

# URBAN DESIGN COMMISSION APPLICATION

UDC

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



Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

## 1. Project Information

Address: 4706 East Washington Ave.

Title: 4706 East Washington Redevelopment

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 27, 2019

New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

Applicant name Steve Doran Company Galway Companies, LLC.

Street address 6430 Bridge Rd, Ste. 230 City/State/Zip Madison WI, 53713

Telephone 608-327-4006 Email sdoran@galwaycompanies.com

Project contact person Brad Koning Company Sketchworks Architecture, LLC.

Street address 7780 Elmwood Ave. Ste. 208 City/State/Zip Middleton WI 53562

Telephone 608-836-7570 Email bkkoning@sketchworksarch.com

Property owner (if not applicant) \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

## 5. Required Submittal Materials

**Application Form**

**Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

**Development plans** (Refer to checklist provided below for plan details)

**Filing fee**

**Electronic Submittal\***

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

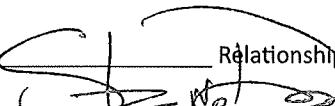
For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

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

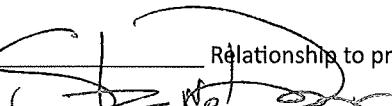
## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser and Jenny Kirchgatter on December 10, 2018.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Steve Doran

 Relationship to property Owner

Authorized signature of Property Owner

 Date 01/07/2019

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (*per §35.24(6) MGO*)
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (*per §33.24(6)(b) MGO*)
- Comprehensive Design Review: \$500 (*per §31.041(3)(d)(1)(a) MGO*)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (*per §31.041(3)(d)(1)(c) MGO*)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (*per §31.041(3)(d)(2) MGO*)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



January 9, 2019

City of Madison  
Department of Planning  
Urban Design Commission  
215 Martin Luther King Jr. Blvd.  
Madison WI 53703

RE: Land Use Application  
Urban Design Commission Application  
4706 East Washington Ave.

Dear Commission members and Planning Staff:

On behalf of Galway Companies, Sketchworks Architecture, LLC is submitting this letter of intent and application for the proposed multi-tenant commercial building and site improvements to the vacant parcel located at 4706 E. Washington Ave.

On December 10, 2018, we presented the project scope to Janine Glaeser, Jenny Kirchgatter, and Sydney Prusak for a pre-application meeting to gain information and better knowledge into the requirements of this proposed development.

**Proposal Summary:**

In late 2017, the two-story office building formerly located at 4706 E. Washington Ave. was razed due to its condition and viability of its intended use. The site was prepared per the terms of the demolition approval, and has been vacant since. The owner has now identified a need to construct a 5,500 sf multi-tenant commercial building on the southern most portion of the lot due to the extreme grade change and subsurface conditions. Parking will be located directly to the north of the proposed building site, with access via cross-access easement agreement with the adjacent property to the west. The owner controls both properties. As such, planning is considering this a planned development due to the cross-access easement. Plan Commission approval is required for all planned development sites as a Conditional Use. The proposed use(s) are approved within the CC-T zoning district.

The parcel is located within the (CC-T) Commercial Corridor - Transitional Zoning, as well as the Urban Design District #5. This area is also part of the Greater Sandburg Neighborhood Association. We have contacted Alder Baldeh of District #17, and he has waived the 30 day notice. Official notice was provided to the Alder on December 11, 2018 of the request.

The building will be a single story, wood framed commercial building. Exterior materials will consist primarily of brick masonry creating a durable base, a middle section of fiber-cement based panels, and a top that incorporates EIFS within the signage band areas for ease of attachment and maintenance. The building design meets the material and percentage of required glazing as required by the City of Madison Ordinances.

**Zoning District:**

The property is currently zoned CC-T  
Urban Design District #5.

**Project Schedule:**

The project construction schedule will be as follows:

Pre-Application Meeting	December 10, 2018
Submit Land Use Application/UDC	January 9, 2019
Urban Design Commission Initial/Final	February 27, 2019
Plan Commission	March 11, 2019
Final Site Plan Submittal:	March 12, 2019
Plan Review/Permit Submittal:	March 15, 2019
Start Construction	April 1, 2019

**Project Team:**

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:  
Galway Companies, LLC.  
6430 Bridge Rd, Ste. 230  
Madison WI 53713  
Contact: Steve Doran  
(608) 327-4006

Civil Engineer:  
Professional Engineering, LLC.  
818 N. Meadowbrook Ln.  
Waunakee, WI 53597  
Contact: Roxanne Johnson P.E.  
(608) 849-9378

Architect:  
Sketchworks Architecture, LLC  
7780 Elmwood Ave Ste 208  
Middleton, WI 53562  
Contact: Brad Koning  
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

A handwritten signature in black ink that reads "Bradley Koning". The signature is fluid and cursive, with "Bradley" on the top line and "Koning" on the bottom line.

Brad Koning  
Sketchworks Architecture, LLC



## Invue

## DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

## Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

## Optics

Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT.

## Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

## Mounting

JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to

wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

## Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

## Warranty

Five-year warranty.

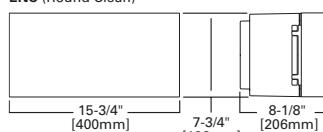
ENC/ENT/ENV  
ENTRI LED

1 - 2 LightBARs  
Solid State LED

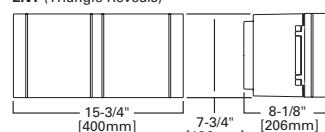
ARCHITECTURAL WALL  
LUMINAIRE

## DIMENSIONS

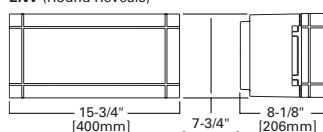
## ENC (Round Clean)



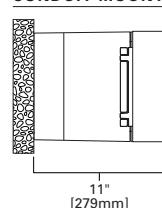
## ENT (Triangle Reveals)



## ENV (Round Reveals)



## CONDUIT MOUNT / BATTERY BACK BOX



## CERTIFICATION DATA

UL/cUL Listed  
ISO 9001  
IP66 LightBARs  
LM79 / LM80 Compliant

## ENERGY DATA

Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

## SHIPPING DATA

Approximate Net Weight:  
16 lbs. (7.3 kgs.)



TD514003EN  
2017-10-09 10:01:22



Powering Business Worldwide



## CONTROL OPTIONS

## 0-10V

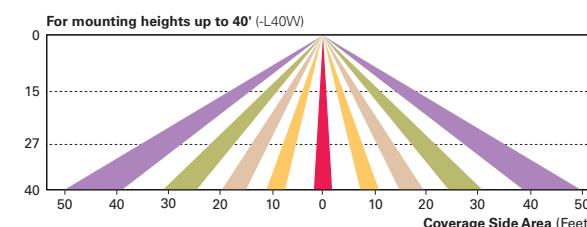
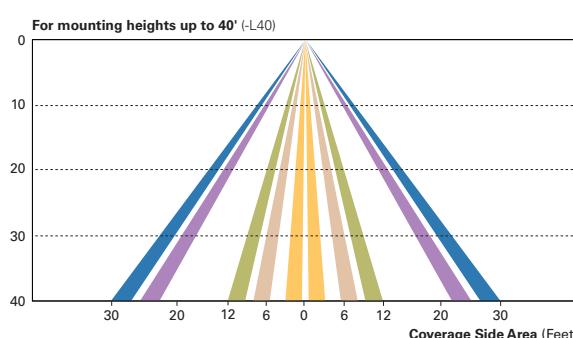
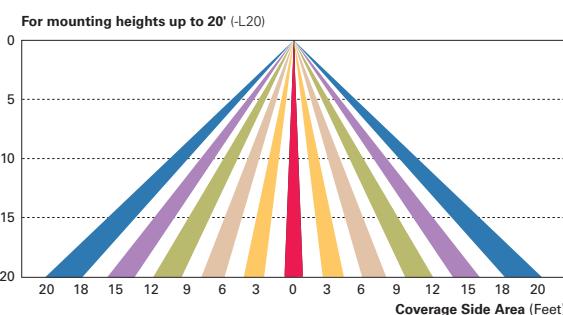
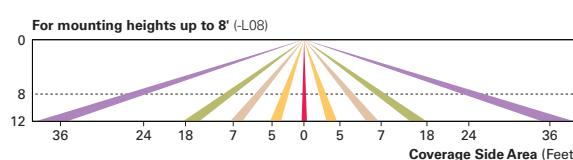
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

## Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

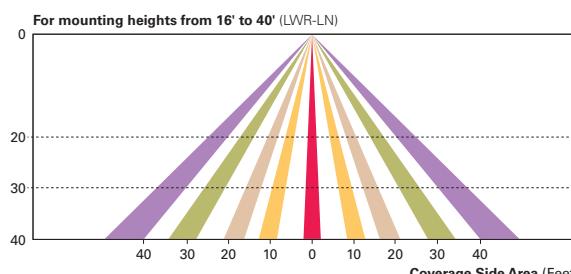
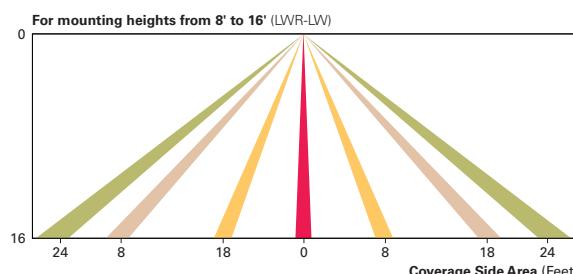
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



## LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.





## POWER AND LUMENS BY BAR COUNT

Number of LightBARs	E01	E02	F01	F02
	21 LED LightBAR	7 LED LightBAR		
Drive Current	350 mA			1A
Power (Watts)	120-277V	25W	47W	26W
Current (A)	120V	0.22	0.40	0.22
	277V	0.10	0.18	0.10
Power (Watts)	347V or 480V	31W	52W	32W
Current (A)	347V	0.11	0.16	0.11
	480V	0.16	0.18	0.16
Optics				
BL2	Lumens	2,738	5,476	2,260
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1
SLR/SLL	Lumens	2,435	4,869	2,010
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1
				B1-U0-G2

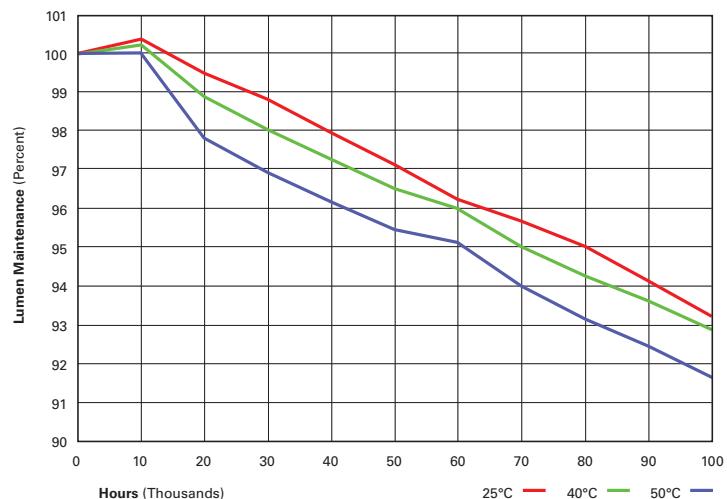
## LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.

## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



## ORDERING INFORMATION

Sample Number: ENC-E02-LED-E1-BL3-GM

TBD

Product Family	Number of LightBARs <sup>1</sup>	Lamp Type	Voltage	Distribution	Color <sup>3</sup>
ENC=Entri Round Clean	E01=(1) 21 LED LightBAR	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V <sup>2</sup>	BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
FNT=Entri Triangle Reveals	E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs				
ENV=Entri Round Reveals					
Options (Add as Suffix)					Accessories (Order Separately) <sup>4</sup>
ULG=Uplight Glow (For Uplight Only) PC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) WG=Wire Guard TP=Tamper Resistant Hardware LCF=LightBAR Cover Plate Matches Housing Finish 7030=70 CRI / 3000K CCT <sup>4</sup> 7050=70 CRI / 5000K CCT <sup>4</sup> 8030=80 CRI / 3000K CCT <sup>4</sup> OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) <sup>5</sup> BBB=Battery Pack with Back Box (Specify 120V or 277V) <sup>6</sup> CWB=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) <sup>7</sup> DIM=0-10V Dimming Driver LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>8</sup> LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>8</sup>					VA2001-XX=Thru-Way Conduit Box VA6172=Wire Guard VA6173=Tamper-Resistant Driver Bit MA1253=10kV Circuit Module Replacement

## NOTES:

1. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems)
3. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
4. Extended lead times apply.
5. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
6. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
7. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
8. LumaWatt Pro wireless sensors are factory installed only, order with OSB backbox, requiring network components LWP-EM-1, LWP-GW-1, LWP-PoE8 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt Pro application information.
9. Replace XX with color suffix.

**DESCRIPTION**

The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/ cUL listed for wet locations.

**McGraw-Edison**

Catalog #		Type
Project		
Comments		Date
Prepared by		

**SPECIFICATION FEATURES****Construction**

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

**Optics**

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

**Electrical**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

**Mounting**

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters

available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

**Finish**

Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**

Five-year warranty.



**TLM**  
**TALON MEDIUM**  
**LED**

1 - 6 LightBARs  
Solid State LED

ARCHITECTURAL AREA  
LUMINAIRE

**CERTIFICATION DATA**

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
3G Vibration Rated  
ISO 9001  
DesignLights Consortium™ Qualified\*

**ENERGY DATA**

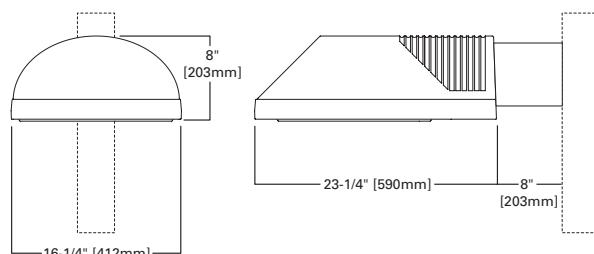
Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

**EPA**

Effective Projected Area: (Sq. Ft.)  
1.89 with 8" Arm

**SHIPPING DATA**

Approximate Net Weight:  
42 lbs. (19.09 kgs.)

**DIMENSIONS**

Powering Business Worldwide

\*www.designlights.org



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## POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARS	E01	E02	E03	E04	E05	E06
<b>Drive Current</b>						
Power (Watts)	25W	52W	75W	97W	127W	149W
Current @ 120V (A)	0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)	0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)	31W	58W	82W	99W	132W	159W
Current @ 347V (A)	0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)	0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4

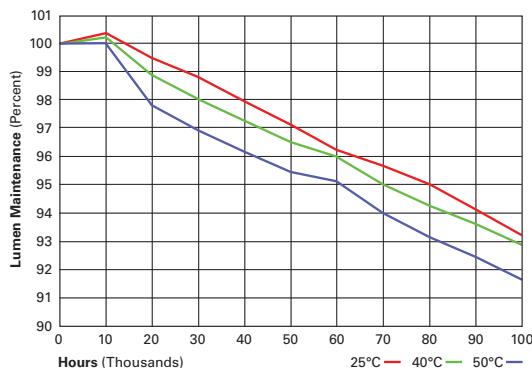
## LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.

