

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

02901

DATE SUBMITTED: <u>3.8.06</u>	Action Requested
UDC MEETING DATE: <u>3.22.06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1713/1717 EAGAN ROAD

ALDERMANIC DISTRICT: 17TH

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

ANIMART, INC JOHN BIENO

900 GREEN VALLEY ROAD TJK DESIGN BUILD

BEAVER DAM, WI 53910

CONTACT PERSON: JOHN BIENO TJK DESIGN BUILD

Address: 624 WEST MAIN STREET

MADISON, WI 53703

Phone: 257 1090

Fax: 257 1092

E-mail address: jjbieno@tjkdesignbuild.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 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

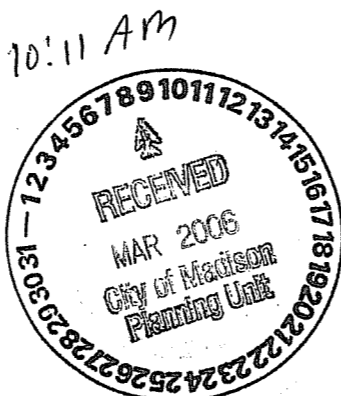
- R.P.S.M. Parking Variance (Fee required)

(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)





DESIGNBUILD

Timothy J. Kritter Co., Inc.

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

DATE: March 8, 2006

TO: Urban Design Commission
City of Madison

FROM: John J. Bieno, AIA
TJK Design Build
634 W. Main Street
Madison, WI 53703

RE: Narrative for Animart Development

Two lots will be combined to create a 2.67 acre parcel nestled between the East Towne Mall Ring Road to the north, Lien Road to the south an existing oil lube facility to the west and low land area to the east. An existing vacant retail building on the eastern most of these two lots will be demolished as well as all of the site amenities associated with this facility. The only access point to this site is off of the East Towne Mall ring road to the north. The building is positioned to best take advantage of the existing natural contours which slope from west to east. This gives the building a better street presence as well as adding density to the intersection of Eagan and Lien Roads. We have also positioned the building to minimize the visual impact of the parking lot to Eagan and Lien Roads. Pedestrian access is incorporated with sidewalks leading out to Lien Road as well as one leading out to Eagan Road. Care has been taken in order to minimize the mingling of pedestrian and vehicular traffic through the site. Parking requirements are in line with the City requirements. There are several opportunities for green space on this site, including tree islands, buffer yards and side yard areas. At the request of the Urban Design Commission a landscape buffer has been added along the West edge of the project to help screen the utilitarian side and aspects of the project. A wall of arborvitae mixed with other dense foliage helps to create a visual barrier to this edge of the lot. Landscaping has also been incorporated along the southern edge of the parking lot next to the detention basin to help screen the parking lot from Lien Road as well as frame views to the building as you drive past it. Varying types of grasses have been utilized in the detention basins to help soften the visual impact as well as add interest to this portion to the project.

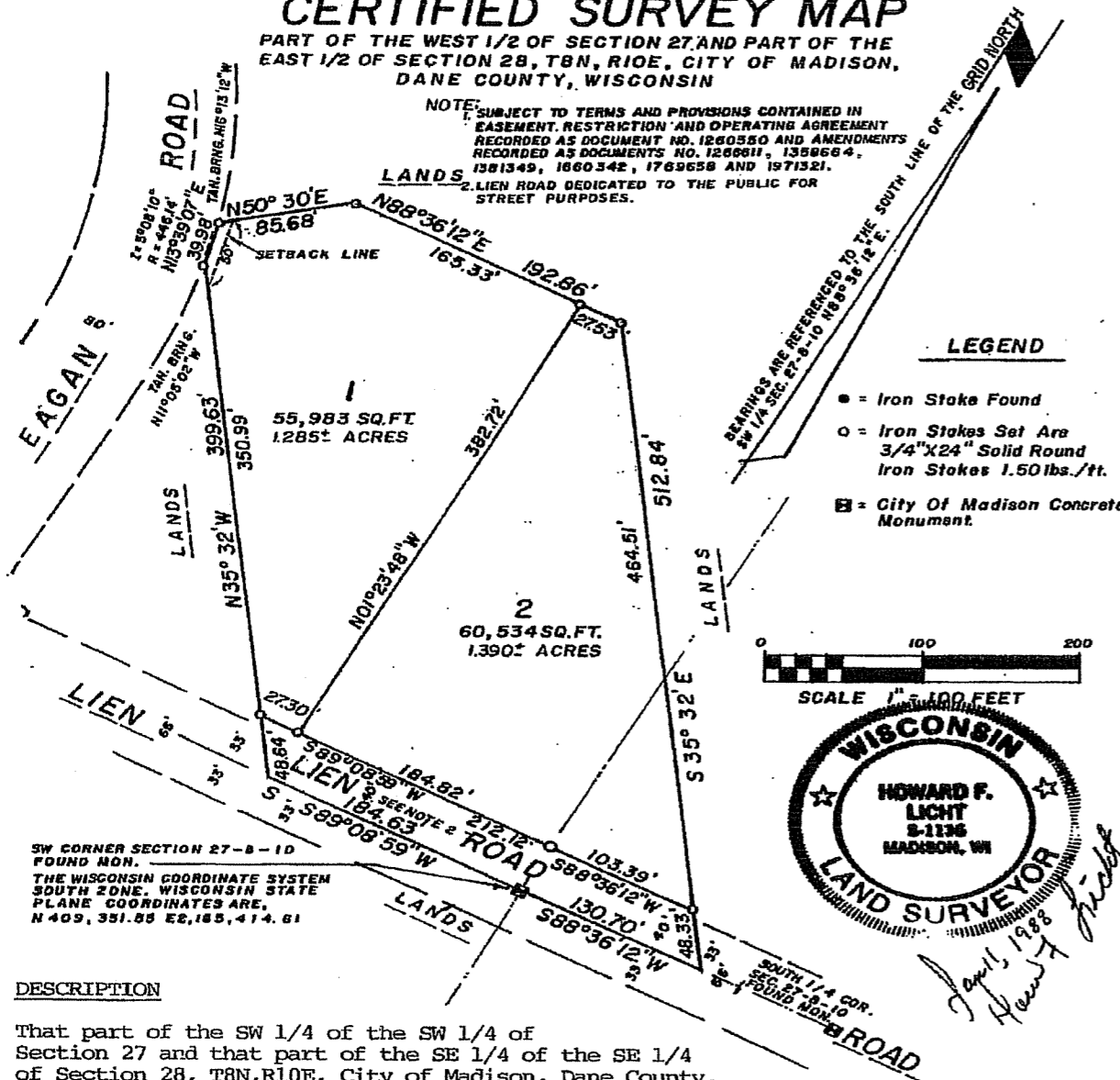
The anchor tenant for the development will be Animart, a locally owned pet supply center. They will be relocating from their existing east side facility to this new location. The remainder of the facility will be a multi-tenant arrangement. A common dock area has been incorporated into the west side of the building. This dock has been recessed into the massing of the Animart facility to minimize the visual impact that this functional necessity might pose. Entrances will be located along the east elevation facing the parking lot. Roof top mechanical units will be screened through the use of parapets and architectural features. The building is now a complete four sided architectural structure with articulation incorporated into the rear of the building which faces the intersection of Lien and Eagan Road.

Architectural character has been utilized on the facility to help in breaking up the massing. This character also aids in adding visual interest to the development. Varying parapet heights and roof forms help to make this 30,000 SF facility appear in a more approachable scale. The building also steps down in height from the Animart facility to the multi-tenant portion along Lien Road. This arrangement is in line with the currently built Quick Lube facility along Lien Road and larger big box facilities at East Towne Mall. Signage bands have been incorporated into the architecture to allow for easy installation of individual tenant signs without interrupting the architecture of the building. Natural lighting is also being incorporated through the use of several windows and the potential for skylights to help with natural light reaching the interior spaces. Accent lights on the building help to add visual interest at night. Colors and materials will unify the facility without making it seem monotonous. Currently proposed finishes are concrete block with varied accent colors and finishes, exterior insulation and finish systems, commercial grade pre-finished metal cap flashings and standing seam roofs and aluminum store front window systems.

CERTIFIED SURVEY MAP

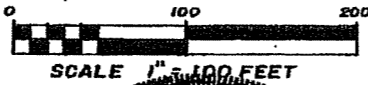
PART OF THE WEST 1/2 OF SECTION 27, AND PART OF THE EAST 1/2 OF SECTION 28, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE: SUBJECT TO TERMS AND PROVISIONS CONTAINED IN EASEMENT, RESTRICTION AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 1260550 AND AMENDMENTS RECORDED AS DOCUMENTS NO. 1266611, 1359664, 1381349, 1660342, 1769658 AND 1971321.
 2. LIEN ROAD DEDICATED TO THE PUBLIC FOR STREET PURPOSES.



LEGEND

- = Iron Stake Found
- = Iron Stakes Set Are 3/4" X 24" Solid Round Iron Stakes 1.50 lbs./ft.
- = City Of Madison Concrete Monument.



SW CORNER SECTION 27-8-10 FOUND MON.
 THE WISCONSIN COORDINATE SYSTEM SOUTH ZONE, WISCONSIN STATE PLANE COORDINATES ARE, N 409, 351.85 E, 185, 414.61

DESCRIPTION

That part of the SW 1/4 of the SW 1/4 of Section 27 and that part of the SE 1/4 of the SE 1/4 of Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Section 27, thence S89°08'59"W along the South line of said Section 28, 184.63 feet; thence N35°32'00"W, 399.63 feet; thence Northwesterly 40.00 feet along the arc of a curve to the left on the Easterly Right-of-Way line of Egan Road whose radius is 446.14 feet and whose chord is 39.98 feet and bears N13°39'07"W; thence N50°30'00"E, 85.68 feet; thence N88°36'12"E, 192.86 feet; thence S35°32'00"E, 512.84 feet to the South line of the SW 1/4 of said Section 27; thence S88°36'12"W along said South line 130.70 feet to the point of beginning. This parcel contains 129,134 square feet or 2.964 acres.

Subject to Sanitary Sewer Easement as recorded in Document No. 1313067.

Certified Survey Map No. 5747

Volume 27 Page 80

Document No. 2125741

Drawing No. 4-8706

8-

CERTIFIED SURVEY MAP

CITY OF MADISON, DANE COUNTY, WISCONSIN

STATE OF OHIO)
) S.S.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named R. E. Jacobs and David H. Jacobs, to me known to be the persons who executed the within and foregoing instrument, who acknowledged that they were duly authorized to execute such instrument on behalf of JVV MADISON JOINT VENTURE, that they did execute said instrument on behalf of said partnership and that the same is their free and voluntary act and deed as partners of said partnership and is the free and voluntary act and deed of said partnership for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 17th day of April, 1988.

Debra Smego
Notary Public

DEBRA SMEGO, Notary Public
State of Ohio
My Commission Expires Nov 17 1992

STATE OF WISCONSIN)
) S.S.
COUNTY OF MILWAUKEE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Eugene R. Skaggs and Gary M. Hewitt to me known to be the Vice President and Assistant Secretary respectively of THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, the Corporation which executed the foregoing instrument, who acknowledged that they did sign and seal the foregoing instrument for, and on behalf of said Corporation, being thereunto duly authorized by its Board of Trustees; that the same is the free act and deed as such officers and the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Milwaukee, Wisconsin this 5th day of April, 1988.

BERNICE BUSE
NOTARY PUBLIC
STATE OF WISCONSIN

Bernice Buse
Notary Public
Bernice Buse

My Commission Expires January 26, 1992.

Certified Survey Map No. 5747

Volume No. 27 Page 81

Document No. 2125741

Drawing No. 4-8706

CERTIFIED SURVEY MAP

CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Howard F. Licht, Registered Land Surveyor, S-1136, do hereby certify that this Certified Survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison. I also certify that I have surveyed, divided and mapped the lands described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 11th day of January, 1988.

Howard F. Licht
Howard F. Licht,
Registered Land Surveyor S-1136

STATE OF WISCONSIN)
) S.S.
COUNTY OF DANE)

"Resolved that this Certified Survey located in the City of Madison was hereby approved by resolution number 44,540, file number 3091 adopted on the X day of X, 198X, and furthermore certify that the condition of said approval was fulfilled on the X day of May 17, 1988.

Dated this 2 day of February, 1989.

Andre Blum
Andre Blum, City Clerk

Received for recording this 20 day of FEBRUARY, 1989, at 1112 o'clock A.-M. and recorded in Volume 27 of Certified Survey Maps of Dane County, pages 80/82.

Jane Licht
JANE LICHT, Registrar of Deeds
KAREN LC SUBERA DEPUTY CLERK
Owner: Madison Joint Venture

Witness as to Owner:

Charles Clinage
Debra Clinage

By: JVI Madison Joint Venture
By: David H. Jacobs
By: David H. Jacobs
David H. Jacobs

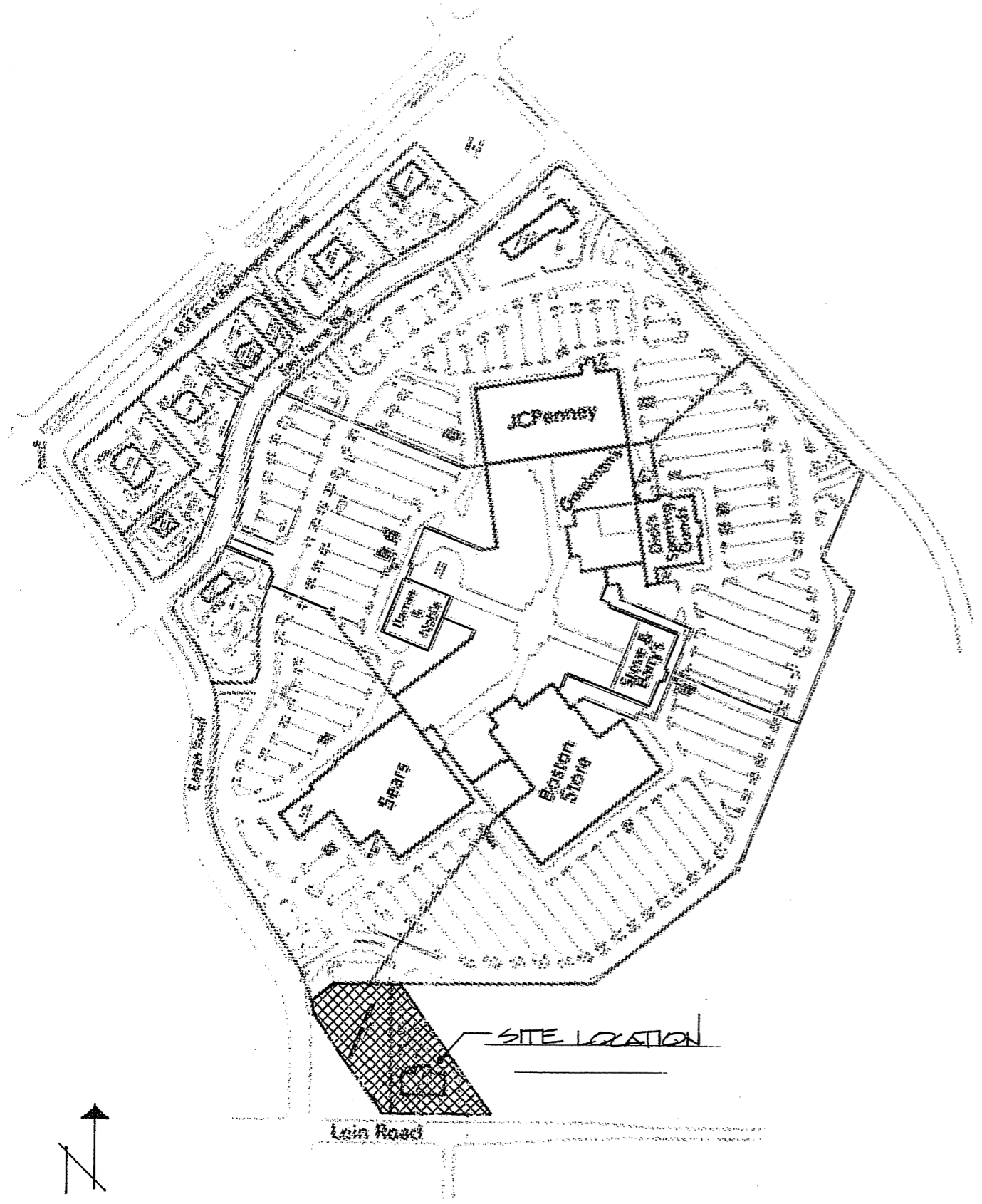
Bernice Buse
Bernice Buse

By The Northwestern Mutual Life Insurance Company
By: Eugene R. Skaggs
Eugene R. Skaggs, Vice President
By: Gary M. Hewitt
Gary M. Hewitt, Ass't Secretary

Janet M. Szukalski
Janet M. Szukalski

Certified Survey Map No. 5747
Volume 27 Page 82
Document No. 2125747

Drawing No. 4-8706



NO SCALE



634 West Main Street
 Madison, WI 53703
 608-257-1090
 FAX 608-257-1092

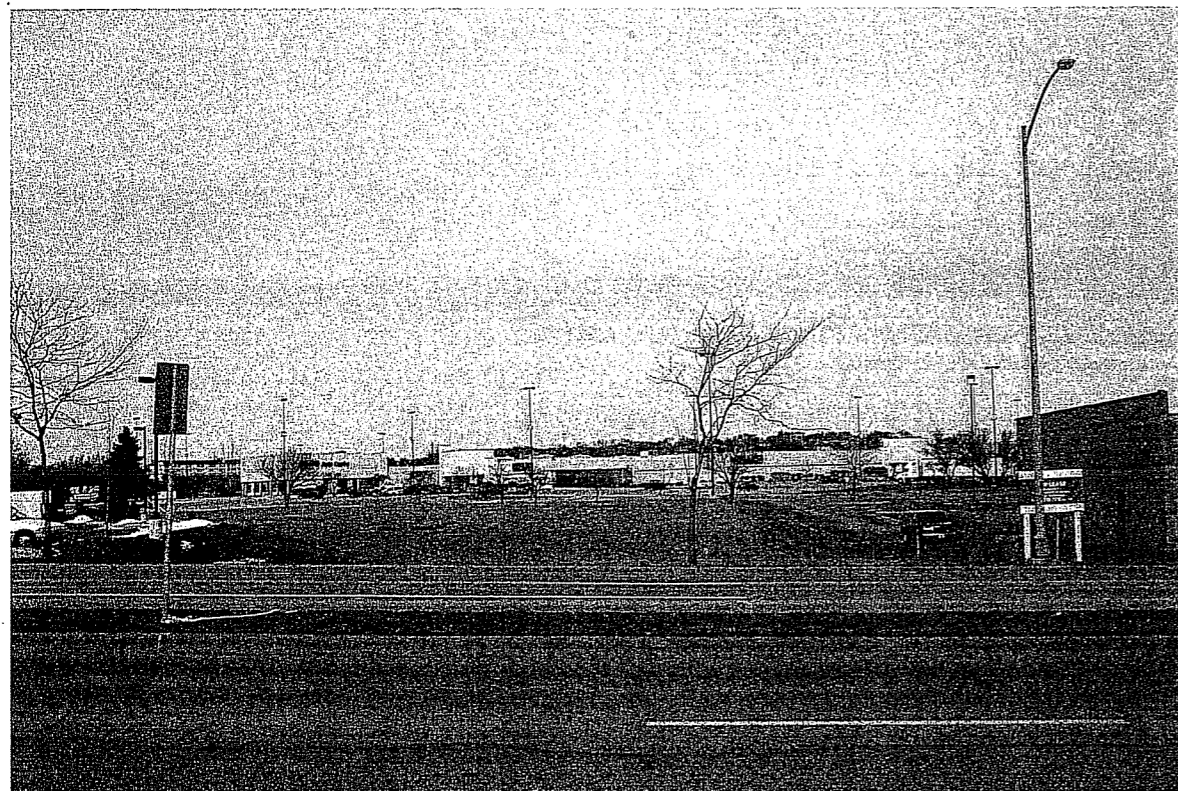
PROPOSED FACILITY FOR:
ANIMART
 1713-1717 EAGAN ROAD
 MADISON, WISCONSIN

THIS MAP IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON.

