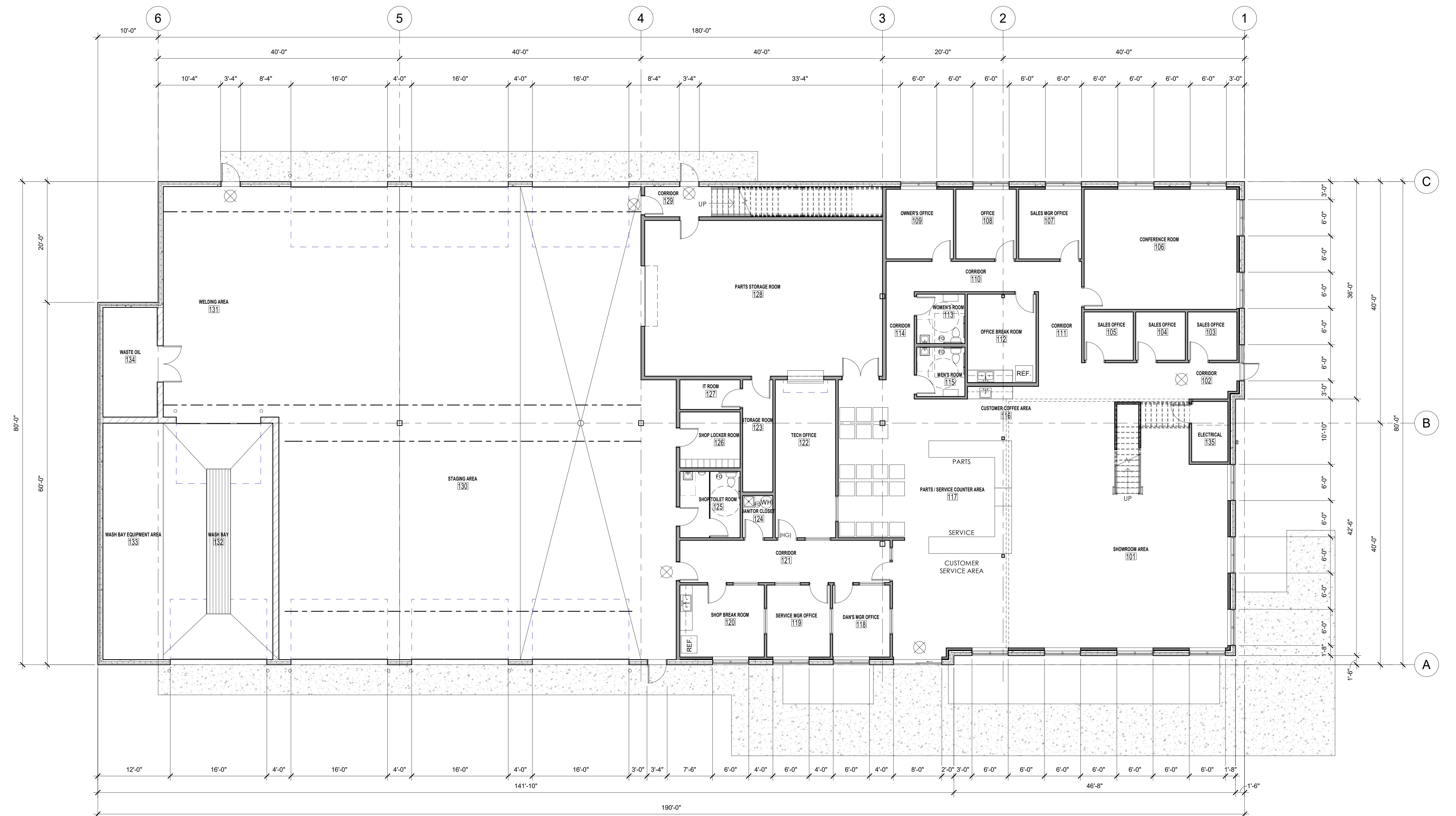


OVERALL FIRST FLOOR
PLAN

SHEET TITLE

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



1 OVERALL FLOOR PLAN
1'6" = 1'-0"

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

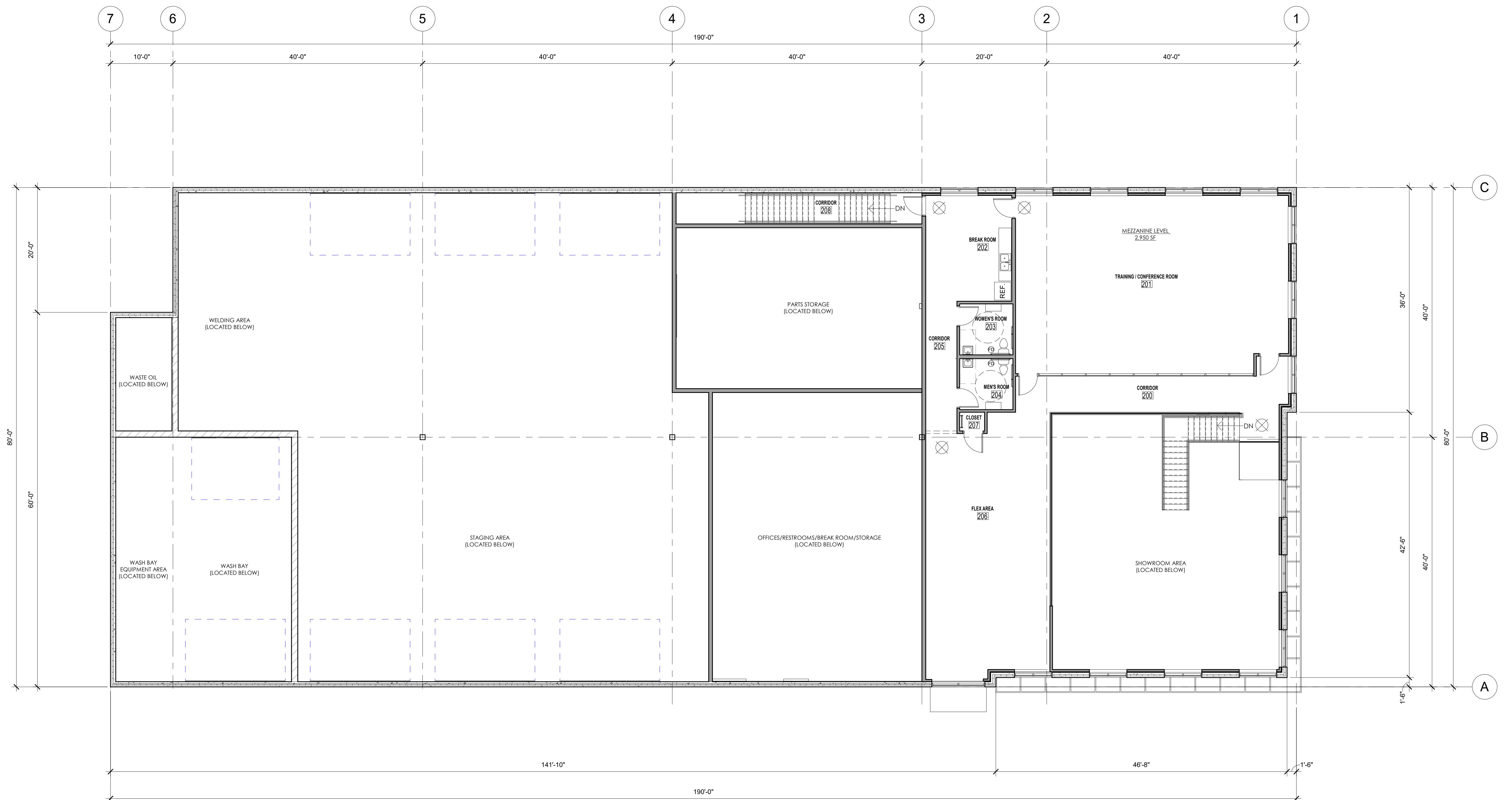
SHEET:

A1.0
APPLICABLE
TO ALL
PLAN VIEWS

MEZZANINE FLOOR PLAN

SHEET TITLE

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



JOB: 3114
DRAWN: CK
CHECKED: DF
DATE: 03/18/2019
SHEET: A1.1

APPLICABLE
TO ALL
PLAN VIEWS

A1.1

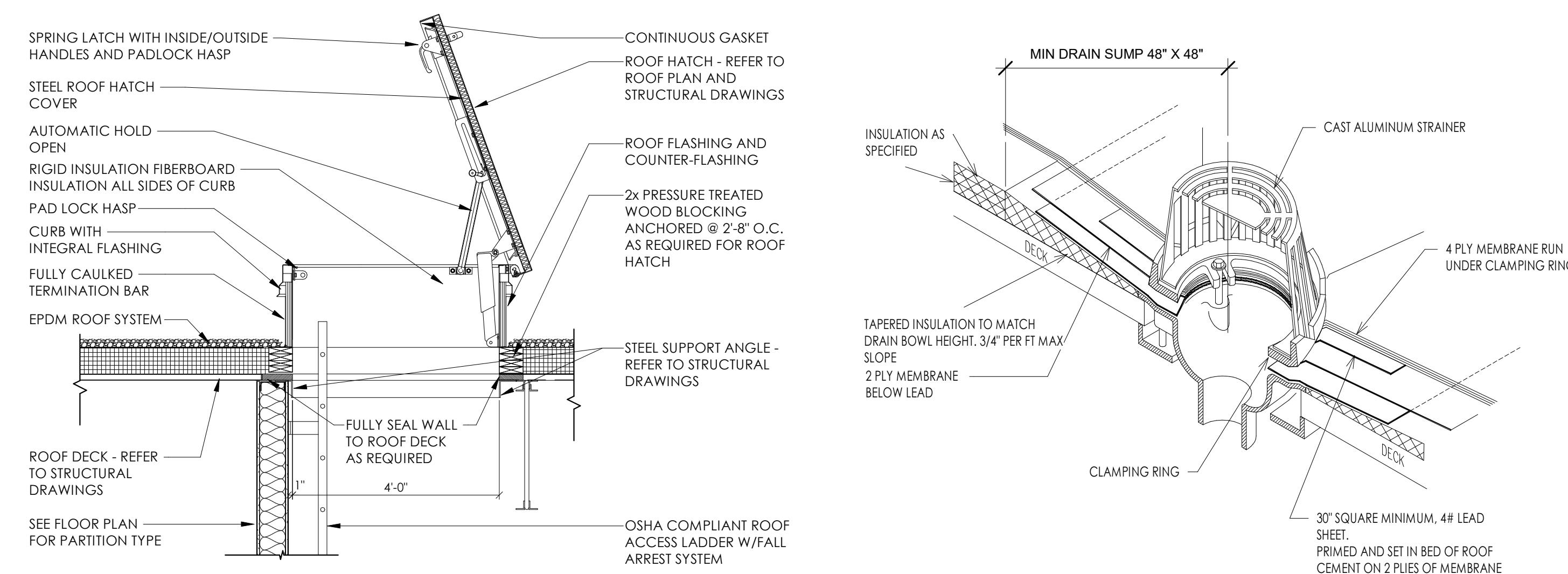
SHEET TITLE

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

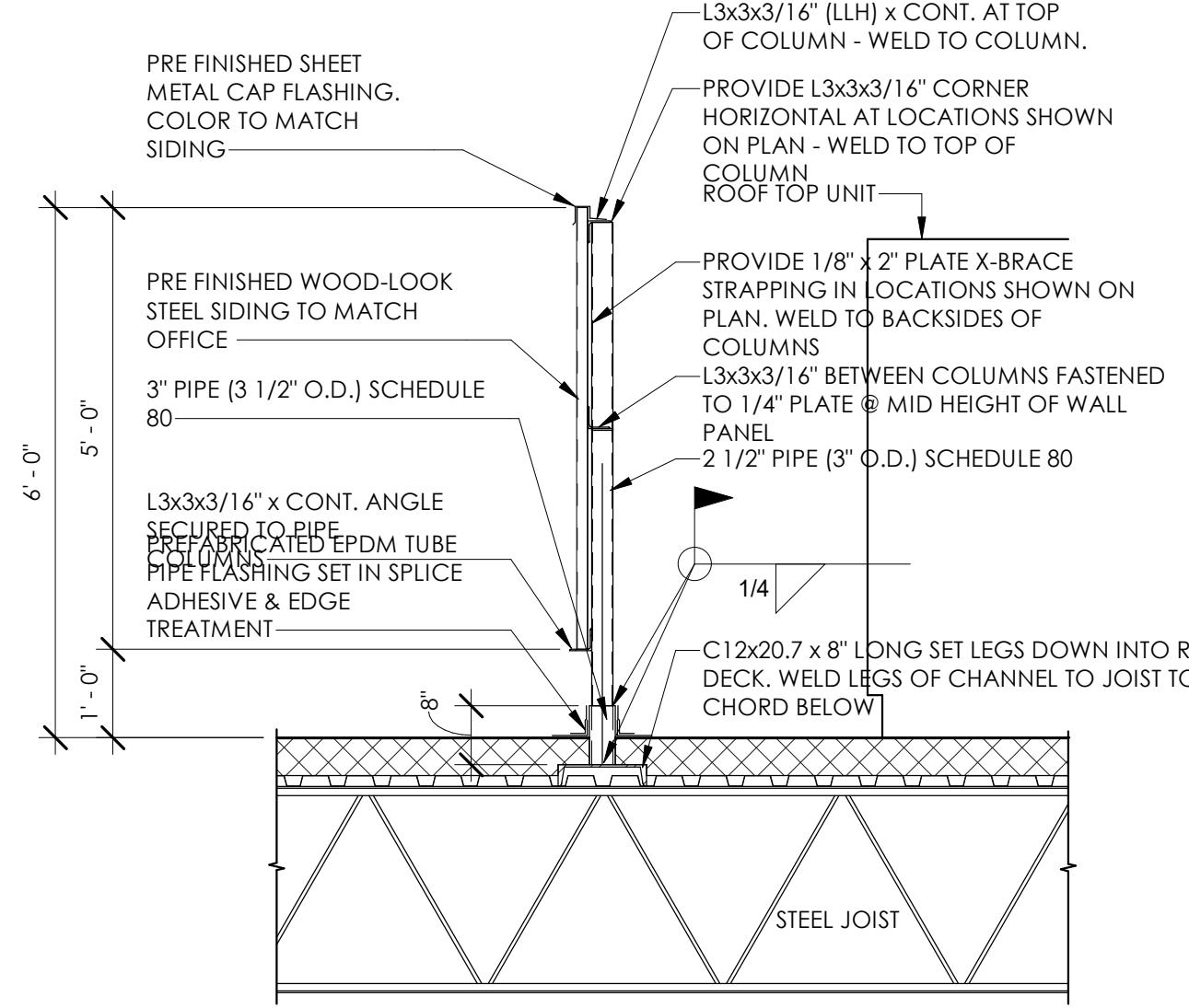
KEYNOTE LEGEND - ROOF PLAN

MARK	ROOF PLAN CODED NOTES
R01	BALASTED SINGLY-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 DRAIN PANEL. REFER TO STRUCTURAL DRAWINGS.
R05	ROOF HATCH DOOR AND COPING. HATCH SIZE: FOR USE WITH OSHA APPROVED STEEL LADDER ACCESS FROM FLOOR LEVEL BELOW. PROVIDE FRAMING CURB, FLASHING AND TAPERED INSULATION AROUND HATCH AS REQUIRED. SEE DETAIL 2A.4.1.
R06	CONCRETE BALLAST PAVERS 2' X 2' X 2" WITH PROTECTION SHEET.
R07	ROOF SCREEN - PREFINISHED 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.

ROOF SYSTEM NOTES:	
ROOF SYSTEM #1:	BALASTED SINGLE PLY EPDM 45 MIL ON MIN. 5" EPS TYPE II (1.35 LB/CUFT) DIRECT TO DECK ON CONTINUOUS INSULATION (TWO LAYER 1.5 MIL) MIN. R-24.
ROOF SYSTEM #2:	DIRECTLY ADHERED SINGLE PLY EPDM (45 MIL) ON TAPERED INSULATION (SEE ROOF PLAN)

