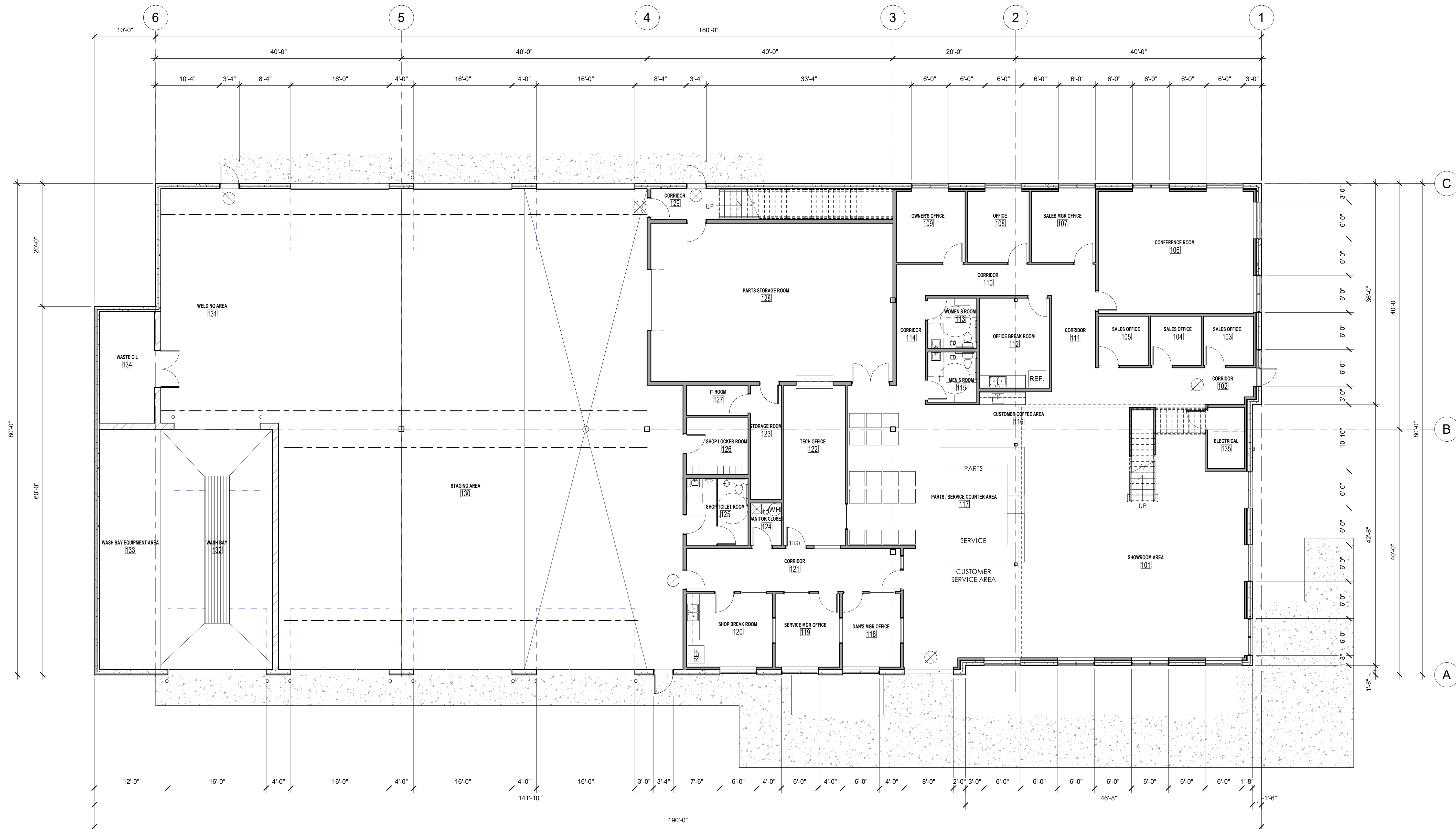


OVERALL FIRST FLOOR
PLAN

SHEET TITLE

PROPOSED NEW BUILDING FOR:
VERMEER
4082 W. HOEPKER ROAD
MADISON, WI



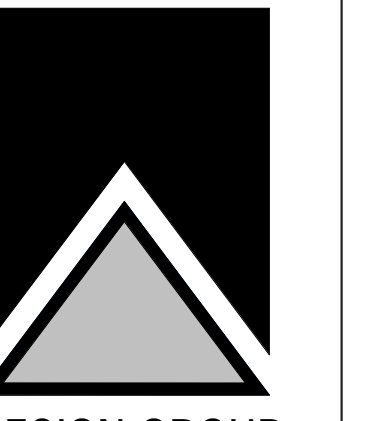
1 OVERALL FLOOR PLAN
1/8" = 1'-0"

JOB:	3114
DRAWN:	CK
CHECKED:	DF
DATE:	03/18/2019
SHEET:	

A1.0

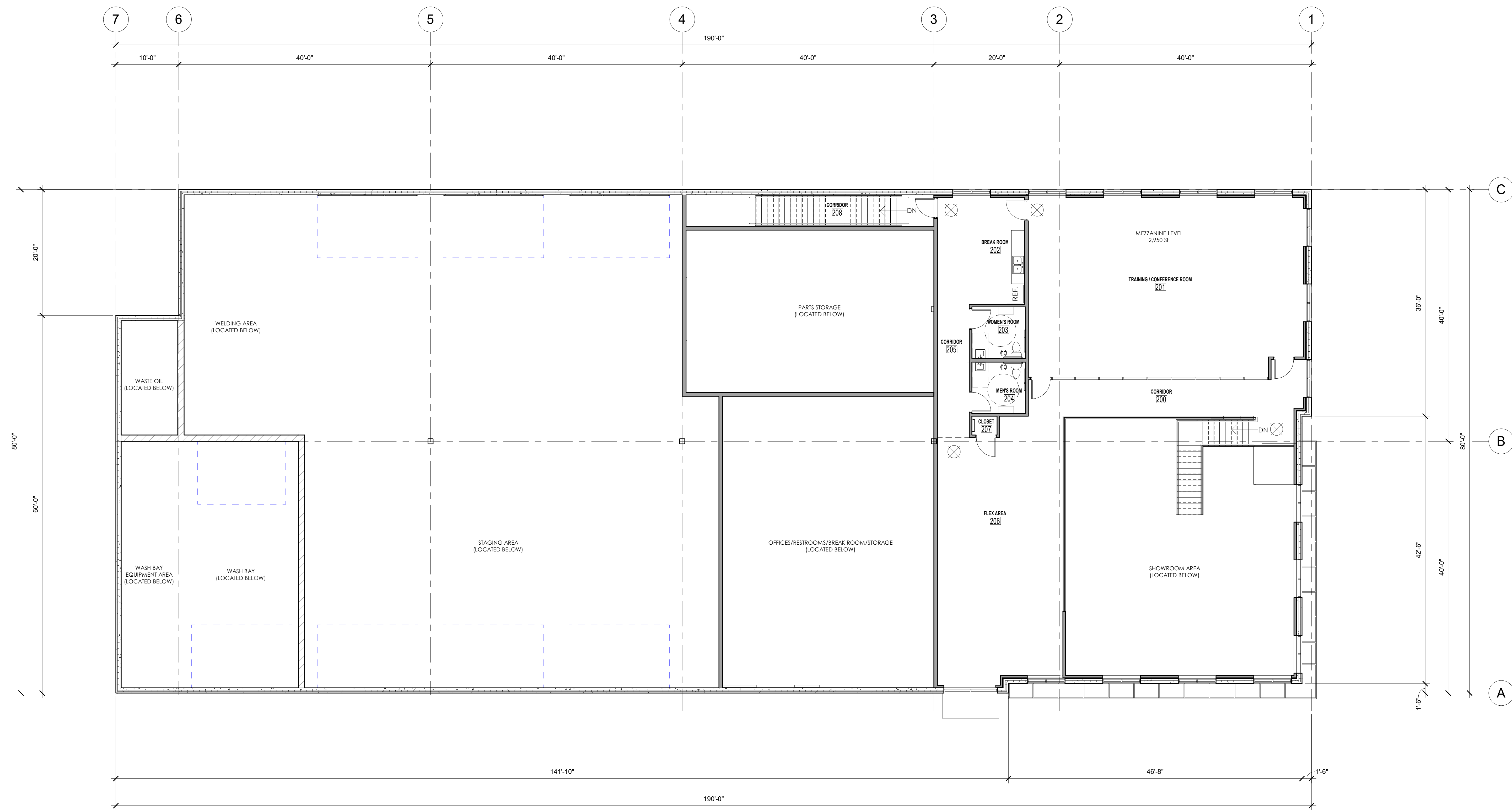


APPLICABLE TO ALL PLAN VIEWS



SHEET TITLE
MEZZANINE FLOOR PLAN

PROPOSED NEW BUILDING FOR:
VERMEER
4082 W. HOEPKER ROAD
MADISON, WI



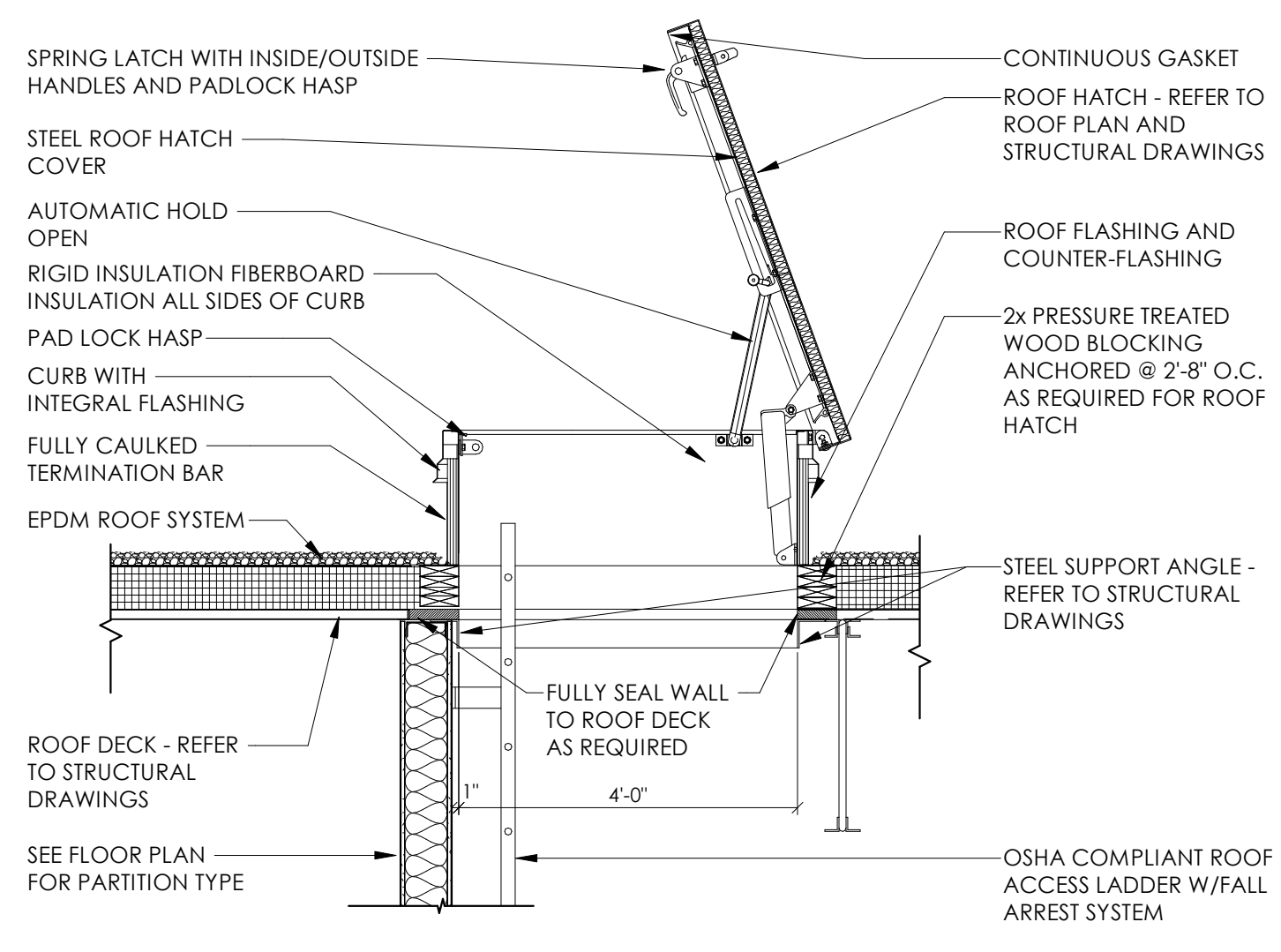
1 MEZZANINE PLAN
1/8" = 1'-0"