MAP
 02.14.06



SOUTH PROPERTY LINE



SOUTH PROPERTY LINE



SOUTHWEST PROPERTY LINE



SOUTHWEST PROPERTY LINE



NORTHWEST PROPERTY LINE



WEST PROPERTY LINE



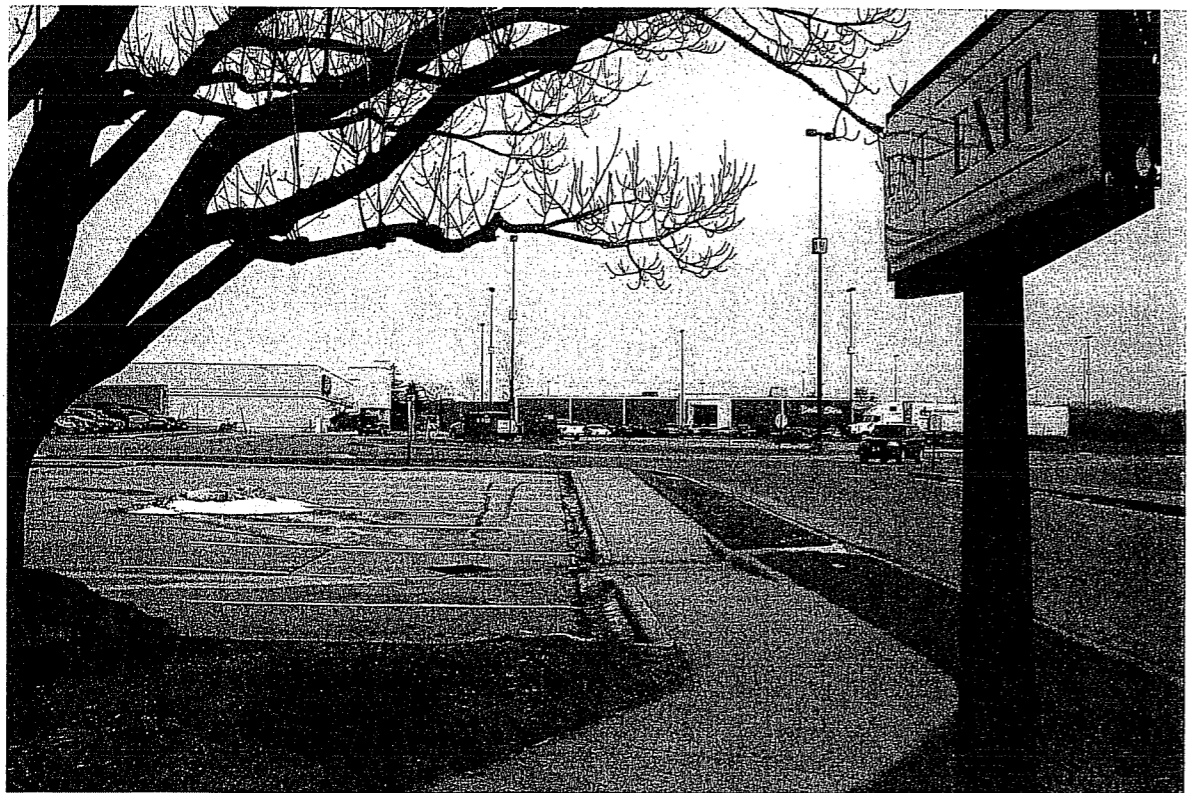
NORTHWEST PROPERTY LINE



NORTHWEST PROPERTY LINE



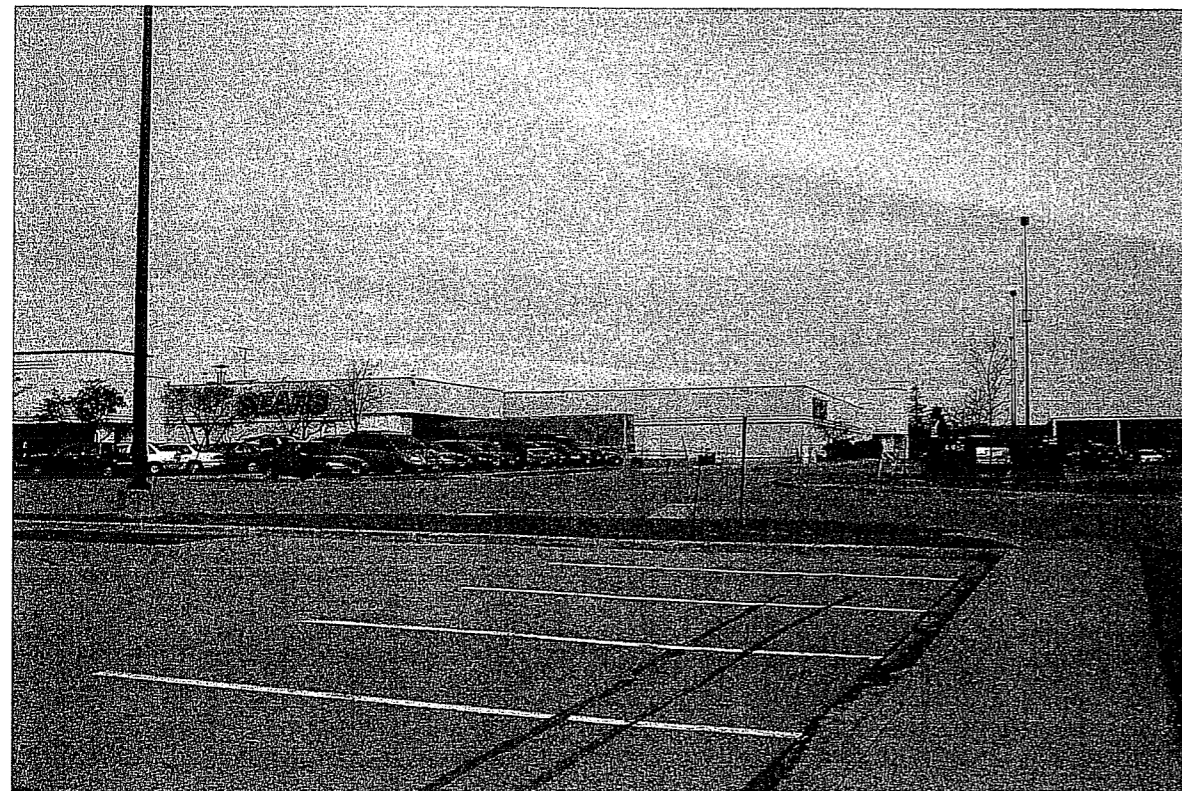
NORTHWEST PROPERTY LINE



EXISTING SIDEWALK



NORTH PROPERTY LINE



EXISTING SIDEWALK



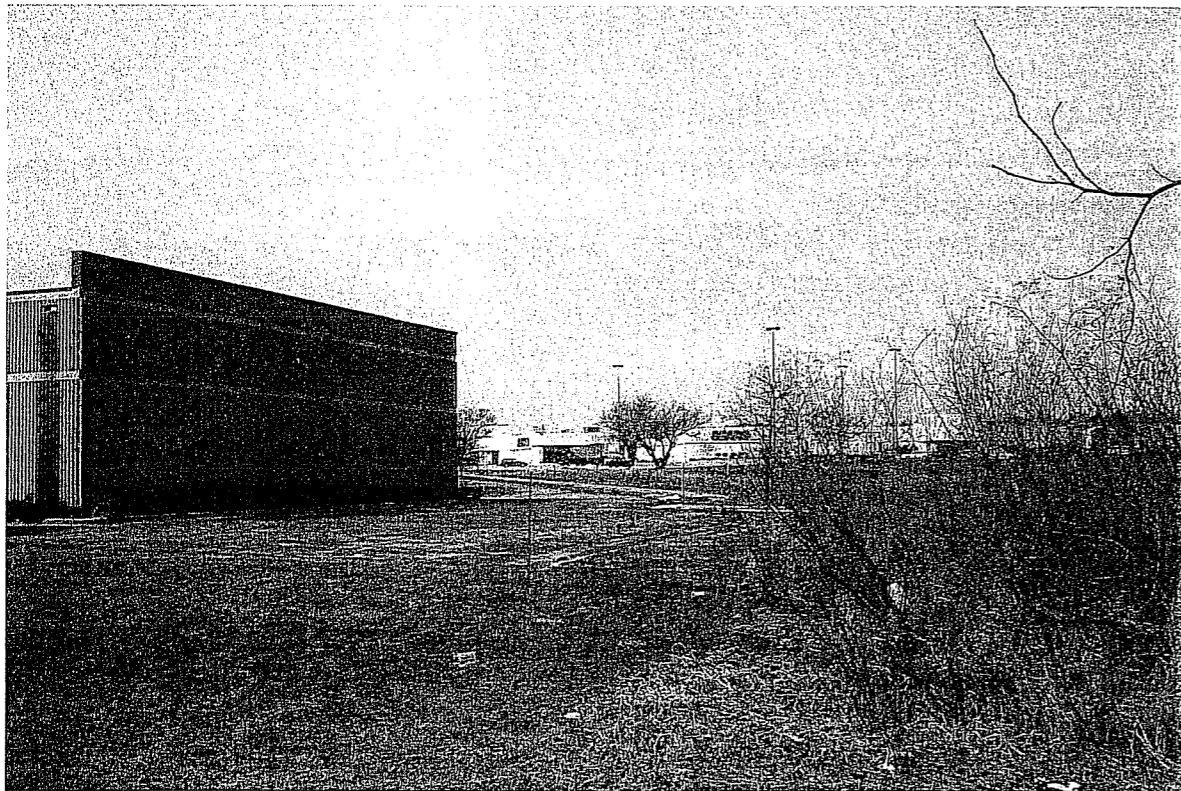
SOUTHEAST CORNER LOOKING NORTHEAST



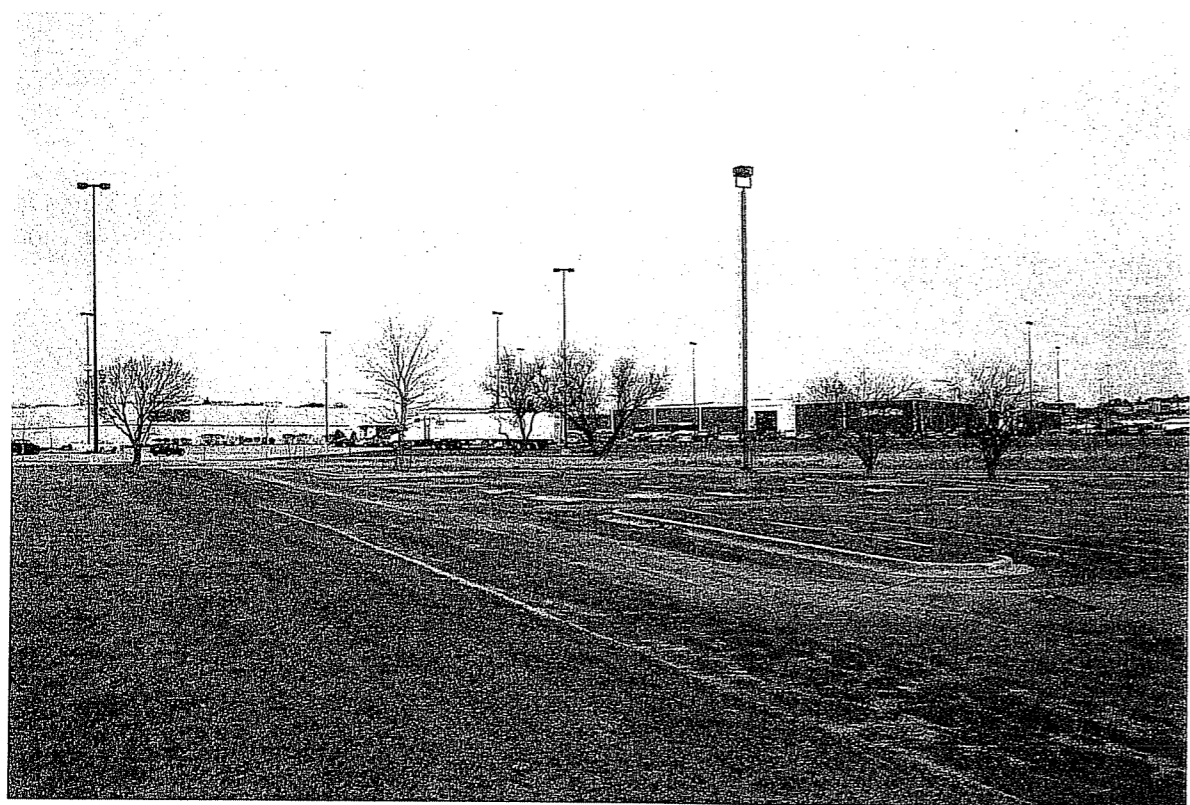
EXISTING BUILDING



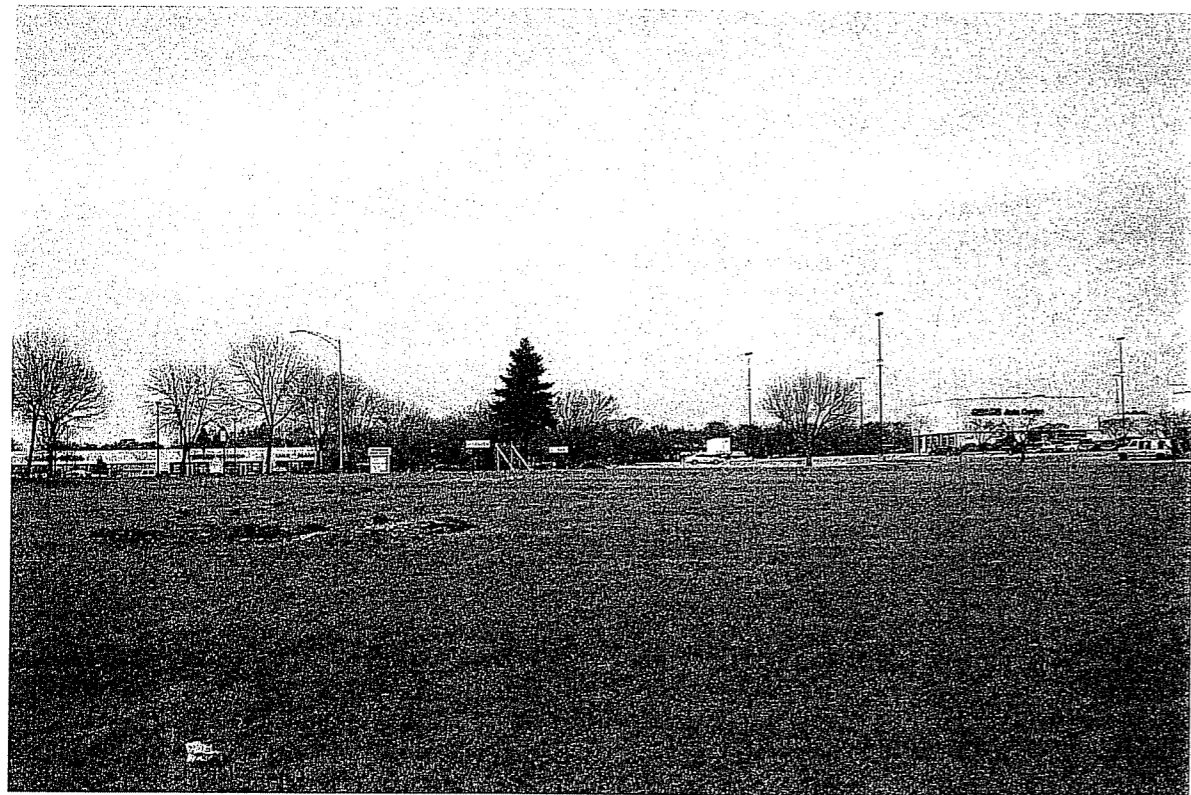
EXISTING PARKING LOT LOOKING SOUTH



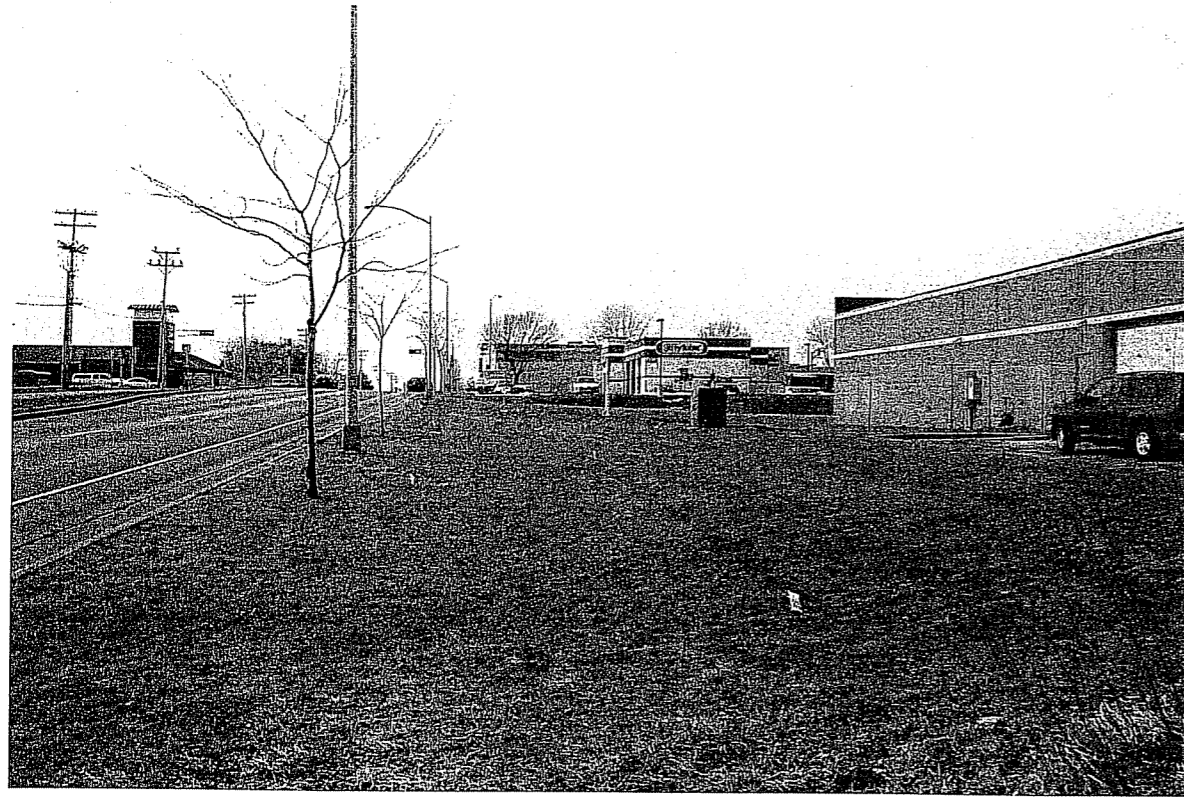
SOUTHEAST CORNER LOOKING NORTH



LOOKING NORTH



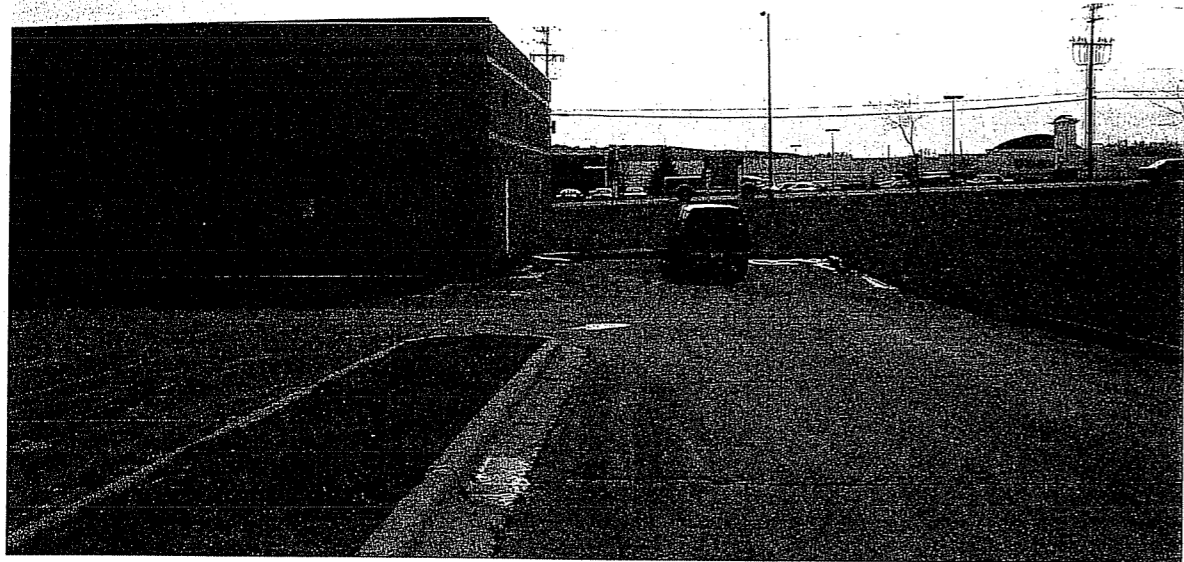
LOOKING NORTH



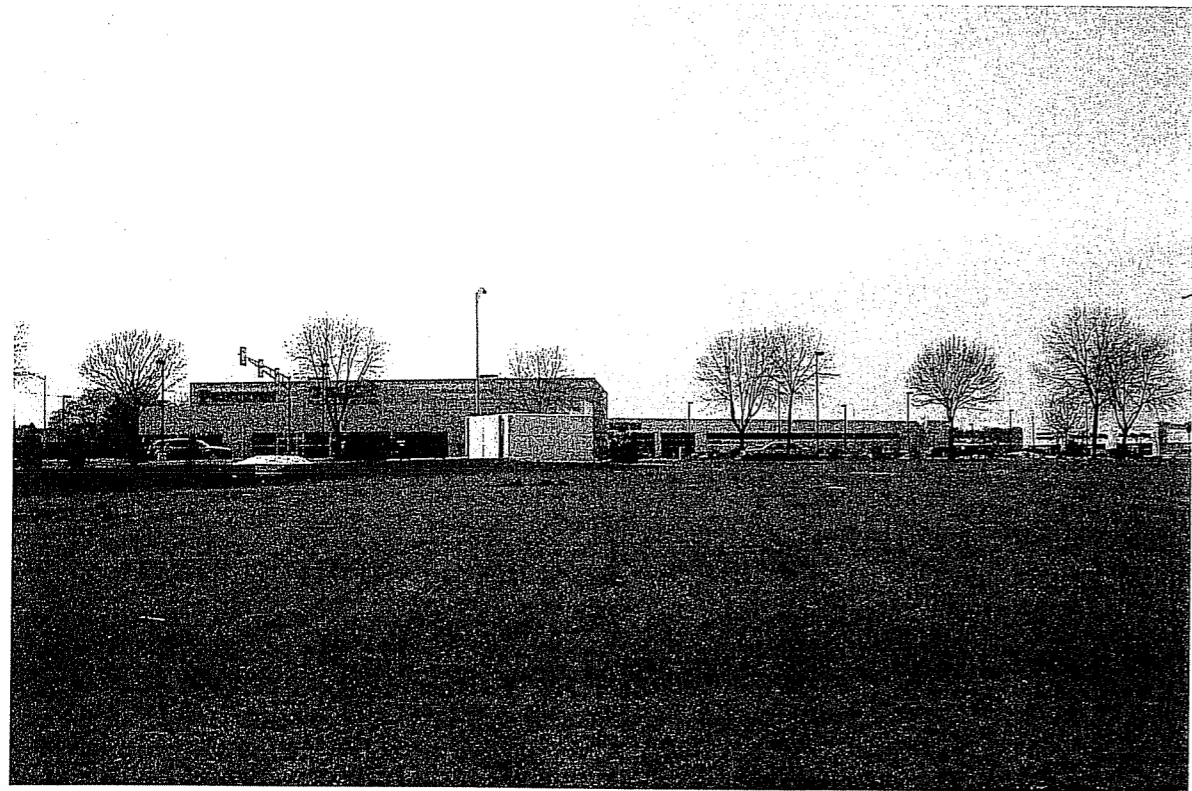
LIEN ROAD



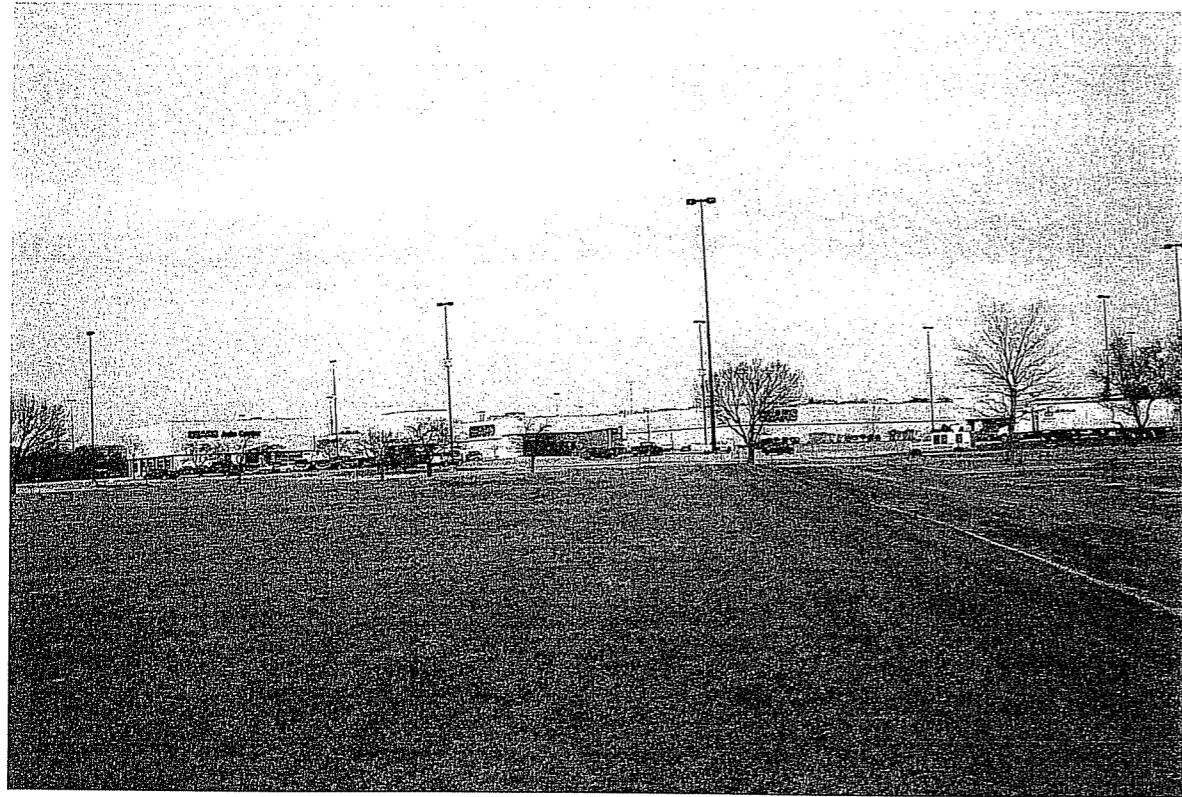
LOOKING WEST



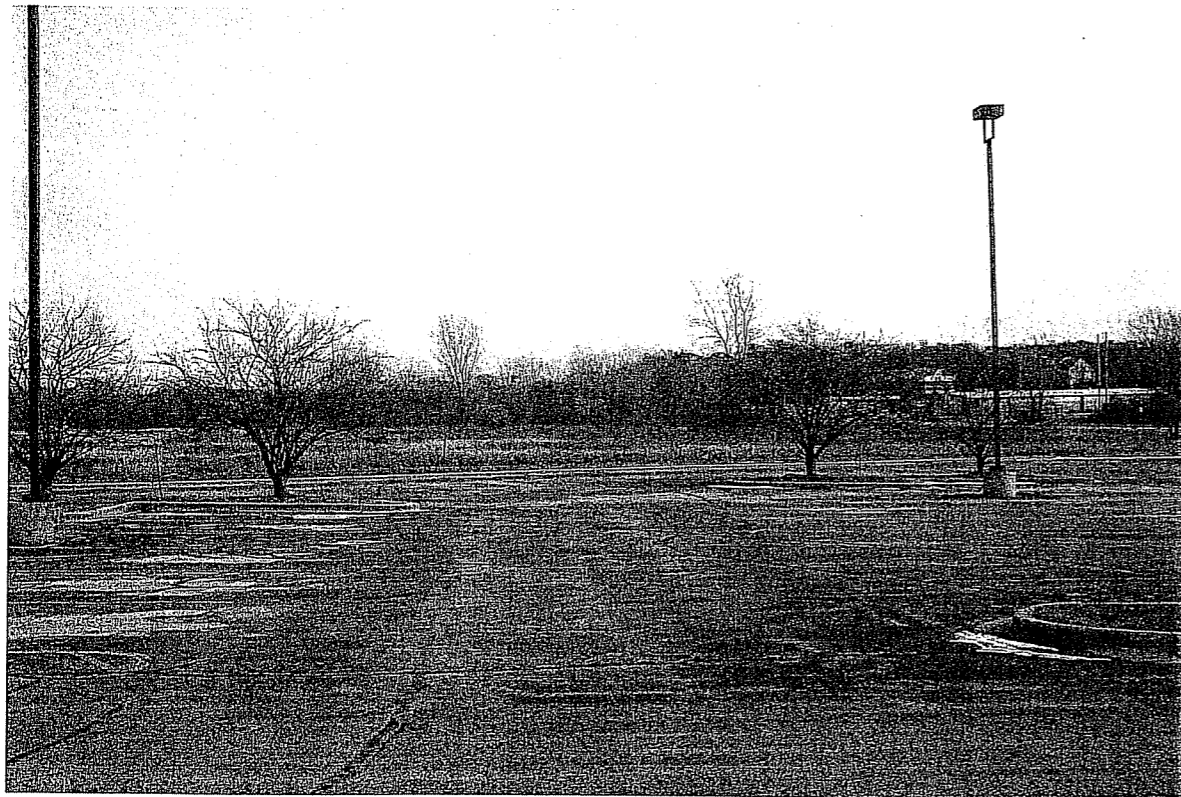
LOOKING SOUTH



LOOKING WEST



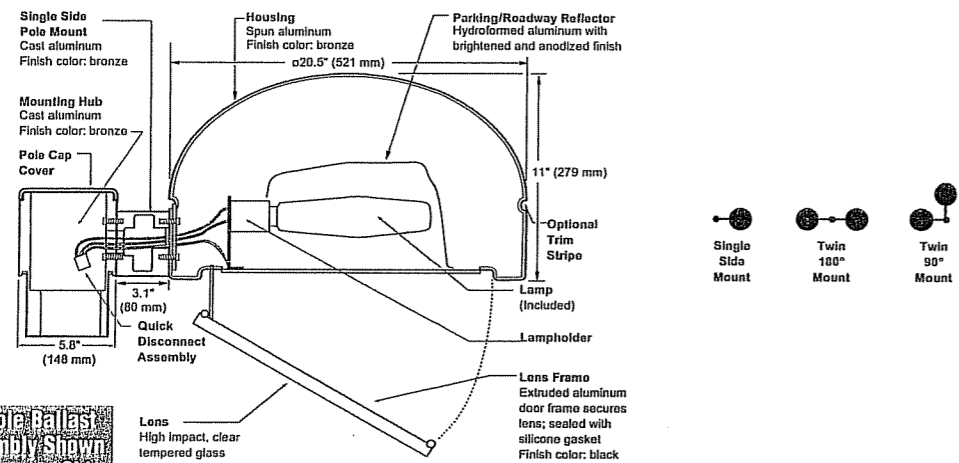
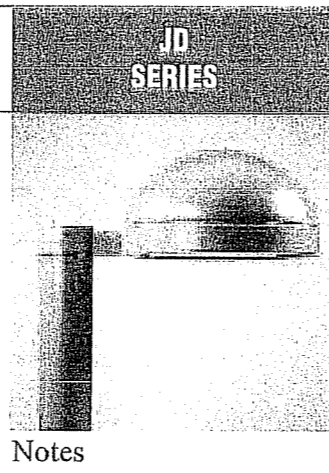
