

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
 Date received _____
 Received by _____
 Aldermanic District 12
 Zoning District _____
 Urban Design District 4
 Submittal reviewed by _____ CITY OF MADISON

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.

MAY 1 2018

1. Project Information

Address: 1702 PANKRATZ STREET
 Title: M.S.A. OFFICE BUILDING Planning & Community & Economic Development

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

UDC meeting date requested JUNE 6, 2018

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

AGENDA ITEM #	_____
LEGISTAR #	_____
ALD. DIST.	<u>12</u>

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 JIM TRIATIK Company SULLIVAN DESIGN BUILD
 Street address 1314 EMIL ST. City/State/Zip MADISON WI 53713
 Telephone 608-257-2289 Email JIM@SULLIVANDESIGNBUILD.COM

Project contact person SAME AS ABOVE Company _____
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____

Property owner (if not applicant) MARTY RIFKEN - THE RIFKEN GROUP
 Street address 1402 PANKRATZ ST. City/State/Zip MADISON WI 53704
 Telephone 608-258-4640 Email MARTY@RIFKEN.COM

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***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

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. 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 on FEB., 19, 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 JIM TRIATIK / Jim Triatik Relationship to property ARCHITECT / BUILDER
 Authorized signature of Property Owner Marty Ripker Date 4-30-18

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



1314 EMIL STREET • MADISON, WI 53713

May 2, 2018

City of Madison
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53703

Re: Letter of Intent: new MSA Office building – 1702 Pankratz Street

Introduction

MSA Professional Services is proposing a new 17,000 square foot single story office building on an existing 2.4-acre vacant lot at 1702 Pankratz Street. MSA is an employee owned full service consulting firm consisting of engineers, architects, planners, funding experts, surveyors, GIS experts, and environmental scientists.

Project Site

The site is lot 46 of the Corben Business Campus located just north of Lakeland University and west of Bridges Golf Course. The location is in the SE (Suburban Employment) district and Urban Design District #4.

Project Team:

Applicant: Jim Triatik, AIA
Vice President/ Architect
Sullivan DesignBUILD
1314 Emil Street
Madison, WI 53713
(608) 257-2289 ext. 6805
jim@sullivanandesignbuild.com

Architect: Jim Triatik, AIA
Vice President/Architect
Sullivan DesignBUILD
1314 Emil Street
Madison, WI 53713
(608) 257-2289, ext. 6805
jim@sullivanandesignbuild.com

Civil Engineer: Mike Hackel
Homburg Contractors, Inc.
5590 Monona Drive
Monona, WI
(608) 244-3554
mhackel@homburginc.com

Landscape Architect: Sandy DeVault, L.A.
McKay Nursery Co.
750 South Monroe St.
Waterloo, WI 53594
(920) 478-2121
sdevault@mckaynursery.com

Developer: Marty Rifken
The Rifken Group
1402 Pankratz
Suite 105
Madison WI 53704

We are requesting final approval and appreciate your thoughts and comments on this project.

Sincerely,
Sullivan designBUILD

A handwritten signature in black ink that reads "Jim TRIATIK". The "Jim" is written in a cursive style, while "TRIATIK" is in all caps with a slightly stylized font.

James M. Triatik, A.I.A.
Vice President / Project Architect

Catalog # :

Project :

Prepared By :

Date :



Mirada - XALM Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance silicone optics, die cast aluminum housing, 35,000+ lumens and is available with integral wireless controls.

Features & Specifications

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. 90CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

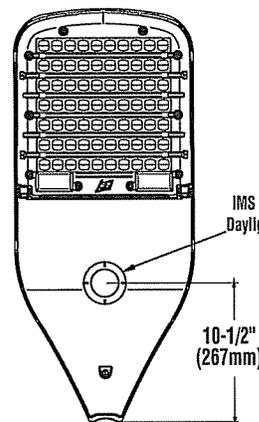
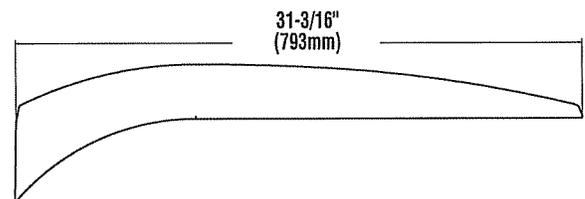
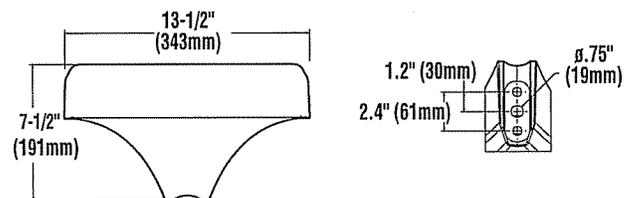
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



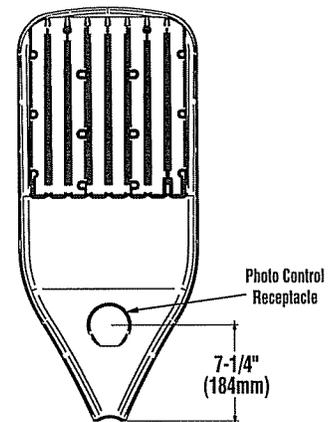
IP66



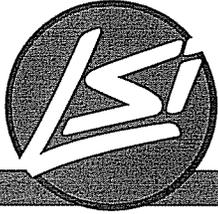
Product Dimensions



Bottom View



Top View



Mirada - XALM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to round or square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels (see page 6 for more details).
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 6 for more details)

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- State of California Title 24.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Lighting Facts Approved.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA*

Lumens	120V	208V	240V	277V	347V	480V	Watts
SS	1.29A	0.75A	0.65A	0.56A	0.45A	0.32A	155
HO	1.98A	1.14A	0.99A	0.86A	0.69A	0.50A	238
VHO	2.58A	1.49A	1.29A	1.12A	0.89A	0.65A	310

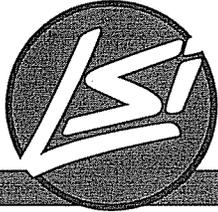
*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE¹

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ²	100 hr ³
0 C	100.0	99.00	98.82	98.65	98.47
10 C	100.0	99.03	98.62	98.22	97.82
20 C	100.0	96.71	94.06	91.48	88.97
25 C	100.0	92.74	86.49	80.67	75.24

- 1 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and In-situ testing.
- 2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

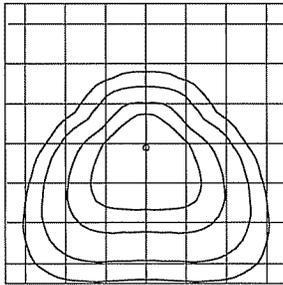
LUMINAIRE EPA CHART - XALM	
	Single 0.6
	D180° 1.1
	D90° 0.9
	T90° 1.9
	TN120° 1.9
	Q90° 2.1



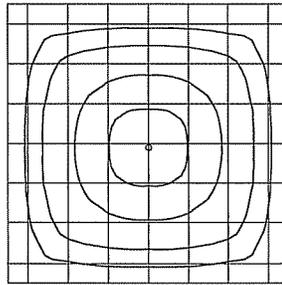
Mirada - XALM Outdoor LED Area Light

Performance (Cont.)

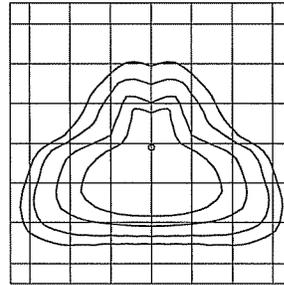
All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP, certified laboratory. ISO footcandle plots below demonstrate the Mirada (XALM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



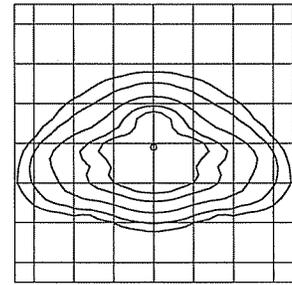
FT



5W



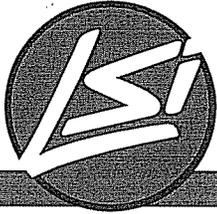
Type 3



Type 2

DELIVERED LUMENS											
Output	Distribution Type	3000K			4000K			5000K			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
SS	2	16488	107	B3-U0-G3	19666	128	B3-U0-G3	19865	129	B3-U0-G3	154
	2-IL	12162	78	B2-U0-G2	13035	83	B2-U0-G2	13035	83	B2-U0-G2	154
	3	17553	114	B2-U0-G3	18874	122	B2-U0-G3	18874	122	B2-U0-G3	154
	3-IL	14552	94	B1-U0-G3	15647	102	B1-U0-G3	16547	102	B1-U0-G3	154
	FT	15926	103	B2-U0-G3	18858	122	B3-U0-G3	18858	122	B3-U0-G3	154
	FT-IL	12406	80	B1-U0-G3	14362	93	B2-U0-G3	14362	93	B2-U0-G3	154
	5W	17716	114	B4-U0-G2	19050	122	B4-U0-G2	19050	122	B4-U0-G2	154
HO	2	24576	102	B4-U0-G3	27148	113	B4-U0-G3	28577	119	B4-U0-G3	242
	2-IL	18173	76	B2-U0-G3	20087	84	B2-U0-G3	21034	88	B3-U0-G3	242
	3	24654	102	B3-U0-G4	27520	114	B3-U0-G4	28667	119	B3-U0-G4	242
	3-IL	20130	83	B2-U0-G4	22471	93	B2-U0-G4	23407	97	B2-U0-G4	242
	FT	24973	104	B3-U0-G4	27876	116	B3-U0-G4	29037	120	B3-U0-G4	242
	FT-IL	18937	79	B2-U0-G4	21139	88	B2-U0-G4	22020	91	B2-U0-G4	242
	5W	25022	103	B5-U0-G3	27932	114	B5-U0-G3	29095	119	B5-U0-G3	242
VHO	2	29971	95	B4-U0-G4	33108	104	B4-U0-G4	34850	110	B4-U0-G4	315
	2-IL	21958	70	B3-U2-G3	24283	77	B3-U2-G3	25414	81	B3-U2-G3	315
	3	30344	97	B3-U0-G4	33872	108	B3-U0-G4	35282	113	B3-U0-G4	315
	3-IL	25003	80	B2-U0-G4	27910	89	B2-U0-G4	29073	93	B2-U0-G4	315
	FT	28742	91	B3-U0-G4	32084	102	B3-U0-G4	33421	106	B3-U0-G5	315
	FT-IL	22382	71	B2-U0-G4	24985	79	B3-U0-G4	26026	83	B3-U0-G4	315
	5W	30756	97	B5-U0-G4	34332	108	B5-U0-G4	35268	111	B5-U0-G4	315

*LED Chips are frequently updated therefore values may increase.