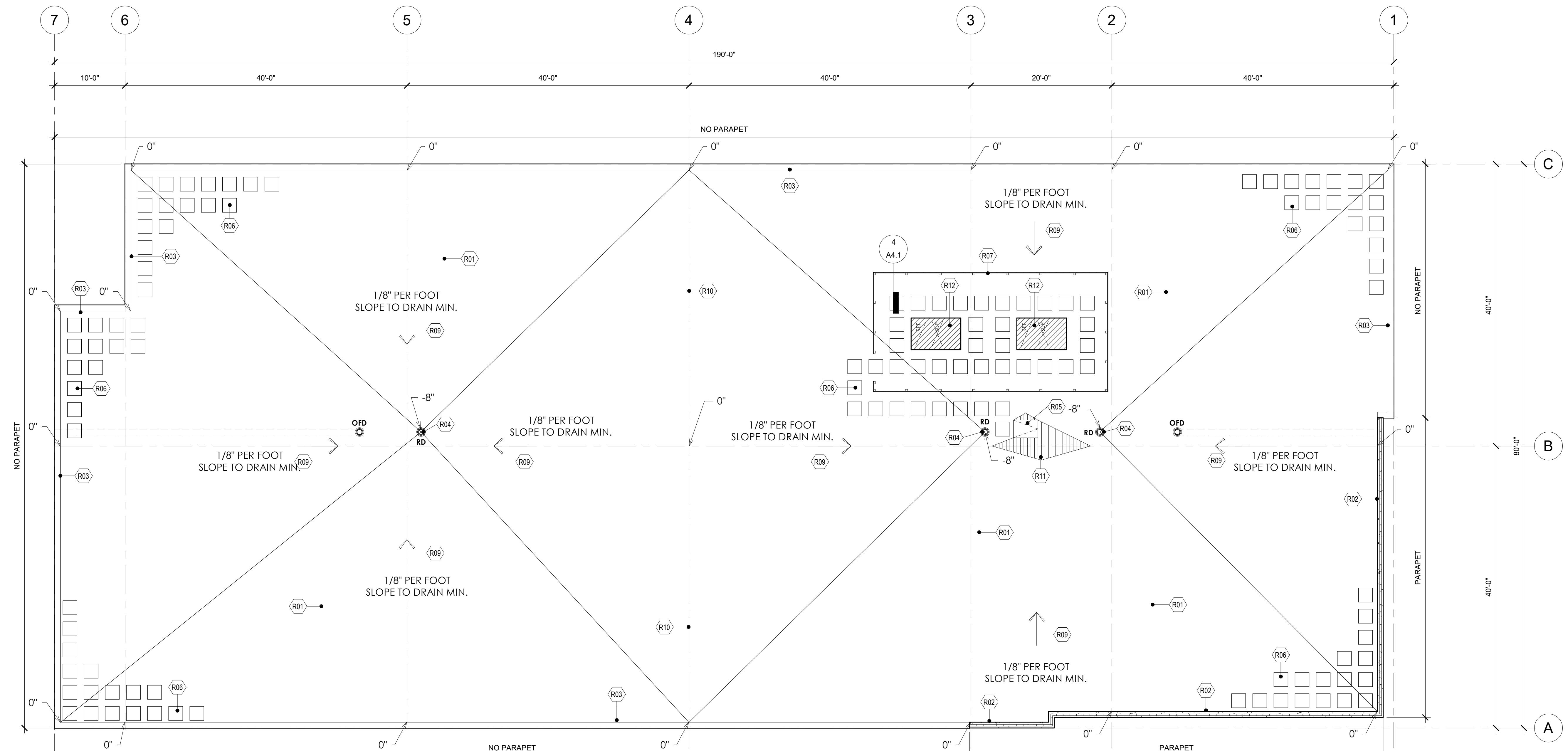


2 ROOF HATCH DETAIL
1/2" = 1'-0"



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

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



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

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

JOB: 3114
DRAWN: CK
CHECKED: DF
DATE: 03/18/2019
SHEET: A4.1

APPLICABLE
TO ALL
PLAN VIEWS

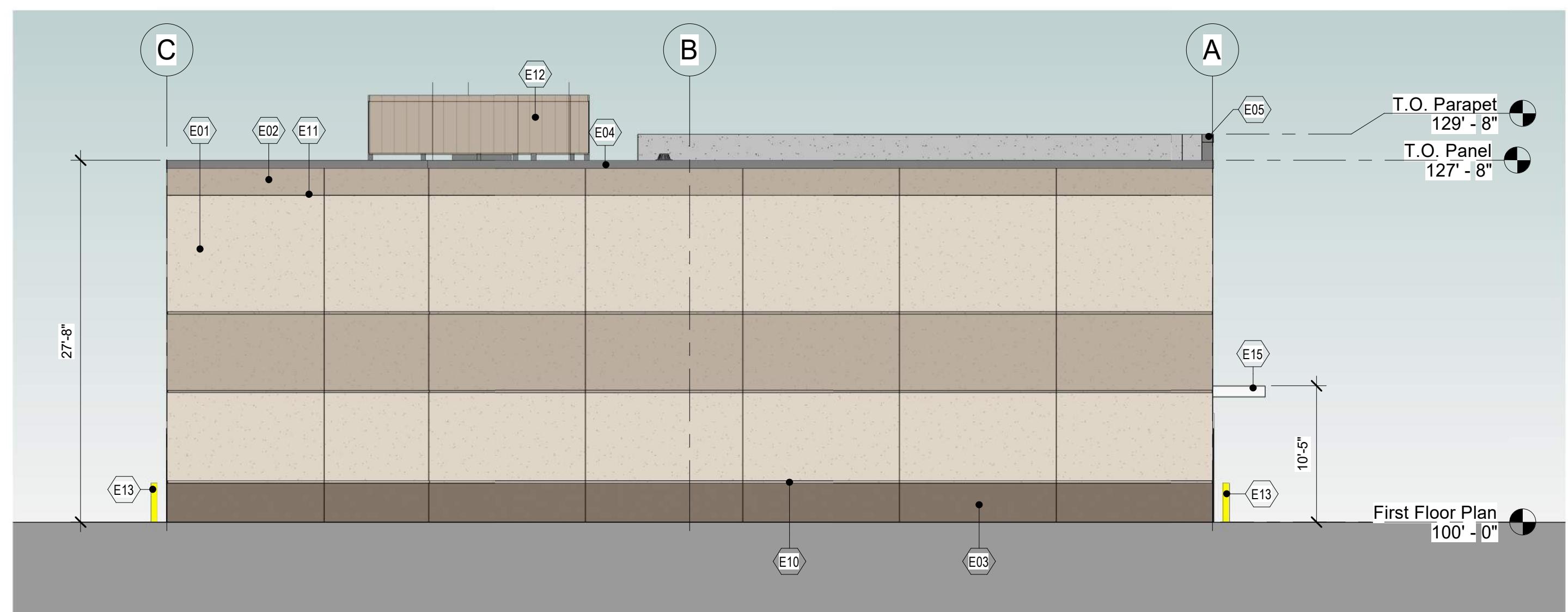
A4.1

EXTERIOR ELEVATIONS

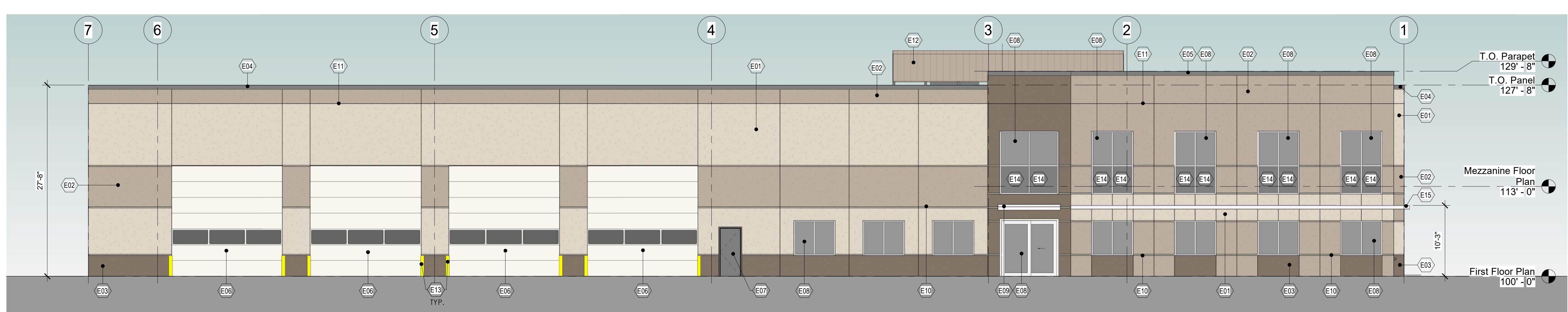
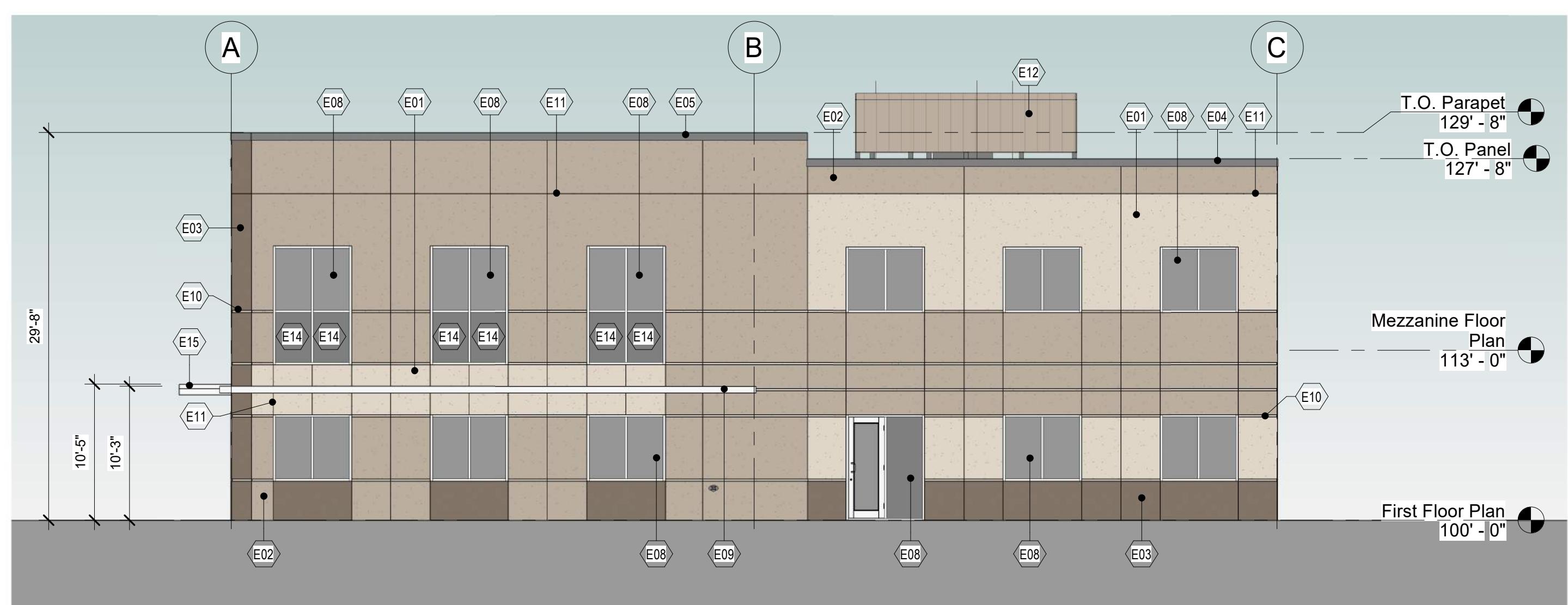
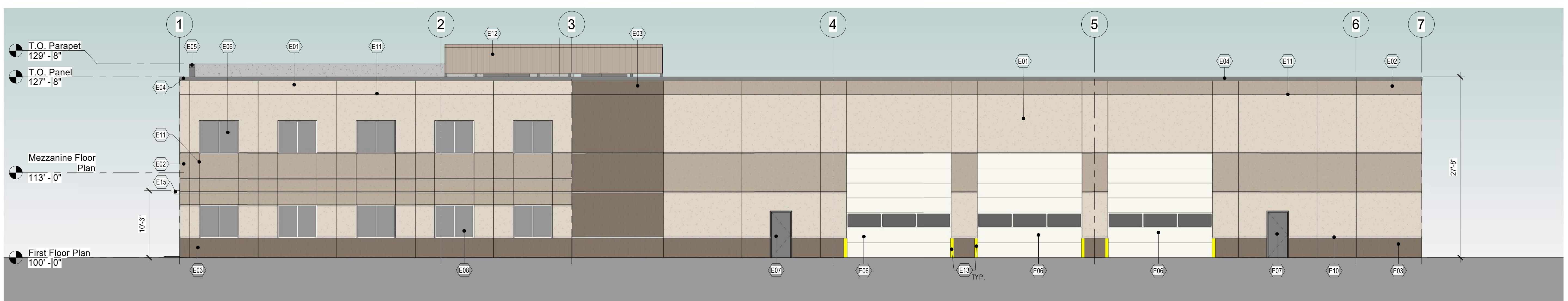
PROPOSED NEW BUILDING FOR:
VERMEER
4082 W. HOEPKER ROAD
MADISON, WI