LOOKING NORTH



LOOKING EAST

SIDE POLE MOUNT

ROUND PARKING/ROADWAY DOME TOP LIGHT



Notes

In-Pole Ballast Assembly Shown on Reverse Side

SPEC # WATTAGE CATALOG #

PULSE START METAL HALIDE

<input type="checkbox"/>	SPEC #	200W PSMH	JD(a)(b)620(c)-(d)
<input type="checkbox"/>	SPEC #	250W PSMH	JD(a)(b)625(c)-(d)
<input type="checkbox"/>	SPEC #	320W PSMH	JD(a)(b)632(c)-(d)
<input type="checkbox"/>	SPEC #	350W PSMH	JD(a)(b)635(c)-(d)
<input type="checkbox"/>	SPEC #	400W PSMH	JD(a)(b)640(c)-(d)

METAL HALIDE

<input type="checkbox"/>	SPEC #	175W MH	JD(a)(b)417(c)-(d)
<input type="checkbox"/>	SPEC #	250W MH	JD(a)(b)425(c)-(d)
<input type="checkbox"/>	SPEC #	400W MH	JD(a)(b)440(c)-(d)

HIGH PRESSURE SODIUM

<input type="checkbox"/>	SPEC #	150W HPS	JD(a)(b)515(c)-(d)
<input type="checkbox"/>	SPEC #	250W HPS	JD(a)(b)525(c)-(d)
<input type="checkbox"/>	SPEC #	400W HPS	JD(a)(b)540(c)-(d)

Specify (a) Second Fixture Type (twin mount), (b) Mounting Configuration, (c) Trim Stripe & (d) Voltage.