Mirada - XALM Outdoor LED Area Light

Ordering Guide

TYPICAL ORDER EXAMPLE: **XALM FT LED HO 40 UE BRZ ALSC**

Luminaire Prefix	Distribution	Light Source	Lumen Package*	Color Temp	Voltage	Finish	Optional Controls	Options
XALM	2 - Type II 3 - Type III FT - Type FT 5W - Type 5	LED	SS - Super Saver HO - High Output VHO - Very High Output *Consult factory for programmable wattages and lumen packages.	30 - 3000K 40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V) HV - 347-480 Universal Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	<u>Wireless Controls System</u> ^{1,2} ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System - Host/Satellite PCM - Platinum Control System ¹¹ GCM - Gold Control System ¹¹ DIM - 0-10 Volt Dimming (required for satellite fixtures) ³ (Blank) - None <u>Stand-Alone Controls</u> (Blank) - None DIM - 0-10 Volt Dimming (from external signal) ^{3,7} BLS - Bi-level Switching (from external 120-277V signal) ^{3,7} IMS - Integral Motion & Daylight Sensor ^{4,5}	PCR 7P - Photoelectric Control Receptacle ⁶ IL - Internal Louver House Side Shield 90C - 90 CRI ¹²

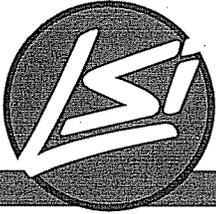
Accessory Ordering Information

Description	Order Number	Description	Order Number
PC120 Photocell for use with PCR option (120V)	122514 ⁹	DFK480 Double Fusing (480V)	DFK480 ⁹
PC208-277 Photocell for use with PCR option (208V, 240V, 277V)	122515 ⁹	FK347 Single Fusing (347V)	FK347 ⁹
PC347 Photocell for use with PCR option (347V)	122516 ⁹	ALSC UNV TL5 - AirLink 5 Pin Twist Lock Controller	661409
PC480 Photocell for use with PCR option (480V)	122518 ⁹	ALSC UNV TL7 - AirLink 7 Pin Twist Lock Controller	661410
FK120 Single Fusing (120V)	FK120 ⁹	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR ¹⁰
FK277 Single Fusing (277V)	FK277 ⁹	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	534239CLR ¹⁰
IMS/PC Remote Configurator Tool	584929	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR ¹⁰
IL - Integral Louver HSS	639915	PMOS480 - 480V Pole-Mount Occupancy Sensor	534240CLR ¹⁰
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ⁹	BKS XBO WM * CLR Wall Mount Bracket	382132CLR

FOOTNOTES:

- 1 - For wireless controls information and accessories, see Controls Section.
- 2 - Requires a Site Manager and override switch. Not compatible with IMS or BLS Option.
- 3 - Not compatible with IMS.
- 4 - Not compatible with DIM, BLS or Wireless Control System.
- 5 - IMS is a Watt Stopper Dual Sensor (Daylight & Motion) which is field adjustable, via a hand held remote illustrater tool, which must be ordered separately.
- 6 - Photocell must be ordered separately. 7 pin standard. See Accessories.

- 7 - Not available with IMS Option or Wireless Control System
- 8 - Factory installed PCR option required. See Options.
- 9 - Fusing must be located in hand hole of pole.
- 10 - To be used in conjunction with PCM/GCM control modules in fixture. Consult factory.
- 11 - Consult factory.
- 12 - Consult factory for DLC qualification information and lead times.



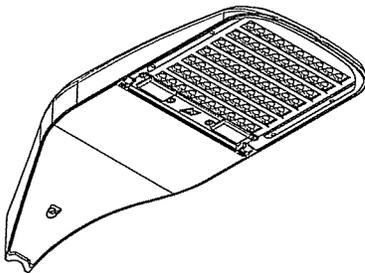
Mirada - XALM Outdoor LED Area Light

Accessories/Options

Integral Louver (IL)

Optional Integral Louver available for improved back-light control without sacrificing street side performance.

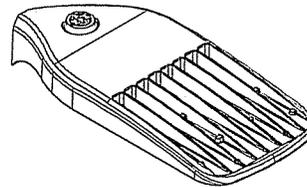
Fixture Shown with Integral Louver (IL)



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with PCR 7P

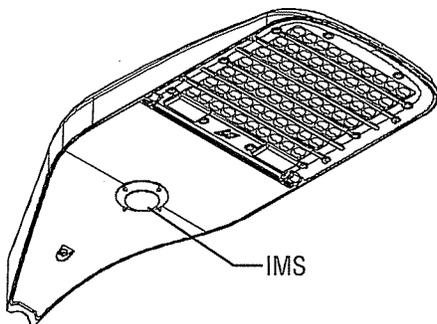


Controls

Occupancy Sensor / Daylight Sensor (IMS)

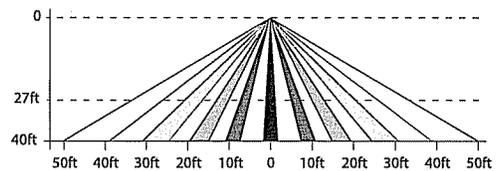
Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. Sensor has a detection cone of approximately 45°, see coverage diagram. Optional configurator tool allows for easy and safe programming of each luminaire from the ground level.

Fixture Shown with IMS

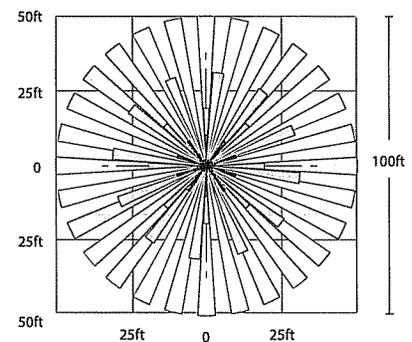


Optional IMS Coverage Diagram

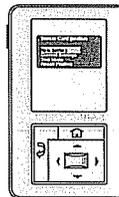
SIDE VIEW

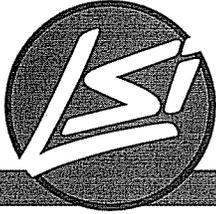


TOP VIEW



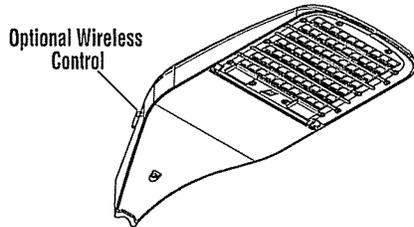
IMS/PC Remote Configurator Tool





Mirada - XALM Outdoor LED Area Light

AirLink™
enabled by Synapse®



Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect up to two (2) sensors into the outdoor AirLink wireless lighting system.

The wireless integrated controller and twist lock controller are compatible with this fixture.

Features

- 2% Utility Grade Power Monitoring
- Up to 80% Savings through smart dimming
- True On/Off functionality via switched relay
- Seamlessly integrates into the outdoor AirLink wireless lighting control solution & Self-healing Mesh Networking
- Relay closes on power loss
- Supports a wide range of LED drivers and fixtures

- Class 1 / Class 2 0-10V Dimming Control
- Direct Connect up to two (2) to 24V Occupancy Sensors and Photocells (consult sales for compatible list)
- Secure, over-the-air upgrades to support future enhancements
- Excellent RF Range — 1,000ft LoS between controllers
- Available in a metal cased version with quick connect terminal blocks
- Lights default to on for safety

Specifications

Regulatory Approvals

- FCC, IC, CE certified
- cULus Listed
- California Title 24 compliant

Power and Performance

- Operating environmental: -40°F to 131°F (-40°C to 55°C)
- Input power: 100–277 VAC +/- 10% (Max 305V) 47/64 Hz
- Switched output: Default ON; Zero Cross Switching
- Load rating: 5A @ 100V to 277V (+/- 10%)
- Dimming: 0–10V control; Output: Class 1/2 - 20mA Source Max / 50mA Sink Max
- Power monitoring: Utility grade - 2% accuracy
- Sensors inputs: 0–10V (photocell sensors), 0–24V (all other sensors); Sensor power supply: 24VDC @ 50mA

Other

- Dimensions: 8.2" L x 2.3" W x 1.3" H (209mm L x 59mm W x 33mm H) without antennas
- Radio: SNAP 2.4 GHz; 802.15.4; +20 dBm Transmit Power; -105 dBm Receive Sensitivity
- Warranty: 5 years

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)



More information
For more information on AirLink, visit our website at www.lsi-airlink.com/airlink

MSA PROFESSIONAL SERVICES, INC.