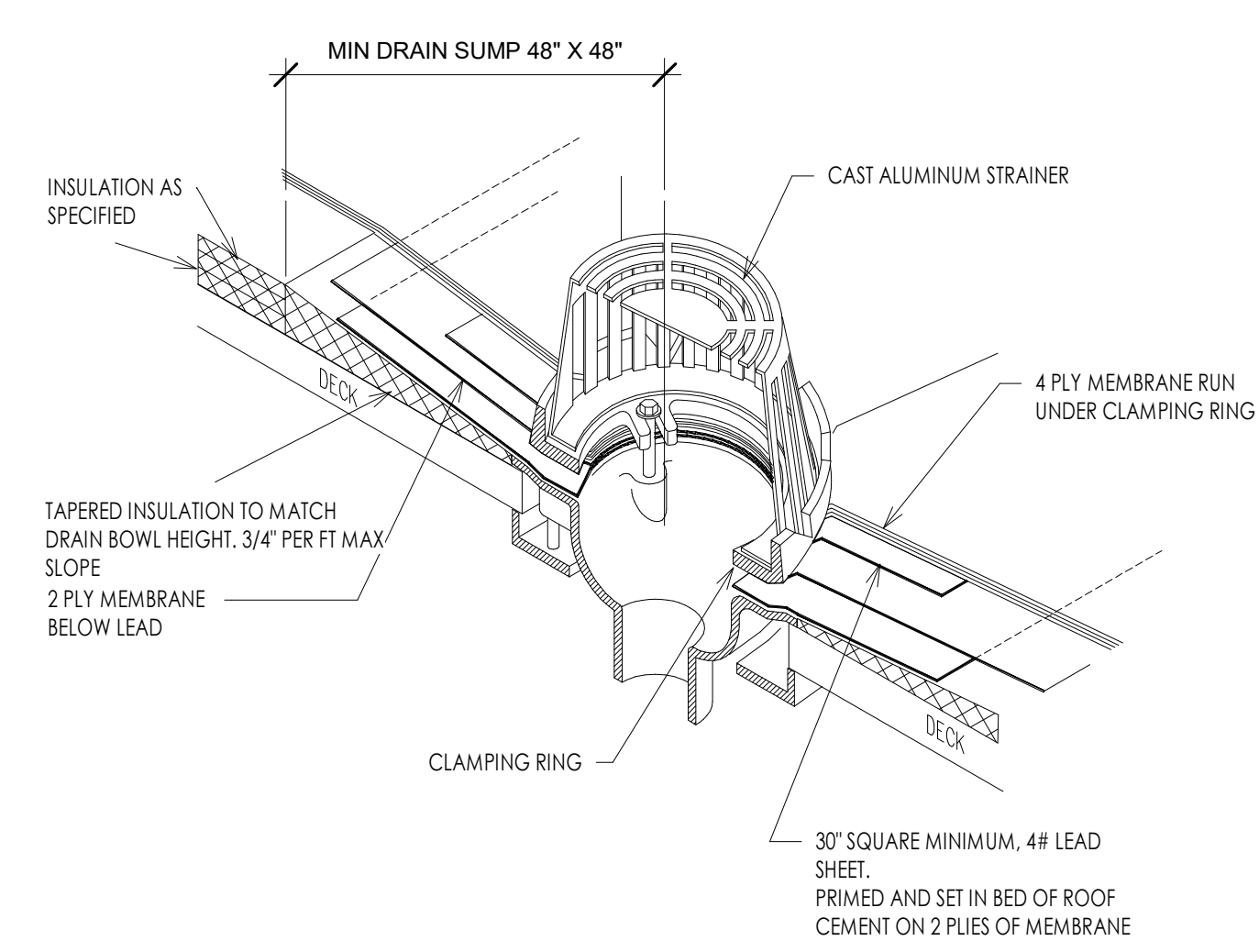
APPLICABLE
TO ALL
PLAN VIEWS

JOB:	3114
DRAWN:	CK
CHECKED:	DF
DATE:	03/18/2019

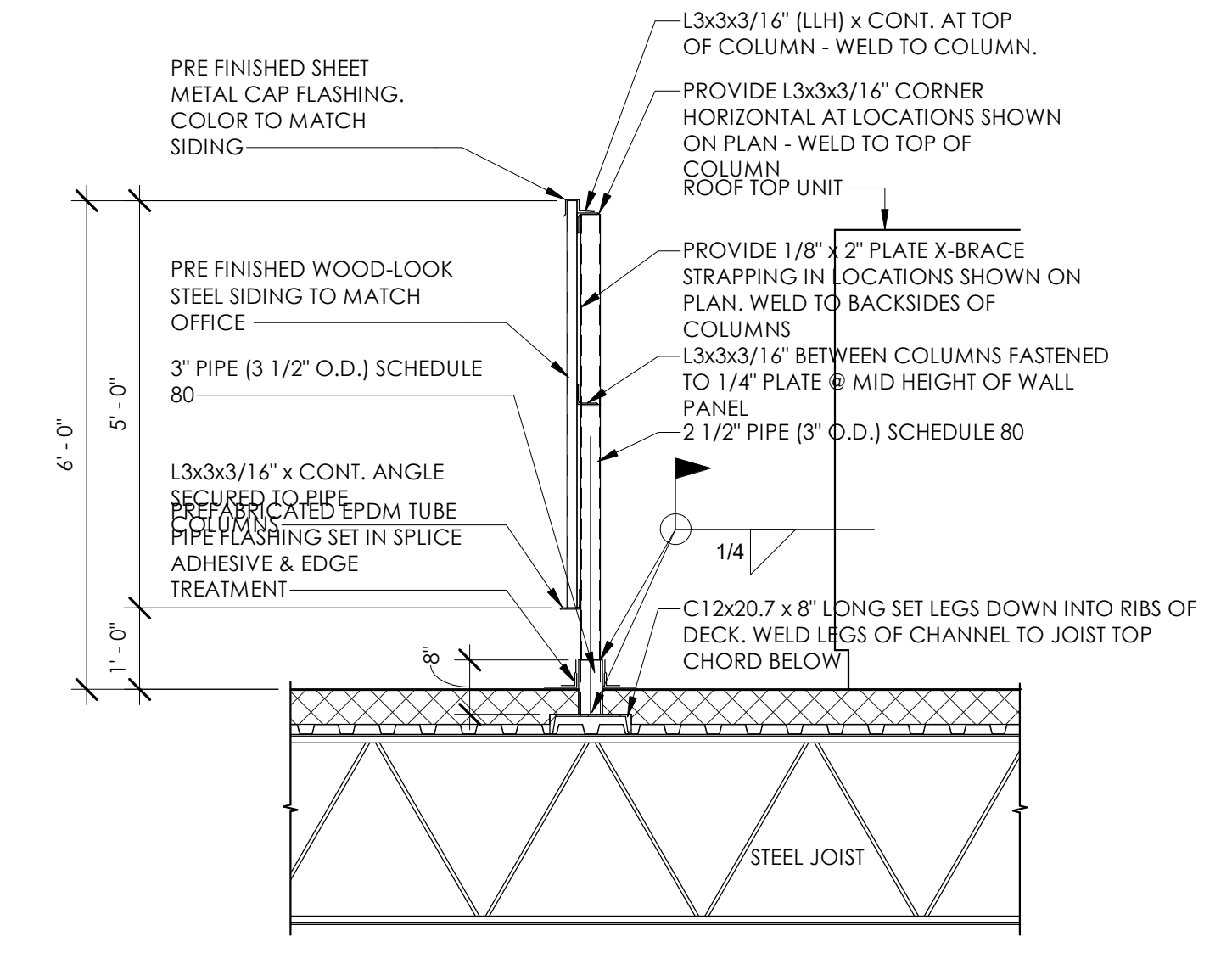
SHEET:
A1.1



2 ROOF HATCH DETAIL
1/2" = 1'-0"



3 ROOF DRAIN DETAIL
1/2" = 1'-0"

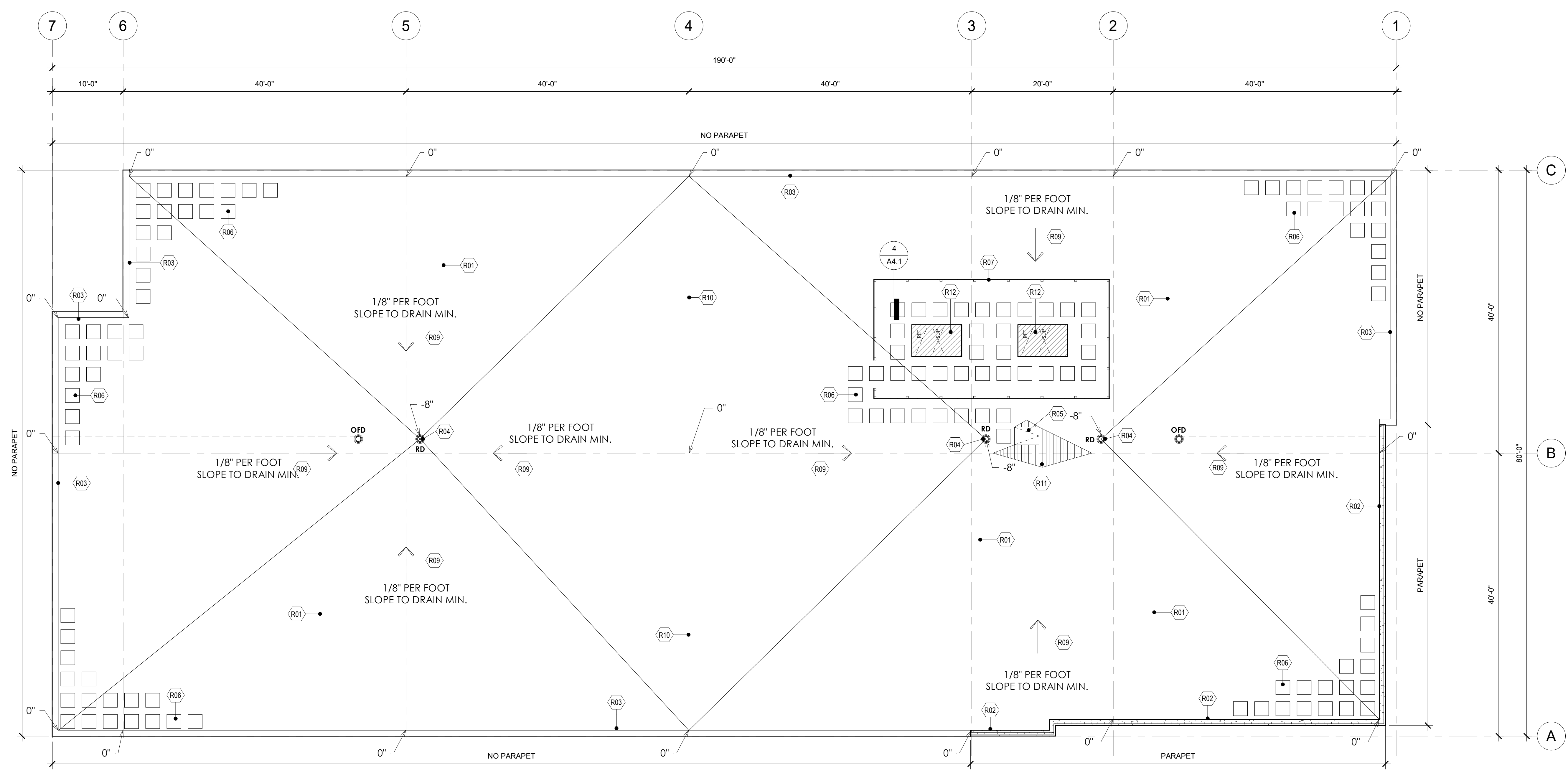


4 ROOF SCREEN SECTION
1/2" = 1'-0"

KEYNOTE LEGEND - ROOF PLAN

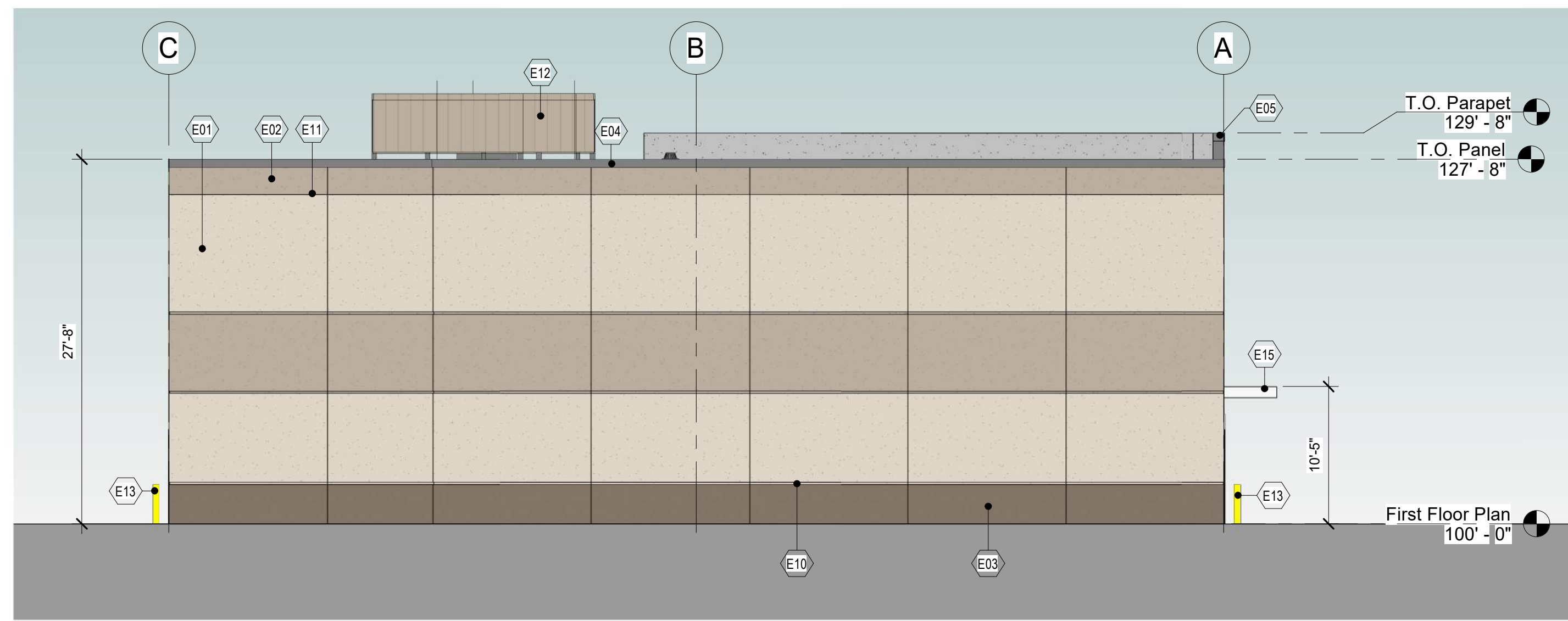
MARK	ROOF PLAN CODED NOTES
R01	BALLASTED SINGLE-PLY MEMBRANE ROOFING SYSTEM. SEE ROOF SPECIFICATIONS FOR ROOF TYPE 1.
R02	PRE-FINISHED METAL CAP/COPING ON SINGLE 2x PRESSURE TREATED WOOD BLOCKING, EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
R03	PRE-FINISHED METAL GRAVEL STOP, FASCIA AND RUBBER MEMBRANE FLASHING AND ROOFING.
R04	ROOF DRAINS AND SUMP PANS - REFER TO STRUCTURAL.
R05	ROOF HATCH, PROVIDE CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA APPROVED STEEL LADDER ACCESS FROM FLOOR LEVEL BELOW. PROVIDE FRAMING CURB, FLASHING AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL 2/A4.1
R06	CONCRETE BALLAST PAVERS-2' X 2' X 2" WITH PROTECTION SHEET.
R07	ROOF SCREEN - PRE-FINISHED METAL PANEL, COLOR TO MATCH EXTERIOR PRECAST WALL PANEL COLOR.
R09	SLOPE DIRECTION ARROWS - TYPICAL.
R10	ROOF HIGH POINT.
R11	PROVIDE TAPERED INSULATION TO SLOPE TO ROOF DRAINS.
R12	ROOF TOP UNIT.

ROOFING SYSTEM NOTES:
ROOF SYSTEM #1:
 BALLASTED SINGLE PLY EPDM 45 MIL ON MIN. 5" EPS TYPE II (L35 B/C/UP) DIRECT TO DECK ON CONTINUOUS INSULATION (TWO LAYERS STAGGERED) MIN. R-24.
ROOF SYSTEM #2:
 DIRECTLY ADHERED SINGLE PLY EPDM (45 MIL) ON TAPERED INSULATION (SEE ROOF PLAN)



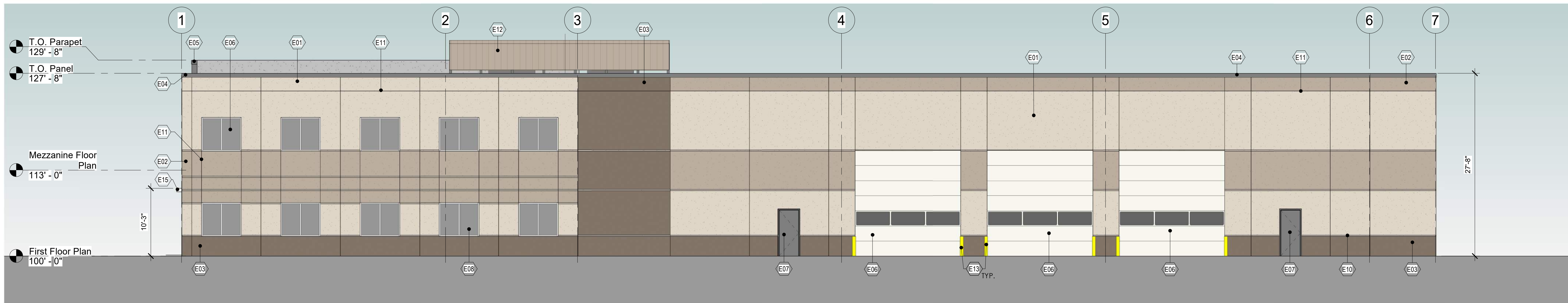
PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

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

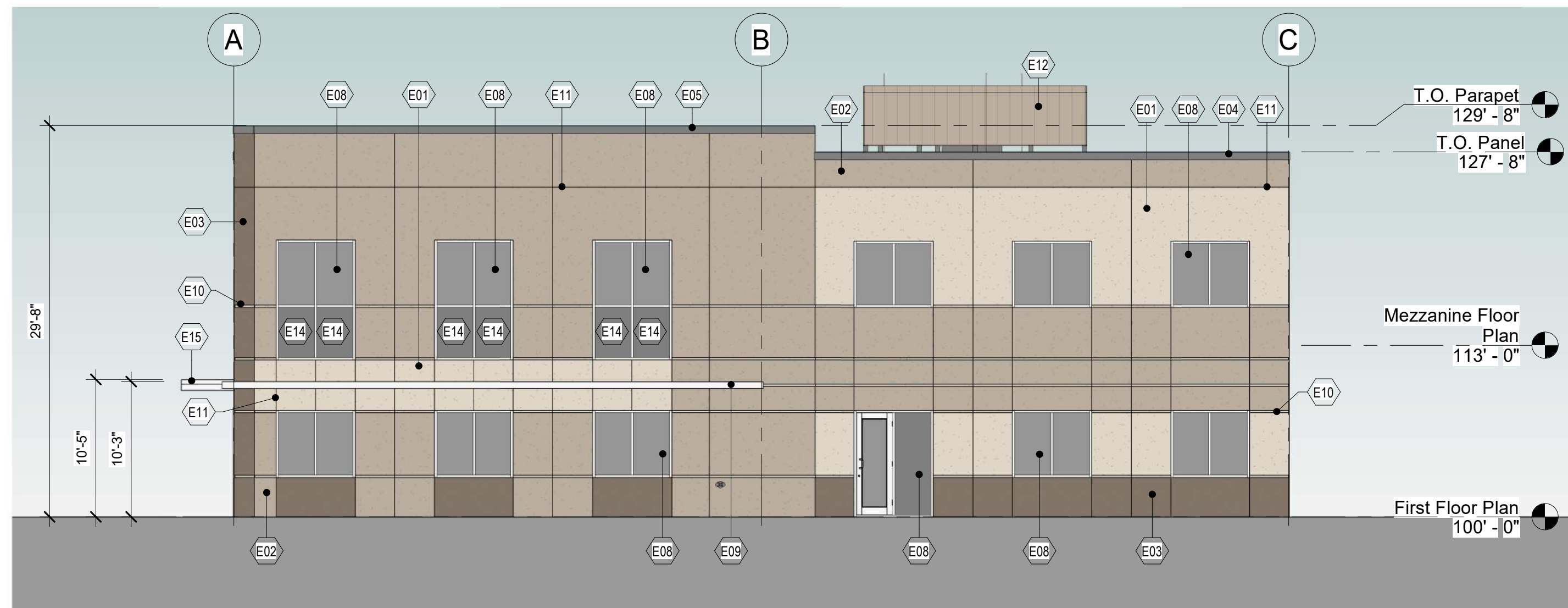


1 NORTH ELEVATION
1/8" = 1'-0"

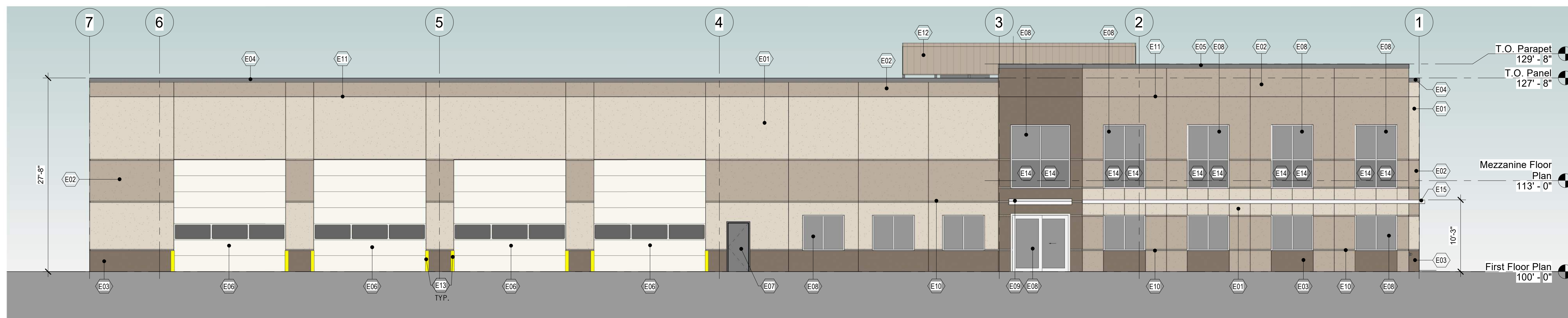
KEYNOTE LEGEND - ELEVATIONS	
MARK	ELEVATION CODED NOTES
E01	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 1
E02	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 2
E03	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 3
E04	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH"
E05	PRE FINISHED METAL 24 GA. CORNINGS COLOR SHALL BE "CLEAR ANODIZED FINISH"
E06	14'-0" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND VISION WINDOWS.
E07	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
E08	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E GREY TINTED WINDOW UNITS. FRAME TO BE "CLEAR ANODIZED FINISH."
E09	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR SHALL BE "CLEAR ANODIZED FINISH"
E10	2" X 1/2" DEEP REVEAL.
E11	1/2" X 1/2" DEEP HORIZONTAL AND VERTICAL REVEAL.
E12	PREFINISHED METAL RTU SCREEN WITH CAP FLASHING AND CLAD WITH PREFINISHED METAL PANEL, COLOR TO MATCH EXTERIOR PRECAST WALL PANEL COLOR.
E13	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW.
E14	1" INSULATED WARM GREY SPANDRAL PANEL.
E15	PAINTED METAL SUNSHADE TUBES.



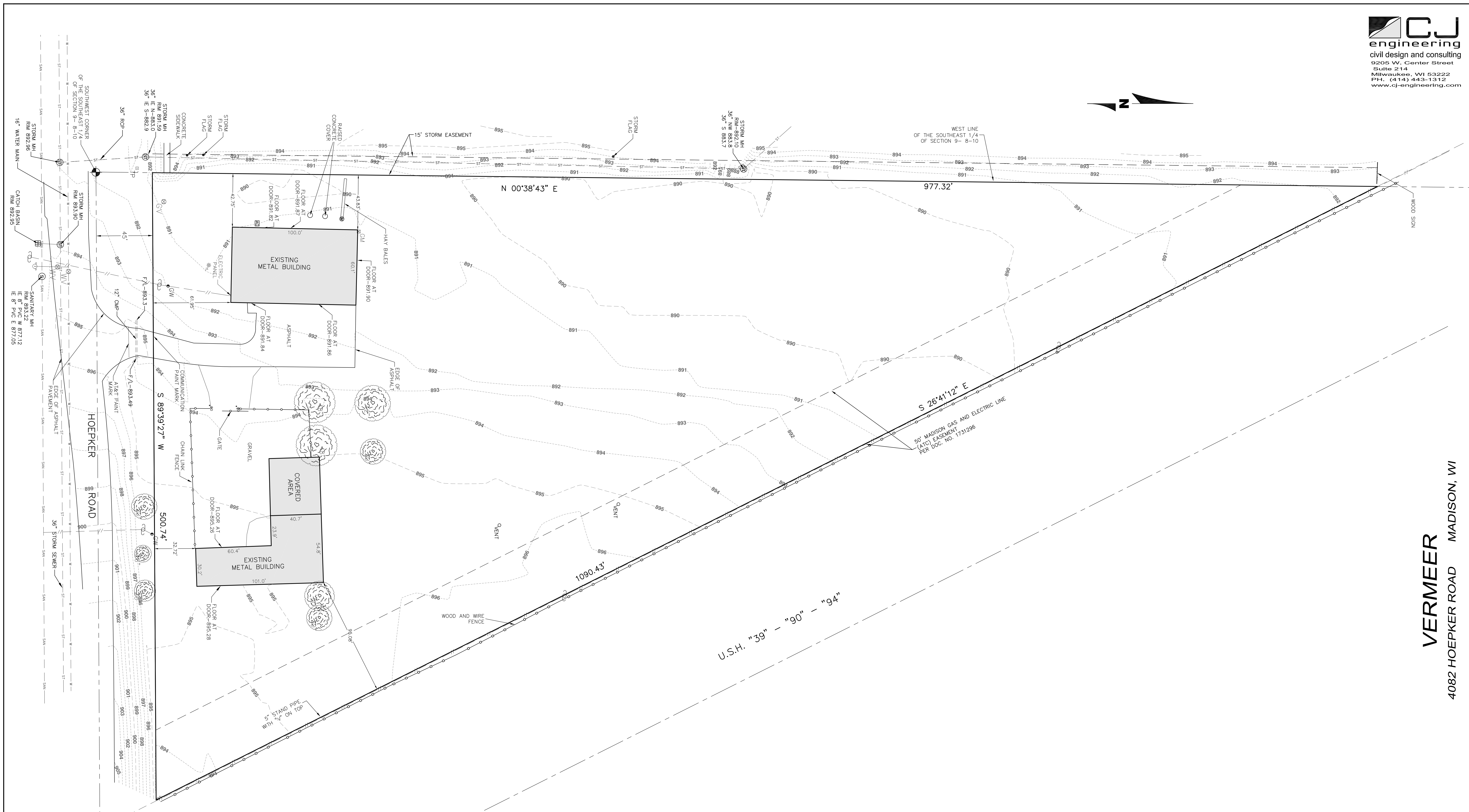
2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