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

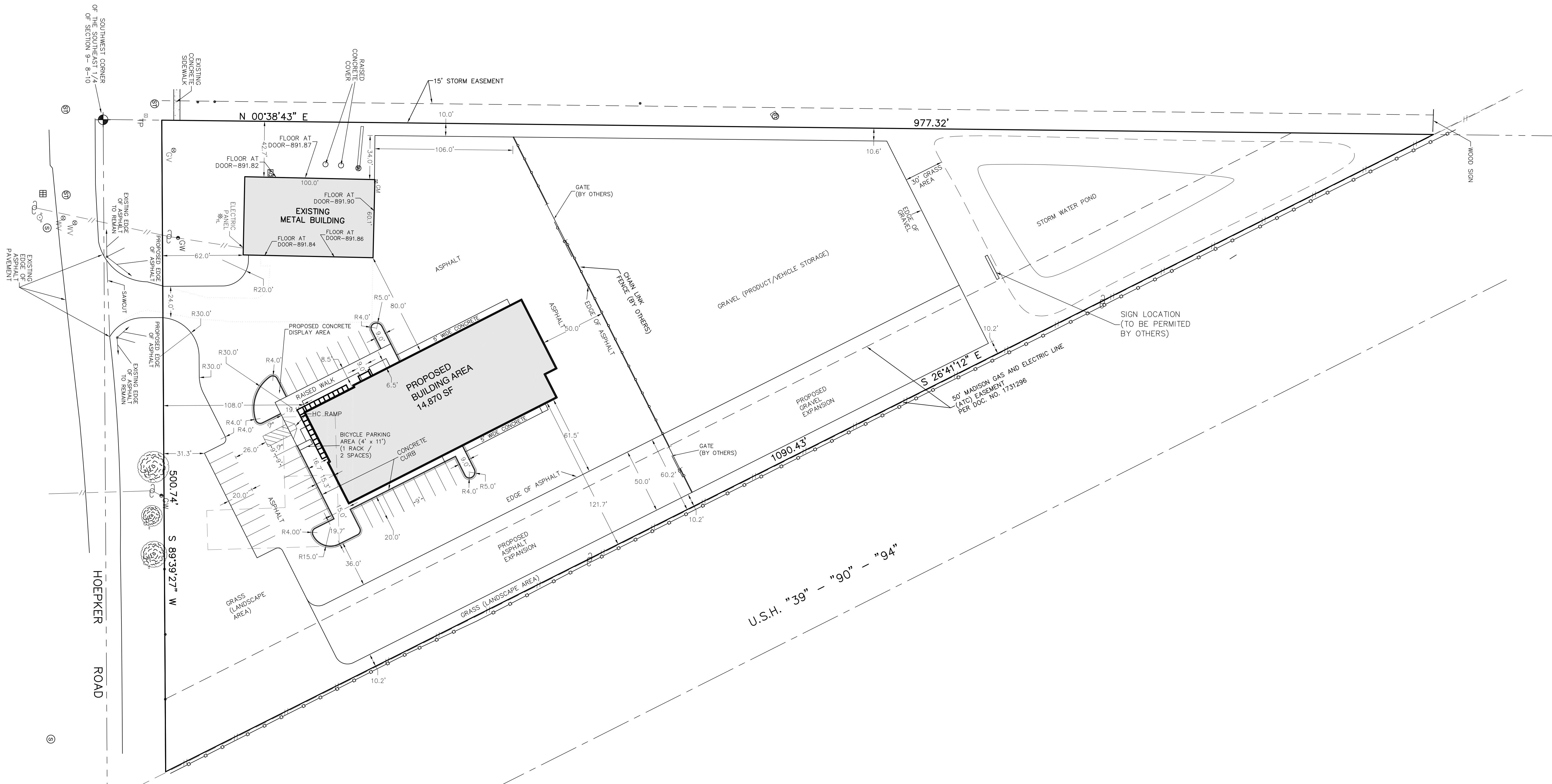
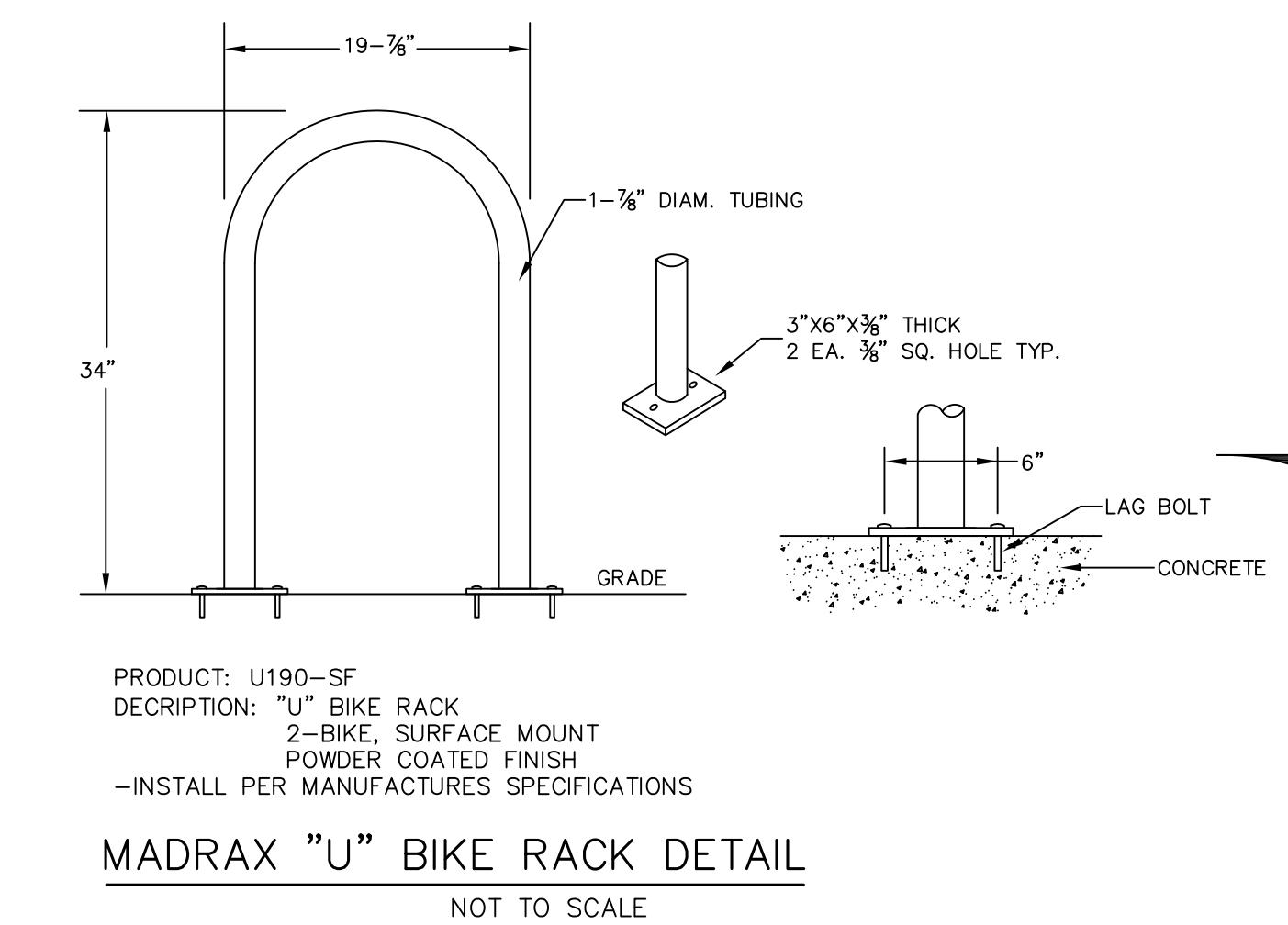
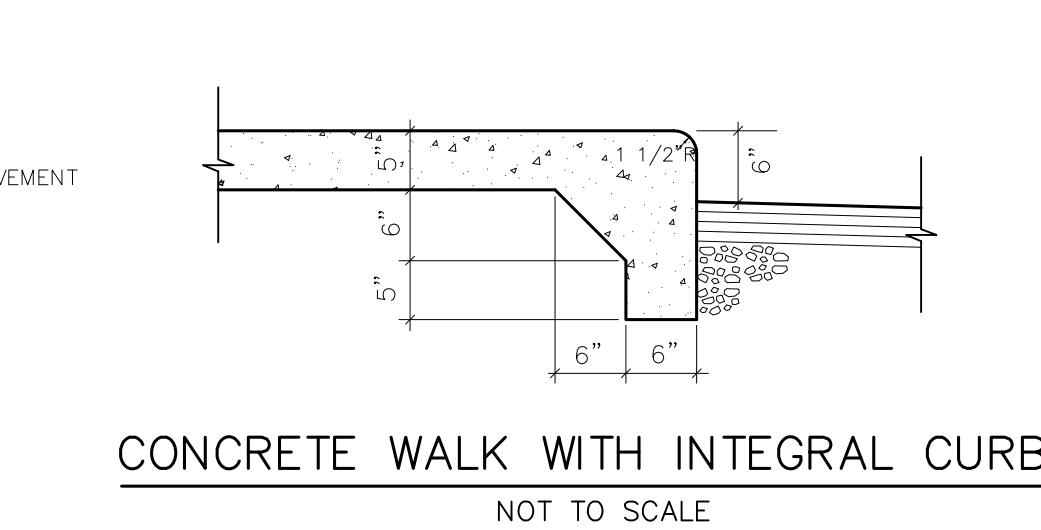