NEW FACILITY



SHEET LIST - CIVIL / SITE	
Sheet Number	Sheet Name
C000	EXISTING CONDITIONS
C100	SITE PLAN
C101	DETAILS - SITE
C200	GRADING & EROSION CONTROL PLAN - 1702 PANKRATZ
C201	DETAILS - GRADING & EROSION CONTROL
C202	DETAILS - GRADING & EROSION CONTROL
C300	UTILITY PLAN
C301	DETAILS - UTILITY
C400	FIRE ACCESS

SHEET LIST - LANDSCAPING	
L1	LANDSCAPE PLAN

SHEET LIST - SITE / LIGHTING	
SL1	SITE LIGHTING

SHEET LIST - ARCHITECTURAL	
A1.3	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS - COLOR

MSA Professional Services, Inc.
New Facility
1702 Pankratz Street



1314 Emil St., Madison, WI 53713
Tel: (608) 257-2289 Fax: (608) 257-2906

No	Description	Date
1	CITY PLAN REVIEW - 1ST SUBMITTAL	4/24/18
2	URBAN DESIGN DEVELOPMENT	5/02/18

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TITLE SHEET

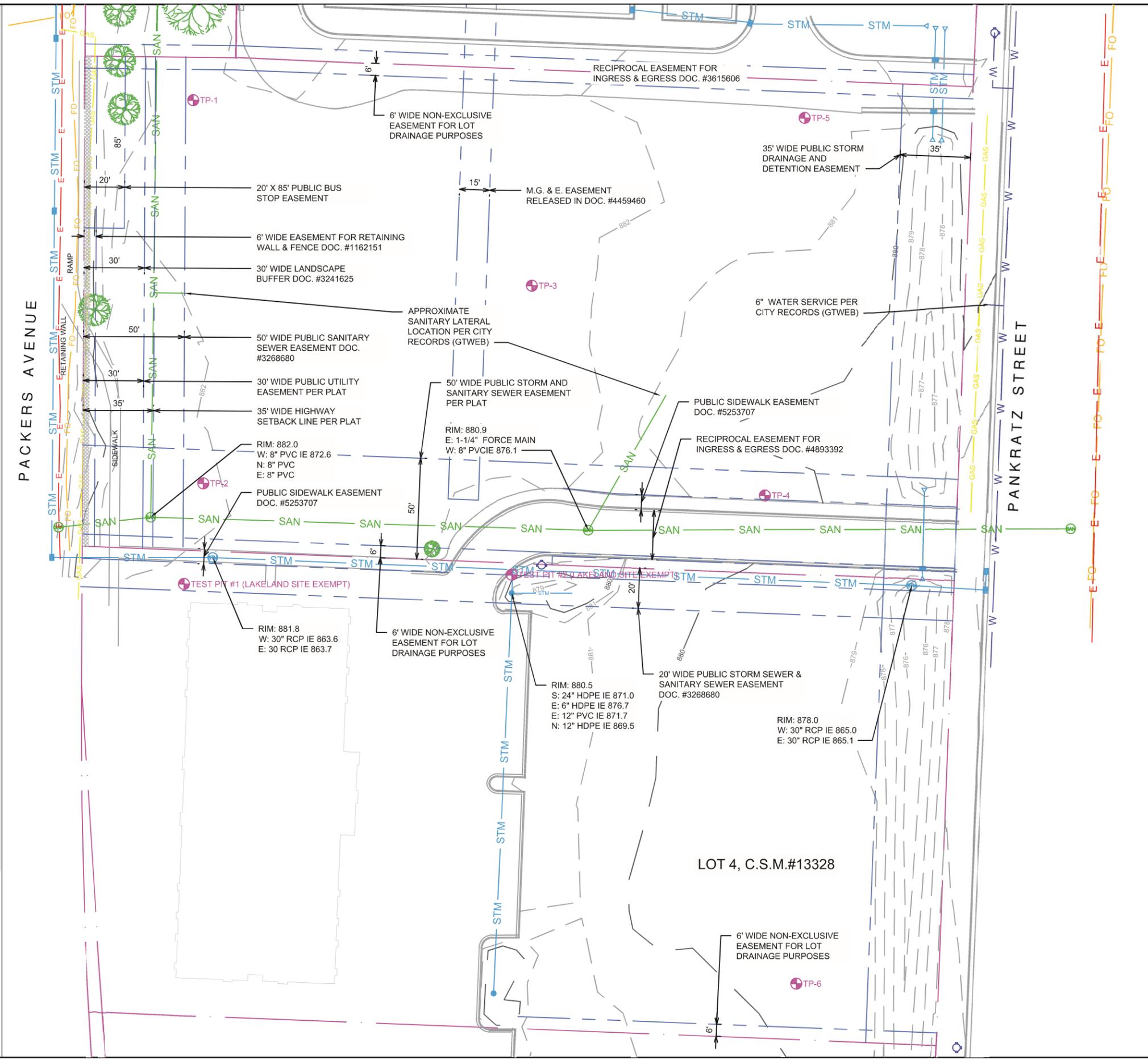
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CHECKER:
DATE: 02/26/18

SHEET NO.
T1.0

18-010

LEGEND

- LIMIT OF CONSTRUCTION
- PROPERTY LINE
- EASEMENT
- 970 MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING GAS MAIN
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD UTILITY
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING COMMUNICATION
- EXISTING FENCE
- EXISTING FORCE MAIN
- WOODLINE
- EXISTING SPOT GRADE
- NO VEHICULAR ACCESS
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING HYDRANT
- EXISTING ELECTRICAL MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CLEANOUT
- EXISTING GREASE INTERCEPTOR
- EXISTING YARD STORM INLET
- EXISTING 2'x3' STORM INLET
- EXISTING VALVE
- EXISTING UTILITY PEDESTAL
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL
- EXISTING GUY WIRE
- CONIFEROUS TREE
- DECIDUOUS TREE



GENERAL CONTRACTOR

Sullivan
designBUILD

1314 EMIL STREET
MADISON, WI 53713
(608) 257-2289

SITE CONTRACTOR

HOMBURG
CONTRACTORS, INC.

5590 Monona Drive
Monona, WI 53716
(608) 222-6597
www.homburginc.com

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A DfIR program for superior environmental performance

PROJECT

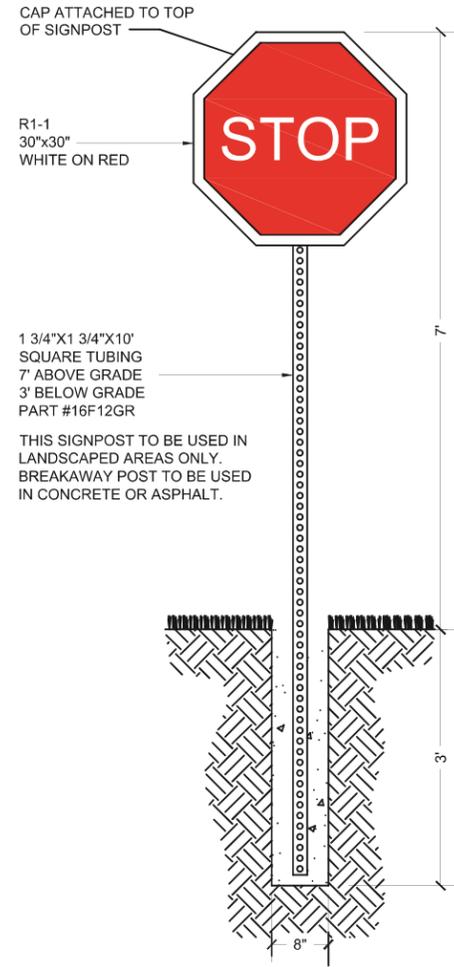
MSA OFFICE BUILDING
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MADISON, WI

ISSUED
2018-04-12 REVIEW

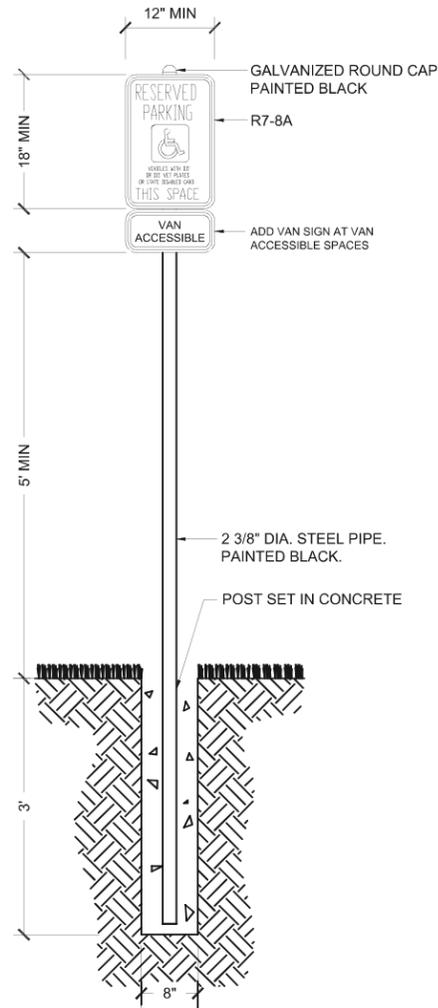
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EXISTING
CONDITIONS

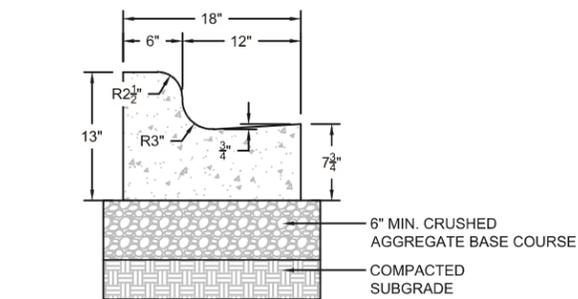
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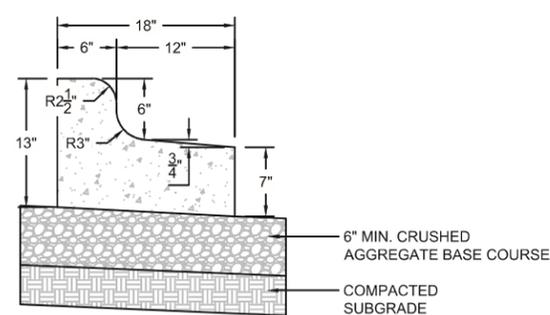
01 STOP SIGN
C101 N.T.S.