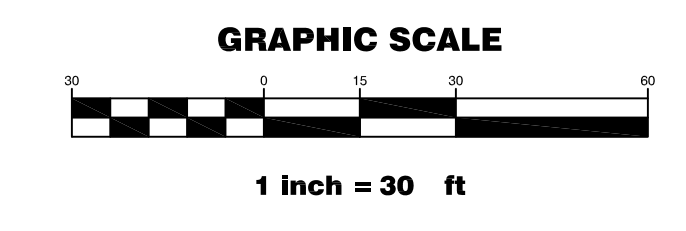
4 WEST ELEVATION
1/8" = 1'-0"



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LEGEND		ABBREVIATIONS		LINE TYPES (CONT.)	
⊙	BASKETBALL HOOP (BH)	7-A	FLOW LINE	—	METAL FENCE
⊙	BENCHMARK (BM)	F.C.	POVERTY ELEVATION	—	WOOD FENCE
⊙	BOLLARD (BO)	FLN	FLOOR	—	GUARD RAIL
⊙	BUSH, SHRUB, ETC.	M.L.P.	METAL LIGHT POLE	—	BURIED CABLE TV
⊙	CATCH BASIN ROUND (CB)	M.C.P.	CONCRETE LIGHT POLE	—	BURIED COMMUNICATIONS
⊙	CATCH BASIN SQUARE (CS)	M.S.P.	METAL SIGN POLE	—	COMBINATION SEWER
⊙	CLEAN OUT (CO)	Q.M.	GAS METER	—	BURIED ELECTRIC
⊙	CURB INLET (CI)	Q.M.	GAS METER	—	BURIED FIBER OPTIC
⊙	DECIDUOUS TREE (TR)	D.S.E.	DOOR SILL ELEVATION	—	BURIED GAS SERVICE
⊙	EVERGREEN TREE (ET)	F.P.E.	FIRST FLOOR ELEVATION	—	OVERHEAD UTILITY LINES
⊙	UTILITY MARKER	F.P.C.	FIBER OPTIC CABLE	—	SANITARY SEWER
⊙	FIRE HYDRANT (HYD)	SV	GAS VALVE	—	STORM SEWER
⊙	UTILITY METER	SV	GAS VALVE	—	BURIED TELEPHONE
⊙	UTILITY FIBERSTAL	CV	CONCRETE VALVE	—	WATER MAIN / SERVICE
⊙	FLAG POLE (FP)	W.P.F.	WELLDAND FLAG		
⊙	UTILITY POLE (UP)	W.L.	WOOD LIGHT		
⊙	UTILITY POLE (UP)	W.L.	WOOD LIGHT		
⊙	UTILITY VALVE	W.L.	WOOD LIGHT		
⊙	WATER WELL	W.L.	WOOD LIGHT		
⊙	IRON PIPE (I.P.)	W.L.	WOOD LIGHT		
		W.L.	WOOD LIGHT		

LEGAL DESCRIPTION
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
 LYING SOUTH OF THE SOUTHWEST RIGHT OF WAY LINE OF
 HOEPLER ROAD, SECTION 9, TOWNSHIP 8 NORTH, RANGE
 10 EAST, IN THE CITY OF MADISON, DANE COUNTY,
 WISCONSIN.
 AREA: 244,653 SQUARE FEET / 5.616 ACRES

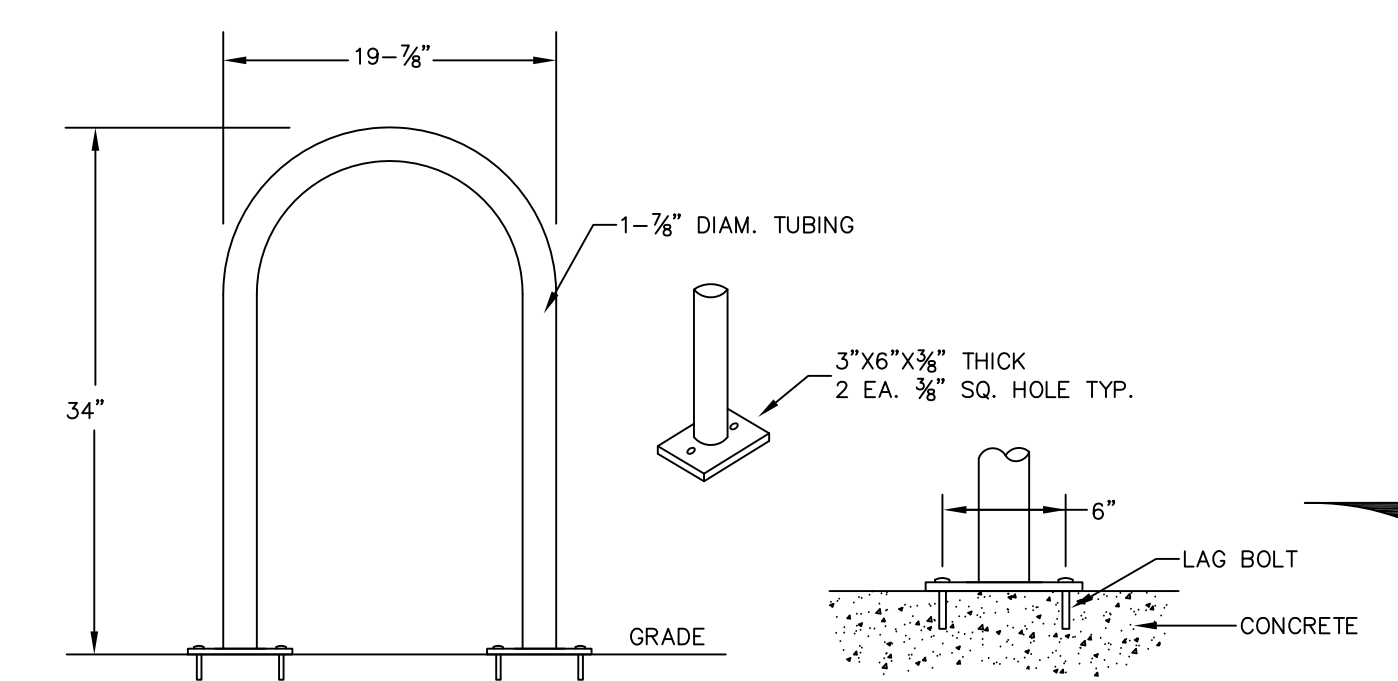
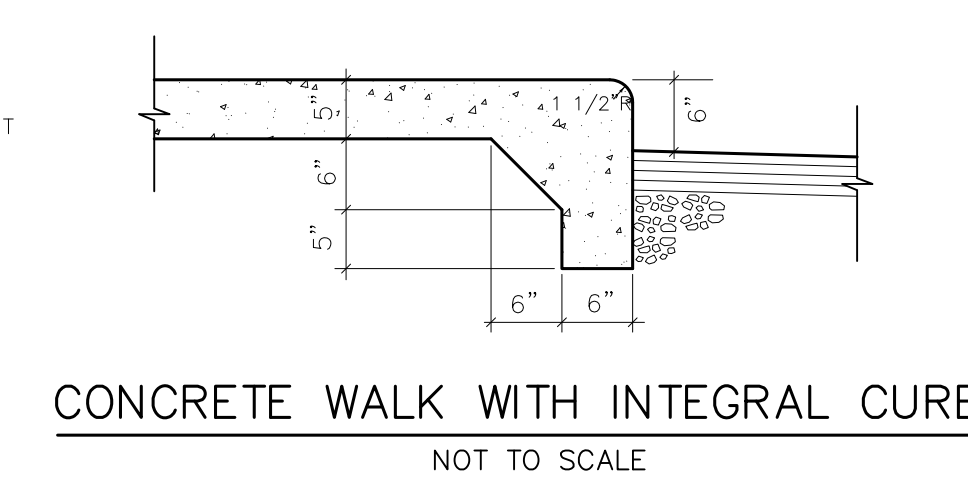
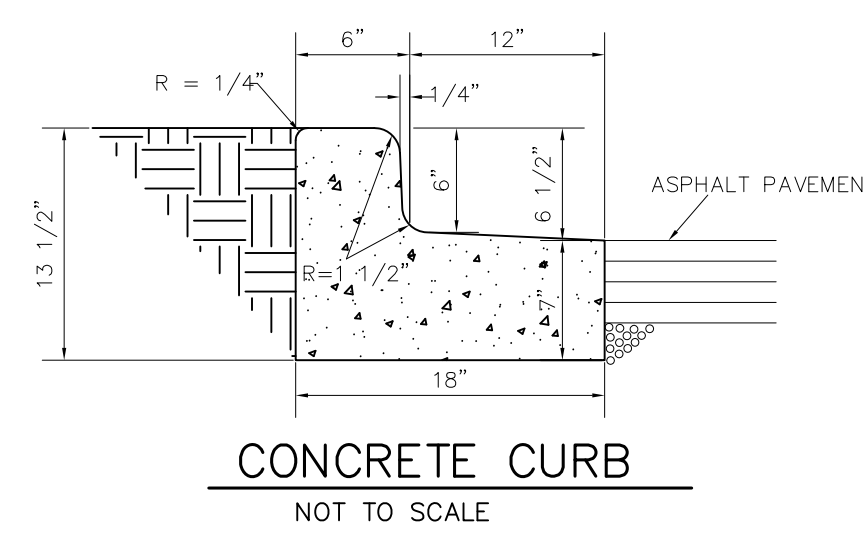
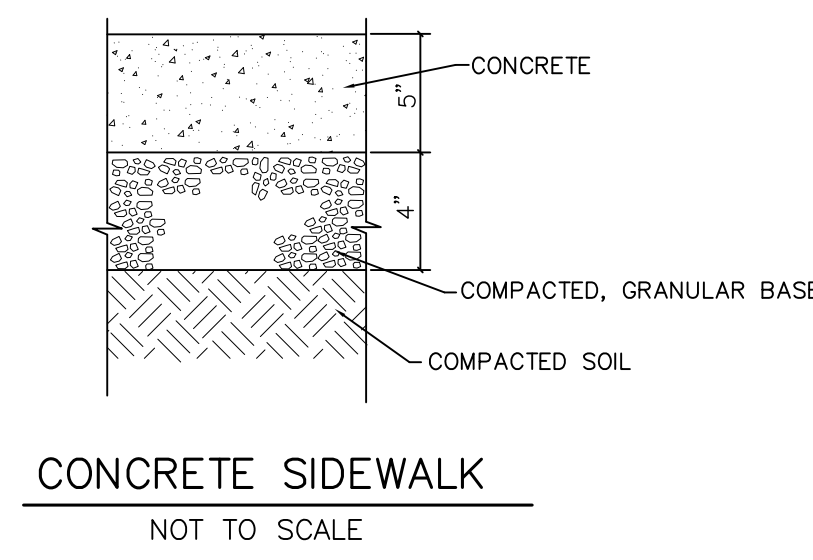
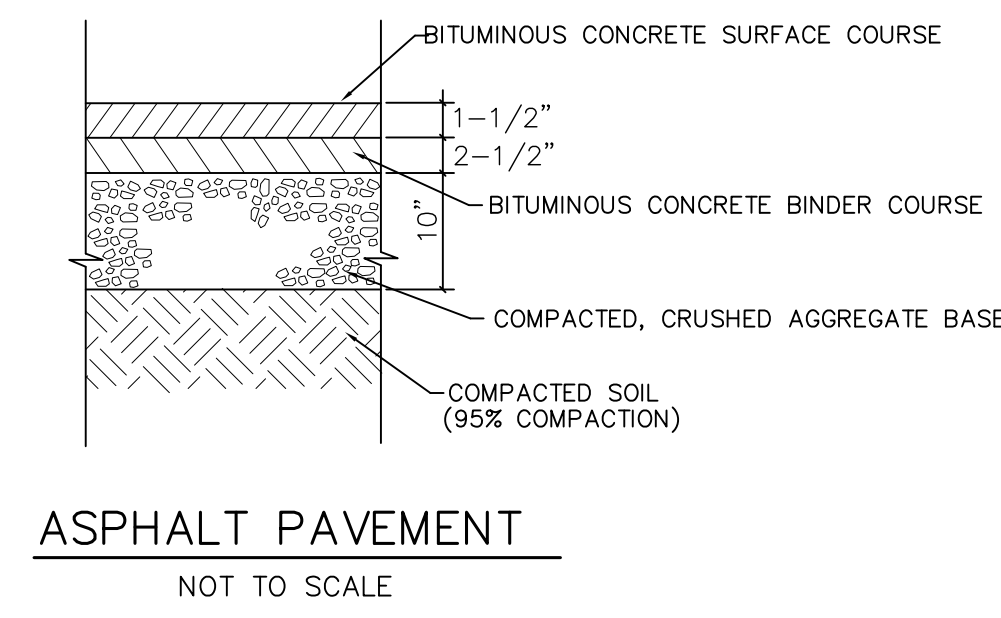
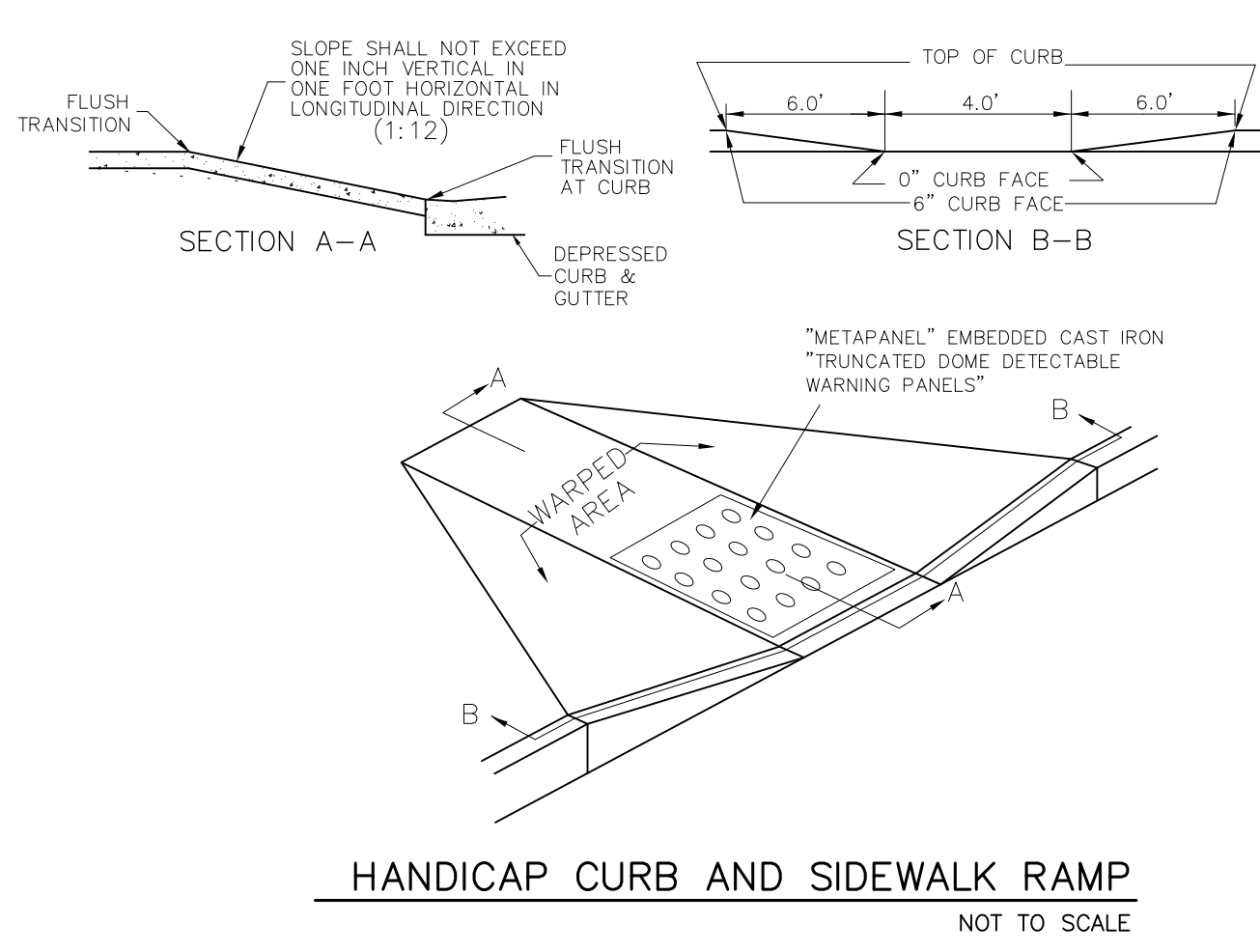


PLAT OF SURVEY
W/ TOPOGRAPHY

SV1.0

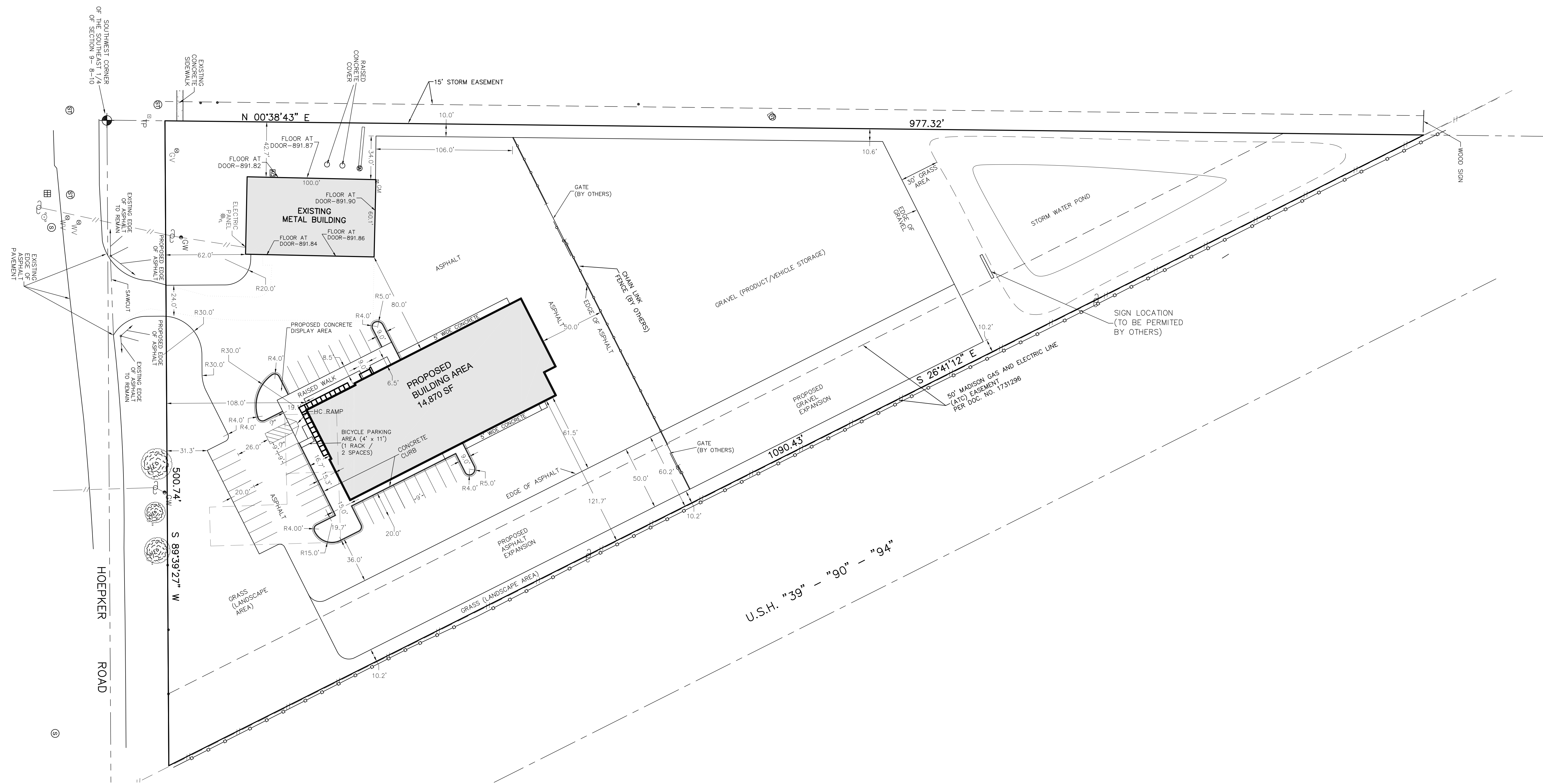
VERMEER
 4082 HOEPLER ROAD MADISON, WI

CJE NO.: 1848R0EX
 MARCH 18, 2019



PRODUCT: U190-SF
 DESCRIPTION: "U" BIKE RACK
 2-BIKE, SURFACE MOUNT
 POWDER COATED FINISH
 -INSTALL PER MANUFACTURER'S SPECIFICATIONS