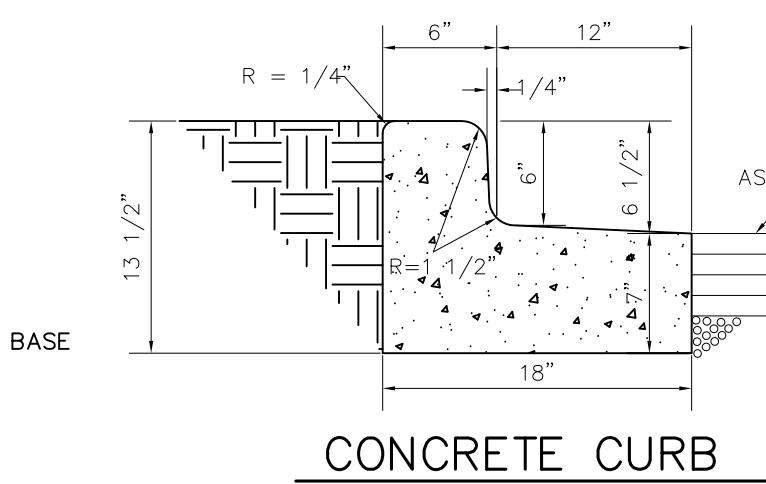
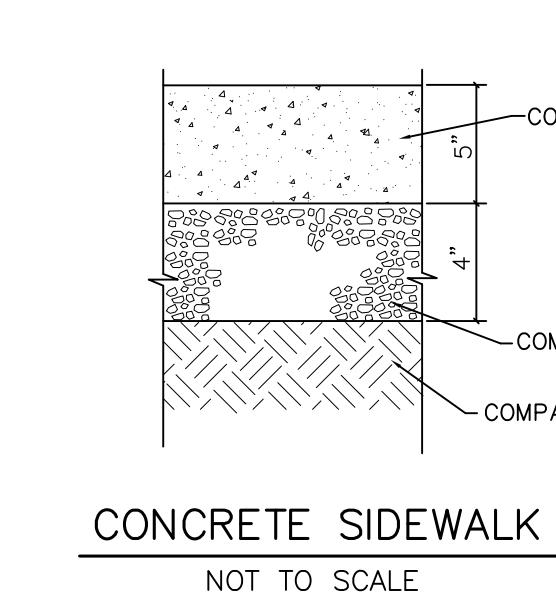
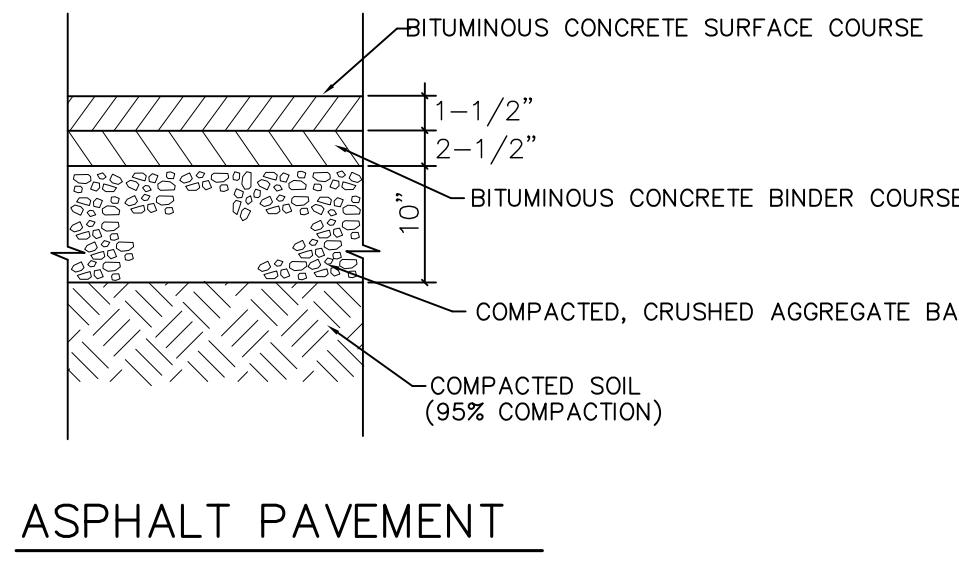
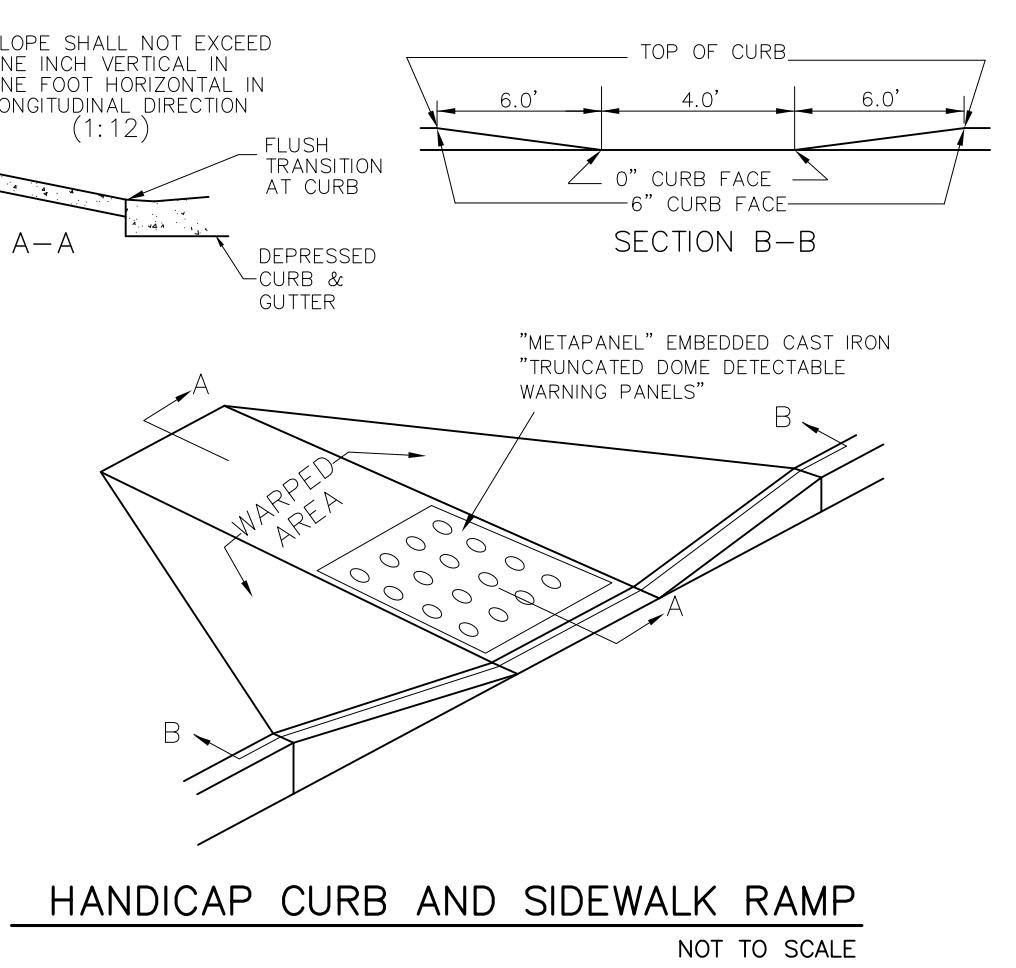
A5.1