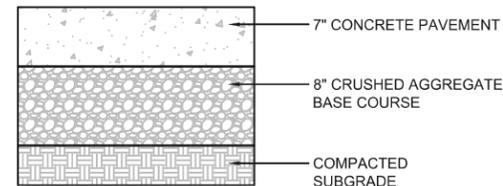
02 DISABLED PARKING SIGN
C101 N.T.S.



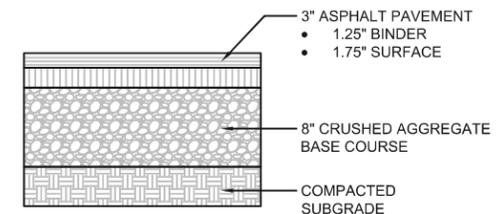
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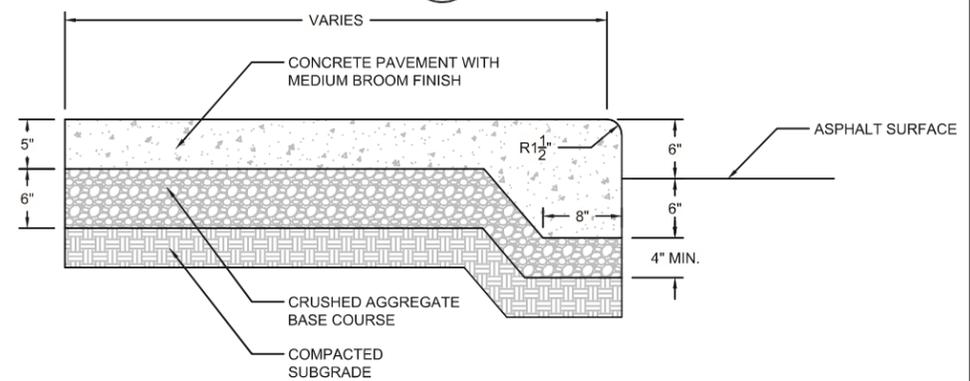
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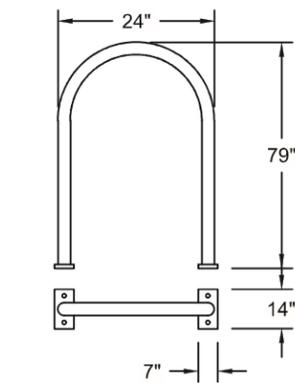
05 CONCRETE PAVEMENT
C101 N.T.S.



06 LIGHT-DUTY ASPHALT PAVEMENT
C101 N.T.S.

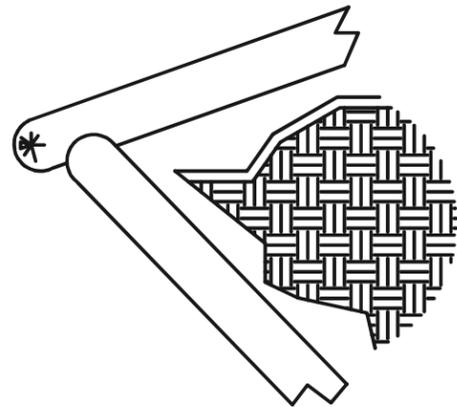


08 CURB FACE CONCRETE SIDEWALK
C101 N.T.S.



05 BIKE RACK
C101 N.T.S.

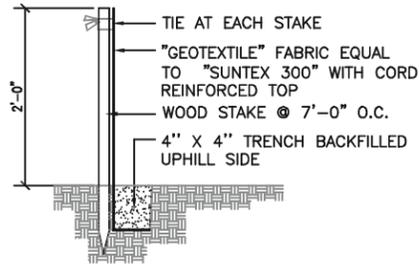
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DATE: 3/21/2018



INSTALLATION PROCEDURE

Lay full socks in a single row with a 4" end to end overlap.

01 SILT SOCK
C201 N.T.S.



INSTALLATION PROCEDURE

- STEP 1: EXCAVATE A 4"x4" TRENCH ALONG PATH OF SILT FENCE.
- STEP 2: STAKE THE SILT FENCE ON DOWNSLOPE SIDE OF TRENCH AND EXTEND 8" OF FABRIC INTO THE TRENCH.
- STEP 3: WHEN JOINTS ARE NECESSARY, OVERLAP ENDS FOR THE DISTANCE BETWEEN THE STAKES.
- STEP 4: BACKFILL AND COMPACT THE EXCAVATED SOIL.

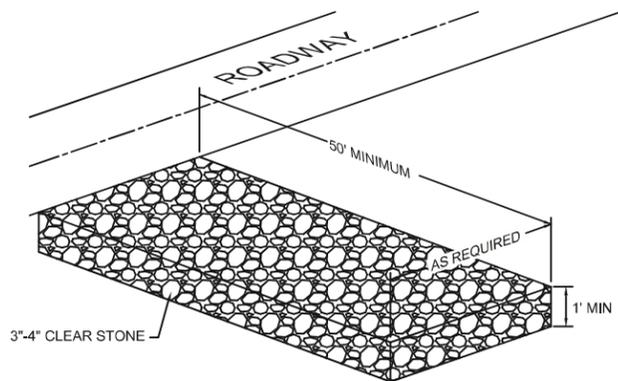
02 SILT FENCE INSTALLATION
C201 N.T.S.

EROSION CONTROL NOTES/SPECIFICATIONS:

1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
2. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. INSTALL TYPE D INLET FILTERS IN ANY STREET INLET RECEIVING RUNOFF FROM THIS SITE. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGSERV/PAL.HTML](http://www.dot.wisconsin.gov/business/engserv/pal.html)
5. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/ORG/WATER/WM/NPS/STORMWATER/TECHSTDS.HTM](http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.
6. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.
7. ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED. MULCH 4:1 SIDESLOPES WITHIN 3 DAYS OF DISTURBANCE IF NOT PERMANENTLY RESTORED.
8. ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISCONSIN D.O.T. SPECIFICATIONS. SEED MIXTURES AND FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE AND SHALL BE ANCHORED INTO THE SOIL BY DISCING. SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
9. FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
10. FOLLOWING ROUGH GRADING, DEEP TILLING WILL BE PERFORMED ON ALL GRADED AREAS OUTSIDE OF BUILDING AND STREET FOOTPRINTS. THE OPERATION SHALL BE ACCOMPLISHED USING TWIN STRAIGHT STEEL SHANKS DRAWN BY TRACKED MACHINERY. EACH SHANK SHALL BE 24 TO 36 INCHES LONG, POSITIONED OVER EACH TRACK.
11. ALL ACCESS POINT TO THE PROJECT SITE MUST HAVE A STONE CONSTRUCTION ENTRANCE.
12. IF RILL EROSION BECOMES PROBLEMATIC, THE CONTRACTOR SHALL APPLY SOIL STABILIZATION POLYMERS ON ALL SLOPES GREATER THAN 10% OR IN PROBLEM AREAS.

SCHEDULE

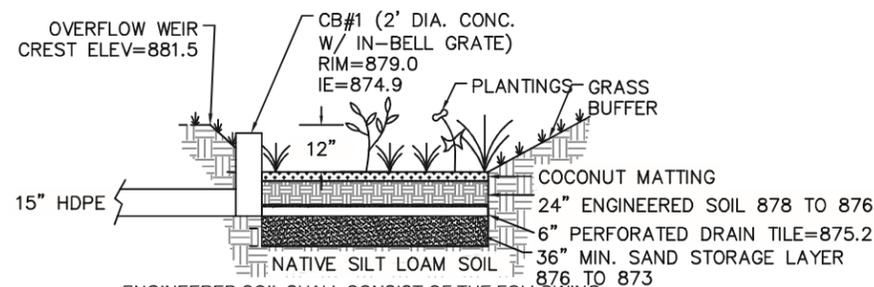
MAY 15, 2018	INSTALL EROSION CONTROL DEVICES
MAY 15 TO NOVEMBER 15, 2018	CONSTRUCT UTILITIES, PARKING LOT AND BUILDING AND RESTORE SITE
MAY 1 TO MAY 15, 2019	CONSTRUCT BIOBASIN AND INFILTRATION BASIN



NOTES:

1. CLEAN UP ANY MATERIAL TRACKED OFF SITE DAILY.
2. REPLACE STONE ENTRANCE WHEN IT BECOMES TOO CLOGGED TO PROVIDE ANY CLEANING BENEFIT.

03 CONSTRUCTION ENTRANCE
C201 N.T.S.

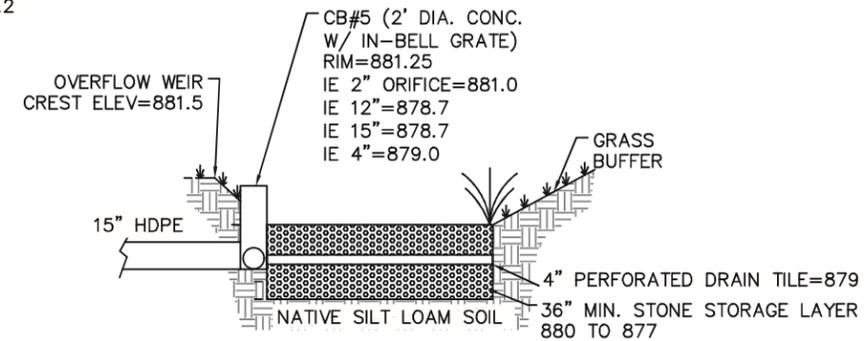


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORP. OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTIONING THE RAIN GARDEN AREA.