MADRAX "U" BIKE RACK DETAIL
 NOT TO SCALE



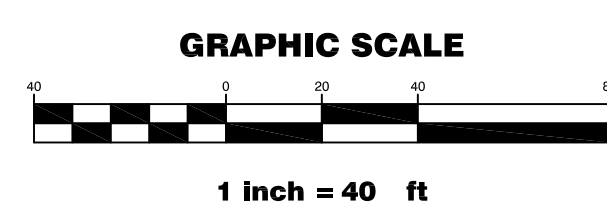
SITE AREAS
PROPOSED DEVELOPMENT AREAS:

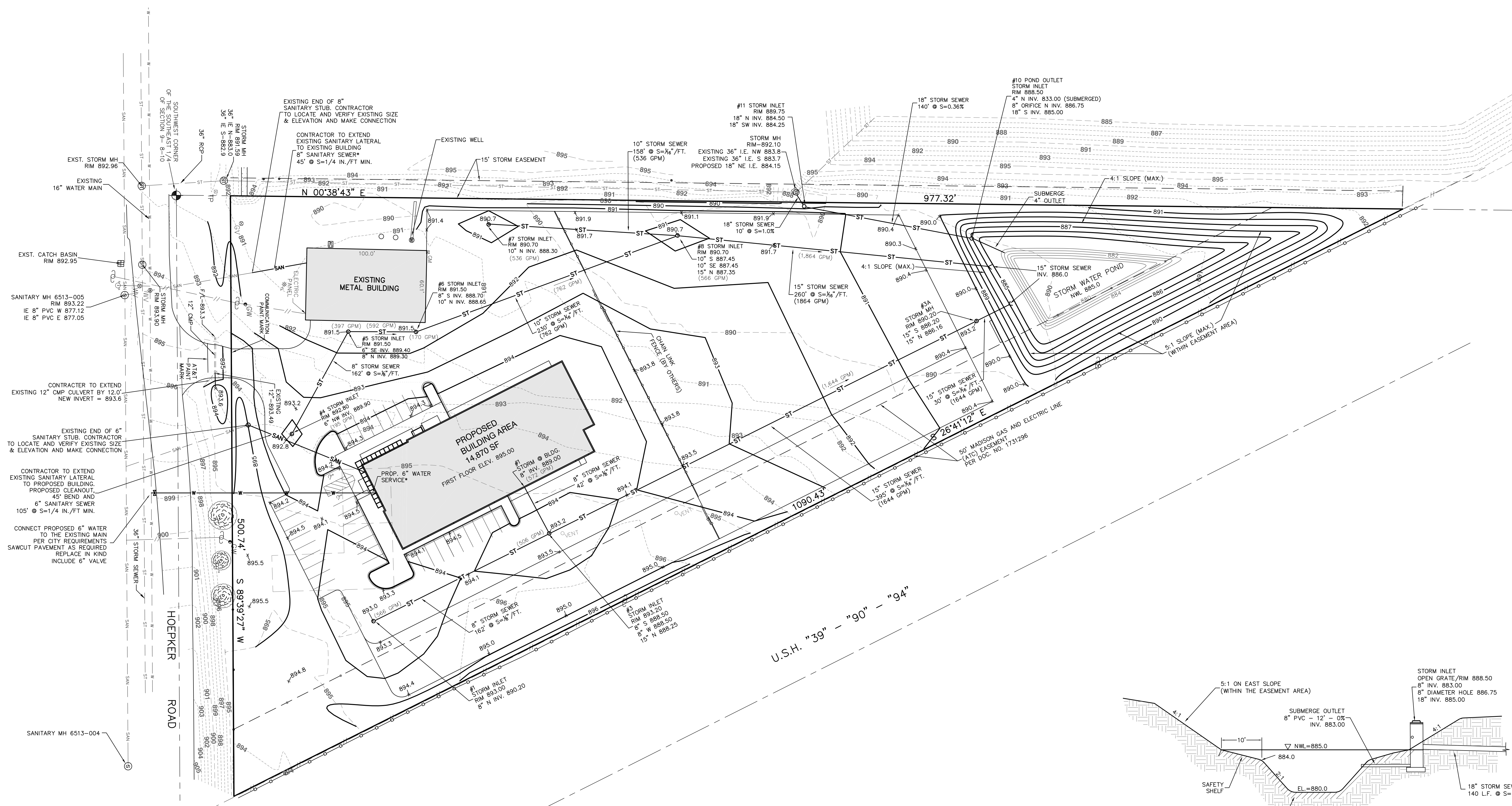
SITE LOT: 244,653 SF (5.62 ACRES)
 BUILDING FOOTPRINT: 20,880 SF (0.48 ACRES)
 PAVEMENT AREA: 79,332 SF (1.82 ACRES)
 GRAVEL AREA: 61,066 SF (1.40 ACRES)
 TOTAL IMPERVIOUS AREA: 161,278 SF (3.70 ACRES)
 OPEN AREA: 83,375 SF (1.91 ACRES)
 (34% OF TOTAL SITE AREA)

SURFACE PARKING
 TOTAL = 38
 36 REGULAR SPACES
 2 HANDICAPPED SPACES
 2 EXTERIOR BICYCLE PARKING SPACES

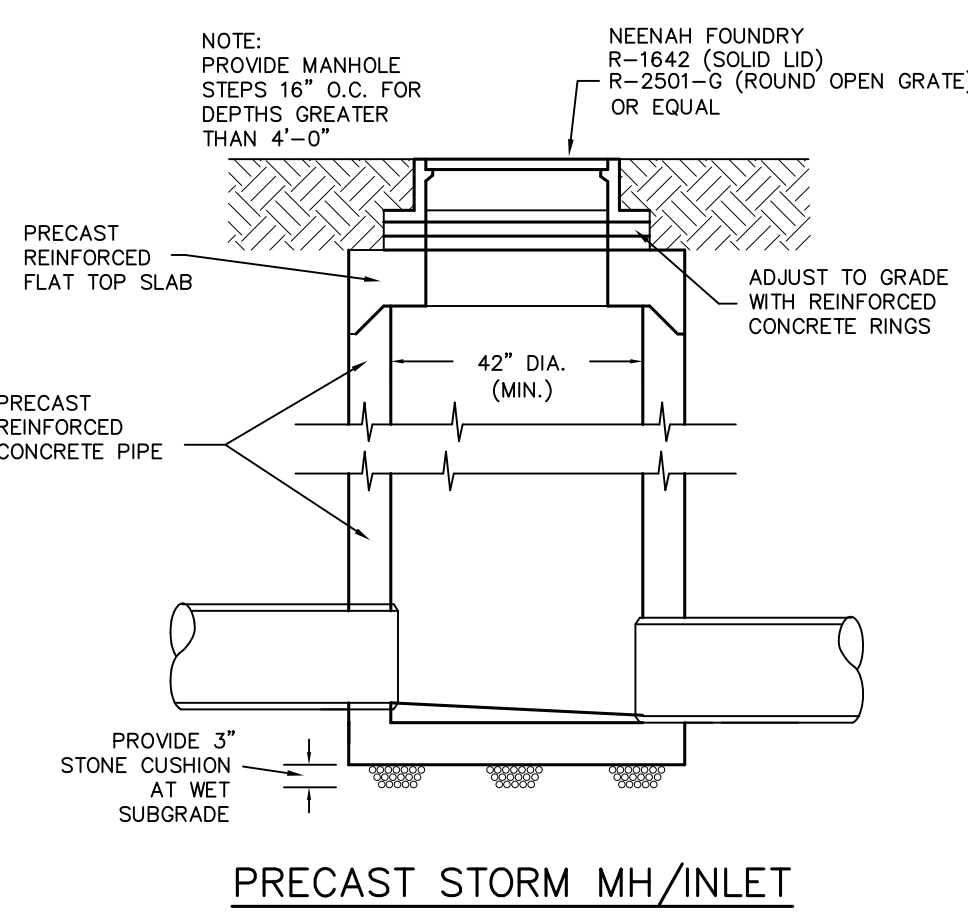
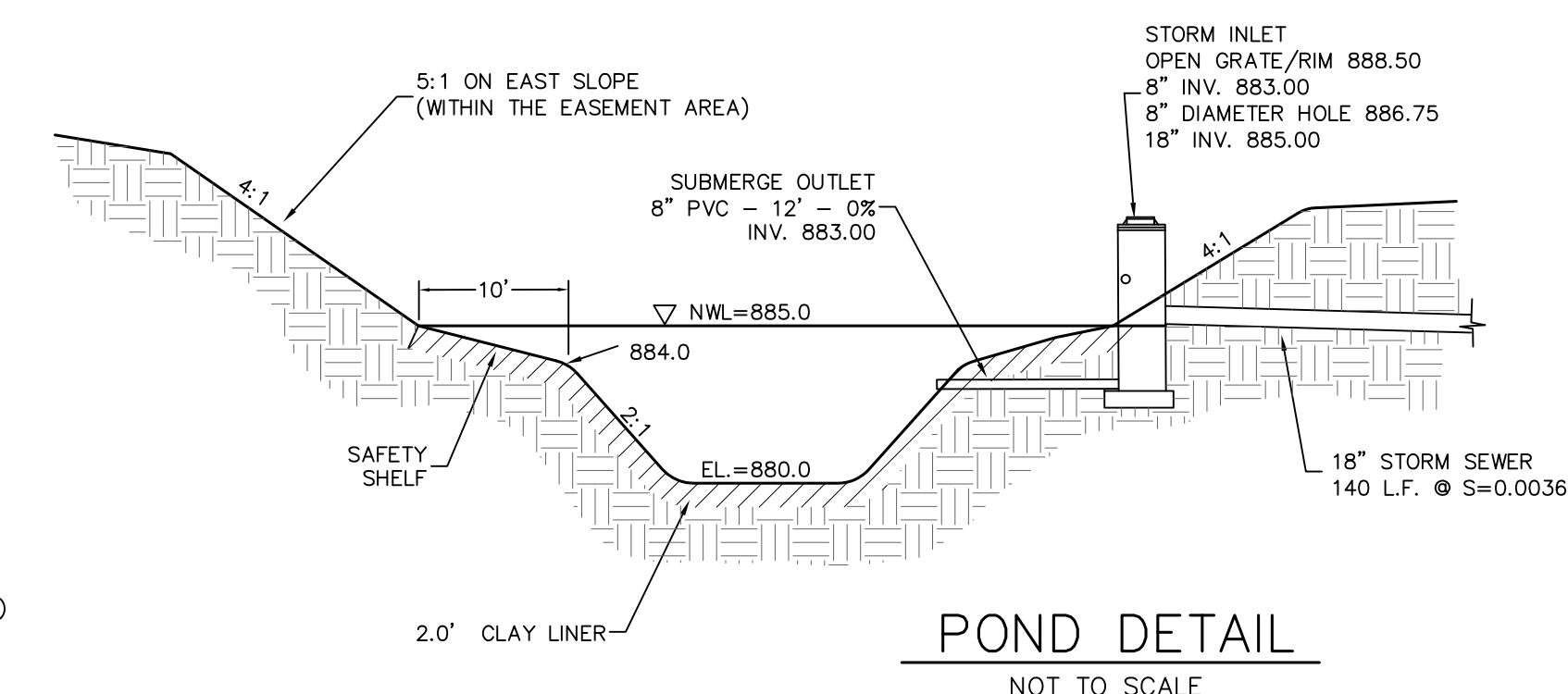
NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, WALK OR TO EDGE OF PAVEMENT.
2. DISTURBED AREA = 221,400 S.F. (5.08 ACRES)
3. ALL DAMAGE TO THE PAVEMENT IN HOEPKER ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL PAVEMENT DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
4. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
5. EXISTING DRIVEWAY TO BE REPAVED





EXIST. STORM MH RIM 892.98
 16" WATER MAIN
 EXST. CATCH BASIN RIM 892.95
 SANITARY MH 6513-005 RIM 893.22
 IE 8" PVC W 877.12
 IE 8" PVC E 877.05
 CONTRACTOR TO EXTEND EXISTING 12" CMP CULVERT BY 12.0' NEW INVERT = 893.6
 EXISTING END OF 6" SANITARY STUB; CONTRACTOR TO LOCATE AND VERIFY EXISTING SIZE & ELEVATION AND MAKE CONNECTION
 CONTRACTOR TO EXTEND EXISTING SANITARY LATERAL TO PROPOSED BUILDING; PROPOSED CLEANOUT; 45° BEND AND 6" SANITARY SEWER 105' @ S=1/4 IN./FT MIN.
 CONNECT PROPOSED 6" WATER TO THE EXISTING MAIN PER CITY REQUIREMENTS SAWCUT PAVEMENT AS REQUIRED REPLACE IN KIND INCLUDE 6" VALVE

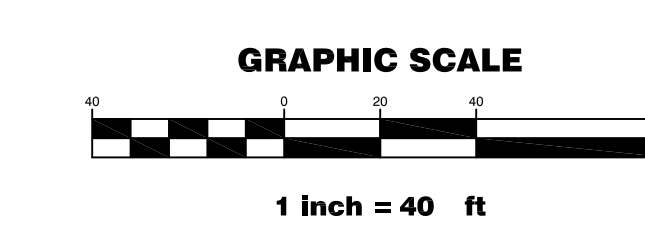


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LEGEND

--- B94 ---	EXISTING CONTOUR
--- B92 ---	PROPOSED CONTOUR
x B90.5	PROPOSED ELEVATION
--- ST ---	EXISTING STORM SEWER
--- ST ---	PROPOSED STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- SAN ---	PROPOSED SANITARY SEWER
--- W ---	EXISTING WATER MAIN
--- W ---	PROPOSED WATER MAIN
--- G ---	BURIED GAS MAIN
--- // ---	OVER HEAD WIRE
--- E ---	BURIED ELECTRIC

- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. *EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. UNLESS OTHERWISE LABELED ON THE PLAN:
 STORM SEWER: ADS CORRUGATED HDPE N-12 OR PVC ASTM D3034
 SANITARY SEWER: PVC ASTM D3034, SDR 35
 WATER MAIN: PVC ASTM D1785 OR AWWA C900
 7. DISTURBED AREA = 221,400 S.F. (5.08 ACRES)
 8. ALL DAMAGE TO THE PAVEMENT IN HOEPKER ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL PAVEMENT DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
 9. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.



SITE GRADING AND UTILITY PLAN
C2.0

VERMEER
 4082 HOEPKER ROAD
 MADISON, WI

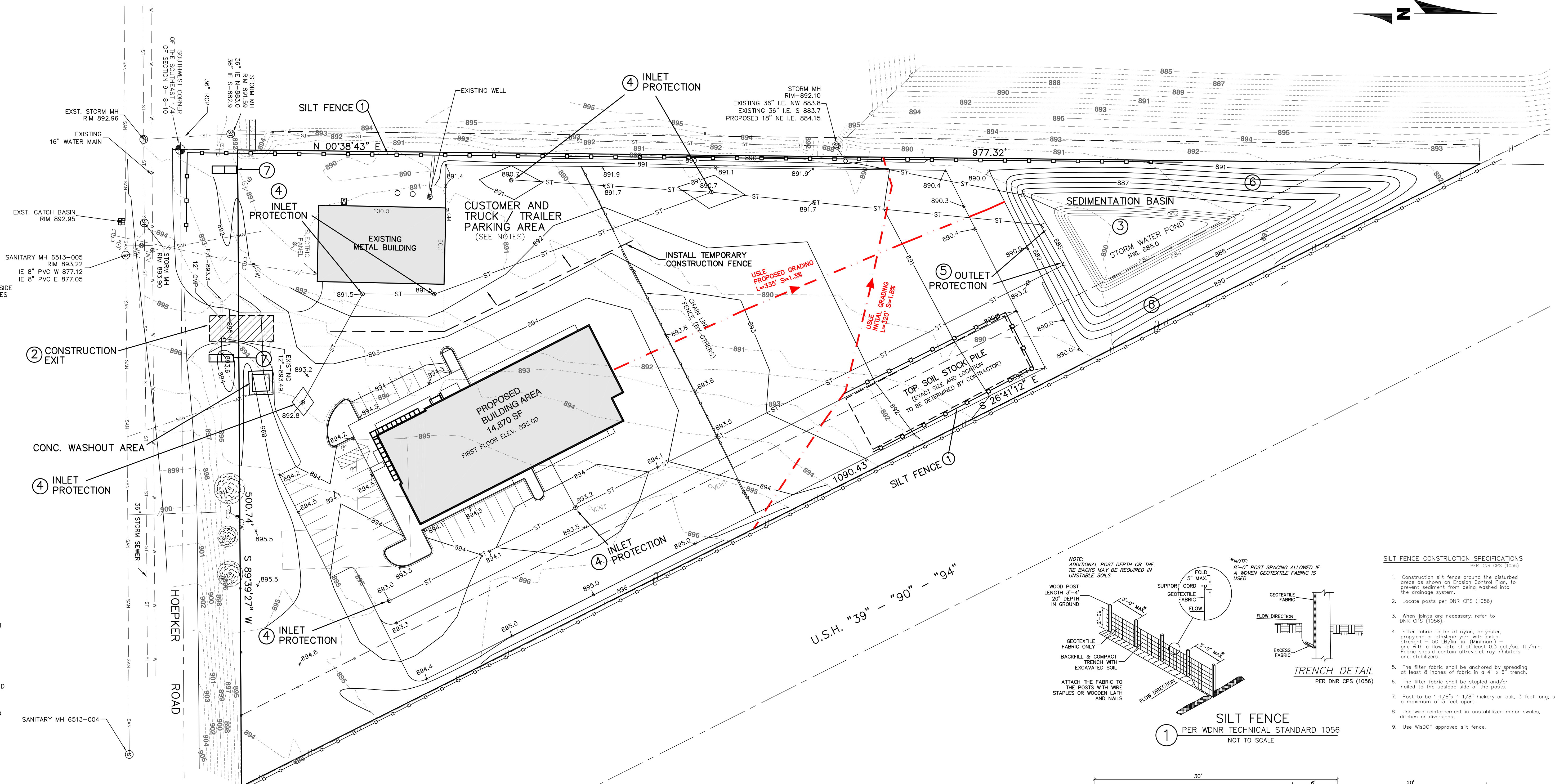
CJE NO.: 1848R3
 MARCH 18, 2019

EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ SEDIMENT BASIN
- ④ INLET PROTECTION
- ⑤ OUTLET PROTECTION
- ⑥ EROSION MATTING
- ⑦ DITCH CHECK