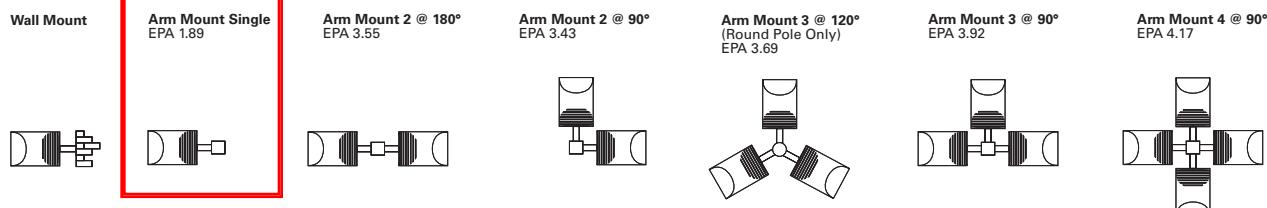
## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

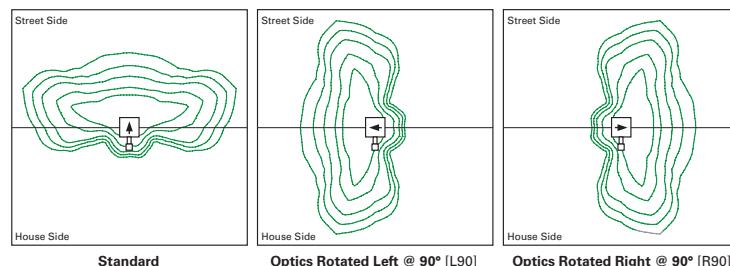




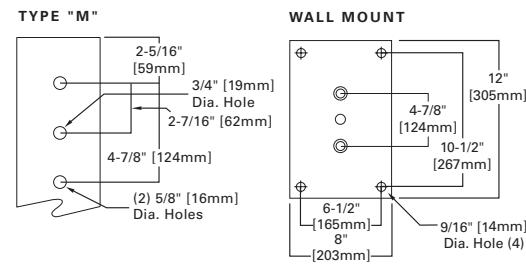
## MOUNTING CONFIGURATIONS



## OPTIC ORIENTATION



## ARM DRILLING



## ORDERING INFORMATION

Sample Number: TLM-E03-LED-E1-T3-BK

TBD

Product Family <sup>1,2,3</sup>	Number of LightBARs <sup>4,5</sup>	Lamp Typ	Voltage	Distribution	Color <sup>7</sup>
TLM=Talon Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V <sup>6</sup>	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SMQ=Type V Square Medium SWQ=Type V Square Wide XQ=Type V Square Extra Wide RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)					
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>8</sup> PT=Electrical Power Tray 2L=Two Circuits <sup>9</sup> 7030=70 CRI / 3000K CCT <sup>10</sup> 7050=70 CRI / 5000K CCT <sup>10</sup> 7060=70 CRI / 5700K CCT <sup>10</sup> 8030=80 CRI / 3000K CCT <sup>10</sup> LCF=LightBAR Cover Plate Matches Housing Finish WM=Wall Mount with Arm DM=Direct Mount for Round or Square Pole DW=Direct Wall Mount MS=External Mast Arm Adapter ICP=Integral Cold Weather Battery Pack (Specify 120V or 277V) <sup>11</sup> MS-LXX=Motion Sensor for On/Off Operation <sup>12</sup> MS/X-LXX=Motion Sensor for Bi-Level Operation <sup>13</sup> MS/DIM-LXX=Motion Sensor for Dimming Operation <sup>14,15</sup> DIM=0-10V Dimming Drivers <sup>16</sup> HSS=Factory Installed House Side Shield <sup>17</sup>					
Accessories (Order Separately) <sup>18</sup>					
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>19</sup> OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1013=Photocontrol Shorting Cap MA1253=10kV Circuit Module Replacement LB/HSS-21=Field Installed House Side Shield for "E" LightBARS <sup>20</sup> LB/HSS-07=Field Installed House Side Shield for "F" LightBARs <sup>20</sup>					

## NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- Design Lights Consortium™ Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- 8" arm and round pole adapter included with fixture.
- Standard 4000K CCT and minimum 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Only for use with 480V Wyre systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Must order dimming driver.
- Low-Level output varies by bar count specified. Consult Factory.
- Extended lead time apply. See website for IES files.
- Available with E01-E04 or F01-F04 configurations only. Rated for 25°C ambient.
- Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
- Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
- Only available in E02-E6 and F02-F6. Includes Dimming Drivers. Not available in 347V or 480V.
- Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
- Available in E02-E6 and F02-F6 only.
- Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
- Replace XX with color suffix.
- Only compatible with MS/DIM-LXX motion sensor.



Powering Business Worldwide

Eaton  
1121 Highway 74 South  
Peachtree City, GA 30269  
P: 770-486-8800  
[www.eaton.com/lighting](http://www.eaton.com/lighting)

Specifications and dimensions subject to change without notice.

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**SSS SQUARE  
STRAIGHT STEEL**

Catalog #		Type
Project		
Comments		Date
Prepared by		

**FEATURES**

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

**DESIGN CONSIDERATIONS**

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit [www.eaton.com/lighting](#) for available options, accessories and ordering information.

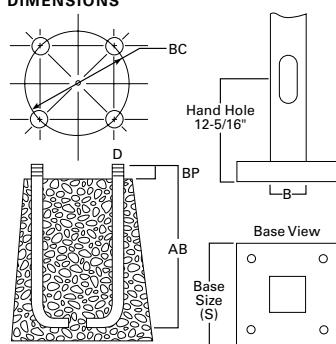
**ORDERING INFORMATION**

SAMPLE NUMBER: SSA5A20SFM1XG

TBD

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Harford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple <sup>2</sup> 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub <sup>3</sup> B=3/4" Tapped Hub <sup>3</sup> C=Convenience Outlet <sup>4</sup> E=GFCI Convenience Outlet <sup>4</sup> G=Ground Lug H=Additional Hand Hole <sup>5</sup> V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

**DIMENSIONS**



## Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Base Square <sup>3</sup> (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>			
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8

## Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Base Square <sup>3</sup> (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>			
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5

## NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

# MULTI-TENANT BUILDING

4706 E. WASHINGTON AVE.  
MADISON, WI 53704

## PROJECT DATA

LOCATION: 4706 E. WASHINGTON AVE.  
MADISON, WI 53704

REGULATING MUNICIPALITIES:  
CITY OF MADISON  
DALE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
CITY OF MADISON ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2015 INTERNATIONAL BUILDING CODE  
ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION:  
MULTI-TENANT COMMERCIAL BUILDING, SINGLE STORY

OCCUPANCY TYPE:  
PRIMARY : M

CONSTRUCTION TYPE:  
TYPE VB

ALLOWABLE AREA & HEIGHT:  
HEIGHT (IBC TABLE 504.3) = 40 FEET ABOVE GRADE PLANE  
# STORIES (IBC TABLE 504.4) = 1 STORY  
AREA (IBC TABLE 506.2) = 9,000 SF / FLOOR

BUILDING AREA & HEIGHT:  
HEIGHT = 22 FEET 6 INCHES ABOVE GRADE PLANE  
# STORIES = 1 STORIES  
TOTAL AREA = 5,500 SF

NUMBER OF OCCUPANTS: (TABLE 1004.1.2)  
M OCCUPANCY:  
M OCCUPANCY = 5,500 SF / 60 SF = 92 OCC

PARKING REQUIREMENTS:  
1 STALLS / 400 SF OCCUPANTS = 14 STALLS  
1 VAN ACCESSIBLE STALLS REQUIRED  
1 ADA STALLS REQUIRED  
CROSS-PARKED WITH ADJACENT PROPERTY

2 BIKE PARKING STALLS REQUIRED  
TOTAL BIKE PARKING STALLS PROVIDED = 4

PLUMBING:  
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:  
NON-SPRINKLERED  
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906), [X] HAZARD TYPE (NFPA-10, 1-5)  
MAX AREA PER A = [X] SF, MAX DISTANCE = 75 FEET, EXTINGUISHER RATING [X]

SEPARATION:  
NON-SEPARATED USE

EXIT TRAVEL DISTANCE:  
NON-SPRINKLERED:  
B = 200 FT MAX TRAVEL (TABLE 1017.2)  
B = 75 FT COMMON PATH OF TRAVEL (1006.2.1)

EXITS:  
TWO EXISTS FROM BUILDING REQUIRED, TWO PROVIDED FROM EACH TENANT

ACCESSIBILITY:  
ALL FLOORS SHALL BE ACCESSIBLE IF GREATER THAN 1,500 SF  
ALL EXITS SHALL BE ACCESSIBLE  
FOLLOW IBC AND ANSI 117

## GENERAL PROJECT NOTES:

1. DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.

3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).

5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.

6. JOB SITE SHALL BE BROOM SWEEP AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.

7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.

8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RELOCATION AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.

9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.

10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.

11. ENSURE A CLEAR PATHWAY TO ALL EXITS IS MAINTAINED AND SUSTAINED.

12. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.

13. ALL EXPOSED WOOD, OR IN CONTACT WITH CONC, OR MASONRY, SHALL BE PRESSURE TREATED.

14. VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG.

15. PROVIDE SOUND BATT INSULATION AT ALL DEMISING WALLS, SEPARATION WALLS, AND AT BATHROOM, AND MECHANICAL ROOM WALLS.

16. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS

17. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY CODE

18. PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

19. FIELD VERIFY ALL CABINET LAYOUTS AND COORDINATE DIMENSIONS WITH SELECTED APPLIANCES AND FIXTURES. PROVIDE END PANELS AT ALL EXPOSED CABINET ENDS

20. PROVIDE FIRE BLOCKING THROUGHOUT ENTIRE BUILDING PER IBC 717.2

21. SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

## SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS
		MARK DATE

### GENERAL

A0.1	COVER SHEET	PC SUBMITTAL	2019/01/09
G1.0	EXISTING SITE	PC SUBMITTAL	2019/01/09
G1.1	EXISTING CONDITIONS PHOTOS	PC SUBMITTAL	2019/01/09
G1.2	EXISTING CONDITIONS PHOTOS	PC SUBMITTAL	2019/01/09