04 BIOBASIN DETAIL
C201 N.T.S.



05 RAIN GARDEN DETAIL
C201 N.T.S.

GENERAL CONTRACTOR



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MADISON, WI 53713
(608) 257-2289

SITE CONTRACTOR



5590 Monona Drive
Monona, WI 53716
(608) 222-8597
www.homburginc.com



PROJECT

MSA OFFICE BUILDING
1702 PANKRATZ ST
MADISON, WI

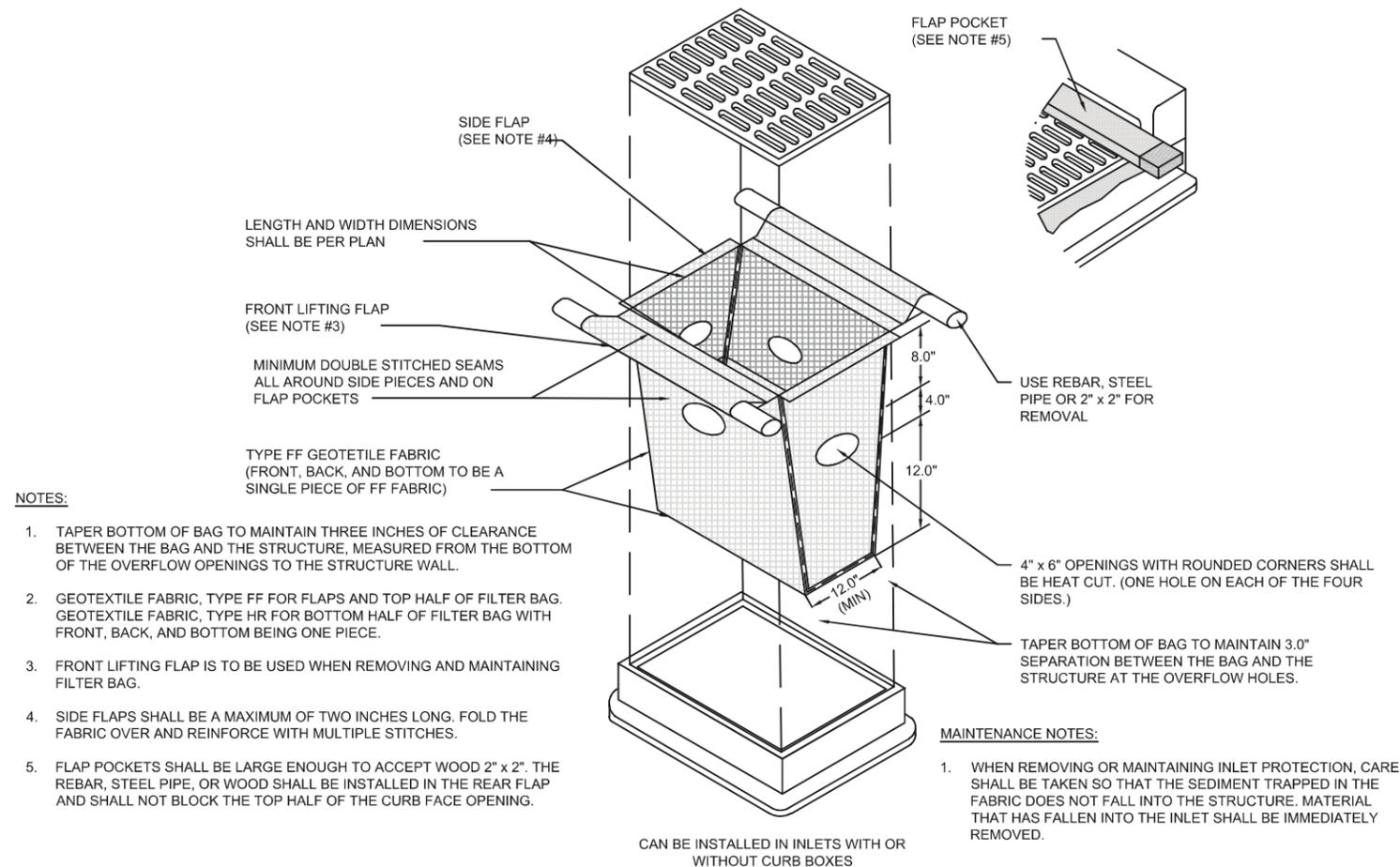
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2018-04-17 CITY SUBMITTAL

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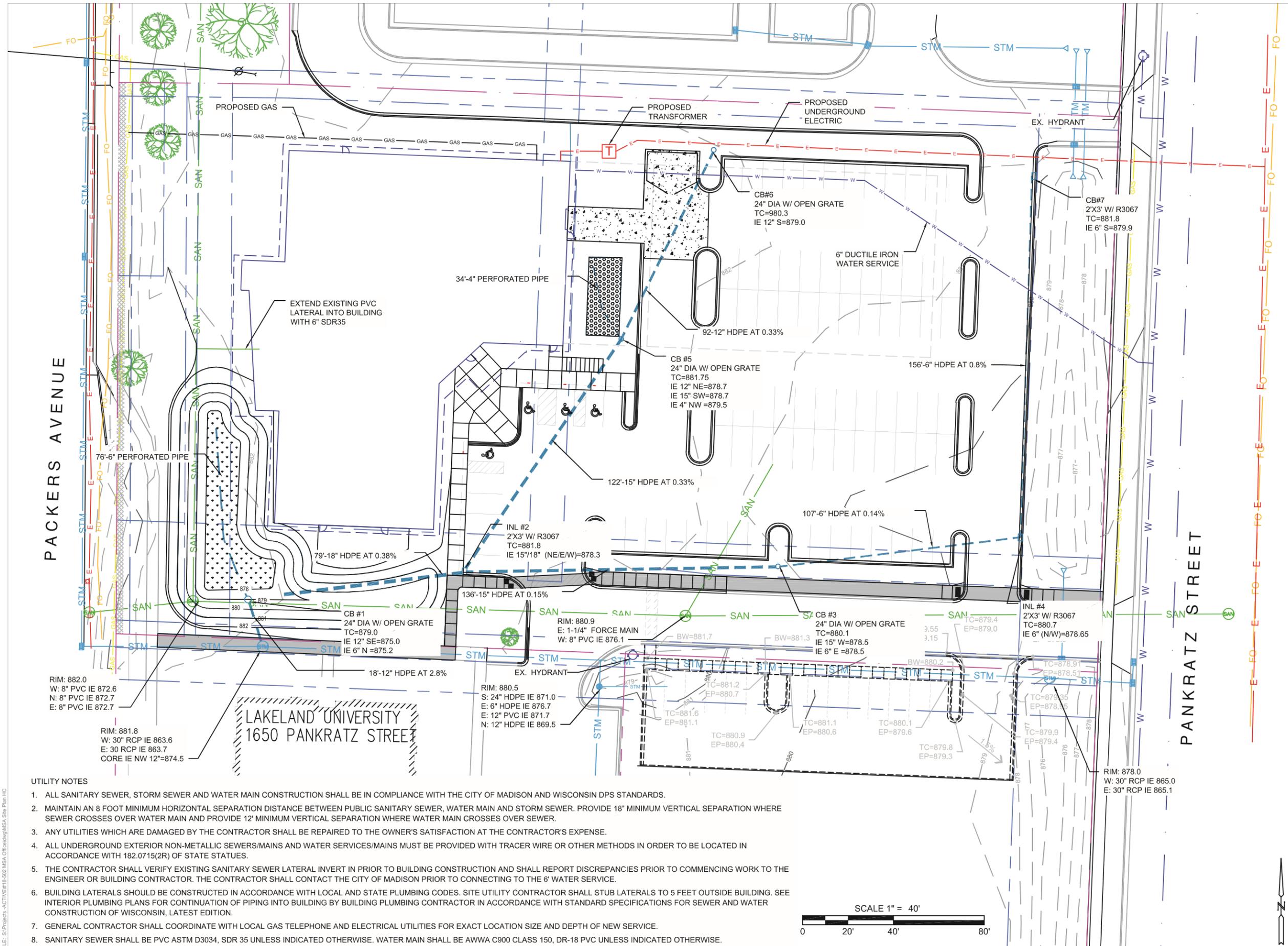
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DETAILS - GRADING & EROSION CONTROL

C 201



01 INLET PROTECTION TYPE D
C202 N.T.S.



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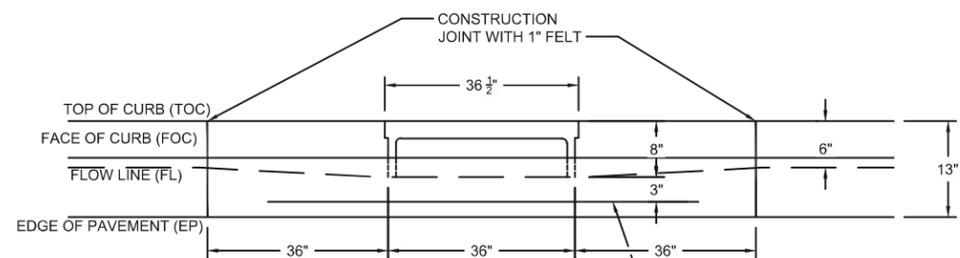
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UTILITY PLAN
C 300

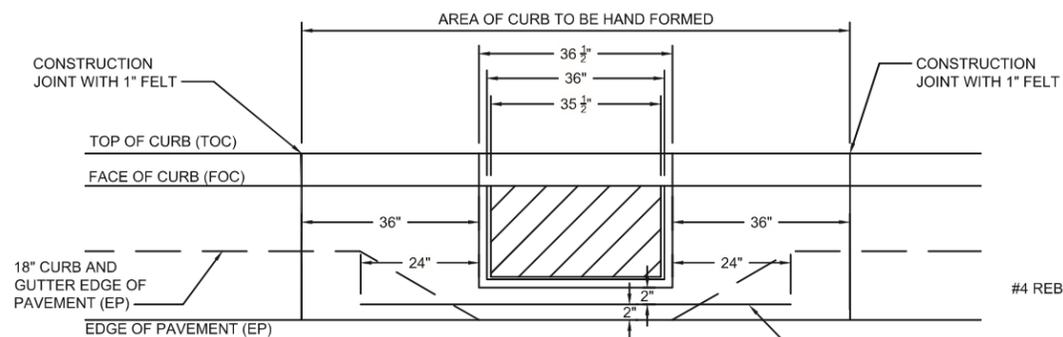
- UTILITY NOTES
1. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DPS STANDARDS.
 2. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12' MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 3. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 4. ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
 5. THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT IN PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON PRIOR TO CONNECTING TO THE 6" WATER SERVICE.
 6. BUILDING LATERALS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERALS TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION OF WISCONSIN, LATEST EDITION.
 7. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
 8. SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE. WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.