(d) VOLTAGE SUFFIX KEY

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

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

(c) TRIM STRIPE

R	Red
G	Gray

(a) SECOND FIXTURE (TWIN MOUNT)

0	No second fixture
D	Dome Top, Parking/Roadway
E	Dome Top, Area Cutoff
F	Dome Top, Quadrate Vertical

(b) MOUNTING CONFIGURATION

1	Single Side Mount
2	Twin @ 180° Mount
3	Twin @ 90° Mount

GENERAL DESCRIPTION

Parking/Roadway luminaire for HID lamp totally enclosed. Supplied with IES Type III (field adjustable to Type II) optical system. Housing is one-piece spun-aluminum with single reveal rolled into the side wall. Mounting consists of a 1.8" (45 mm) wide by 2.6" (66 mm) high by 3.1" (80 mm) long cast aluminum arm. The arm assembly attaches to a 5.8" (148 mm) dia. hub, using two 5/16-1" (25 mm) bolts. The hub is secured to the pole with three 3/8"-16 set screws to prevent rotation. Quick disconnect assembly inside hub provides easy wiring of fixture to ballast frame. Supply wires attach to terminal block located at bottom of ballast frame. Lens assembly consists of rigid extruded aluminum door frame and high-impact clear-tempered glass sealed with a silicone gasket. Pole is structural steel tubing (ASTM A 513) 19" (5.8 m) x 5.5" (140 mm) dia., with 0.120" (3 mm) wall thickness. Optional 15' (4.6 m), 25' (7.6 m) and 30' (9.2 m) poles available.

ELECTRICAL

Fixture includes a clear, mogul-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. In-pole ballast assemblies are high-power factor and consist of the following circuit types:

Reactor (277V PSMH)
200 – 400W PSMH

HX — High Reactance
150W HPS

CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 175 – 400W MH;
250 – 400W HPS

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP64 per IEC 529 and IEC 598.

FINISH

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

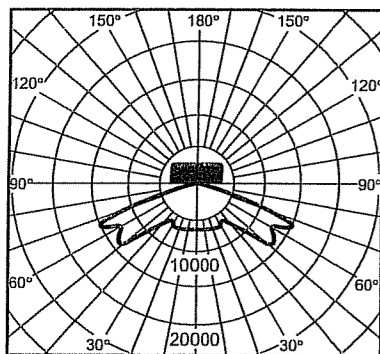


ROUND PARKING/ROADWAY DOME TOP LIGHT

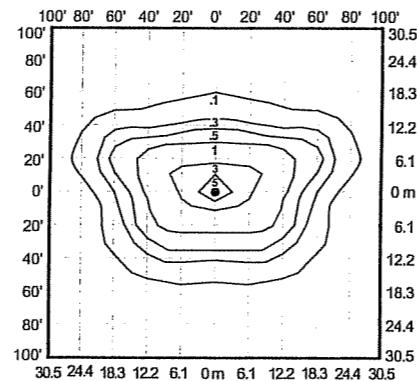
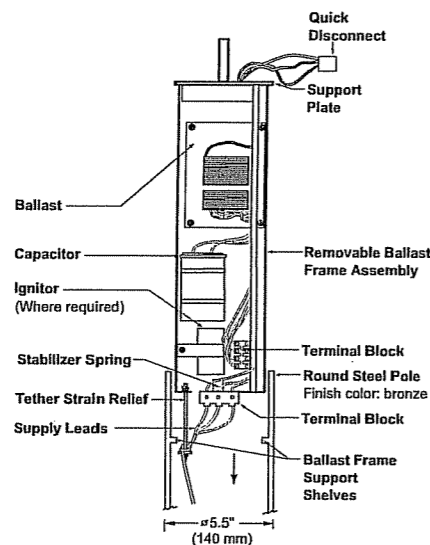
WINDLOADING AND POLE DATA

This pole and fixture combination meets windload characteristics through 120 mph (base wind velocity) except twin mounts on 30' (9.2 m) poles above 100 mph. Each pole is shipped complete with galvanized anchor bolts, masonite mounting template and base with one-piece cover. In accordance with National Electrical Code requirements, poles are standard with a 2" x 6" (51 mm x 152 mm) hand hole located 12" (305 mm) above the pole base, and include hand hole cover and grounding lug. Poles are classified by Underwriters Laboratories Inc.® with respect to electrical hazards only (not for mechanical strength or windloading) per UL 5P12 in the US and Canada.

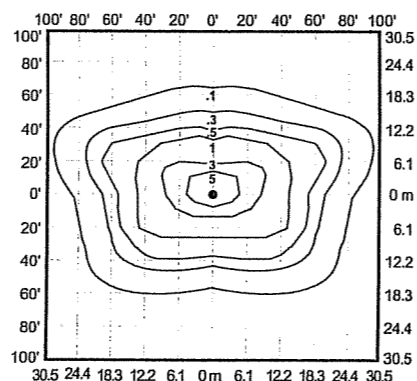
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Lighting Sciences Inc.
Certified Test Report No. LSI 10473
Candlepower distribution curve of
400W MH Round Parking/Roadway Light.



Isofootcandle plot of 250W MH
Parking/Roadway Light at 25' (7.6 m)
mounting height and 0° vertical tilt.
(Plan view)

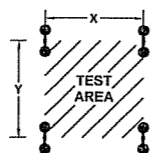


Isofootcandle plot of two 250W HPS
Parking/Roadway Lights at 25' (7.6 m)
mounting height and 0° vertical tilt.
(Plan view)

JD SERIES POLE

Dimensions	Bolt Circle	Shipping Weight
15' (4.6 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	113 lb.
19' (5.8 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	141 lb.
25' (7.6 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	182 lb.
30' (9.2 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	217 lb.

Pole-spacing Example Data

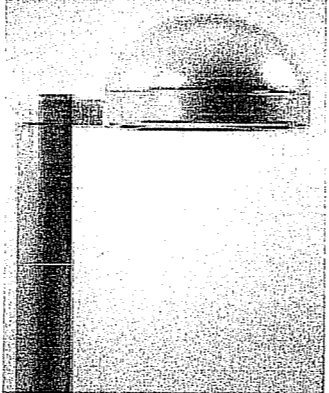
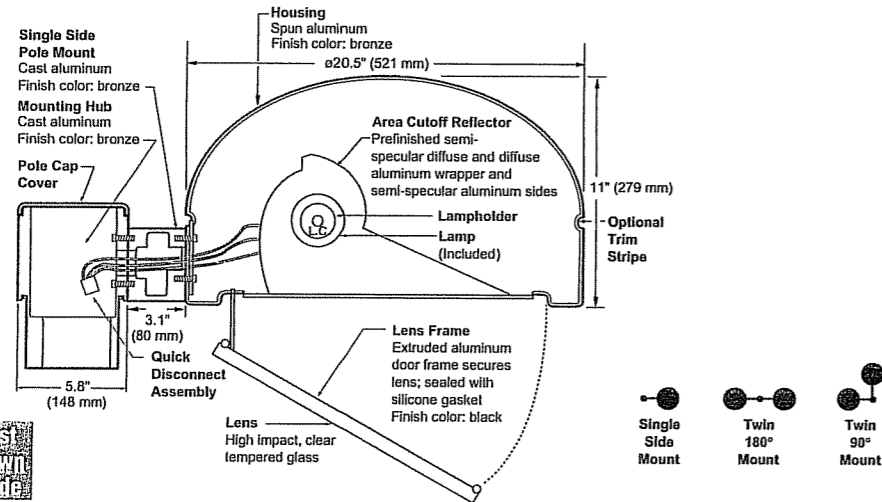


Test area is centered within a (16) pole layout.
Max. Recommended Pole-spacing

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing		Average Initial Light Levels at Grade 2 Fixtures per Pole @ 180° (Footcandles ÷ 0.0929 = Lux)	
				X	Y	Footcandles	Lux
JDD2425-M	250W MH	20,000	20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	3.60	39	
			25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	2.22	24	
JDD2440-M	400W MH	32,000	25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	3.56	38	
			30' (9.1 m)	180' (54.9 m) x 120' (36.6 m)	2.41	26	
JDD2525-M	250W HPS	28,500	20' (6.1 m)	120' (36.6 m) x 80' (24.4 m)	4.94	53	
			25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	3.08	33	
JDD2540-M	400W HPS	50,000	25' (7.6 m)	150' (45.7 m) x 100' (30.5 m)	5.41	58	
			30' (9.1 m)	180' (54.9 m) x 120' (36.6 m)	3.67	40	

SIDE POLE MOUNT ROUND AREA CUTOFF DOME TOP LIGHT

JE
SERIES



Notes

In-Pole Ballast Assembly Shown on Reverse Side

SPEC # WATTAGE CATALOG

PULSE START METAL HALIDE		
<input type="checkbox"/>	SPEC #	200W PSMH JE(a)(b)620(c)-(d)
<input type="checkbox"/>	SPEC #	250W PSMH JE(a)(b)625(c)-(d)
<input type="checkbox"/>	SPEC #	320W PSMH JE(a)(b)632(c)-(d)
<input type="checkbox"/>	SPEC #	350W PSMH JE(a)(b)635(c)-(d)
<input type="checkbox"/>	SPEC #	400W PSMH JE(a)(b)640(c)-(d)

METAL HALIDE		
<input type="checkbox"/>	SPEC #	175W MH JE(a)(b)417(c)-(d)
<input type="checkbox"/>	SPEC #	250W MH JE(a)(b)425(c)-(d)
<input type="checkbox"/>	SPEC #	400W MH JE(a)(b)440(c)-(d)

HIGH PRESSURE SODIUM		
<input type="checkbox"/>	SPEC #	150W HPS JE(a)(b)515(c)-(d)
<input type="checkbox"/>	SPEC #	250W HPS JE(a)(b)525(c)-(d)
<input type="checkbox"/>	SPEC #	400W HPS JE(a)(b)540(c)-(d)

Specify (a) Second Fixture Type (twin mount), (b) Mounting Configuration, (c) Trim Stripe & (d) Voltage.
 Ⓢ Reduced envelope ED28 lamp.

(d) VOLTAGE SUFFIX KEY

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

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

(e) SECOND FIXTURE (TWIN MOUNT)

0	No second fixture
D	Dome Top, Parking Roadway
E	Dome Top, Area Cutoff
F	Dome Top, Quadrate Vertical

(g) TRIM STRIPE

R	Red
G	Gray

(h) MOUNTING CONFIGURATION

1	Single Side Mount
2	Twin @ 180° Mount
3	Twin @ 90° Mount

GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire for HID lamp totally enclosed. Housing is one-piece spun-aluminum with single reveal rolled into the side wall. Mounting consists of a 1.8" (45 mm) wide by 2.6" (66 mm) high by 3.1" (80 mm) long cast aluminum arm. The arm assembly attaches to a 5.8" (148 mm) dia. hub, using two 5/16-18 x 1" (25 mm) bolts. Hub is secured to pole with three 3/8"-16 set screws to prevent rotation. Quick disconnect assembly inside hub provides easy wiring of fixture to ballast frame. Supply wires attach to terminal block located at bottom of ballast frame. Lens assembly consists of rigid extruded aluminum door frame and high-impact clear-tempered glass sealed with a silicone gasket. Pole is structural steel tubing (ASTM A 513) 19" (5.8 m) x 5.5" (140 mm) dia., with 0.120" (3 mm) wall thickness. Optional 15' (4.6 m), 25' (7.6 m) and 30' (9.2 m) poles available.

ELECTRICAL

Fixture includes a clear, mogul-base lamp. 320 – 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. In-pole ballast assemblies are high-power factor and consist of the following circuit types:

<i>Reactor</i> (277V PSMH)
200 – 400W PSMH
<i>HX</i> — High Reactance
150W HPS
<i>CWA</i> — Constant Wattage Autotransformer
200 – 400W PSMH; 175 – 400W MH;
250 – 400W HPS

FINISH

Exclusive DeltaGuard® finish features 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.

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP64 per IEC 529 and IEC 598.

ACCESSORIES

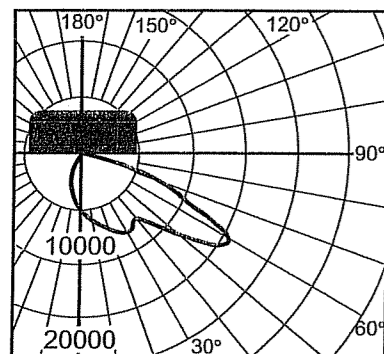
SBL-16J	Backlight Shield
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ROUND AREA CUTOFF DOME TOP LIGHT

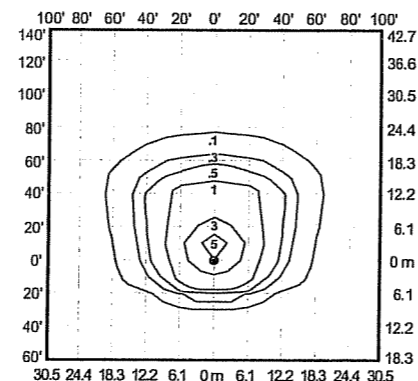
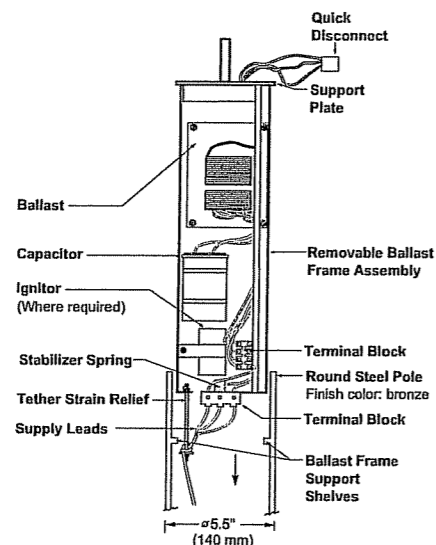
WINDLOADING AND POLE DATA

This pole and fixture combination meets windload characteristics through 120 mph (base wind velocity) except twin mounts on 30' (9.2 m) poles above 100 mph. Each pole is shipped complete with galvanized anchor bolts, masonite mounting template and base with one-piece cover. In accordance with National Electrical Code requirements, poles are standard with a 2" x 6" (51 mm x 152 mm) hand hole located 12" (305 mm) above the pole base, and include hand hole cover and grounding lug. Poles are classified by Underwriters Laboratories Inc.® with respect to electrical hazards only (not for mechanical strength or windloading) per UL 5P12 in the US and Canada.

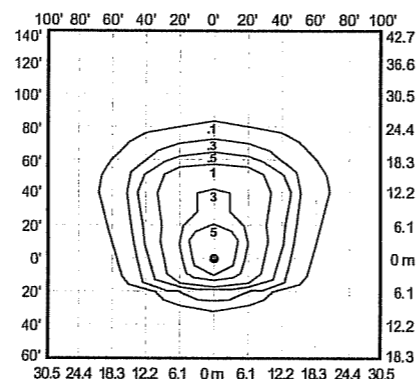
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Lighting Sciences Inc.
Certified Test Report No. LSI 10553
Candlepower distribution curve of 400W MH
Area Cutoff Floodlight without backlight shield.



Isofootcandle plot of 250W MH Area Cutoff Light at 25' (7.6 m) mounting height and 0° vertical tilt. (Plan view)

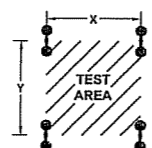


Isofootcandle plot of 250W HPS Area Cutoff Light at 25' (7.6 m) mounting height and 0° vertical tilt. (Plan view)

JE SERIES POLE

Dimensions	Bolt Circle	Shipping Weight
15' (4.6 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	113 lb.
19' (5.8 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	141 lb.
25' (7.6 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	182 lb.
30' (9.2 m) x 5.5" (140 mm) x 0.120" (3 mm)	8.5" (216 mm)	217 lb.

Pole-spacing Example Data



Test area is centered within a (16) pole layout.
Max. Recommended Pole-spacing

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing		Average Initial Light Levels at Grade 2 Fixtures per pole @ 180° (Footcandles ÷ 0.0929 = Lux)	
				X	Y	Footcandles	Lux
JEE2425-M	250W MH	20,000	20' (6.1 m)	75' (22.9 m)	110' (33.5 m)	3.51	38
			25' (7.6 m)	95' (29.0 m)	135' (41.1 m)	2.10	27
JEE2440-M	400W MH	32,000	25' (7.6 m)	95' (29.0 m)	135' (41.1 m)	3.36	36
			30' (9.1 m)	115' (35.1 m)	165' (50.3 m)	2.28	25
JEE2525-M	250W HPS	28,500	20' (6.1 m)	75' (22.9 m)	110' (33.5 m)	4.83	52
			25' (7.6 m)	95' (29.0 m)	135' (41.1 m)	2.89	31
JEE2540-M	400W HPS	50,000	25' (7.6 m)	95' (29.0 m)	135' (41.1 m)	5.08	55
			30' (9.1 m)	115' (35.1 m)	165' (50.3 m)	3.37	36



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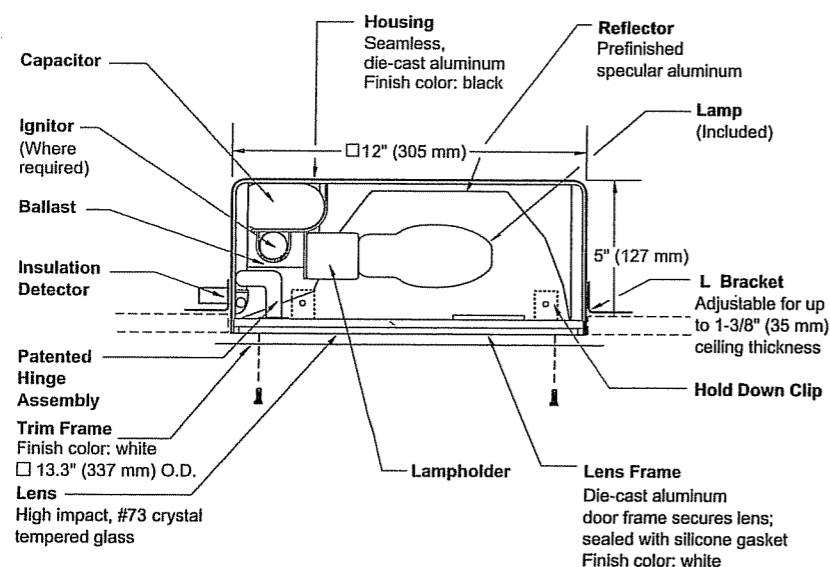
www.ruudlighting.com

12/11/03

RECESSED MOUNT

12" (305 mm) RECESSED CANOPY LIGHT

RCO-12
SERIES



Notes

SPEC # VOLTAGE CATALOG #

PULSE START METAL HALIDE

<input type="checkbox"/>	SPEC #	125W PSMH	MRC0612-(a)(b)
<input type="checkbox"/>	SPEC #	150W PSMH	MRC0615-(a)(b)

METAL HALIDE

<input type="checkbox"/>	SPEC #	50W MH	MRC0405-(a)(b)
<input type="checkbox"/>	SPEC #	70W MH	MRC0407-(a)(b)
<input type="checkbox"/>	SPEC #	100W MH	MRC0410-(a)(b)
<input type="checkbox"/>	SPEC #	175W MH	MRC0417-(a)(b)

HIGH PRESSURE SODIUM

<input type="checkbox"/>	SPEC #	35W HPS	MRC0503-(a)(b)
<input type="checkbox"/>	SPEC #	50W HPS	MRC0505-(a)(b)
<input type="checkbox"/>	SPEC #	70W HPS	MRC0507-(a)(b)
<input type="checkbox"/>	SPEC #	100W HPS	MRC0510-(a)(b)
<input type="checkbox"/>	SPEC #	150W HPS	MRC0515-(a)(b)

FLUORESCENT

<input type="checkbox"/>	SPEC #	26W FL	MRC0226-(a)(b)
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Specify (a) Voltage & (b) Options.