### CIVIL

C1.0	EXISTING CONDITIONS		
C2.0	PROPOSED SITE PLAN		
C3.0	GRADING PLAN		
C3.1	EROSION CONTROL PLAN		
C4.0	UTILITY PLAN		

### CIVIL - LANDSCAPE

LS1.1	LANDSCAPE PLAN		
E1	SITE LIGHTING LAYOUT		

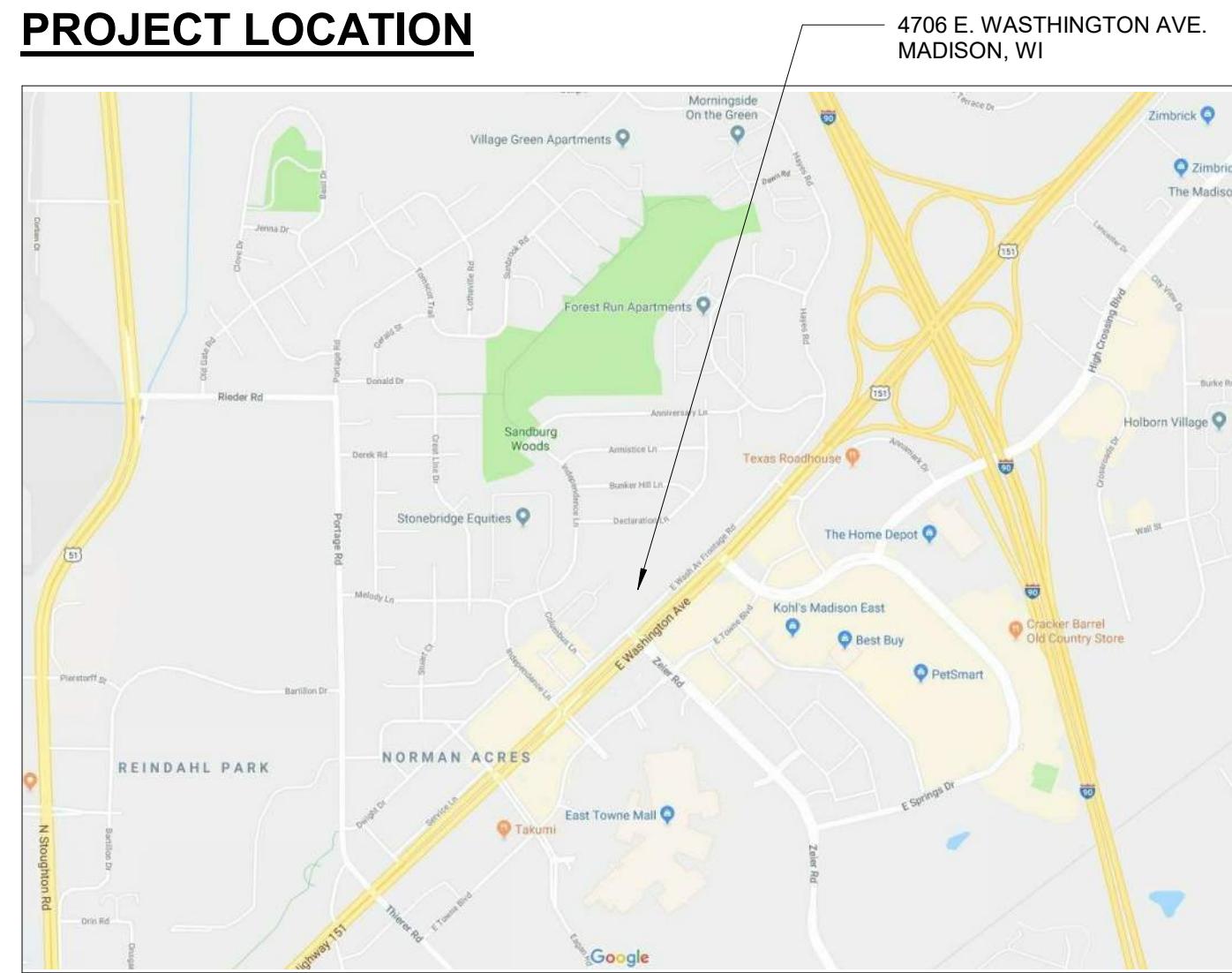
### CIVIL - SITE LIGHTING

E1	SITE LIGHTING LAYOUT		
A2.1	FIRST FLOOR PLAN	PC SUBMITTAL	2019/01/09

### ARCHITECTURAL

A2.1	FIRST FLOOR PLAN	PC SUBMITTAL	2019/01/09
A3.1	EXTERIOR ELEVATIONS	PC SUBMITTAL	2019/01/09

## PROJECT LOCATION



## BUILDING LOCATION



## MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING  
4706 E. WASHINGTON AVE.  
MADISON, WI 53704

## COVER SHEET

## Project Status

A	2019/01/09	PC SUBMITTAL

## PROJECT CONTACTS:

OWNER:  
GALWAY COMPANIES, LLC  
6430 BRIDGE RD. SUITE 230  
MADISON, WI 53713

ARCHITECT:  
SKETCHWORKS ARCHITECTURE, LLC  
7780 ELMWOOD AVE., STE 208  
MIDDLETON, WI 53562

STRUCTURAL ENGINEER:  
MP<sup>2</sup> STRUCTURAL ENGINEERS, LLC  
583 D'ONOFRIO DR. SUITE 201  
MADISON, WI 53719

CIVIL ENGINEER:  
PROFESSIONAL ENGINEERING, LLC  
818 N. MEADOWBROOK LANE  
WAUNAKEE, WI 53597

CONTACT:  
STEVE DORAN  
608-372-4006

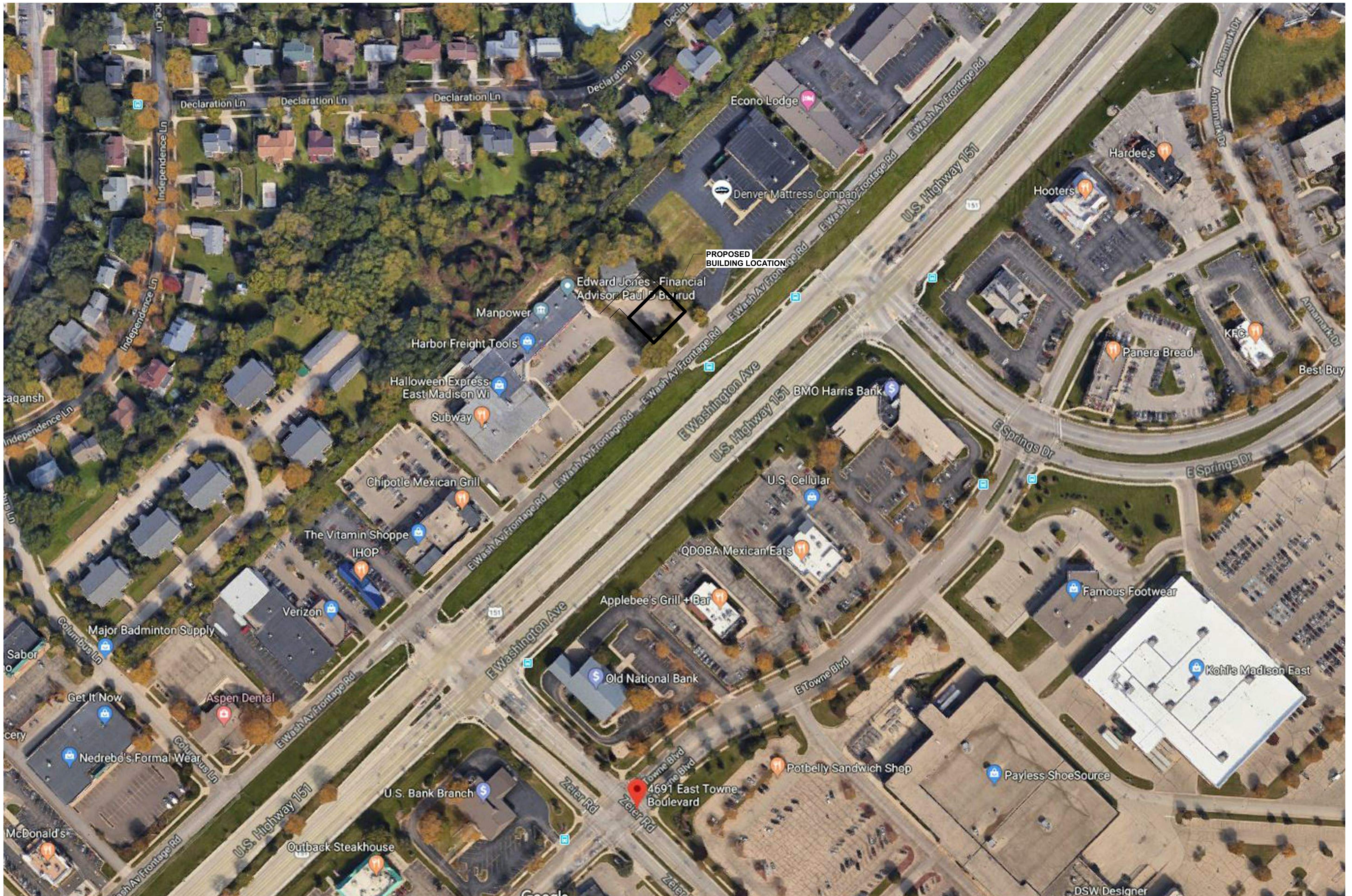
CONTACT:  
BRAD KONING (ARCHITECT)  
608-836-7570

CONTACT:  
NAME  
PHONE

CONTACT:  
ROXANNE JOHNSON, P.E.  
608-849-9378

PRELIMINARY

A0.1



## MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING  
4706 E. WASHINGTON AVE.  
MADISON, WI 53704

## EXISTING SITE

### Project Status

A 2019/01/01 PC SUBMITTAL

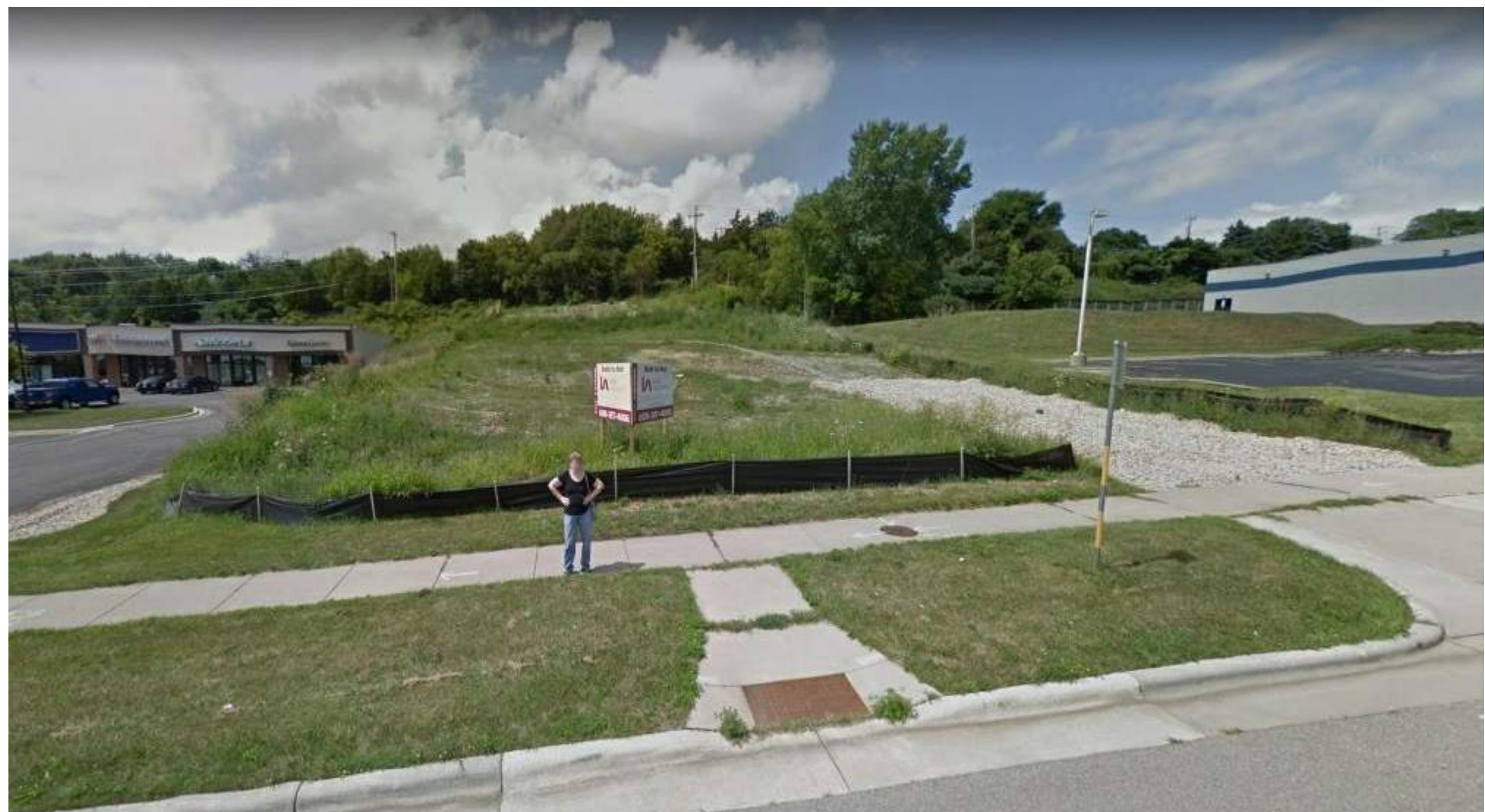
PRELIMINARY  
G1.0



4706 E. WASHINGTON AVE - FROM EAST



4706 E. WASHINGTON AVE - FROM EAST



4706 E. WASHINGTON AVE - FROM SOUTH



4706 E. WASHINGTON AVE - FROM WEST

## MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING

4706 E. WASHINGTON AVE.

MADISON, WI 53704

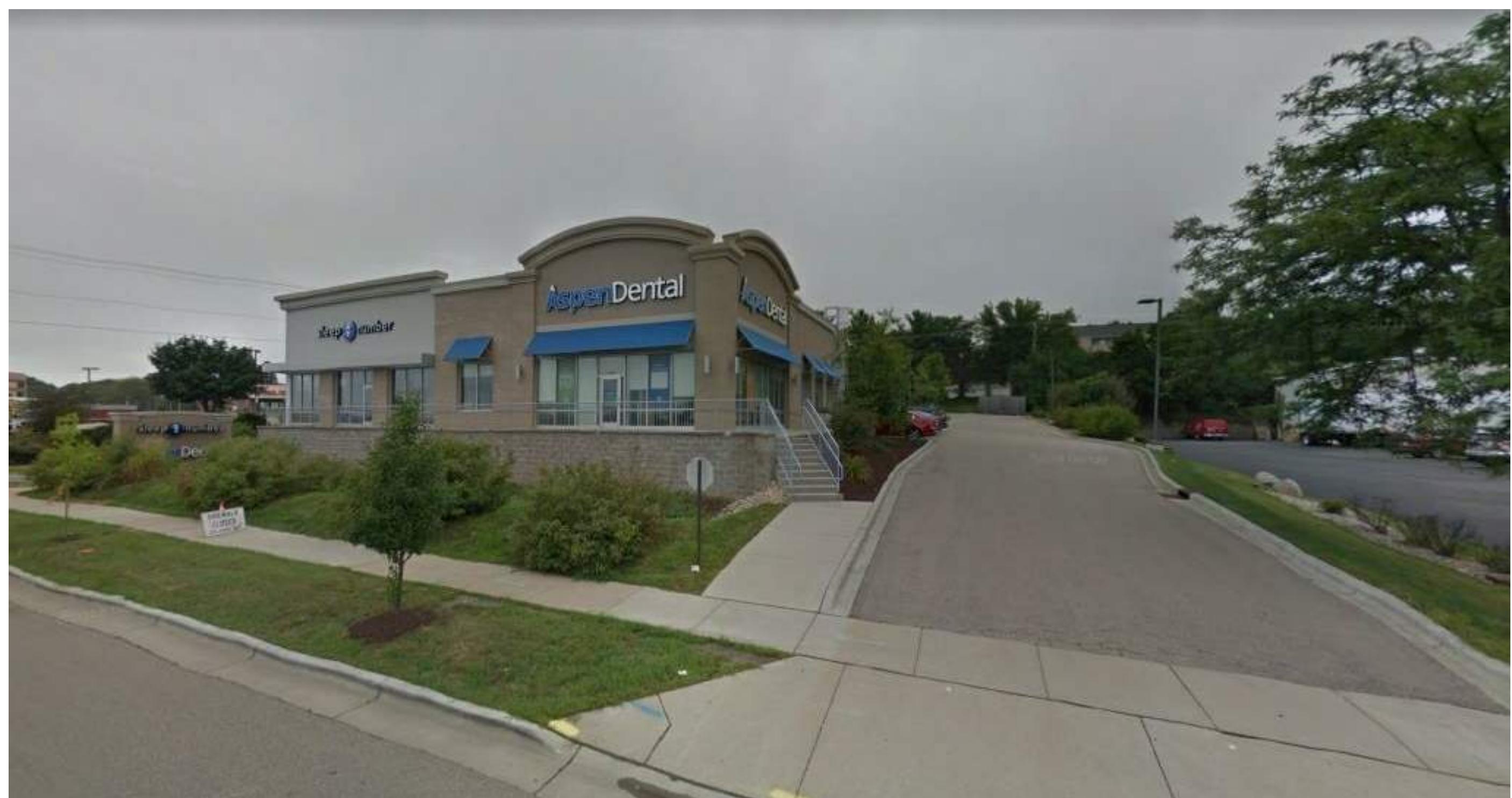
## EXISTING CONDITIONS PHOTOS

### Project Status

A 2019/01/09 PC SUBMITTAL

**PRELIMINARY**

**G1.1**



4602 E. WASHINGTON AVE. - ASPEN DENTAL



4628 E. WASHINGTON AVE. - CHIPOTLE



4302 E. WASHINGTON AVE. - STANTON OPTICAL



4202 E. WASHINGTON AVE. - STARBUCKS COFFEE

## MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING

4706 E. WASHINGTON AVE.

MADISON, WI 53704

## EXISTING CONDITIONS PHOTOS

### Project Status

A 2019/01/09 PC SUBMITTAL

**PRELIMINARY**

**G1.2**

Lots Twelve (12), Block One (1), Drives-Messner Plat, in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, T8N, R10E, in the City of Madison, Dane County, Wisconsin