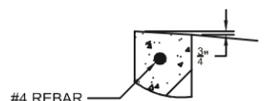
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FRONT ELEVATION

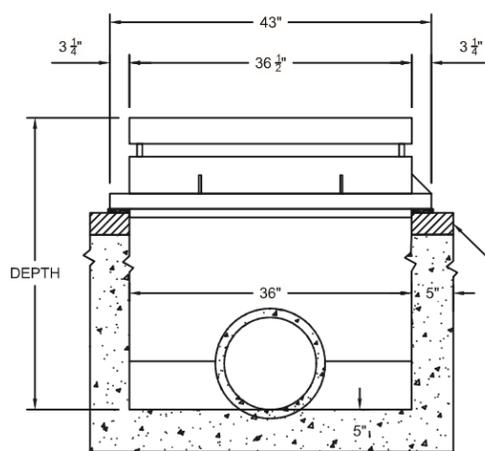


PLAN VIEW

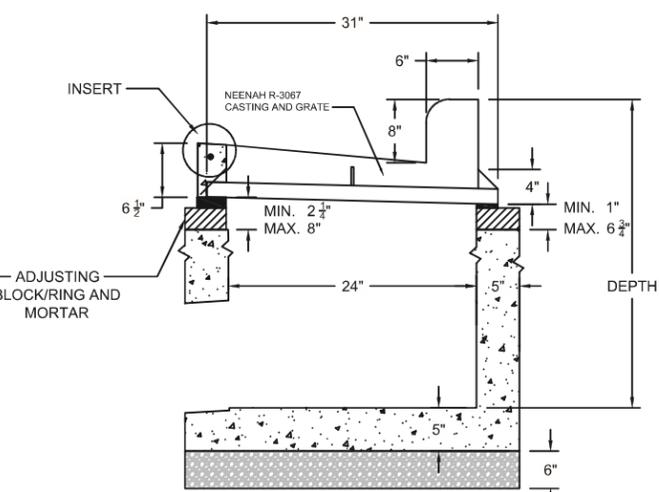


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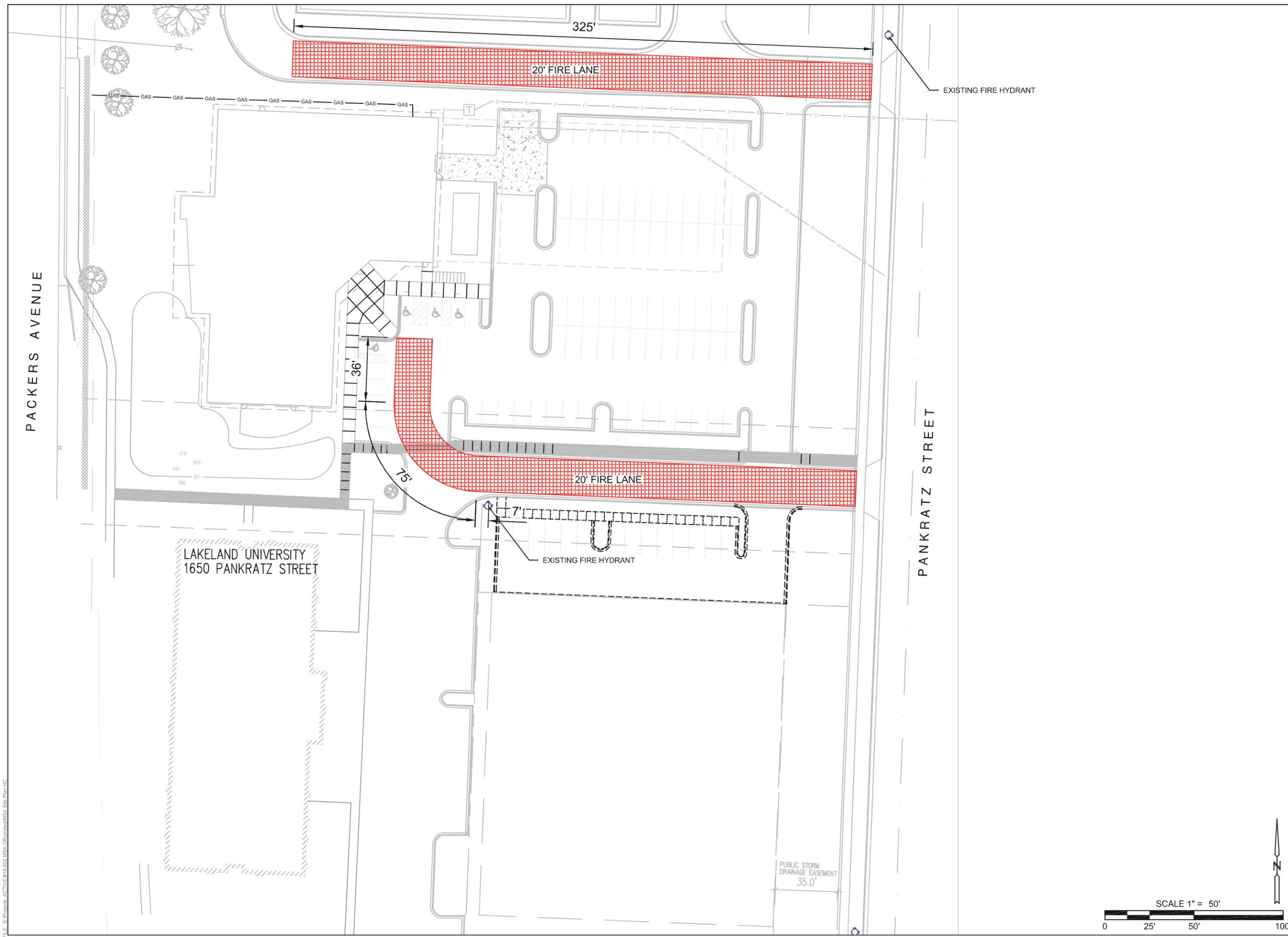


TYPICAL FRONT SECTION
INLET DEPTH AS PER PLAN



TYPICAL SECTION
INLET DEPTH AS PER PLAN

1 H-INLET
C301 N.T.S.



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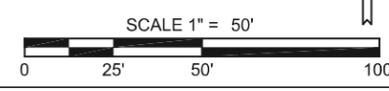
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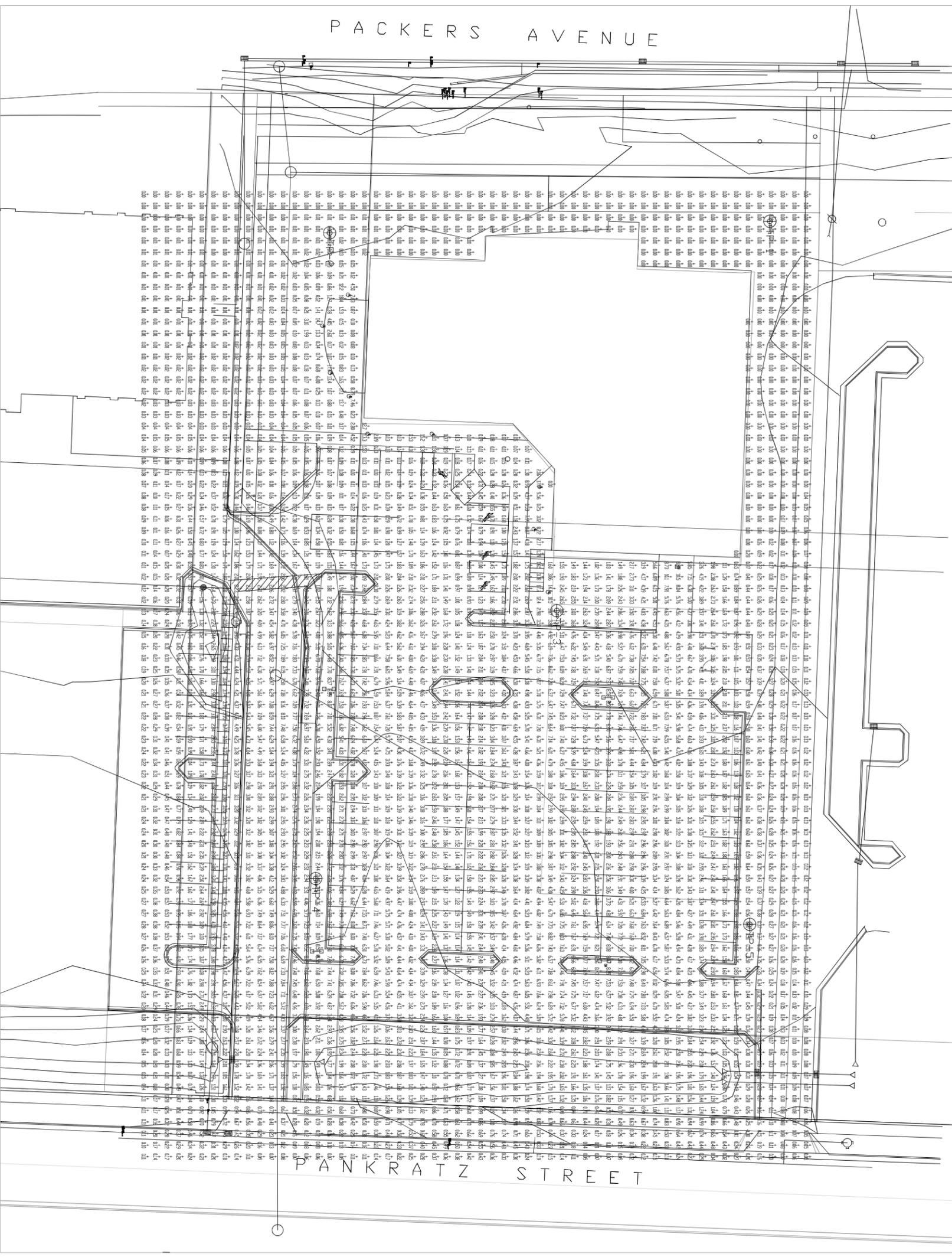
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FIRE ACCESS