GENERAL DESCRIPTION

Recessed Canopy luminaire for HID lamp, totally enclosed. Reflector is specular aluminum. Housing is seamless, die-cast aluminum. Includes four adjustable steel "L" brackets for mounting to various ceiling thicknesses and four hold down clips to prevent fixture movement during trim installation. Rough-in 12.3" (311 mm) sq. hole required for fixture installation. Two 1/2" conduit openings provided for wire supply. A maximum of 4 No. 12 AWG (2 in/2 out) through branch circuit conductors suitable for at least 150°C allowed on fixtures 100W or less. Fixtures are provided with a UL listed insulation detector, which will deactivate fixture if inadvertently covered with insulation. Lens assembly consists of rigid aluminum frame and high-impact, #73 crystal tempered glass.

(a) VOLTAGE SUFFIX KEY

1	120V (Standard)
2	277V (PSMH; 50 – 175W MH; 50 – 150W HPS; 26W FL)
3	208V (PSMH; 50 – 175W MH; 50 – 150W HPS)
4	240V (PSMH; 50 – 175W MH; 50 – 150W HPS)
6	347V (Canada Only) (PSMH; 50 – 175W MH; 70 – 150W HPS)

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

ELECTRICAL

Fluorescent fixture supplied with a 26W quad compact fluorescent lamp. HID fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Fixtures require a minimum 150°C temperature feed wire. Lamp ignitor included where required. Ballast assemblies are high-power factor and use the following circuit types:

Electromagnetic
26W FL

Reactor
120V: 35 – 150W HPS

HX — High Reactance
50 – 100W MH; 50 – 150W HPS

CWA — Constant Wattage Autotransformer
125 & 150W PSMH; 175W MH

(b) OPTIONS (factory installed)

A	Acrylic Drop Prismatic Lens (1.8" [44 mm] Deep) (maximum wattage 100W)
-(a)F	Fusing
Q	Quartz Standby (includes 100W quartz lamp)

Specify (a) Single Voltage — See Voltage Suffix Key

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations. 150 & 175W not UL Listed for feed-thru wiring.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer, with white ultra-durable powder topcoat for the lens frame and trim frame, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENT

US 4,689,729

ACCESSORIES

LPF-12 2 x 2 Lay-in Panel

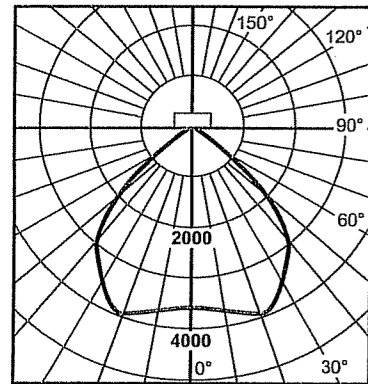
Metal Halide

Lamp: 175 Watt (Clear) – 14,000 lumens

Lens: #73 Crystal Tempered Glass

Test Distance: 26' (8 m)

Certified Test Report: Lighting Sciences Inc. No. LSI 9562



Candlepower Summary

Angle	Along	45	Across
0	3580	3580	3580
5	3515	3520	3618
10	3672	3677	3736
15	3868	3867	3863
20	3802	3987	3950
25	3510	3992	3833
30	3075	3817	3556
35	2602	3378	3270
40	2058	2720	2911
45	1480	2055	2334
50	1031	1415	1667
55	704	1024	1193
60	515	698	779
65	384	463	496
70	259	324	347
75	209	233	280
80	152	163	196
85	68	71	98
90	0	4	4

Efficiency = 63.2%; SC = 1.2; S/MH = 1.2

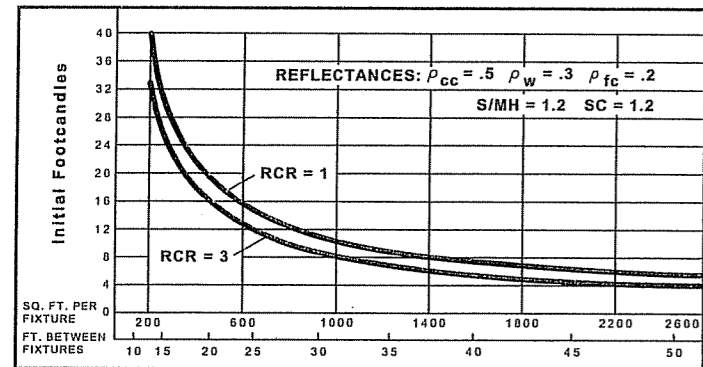
Zonal Lumens and Percentages

Zone	Lumens	% Lamp	% Fixture
0-30	3292	23.5	37.2
0-40	5316	38.0	60.1
0-60	7925	56.6	89.6
0-90	8840	63.1	100.00
90-120	0.0	0.0	0.0
90-130	0.0	0.0	0.0
90-150	0.0	0.0	0.0
90-180	0.0	0.0	0.0
0-180	8841	63.2	100.00

Coefficients of Utilization

Effective Floor Cavity Reflectance = 0.20

CC	80				70				50				30				10			
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10			
WALL																				
RCR																				
1	0.70	0.67	0.65	0.63	0.68	0.66	0.64	0.62	0.63	0.61	0.60	0.61	0.59	0.58	0.58	0.57	0.56			
2	0.64	0.60	0.56	0.53	0.63	0.59	0.55	0.53	0.57	0.54	0.51	0.55	0.52	0.50	0.53	0.51	0.49			
3	0.59	0.54	0.49	0.46	0.58	0.53	0.49	0.45	0.51	0.47	0.44	0.49	0.46	0.44	0.48	0.45	0.43			
4	0.55	0.48	0.43	0.40	0.54	0.48	0.43	0.39	0.46	0.42	0.39	0.45	0.41	0.38	0.43	0.40	0.38			
5	0.51	0.44	0.39	0.35	0.50	0.43	0.38	0.35	0.42	0.38	0.34	0.41	0.37	0.34	0.39	0.36	0.34			
6	0.47	0.40	0.35	0.31	0.46	0.39	0.34	0.31	0.38	0.34	0.31	0.37	0.33	0.30	0.36	0.33	0.30			
7	0.44	0.36	0.31	0.28	0.43	0.36	0.31	0.28	0.35	0.31	0.27	0.34	0.30	0.27	0.33	0.30	0.27			
8	0.41	0.33	0.28	0.25	0.40	0.33	0.28	0.25	0.32	0.28	0.25	0.31	0.27	0.25	0.31	0.27	0.24			
9	0.39	0.31	0.26	0.23	0.38	0.30	0.26	0.23	0.30	0.25	0.22	0.29	0.25	0.22	0.28	0.25	0.22			
10	0.36	0.28	0.24	0.21	0.35	0.28	0.24	0.21	0.27	0.23	0.20	0.27	0.23	0.20	0.26	0.23	0.20			



QUICK CALCULATOR: Use this chart to determine the number and spacing of Ruud 12" (305 mm) Canopy Lights with 175W MH lamp. Numbers and spacing for other wattages may be determined as follows: 50W multiply by 0.24; 70W multiply by 0.39; 100W multiply by 0.64.



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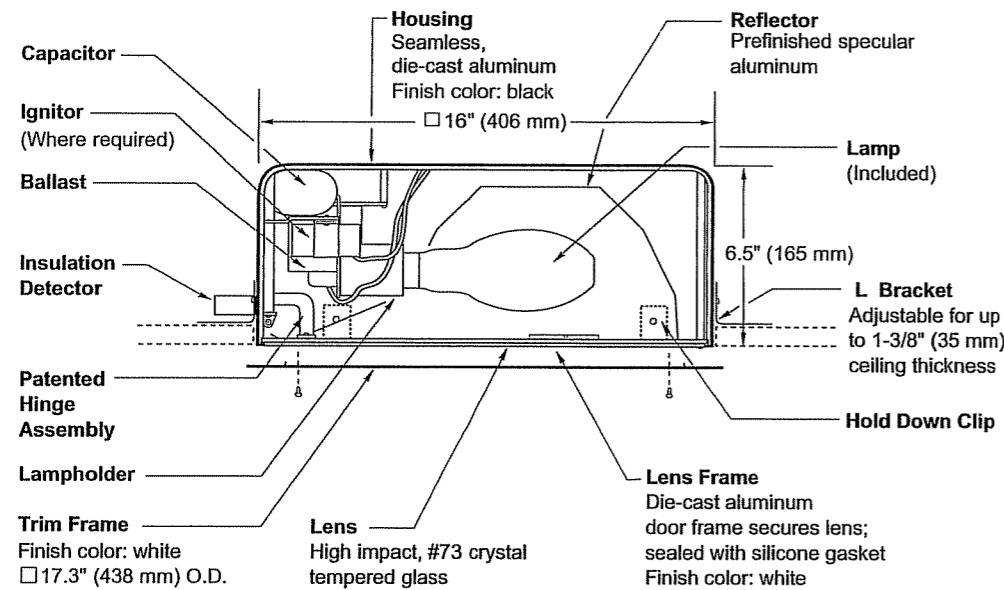
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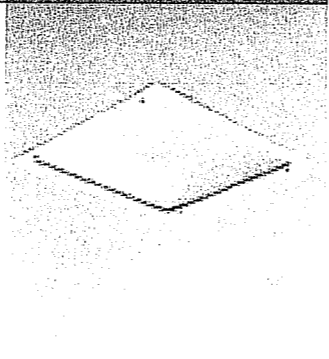
RECESSED MOUNT

16" (406 mm) RECESSED CANOPY LIGHT

RCO-16
SERIES



Notes



SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	200W PSMH	RC0620-(a)(b)
METAL HALIDE		
<input type="checkbox"/> SPEC #	175W MH	RC0417-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	150W HPS	RC0515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
1	120V (Standard)
2	277V
3	208V
4	240V
6	347V (Canada Only)

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
Q	Quartz Standby (includes 100W quartz lamp)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

Recessed Canopy luminaire for HID lamp, totally enclosed. Reflector is specular aluminum. Housing is seamless, die-cast aluminum. Includes four adjustable steel "L" brackets for mounting to various ceiling thicknesses and four hold down clips to prevent fixture movement during trim installation. Rough-in 16.3" (413 mm) sq. hole required for fixture installation. Two 1/2" (13 mm) conduit openings are provided for wire supply. A maximum of 4 No. 12 AWG (2 in/2 out) through branch circuit conductors suitable for at least 150°C allowed on fixtures. Fixtures are provided with a UL listed insulation detector, which will deactivate fixture if inadvertently covered with insulation. Lens assembly consists of rigid aluminum frame and high-impact, #73 crystal tempered glass.

ELECTRICAL

Fixture includes clear, mogul-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Fixtures require a minimum 150°C temperature feed wire. Lamp ignitor included where required. Ballast assemblies are high-power factor and use the following circuit types:

Hx — High Reactance
150W HPS

CWA — Constant Wattage Autotransformer
200W PSMH; 175W MH

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer, with white ultra-durable powder topcoat for the lens frame and trim frame, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENT

US 4,689,729

ACCESSORIES

LPF-16 2 x 2 Lay-in Panel

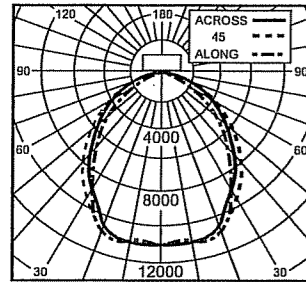
Metal Halide

Lamp: 400 Watt (Clear) – 36,000 lumens

Lens: #73 Crystal Tempered Glass

Test Distance: 26' (8 m)

Certified Test Report: Lighting Sciences Inc. No. LSI 5767



Candlepower Summary

Angle	Along	22.5	45	67.5	Across	LMS
0	10952	10952	10952	10952	10952	
5	10885	10907	10953	11005	11041	1047
10	10938	10973	11012	11019	11070	
15	11132	11163	11095	10995	10956	3111
20	10845	10828	10814	10718	10393	
25	10002	9874	10028	10026	9568	4597
30	8883	8915	9380	9336	8837	
35	7846	8096	8700	8734	8243	5268
40	6858	7274	7971	8096	7509	
45	5787	6349	7194	7304	6645	5214
50	4595	5268	6305	6330	5742	
55	3470	4170	5314	5292	4892	4261
60	2540	3162	4295	4258	4026	
65	1826	2315	3280	3270	3208	2851
70	1262	1621	2342	2384	2425	
75	797	1017	1494	1557	1628	1422
80	407	513	772	818	887	
85	117	144	216	241	268	296
90	0	0	0	0	0	

Efficiency = 78.0%; SC = 1.2; S/MH = 1.2

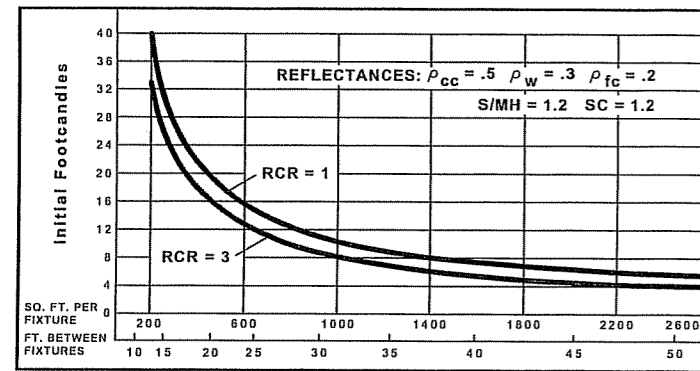
Zonal Lumens and Percentages

Zone	Lumens	% Lamp	% Fixture
0-30	8754	24.32	31.19
0-40	14021	38.95	49.96
0-60	23496	65.27	83.72
0-90	28063	77.96	100.00
40-90	14042	39.01	50.04
60-90	4567	12.69	16.28
90-180	0	0.00	0.00
0-180	28063	77.96	100.00

Coefficients of Utilization

Effective Floor Cavity Reflectance = 0.20

CC	80				70				50				30				10			
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10			
RCR																				
1	0.86	0.83	0.80	0.77	0.84	0.81	0.79	0.76	0.78	0.76	0.74	0.75	0.73	0.72	0.72	0.71	0.69			
2	0.79	0.74	0.70	0.66	0.78	0.73	0.68	0.65	0.70	0.66	0.63	0.67	0.65	0.62	0.65	0.63	0.61			
3	0.73	0.66	0.60	0.56	0.71	0.65	0.60	0.56	0.63	0.58	0.55	0.61	0.57	0.54	0.59	0.56	0.53			
4	0.68	0.60	0.54	0.49	0.66	0.59	0.53	0.49	0.57	0.52	0.48	0.55	0.51	0.47	0.53	0.50	0.47			
5	0.63	0.54	0.47	0.43	0.61	0.53	0.47	0.42	0.51	0.46	0.42	0.50	0.45	0.42	0.48	0.44	0.41			
6	0.58	0.48	0.42	0.37	0.56	0.48	0.42	0.37	0.46	0.41	0.37	0.45	0.40	0.37	0.44	0.39	0.36			
7	0.53	0.43	0.37	0.33	0.52	0.43	0.37	0.32	0.42	0.36	0.32	0.41	0.36	0.32	0.40	0.35	0.32			
8	0.50	0.40	0.33	0.29	0.48	0.39	0.33	0.29	0.38	0.33	0.29	0.37	0.32	0.28	0.36	0.32	0.28			
9	0.46	0.36	0.30	0.26	0.45	0.36	0.30	0.26	0.35	0.29	0.25	0.34	0.29	0.25	0.33	0.28	0.25			
10	0.43	0.33	0.27	0.23	0.42	0.32	0.27	0.23	0.32	0.26	0.23	0.31	0.26	0.23	0.30	0.26	0.22			



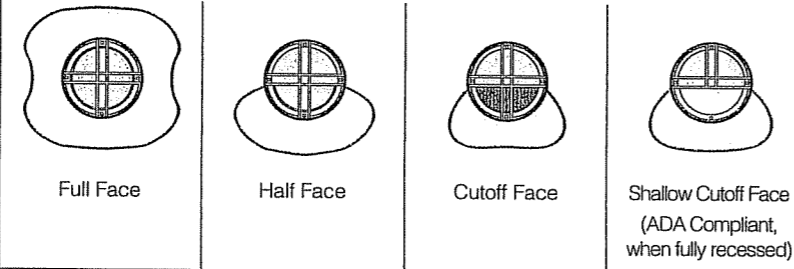




QUICK CALCULATOR: Use this chart to determine the number and spacing of Ruud 16" (406 mm) Canopy Lights with 400W clear MH lamp. Numbers and spacing for other wattages may be determined as follows: 175W multiply by 0.39; 250W multiply by 0.57.