MARK	KEYNOTE LEGEND - ELEVATIONS
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, COPING COLOR SHALL BE "CLEAR ANODIZED FINISH".
E06	16'-0" X 16'-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'-0" X 1/2" DECK REVEAL.
E11	1/2"-1/2" DECK, HORIZONTAL AND VERTICAL BEVEL.
E12	PREFINISHED METAL RTU SCREEN WITH CAP FLASHING AND CLAD WITH PREFINISHED METAL PANEL, COLOR TO MATCH EXTERIOR PRECAST WALL PANEL COLOR.
E13	4" 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.

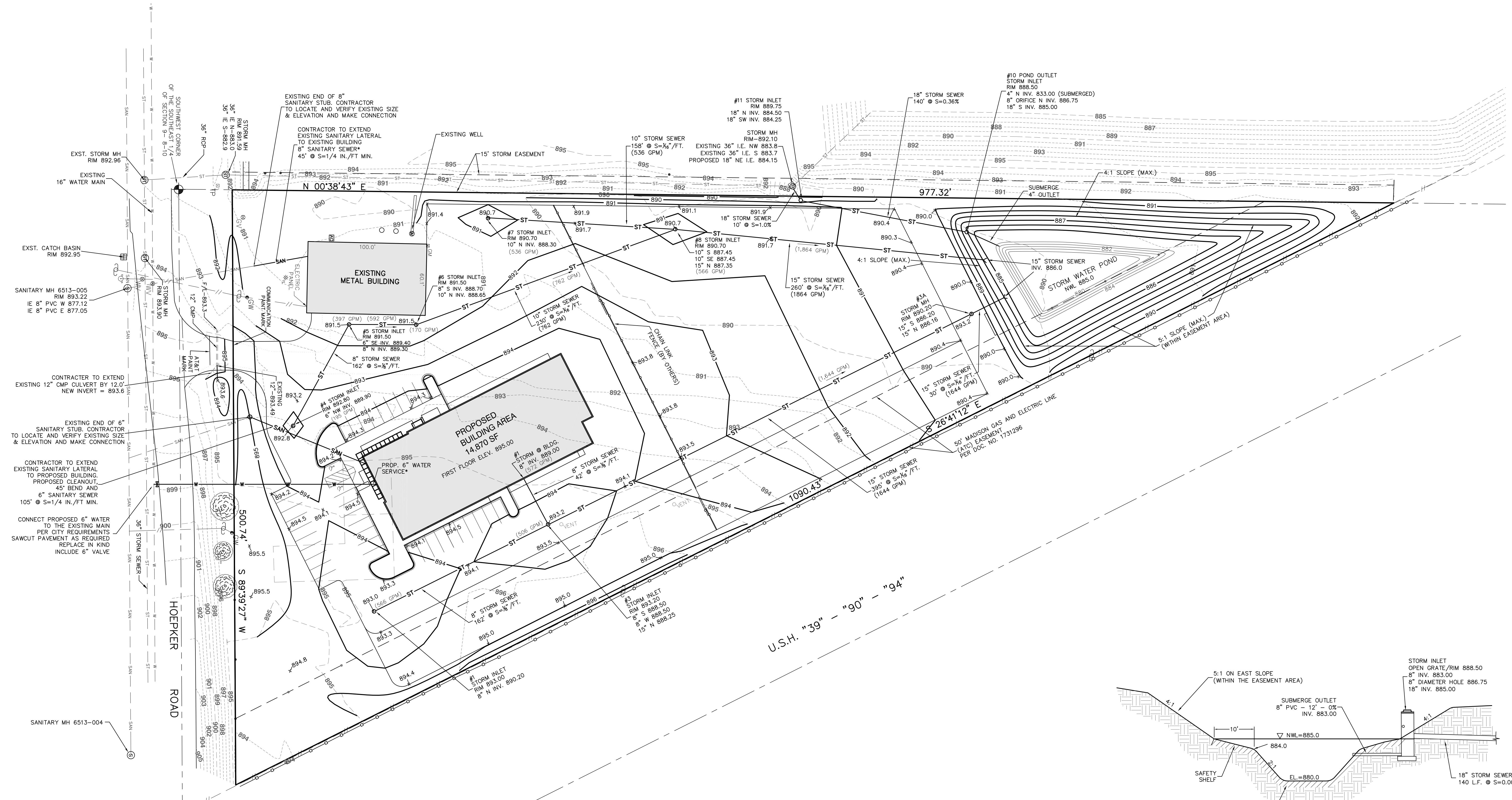






VERMEER
4082 HOEPKER ROAD MADISON, WI

CJE NO.: 1848R3
MARCH 18, 2019



www.DiggersHotline.com

LEGEND

LEGEND	
894	EXISTING CONTOUR
892	PROPOSED CONTOUR
X 890.5	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.

NOTE:
PROVIDE MANHOLE
STEPS 16" O.C. FOR
DEPTHS GREATER
THAN 4'-0"

NEENAH FOUNDRY
R-1642 (SOLID LID)
R-2501-G (ROUND OPEN GRATE)
OR EQUAL

REFINED SLAB

PIPE

42" DIA. (MIN.)

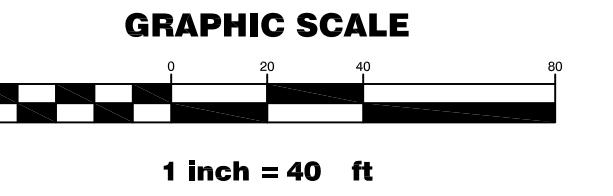
ADJUST TO GRADE
WITH REINFORCED
CONCRETE RINGS

PROVIDE 3"
CUSHION
AT WET
SUBGRADE

Detailed description: This technical diagram illustrates the construction of a manhole. It shows a cross-section of the manhole structure. At the top, a solid lid or a round open grate is shown resting on a concrete ring. Below the ring, a reinforced concrete slab is shown, with a note to 'ADJUST TO GRADE WITH REINFORCED CONCRETE RINGS'. A pipe is shown running horizontally through the center of the manhole. The manhole itself is a vertical structure with a minimum diameter of 42 inches. At the bottom, there is a note to 'PROVIDE 3" CUSHION AT WET SUBGRADE'. The diagram also includes a note at the top left: 'NOTE: PROVIDE MANHOLE STEPS 16" O.C. FOR DEPTHS GREATER THAN 4'-0"'. The Neenah Foundry part numbers R-1642 (solid lid) and R-2501-G (round open grate) are also mentioned.

PREFCAST STORM MH /INLET

NOT TO SCALE



SITE GRADING AND UTILITY PLAN

CJE NO.: 1848R3
MARCH 18, 2019

C2.0

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 MATTIN

AFTER FINISH OR FINAL GRADING
TOPSOILING, PROVIDE CLASS I, TY
EROSION MAT PER 'WISDOT EROS
CONTROL PAL' (OR EQUAL) IN AL
ROADSIDE DITCHES, DEFINED SWA
SLOPES, BERMS AND ALL OTHER
4:1 OR GREATER. INSTALL PER
MANUFACTURERS SPECIFICATIONS.

CONSTRUCTION SCHEDULE

CONSTRUCTION SCHEDULE

OBTAINT PLAN APPROVAL AND OTHER APPLICABLE PERMITS.

INSTALL SILT FENCE.

STRIP TOPSOIL IN AREA OF THE TEMPORARY PARKING AREA. ROUGH GRADE AND INSTALL STONE BASE FOR THE TEMPORARY PARKING AREA. (E NOTES) FENCE OFF AREA FROM CONSTRUCTION TRAFFIC.

EXTEND DRIVEWAY CULVERT AND INSTALL CONSTRUCTION EXIT BACKING PAD)

INSTALL DITCH CHECKS.

STRIP AND STOCK PILE TOPSOIL FROM THE STORM WATER POND / SEDIMENTATION BASIN AREA.

INSTALL SEDIMENTATION BASIN - ROUGH GRADE POND AND INSTALL INLET STRUCTURE (SEE DETAIL - SHEET C3.0)

DEMO SOUTHEAST BUILDING AND PAVEMENT. REMOVE MATERIAL FROM SITE.

STRIP AND STOCK PILE TOPSOIL FROM THE REST OF THE SITE. ROUGH GRADE SITE.

BEGIN BUILDING CONSTRUCTION.

INSTALL PROPOSED UTILITIES.

INSTALL INLET GRATE SCREENS IN THE NEW STORM INLETS.

INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.

FINALIZE STORM WATER POND

FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND LCH ALL DISTURBED AREAS.

ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.

AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND REVEGETATE THE DISTURBED AREAS.

MAINTENANCE PLAN

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR
ABILITY AND OPERATION FOLLOWING EVERY $\frac{1}{2}$ " RUNOFF-PRODUCTION RAINFALL
AT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE
MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

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.

ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY,
AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY
STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT 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 MANUFACTURERS SPECIFICATIONS.

NOTES:

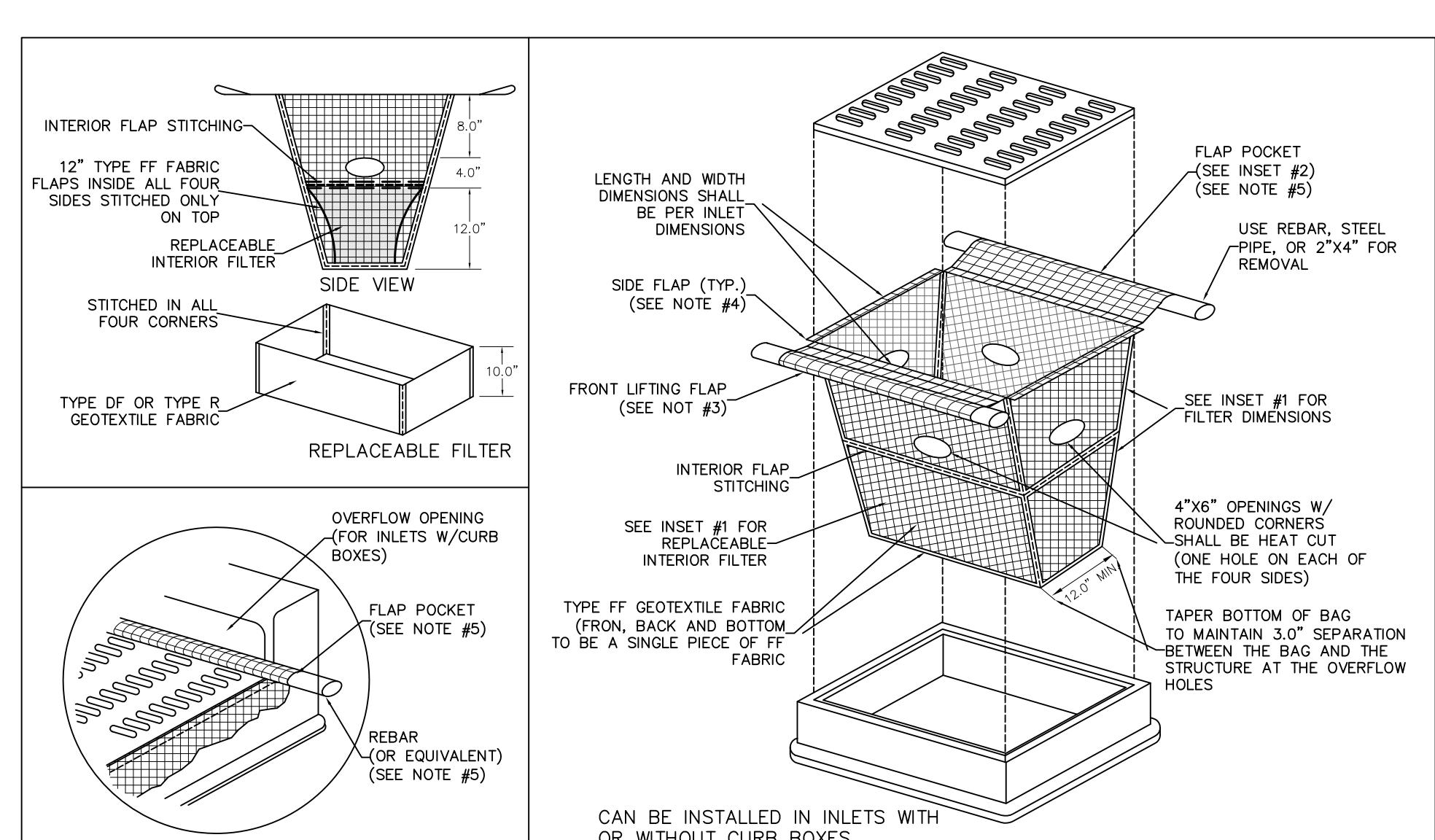
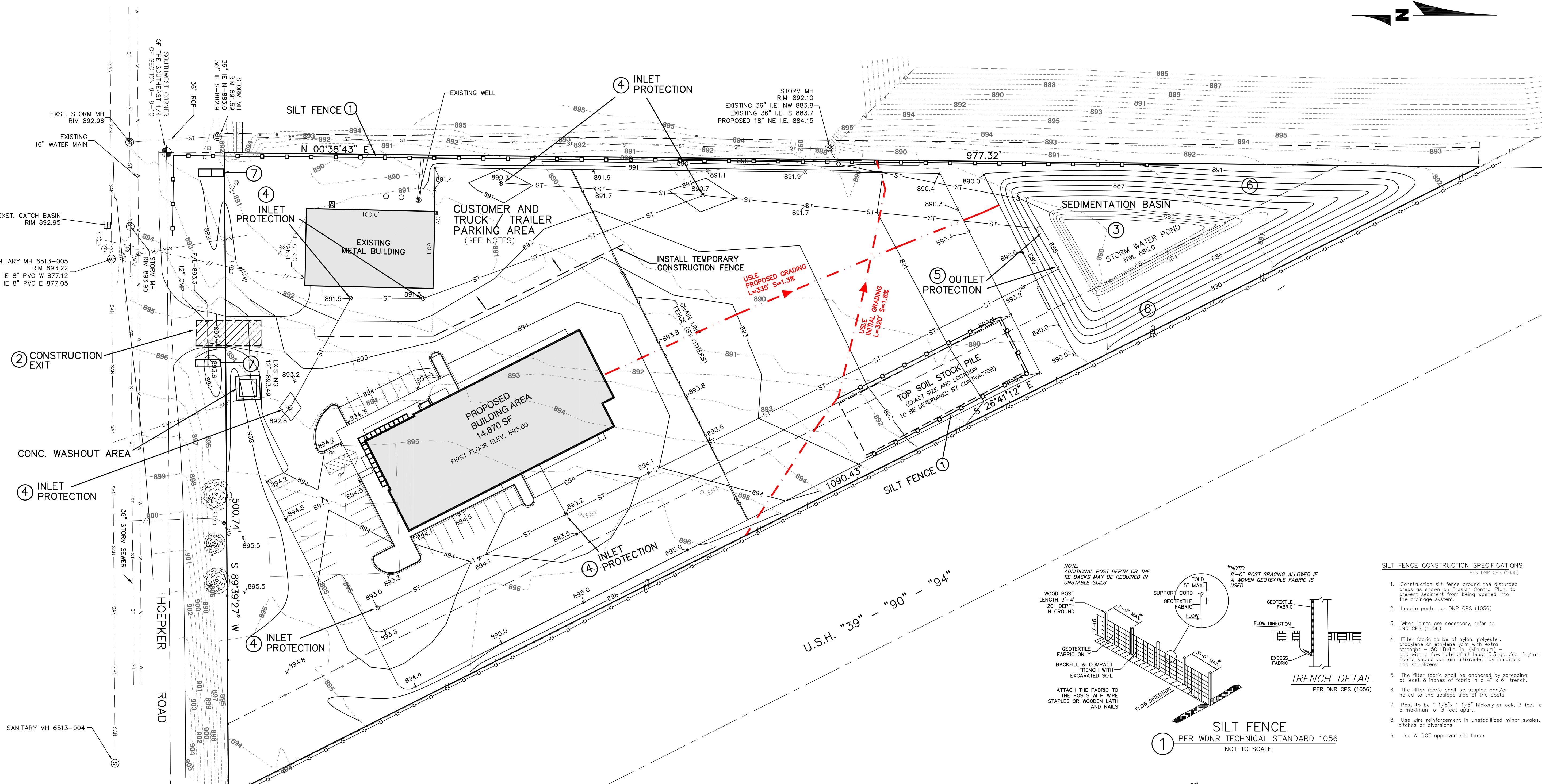
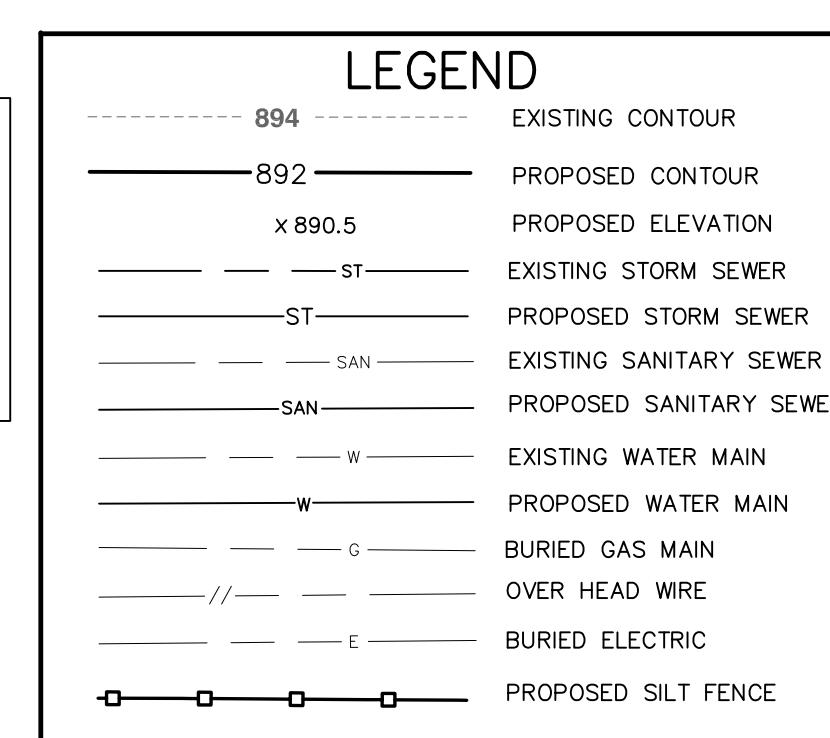
1. CONTRACTOR TO MAINTAIN ACCESS AND USE FOR THE OWNER TO THE EXISTING BUILDING TO REMAIN IN THE SOUTHEAST CORNER ALONG WITH THE TEMPORARY PARKING AD TURN AROUND AREA.

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)

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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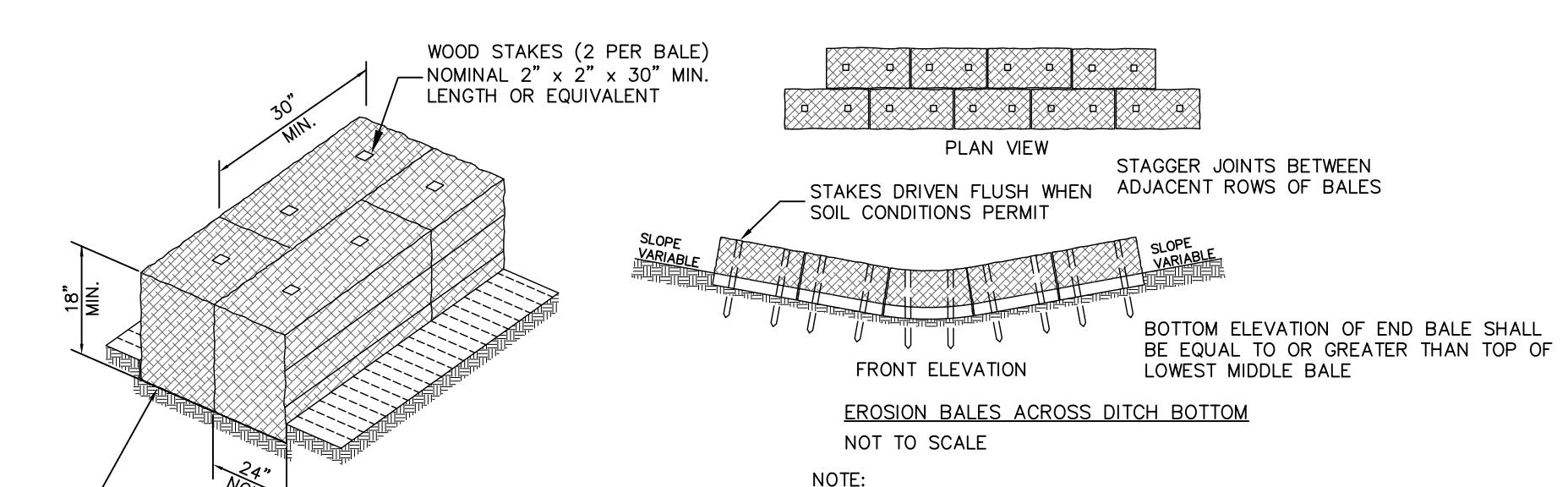
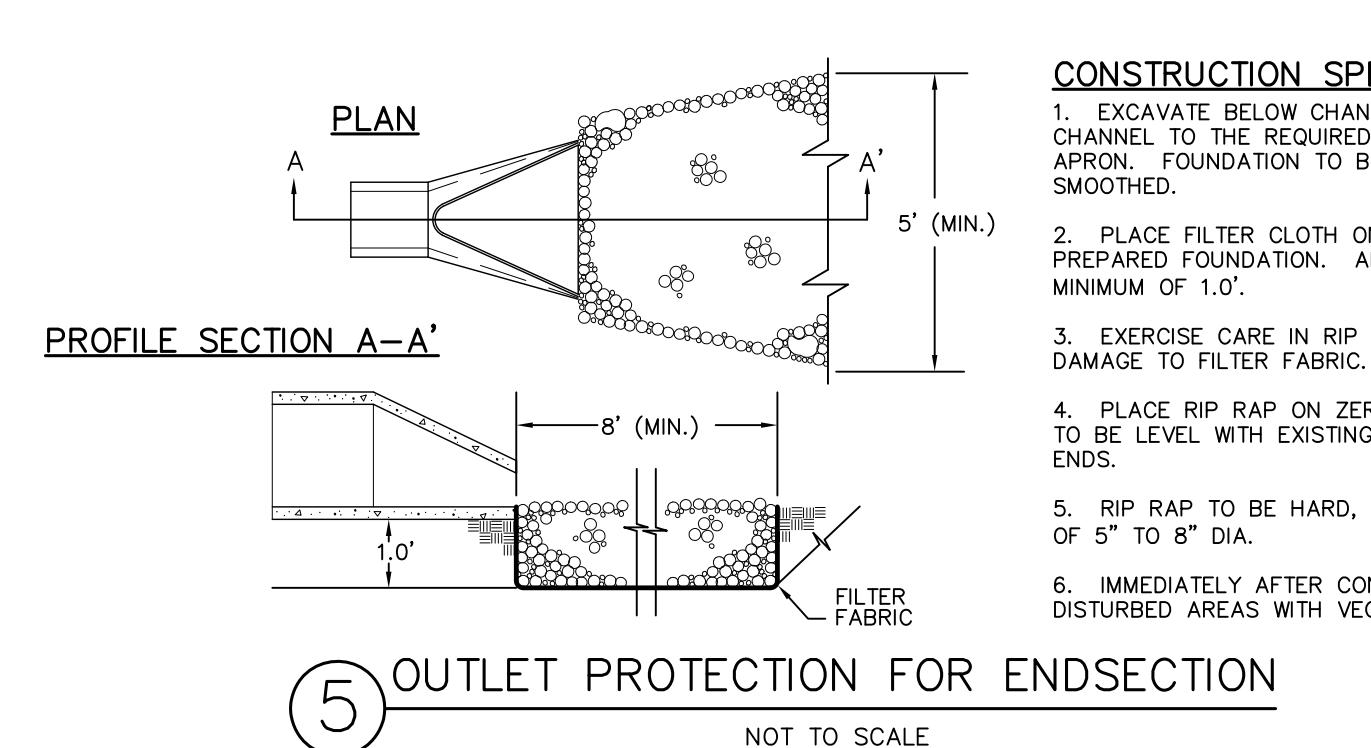
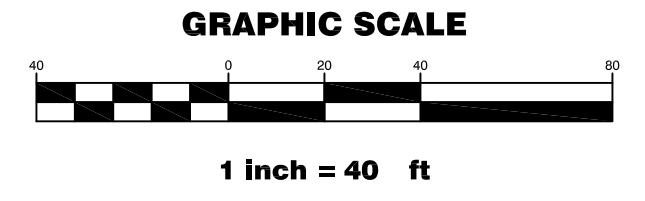