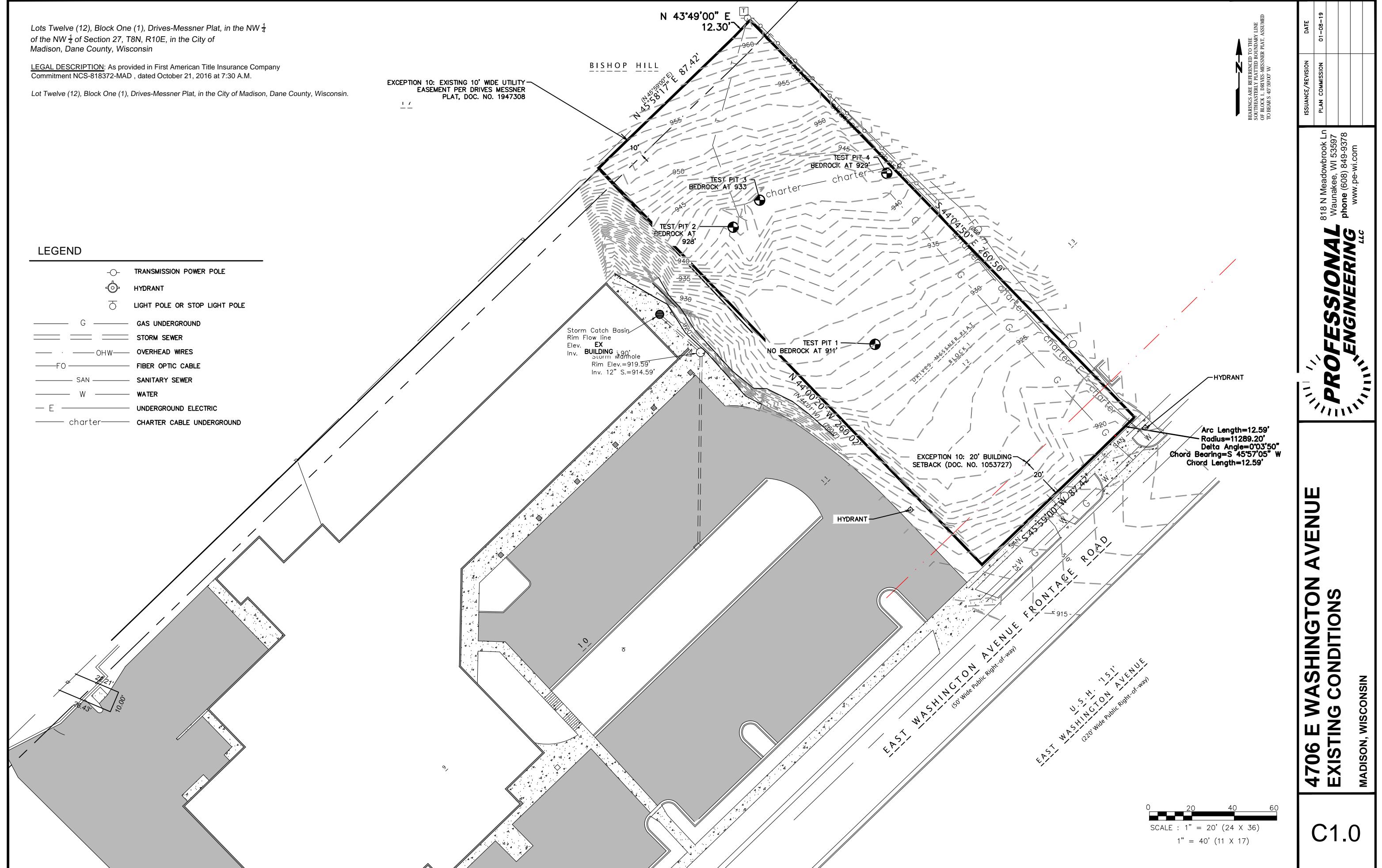
LEGAL DESCRIPTION: As provided in First American Title Insurance Company Commitment NCS-818372-MAD, dated October 21, 2016 at 7:30 A.M.

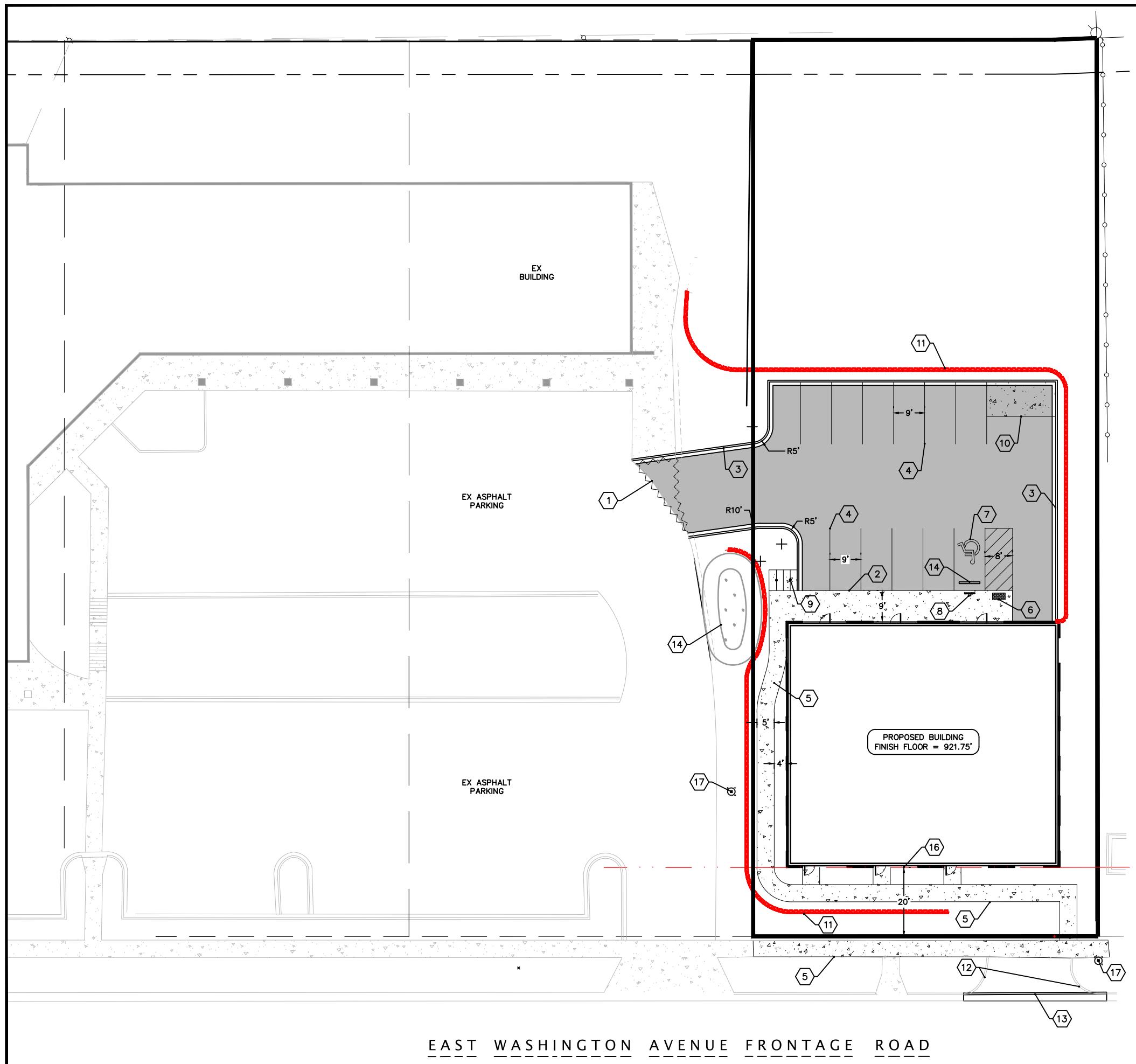
Lot Twelve (12), Block One (1), Drives-Messner Plat, in the City of Madison, Dane County, Wisconsin.

EXCEPTION 10: EXISTING 10' WIDE UTILITY EASEMENT PER DRIVES MESSNER PLAT, DOC. NO. 1947308

#### LEGEND

- TRANSMISSION POWER POLE
- HYDRANT
- LIGHT POLE OR STOP LIGHT POLE
- G GAS UNDERGROUND
- STORM SEWER
- OHW OVERHEAD WIRES
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- E UNDERGROUND ELECTRIC
- charter CHARTER CABLE UNDERGROUND





## PLAN KEY

- ① CUT AND REMOVE EXISTING SIDEWALK/ASPHALT
- ② THICKENED EDGE SIDEWALK 
- ③ 18" CURB AND GUTTER 
- ④ 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP 
- ⑤ SIDEWALK 
- ⑥ CURB RAMP, W/ WARNING FIELD, TYP. 
- ⑦ VAN ACCESSIBLE STALL, TYP. 
- ⑧ VAN ACCESSIBLE PARKING SIGN, TYP. 
- ⑨ BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS IN GROUND POWDER COAT FINISH 
- ⑩ TRASH ENCLOSURE, SEE ARCHITECTURALS
- ⑪ SEGMENTAL RETAINING WALL 
- ⑫ REMOVE EXISTING CONCRETE APRON
- ⑬ 36" CURB AND GUTTER 
- ⑭ 6' CONCRETE WHEEL STOP 
- ⑮ BIORETENTION DEVICE 
- ⑯ EXCEPTION 10: 20' BUILDING SETBACK  
DOC. NO. 1053727
- ⑰ EX HYDRANT

## PLAN KEY

LEGAL DESCRIPTION: AS PROVIDED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-818372-MAD , DATED OCTOBER 21, 2016 AT 7:30 A.M.

LOT TWELVE (12), BLOCK ONE (1), DRIVES—MESSNER PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

## SITE INFORMATION

SITE ADDRESS = 4706 E. WASHINGTON AVENUE

SITE ACREAGE = 0.67 ACRES (29,050 SF)

TOTAL IMPERVIOUS AREA = 15,566

IMPERVIOUS SURFACE % = 53.6%

**NUMBER OF STORIES (ABOVE)**

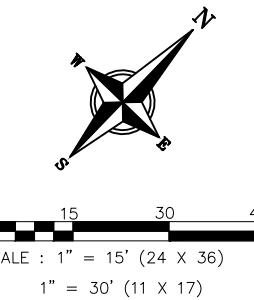
**BUILDING HEIGHT = 23'-6"**

BUILDING HEIGHT = 22'-0"

TOTAL SQUARE FOOTAGE OF BUILDING = 5,532 SF

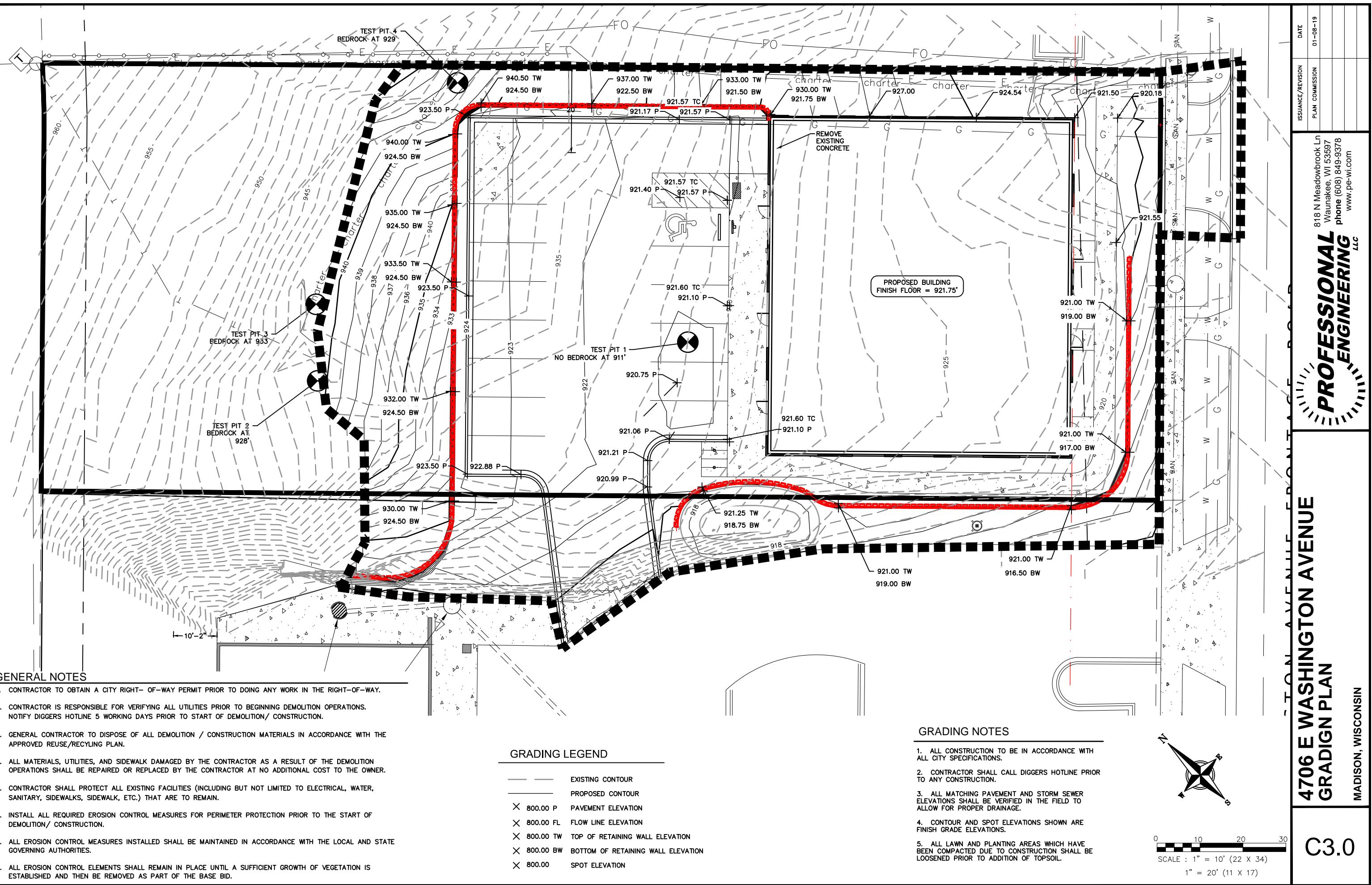
TOTAL SQUARE FOOTAGE OF BUILDING = 13,414 SF

