City of Madison

Proposed Rezoning

Location
36 S Brooks Street

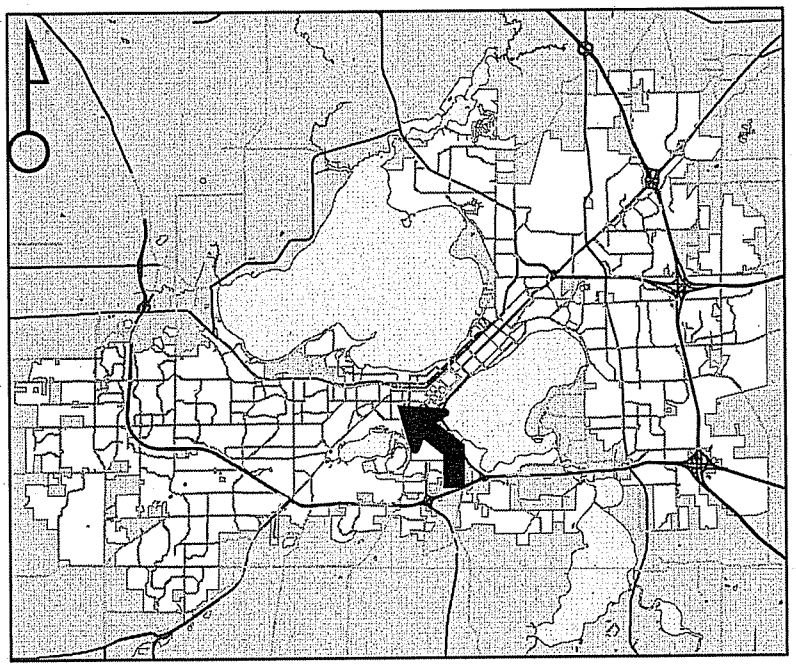
Applicant
Kevin Shitchler / James Moravec, Potter Lawson

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

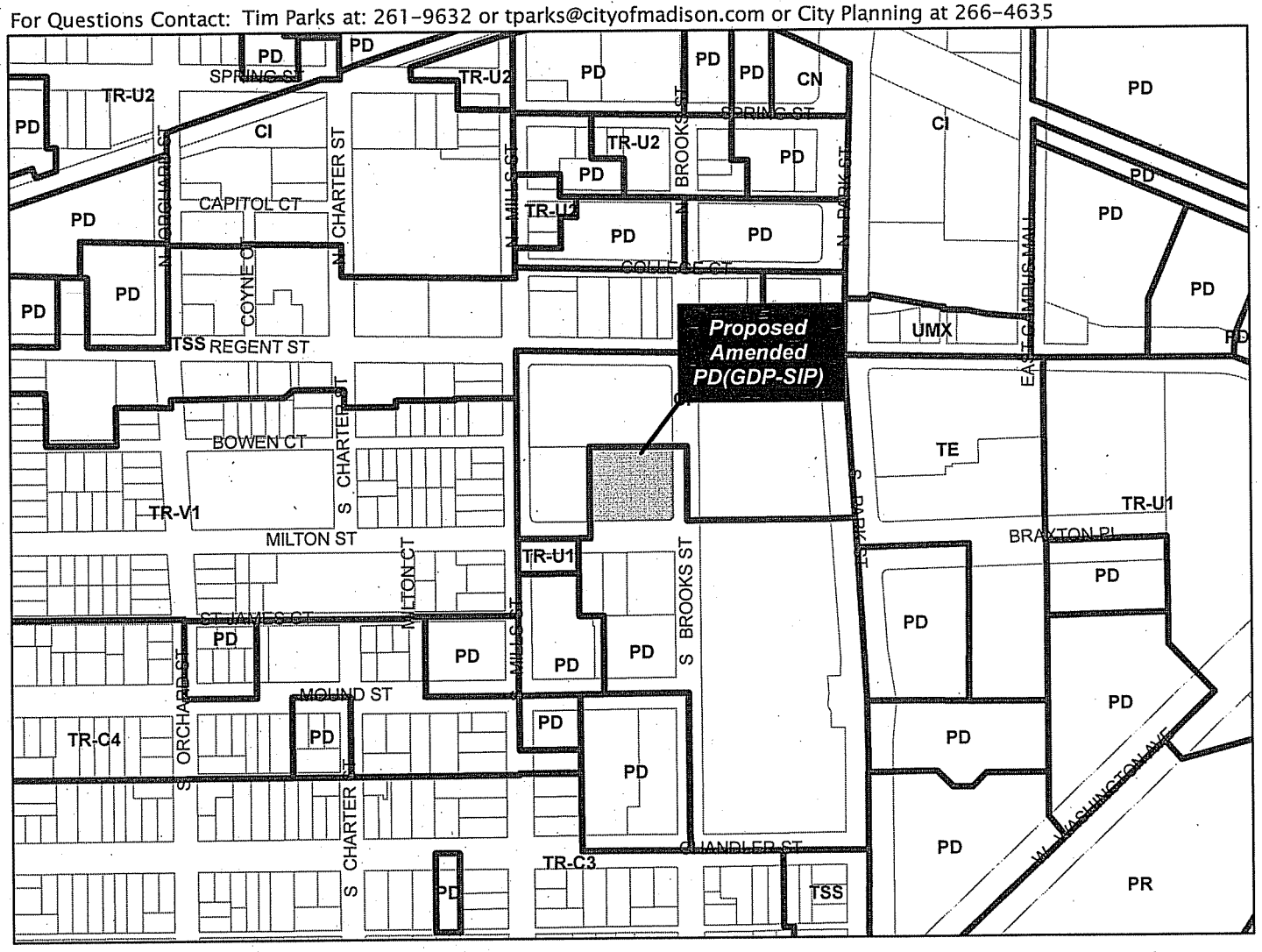
Existing Use
Medical Office

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

Public Hearing Date
Plan Commission
20 November 2017
Common Council
5 December 2017



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

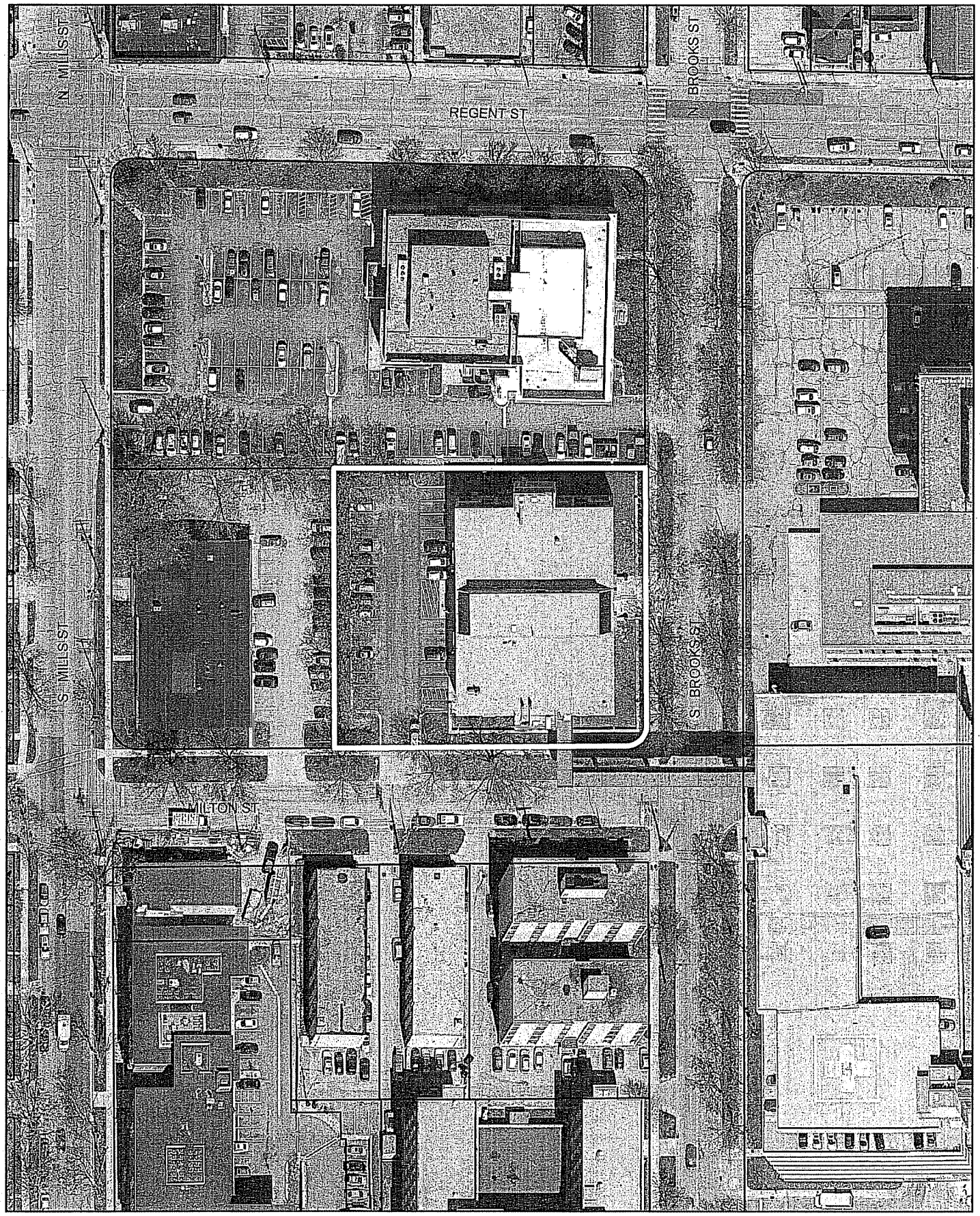


Scale : 1" = 400'

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

City of Madison

36 S Brooks Street



Date of Aerial Photography : Spring 2016

LAND USE APPLICATION LND-B

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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

☐ UDC ☐ PC

☐ Common Council ☐ Other _____

Reviewed By _____

CITY OF MADISON
SEP 11 2017
Planning & Community & Economic Development

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

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

1. Project Information

Address: 36 SOUTH BROOKS STREET

Title: UNITY POINT MERITER ELECTRICAL SERVICES FACILITY

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

☐ Zoning Map Amendment (rezoning) from _____ to _____

☒ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning

☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)

☐ Review of Alteration to Planned Development (PD) (by Plan Commission)

☐ Conditional Use or Major Alteration to an Approved Conditional Use

☐ Demolition Permit

☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name KEVIN SHITCHLER Company UNITY POINT HEALTH - MERITER

Street address 202 S. PARK STREET City/State/Zip MADISON, WI 53715

Telephone (608) 417-6591 Email KEVIN.SHITCHLER@UNITYPOINT.ORG

Project contact person JAMES MORAVEC Company POTTER LAWSON INC.

Street address 749 UNIVERSITY ROW STE 300 City/State/Zip MADISON WI 53705

Telephone (608) 274-2741 Email JIMM@POTTERLAWSON.COM

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

4. Project Description

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

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

Scheduled start date JANUARY 2018 Planned completion date DECEMBER 2018

5. Required Submittal Materials

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

- ☒ Filing fee
- ☒ Land Use Application
- ☒ Letter of intent
- ☒ Legal description
- ☒ Pre-application notification
- ☒ Vicinity map
- ☒ Survey or existing conditions site plan
- ☒ Development plans
- ☒ Land Use Application Checklist (LND-C)
- ☒ Supplemental Requirements
- ☒ Electronic Submittal*

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

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

6. Applicant Declarations

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

Planning staff KEVIN FIRCHOW Date 6/27/17

Zoning staff MATT TUCKER Date 6/27/17

☐ Demolition Listserv

☐ Public subsidy is being requested (indicate in letter of intent)

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

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

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

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

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

Name of applicant KEVIN SHITCHLER Relationship to property OWNER

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

7

Potter Lawson
Success by **Design**

September 20, 2017
Via email and hand delivery

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

Attention: Kevin Firchow

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

Dear Members of the Plan Commission:

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

Project Team:

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

Existing Conditions:

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

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

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

Site Studies:

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

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

Staff and Neighborhood Input:

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

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

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

Project Overview:

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

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

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

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

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

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

Hours of Operation:

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

Project Schedule:

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

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

Sincerely,

James Moravec, AIA
Architect

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

EMERGENCY POWER FACILITY

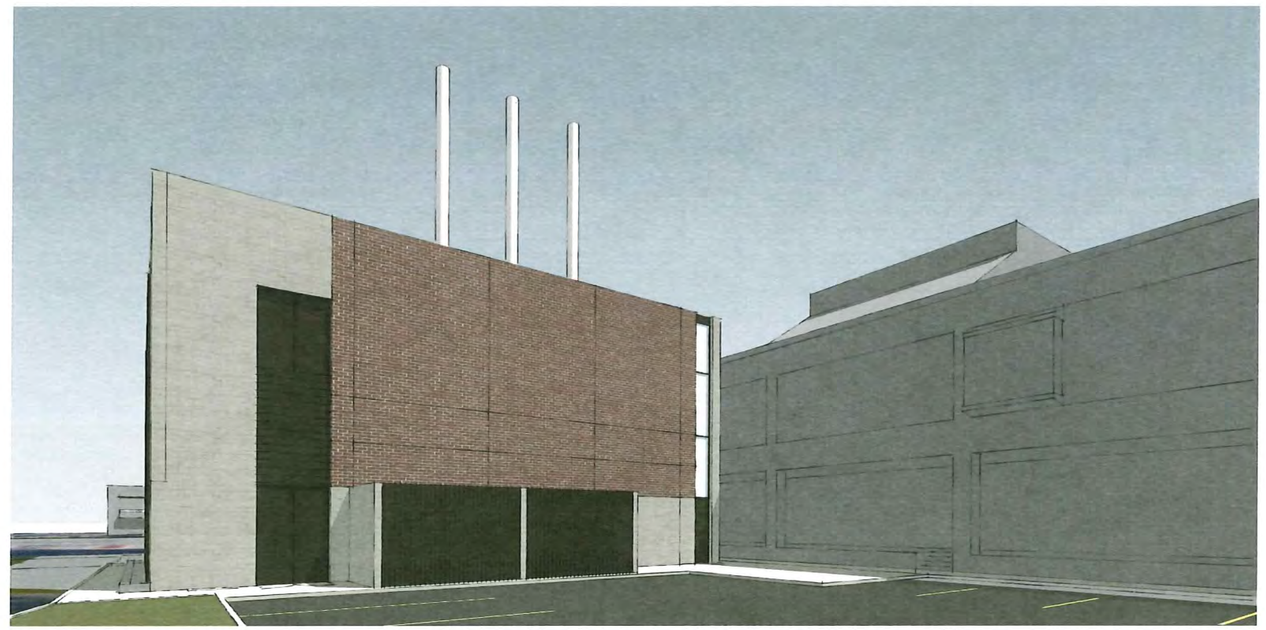
UNITY POINT HEALTH - MERITER
36 SOUTH BROOKS STREET
MADISON, WI

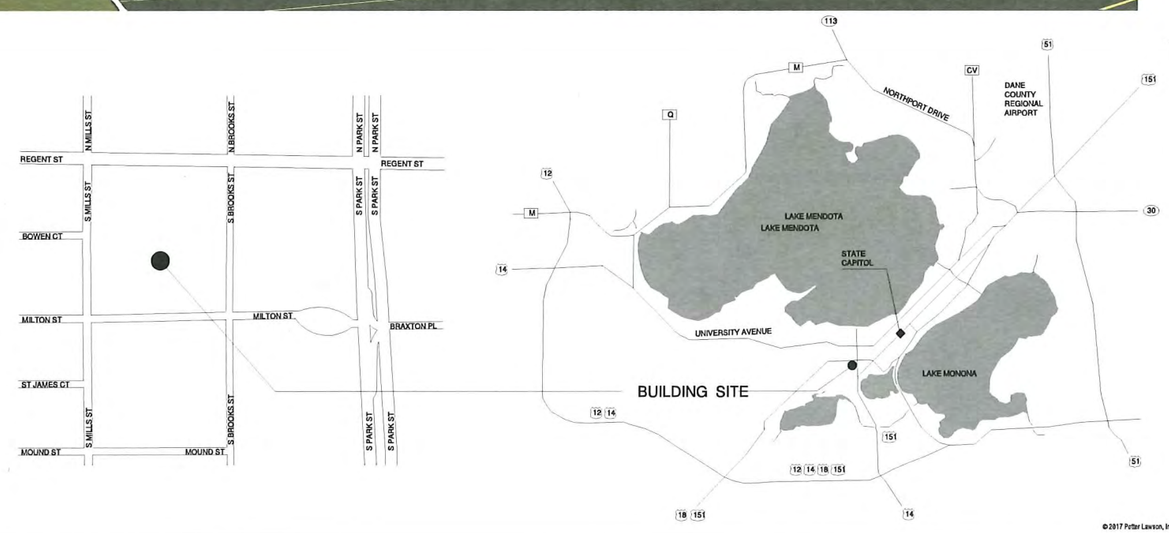
2017.14.00

City of Madison Land Use Submittal

Drawing Index

DWG #	Drawing Title
Architectural	
CD01	Cover Drawing
Architectural	
001	Site Context
002	Site Context
003	Site Context
Civil	
C000	Demolition Plan
C100	Site Plan
C200	Grading & Erosion Control Plan
C300	Utility Plan
C400	Details
Exhibit A	Fire Access Plan
Landscape	
L100	Landscape Plan
L101	Landscape Plan
L102	Landscape Plan
L200	Landscape Details and Notes
Architectural	
A101	Floor Plans & Building Section
A201.	Building Elevations
A202.	Perspectives
Electrical	
E000a	Abbreviations, Symbols, Cut Sheets & Schedules
E011a	Site Plan - Lighting
E011b	Site Plan - Photometrics





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Potter Lawson
Success by Design

Architect:
749 University Row
Suite 300
Madison, WI 53705
608-274-2741

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WI

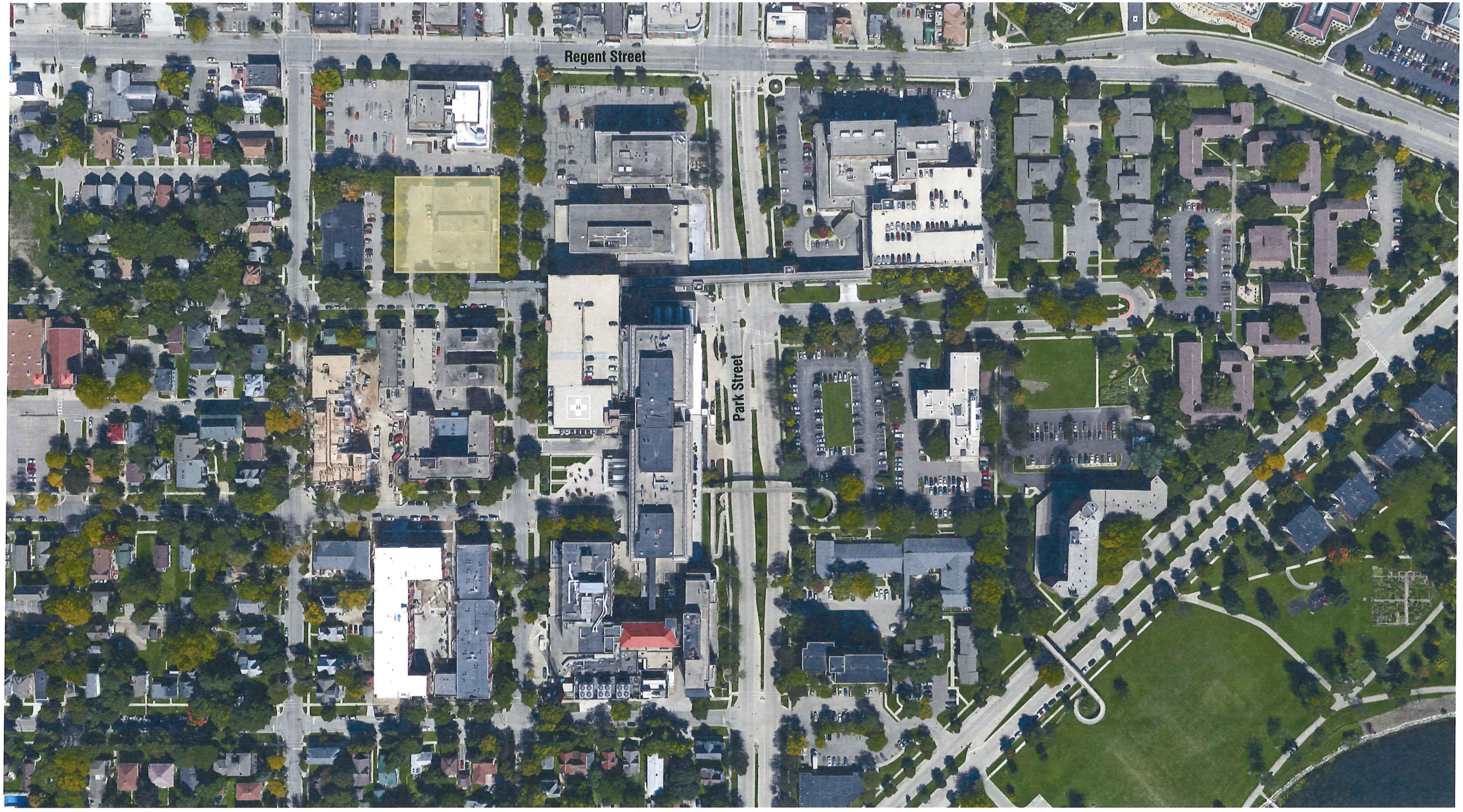
2017.14.00

Date	Issuance/Revisions	Symbol
09/25/17	Land Use Submittal	

Cover Drawing

CD01

10/11/2017 2:11:05 PM



Meriter Park Street Campus

Unity Point Meriter Electrical Services Facility - 2017.14.00

September 6, 2017

Potter Lawson

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Existing Lab Building and Adjacent Parking Lot

Neighborhood House Community Center (West of Existing Lab Building)

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

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

Contextual Site Photos

Unity Point Meriter Electrical Services Facility - 2017.14.00

September 6, 2017

Potter Lawson

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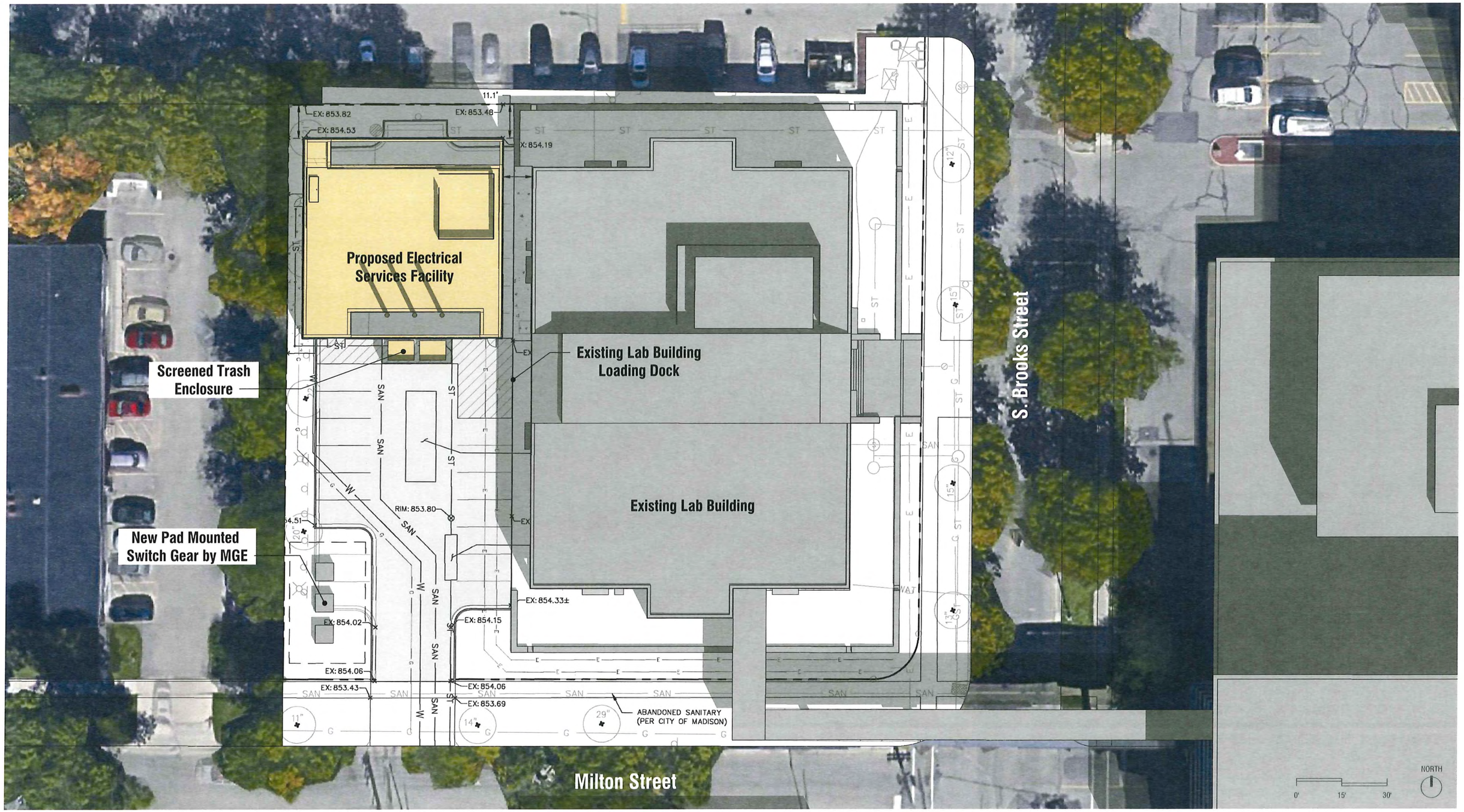


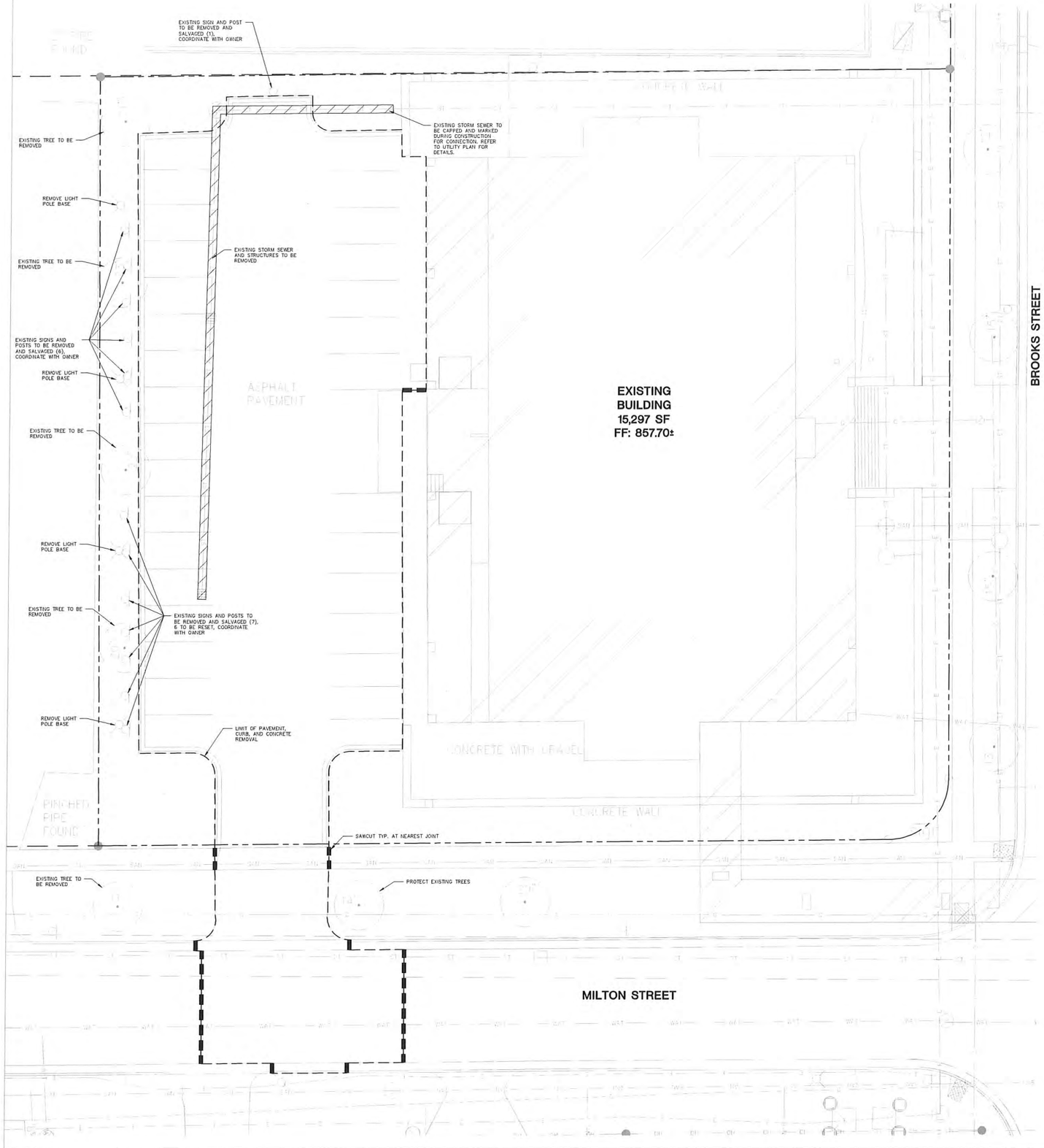
Site Plan

Unity Point Meriter Electrical Services Facility - 2017.14.00

September 6, 2017

Potter Lawson

Success by Design



LEGEND (DEMO PLAN)

