18.7
	7	HX07	HX07_EW264105-BK - Nordic	EW264105-BK	0.900	617	9.8
	14	HX11	HX11a_S6250W-NA	S_6250W_14C	0.900	185	5
	2	HX12	HX12_EQ1111E050LDST430K-HSS150-1	EQ1111E050LDST430K-HSS150-1	0.900	4243	50
	7	HX12a	HX12a_EQ1111E050LDST330K	EQ1111E050LDST330K	0.900	5119	50
	1	HX12b	HX12b_EQ1111E050LDST230K	EQ1111E050LDST230K	0.900	4805	50
	51	HX13	HX13_TIVOLI_7828-LSL2-B-12-H-30-F	LSL2-B-12-H-30-F	0.900	13	0.4
	51	HX14	HX14_ADAPT20_9023-9023-IES-L111708015-LSA-B-12-V-30-GIN-12	LSA-B-12-V-30-GIN-12	0.900	66	1.07
	11	HX15	HX15_MV-30013-T4-W30	MV-30013-T4-W30	0.900	597	11
	5	HX16	HX16_LEW-30011-T4-W30	LEW-30011-T4-W30	0.900	1385	13.8
	5	HX19	HX19_ICO2WC 30_02 AR LSS 45D	ICO2WC 30_02 AR LSS 45D	0.900	235	3.1
	4	HX20	HX20_EQ1014E030LDST530K-IES	EQ1014E030LDST530K	0.900	3205	30.62
	3	HX21	HX21_GEN2-30-SO_IESNA2002_1	GEN2-30-SO 2FT	0.450	665	4.6
	12	HX21	HX21_GEN2-30-SO_IESNA2002	GEN2-30-SO	0.900	665	4.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grill -n- chill terrace	Illuminance	Fc	4.86	30.5	0.5	9.72	61.00
Hot tub and surround	Illuminance	Fc	6.76	10.6	3.1	2.18	3.42
Hot tub terrace deck	Illuminance	Fc	7.46	13.8	3.3	2.26	4.18
Loungers deck	Illuminance	Fc	5.07	8.4	3.0	1.69	2.80
Pool deck	Illuminance	Fc	5.72	8.8	3.3	1.73	2.67
Ramp_slope 1	Illuminance	Fc	7.83	10.8	5.7	1.37	1.89
Ramp_slope 2	Illuminance	Fc	5.58	7.9	3.2	1.74	2.47
Spa terrace deck	Illuminance	Fc	1.69	5.2	0.4	4.23	13.00
Step Group_1_Top_Total	Illuminance	Fc	8.50	15.0	4.6	1.85	3.26
Step Group_2_Top_Total	Illuminance	Fc	8.17	16.8	3.3	2.48	5.09

GENERAL NOTES:

EXTERIOR LUMINAIRES HX05, HX06, HX07, HX09, HX11, HX12, HX12a, HX19, HX20 TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

EXTERIOR LUMINAIRES TYPES HX04, HX13, HX14, HX18, HX21 WILL BE CONTROLLED SEPARATELY FROM THE TIMECLOCK.

GENERAL CALCULATION NOTES:

AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE
ALL OTHER CALCULATIONS TAKEN AT GROUND

90% LUMEN MAINTENANCE

CALCULATION DISCLAIMER:

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PREVIOUS

CURRENT

PREVIOUS

CURRENT

PREVIOUS

CURRENT

PREVIOUS

CURRENT

GL-01 STOREFRONT SYSTEM, COLOR: BLACK
GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
MP-02 ARCHITECTURAL METAL PANEL: TAN

CS-01 CAST STONE: TAN

BK-01 BRICK: TAN

PREVIOUS

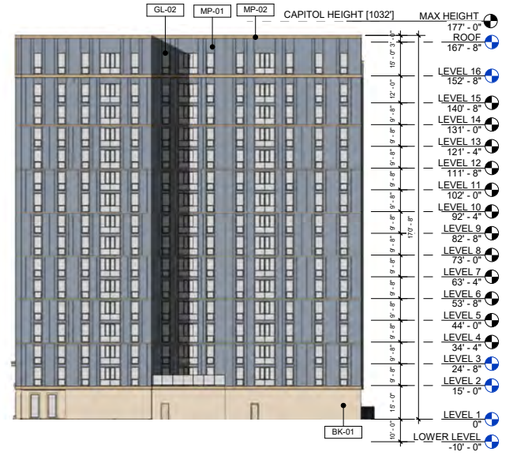
GL-01 STOREFRONT SYSTEM, COLOR: BLACK
GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
MP-02 ARCHITECTURAL METAL PANEL: TAN