Wall Forms - Round

Ordering Information

WF31H/P / 70MH/WH-P

<p>Fixture: Cat. No. designates WF fixture. To prevent water damage, inverted fixtures must be protected from direct water spray or rain by a canopy or overhang.</p>																							
<p>Surface Mounted</p>	Cat. No.:	WF20	WF21	WF22	n/a																		
<p>Recessed Concrete</p>	Cat. No.:	WF30C	WF31C	WF32C	WF33C																		
<p>Recessed Hollow Wall</p>	Cat. No.:	WF30H	WF31H	WF32H	WF33H																		
<p>Lens: Available for Full Face and Half Face Models only.</p>	Cat. No.:	 P Prismed	 P Prismed	n/a Flat Tempered Glass Only	n/a Flat Tempered Glass Only																		
<p>Cat. No.:</p>	Cat. No.:	 S Smooth	 S Smooth																				
<p>Electrical Module: HPS = High Pressure Sodium MH = Metal Halide PL = Compact Fluorescent See lamp and electrical data on page 28 for ballast types and characteristics.</p>	<table border="1"> <thead> <tr> <th>Lamp Watts</th> <th>Lamp Type</th> <th>Line Volts</th> </tr> </thead> <tbody> <tr> <td>70</td> <td>HPS</td> <td>277</td> </tr> </tbody> </table>	Lamp Watts	Lamp Type	Line Volts	70	HPS	277	<table border="1"> <tbody> <tr> <td>50HPS120</td> <td>70HPS120</td> </tr> <tr> <td>50HPS277</td> <td>70HPS277</td> </tr> <tr> <td>50HPS347</td> <td>70HPS347</td> </tr> </tbody> </table>	50HPS120	70HPS120	50HPS277	70HPS277	50HPS347	70HPS347	<table border="1"> <tbody> <tr> <td>50MH120</td> <td>70MH120</td> </tr> <tr> <td>50MH277</td> <td>70MH277</td> </tr> <tr> <td>50MH347</td> <td>70MH347</td> </tr> </tbody> </table>	50MH120	70MH120	50MH277	70MH277	50MH347	70MH347	<p>42PL¹</p>	<p>¹42PL operates 26, 32 and 42 watt lamps at 120 thru 277 volts (50-60 Hz).</p>
Lamp Watts	Lamp Type	Line Volts																					
70	HPS	277																					
50HPS120	70HPS120																						
50HPS277	70HPS277																						
50HPS347	70HPS347																						
50MH120	70MH120																						
50MH277	70MH277																						
50MH347	70MH347																						
<p>Finish: Super TGIC powder coat paint over Titanated Zirconium conversion coating.</p>	<p>Color: Black Cat. No.: BL-P</p>	<p>Dark Bronze DB-P</p>	<p>Light Gray LG-P</p>	<p>Platinum Silver PS-P</p>	<p>White WH-P</p> <p>Custom Colors CC-P Consult representative for custom colors.</p>																		
<p>Optional Single Fusing:</p>	Cat. No.: SF	Single fusing for 120V, 277V, and 347V primary.																					
<p>Optional Quartz Standby: Available for Full Face and Half Face Models only.</p>	Cat. No.: QS	Integral electronic device energizes a T-4 mini-can socket during lamp warm-up and after a power interruption. Socket de-energizes prior to the H.I.D. lamp reaching full brightness. T-4 mini-can Halogen lamp by others; 100 watt maximum.																					

PROPOSED FACILITY FOR:

ANIMART

MADISON, WISCONSIN

TJK TJK Design Build, Inc.
634 West Main Street
Madison, WI 53703
DESIGN BUILD 608-257-1090 FAX 608-257-1092

INDEX OF DRAWINGS:

C-11 SITE PLAN
C-12 GRADING AND EROSION CONTROL PLAN
C-13 UTILITY PLAN
C-14 PHOTOMETRICS PLAN
C-15 LANDSCAPING PLAN
A-13 ROOF PLAN
A-21 EXTERIOR ELEVATIONS

- LIGHT FIXTURE KEY**
- 1. FLOT DELTA LED BETA LIGHTING, 2800K-400-H, 30" POLE ON 3"-Ø CONG. BASE
 - 2. DRIVE ABLE SHALE LED BETA LIGHTING, 2800K-400-H, 30" POLE ON 3"-Ø CONG. BASE
 - 3. CANOPY & LANDING DOCK BETA LIGHTING, 2800K-400-H, 30" POLE ON 3"-Ø CONG. BASE
 - 4. 100' LIGHTING, 2800K-400-H, 30" POLE ON 3"-Ø CONG. BASE
 - 5. 100' LIGHTING, 2800K-400-H, 30" POLE ON 3"-Ø CONG. BASE

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- MANHOLE
- WATER VALVE
- CURB INLET
- STORM SEWER ACCESS COVER
- SPOT ELEVATION
- MONITORING WELL
- EXISTING BUILDING AND PARKING
- EXISTING LIGHT POLE TO BE REMOVED

GENERAL NOTES:

1. ALL PAINT STRIPPINGS SHALL BE 6" WIDE, YELLOW.
2. ALL DRIVEWAYS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB, OR CENTER OF PROPERTY LINE.
3. H.C. CURB CURB AND RAMP PER ADA (2010) 4.11 MAX. SLOPE TO BE 1:12, MAX. WIDTH TO BE 36", FLARE 6" TO EACH SIDE WITH MAX. SLOPE OF 1:40, CHAMFER FROM SURFACE FULL WIDTH AND DEPTH OF FLARE.
4. EXISTING PAVING IS AT SURFACE COURSE ON 4" COMPACTED STONE BASE.
5. ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" SAND FILL WITH REINFORCING FABRIC BY 1" TRICK BY 1/2" PERFOREX ON 4" COMPACTED FILL.
6. FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT.
7. WATER SERVICE MATERIAL SHALL BE C.I. 12 DI.
8. SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
9. SIDEWALKS AND DRIVEWAY APPROX CONSTRUCTION WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH MADISON DEPARTMENT OF TRANSPORTATION.
10. BUILDING CONSTRUCTION REMOVE CURBS GRATE ON ALL DOWNSTREAM OPENINGS, INSTALL BATTERY PERMEABLE REINFORCE FOR SLOPE, EROSION PROTECTION AND RETENTION CURBS GRATE.
11. TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY OF MADISON.

PARKING LOT PLAN SITE INFORMATION BLOCK

SITE ADDRESS: N/A
 SITE ACREAGE (TOTAL): 2.61 ACRES
 NUMBER OF BUILDINGS STORED: 1
 BUILDING HEIGHT: 20'-0" @
 CLEAR TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS): TYPE 2B BUILDINGS

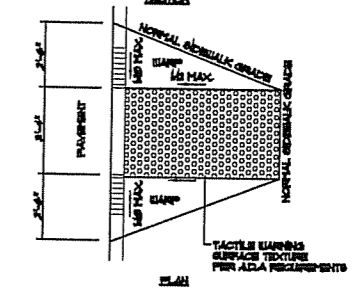
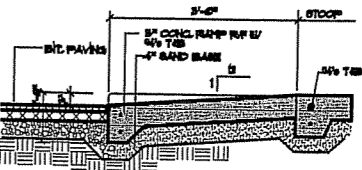
TOTAL SQUARE FOOTAGE OF BUILDING: 28,800
 USE OF PROPERTY: RETAIL (MULTI-TENANT)
 OFFICE SQUARE FEET OF OFFICE: N/A
 OFFICE SQUARE FEET OF RETAIL AREA: 28,800
 NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
 NUMBER OF EMPLOYEES ON PRODUCTION AREA: N/A
 CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY: N/A
 NUMBER OF BICYCLE STALLS (SHOWN): 20
 TYPE OF FOUNDATION: POLISHED CONCRETE
 NUMBER OF PARKING STALLS (TOTAL SHOWN): 840

	SHOWN
SMALL	0
LARGE	150
ACCESSIBLE (TOTAL)	6
TOTAL	156

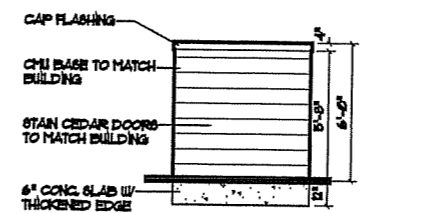
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

SITE INFORMATION

FLOOR AREA RATIO:	25%
PERMISSIBLE SURFACE RATIO:	75%
REAR YARD:	14,250 SQ FT - 2.61 ACRES
SITE SIZE:	25,150 SQ FT (FOOTPRINT)
BUILDING SIZE:	28,800 SQ FT
OVERALLS AND DRIVE:	15,000 SQ FT
PARKING STALLS REQUIRED (600 SQ FT):	150
SHOWN:	156

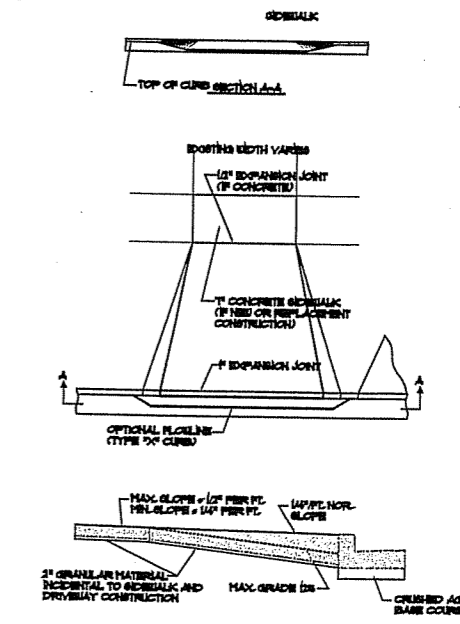


NORTHEAST TRASH ENCLOSURE ELEVATION
SCALE: N.T.S.

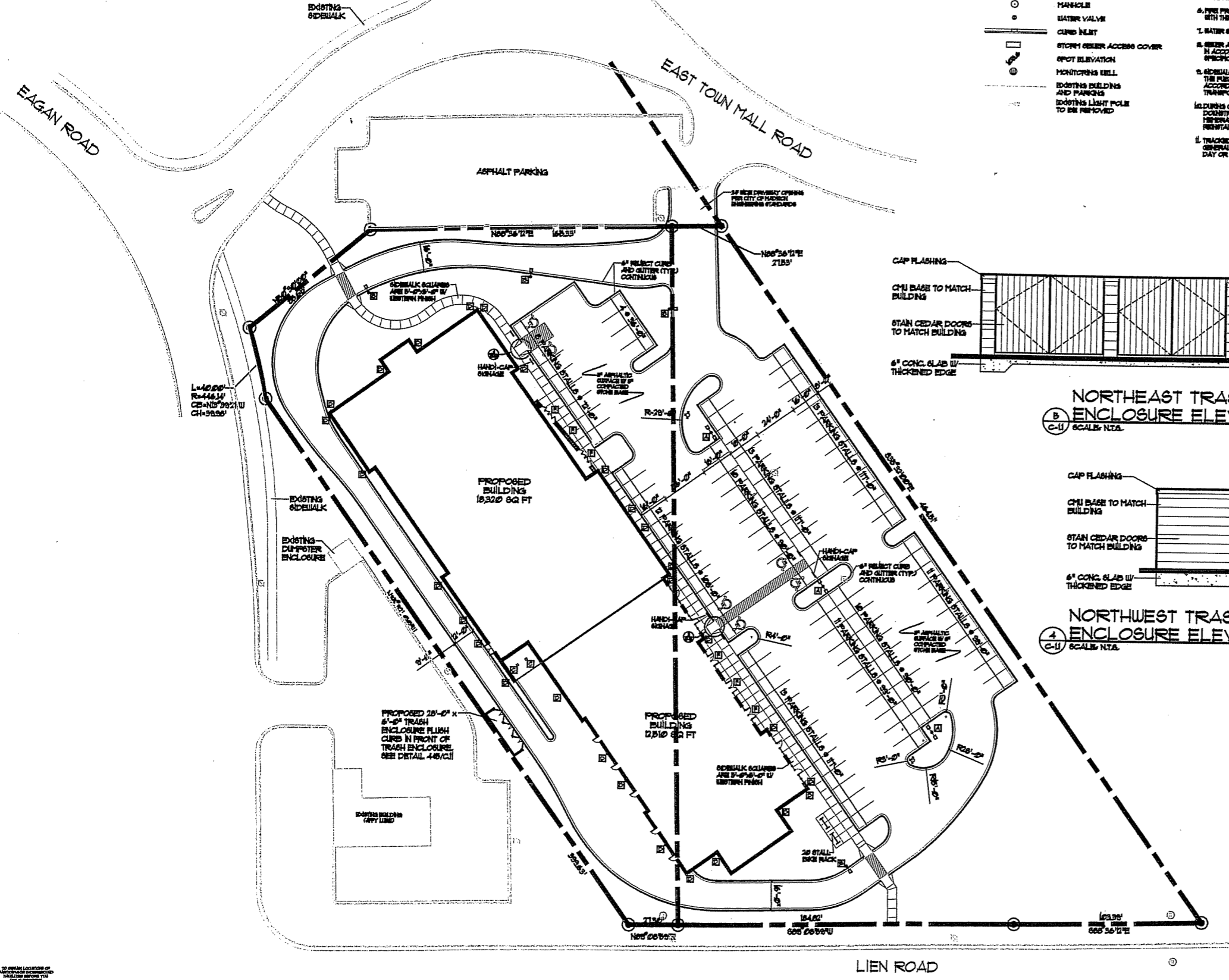


NORTHWEST TRASH ENCLOSURE ELEVATION
SCALE: N.T.S.

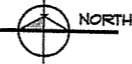
TYP. CURB RAMP DETAIL
SCALE: N.T.S.



COMMERCIAL DRIVEWAY DETAIL
SCALE: N.T.S.



PROPOSED SITE PLAN
SCALE: N.T.S.



TO OBTAIN LOCATION OF PARKING STALLS AND DRIVEWAYS, CALL 608-261-1000. SEE PLAN SHEET FOR MORE INFORMATION.

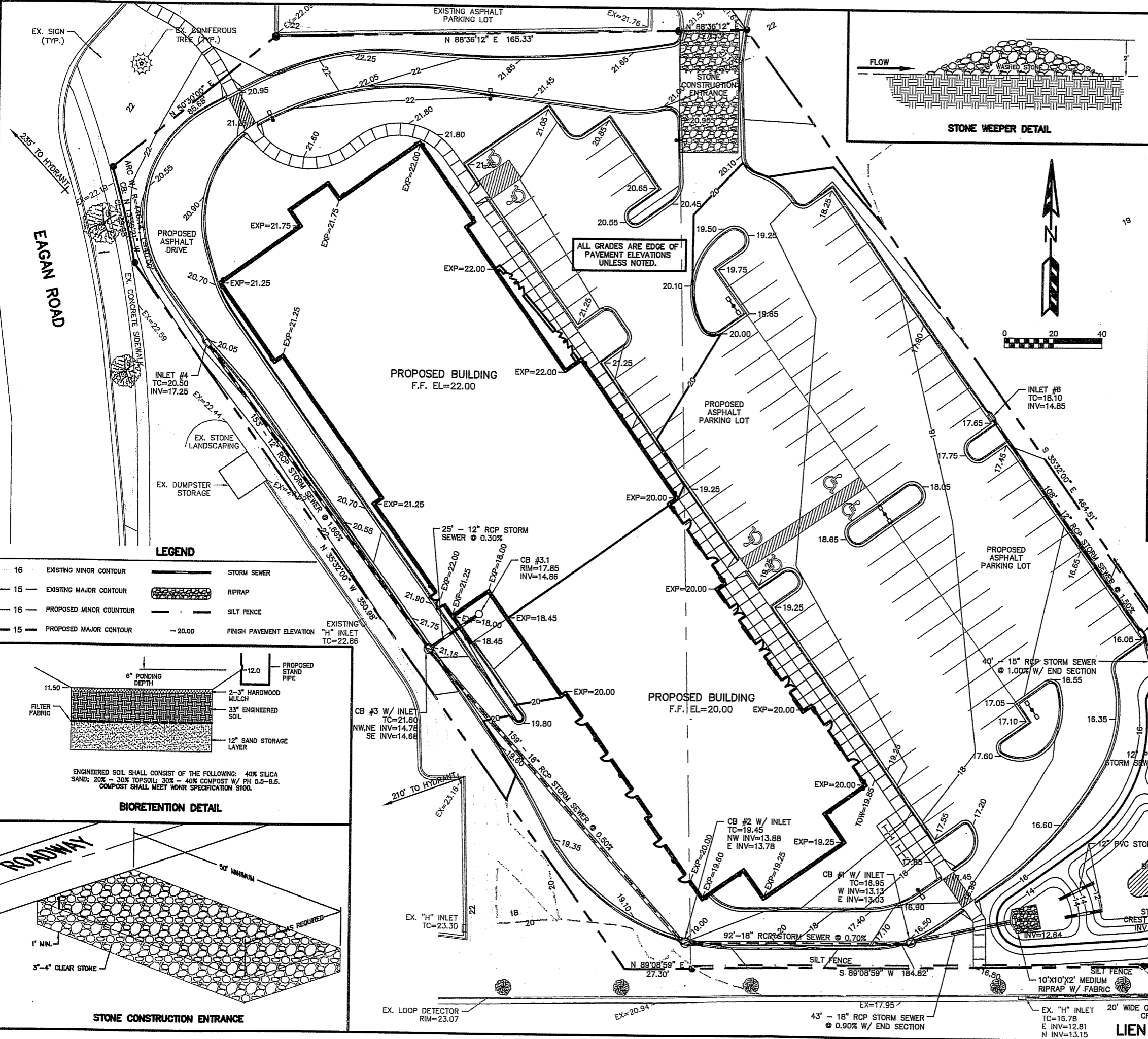
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PROPOSED FACILITY FOR
ANIMART
MADISON, WISCONSIN

C-11

03.08.06

QUAM ENGINEERING, LLC 4893 Larson Beach Road, McFarland, WI 53558 (608) 838-7750
 TK-01-06\TK01BASE.DWG

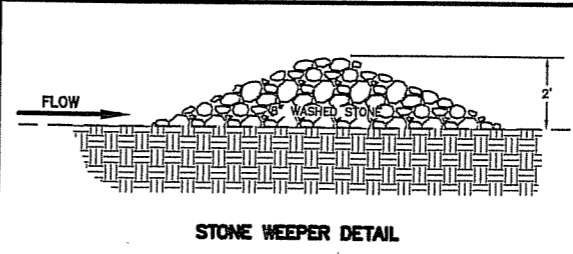


EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY.

WOOD TYPE "D" INLET FILTERS SHALL BE INSTALLED AT EACH EXISTING STORM INLET AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND LANDSCAPING VEGETATION IS ESTABLISHED. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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 A 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.



TIME SCHEDULE:
 MAY 1 - 7, 2008 INSTALL DETENTION POND AND EROSION CONTROL DEVICES.
 MAY 8 - OCTOBER 31, 2008 CONSTRUCT BUILDINGS, PARKING LOT AND UTILITIES.
 APRIL 1 - 6, 2007 CONSTRUCT BIOTRETENTION DEVICE AND RESTORE DISTURBED AREAS.