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

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
7. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
8. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 9.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 9.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 9.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 9.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
12. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
13. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
14. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
15. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
16. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
17. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED ANY CONTAMINATED SOILS SHALL BE REMOVED TO A LANDFILL IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY UTIL, DATED 9/18/17.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF MADISON REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES OTHER THAN SHOWN HEREIN.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

north

SCALE IN FEET

10' 0 10'

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JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

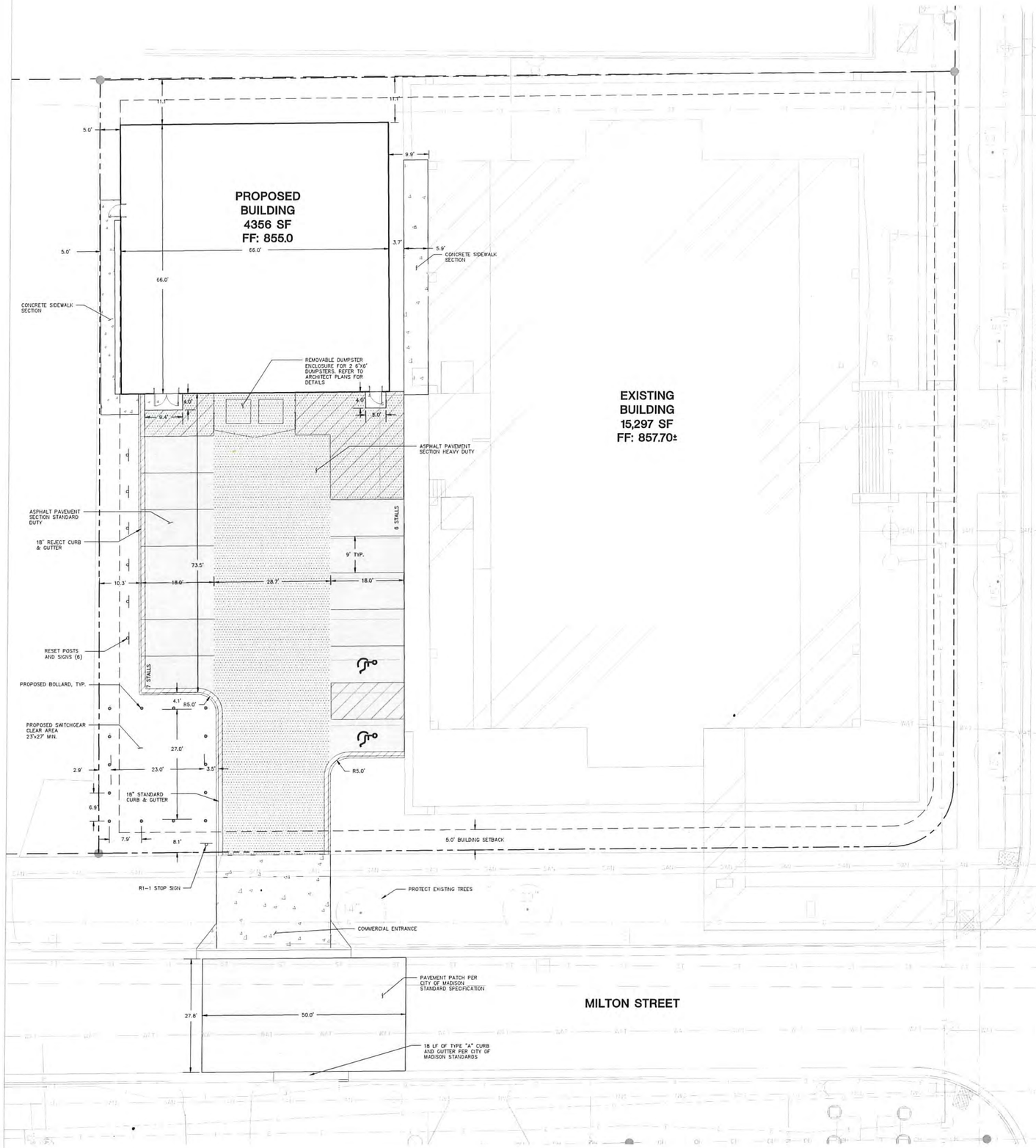
36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

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

DEMOLITION PLAN

C000



LEGEND (SITE PLAN)

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

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY: ROYAL OAK & ASSOCIATES, INC.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF MADISON REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-261V CONCRETE SEALANT.
8. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
9. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
10. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
11. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	36 SOUTH BROOKS STREET
Site Acreage (total)	0.915
Number of Building Stories (above grade)	2
Total Building Square Footage	4,356 SF
Existing Parking Stalls	
Standard Stall	28
Accessible	2
Total Surface	30
Proposed Parking Stalls	
Standard Stall	11
Accessible	2
Total Surface	13
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	29,382 S.F.
Existing Pervious Surface Area	10,475 S.F.
Proposed Impervious Surface Area	29,225 S.F.
Proposed Pervious Surface Area	10,632 S.F.
Proposed Impervious Surface Area Ratio	0.73

north

SCALE IN FEET
10' 0 10'

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Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
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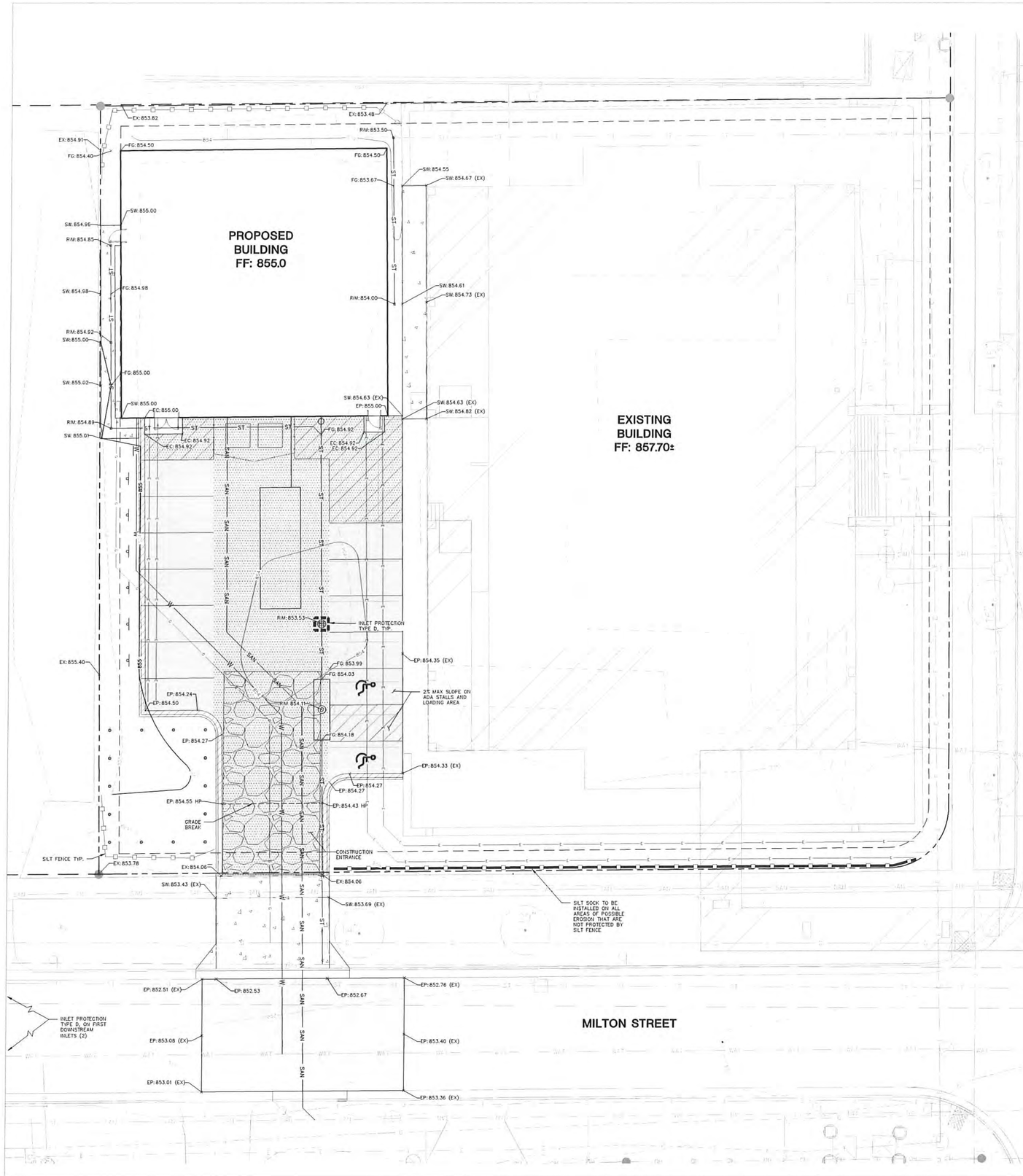
2017.14.00

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

SITE PLAN

C100



LEGEND (GRADING & EROSION CONTROL)

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT LINE
- PROPOSED BUILDING
- 851 — PROPOSED 1 FOOT CONTOUR
- 850 — PROPOSED 5 FOOT CONTOUR
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REVERSE CURB AND GUTTER
- SAN — EXISTING SANITARY SEWER
- GAS — EXISTING GAS MAIN
- STORM — EXISTING STORM SEWER
- WAT — EXISTING WATER MAIN
- ELEC — EXISTING ELECTRIC
- ST — STORM SEWER
- SILT FENCE
- SILT SOCK
- INLET PROTECTION, TYPE D
- 854.85 EP — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - RIM – RIM ELEVATION
  - EX – EXISTING
- GRADE BREAK

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY ROYAL OAK & ASSOCIATES, P.C.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF MADISON REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
8. INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDNR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
9. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
10. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC):
    - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TRAP IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. SIXTEEN (16) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH WDNR REQUIREMENTS.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. STABILIZATION PRACTICES:
    - 15.1 • STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 15.2 • THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 15.3 • CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 15.4 • STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION.
      - TEMPORARY SEEDING, MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
      - HYDRO-MULCHING WITH A TACKIFIER
      - SCORCHABLE EROSION MATTING
      - SODDING

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE PI ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

CONSTRUCTION SEQUENCING

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. STRIP TOPSOIL.
3. EXCAVATE BUILDING FOUNDATIONS.
4. COMPLETE ALL OTHER GRADING.
5. INSTALL SUBGRADE UTILITIES AND INLET PROTECTION MEASURES.
6. INSTALL AGGREGATE BASE COURSE AND PAVING IN PARKING AREAS.
7. STABILIZE NEWLY GRADED SOILS.

north

SCALE IN FEET

10' 0 10'

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JSD Professional Services, Inc.

Engineers • Surveyors • Planners

Notes:

PRELIMINARY

NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

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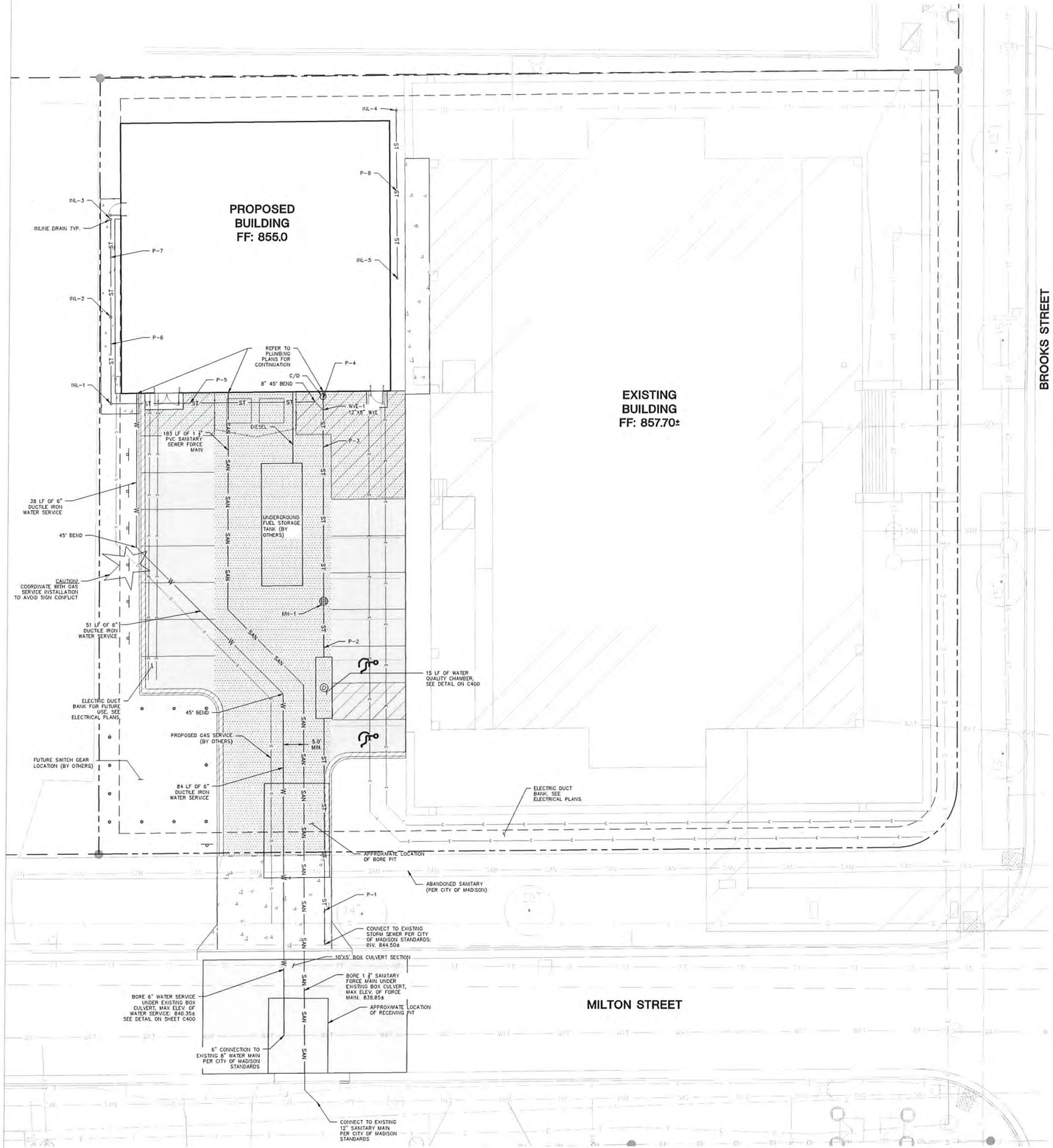
GRADING & EROSION CONTROL PLAN