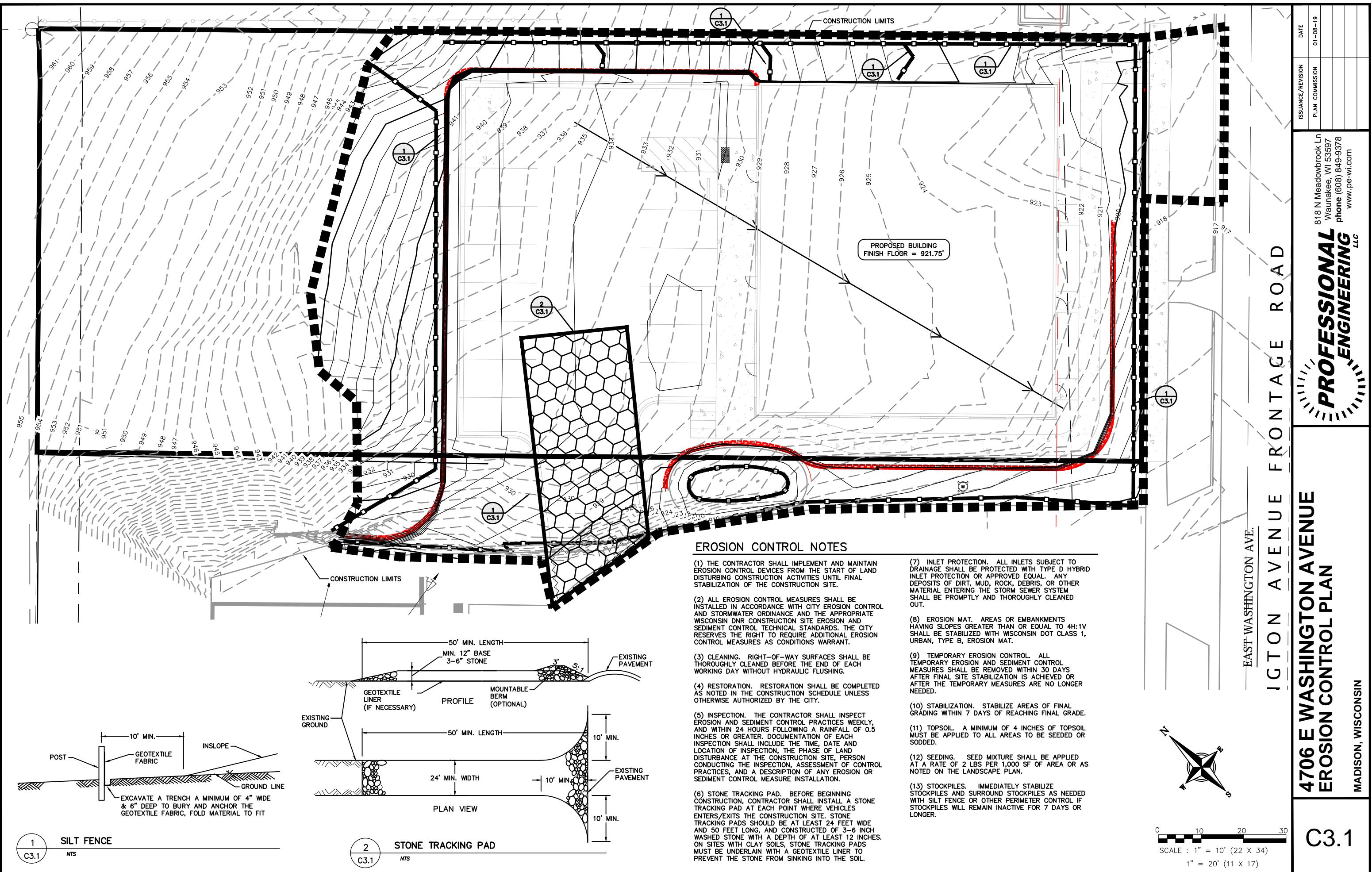
NUMBER OF PARKING STALLS: 15

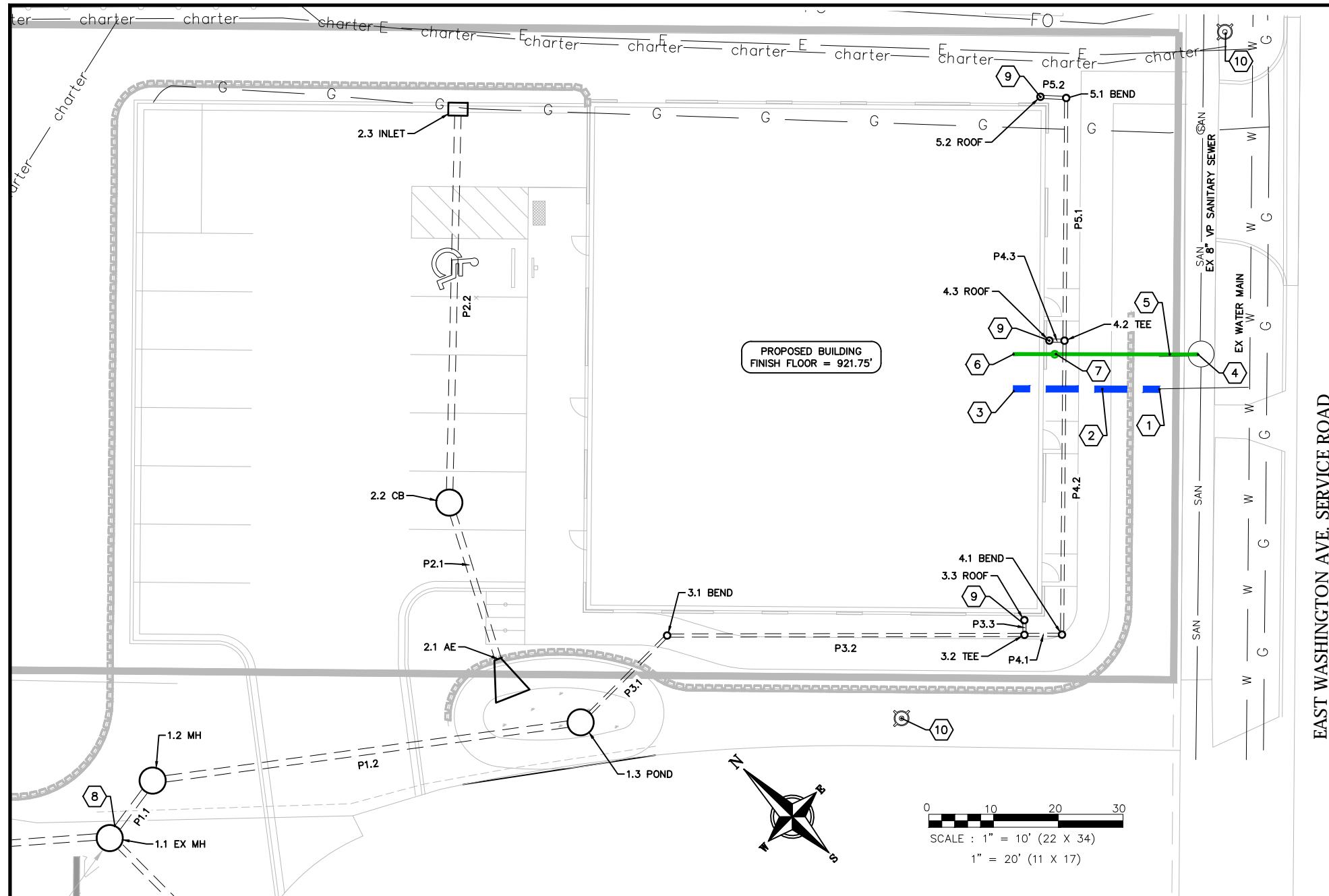


# 4706 E WASHINGTON AVENUE PROPOSED SITE PLAN

C2.0







## UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

## PLAN KEY

- ① CONNECT TO EXISTING WATER LATERAL PER CITY REQUIREMENTS
- ② 1.5" WATER SERVICE
- ③ CONNECT TO BUILDING WATER SERVICE
- ④ CONNECT TO EXISTING MANHOLE PER CITY REQUIREMENTS
- ⑤ 6" SANITARY SEWER AT 1.04% SLOPE MINIMUM
- ⑥ CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
- ⑦ CLEANOUT
- ⑧ CONNECT TO EXISTING STORM MANHOLE
- ⑨ CONNECT TO ROOF DOWNSPOUT
- ⑩ EXISTING HYDRANT

## STRUCTURE TABLE

STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX MH		919.72	P1.1, 12" INV IN =914.61		
1.2 MH	3-FT DIA.	921.40	P1.2, 12" INV IN =914.63	P1.1, 12" INV OUT =914.67	NEENAH R-1550
1.3 POND	3-FT DIA.	917.25	P3.1, 6" INV IN =915.50	P1.2, 12" INV OUT =915.00	HAALA #CG36TM
2.1 AE		918.50	P2.1, 12" INV IN =917.25		
2.2 CB	3-FT DIA.	920.75	P2.2, 12" INV IN =917.51	P2.1, 12" INV OUT =917.51	NEENAH R-2050
2.3 INLET	2X3-FT	921.20		P2.2, 12" INV OUT =918.12	NEENAH R-3067
3.1 BEND	BEND	921.43	P3.2, 6" INV IN =915.88	P3.1, 6" INV OUT =915.88	
3.2 TEE	TEE	921.59	P4.1, 6" INV IN =917.00 P3.3, 6" INV IN =917.00	P3.2, 6" INV OUT =916.98	
3.3 ROOF	CONNECT TO ROOF DOWNSPOUT	921.68		P3.3, 6" INV OUT =917.05	
4.1 BEND	BEND	921.60	P4.2, 6" INV IN =917.12	P4.1, 6" INV OUT =917.12	
4.2 TEE	TEE	921.59	P5.1, 6" INV IN =918.03 P4.3, 6" INV IN =918.03	P4.2, 6" INV OUT =918.03	
4.3 ROOF	CONNECT TO ROOF DOWNSPOUT	921.59		P4.3, 6" INV OUT =918.08	
5.1 BEND	BEND	920.92	P5.2, 6" INV IN =918.41	P5.1, 6" INV OUT =918.41	
5.2 ROOF	CONNECT TO ROOF DOWNSPOUT	921.66		P5.2, 6" INV OUT =918.45	

PLAN COMMISSION	01-08-1
818 N Meadowbrook Ln Vauankee, WI 53597 <b>phone</b> (608) 849-9378 <a href="http://www.pe-wi.com">www.pe-wi.com</a>	

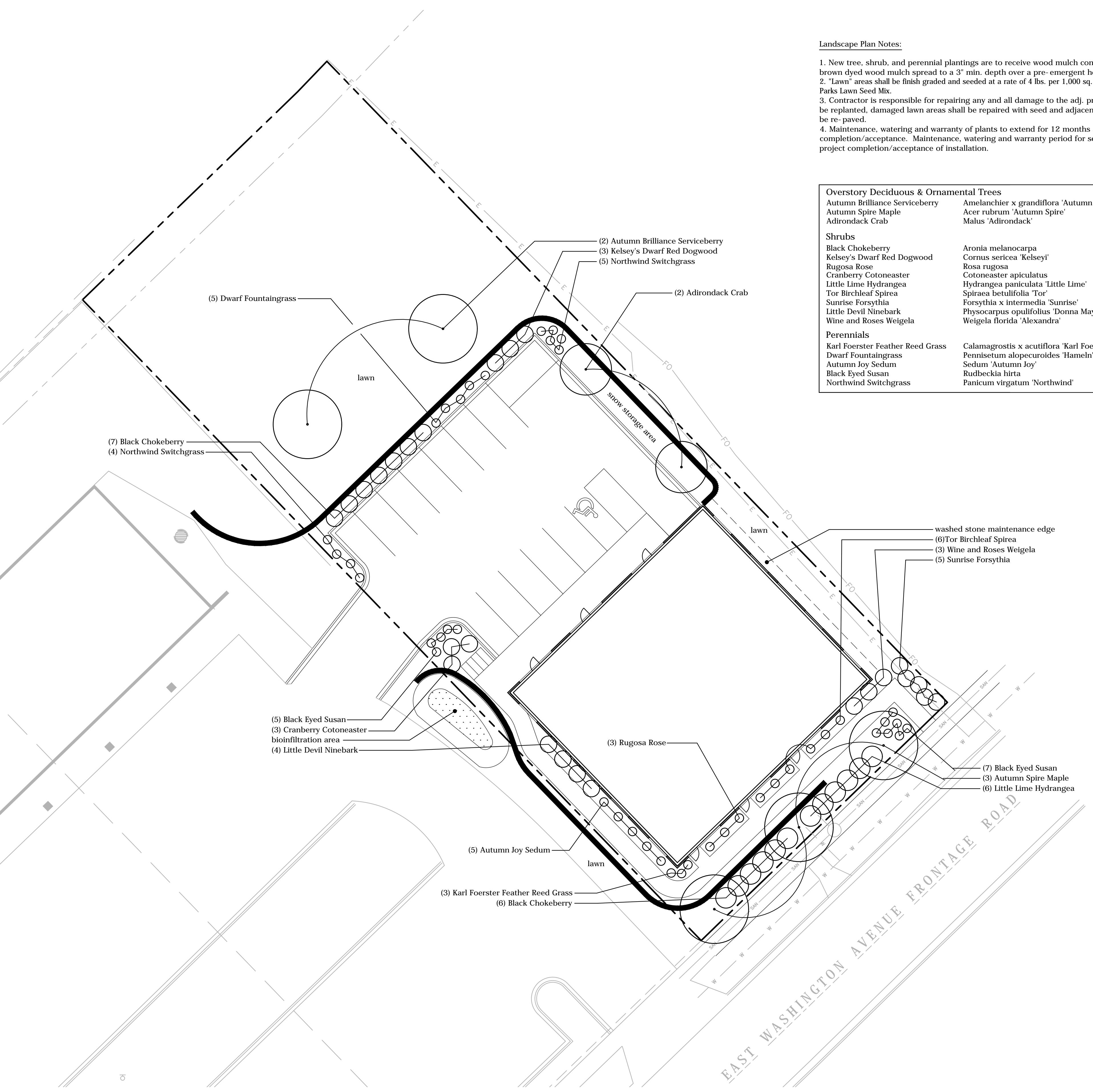
# PROFESSIONAL ENGINEERING<sup>LLC</sup>

4706 E WASHINGTON AVENUE

## MADISON, WISCONSIN

C4.0

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	12'	0.55%	SDR 35	914.67'	914.61'
P1.2	12"	67'	0.55%	SDR 35	915.00'	914.63'
P2.1	12"	26'	1.04%	SDR 35	917.51'	917.25'
P2.2	12"	61'	1.00%	SDR 35	918.12'	917.51'
P3.1	6"	19'	2.00%	SDR 35	915.88'	915.50'
P3.2	6"	56'	2.00%	SDR 35	916.98'	915.88'
P3.3	6"	3'	2.00%	SDR 35	917.05'	917.00'
P4.1	6"	6'	2.00%	SDR 35	917.12'	917.00'
P4.2	6"	46'	2.00%	SDR 35	918.03'	917.12'
P4.3	6"	3'	2.00%	SDR 35	918.08'	918.03'
P5.1	6"	38'	1.00%	SDR 35	918.41'	918.03'
P5.2	6"	4'	1.00%	SDR 35	918.45'	918.41'



Landscape Plan Notes:

1. New tree, shrub, and perennial plantings are to receive wood mulch consisting of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix.
3. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
4. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

Overstory Deciduous & Ornamental Trees

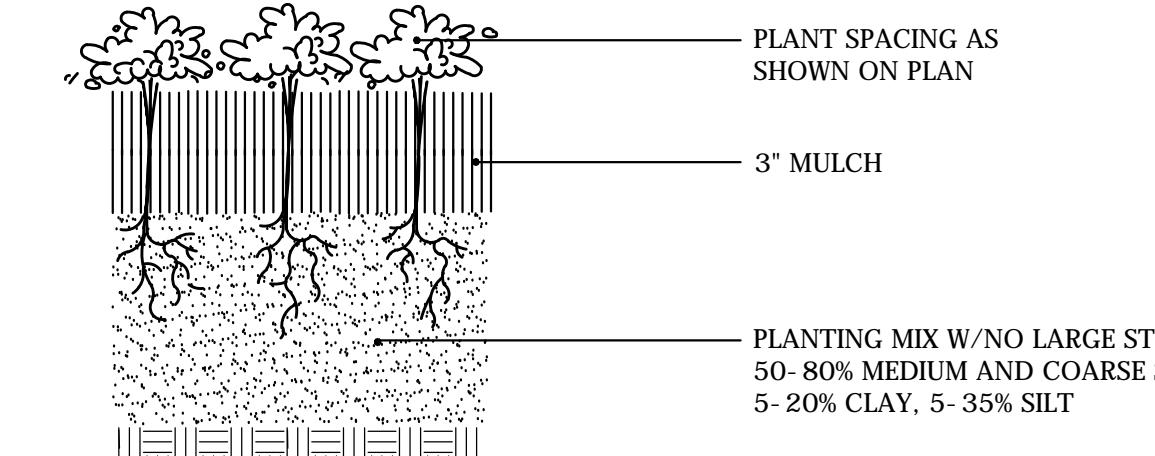
Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2 1/2" cal.
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2 1/2" cal.
Adirondack Crab	Malus 'Adirondack'	2 1/2" cal.