EROSION MATTING

AFTER FINISH OR FINAL GRADING AND TOPSOILING, PROVIDE CLASS I, TYPE B EROSION MAT PER WISDOT EROSION CONTROL PAL (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. STRIP TOPSOIL IN AREA OF THE TEMPORARY PARKING AREA, ROUGH GRADE AND INSTALL STONE BASE FOR THE TEMPORARY PARKING AREA. (SEE NOTES) FENCE OFF AREA FROM CONSTRUCTION TRAFFIC.
4. EXTEND DRIVEWAY CULVERT AND INSTALL CONSTRUCTION EXIT (TRACKING PAD).
5. INSTALL DITCH CHECKS.
6. STRIP AND STOCK PILE TOPSOIL FROM THE STORM WATER POND / SEDIMENTATION BASIN AREA.
7. INSTALL SEDIMENTATION BASIN - ROUGH GRADE POND AND INSTALL OUTLET STRUCTURE (SEE DETAIL - SHEET C3.0).
8. DEMO SOUTHWEST BUILDING AND PAVEMENT. REMOVE MATERIAL FROM SITE.
9. STRIP AND STOCK PILE TOPSOIL FROM THE REST OF THE SITE.
10. ROUGH GRADE SITE.
11. BEGIN BUILDING CONSTRUCTION.
12. INSTALL PROPOSED UTILITIES.
13. INSTALL INLET GRATE SCREENS IN THE NEW STORM INLETS.
14. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
15. FINALIZE STORM WATER POND.
16. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
17. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
18. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
19. ESTIMATED TIME BEFORE FINAL STABILIZATION - 9 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

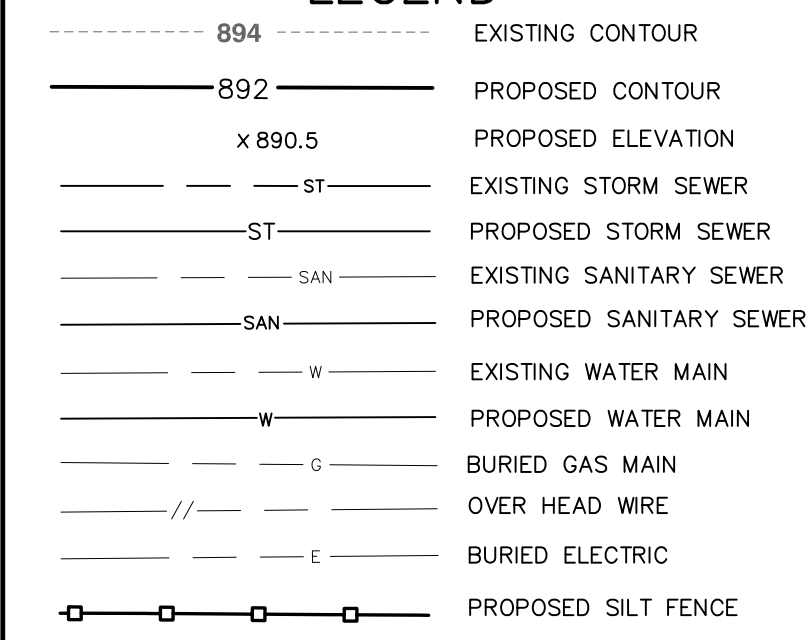
WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZERS, POLYACRYLAMIDE (PAM) PER LATEST WOOD PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURER'S SPECIFICATIONS.

NOTES:

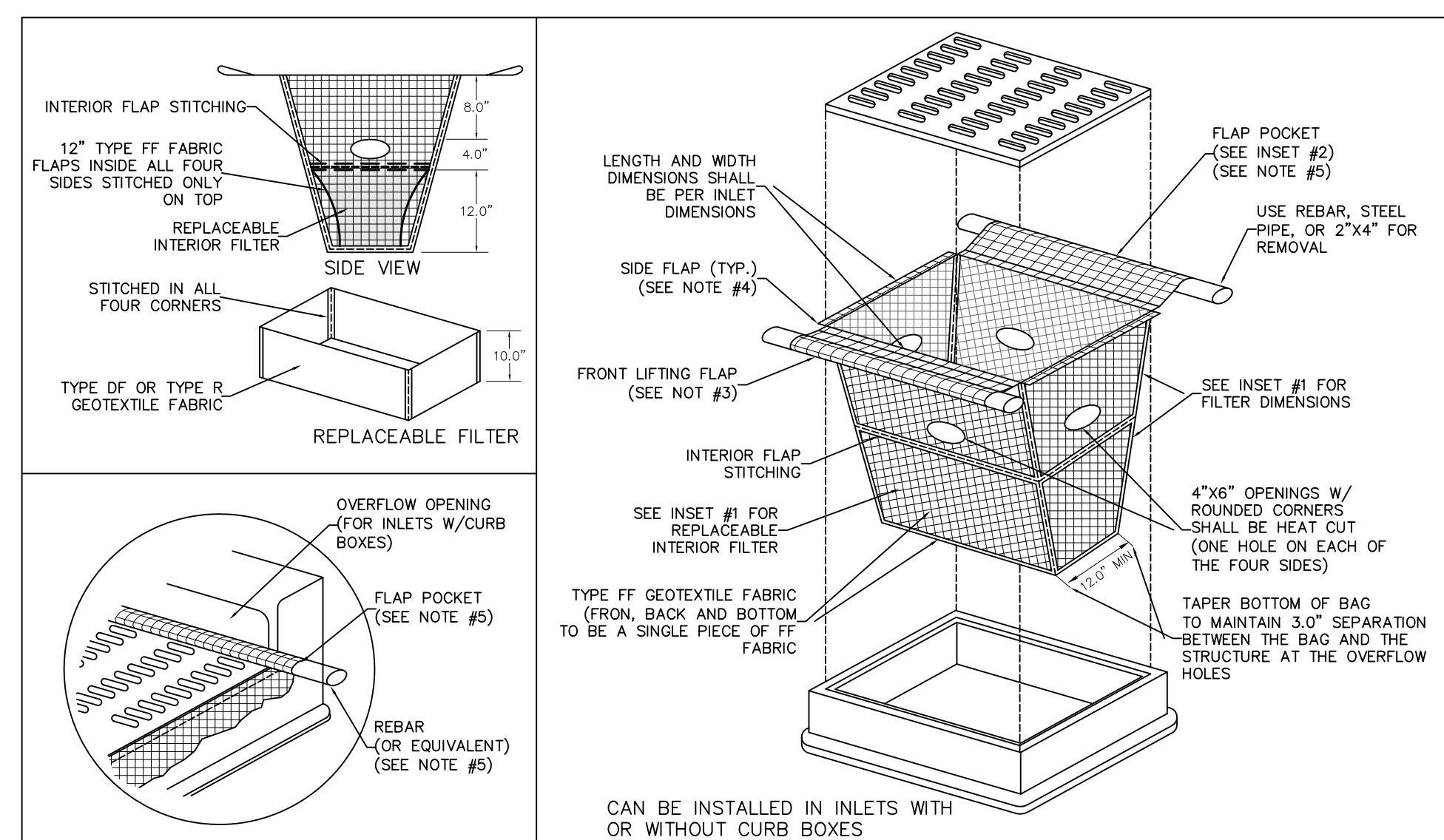
1. CONTRACTOR TO MAINTAIN ACCESS AND USE FOR THE OWNER TO THE EXISTING BUILDING TO REMAIN IN THE SOUTHEAST CORNER ALONG WITH THE TEMPORARY PARKING AD TURN AROUND AREA.
2. CONTRACTOR TO COORDINATE THE TIMING OF THE CONSTRUCTION OF THE SOUTHWEST STORM SEWER WITH THE OWNER. EITHER INSTALL SEWER AT THE BEGINNING OF THE PROJECT OR JUST PRIOR TO THE PAVING OF THE SITE.
3. DISTURBED AREA = 221,400 S.F. (5.08 ACRES)

LEGEND



NOTE:
THE CONTRACTOR IS RESPONSIBLE TO COMPLETE THE WEEKLY SELF INSPECTION OF THE EROSION CONTROL PRACTICES AND TO POST THESE INSPECTIONS TO THE CITY OF MADISON WEBSITE AS REQUIRED BY CHAPTER 37 OF THE CITY OF MADISON GENERAL ORDINANCES. CONTACT BRENDA STANLEY OF THE CITY ENGINEERING DIVISION AT (608) 261-9127 WITH ANY QUESTIONS.

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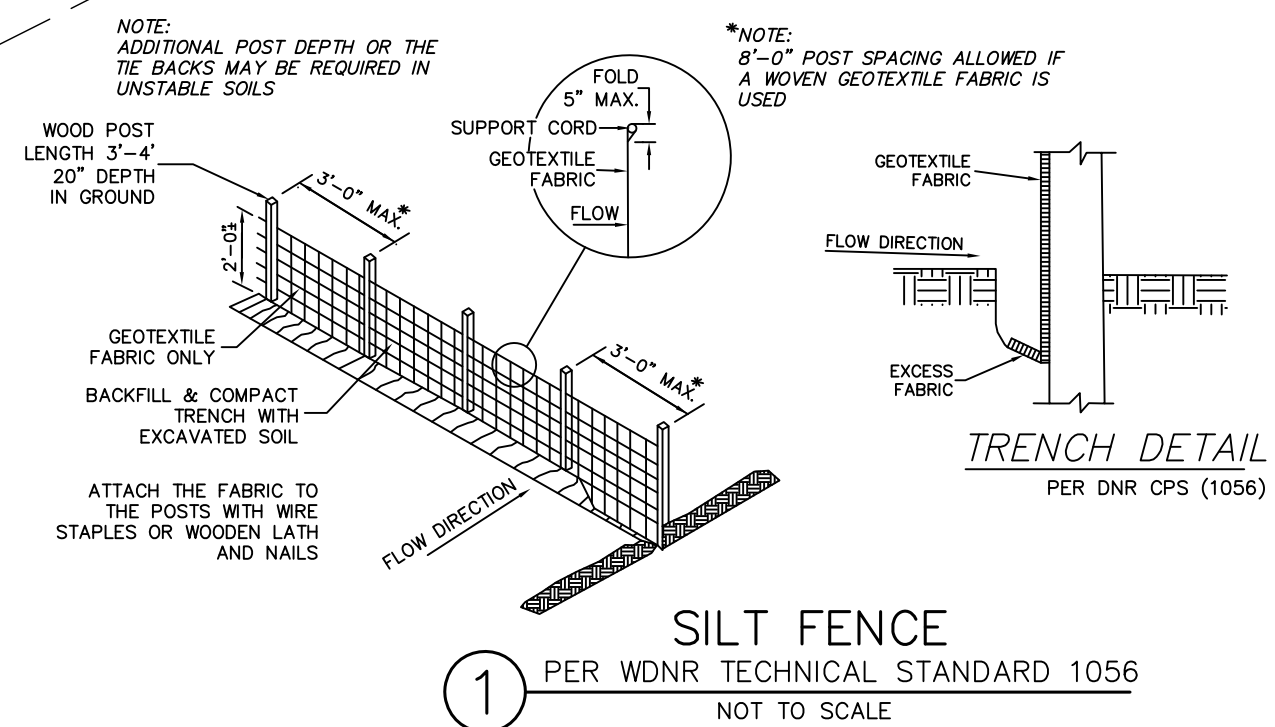
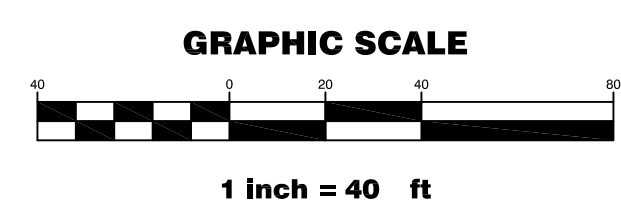


- NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

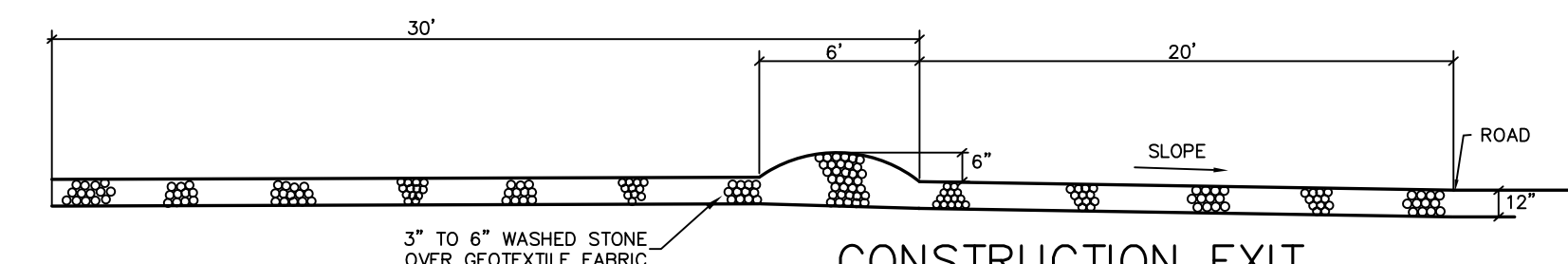
④ INLET PROTECTION, TYPE D-M

PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



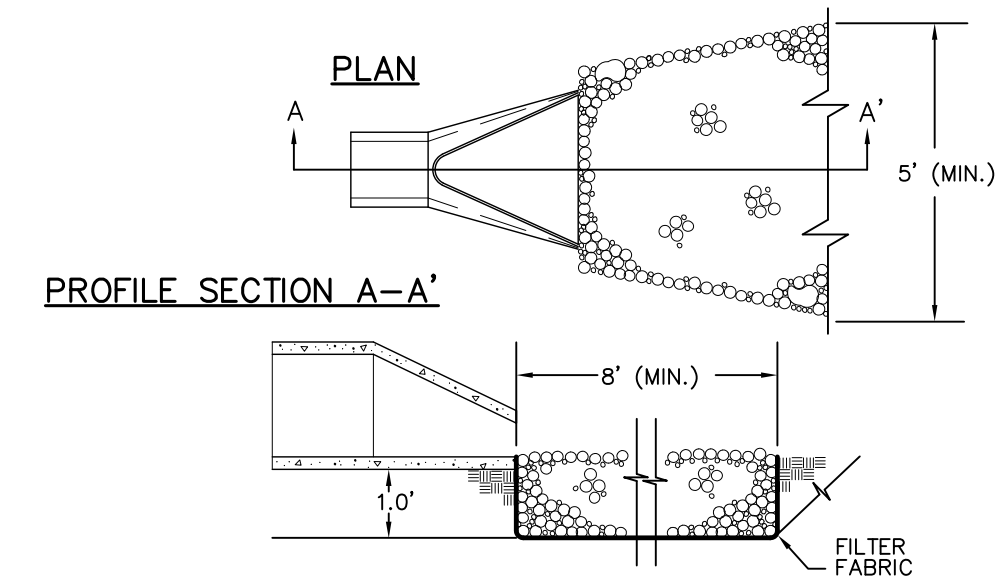
① SILT FENCE

PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE



② CONSTRUCTION EXIT

PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE

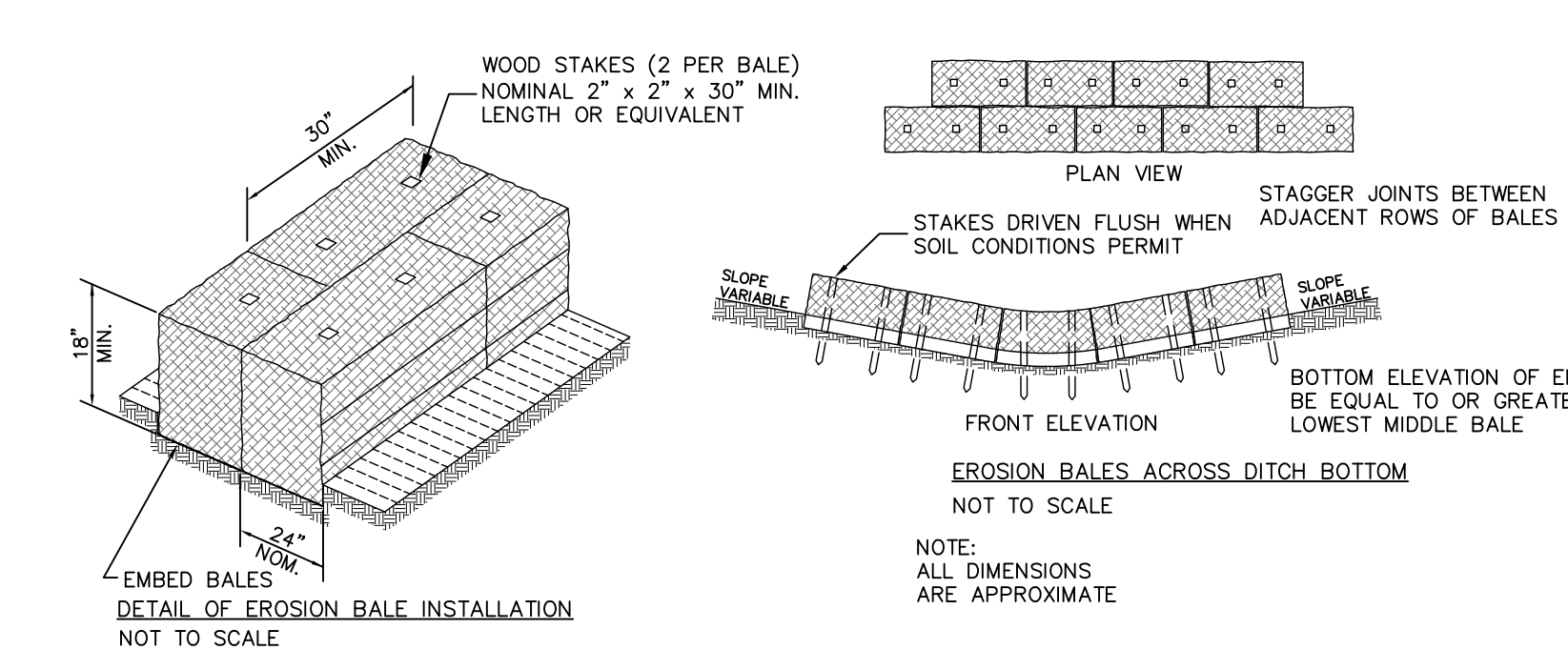


CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APPROX. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE - TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 3" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