C200



LEGEND (UTILITY PLAN)

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

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PROVIDED BY ROYAL OAK & ASSOCIATES, INC.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE CITY OF MADISON REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

UTILITY NOTES:

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

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
MH-1	846.67	853.53	6.86	48" DIA MANHOLE	R-2050 MANHOLE FRAME - TYPE D GRATE
INL-1	849.75	854.69	5.14	IN-LINE DRAIN	STANDARD GRATE
INL-2	850.47	854.92	4.45	IN-LINE DRAIN	STANDARD GRATE
INL-3	851.29	854.85	3.56	IN-LINE DRAIN	STANDARD GRATE
INL-4	* 846.64	853.50	6.86	24" CATCH BASIN	SEE DETAIL
INL-5	851.01	854.00	2.99	IN-LINE DRAIN	8" DOME

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

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
P-1	WATER QUALITY CHAMBER	EX BOX CULVERT	55	848.16	844.50	3.00%	12" RCP
P-2	MH-1	WATER QUALITY CHAMBER	14	846.67	846.26	3.00%	8" HDPE
P-3	WYE-1	MH-1	47	848.17	846.77	3.00%	8" HDPE
P-4	BUILDING	WYE-1	4	849.28	848.17	3.00%	8" HDPE
P-5	INL-1	WYE-1	53	849.76	848.17	3.00%	8" HDPE
P-6	INL-2	INL-1	21	850.47	849.85	3.00%	8" HDPE
P-7	INL-3	INL-2	24	851.29	850.67	3.00%	8" HDPE
P-8	INL-5	INL-4	41	851.01	846.74	10.40%	6" HDPE

north

SCALE IN FEET

10' 0 10'

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Notes:

PRELIMINARY

NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
• UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

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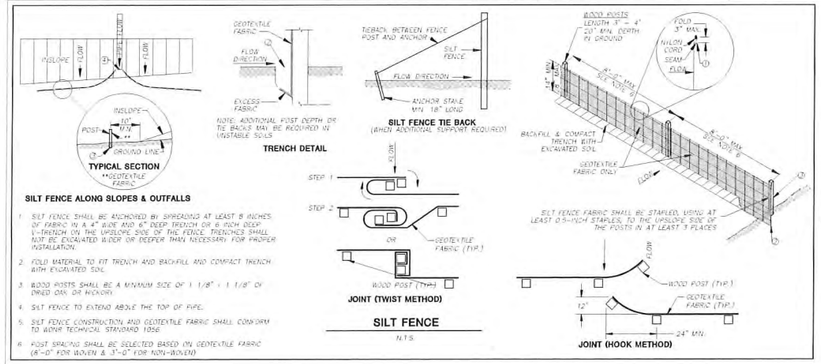
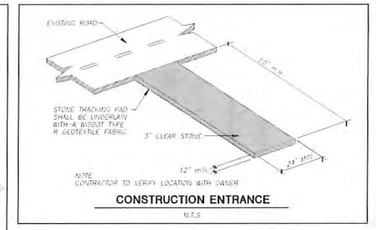
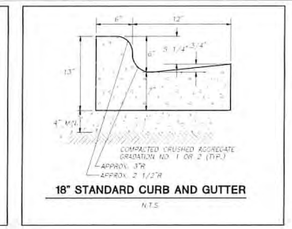
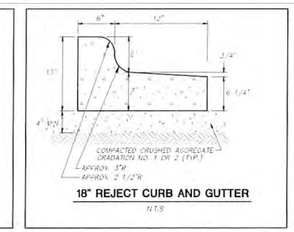
UTILITY PLAN

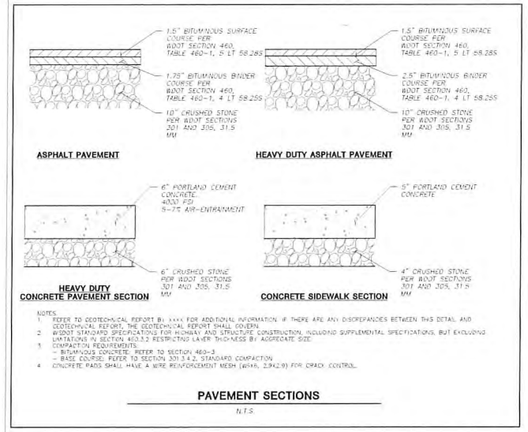
C300

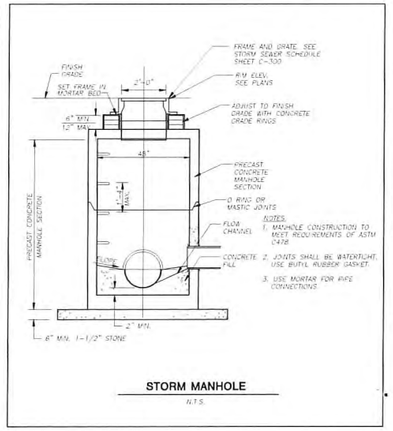


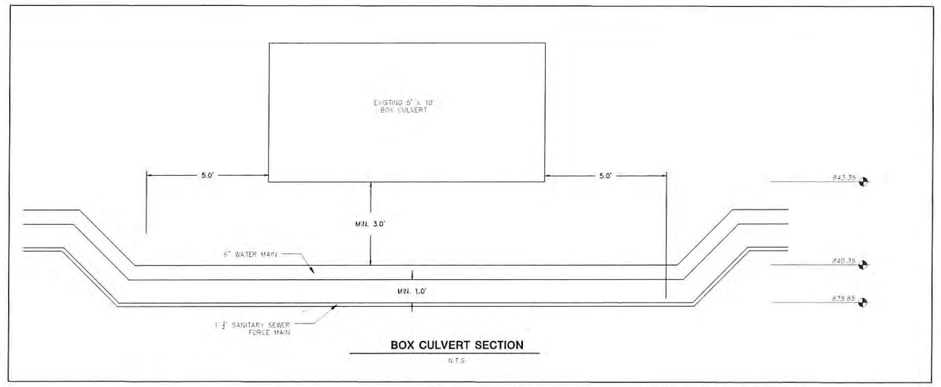


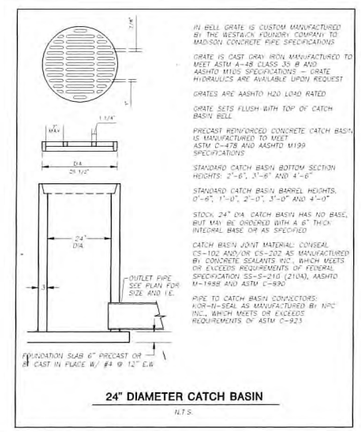


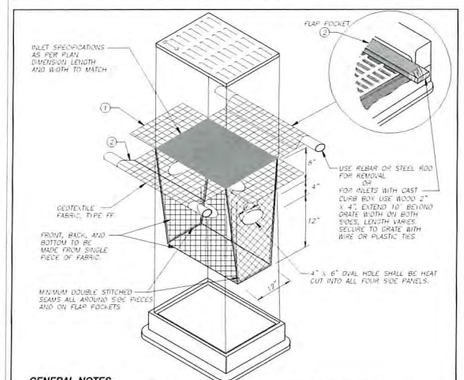


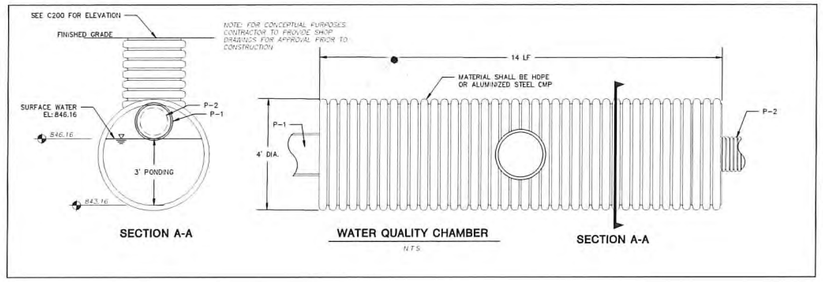


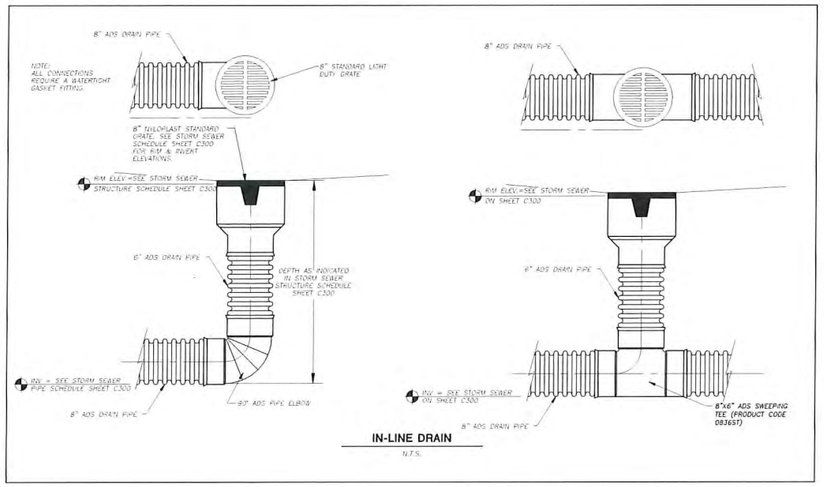


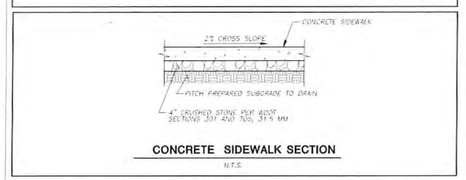


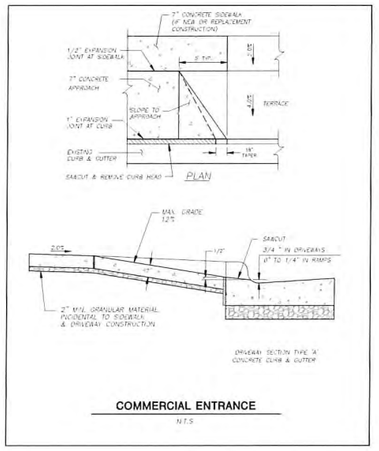












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UNITY POINT HEALTH - MERITER

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MADISON, WISCONSIN

2017.14.00

Date	Issuance/Revisions	Symbol
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DETAILS

C400

LEGEND (SITE PLAN)

HOSE LAY LENGTH

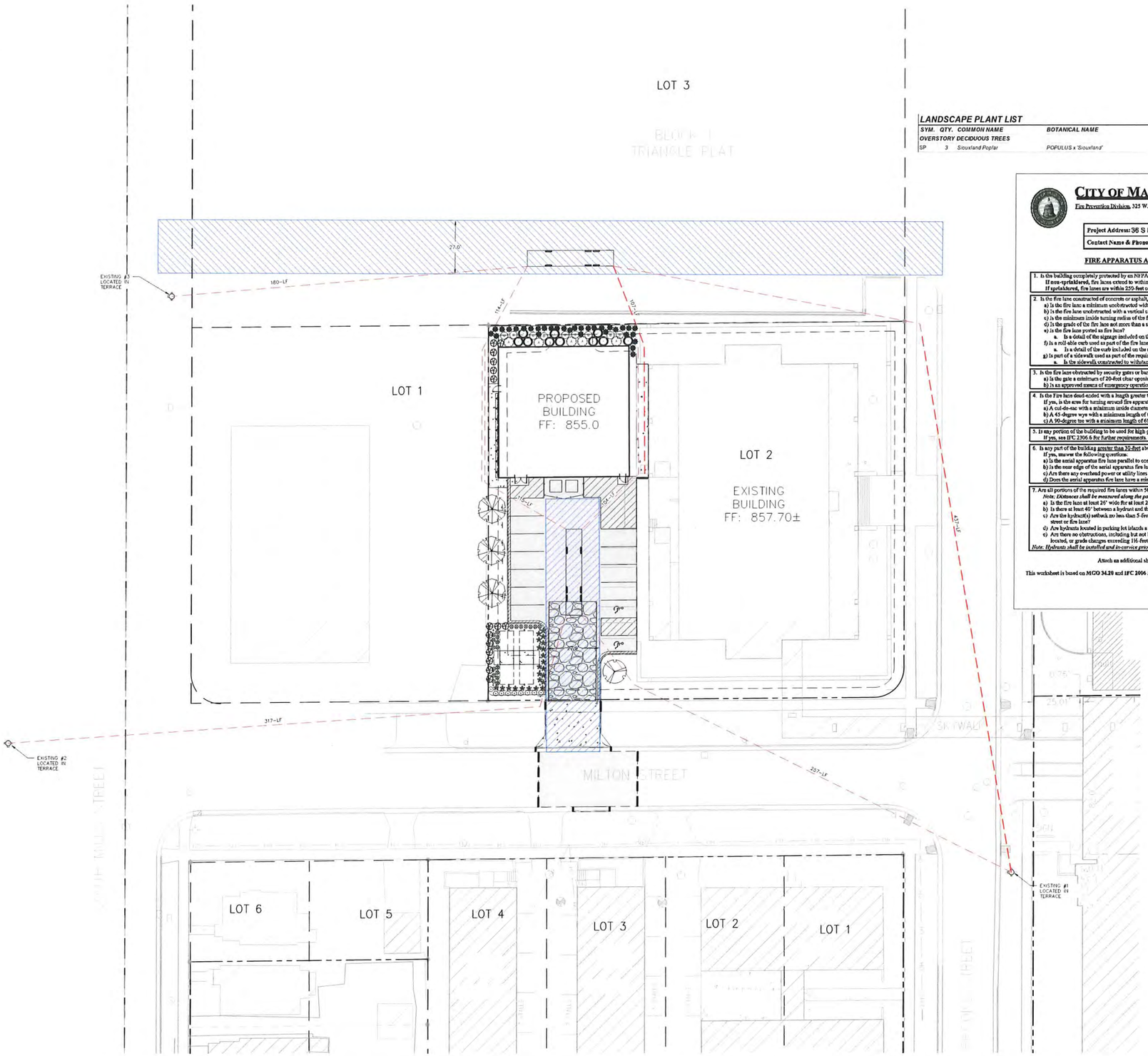
FIRE ACCESS LANE

FIRE HYDRANT

PROPOSED PLANTINGS

OVERSTORY DECIDUOUS TREES

SIOUXLAND POPLAR



LANDSCAPE PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
OVERSTORY DECIDUOUS TREES							
SP	3	Siouxland Poplar	POPULUS x 'Siouxland'	2-1/2" Cal.	B&B	35	105

CITY OF MADISON FIRE DEPARTMENT

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

Project Address: 36 S Brooks St.