Shrubs

Black Chokeberry	Aronia melanocarpa	24" ht.
Kelseys Dwarf Red Dogwood	Cornus sericea 'Kelseyi'	24" ht.
Rugosa Rose	Rosa rugosa	18" ht.
Cranberry Cotoneaster	Cotoneaster apiculatus	18" ht.
Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	24" ht.
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" ht.
Sunrise Forsythia	Forsythia x intermedia 'Sunrise'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.

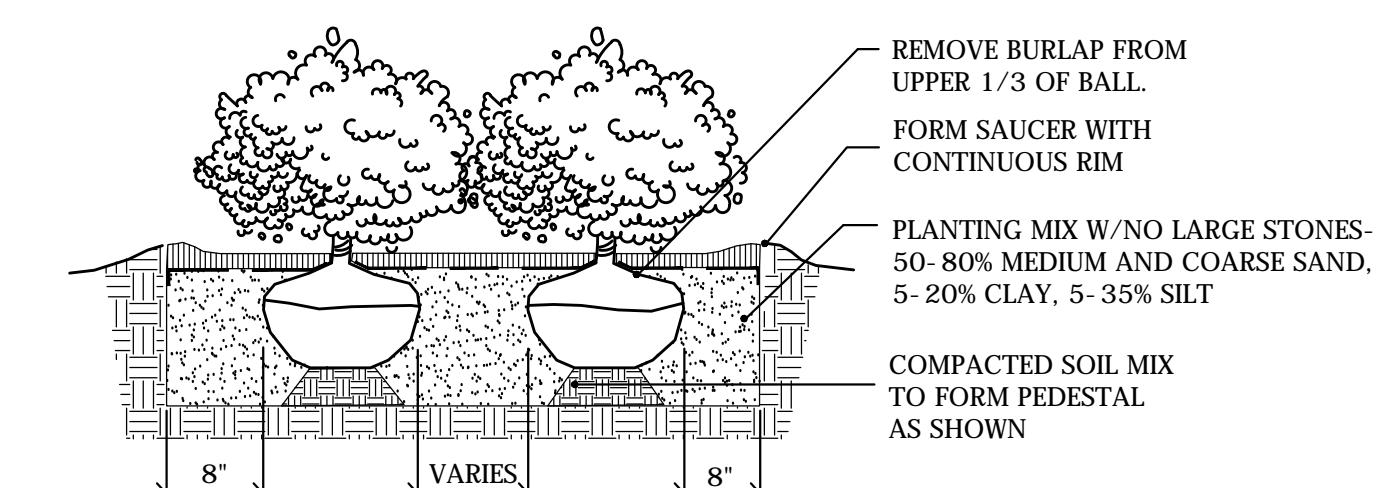
Perennials

Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hamelin'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Black Eyed Susan	Rudbeckia hirta	1 gal.
Northwind Switchgrass	Panicum virgatum 'Northwind'	1 gal.



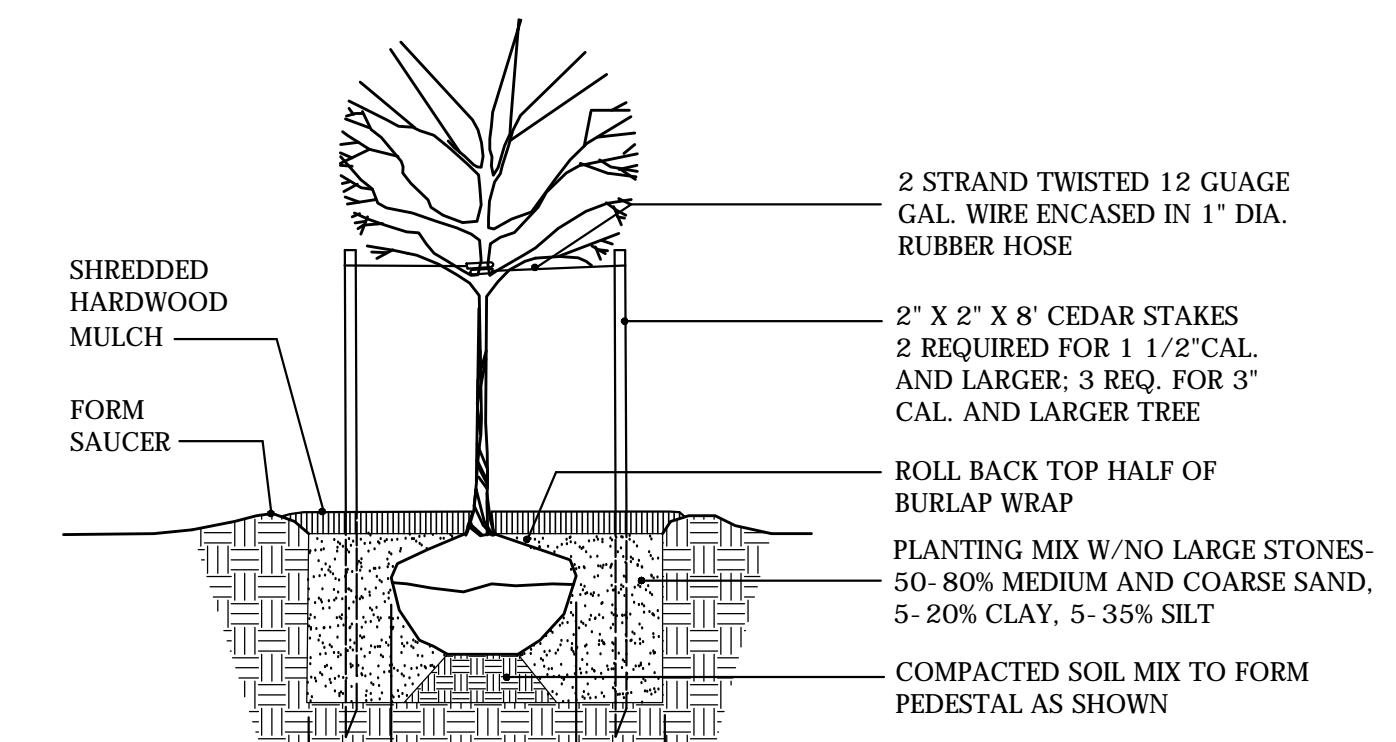
**2 PERENNIAL PLANTING**

NTS



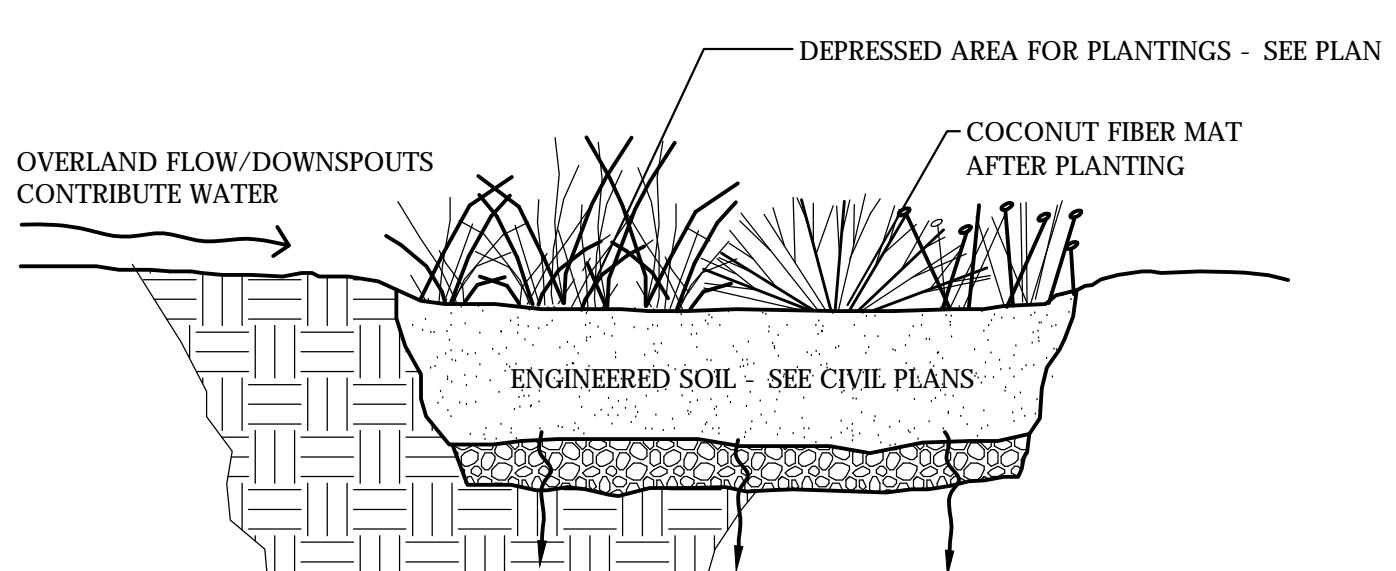
**3 SHRUB PLANTING**

NTS



**4 TREE PLANTING**

NTS



**5 BIOINFILTRATION AREA**

NTS

Landscape Calculations and Distribution:

Five (5) landscape points shall be provided per each (300) sf of developed area for first (5) acres  
Total sf of developed area = 6,767 sf (16 acres)  
Developed area 6,767 divided by (300) x 5 = 113 Points Required

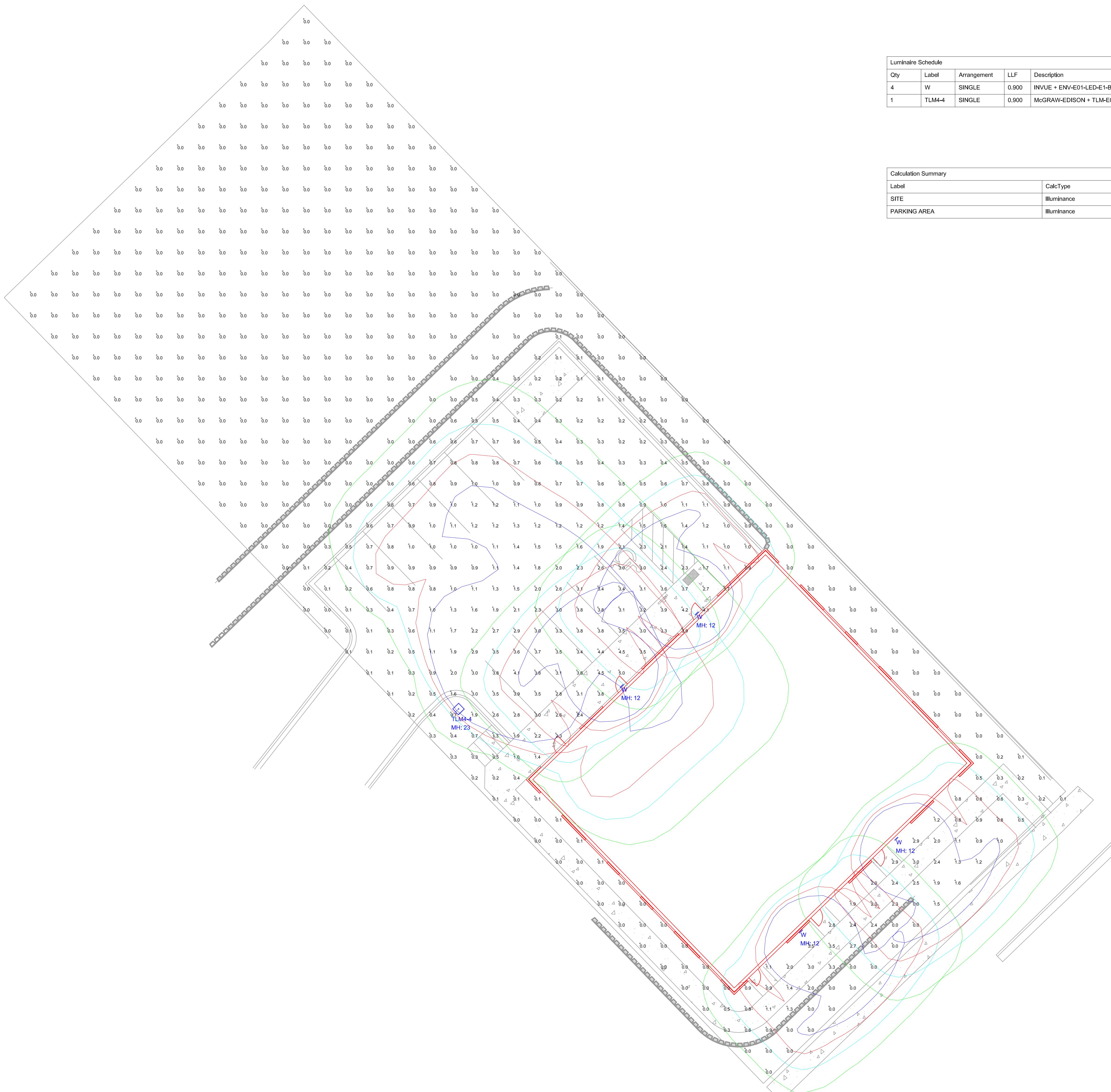
Development Frontage Landscaping

Total lf of lot frontage = 100  
Required Trees = 3  
Required Shrubs = 17  
Provided Trees = 3  
Provided Shrubs = 17

Tabulation of Points and Credits:

Plant Type/Element	Min. size	Points	Existing Qty.	Proposed Qty.
Overstory deciduous tree	2 1/2" cal.	35	-	5 175
Ornamental tree	1 1/2" cal.	15	-	2 30
Upright evergreen shrub	3-4 feet tall	10	-	-
Shrub, deciduous	18" or 3 gal.	3	-	37 111
Shrub, evergreen	18" or 3 gal.	4	-	-
Ornamental grasses	18" or 3 gal.	2	-	16 32
Ornamental fence or wall	na	4 per 10 lf	-	-
Total			-	348

348 Total Points Provided (113 Required)



The logo for Sketchworks architecture inc. consists of the company name in a bold, sans-serif font. The 'S' and 'a' are stylized to look like the lead of a pencil. Below the text is a circular graphic containing a sketch of a building's facade with a window and door, rendered with pencil-like hatching.