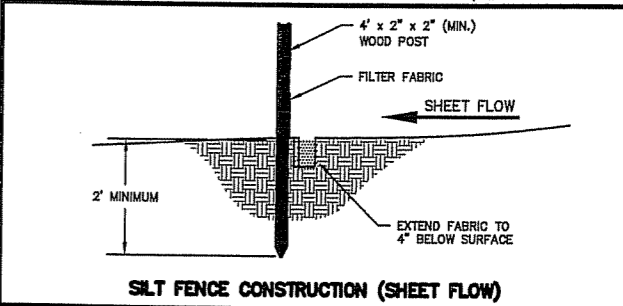
RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

OWNER: ANIMART INC., JIM & RUTH METZ, 900 GREEN VALLEY ROAD, BEAVER DAM, WI 53916

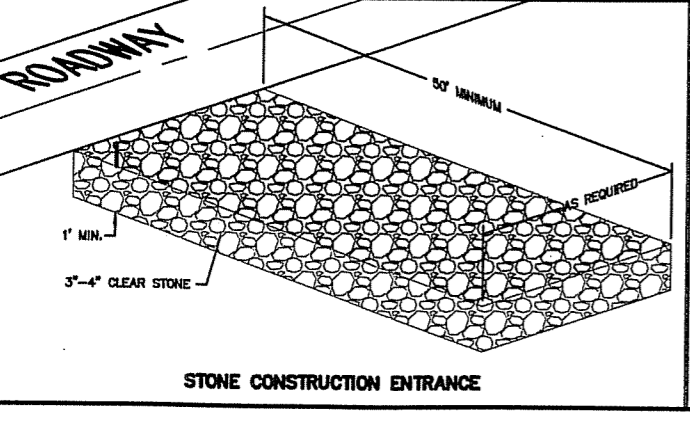
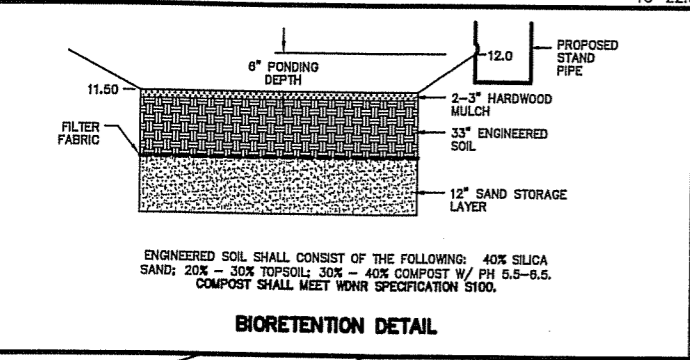
ENGINEER: QUAM ENGINEERING, LLC, ATTN: RYAN QUAM, 4893 LARSON BEACH ROAD, MCFARLAND, WI 53558



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 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

LEGEND

16	EXISTING MINOR CONTOUR	STORM SEWER
15	EXISTING MAJOR CONTOUR	RIPRAP
16	PROPOSED MINOR CONTOUR	SILT FENCE
15	PROPOSED MAJOR CONTOUR	FINISH PAVEMENT ELEVATION
	-20.00	EXISTING "H" INLET TC=22.86



TJK
 DESIGN/BUILD

634 West Main Street
 Madison, WI 53703
 608-251-1090
 FAX 608-251-1092

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

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PROPOSED FACILITY FOR:
ANIMART
 SHEET: GRADING AND EROSION CONTROL
 MADISON, WISCONSIN

C-12
 03.08.06



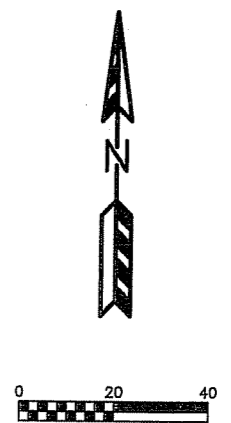
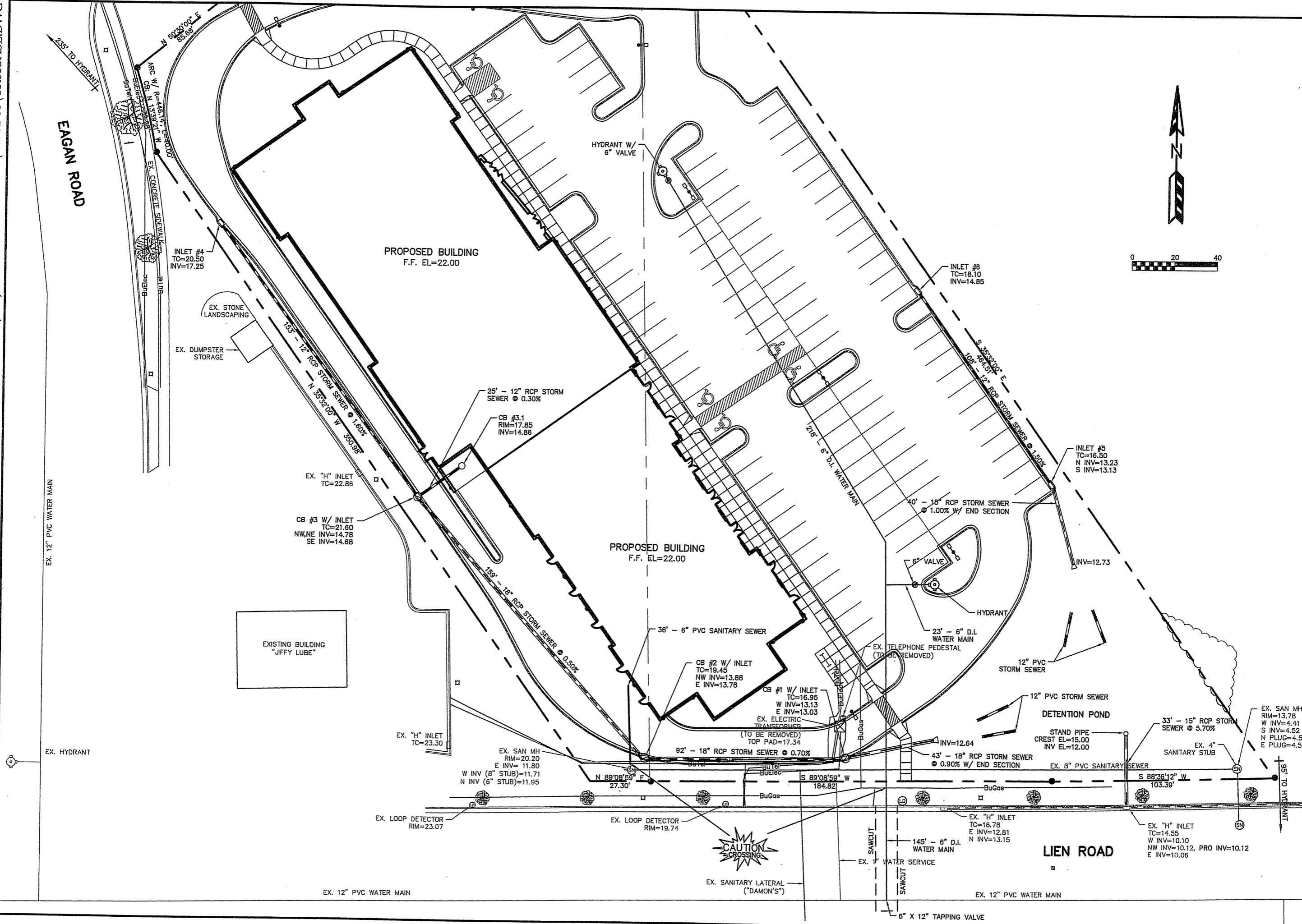
634 West Main Street
Madison, WI 53703
608-257-1090
FAX 608-257-1092

QUAM ENGINEERING, LLC
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4893 Larson Beach Road, McFarland, Wisconsin 53558
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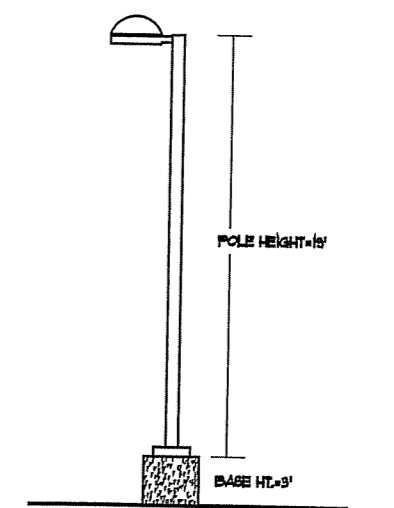
PROPOSED FACILITY FOR:
ANIMART
SHEET: UTILITY PLAN
MADISON, WISCONSIN

C-13
03.08.06



Luminaire Schedule					
Project: All Projects					
Symbol	Qty	Arrangement	Lumens	LLF	Description
⊞	2	SINGLE	10000	0.800	MRC0612-1 120U P8MH
⊞	28	SINGLE	5100	0.650	UP8H/P/107H/4H-P
⊞	6	SINGLE	5000	0.650	RTM07 W/ RT30CL TRIM 120U MH
⊞	4	SINGLE	15000	0.800	JED0610-M 120U P8MH 18' POLE
⊞	3	BACK-BACK	22000	0.800	JDD2625-M 250U P8MH 25' POLE

Numeric Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Mh	Max/Mh
PLANE	0.34	32	0.0	0.00	0.00

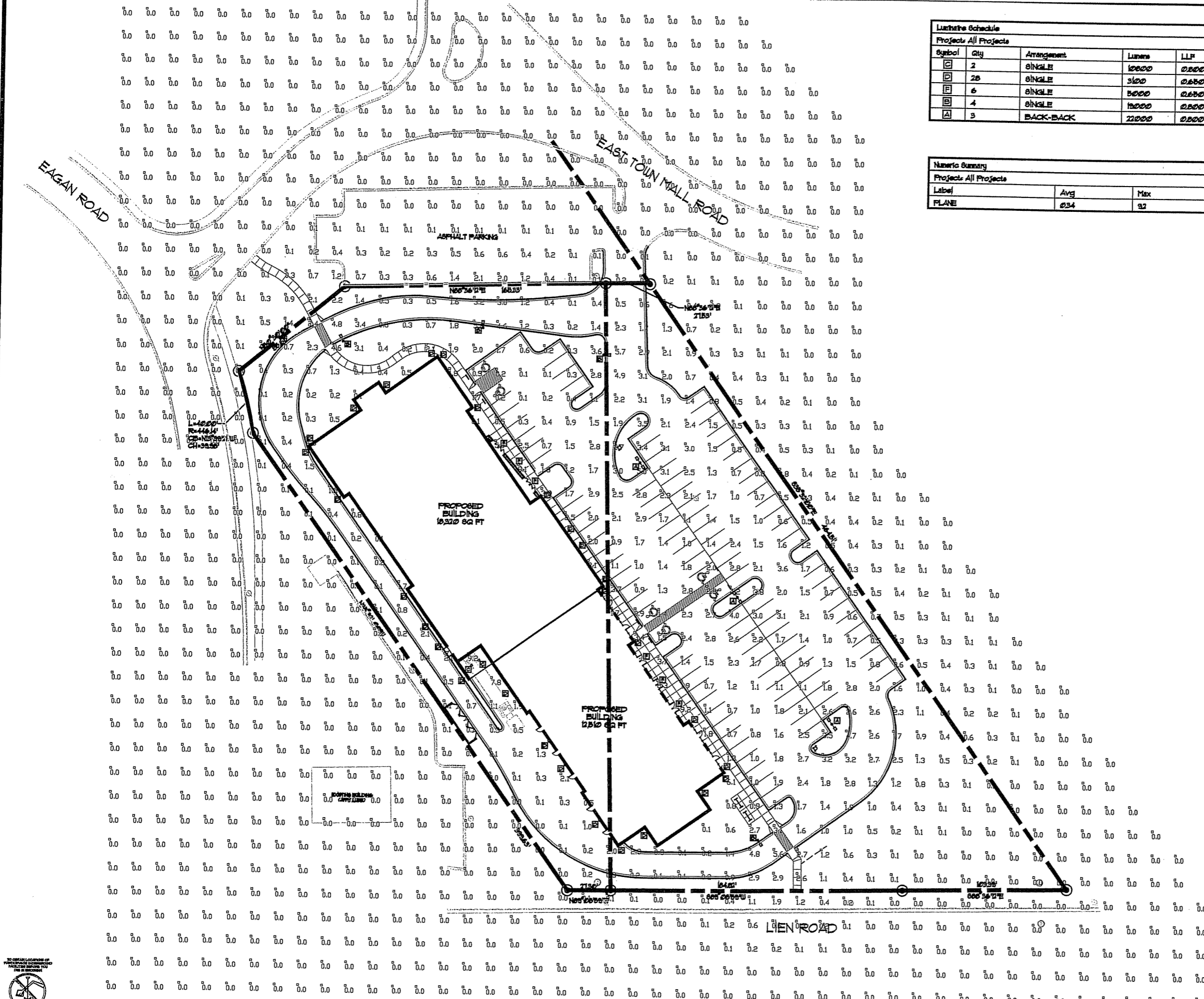


2 ROADWAY LIGHT ELEV.
C-11 SCALE: NTA

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- SANITARY CURB
- STORM CURB
- WATER MAIN
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- MANHOLE
- WATER VALVE
- CURB INLET
- STOREY CURB ACCESS COVER
- ⊙ SPOT ELEVATION
- ⊙ MENTORING WELL
- EXISTING BUILDING AND PARKING
- EXISTING LIGHT POLE TO BE REMOVED

1 PROPOSED PHOTOMETRIC PLAN
C-14 SCALE: NTA



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PROPOSED FACILITY FOR:
ANIMART
MADISON, WISCONSIN

C-14

Plant Material List

Broadleaf Deciduous			
Quantity	Code Name	Scientific Name	Planting Size
9	APA	Autumn Purple White Ash	2" B&B
5	CCP	Chanticleer Callery Pear	2" B&B
5	NRM	Northwood Red Maple	2" B&B
4	PFC	Prairifire Crabapple	1 1/2" B&B
1	RJC	Red Jewel Crabapple	1 1/2" B&B
3	SHL	Skyline Thlns Honeylocust	2" B&B
Conifer Evergreen			
Quantity	Code Name	Scientific Name	Planting Size
12	BHS	Black Hills Spruce	4' B&B
20	BJ	Buffalo Juniper	#2 CONT.
9	CF	Canaan Fir	7' TS
4	CL	Common Larch	5' B&B
7	MBJ	Mountbatten Juniper	4' B&B
24	TA	Technymission Arborvitae	4' B&B
Perennial			
Quantity	Code Name	Scientific Name	Planting Size
4	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
9	BES	Black-eyed Susan	#1 CONT.
2	LBS	Little Bluestem	#1 CONT.
1	PPCB	Palace Purple Coral Bells	#1 CONT.
5	PD	Prairie Dropseed	#2 CONT.
3	SDD	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
Shrub			
Quantity	Code Name	Scientific Name	Planting Size
10	AWS	Anthony Waterer Spirea	#2 CONT.
33	BMAV	Blue Muffin Arwd Viburnum	#5 CONT.
6	BCB	Brilliant Red Chokeberry	#2 CONT.
6	CWR	Carefree Wonder Rose	#3 CONT.
6	GMS	Gold Mound Spirea	#2 CONT.
6	GFS	Goldflame Spirea	#2 CONT.
1	MAF	Mt Airy Fothergilla	#2 CONT.
12	ODV	Onondaga Sargent Viburnum	#5 CONT.
10	PL	Palibin Lilac	#3 CONT.
12	TSF	Texas Scarlet Floweringquince	#3 CONT.
2	TWE	Tures Winged Euonymus	#3 CONT.

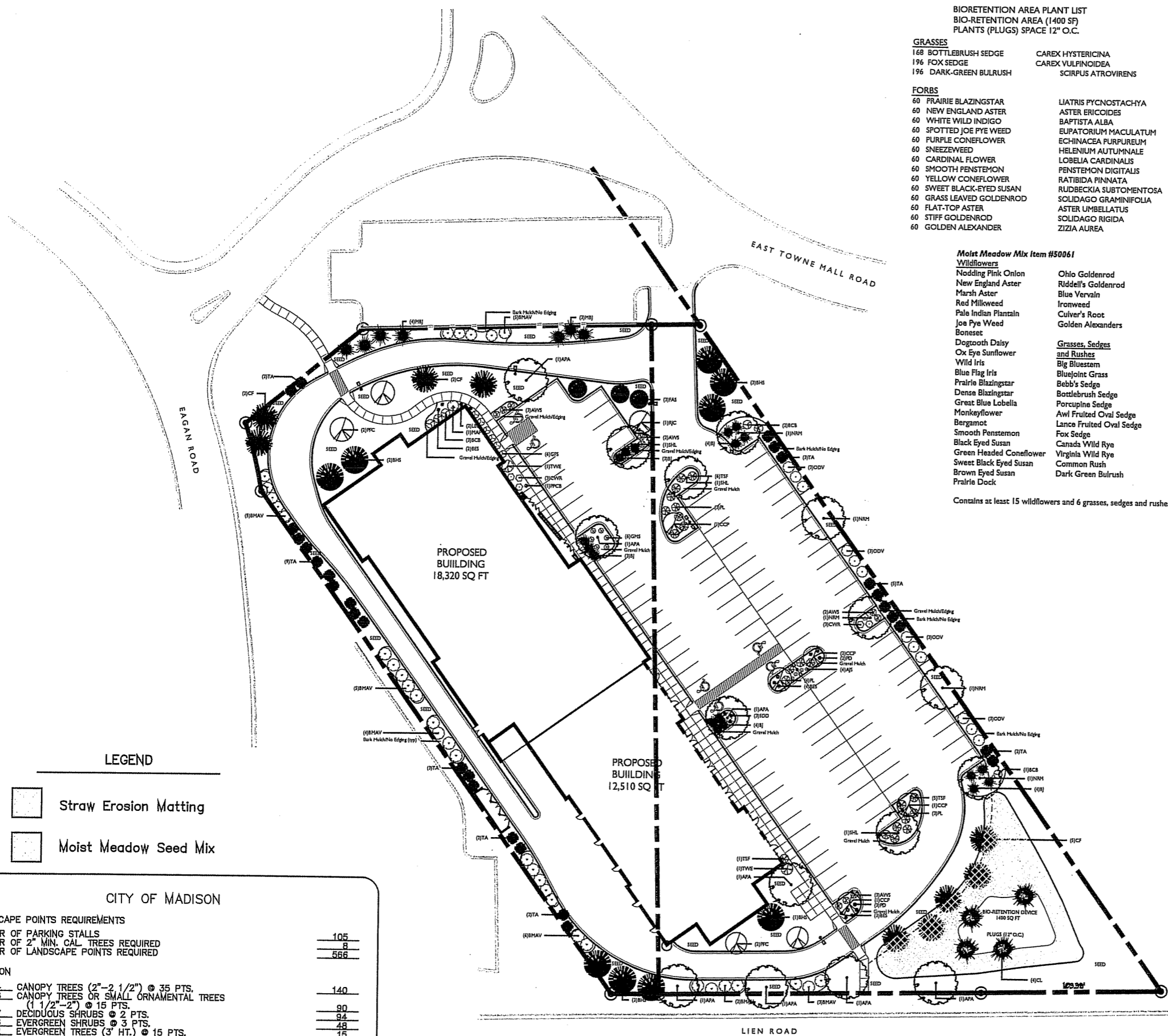
BIORETENTION AREA PLANT LIST
BIO-RETENTION AREA (1400 SF)
PLANTS (PLUGS) SPACE 12" O.C.