CS-01 CAST STONE: TAN

BK-01 BRICK: TAN

CURRENT



GL-01 STOREFRONT SYSTEM, COLOR: BLACK
GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
MP-02 ARCHITECTURAL METAL PANEL: TAN

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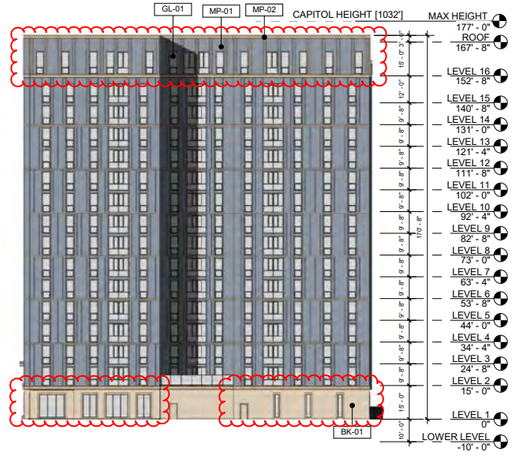
BK-01 BRICK: TAN

PREVIOUS



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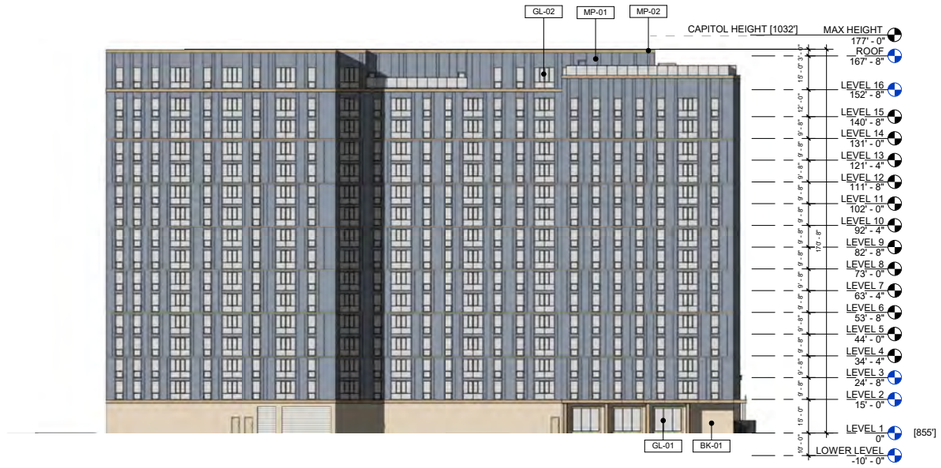
BK-01 BRICK: TAN

CURRENT



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GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

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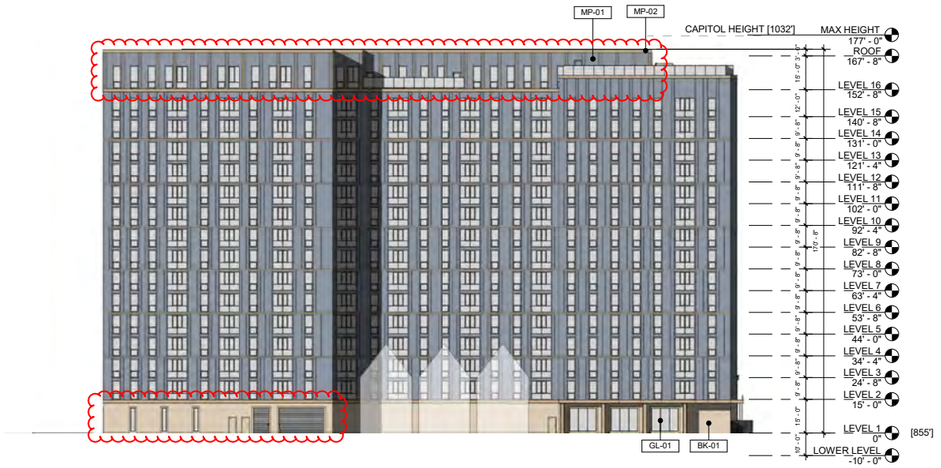
MP-02 ARCHITECTURAL METAL PANEL: TAN

CS-01 CAST STONE: TAN

BK-01 BRICK: TAN

PREVIOUS



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GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
MP-02 ARCHITECTURAL METAL PANEL: TAN

CS-01 CAST STONE: TAN

BK-01 BRICK: TAN

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CURRENT