Contact Name & Phone #:

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane?	☐ Yes	☒ No	☐ N/A
a. Is a detail of the signage included on the site plan?	☐ Yes	☐ No	☒ N/A
f) Is a roll-able curb used as part of the fire lane?	☐ Yes	☒ No	☐ N/A
a. Is a detail of the curb included on the site plan?	☒ Yes	☐ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane?	☐ Yes	☒ No	☐ N/A
a. Is the sidewalk constructed to withstand 85,000-lbs?	☐ Yes	☐ No	☒ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-foot clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☒ Yes	☐ No	☐ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, is the area for turning around fire apparatus provided by:			
a) A cul-de-sac with a minimum inside diameter of 70-feet?	☐ Yes	☐ No	☒ N/A
b) A 45-degree wye with a minimum length of 60-feet per side?	☐ Yes	☐ No	☒ N/A
c) A 90-degree tee with a minimum length of 60-feet per side?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access? If yes, answer the following questions:	☐ Yes	☒ No	☐ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☒ Yes	☐ No	☐ N/A
d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	☒ Yes	☐ No	☐ N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☐ Yes	☒ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, ports located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A

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

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

This worksheet is based on MGO 34.20 and IFC 2006 Edition Chapter 5 and Appendix D; please see the codes for further information.

Revised 02/01/11

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Notes:

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NOT FOR CONSTRUCTION

EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

north

SCALE IN FEET

20' 0 20'

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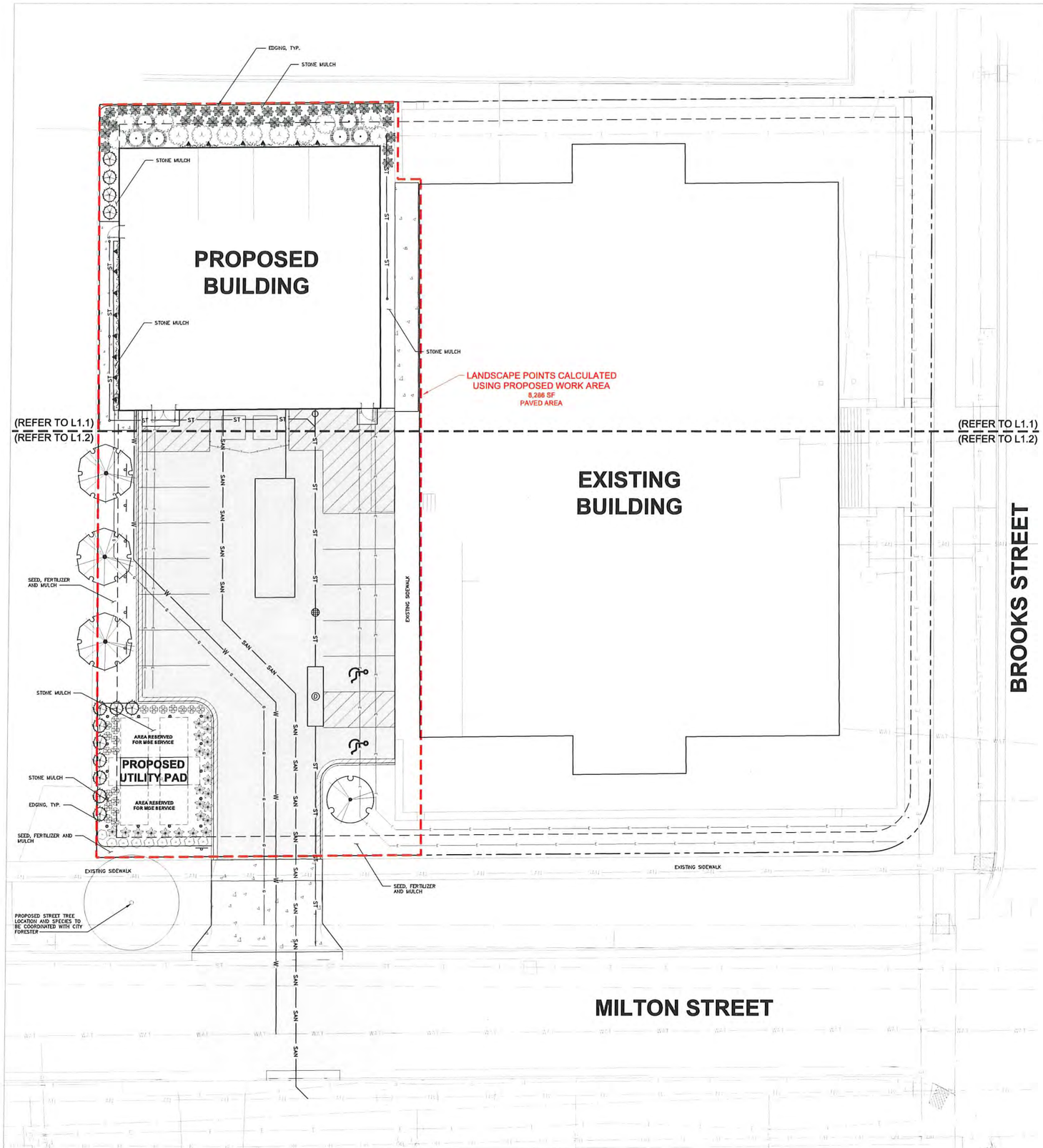
FIRE ACCESS PLAN

EXHBIT A



LEGEND

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

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
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6. REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE

ORNAMENTAL TREES	QTY.	COMMON NAME	BOTANICAL NAME	CONT	SIZE	LS POINTS
	1	Crab Apple	Malus x 'Adirondack'	B & B	1.5"Cal	12
OVERSTORY DECIDUOUS TREES	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	3	Eastern Cottonwood Equivalent	Populus deltoides 'Equivalent'	B & B	2.5"Cal	30
UPRIGHT EVERGREEN TREES	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	6	Upright Yew	Taxus cuspidata 'Capitata'	B & B	3-4' ht	12
	13	Hicksiitop Cedar	Thuja occidentalis 'Hicksiitop'	B & B	3-4' ht	12
DECIDUOUS SHRUBS	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	14	Engelman Ivy	Parthenocissus quinquefolia 'Engelmann'	3 gal	Min. 12"-24"	3
	38	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	3 gal	Min. 12"-24"	3
EVERGREEN SHRUBS	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	12	Yellow Yew	Taxus x media 'Taunton'	3 gal	Min. 12"-24"	4
ORNAMENTAL GRASSES	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	23	Autumn Red Flame Grass	Miscanthus purpurascens 'Autumn Red'	1 gal	Min. 8"-18"	2
	27	Northwind Switch Grass	Panicum virgatum 'North Wind'	1 gal	Min. 8"-18"	2
PERENNIALS	**QTY.**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**LS POINTS**
	8	Russian Sage	Perovskia atriplicifolia	1 gal	Min. 8"-18"	2

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UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

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

LANDSCAPE PLAN

L100

north

SCALE IN FEET
10' 0 10'

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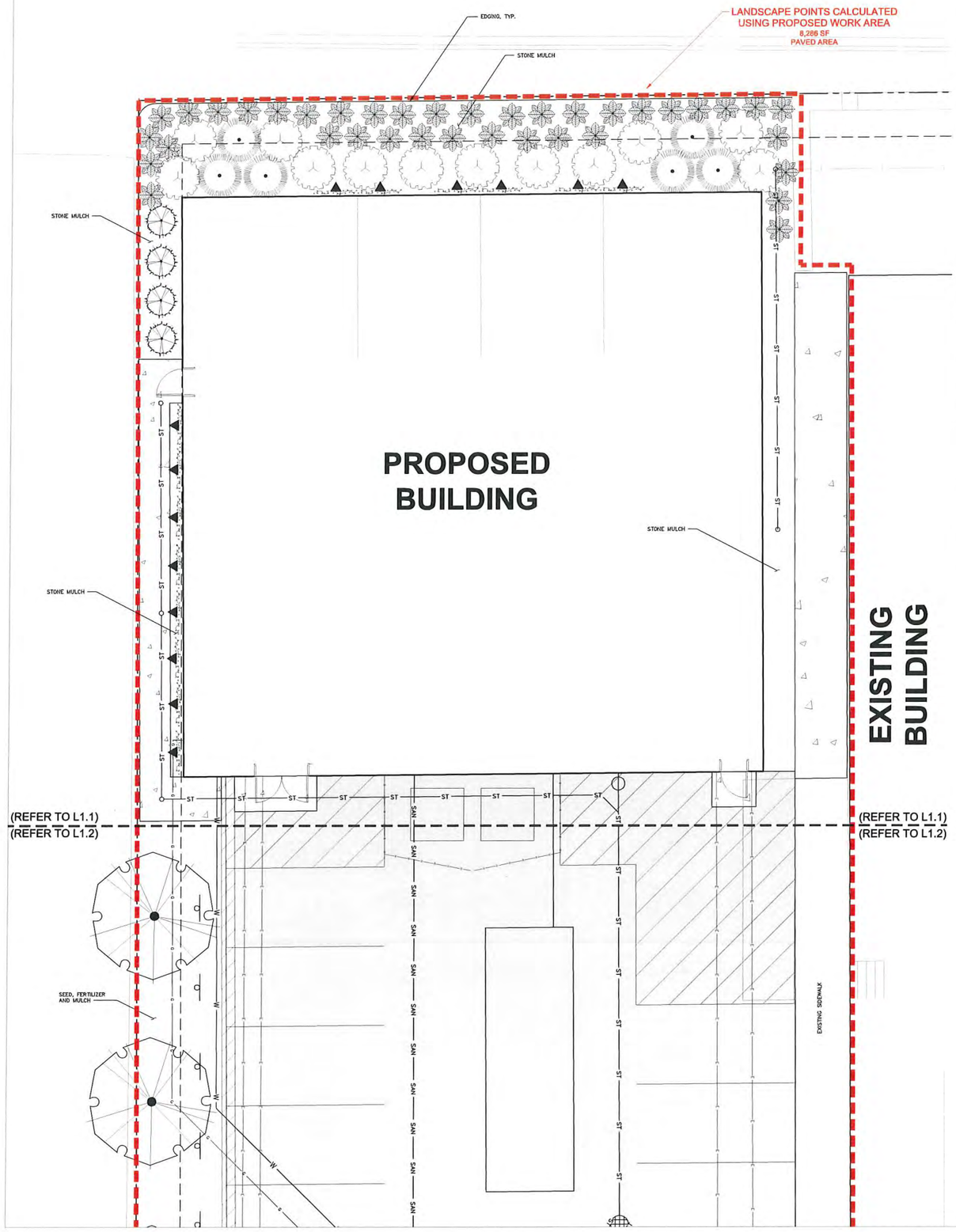

LEGEND

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

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PLANT SCHEDULE

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

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36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

Date	Issuance/Revisions	Symbol
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north
SCALE IN FEET
5' 0 5'

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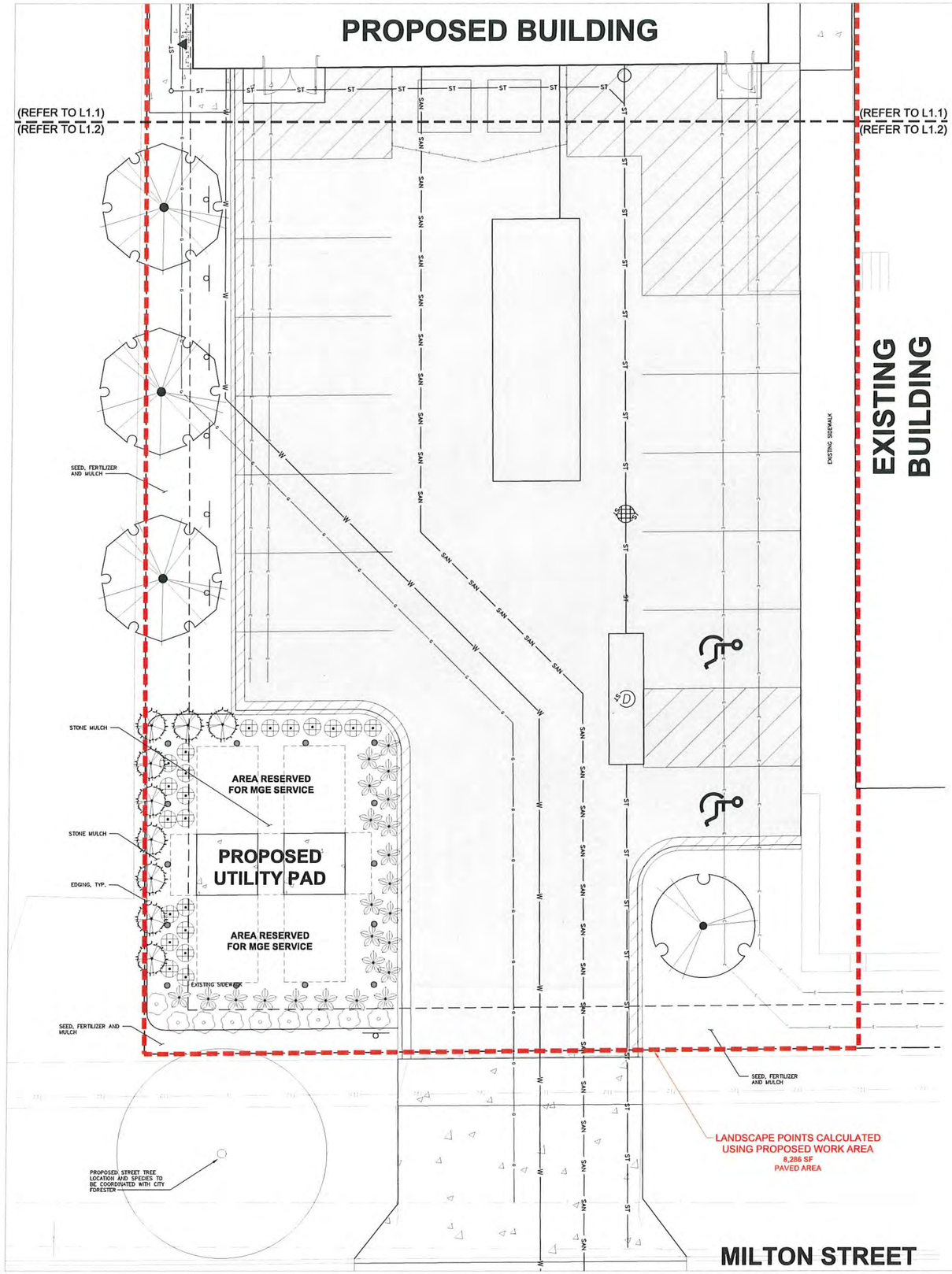
LANDSCAPE PLAN

L101



(REFER TO L1.1)
(REFER TO L1.2)

EXISTING BUILDING

LEGEND

PROPERTY LINE	EXISTING SANITARY SEWER
RIGHT-OF-WAY	EXISTING GAS MAIN
EASEMENT LINE	EXISTING STORM SEWER
PROPOSED BUILDING FOOTPRINT	EXISTING WATER MAIN
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PLANT SCHEDULE

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

north

SCALE IN FEET
5' 0 5'

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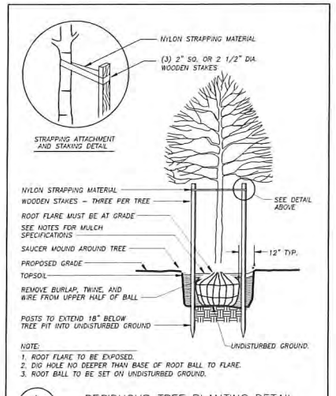
MADISON, WISCONSIN

2017.14.00

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

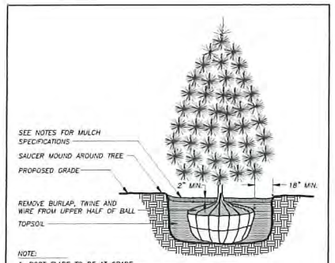
LANDSCAPE PLAN

L102



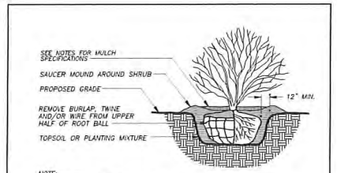
1 / L200 DECIDUOUS TREE PLANTING DETAIL

N.T.S.