C 400





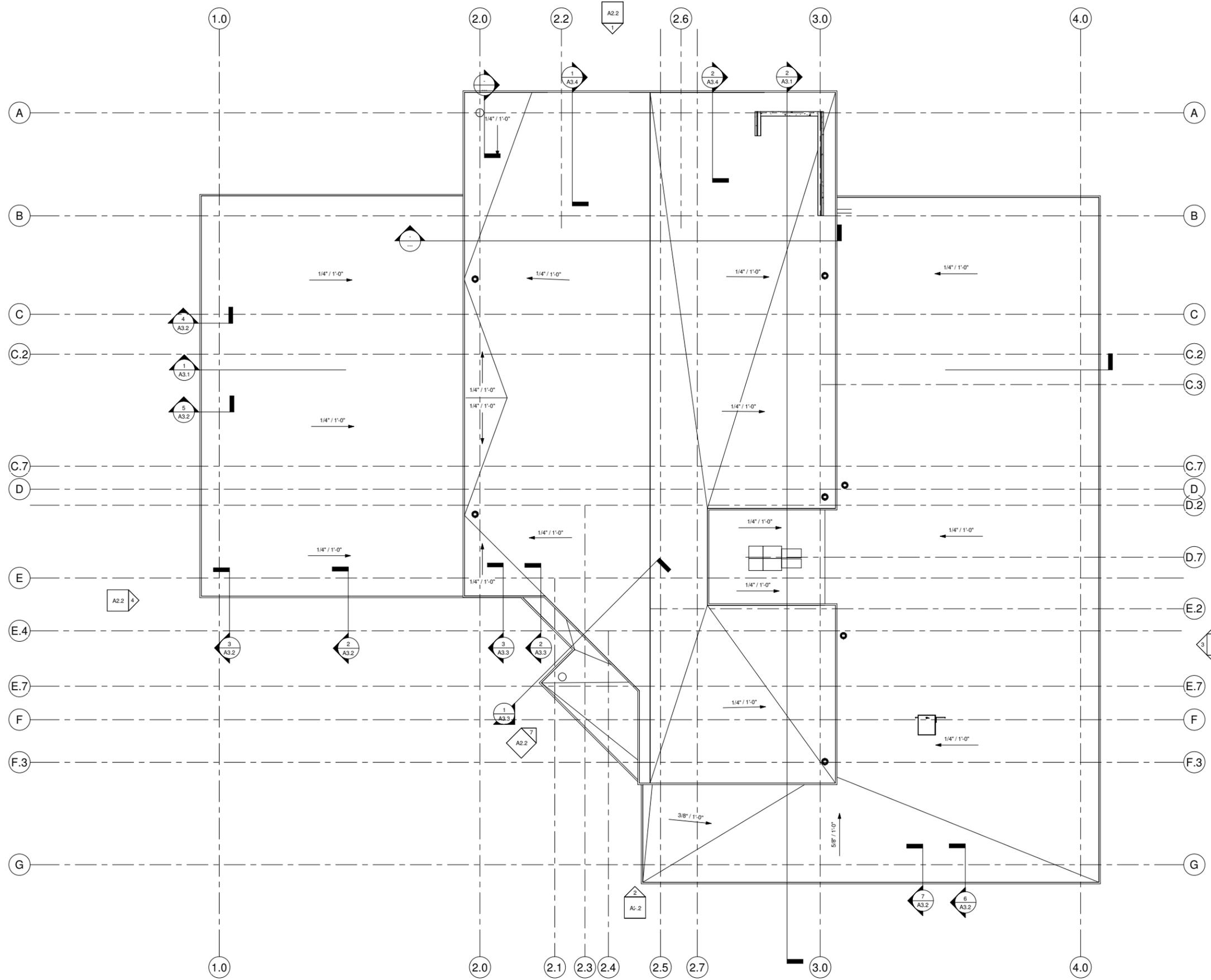
PACKERS AVENUE

PANKRATZ STREET



MSA PROFESSIONAL SERVICES, INC.
 NEW FACILITY
 1702 PANKRATZ STREET, MADISON, WI

SITE LIGHTING PHOTOMETRICS
 SL1



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



MSA Professional Services, Inc.
New Facility
1702 Pankratz Street



1314 Emil St., Madison, WI 53713
Tel: (608) 257-2289 Fax: (608) 257-2906

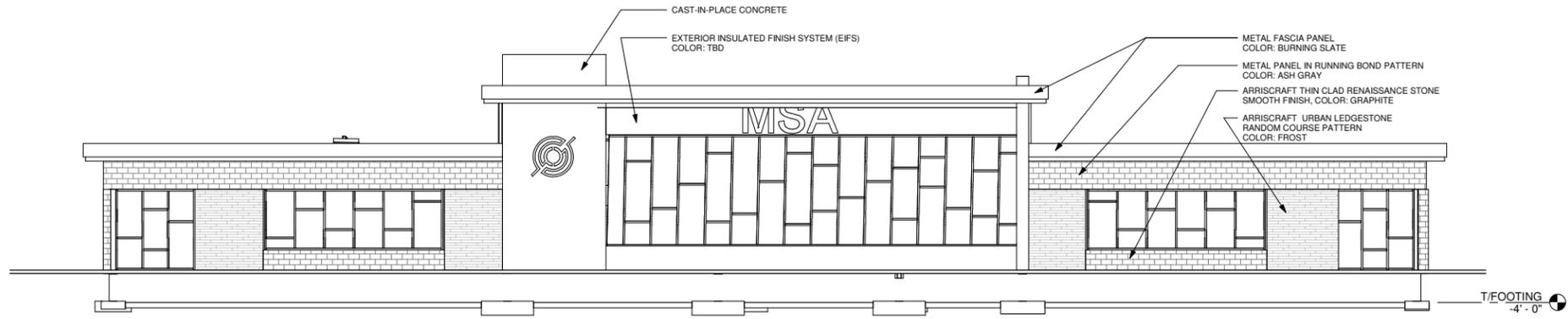
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No.	Description	Date
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3		
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ROOF PLAN

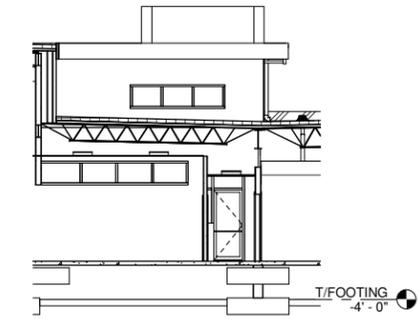
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DATE: 05/02/18

SHEET NO.
A1.3

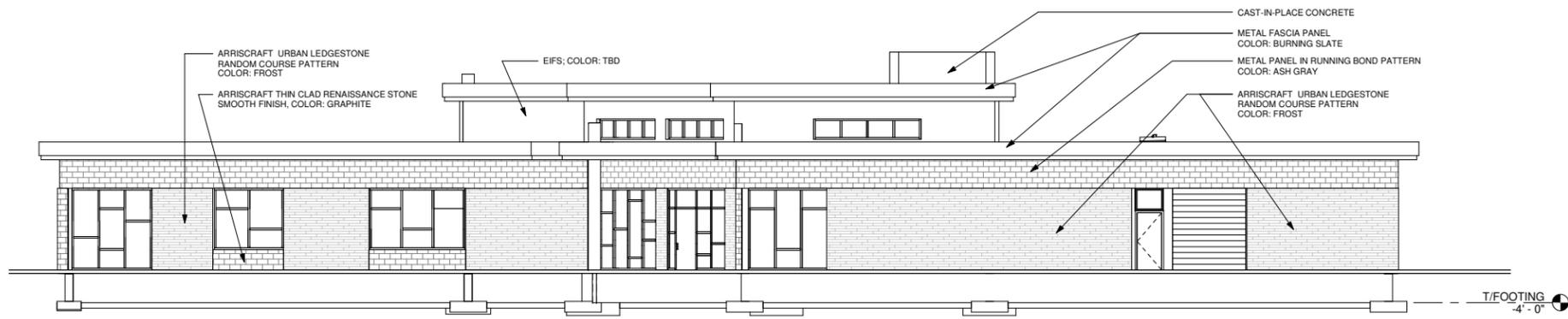
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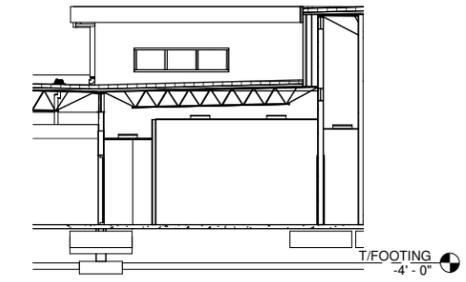
④ WEST ELEVATION
1/8" = 1'-0"