(608) 836-5700, [www.sketchworkssearch.com](http://www.sketchworkssearch.com)

## **GENERAL PLAN NOTES:**

MECHANICAL, ELECTRICAL AND PLUMBING  
IMPROVEMENTS TO BE DESIGN BUILD UNO.  
DESIGNED AS REQUIRED BY CURRENT BUILDING  
CODES. MEP DESIGN BUILD CONTRACTOR(S)  
RESPONSIBLE FOR ENSURING CODE COMPLIANT  
INSTRUCTION OF NEW SYSTEMS IN TENANT  
UNITS.

PROVIDE ACCESSIBLE TOILET ROOM FIXTURES  
AND ACCESSORIES PER MOUNTING HEIGHTS  
LOCATED ON SHEET A0.2

PROVIDE ADA APPROVED THRESHOLDS AT ALL  
FLOOR TRANSITIONS AND DOORWAYS

EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO  
DLINE, OR TO EDGE OF FOUNDATION WALL UNO.  
ASE CONTACT ARCHITECT WITH ANY  
CREPANCIES.

INTERIOR DIMENSIONS ARE TO FACE OF FRAME  
COLUMN CENTERLINE UNLESS OTHERWISE  
STATED. VERIFY ALL EXISTING CONDITIONS AND  
ADJUST WALL DIMENSIONS ACCORDINGLY.  
CONTACT ARCHITECT WITH ANY DISCREPANCIES

CONTRACTOR SHALL NOTIFY ARCHITECT,  
ENGINEER AND OWNER IMMEDIATELY UPON  
COVERING ANY UNANTICIPATED STRUCTURAL  
CONDITIONS OR DISCREPANCIES WITH PROPOSED  
SPECIFICATIONS.

## PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO

IRE EXTINGUISHER CABINETS: SIZE AND  
TRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC.  
INETS TO BE PARTIALLY RECESSED AND RATED  
EET THE ASSOCIATED WALL FIRE RATING.

GENERAL CONTRACTOR TO SECURE  
INSTRUCTION AREA DURING CONSTRUCTION  
WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT  
AND MAINTAIN A FLOOR TO CEILING DUST BARRIER,  
PROVIDE SEPARATION FOR DUST, DEBRIS AND  
WASTE.

GENERAL CONTRACTOR TO COORDINATE  
INSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON  
EXISTING BUILDING OPERATIONS AND PLANNED  
MOVES. CONSTRUCTION SPACE MUST BE CLEAN.

NTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND CAPACITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK

GENERAL CONTRACTOR TO MAINTAIN A PATH  
THROUGH PORTIONS OF THE CONSTRUCTION AREA  
FOR ACCESS TO EGRESS ROUTES

SUBMIT ALL FINISHES TO THE ARCHITECT FOR  
APPROVAL

# MULTI-TENANT BUILDING

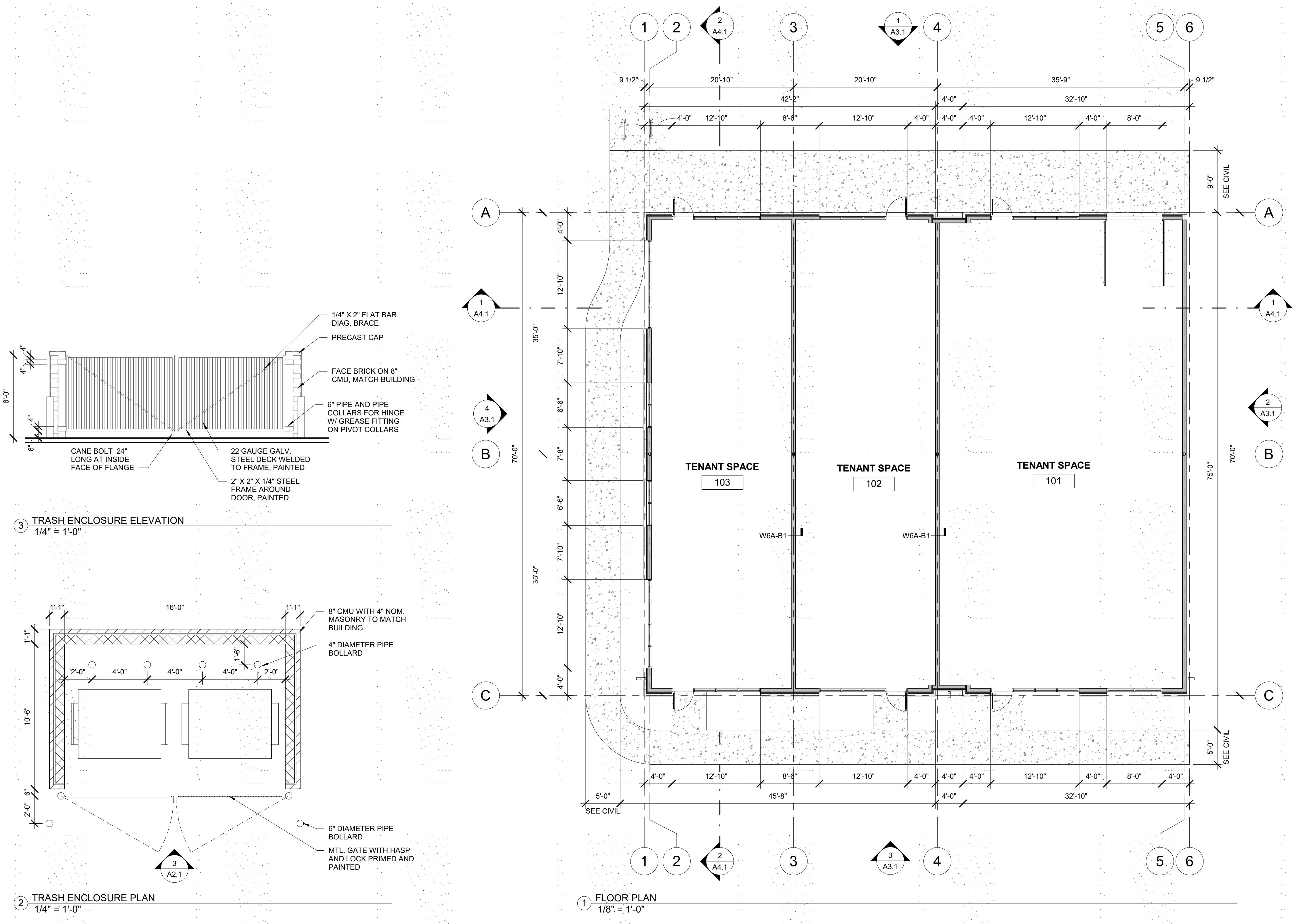
**NEW COMMERCIAL BUILDING**  
**4706 E. WASHINGTON AVE.**  
**MADISON, WI 53704**

# FIRST FLOOR PLAN

## Project Status

# RELIMINARY

## A2.1



## **GENERAL ROOF PLAN NOTES:**

TERIOR DIMENSIONS ARE FROM GRIDLINE TO LINE, OR TO EDGE OF FOUNDATION WALL UNLESS RWISE NOTED. PLEASE CONTACT ARCHITECT ANY DISCREPANCIES.

ENSIONS ARE TO FACE OF EAVE UNO. VERIFY  
XISTING CONDITIONS AND ADJUST WALL  
NSIONS ACCORDINGLY. CONTACT ARCHITECT  
ANY DISCREPANCIES.

AIRWELL, ELEVATOR, AND MECHANICAL CHASE  
IOR WALLS SHALL BE CONTINUOUS TO BOTTOM  
TED CEILING ASSEMBLY CAP

PROVIDE APPROPRIATE INSULATION IN ATTIC AREA,  
INCLUDE VAPOR BARRIER BELOW INSULATION

PROVIDE DRAFTSTOPPING IN ATTIC/ CEILINGS AS  
REQUIRED

PROVIDE ADEQUATE ATTIC VENTING, 1 SF OF VENTING PER 300 SF ATTIC AREA (PROVIDE VAPOR

ER BELOW INSULATION IN ATTIC), 50% EXHAUST  
0% INTAKE, AS REQUIRED

INSTALL ICE AND WATER SHIELD AT ALL ROOF  
S AND VALLEYS. EXTEND FROM EAVE TO 24" MIN  
E THE EXTERIOR WALL LINE. INSTALL PER MFG  
E FICATIONS.

LETTERS AT EDGE OF ALL SLOPED ROOF

## ATTERS AT EDGE OF ALL SECTED ROOT TIONS

ALL DOWNSPOUT LOCATION SHOULD BE  
COORDINATED BETWEEN THE ROOFING CONTRACTOR,  
ARCHITECT AND THE CIVIL ENGINEER. VERIFY

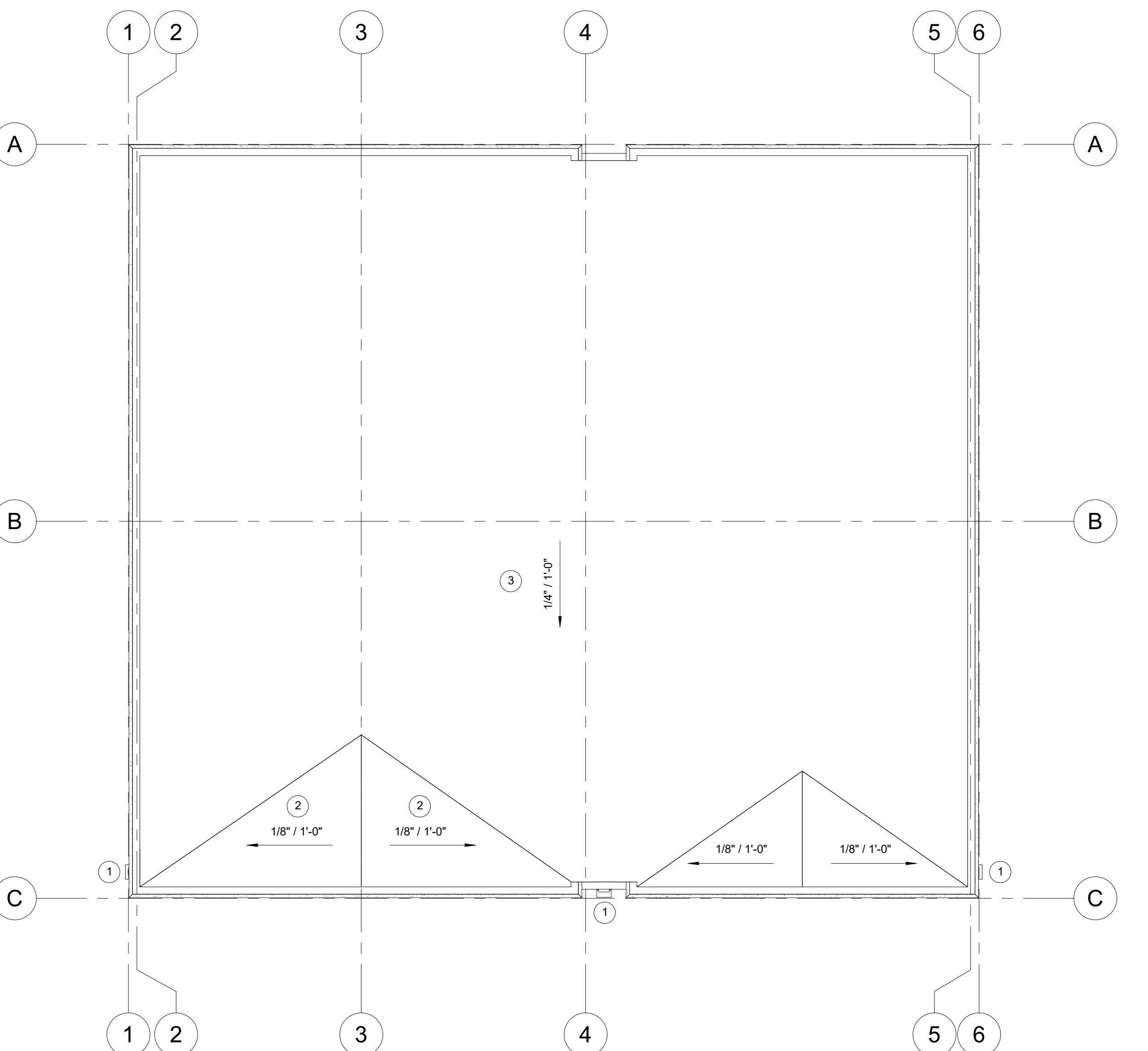
## LOCATION OF DOWNSPOUTS

## **YED PLAN NOTES:**

REFINISHED SCUPPER AND DOWNSPOUT, COLOR  
B.D

LOPED INSULATION ROOF CRICKET

25 MIN. RIGID INSULATION OVER ROOF SHEATHING  
ON TAPERED ROOF TRUSSES



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

2' 4' 8' 16'

1/4" 1/2" 1" 2"

CALE: 1/8" = 1'-0"