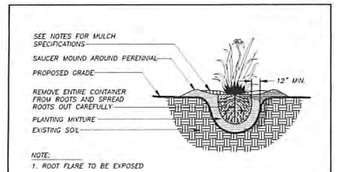
2 / L200 EVERGREEN TREE PLANTING DETAIL

N.T.S.



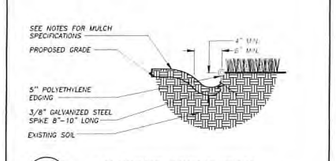
3 / L200 DECIDUOUS SHRUB PLANTING DETAIL

N.T.S.



4 / L200 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



5 / L200 LANDSCAPE EDGING DETAIL

N.T.S.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE AND WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS
2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENTDO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST
3. MATERIALS – NUTRI-PAK: ALL TREES AND SHRUBS SHALL RECEIVE "NUTRI-PAK, 3-YEAR TIME RELEASE FERTILIZER PACKETS" FOR "TREES, SHRUBS AND EVERGREENS" WITH A NUTRIENT FORMULATION OF 16-8-8. INSTALL PACKETS PER PRODUCT MANUFACTURER'S RECOMMENDATIONS AND IN THE QUANTITIES RECOMMENDED.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
6. MATERIALS – EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPET'S "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

Madison

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address MILTON STREET, MADISON, WI

Name of Project EMERGENCY POWER FACILITY – UNITY POINT MERITER

Owner / Contact KEVIN YESKA – LANDSCAPE DESIGNER

Contact Phone 608.848.5060 Contact Email KEVIN.YESKA@JSDINC.COM

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

Applicability

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

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

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

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

Total square footage of developed area 8,286

Total landscape points required 138

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

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

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

Total square footage of developed area _____

Total landscape points required _____

10/2013 1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			1	15
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			19	190
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			52	156
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			12	48
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			53	106
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						620

Total Number of Points Provided 620

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

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JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Notes: _____

PRELIMINARY
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EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

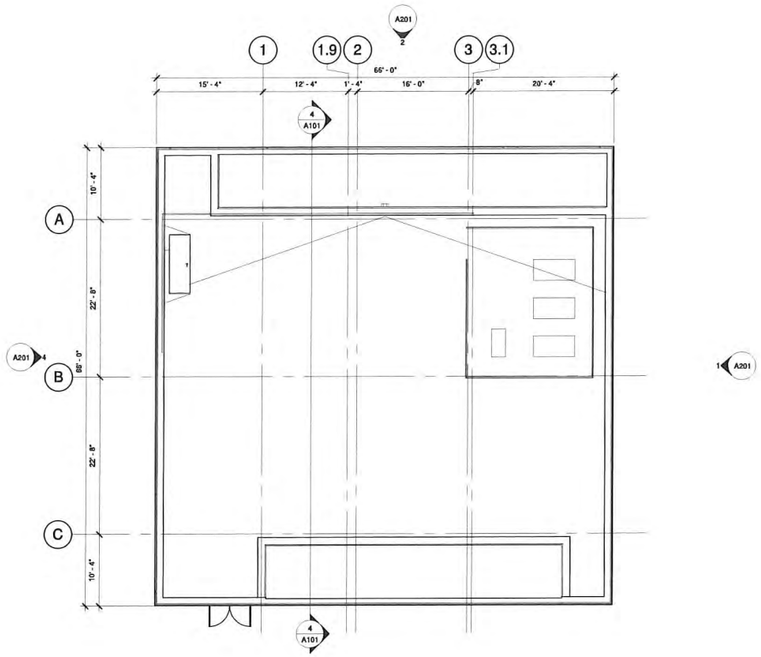
36 SOUTH BROOKS STREET
MADISON, WISCONSIN

2017.14.00

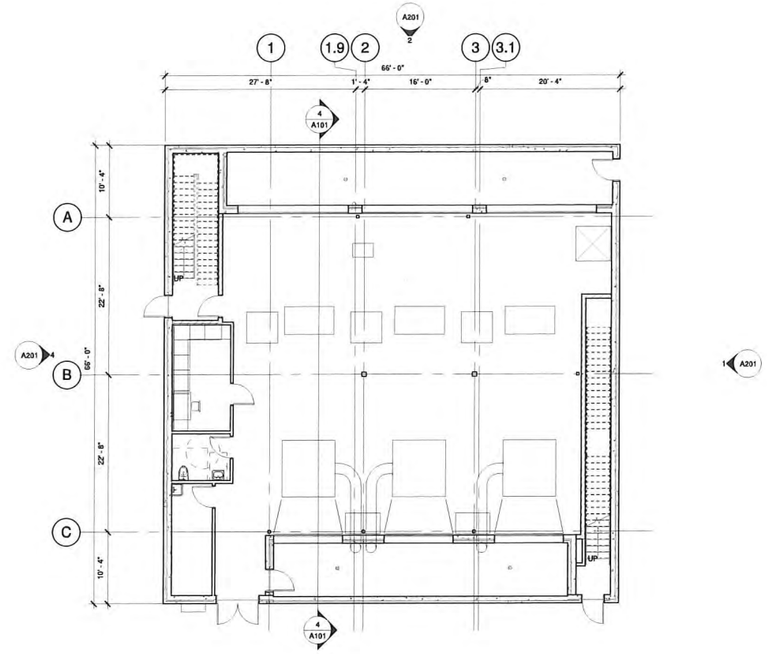
Date	Issuance/Revisions	Symbol
09/20/17	Land Use Submittal	

LANDSCAPE DETAILS AND NOTES

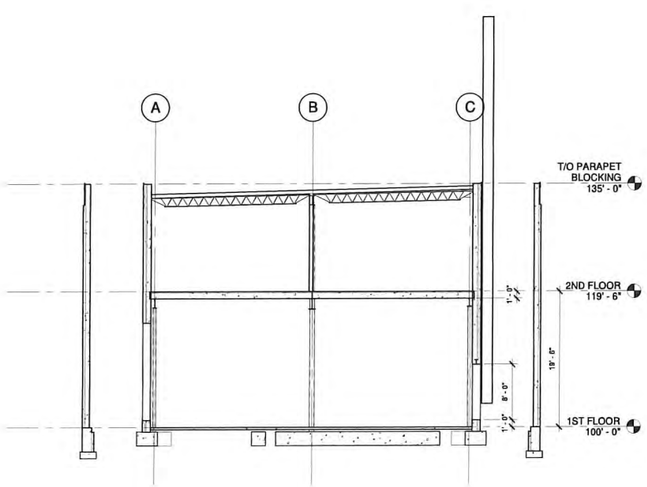
L200



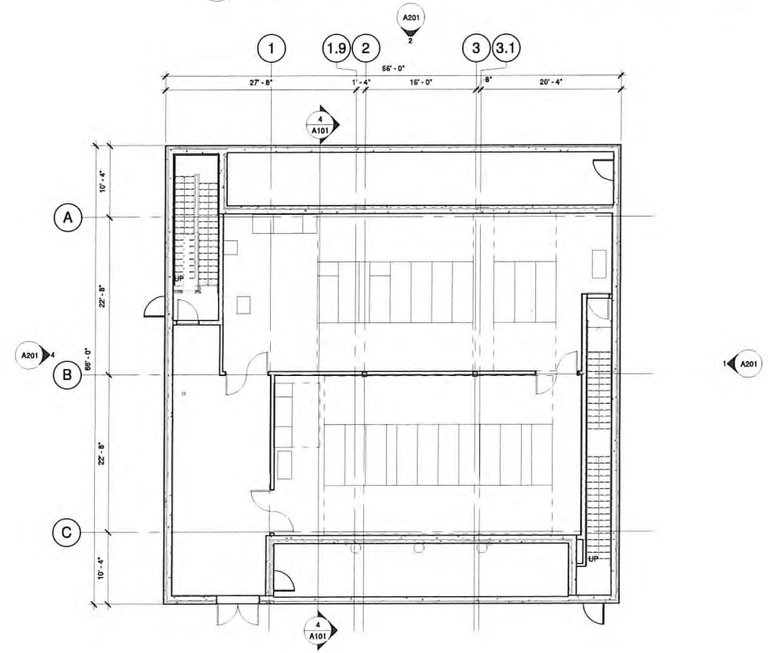
3 A101 ROOF PLAN
1/8" = 1'-0"



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



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



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

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UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WI

2017.14.00

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

Floor Plans & Building Section

A101

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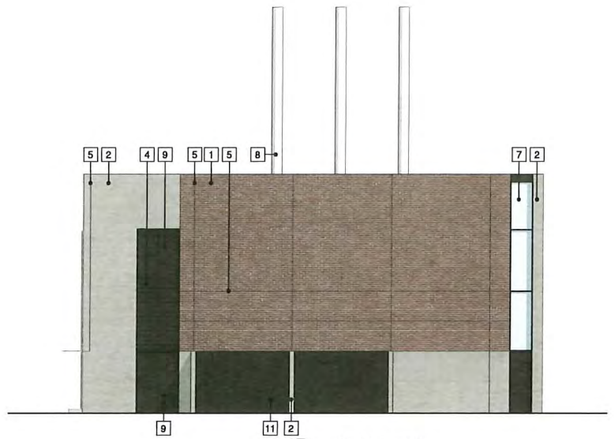
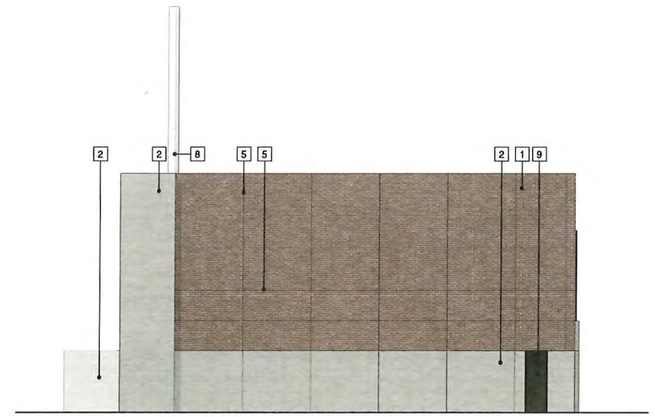
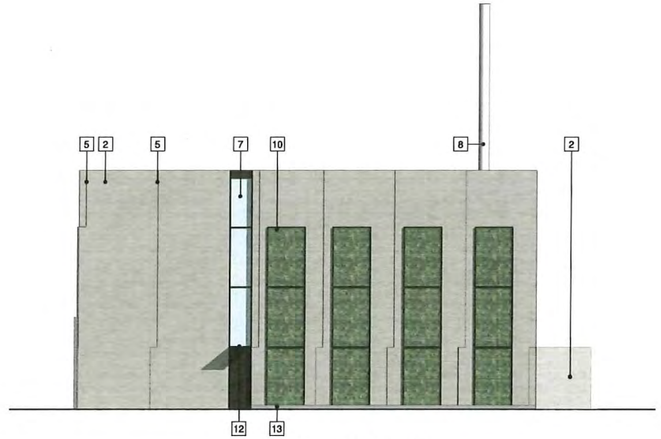


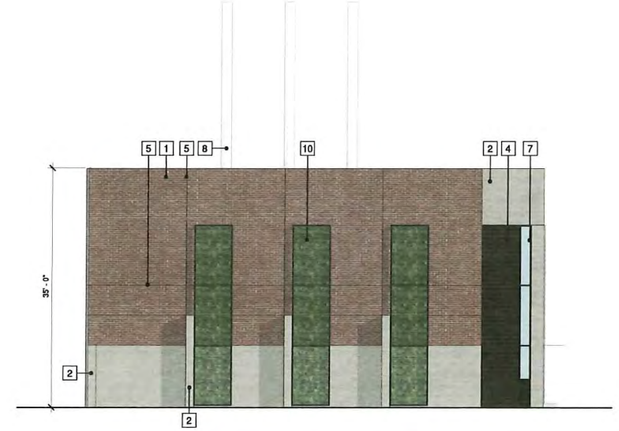
3 A201. South Elevation
1/8" = 1'-0"



2 A201. East Elevation
1/8" = 1'-0"



4 A201. West Elevation
1/8" = 1'-0"



1 A201. North Elevation
1/8" = 1'-0"

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Notes:

ELEVATION KEYNOTES:

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

PRELIMINARY
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EMERGENCY POWER FACILITY
UNITY POINT HEALTH - MERITER

36 SOUTH BROOKS STREET
MADISON, WI

2017.14.00

Date	Issuance/Revisions	Symbol
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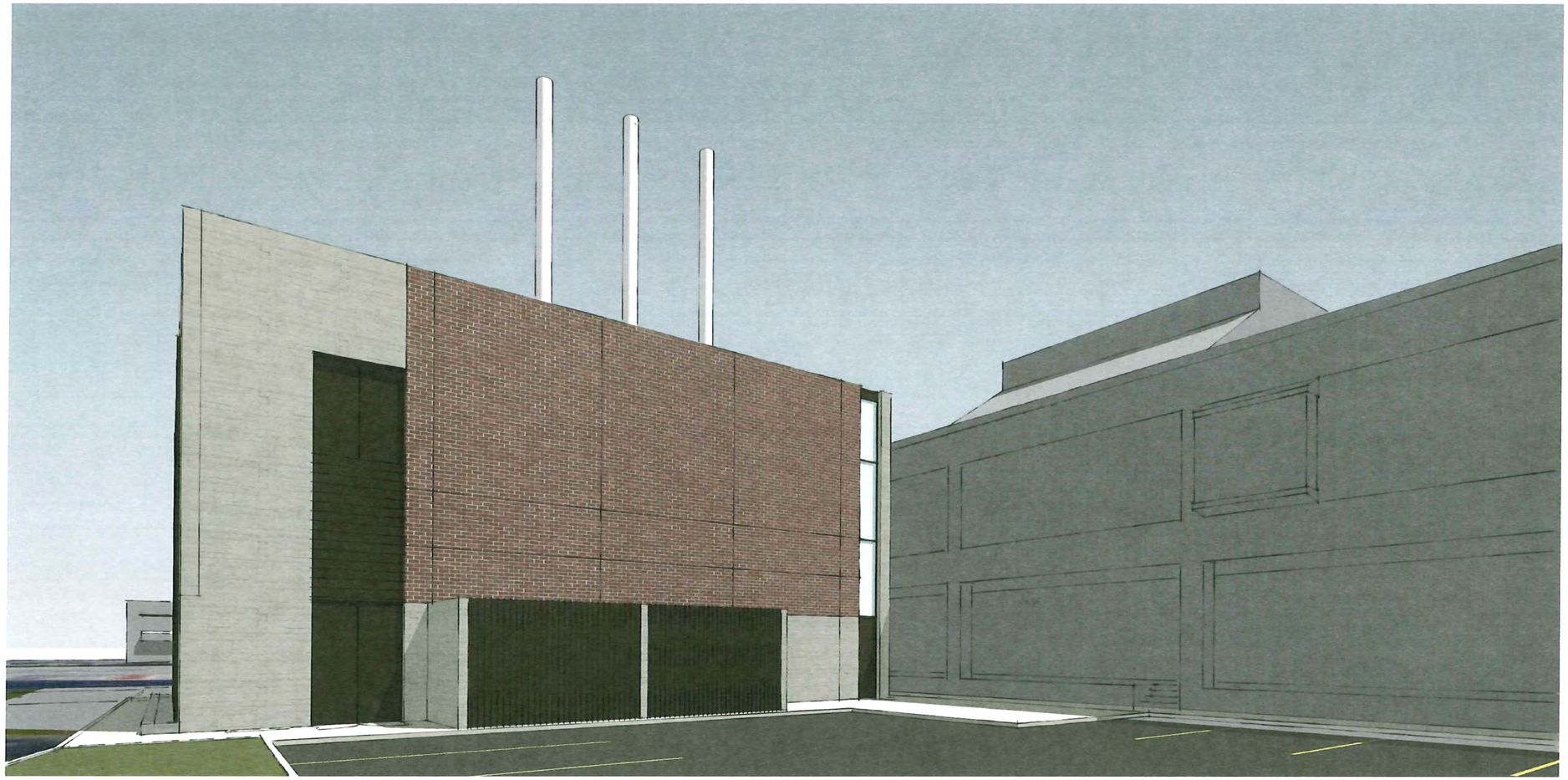
Building Elevations

A201.



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Perspectives

A202.

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LIGHT FIXTURE SCHEDULE

FIXTURE		LIGHT SOURCE						BALLASTS/DRIVERS			INPUT	VOLT	MOUNT	SURFACE	FIXTURE	FIXTURE SPECIFICATION AND ACCEPTABLE MANUFACTURERS		OPTIONS	SEE
ID	DESCRIPTION	TYPE	NO.	DESCRIPTION	WATTS	K	CRI (MIN.)	TYPE	CONTROL	NO.	WATTS			TYPE	DEPTH	MANUFACTURER	CATALOG SERIES		NOTE
OD	16 X 6.5 WALL MOUNTED LIGHT TYPE T4FT DISTRIBUTION	LED	-	12,500 DELIVERED LUMENS	113	4000	70	DR	ON / OFF	1	113	MVOLT	S	W	-	MCGRAW-EDISON CAMPUS STANDARD	GWC	28	1
OE	16 X 6.5 WALL MOUNTED LIGHT TYPE SL4 DISTRIBUTION	LED	-	4,000 DELIVERED LUMENS	34	4000	70	DR	ON / OFF	1	34	MVOLT	S	W	-	MCGRAW-EDISON CAMPUS STANDARD	GWC	28	2
OF	16 X 6.5 WALL MOUNTED LIGHT TYPE SL2 DISTRIBUTION	LED	-	4,000 DELIVERED LUMENS	34	4000	70	DR	ON / OFF	1	34	MVOLT	S	W	-	MCGRAW-EDISON CAMPUS STANDARD	GWC	28	2

NOTE:
SEE SPECIFICATION SECTIONS 26 50 00 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS".
MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

AR = AS REQUIRED
BL = BI-LEVEL SWITCHING
CAB = UNDERCABINET
CL = CLEAR
DALI = ADDRESSABLE, DIMMING <1-100%
DM0 = LED DIMMING 0-10V, 0-100%
DM1 = LED DIMMING 0-10V, 1-100%
DM5 = LED DIMMING 0-10V, 5-100%
DM10 = LED DIMMING 0-10V, 10-100%
DMW = DIM TO WARM LED
DMX = ADDRESSABLE, DIMMING <1-100%
DR = DRIVER
DW = DRYWALL
ELV = ELECTRONIC LOW VOLTAGE DIMMING
EM = EMERGENCY
ES = EXPOSED STRUCTURE
ET = ELECTRONIC BALLAST
F = FLUORESCENT
FD1 = FLUORESCENT DIMMING 1-100%
FD5 = FLUORESCENT DIMMING 5-100%
FD10 = FLUORESCENT DIMMING 10-100%
GRD = GRADE
H = HID
HAL = HALOGEN
HBF = HIGH BALLAST FACTOR
I = INCANDESCENT
LBF = LOW BALLAST FACTOR
LG = LAY-IN GRID
MLV = MAGNETIC LOW VOLTAGE DIMMING
NBF = NORMAL BALLAST FACTOR
OT = OTHER
PD = PENDANT
PL = PLASTER
PS = PULSE START
R = RECESS
RGB = RED, GREEN, BLUE LEDS
RM = REMOTE
S = SURFACE
SPEC = SPECIAL
ST = STANDARD
STN = STONE
SUSP = SUSPENDED
SW = SWITCHING
T = CERAMIC/GLASS TILE
TW = TUNABLE WHITE LED
V = VARIES
W = WALL MOUNTED
WD = WOOD
XFMR = TRANSFORMER

OPTIONS:

1 = POST PAINTED FINISH
2 = REGRESSED ALUMINUM DOOR FRAME
3 = FLAT STEEL DOOR FRAME
4 = FLAT ALUMINUM DOOR FRAME - MITERED CORNERS
5 = STAINLESS STEEL TRIM AND DOOR FRAME
6 = FURNISH WITH SPRING LOADED LATCHES
7 = FURNISH WITH HINGED DOOR
8 = DAMP LOCATION CONSTRUCTION
9 = WET LOCATION CONSTRUCTION
10 = IP65 RATING
11 = IP66 RATING
12 = IP67 RATING
13 = NEMA 4X RATED
14 = IC RATING
15 = ADA COMPLIANT
16 = DOUBLE GASKETED-LENS TO TRIM TO CEILING
17 = TRIPLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING
18 = FURNISH WITH TAMPER RESISTANT HARDWARE
19 = SPARE
20 = SPARE
21 = FURNISH WITH AIR HANDLING CAPABILITY
22 = FURNISH WITH WIRE GUARD
23 = FURNISH WITH ENDCAPS
24 = FURNISH IN LENGTH AS SHOWN
25 = FURNISH WITH SOLID FRONT
26 = FURNISH WITH DUST COVER
27 = CUSTOM FINISH - SELECTION TBD
28 = STANDARD FINISH - SELECTION TBD
29 = FURNISH WITH HOUSE SIDE SHIELD
30 = SPARE
31 = SPARE
32 = SPARE
33 = FURNISH WITH CHAIN MOUNTING
34 = FURNISH WITH RIGID STEM MOUNTING
35 = FURNISH WITH SWIVEL CANOPY
36 = FURNISH WITH ADJUSTABLE AIRCRAFT CABLE MOUNTING
37 = FURNISH WITH ADJUSTABLE MOUNTING HARDWARE
38 = FURNISH WITH MANUFACTURER'S CUSTOM JUNCTION BOX
39 = FURNISH WITH RECESSED SLOPE ADAPTER
40 = SPARE
41 = MATTE DIFFUSE LOW IRIDESCENT REFL.
42 = FURNISH WITH SYMMETRICAL REFLECTOR
43 = FURNISH WITH ASYMMETRICAL REFLECTOR
44 = FURNISH WITH TOP AND BOTTOM LENS
45 = FURNISH WITH LOUVER
46 = FURNISH WITH PERFORATED DIFFUSER
47 = FURNISH WITH EGGCRATE LOUVER
48 = FURNISH WITH SOFTENING LENS
49 = FURNISH WITH PRISMATIC LENS
50 = FURNISH WITH LINEAR SPREAD LENS
51 = FURNISH WITH SPREAD LENS
52 = SPARE
53 = SPARE
54 = FURNISH WITH ROCKER SWITCH
55 = FURNISH WITH INTEGRAL OCC. SENSOR
56 = FURNISH WITH INTEGRAL DAYLIGHT SENSOR
57 = FURNISH WITH INTEGRAL PHOTOCELL
58 = FURNISH WITH REMOTE DRIVER
59 = SPARE
60 = SPARE
61 = FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE
62 = FURNISH WITH FIELD ADJUSTABLE CHEVRONS
63 = FURNISH WITH MIRRORED BACKGROUND
64 = FURNISH WITH INTEGRAL BATTERY
65 = FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS)
66 = FURNISH WITH SELF DIAGNOSTICS
67 = FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST/DRIVER
68 = SPARE
69 = SPARE
70 = SPARE
71 = FURNISH WITH ANTI-MICROBIAL FINISH
72 = CERTIFIED FOR MIL-STD461F
73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RIF-1) FOR EACH DRIVER
74 = FURNISH WITH ACRYLIC LENS WITH INTEGRAL RFI SHIELDING
75 = FURNISH WITH LOW VOLTAGE CONTROL (LVC)
76 = SPARE
77 = SPARE
78 = SPARE
79 = SPARE
80 = SPARE

GENERAL NOTES:

1. VERIFY CEILING T-BAR WIDTH (I.E. 9/16", 15/16", 1.5") WITH THE ARCHITECT/INTERIORS SPECIFICATION PRIOR TO ORDERING LAY-IN FIXTURES.
2. IN ALL INSULATED OR FIRE RATED CEILINGS, THE EC SHALL BE RESPONSIBLE FOR THE PROPER TENTING (OR FIRE BOXING) OF THE RECESSED FIXTURES. FOR PREFAB PRODUCTS REFER TO TENMAT OR SPECIALTY PRODUCTS AND INSULATION.
3. VERIFY DIMMING BALLAST / DRIVER COMPATIBILITY WITH DIMMING CONTROL.
4. IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND IES PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE MAY BE REQUIRED FOR APPROVAL BY THE A/E.
5. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.

LIGHT FIXTURE SCHEDULE NOTES:

1. FIXTURE SHALL BE MOUNTED 30' AFG. EC TO COORDINATE ALL WALL PENETRATIONS PRIOR TO INSTALLATION.
2. FIXTURE SHALL BE MOUNTED 16' AFG. LOCATE FIXTURE ON PERMANENT STRUCTURE OF GENERATOR BUILDING.

SYMBOLS:

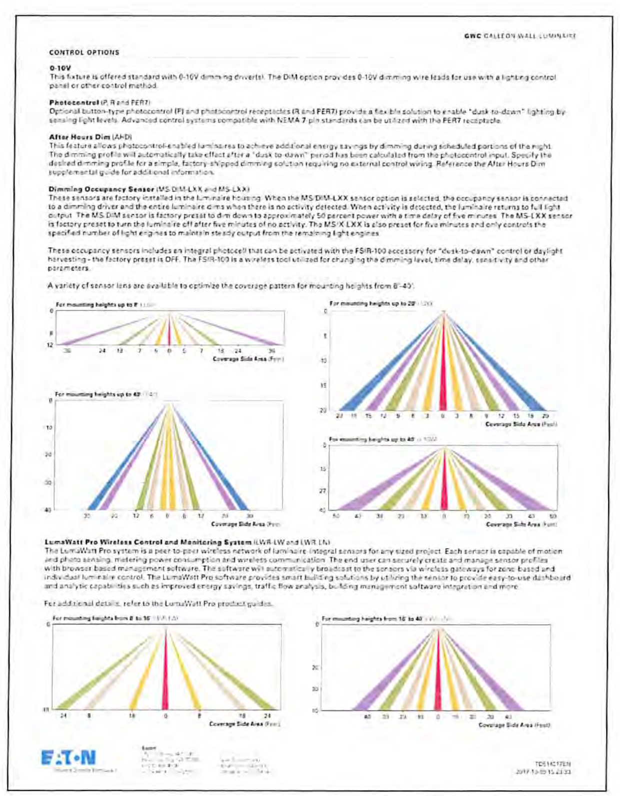
(ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS)

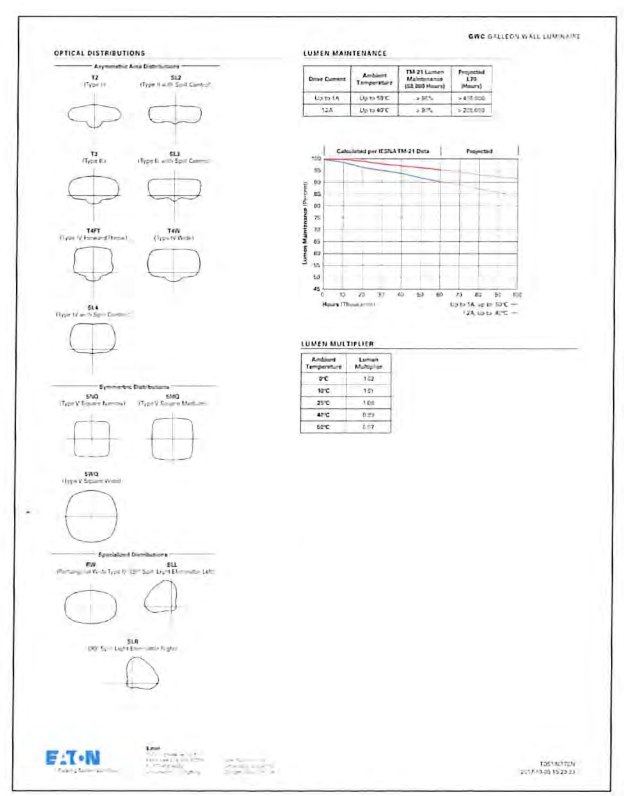
- LIGHTING FIXTURE – CEILING MOUNTED, RECESSED, SURFACE, SUSPENDED
- LIGHTING FIXTURE – WALL MOUNTED
- INDUSTRIAL LIGHT
- LIGHTING FIXTURE – CEILING SURFACE, SUSPENDED, BOLLARD
- LIGHTING FIXTURE – WALL SURFACE
- LIGHTING FIXTURE – CEILING RECESS
- LIGHTING FIXTURE – WALL RECESS
- LIGHT TRACK
- OUTDOOR POLE MOUNTED FIXTURE – SEE LIGHTING POLE AND FIXTURE SCHEDULE
- EMERGENCY BATTERY UNIT
- CEILING MOUNTED EMERGENCY BATTERY UNIT