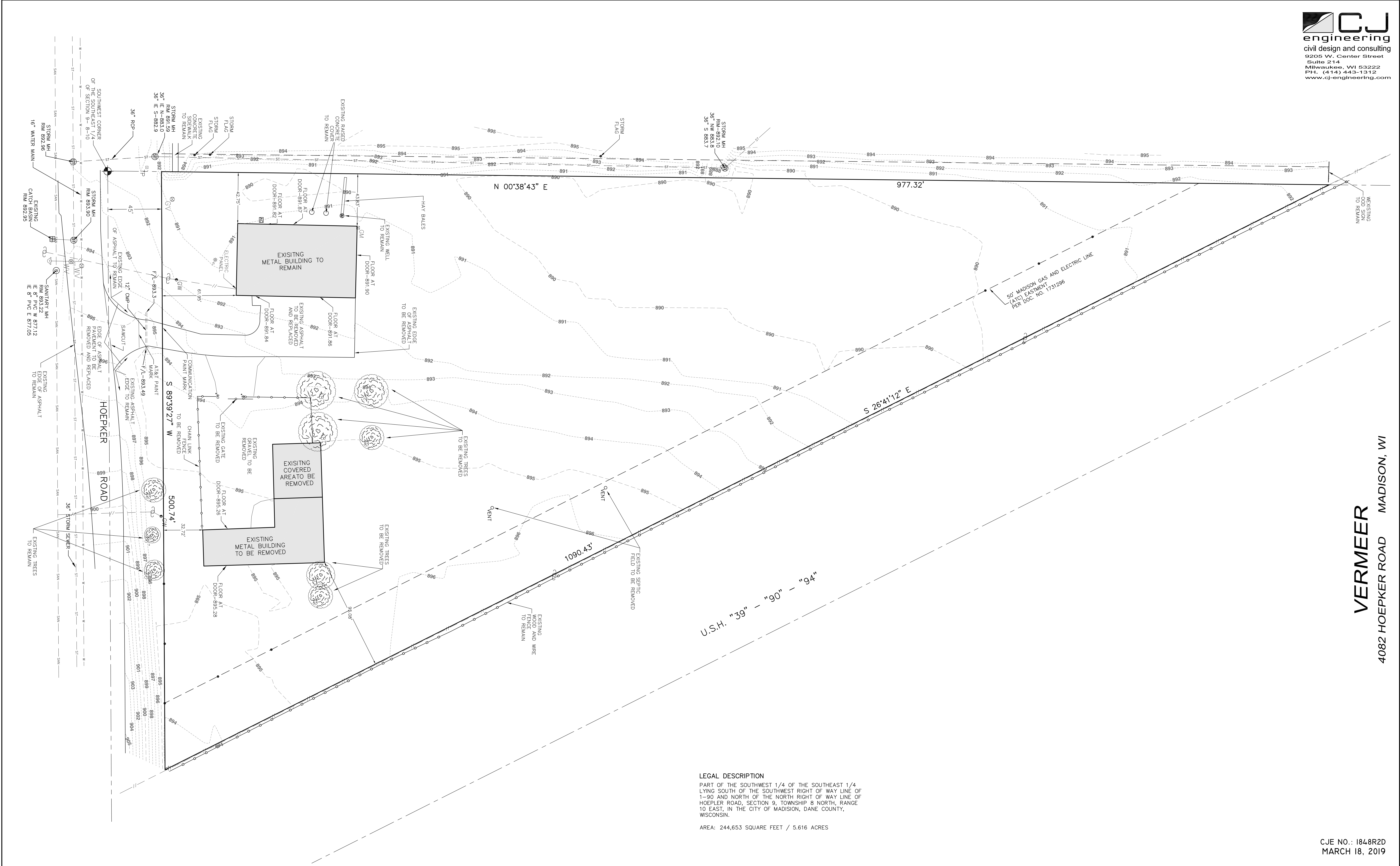
⑤ OUTLET PROTECTION FOR ENDSECTION

NOT TO SCALE



⑥ HAY BALE DITCH CHECK

PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE

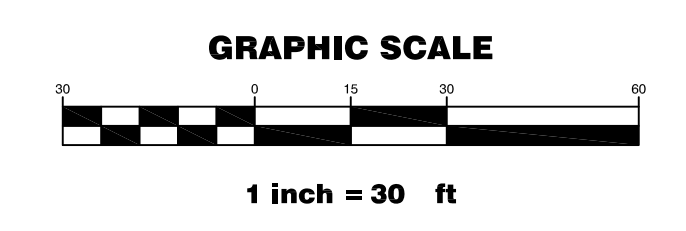


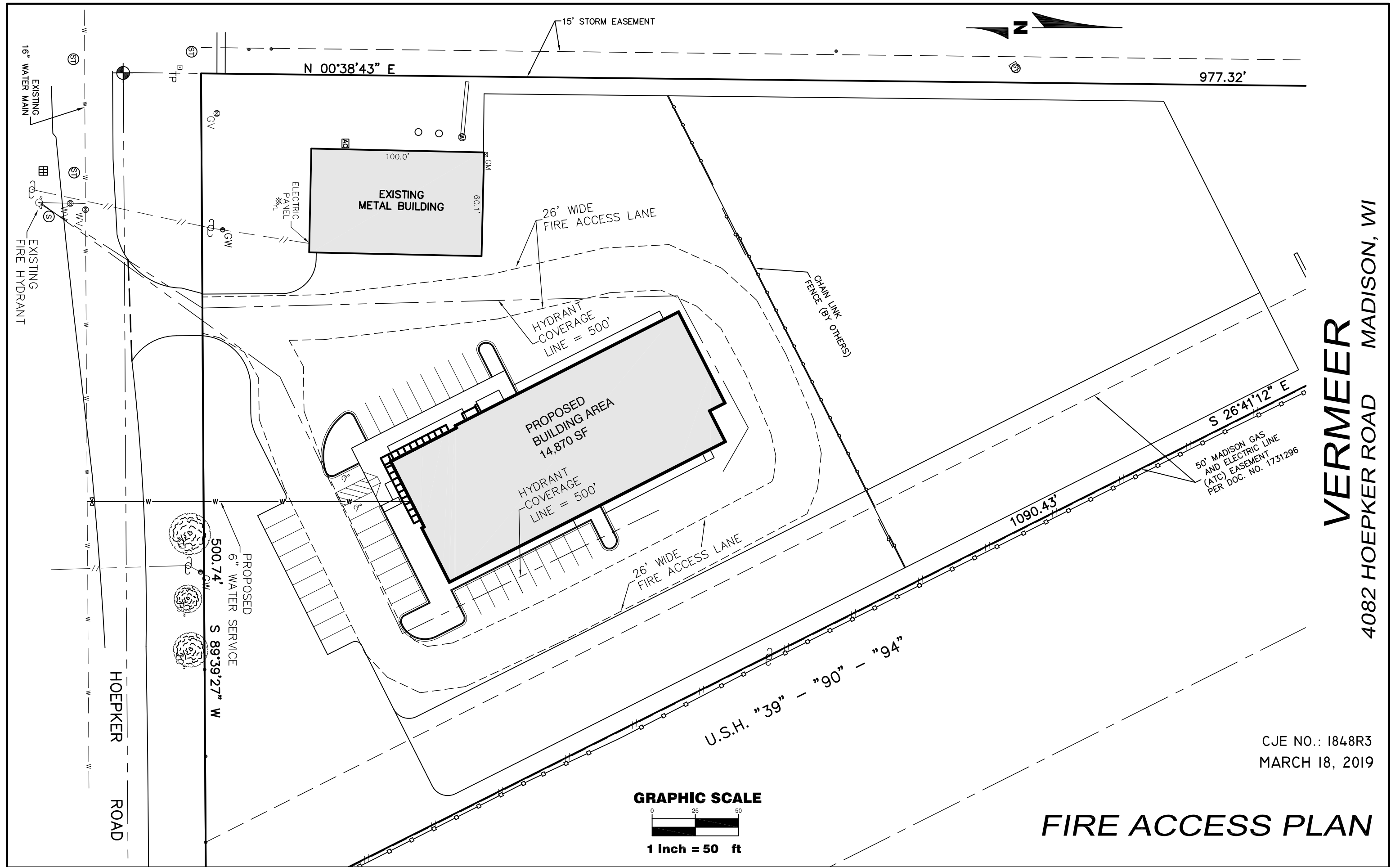
LEGAL DESCRIPTION
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE SOUTHWEST RIGHT OF WAY LINE OF 1-90 AND NORTH OF THE NORTH RIGHT OF WAY LINE OF HOEPLER ROAD, SECTION 9, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
 AREA: 244,653 SQUARE FEET / 5.616 ACRES

LEGEND

BASKETBALL HOOP (BH)	LIGHT POLE	ABBREVIATIONS	LINE TYPES (CONT.)
BENCHMARK (BM)	MAIL BOX (MB)	FA FLOW LINE	METAL FENCE
BOLLARD (BO)	MANHOLE (MH)	FE INVERT ELEVATION	WOOD FENCE
BUSH, SHRUB, ETC.	MONITORING WELL (MW)	FLP FLOOR FINISH ELEVATION	GUARD RAIL
CATCH BASIN ROUND (CBT)	SOIL (TRAFFIC, ETC.)	FLP WOOD LIGHT POLE	BURRED CABLE TV
CATCH BASIN SQUARE (CBS)	SOIL BORING (SB)	FLP FIBERGLASS LIGHT POLE	BURRED COMMUNICATION
CLEAN OUT (CO)	TRAFFIC LIGHT (TL)	MS METAL SIGN	COMBINATION SEWER
CURB INLET (CI)	DECIDUOUS TREE (TR)	MS GAS METER	BURRED ELECTRIC
EVERGREEN TREE (ET)	UTILITY MARKER	D.S.E. DOOR SILL ELEVATION	BURRED FIBER OPTIC
FIRE HYDRANT (HYD)	UTILITY METER	F.F.E. FIRST FLOOR ELEVATION	BURRED GAS SERVICE
FLAG POLE (FP)	UTILITY PEDESTAL	FRIBER OPTIC CABLE	OVERHEAD UTILITY LINES
GUY WIRE (GW)	UTILITY POLE (UP)	FLP WIRE VALVE	SANITARY SEWER
HANDCAP	UTILITY VALVE	FLP CABLE TV PEDESTAL	STORM SEWER
IRON PIPE (I.P.)	WATER WELL	MLF MIDLAND FLAG	BURRED TELEPHONE
		LINE TYPES	WATER MAIN / SERVICE
		SANITARY FORCE MAIN	

www.DiggersHotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511

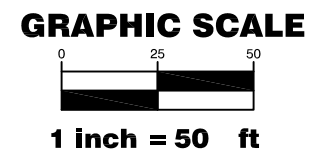




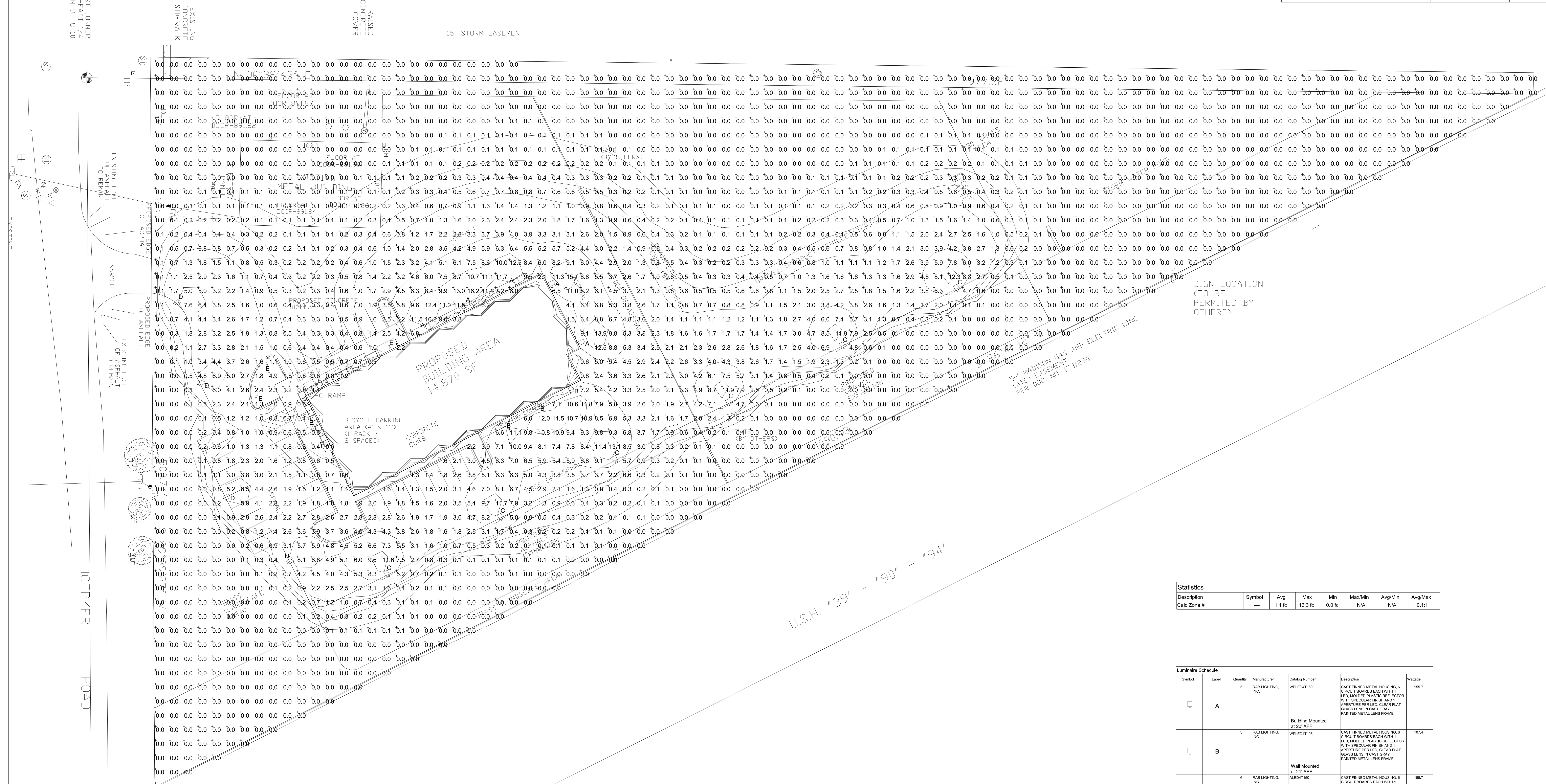
VERMEER
 4082 HOEPKER ROAD MADISON, WI

CJE NO.: 1848R3
 MARCH 18, 2019

FIRE ACCESS PLAN



SOUTHWEST CORNER
 OF THE SOUTHEAST 1/4
 OF SECTION 9 - 8-10



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.1 fc	16.3 fc	0.0 fc	N/A	N/A	0.1:1

Luminaire Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage	
☐	A	5	RAB LIGHTING, INC.	WPLEM150	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. Building Mounted at 20' AFF	155.7	
☐	B	3	RAB LIGHTING, INC.	WPLEM150	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. Wall Mounted at 21' AFF	107.4	
☐	C	6	RAB LIGHTING, INC.	ALEDAT150	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. 20' Pole Mounted on a 2' base	155.7	
☐	D	4	RAB LIGHTING, INC.	ALEDAT150	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME. 20' Pole Mounted on a 2' base	107.4	
⊗	E	8	RAB LIGHTING, INC.	FFLED16	LED Flood Light	25.1	
					Ground Mounted Light		

HÖPCKER ROAD

WPLED4T150

RAB Outdoor



Project: Vermeer	Type: A
Prepared By: HFR electric inc.	Date: 3-18-19

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW

Technical Specifications

Listings
UL Listing: Suitable for wet locations
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
LEDs: Multi-chip, high-output, long-life LEDs
Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification: The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
IP Rating
Ingress Protection rating of IP66 for dust and water
Maximum Ambient Temperature: Suitable for use in 40°C (104°F)
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)
Thermal Management: Superior thermal management with external "Air-Flow" fins
Housing: Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws
Reflector:
Specular vacuum-metallized polycarbonate
Gaskets:
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

WPLED4T105

RAB Outdoor



Project: Vermeer	Type: B
Prepared By: HFR electric inc.	Date: 3-18-19

Driver Info		LED Info	
Type	Constant Current	Watts	105W
120V	0.89A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,600
Input Watts	109.4W	Efficacy	125 LPW

Technical Specifications

Listings
UL Listing: Suitable for wet locations
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
LEDs: Multi-chip, high-output, long-life LEDs
Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification: The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
IP Rating
Ingress Protection rating of IP66 for dust and water
Maximum Ambient Temperature: Suitable for use in 40°C (104°F)
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)
Thermal Management: Superior thermal management with external "Air-Flow" fins
Housing: Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws
Reflector:
Specular vacuum-metallized polycarbonate
Gaskets:
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

ALED4T150

RAB Outdoor



Project: Vermeer	Type: C
Prepared By: HFR electric inc.	Date: 3-18-19

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW

Technical Specifications

Listings
UL Listing: Suitable for wet locations
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
LEDs: Multi-chip, high-output, long-life LEDs
Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period
Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification: The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
Effective Projected Area:
EPA = 0.75
Maximum Ambient Temperature: Suitable for use in 40°C (104°F)
Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)
Thermal Management: Superior thermal management with external "Air-Flow" fins
Lens:
Tempered glass lens
Housing:
Die-cast aluminum housing, lens frame and mounting arm
IP Rating:
Ingress Protection rating of IP66 for dust and water
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.
Reflector:
Specular vacuum-metallized polycarbonate

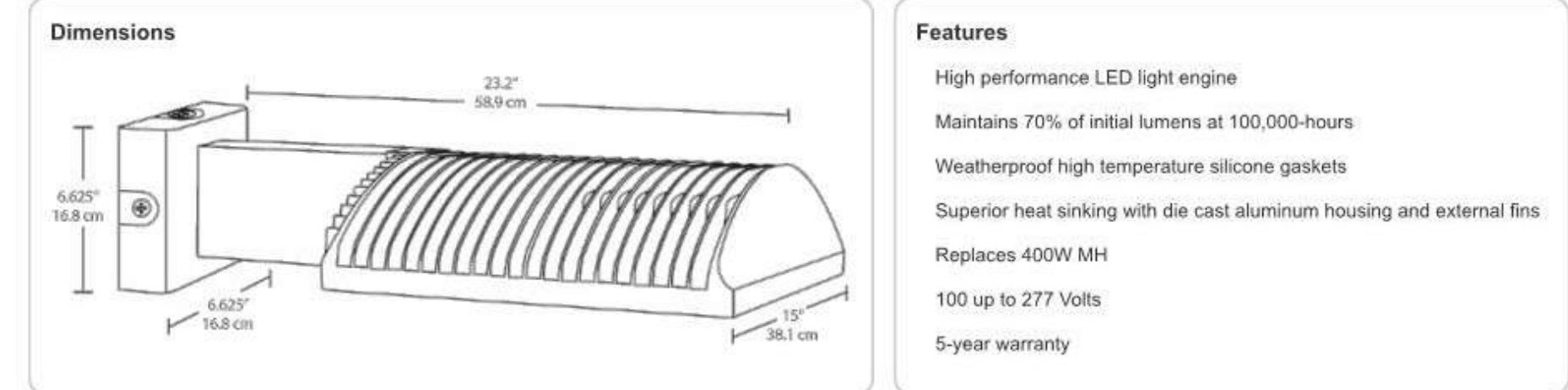
WPLED4T150

RAB Outdoor

Technical Specifications (continued)
Other
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty
Patents: The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating: B1 U0 G3

Electrical
Driver: One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%
THD: 4.7% at 120V, 13.3% at 277V



Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Photocell Options
WPLED	4T	150					
4T = Type IV	50 = 50W	Blank = 5000K (Cool)	Blank = Arm	Blank = Bronze	Blank = Standard	Blank = Standard	
3T = Type III	75 = 75W	N = 4000K (Neutral)	FX = No Arm	W = White	/AB = 480V	/PC = 120V Photocell	
2T = Type II	105 = 105W	Y = 3000K (Warm)			/BL = BL-Level	/PC2 = 277V Photocell	
	125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell	
	150 = 150W				/PCT4 = 480V Twistlock Photocell	/PCS = 120V Swivel Photocell	
					/PCS2 = 277V Swivel Photocell	/PCS4 = 480V Swivel Photocell	
					/WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.)	/WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.)	