GRASSES	
168 BOTTLEBRUSH SEDGE	CAREX HYSTERICINA
196 FOX SEDGE	CAREX VULPINOIDEA
196 DARK-GREEN BULRUSH	SCIRPUS ATROVIRENS
FORBS	
60 PRAIRIE BLAZINGSTAR	LIASTRIS PYCNOSTACHYA
60 NEW ENGLAND ASTER	ASTER ERICOIDES
60 WHITE WILD INDIGO	BAPTISTA ALBA
60 SPOTTED JOE PYE WEED	EUPATORIUM MACULATUM
60 PURPLE CONEFLOWER	ECHINACEA PURPUREUM
60 SNEEZEWEED	HELENIUM AUTUMNALE
60 CARDINAL FLOWER	LOBELIA CARDINALIS
60 SMOOTH PENSTEMON	PENSTEMON DIGITALIS
60 YELLOW CONEFLOWER	RATIBIDA PINNATA
60 SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA
60 GRASS LEAVED GOLDENROD	SOLIDAGO GRAMINIFOLIA
60 FLAT-TOP ASTER	ASTER UMBELLATUS
60 STIFF GOLDENROD	SOLIDAGO RIGIDA
60 GOLDEN ALEXANDER	ZIZIA AUREA

Moist Meadow Mix Item #50061

Wildflowers	
Nodding Pink Onion	Ohio Goldenrod
New England Aster	Riddell's Goldenrod
Marsh Aster	Blue Vervain
Red Milkweed	Ironweed
Pale Indian Plantain	Culver's Root
Joe Pye Weed	Golden Alexanders
Boneset	
Dogtooth Daisy	Grasses, Sedges
Ox Eye Sunflower	and Rushes
Wild Iris	Big Bluestem
Blue Flag Iris	Bluejoint Grass
Prairie Blazingstar	Bebb's Sedge
Dense Blazingstar	Bottlebrush Sedge
Great Blue Lobelia	Porcupine Sedge
Monkeyflower	Awl Fruited Oval Sedge
Bergamot	Lance Fruited Oval Sedge
Smooth Penstemon	Fox Sedge
Black Eyed Susan	Canada Wild Rye
Green Headed Coneflower	Virginia Wild Rye
Sweet Black Eyed Susan	Common Rush
Brown Eyed Susan	Dark Green Bulrush
Prairie Dock	

Contains at least 15 wildflowers and 6 grasses, sedges and rushes.



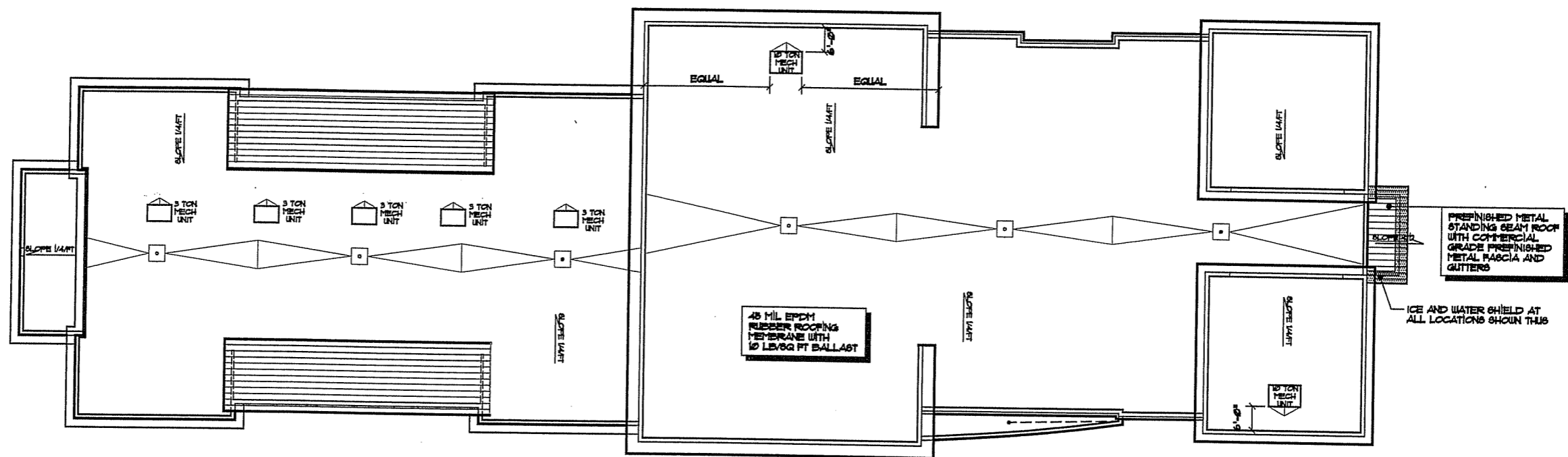
LEGEND

- Straw Erosion Matting
- Moist Meadow Seed Mix

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	
NUMBER OF PARKING STALLS	105
NUMBER OF 2" MIN. CAL. TREES REQUIRED	8
NUMBER OF LANDSCAPE POINTS REQUIRED	566
SOLUTION	
4 CANOPY TREES (2"-2 1/2") @ 35 PTS.	140
6 CANOPY TREES OR SMALL ORNAMENTAL TREES (1 1/2"-2") @ 15 PTS.	90
47 DECIDUOUS SHRUBS @ 2 PTS.	94
16 EVERGREEN SHRUBS @ 3 PTS.	48
22 EVERGREEN TREES (3" HT.) @ 15 PTS.	15
DECORATIVE WALL OR FENCE @ 5 PTS. (PER 10 L.F.)	
EARTH BERM (PER 10 L.F.)	
AVERAGE HEIGHT - 30" @ 5 PTS.	
AVERAGE HEIGHT - 15" @ 2 PTS.	
TOTAL POINTS	702

PROPOSED LANDSCAPE PLAN
SCALE: 1"=50'-0"



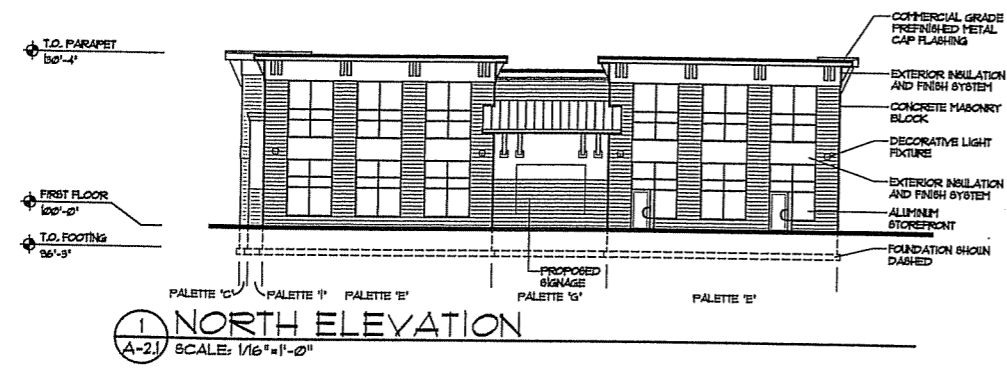
1 ROOF PLAN
A-13 SCALE: 1/16" = 1'-0"

GENERAL NOTES

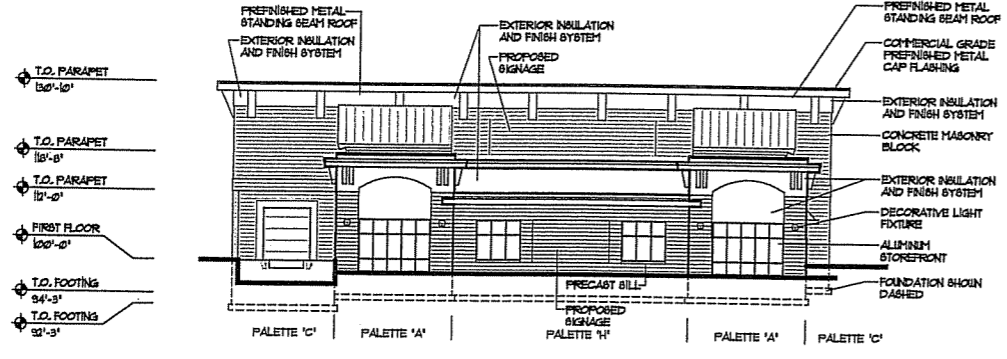
- TYPICAL FLAT ROOF PREFABRICATED WOOD TRUSSES @ 24" OC, 5/8" 4 PLY CDX, 6 MIL VAPOR BARRIER, R-20 POLYISOCYANURATE RIGID INSULATION, 48 MIL EPDM RUBBER ROOFING MEMBRANE WITH 10 LB/SQ FT ROOFING BALLAST
- TYPICAL STANDING BEAM METAL ROOF PREFABRICATED WOOD TRUSSES @ 24" OC, 5/8" 4 PLY CDX, PREFINISHED STANDING BEAM METAL ROOF WITH PREFINISHED METAL FASCIA

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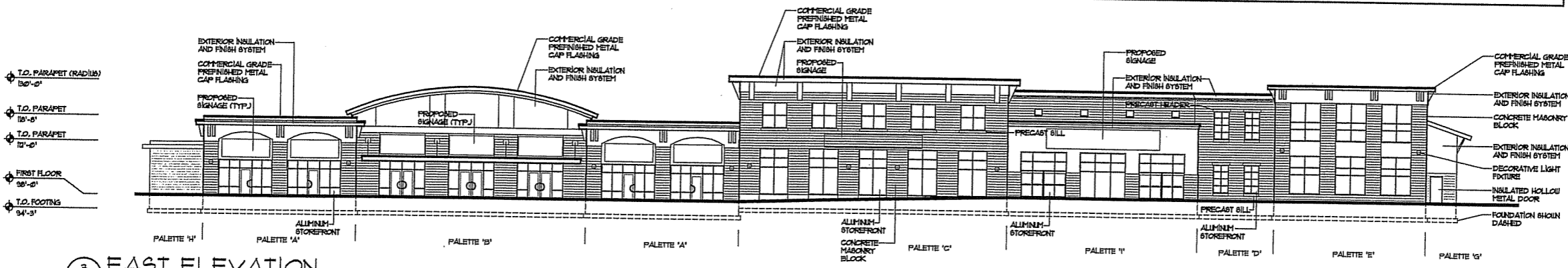
PROPOSED FACILITY FOR:
ANIMART
MADISON, WISCONSIN



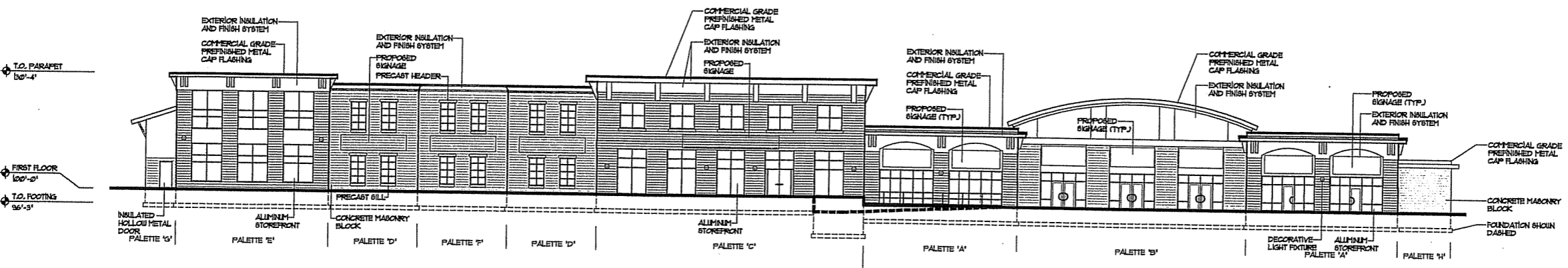
1 NORTH ELEVATION
A-2.1 SCALE: 1/16"=1'-0"



2 SOUTH ELEVATION
A-2.1 SCALE: 1/16"=1'-0"



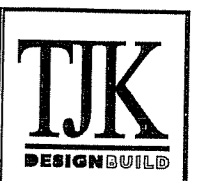
3 EAST ELEVATION
A-2.1 SCALE: 1/16"=1'-0"



4 WEST ELEVATION
A-2.1 SCALE: 1/16"=1'-0"

MATERIAL LIST

PALETTE 'A'		PALETTE 'E'	
CMU BASE	TRENDUITH INDUSTRIES, TRENDSTONE, 'LIGHT KARREL,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	CMU FIELD	TRENDUITH INDUSTRIES, TRENDSTONE, 'LIGHT BROWN,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH MASONRY
CMU FIELD	TRENDUITH INDUSTRIES, TRENDSTONE, 'LIGHT BROWN,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	EIFS FIELD	PAREX, #6414, 'KHAKI'
EIFS	PAREX, #6414, 'KHAKI,' 60ML FINE FINISH	EIFS CAP	PAREX, #6441, 'H088'
CAP FLASHING	ULTRA-CLAD, 'SILVER'	CAP FLASHING	ULTRA-CLAD, 'HARTFORD GREEN'
ALUM. FRONTGLAZING	KALNEER, 'CLEAR ANODIZED,' WITH INSULATED LOW-E-GLASS	ALUM. FRONTGLAZING	KALNEER, 'HARTFORD GREEN' WITH INSULATED LOW-E, SOLEX GREEN
PALETTE 'B'		PALETTE 'F'	
BASE	TRENDUITH INDUSTRIES, TRENDSTONE, 'GRANITE GRAY,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	CMU FIELD	TRENDUITH INDUSTRIES, TRENDSTONE, 'GRANITE GRAY,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY
EIFS	PAREX, #6441, 'H088'	PRECAST HD/BILL	EDWARDS CAST STONE, LIGHT GRAY
CANOPY FLASHING/STANDING BEAM	ULTRA-CLAD, 'AGED COPPER'	EIFS	PAREX, #6402, 'LIFESTONE'
ALUM. FRONTGLAZING	KALNEER, 'LIGHT BRONZE,' WITH INSULATED LOW-E-GLASS, SOLEX GREEN	CAP FLASHING	ULTRA-CLAD, 'STONE WHITE'
PALETTE 'C'		ALUM. FRONTGLAZING	KALNEER, 'CLEAR ANODIZED,' WITH INSULATED LOW-E-GLASS
CMU BASE	TRENDUITH INDUSTRIES, TRENDSTONE, 'ADOBE,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	PALETTE 'G'	
CMU ACCENT	TRENDUITH INDUSTRIES, TRENDSTONE, 'SPICE,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	CMU BASE	TRENDUITH INDUSTRIES, TRENDSTONE, 'LIGHT BROWN,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY
CMU FIELD	TRENDUITH INDUSTRIES, TRENDSTONE, 'AZTEC TAN,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	EIFS	PAREX, #6414, 'KHAKI'
PRECAST BILLS	EDWARDS CAST STONE, 'S TAN	CAP FLASHING	ULTRA-CLAD, 'HARTFORD GREEN'
EIFS	PAREX, #6414, 'KHAKI'	SUPPORT FLASHING	ULTRA-CLAD, 'TERRA COTTA'
CAP FLASHING	ULTRA-CLAD, 'HARTFORD GREEN'	PALETTE 'H'	
ALUM. FRONTGLAZING	KALNEER, 'HARTFORD GREEN' WITH INSULATED LOW-E-GLASS, SOLEX GREEN	CMU BASE	TRENDUITH INDUSTRIES, TRENDSTONE, 'LIGHT BROWN,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY
PALETTE 'D'		PRECAST BILL	EDWARDS CAST STONE, 'S TAN
CMU FIELD	TRENDUITH INDUSTRIES, TRENDSTONE, 'BRICK RED,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY	EIFS	PAREX, #6414, 'KHAKI'
PRECAST HD/BILL	EDWARDS CAST STONE, 'S TAN	CANOPY FLASHING	ULTRA-CLAD, 'SILVER'
EIFS	PAREX, #6414, 'KHAKI'	ALUM. FRONTGLAZING	KALNEER, 'CLEAR ANODIZED,' WITH INSULATED LOW-E-GLASS
CAP FLASHING	ULTRA-CLAD, 'SANDSTONE'	PALETTE 'I'	
ALUM. FRONTGLAZING	KALNEER, 'CLEAR ANODIZED,' WITH INSULATED LOW-E-GLASS	CMU BASE	TRENDUITH INDUSTRIES, TRENDSTONE, 'LIGHT KARREL,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY
		CMU FIELD	TRENDUITH INDUSTRIES, TRENDSTONE, 'BRICK RED,' 8' RETURNS SPLIT-FACE, COLORED MORTAR TO MATCH ADJACENT MASONRY
		EIFS (CURVE)	PAREX, #6414, 'KHAKI'
		CAP FLASHING (CURVE)	ULTRA-CLAD, 'SIERRA TAN'
		EIFS (WALL)	PAREX, #6414, 'KHAKI'
		CAP FLASHING (WALL)	ULTRA-CLAD, 'SANDSTONE'
		ALUM. FRONTGLAZING	KALNEER, 'DARK BRONZE' WITH INSULATED LOW-E-GLASS



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A-2.1
03.08.06



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