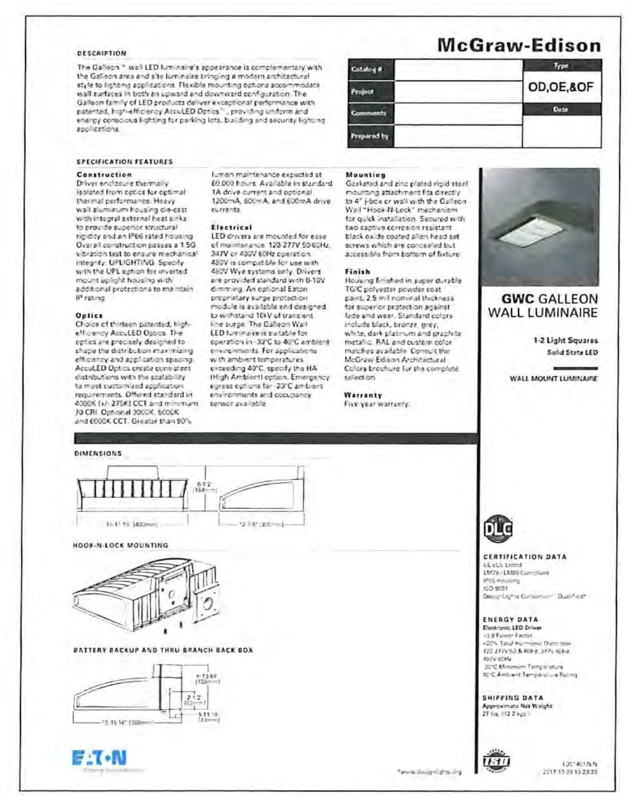
ABBREVIATIONS:

(ALL ABBREVIATIONS SHOWN MAY NOT APPEAR ON DRAWINGS)

ABV ABOVE
AFF ABOVE FINISHED FLOOR
AFG ABOVE FINISHED GRADE
ALT ALTERNATE
ALT SW ALTERNATE SWITCH
ARCH ARCHITECT
BFC BELOW FINISHED CEILING
BFG BELOW FINAL GRADE
BLDG BUILDING
BOL BUILT IN OVERLOAD
BPC BOLTED PRESSURE CONTACT SWITCH
BRKR BREAKER
CB CIRCUIT BREAKER
CKT CIRCUIT
CLG CEILING
CP CONTROL PANEL
CS COMBINATION STARTER
DE DUAL ELEMENT FUSES
DIR DIRECT
DISC DISCONNECT
DN DOWN
EC ELECTRICAL CONTRACTOR
ELEV ELEVATION
EMER EMERGENCY
EMT ELECTRIC METALLIC TUBING
EOL END OF LINE RESISTOR
EP EXPLOSION PROOF
ER EXISTING REMOVE FROM SERVICE
ERL EXISTING RELOCATED
ES EXPOSED STRUCTURE
ETR EXISTING TO REMAIN
EX EXISTING
EWC ELECTRIC WATER COOLER
F FLUSH
FBO FURNISHED BY OTHERS
FDR FEEDER
FIXT FIXTURE
FLUOR FLUORESCENT
FLR FLOOR
FS FLOW SWITCH
FVNR FULL VOLTAGE NON-REVERSING
GC GENERAL CONTRACTOR
GFI GROUND FAULT INTERRUPTED
GRC GALVANIZED RIGID CONDUIT
GRD GROUND
GRDG GROUNDING
GYP GYPSUM BOARD
HOA HAND-OFF-AUTO SWITCH
HVAC HEATING, VENTILATING, & AIR CONDITIONING
HW HEAVYWALL
IL INTERLOCK
IMC INTERMEDIATE METALLIC CONDUIT
JB JUNCTION BOX
kVA KILO VOLTAMPERE
LG LAY-IN GRID
LTG LIGHTING
LV LOW VOLTAGE
LVT LINE VOLTAGE THERMOSTAT
MAG MAGNETIC STARTER
MAN MANUAL STARTER
MC MECHANICAL CONTRACTOR
MCB MAIN CIRCUIT BREAKER
MCC MOTOR CONTROL CENTER
MDP MAIN DISTRIBUTION PANEL
MLO MAIN LUGS ONLY
MSB MAIN SWITCHBOARD
MTD MOUNTED
NIC NOT IN CONTRACT
NU NEAR UNIT
OU ON UNIT
P POLE
PB PUSH BUTTON
PEND PENDANT
PC PLUMBING CONTRACTOR
PE SW PNEUMATIC SWITCH
PLBG PLUMBING
PNL PANEL
PVC POLYVINYL CHLORIDE
R RELAY
RAI REMAIN AS IS
RE/CKT RECONNECT TO EXISTING CIRCUIT
RECEPT RECEPTACLE
RM ROOM
RVS REDUCED VOLTAGE STARTING
S SPLINE
SEL SW SELECTOR SWITCH
SP SW SPEED SWITCH
SURF SURFACE
SW SWITCH
TC TIME CLOCK
TCC TEMPERATURE CONTROL CONTRACTOR
TCP TEMPERATURE CONTROL PANEL
TYP TYPICAL
UG UNDERGROUND
UNIV UNIVERSAL
USS UNIT SUBSTATION
WP WEATHERPROOF
XFMR TRANSFORMER







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

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

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R&D Project No.: 217047.00

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EMERGENCY POWER FACILITY
UNITY POINT MERITER

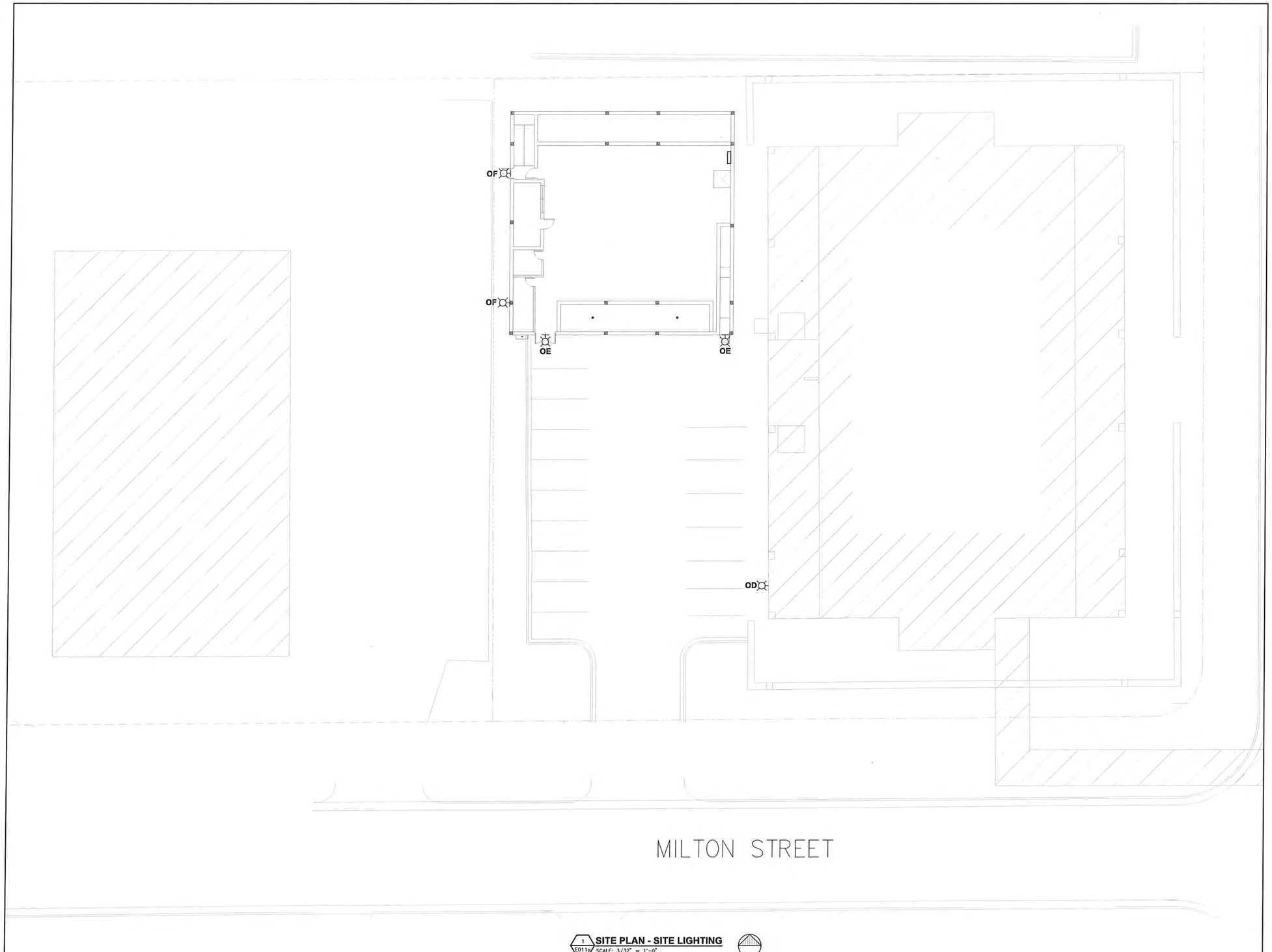
MILTON STREET
MADISON, WISCONSIN

2017.14.00

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

ABBREVIATIONS, SYMBOLS, CUT SHEETS & SCHEDULES

E000a



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

NORTH

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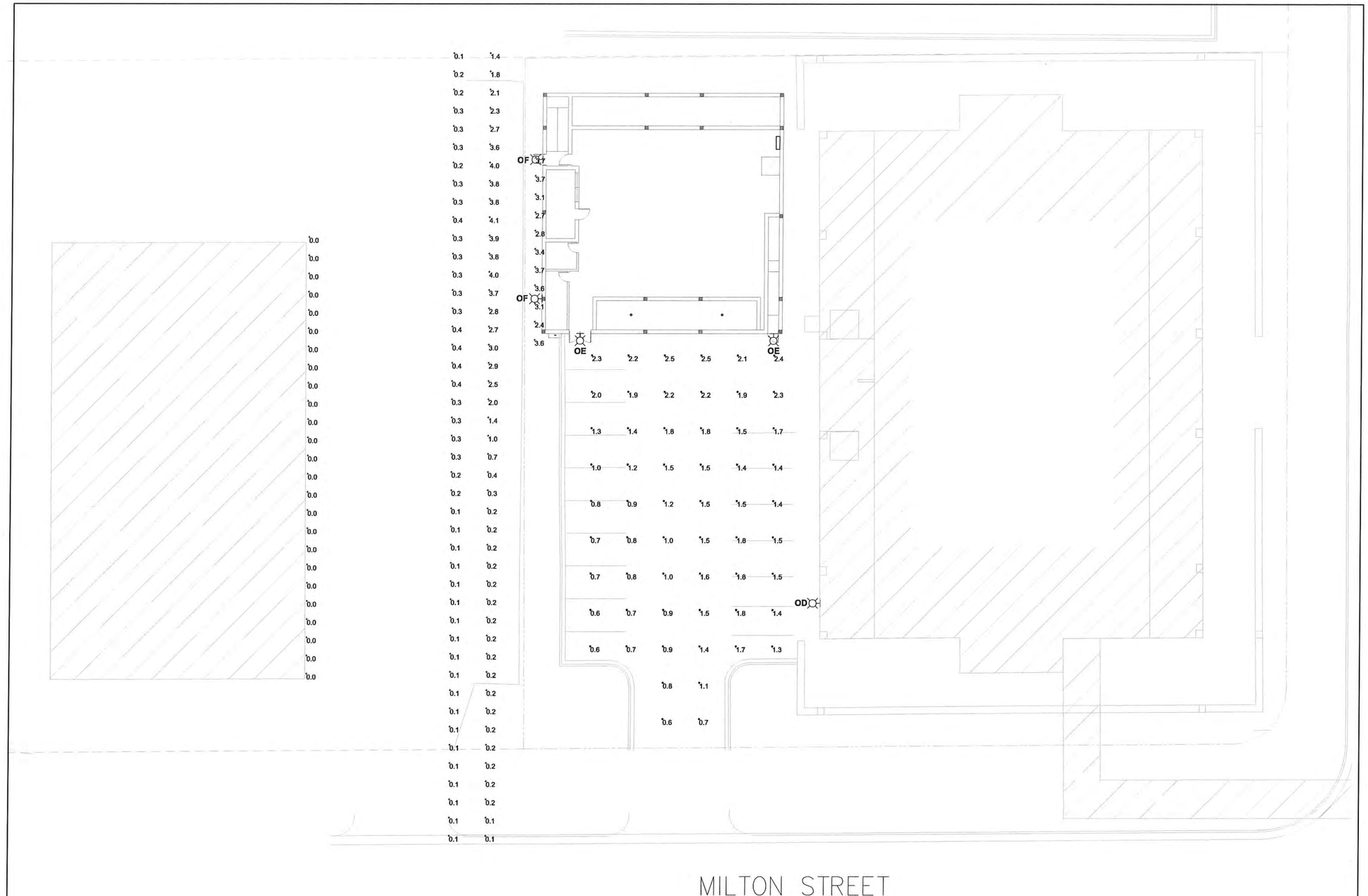
SITE PLAN - SITE LIGHTING

E011a



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

NORTH

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
4' AFG 10' From Prop Line		1.6 fc	4.1 fc	0.1 fc	41.0:1	16.0:1
4' AFG 20' From Prop Line		0.2 fc	0.4 fc	0.1 fc	4.0:1	2.0:1
4' AFG - Adjacent Building		0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Drive		1.4 fc	2.5 fc	0.6 fc	4.2:1	2.3:1
Gen Building Egress Path		3.3 fc	3.7 fc	2.4 fc	1.5:1	1.4:1
Parking - East		1.7 fc	2.4 fc	1.3 fc	1.8:1	1.3:1
Parking - West		1.1 fc	2.3 fc	0.6 fc	3.8:1	1.8:1

Power Statistics

Description	# Luminaires	Total Watts	Area	Density
Power Density	5	249.00 W	6529.44 ft²	0.04 W/ft²

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SITE PLAN - PHOTOMETRICS

E011b