PLAN NORTH

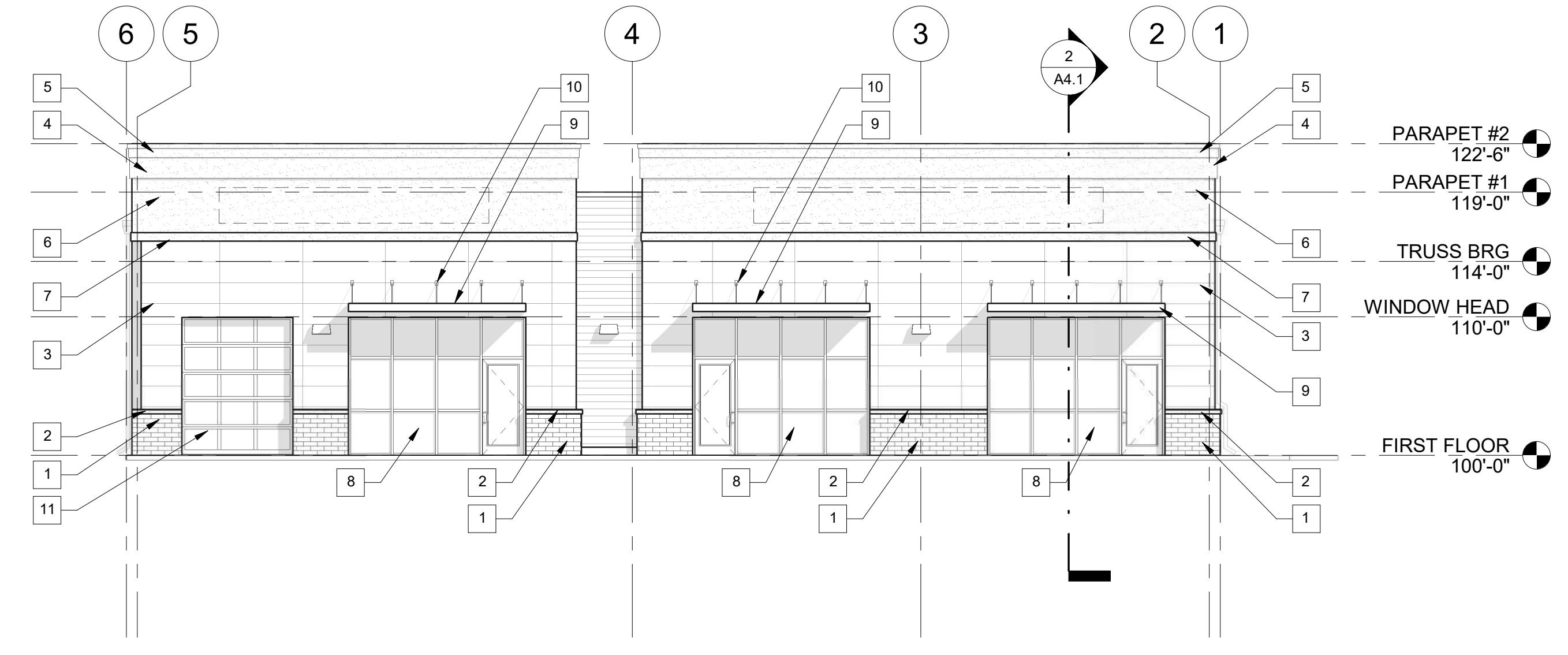
TRUE NORTH

# PRELIMINARY

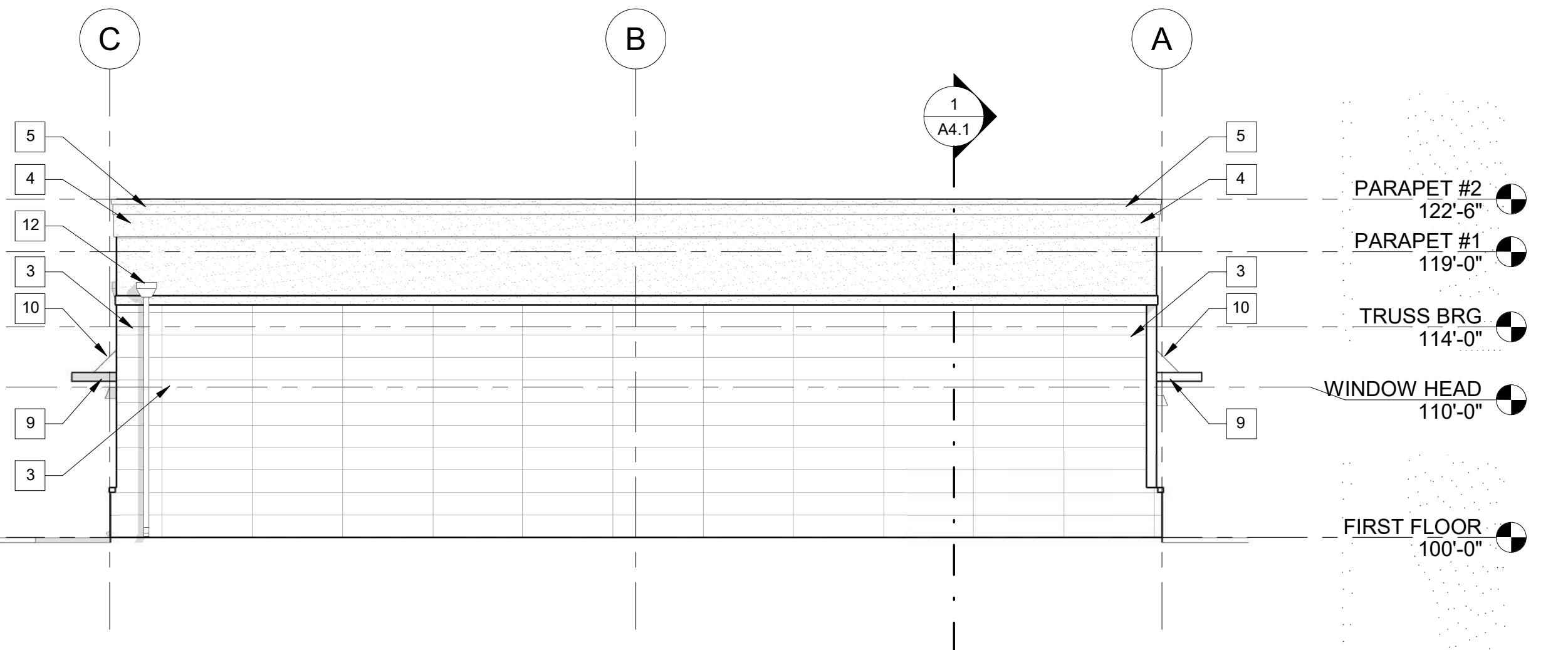
## MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING  
4706 E. WASHINGTON AVE.  
MADISON, WI 53704

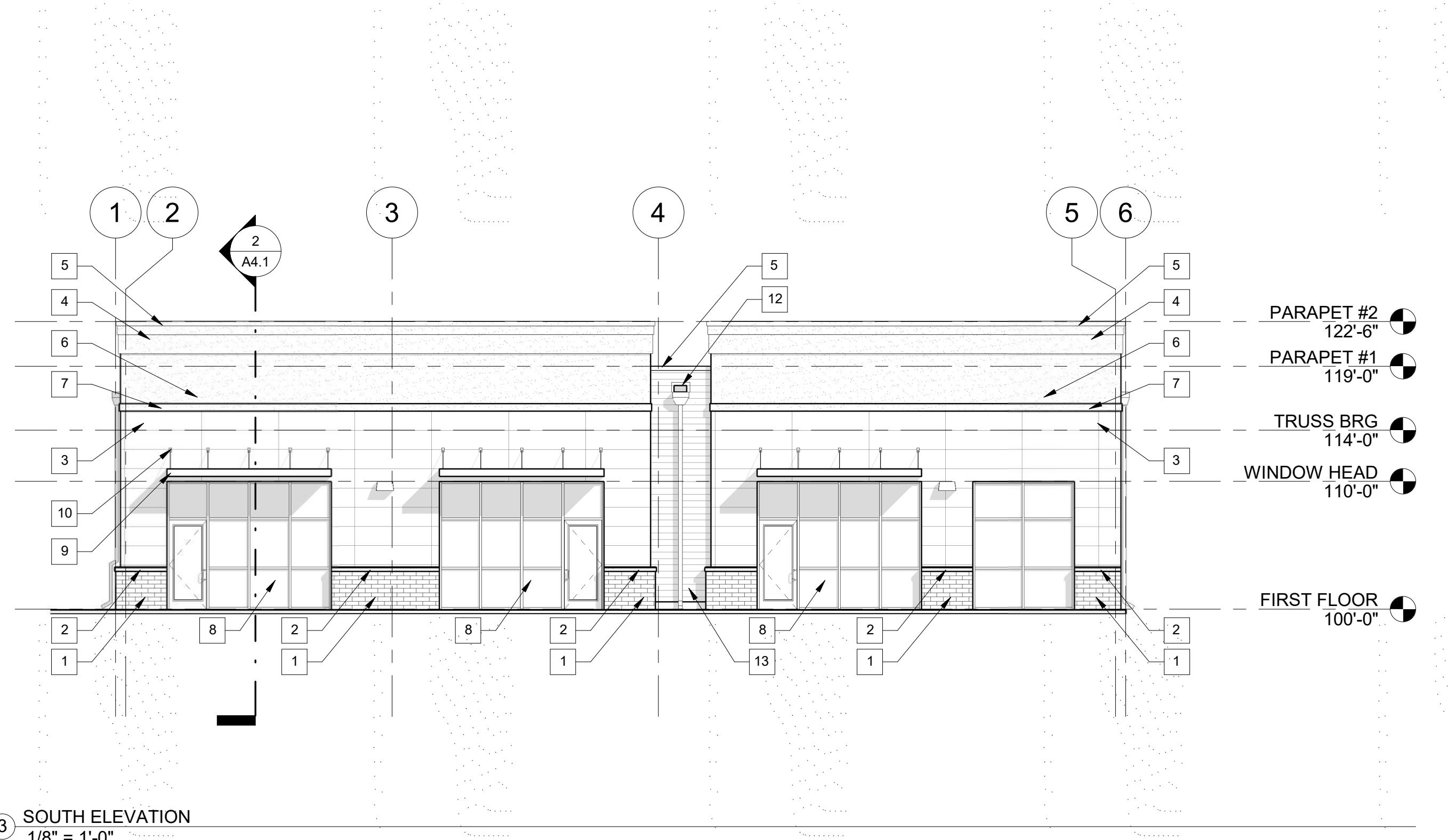
### EXTERIOR ELEVATIONS



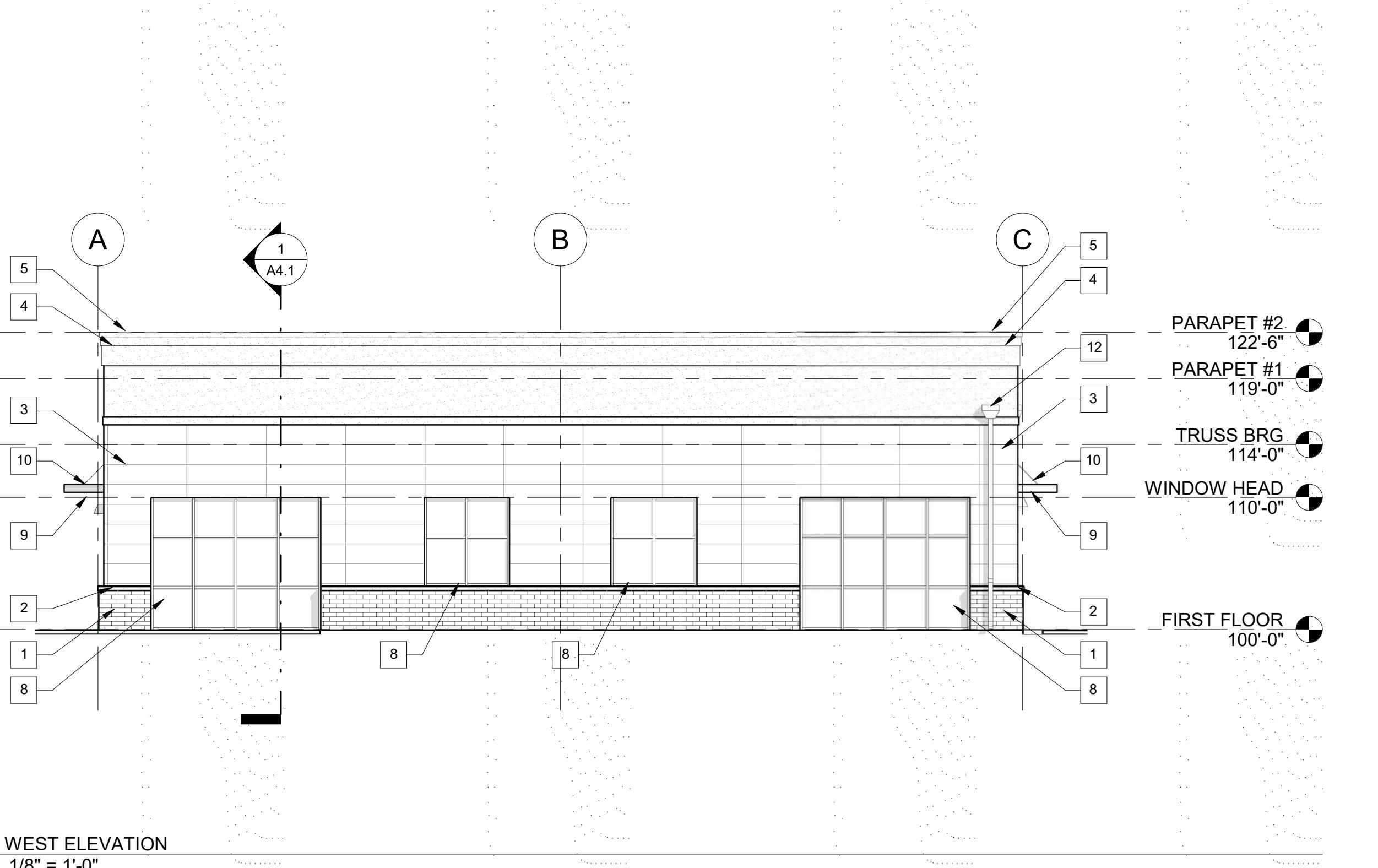
① NORTH ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



④ WEST ELEVATION  
1/8" = 1'-0"

EXTERIOR MATERIAL LIST							
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	BRICK VENEER						
2	PRECAST SILL						
3	FIBER CEMENT PANEL	NICHIHA					
4	FIBER CEMENT TRIM						
5	PREFINISHED METAL COPING						
6	EIFS SIGNAGE BAND						
7	EIFS SIGNAGE TRIM						
8	ALUMINUM STOREFRONT			ANODIZED DARK BRONZE			LOW-E GLAZING
9	WOOD FRAMED CANOPY						
10	CANOPY BRACKET						
11	OVERHEAD DOOR						
12	PREFINISHED SCUPPER AND DOWNSPOUT						
13	LAP SIDING						

### Project Status

A 2019/01/09 PC SUBMITTAL



# MULTI-TENANT BUILDING

**NEW COMMERCIAL BUILDING**  
**4706 E. WASHINGTON AVE.**  
**MADISON, W. 53704**

## EXTERIOR VIEWS

## Project Status

2018/12/13 FOR REVIEW

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Figure 1. A schematic diagram of the experimental setup. The laser beam (1) is focused by a lens (2) onto a sample (3). The scattered light is collected by a lens (4) and focused onto a photomultiplier tube (5). The sample is placed on a rotating stage (6) and is surrounded by a light scattering chamber (7).

469

A32

**A0.2**

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# PRELIMINARY