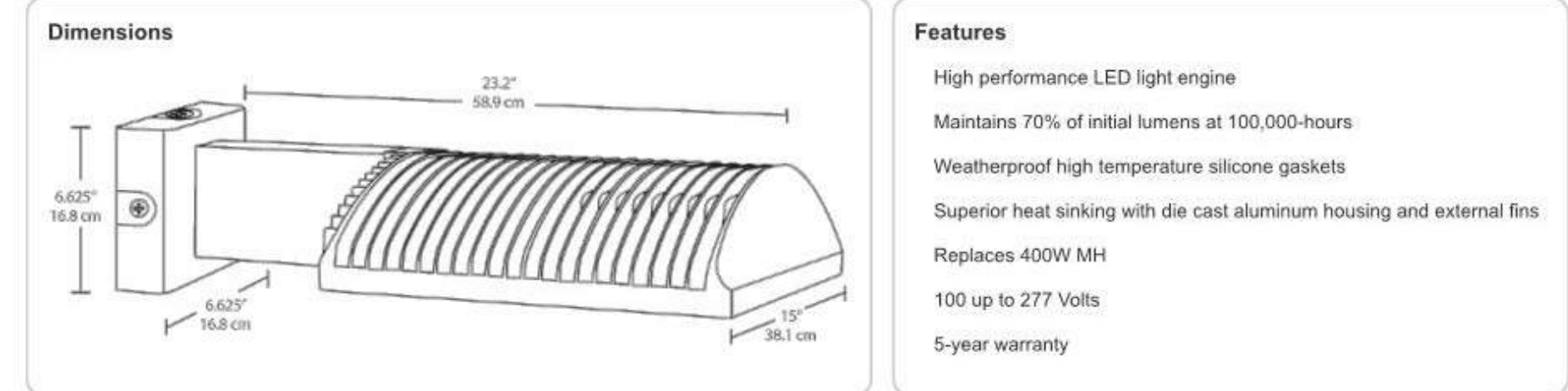
WPLED4T105

RAB Outdoor

Technical Specifications (continued)
Other
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty
Patents: The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating: B1 U0 G2

Electrical
Drivers: Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%
THD: 7.6% at 120V, 16.5% at 277V



Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Photocell Options
WPLED	4T	105					
4T = Type IV	50 = 50W	Blank = 5000K (Cool)	Blank = Arm	Blank = Bronze	Blank = Standard	Blank = Standard	
3T = Type III	75 = 75W	N = 4000K (Neutral)	FX = No Arm	W = White	/AB = 480V	/PC = 120V Photocell	
2T = Type II	105 = 105W	Y = 3000K (Warm)			/BL = BL-Level	/PC2 = 277V Photocell	
	125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell	
	150 = 150W				/PCT4 = 480V Twistlock Photocell	/PCS = 120V Swivel Photocell	
					/PCS2 = 277V Swivel Photocell	/PCS4 = 480V Swivel Photocell	
					/WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.)	/WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.)	

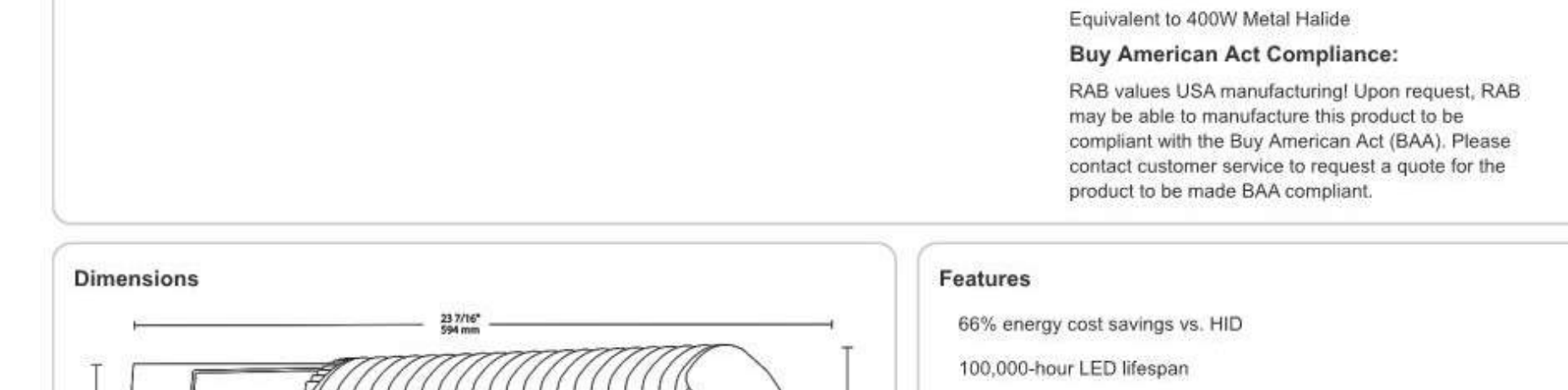
ALED4T150

RAB Outdoor

Technical Specifications (continued)
Construction
Gaskets: High-temperature silicone gaskets
Finish: Formulated for high durability and long-lasting color
Green Technology: Mercury and UV free. RoHS-compliant components.
Electrical
Surge Protection: 4kV

Driver:
One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%
THD: 4.7% at 120V, 13.3% at 277V
Power Factor: 99.5% at 120V, 93.7% at 277V
Optical
BUG Rating: B1 U0 G3

Other
BAA Compliance: Click www.rablighting.com/product/ALED4T150 USA for BAA compliance.
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal#warranty
Equivalency: Equivalent to 400W Metal Halide
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150						
4T = Type IV	50 = 50W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard	
3T = Type III	75 = 75W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/AB = 480V	/L.C = Lightcloud8 Controller	USA = BAA Compliant	
2T = Type II	105 = 105W		Y = 3000K (Warm)	K = Black	/BL = BL-Level (Neutral)	/PCS = 120V Swivel Photocell		
	125 = 125W				/D10 = 0-10V Dimming	/PCT = 120-277V Twistlock Photocell		
	150 = 150W				/PCT4 = 480V Swivel Photocell	/PCS2 = 277V Swivel Photocell		
					/PCS4 = 480V Swivel Photocell	/WS2 = Multi-Level Motion Sensor 20 ft.		
					/WS4 = Multi-Level Motion Sensor 40 ft.			



LIGHTING CUT SHEETS
SHEET#

PROPOSED NEW BUILDING FOR:
VERMEER
4082 W. HOEPKER ROAD
MADISON, WI

JOB:	3114
DRAWN:	HFR
CHECKED:	DF
DATE:	03/18/2019
SHEET:	

E2.0

ALED4T105

RAB Outdoor



Project: Vermeer	Type: D
Prepared By: HFR electric inc.	Date: 3-18-19

Driver Info		LED Info	
Type	Constant Current	Watts	105W
120V	0.89A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.55A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,680
Input Watts	109.4W	Efficacy	125 LPW

Technical Specifications

Listings
UL Listing: Suitable for wet locations
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PD000177G
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).
LED Characteristics
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
LEDs: Multi-chip, high-output, long-life LEDs
Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification: The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
Effective Projected Area:
EPA = 0.75
Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management:
Superior thermal management with external "Air-Flow" fins
Lens:
Tempered glass lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm
Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.
Reflector:
Specular vacuum-metallized polycarbonate
Gaskets:
High-temperature silicone gaskets
IP Rating:
Ingress Protection rating of IP66 for dust and water

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period
Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IP Rating: Ingress Protection rating of IP66 for dust and water
Airflow:
Airflow technology heat sink for superior cooling
Ambient Temperature:
Suitable For use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management Housing:
Die-cast aluminum housing, lens frame and mounting arm

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent future-to-future color

FFLED18

RAB Outdoor



Project: Vermeer	Type: E
Prepared By: HFR electric inc.	Date: 3-18-19

Driver Info		LED Info	
Type	Constant Current	Watts	18W
120V	0.2A	Color Temp	5000K (Cool)
208V	0.15A	Color Accuracy	72 CRI
240V	0.13A	L70 Lifespan	100,000
277V	0.11A	Lumens	2,310
Input Watts	23.1W	Efficacy	100 LPW

Technical Specifications

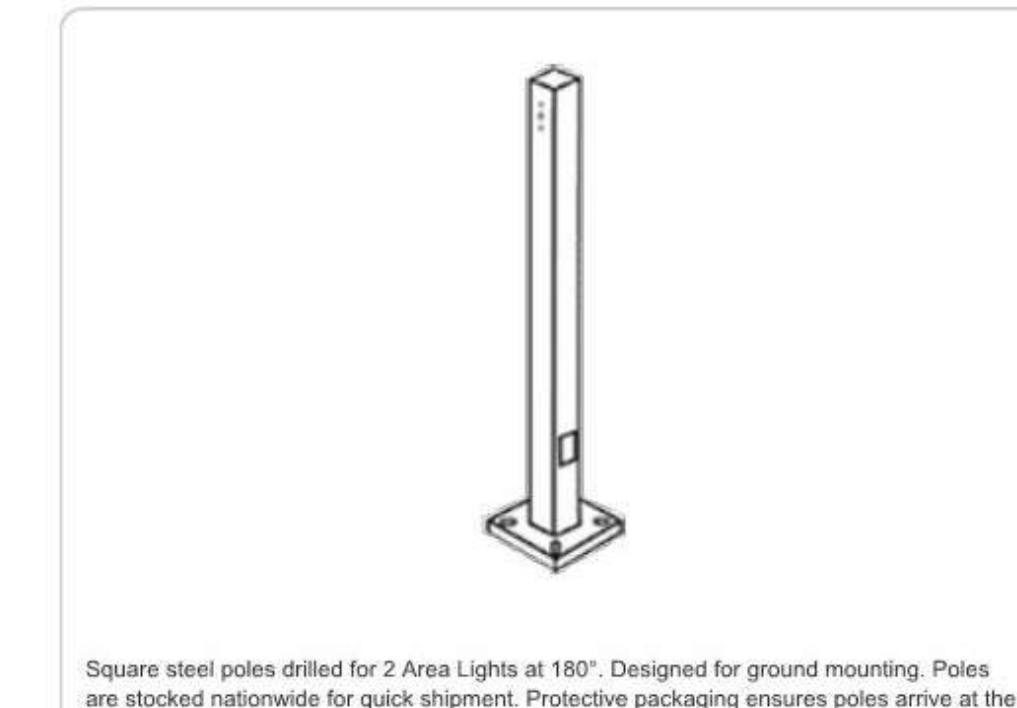
Listings
UL Listing: Suitable For Wet Locations. Suitable for ground mounting
DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PD000170B
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
Note: All values are typical (tolerance +/- 10%)
LEDs: Multi-chip, high-output, long-life LEDs
Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent future-to-future color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period
Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IP Rating: Ingress Protection rating of IP66 for dust and water
Airflow:
Airflow technology heat sink for superior cooling
Ambient Temperature:
Suitable For use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screw
Reflector:
Semi-specular anodized aluminum
Gaskets:
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

PS4-11-20D2

RAB Outdoor



Project: Vermeer	Type: Pole
Prepared By: HFR electric inc.	Date: 3-18-19

Technical Specifications

Listings
CSA Listed: Suitable for wet locations
Construction
Shaft: 48,000 p.s.i. minimum yield.
Hand Holes: Reinforced with grounding lug and removable cover
Base Plates: Slotted base plates 36,000 p.s.i.
Shipping Protection: All poles are shipped in individual corrugated cartons to prevent finish damage.
Color: Bronze powder coating
Height: 20 FT

Weight:
137 lbs
Gauge:
11
Wall Thickness:
1/8"
Shaft Size:
4"
Hand Hole Dimensions:
3" x 5"
Bolt Circle:
8 1/2"
Base Dimension:
8"

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.
Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available www.rablighting.com/downloads/instructions/poles4.pdf
Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge.
Max EPA's/Max Weights:
70MPH 5.3 ft./240 lb.
80MPH 5.6 ft./165 lb.
90MPH 5.8 ft./110 lb.
100MPH 5.2 ft./75 lb.
110MPH 1.0 ft./45 lb.
120MPH 0.2 ft./20 lb.
Accessories:
Anchor Bolts: www.rablighting.com/product/ABK4-11

Technical Specifications (continued)
Other
Terms of Sale:
Pole Terms of Sale is available .
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

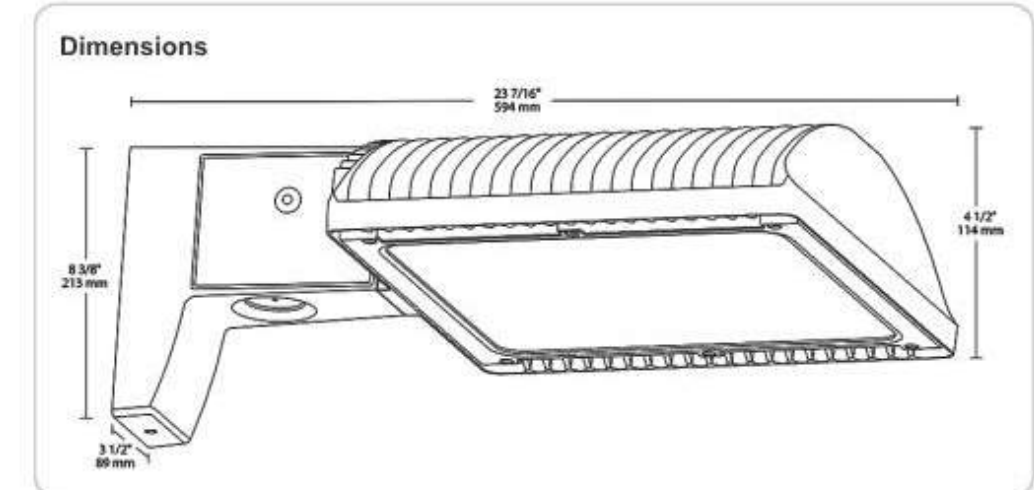
ALED4T105

RAB Outdoor

Technical Specifications (continued)
Construction
Finish: 7.6% at 120V, 16.5% at 277V
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.
Electrical
Surge Protection: Compatible with Round Poles with a diameter of 2.5" to 6"
Drivers: Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:
7.6% at 120V, 16.5% at 277V
Power Factor:
99.6% at 120V, 94.5% at 277V
Other
Compatibility:
Compatible with Round Poles with a diameter of 2.5" to 6"
BAA Compliance:
Click www.rablighting.com/product/ALED4T105 USA for BAA compliance.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal/warranty
Equivalency:
Replaces 320W Metal Halide
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B1 U0 G2



Dimensions
68% energy cost savings vs. HID
100,000-hour LED lifespan
5-year warranty

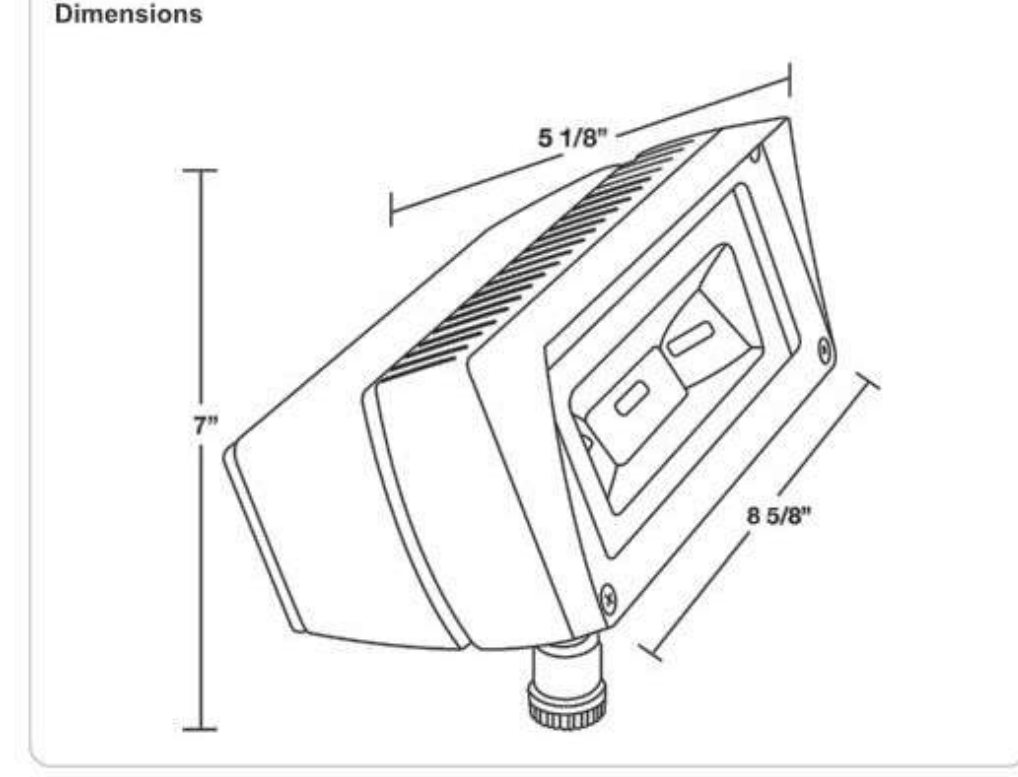
Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	105						
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount IV = Slipfitter	Blank = 5000K (Cool) RG = Roadway (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /A80 = 480V /BL = Bi-Level Dimming /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PC2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PC4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant

FFLED18

RAB Outdoor

Technical Specifications (continued)
Optical
NEMA Type: NEMA Beam Spread of 7H x 6V
Electrical
Surge Protection: 6kV
Driver:
Constant Current, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC, 0.4 Amps.
Other
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at www.rablighting.com/legal/warranty
Patents:
The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL201130171304.1, Mexico Pat. 36757 and pending patent in Taiwan.
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



Dimensions
5 1/8"

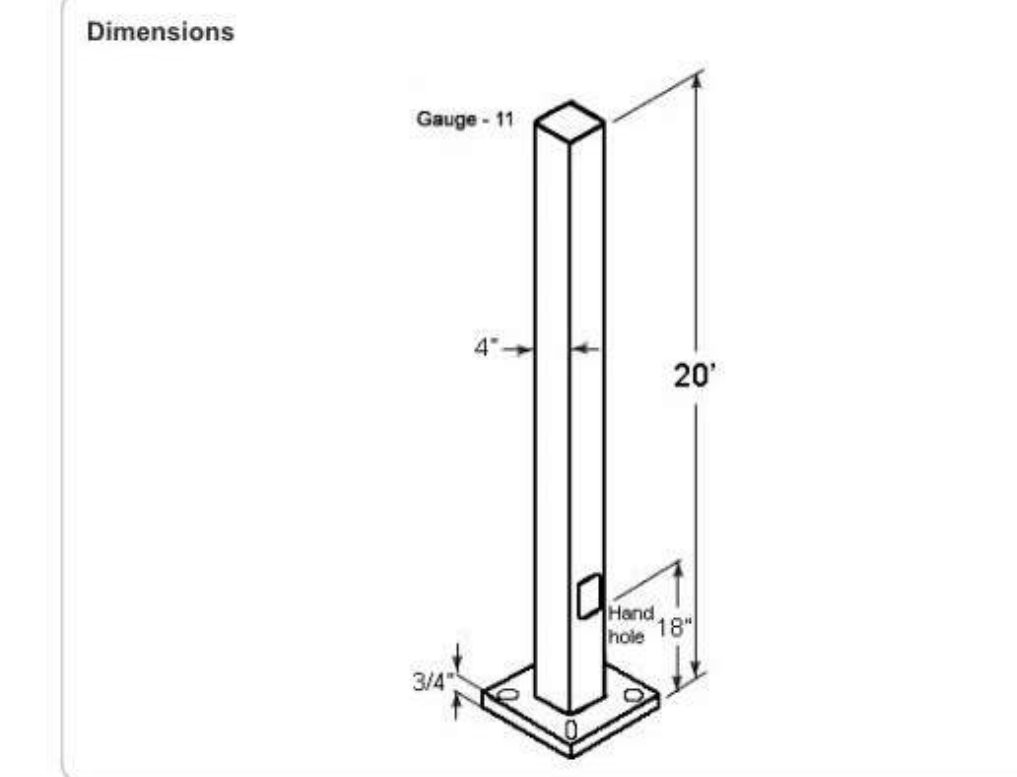
Features
Ultra-efficient LED and optical design
Replaces 70W MH floodlights
100,000-hour life based on LM-80 results and TM-21 calculations
NEMA type - 7H x 6V
"Air-Flow" technology heatsink
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Mounting	Color Temp	NEMA Type	Finish	Driver	Photocell Options	Other Options
FFLED	18							
	18 = 18W	Blank = Swivel Arm SF = Slipfitter T = Trunion	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = 7H x 6V B55 = 5H x 5V B44 = 4H x 4V	Blank = Bronze W = White	Blank = On/Off /D10 = 0-10V Dimming /A80 = 480V On/Off (not available for 80W models)	Blank = No Option /PC = 120V Photocell /PC2 = 277V Photocell /PC3 = 120V Swivel Photocell /PC2 = 277V Swivel Photocell /PC4 = 480V Swivel Photocell	Blank = Standard USA = BAA Compliant

PS4-11-20D2

RAB Outdoor



Dimensions
Gauge - 11
4"
20"
3/4"
8 1/2"

Features
Designed for ground mounting
Heavy duty TGIC polyester coating
Reinforced hand holes with grounding lug and removable cover for easy wiring access
Anchor Bolt Kit includes pole cap and base cover (sold separately)
Custom manufactured for each application



LIGHTING CUT SHEETS

PROPOSED NEW BUILDING FOR:
VERMEER
4082 W. HOECKER ROAD
MADISON, WI

JOB:	3114
DRAWN:	HFR
CHECKED:	DF
DATE:	03/18/2019

SHEET:
E2.1

This plan as an instrument of service is the property of Breezy Hill Nursery, Inc. and may not be used in whole or part without our written consent. Violators are subject to prosecution.

PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	QTY.
CONIFERS				
<i>Buxus</i> x 'Green Gem' / Green Gem Boxwood	B 4 B	18"	10	10
DECIDUOUS TREES				
<i>Acer</i> x 'Freemantli' / Liffared / Autumn Blaze Maple	B 4 B	25" Cal	3	3
<i>Tilia americana</i> 'Redmond' / Redmond Linden	B 4 B	25" Cal	4	4
<i>Ulmus</i> x 'Frontier' / Frontier Elm	B 4 B	25" Cal	4	4
EVERGREEN TREES				
<i>Picea abies</i> / Norway Spruce	B 4 B	5'	6	6
<i>Picea glauca</i> 'Denata' / Black Hills Spruce	B 4 B	5'	10	10
<i>Pinus alba</i> / White Pine	B 4 B	5'	6	6
<i>Taxus occidentalis</i> 'Holmstrup' / Holmstrup Arborvitae	B 4 B	5'	2	2
FLOWERING TREES				
<i>Fagus sylvatica</i> 'Cleveland Select' / Cleveland Select Pear	B 4 B	25" Cal	3	3
SHRUBS				
<i>Eucalyptus alatus</i> 'Compactus' / Dwarf Burning Bush	B 4 B	24"	2	2
<i>Spiraea</i> x 'Imajida' / Solidflame / Solidflame Spiraea	9 gal		19	19
<i>Syringa patula</i> 'Miss Kim' / Miss Kim Lilac	9 gal		5	5
<i>Weigelia florida</i> 'Vine TM' / Vine & Roses Weigelia	9 gal		14	14
ANNUALS/PERENNIALS				
<i>Hemerocallis</i> x 'Stella de Oro' / Stella de Oro Daylily	1 gal		25	25
<i>Salvia</i> x 'Sylvestria May Night' / May Night Salvia	1 gal		10	10
GRASSES				
<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 gal		62	62
ROSES				
<i>Rosa</i> x 'Knockout' TM / Knock Out Rose	9 gal		5	5

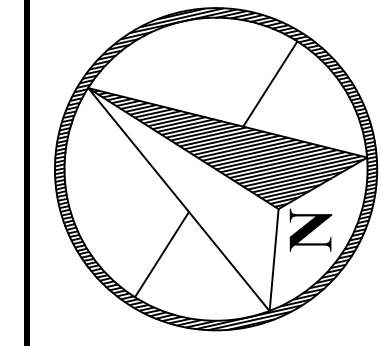
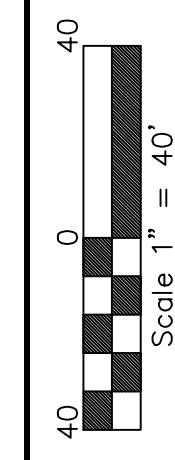


U.S.H. "39" - "90" - "94"



Briohn Building - Shop for Vemeer

4082 Hoepker Road, Madison, WI



Sheet
L1

Designed By Mike Schierl
 Drawn By Kathy Feucht
 Date January 11th, 2019
 Revised March 20th, 2019-kf
 Project # - 003884

This plan as an instrument of service is the property of Breezy Hill Nursery, Inc. and may not be used in whole or part without our written consent. Violators are subject to prosecution.

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EDGE OF ASPHALT

ASPHALT
0.0'

EDGE OF ASPHALT

67.5'

5' WIDE CONCRETE

5' WIDE CONCRETE

CONCRETE CURB

BICYCLE PARKING
AREA (4' x 11')
(2 SPACES)




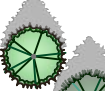













RAISED WALK

H/C RAMP

ASPHALT

ASPHALT

PLANT SCHEDULE

SYM	BOBOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	QTY
	BOBOTANICAL NAME / COMMON NAME Blue x Green Oak / Green Oak	B 1 B	10'	10'	10
	BOBOTANICAL NAME / COMMON NAME Aster x Freeman / Aster	B 1 B	25'Gal	9'	9
	BOBOTANICAL NAME / COMMON NAME Thuja americana / Redwood Linden	B 1 B	25'Gal	4	4
	BOBOTANICAL NAME / COMMON NAME Ulmus x Frontinus / Frontinus Elm	B 1 B	25'Gal	4	4
	BOBOTANICAL NAME / COMMON NAME Pinus strobus / Norway Spruce	B 1 B	5'	6	6
	BOBOTANICAL NAME / COMMON NAME Pinus strobus / Black Hills Spruce	B 1 B	5'	10	10
	BOBOTANICAL NAME / COMMON NAME Pinus strobus / White Pine	B 1 B	5'	6	6
	BOBOTANICAL NAME / COMMON NAME Thuja occidentalis / Northern White Cedar	B 1 B	5'	2	2
	BOBOTANICAL NAME / COMMON NAME Pyrus calleryana / Callery Pear	B 1 B	25'Gal	9	9
	BOBOTANICAL NAME / COMMON NAME Eucalyptus globulus / Eucalyptus	B 1 B	24"	2	2
	BOBOTANICAL NAME / COMMON NAME Syringa x sinensis / Lilac	9 gal		19	19
	BOBOTANICAL NAME / COMMON NAME Syringa x sinensis / Sea King Lilac	9 gal		9	9
	BOBOTANICAL NAME / COMMON NAME Magnolia Florida / Magnolia	9 gal		14	14
	BOBOTANICAL NAME / COMMON NAME Hamamelis x 'Salem' / Fragrant Yellow	1 gal		25	25
	BOBOTANICAL NAME / COMMON NAME Salix x nigra / Weeping Willow	1 gal		10	10
	BOBOTANICAL NAME / COMMON NAME Spiraea x japonica / Japanese Spiraea	1 gal		62	62
	BOBOTANICAL NAME / COMMON NAME Rosa x 'Knockout' / Knock Out Rose	9 gal		9	9

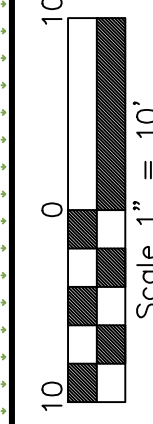
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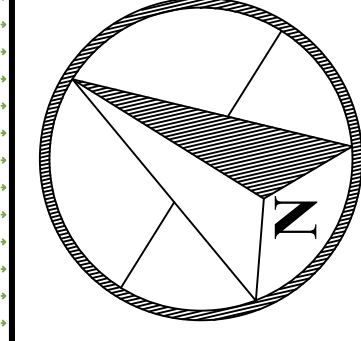


Briohn Building - Shop for Veneer

4082 Hoepker Road, Madison, WI



Designed By: Mike Schierl
Drawn By: Kathy Feucht
Date: January 11th, 2019
Revised: March 20th, 2019-kf
Project #: 003884



Sheet
L2



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 4082 Hoepker Road, Madison, WI
 Name of Project EY Wisconsin LLC
 Owner / Contact _____
 Contact Phone _____ Contact Email _____

**** 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 _____
 Total landscape points required _____

- (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 221,400
 Total landscape points required 2,214.0

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			14	490
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			22	770
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			2	20
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			39	117
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			10	40
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			97	184
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			3	600
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						2,221

Total Number of Points Provided 2,221

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

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.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

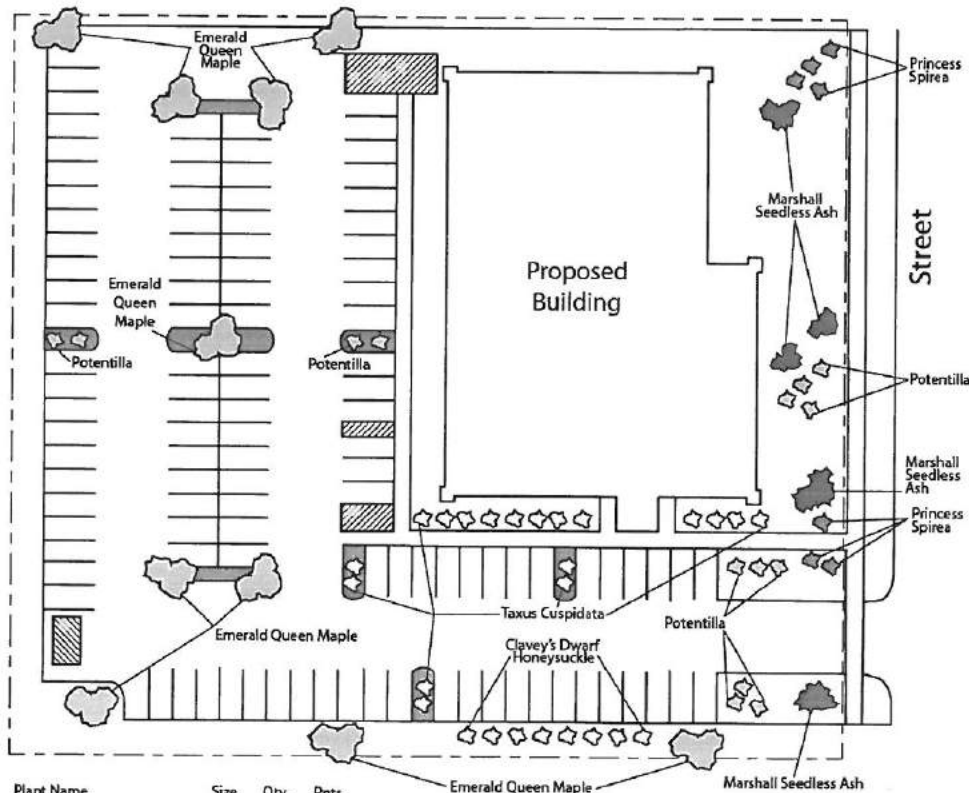
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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 Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, 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.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

PROPOSED NEW CONSTRUCTION EQUIPMENT SALES & SERVICE FACILITY:

VERMEER

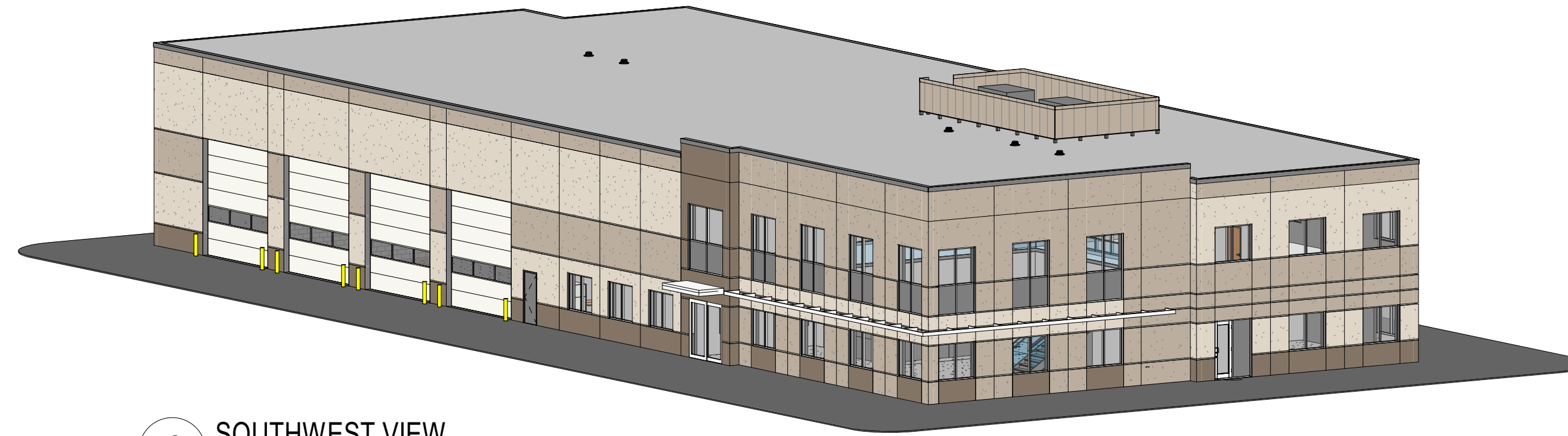
4082 W. HOEPKER ROAD
MADISON, WISCONSIN 53704



1 PERSPECTIVE VIEW LOOKING NORTHEAST
N.T.S.



2 PERSPECTIVE VIEW LOOKING NORTHWEST
N.T.S.



4 SOUTHWEST VIEW
N.T.S.

SHEET INDEX :	
	T1.1 TITLE SHEET T1.2 EXTERIOR PERSPECTIVES
CIVIL SHEETS	SV1.0 PLAT OF SURVEY WITH TOPOGRAPHY FIRE ACCESS PLAN C1.0 SITE PLAN C2.0 SITE GRADING AND UTILITY PLAN C3.0 EROSION CONTROL PLAN C4.0 SITE DEMO PLAN
LANDSCAPE SHEETS	L1.0 OVERALL LANDSCAPE PLAN & SCHEDULE L2.0 ENLARGED LANDSCAPE PLAN & SCHEDULE
ARCHITECTURAL SHEETS	A1.0 OVERALL FIRST FLOOR PLAN A1.1 MEZZANINE FLOOR PLAN A4.1 ROOF PLAN A5.1 EXTERIOR ELEVATIONS
LIGHTING SHEETS	E1.0 SITE LIGHTING PLAN E2.0 LIGHTING CUT SHEETS E2.1 LIGHTING CUT SHEETS

PROJECT SITE LOCATION :

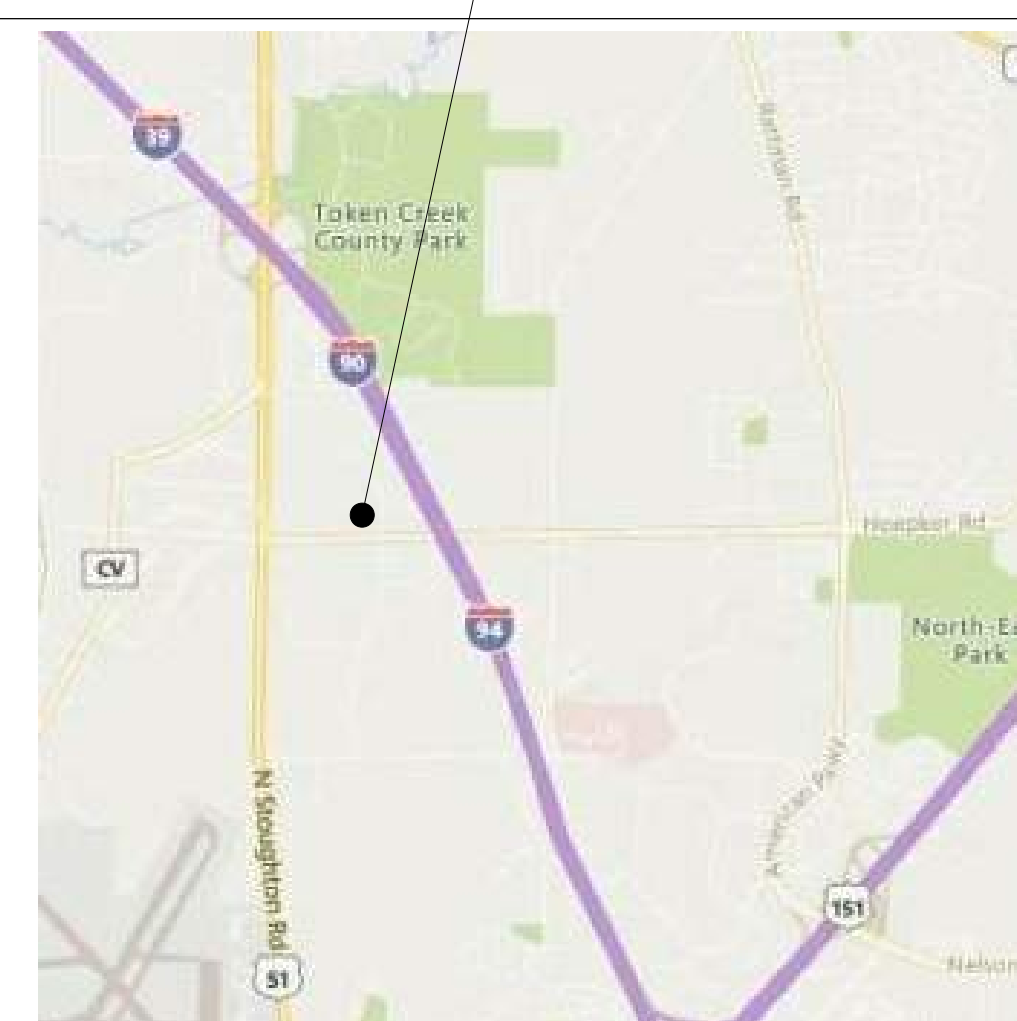


3 VICINITY MAP
N.T.S.

PLAN COMMISSION SUBMITTAL
MARCH 18, 2019

OWNER : VERMEER WISCONSIN INC. JOHN WILLINGER W3090 COUNTY B WEST SALEM, WISCONSIN 53669 (262) PHONE (262) FAX	GENERAL CONTRACTOR : BRIOHN BUILDING CORPORATION MIKE MIKSICH, PM 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	ARCHITECT : BRIOHN DESIGN GROUP LLC DOMENIC FERRANTE, AIA 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	STRUCTURAL ENGINEER: STRUCRITE, INC. BOYD COLEMAN, PE 805 CLINTON STREET WAUKESHA, WISCONSIN 53186 (262) 549-3222 PHONE (262) 896-2079 FAX	CIVIL ENGINEER: C.J ENGINEERING CHRISTOPHER A. JACKSON, P.E. 9205 WEST CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 PHONE (262) 443-1317 FAX
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PROJECT LOCATION:



PROJECT INFORMATION:

CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2009) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING
OCCUPANCY:	PRIMARY S-1 (MODERATE STORAGE HAZARD OCCUPANCY & REPAIR FACILITY) SECONDARY B (OFFICE/BUSINESS)
CLASS OF CONSTRUCTION:	TYPE 2B
SPRINKLER SYSTEM:	FULL - NFPA 13
FLOOR LEVELS:	1
NUMBER OF STORIES:	1+MEZZANINE
TOTAL SITE AREA:	243,936 SF 5.6 ACRES
TOTAL BUILDING AREA:	14,864 SF WITH 2,959 MEZZANINE

NOTE:
ALL MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE SPRINKLER
ENGINEERING BY DESIGN-BUILD
CONTRACTORS



TITLE SHEET

PROPOSED NEW BUILDING FOR:
VERMEER
4082 W. HOEPKER ROAD
MADISON, WI

JOB: 3114
DRAWN: CK
CHECKED: DF
DATE: 03/18/2019
SHEET:

T1.1



PRELIMINARY VIEW 4 - 12.10.2018

1 PERSPECTIVE VIEW LOOKING NORTHEAST
12" = 1'-0"



2 PERSPECTIVE VIEW LOOKING NORTHWEST
12" = 1'-0"



3 PERSPECTIVE VIEW LOOKING NORTHEAST
12" = 1'-0"



4 PERSPECTIVE VIEW LOOKING SOUTHWEST
12" = 1'-0"