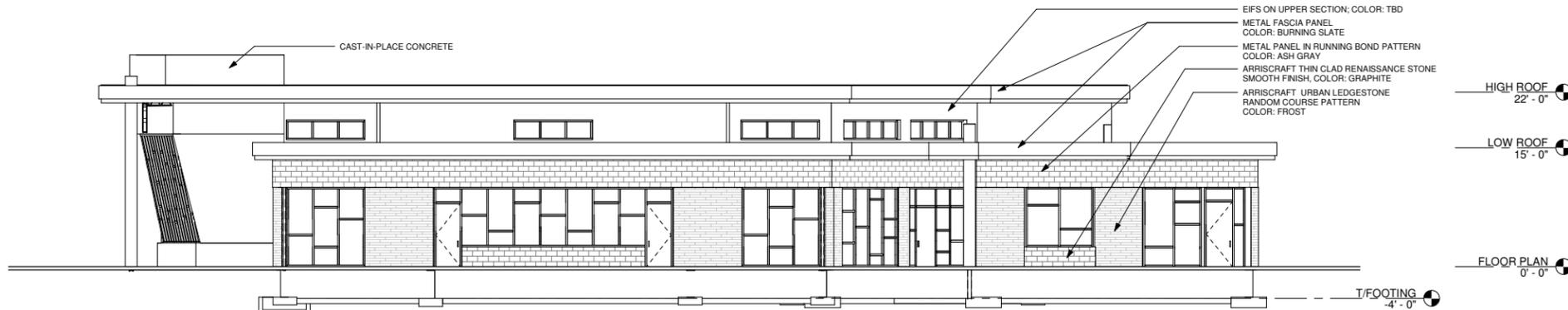
⑤ ROOFTOP ALCOVE - EAST
1/8" = 1'-0"



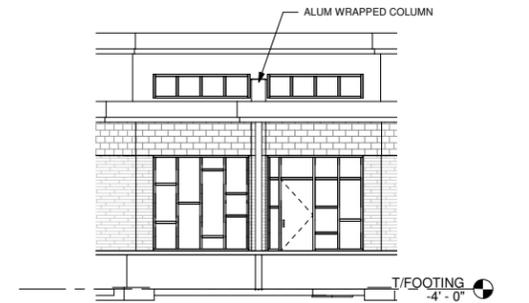
① EAST ELEVATION
1/8" = 1'-0"



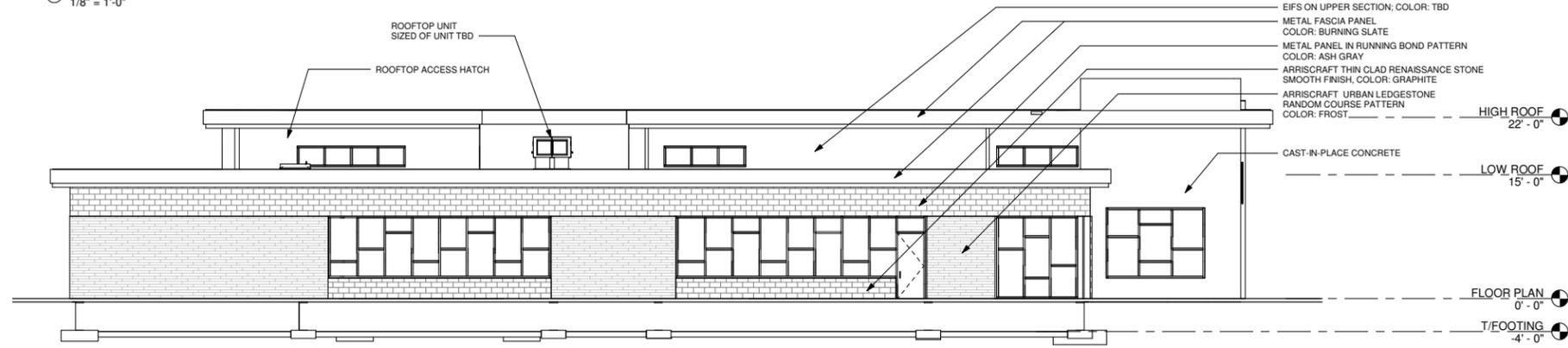
⑥ ROOFTOP ALCOVE - WEST
1/8" = 1'-0"



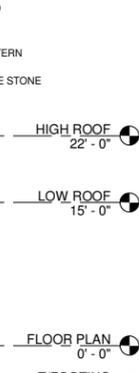
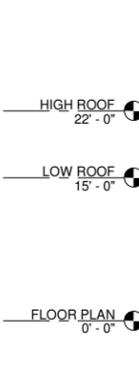
② SOUTH ELEVATION
1/8" = 1'-0"



⑦ ENTRY STOREFRONT
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



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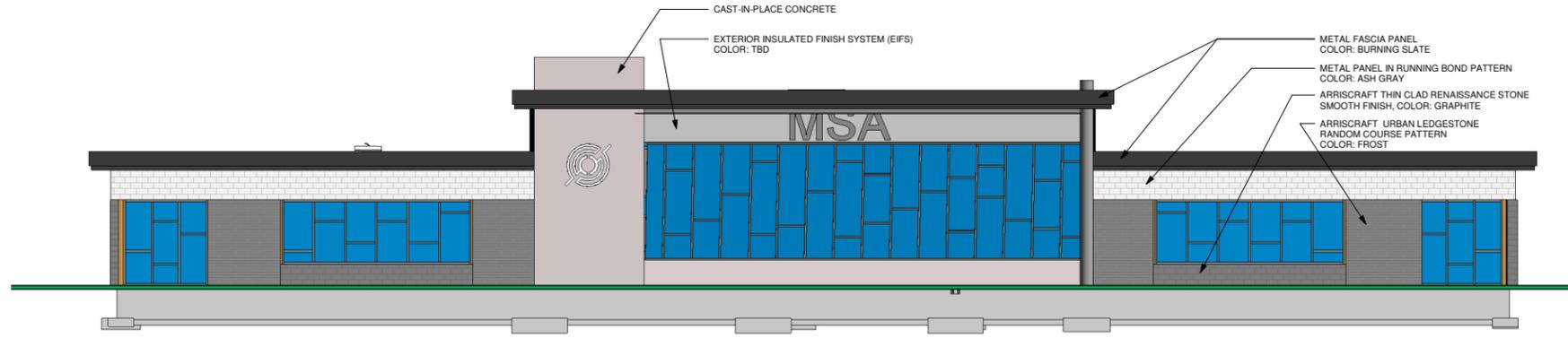
Revision Schedule	
No.	Date

DRAWING NAME:
EXTERIOR ELEVATIONS

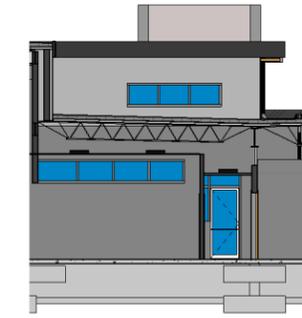
SHEET NO.
A2.1

SCALE:
DRAWN BY: Author
DATE: 02/06/18

18-010



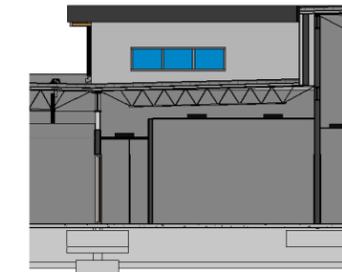
1 WEST ELEVATION - COLOR
1/8" = 1'-0"



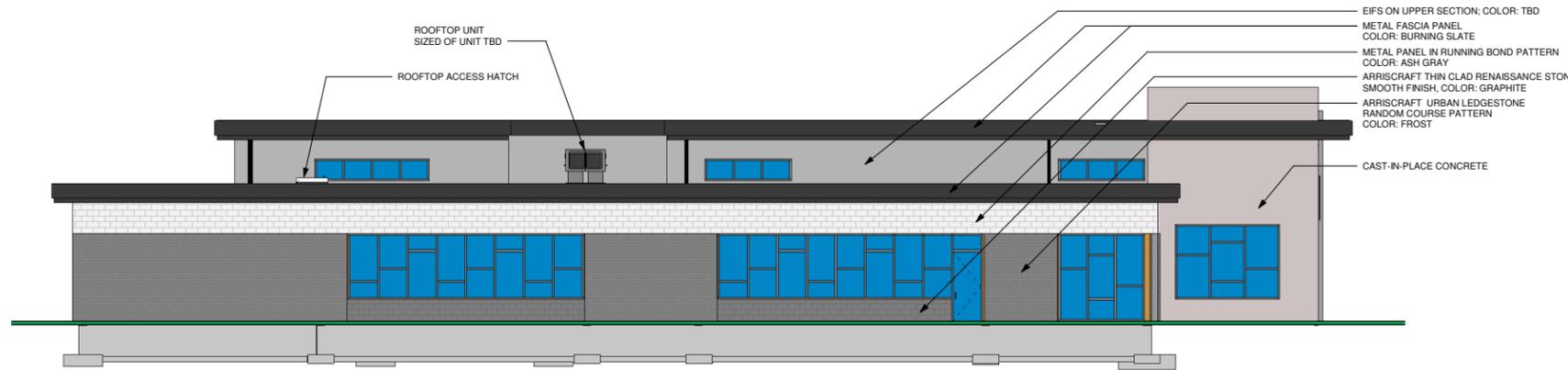
5 ROOFTOP ALCOVE - EAST - COLOR
1/8" = 1'-0"



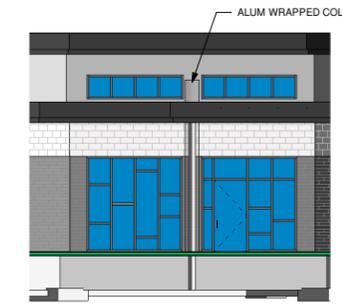
2 EAST ELEVATION - COLOR
1/8" = 1'-0"



6 ROOFTOP ALCOVE - WEST - COLOR
1/8" = 1'-0"



3 NORTH ELEVATION - COLOR
1/8" = 1'-0"



7 ENTRY STOREFRONT - COLOR
1/8" = 1'-0"



4 SOUTH ELEVATION - COLOR
1/8" = 1'-0"

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Revision Schedule		Date
No.	Description	

DRAWING NAME:
EXTERIOR ELEVATIONS -
COLOR

SHEET NO.
A2.2

SCALE:
DRAWN BY: Author
DATE: 04/30/18

18-010