NOTES:

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

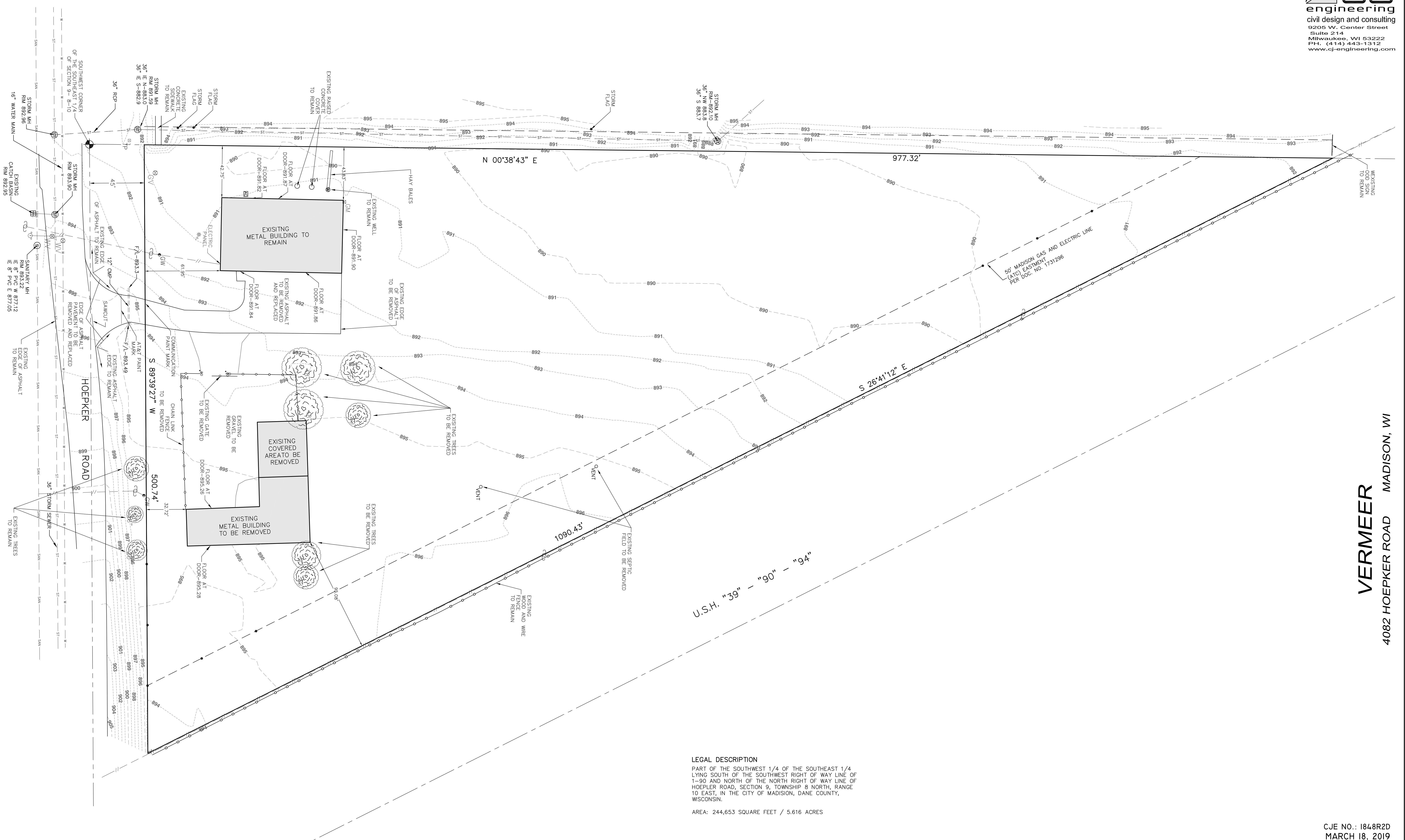
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D-1
4 PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



VERMEER
4082 HOEPEKER ROAD MADISON, WI

4082 HOEPEKER ROAD MADISON, WI



LEGAL DESCRIPTION

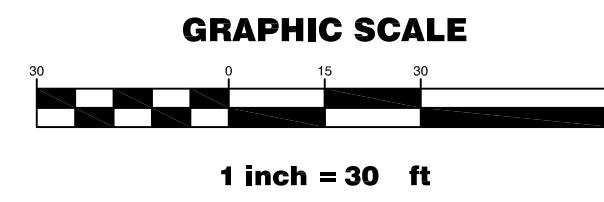
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE SOUTHWEST RIGHT OF WAY LINE 1-90 AND NORTH OF THE NORTH RIGHT OF WAY LINE HOEPLER ROAD, SECTION 9, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

AREA: 244,653 SQUARE FEET / 5.616 ACRE

LEGEND

LEGEND		ABBREVIATIONS		LINE TYPES (CONT.)	
	BASKETBALL HOOP (BH)		LIGHT POLE	F/L	FLOW LINE
	BENCHMARK (BM)		MAIL BOX (MB)	I.E.	INVERT ELEVATION
	BOLLARD (BO)		MANHOLE (MH)	FND	FOUND
	BUSH, SHRUB, ETC.		MONITORING WELL (MW)	MLP	METAL LIGHT POLE
	CATCH BASIN ROUND (CB)		SIGN (TRAFFIC, ETC.)	CLP	CONCRETE LIGHT POLE
	CATCH BASIN SQUARE (CB)		SOIL BORING (SB)	WLP	WOOD LIGHT POLE
	CLEAN OUT (CO)		TRAFFIC LIGHT (TL)	FGLP	FIBERGLASS LIGHT POLE
	CURB INLET (CB)		DECIDUOUS TREE (TR)	MS	METAL SIGN
	EVERGREEN TREE (EG)		UTILITY MARKER	GM	GAS METER
	FIRE HYDRANT (HYD)		UTILITY METER	EM	ELECTRIC METER
	FLAG POLE (FP)		UTILITY PEDESTAL	D.S.E.	DOOR SILL ELEVATION
	GUY WIRE (GW)		UTILITY POLE (UP)	EP	ELECTRIC PEDESTAL
	HANDICAP		UTILITY VALVE	F.F.E.	FIRST FLOOR ELEVATION
	IRON PIPE (I.P.)		WATER WELL	FO	FIBER OPTIC CABLE
		LINE TYPES		LINE TYPES	
		FM		SAN	
		SANITARY FORCE MAIN		ST	
		W		TEL	
		WATER MAIN / SERVICE			

The logo for Diggers Hotline. It features the word "DIGGERS" in large, bold, black, sans-serif letters on the left, and "HOTLIN" in large, bold, black, sans-serif letters on the right. A horizontal line connects the two words. Between the two main text blocks is a square graphic containing a black silhouette of a shovel with a pickaxe head at the top. Above the logo, the website "www.DiggersHotline.com" is written in a smaller, black, sans-serif font.



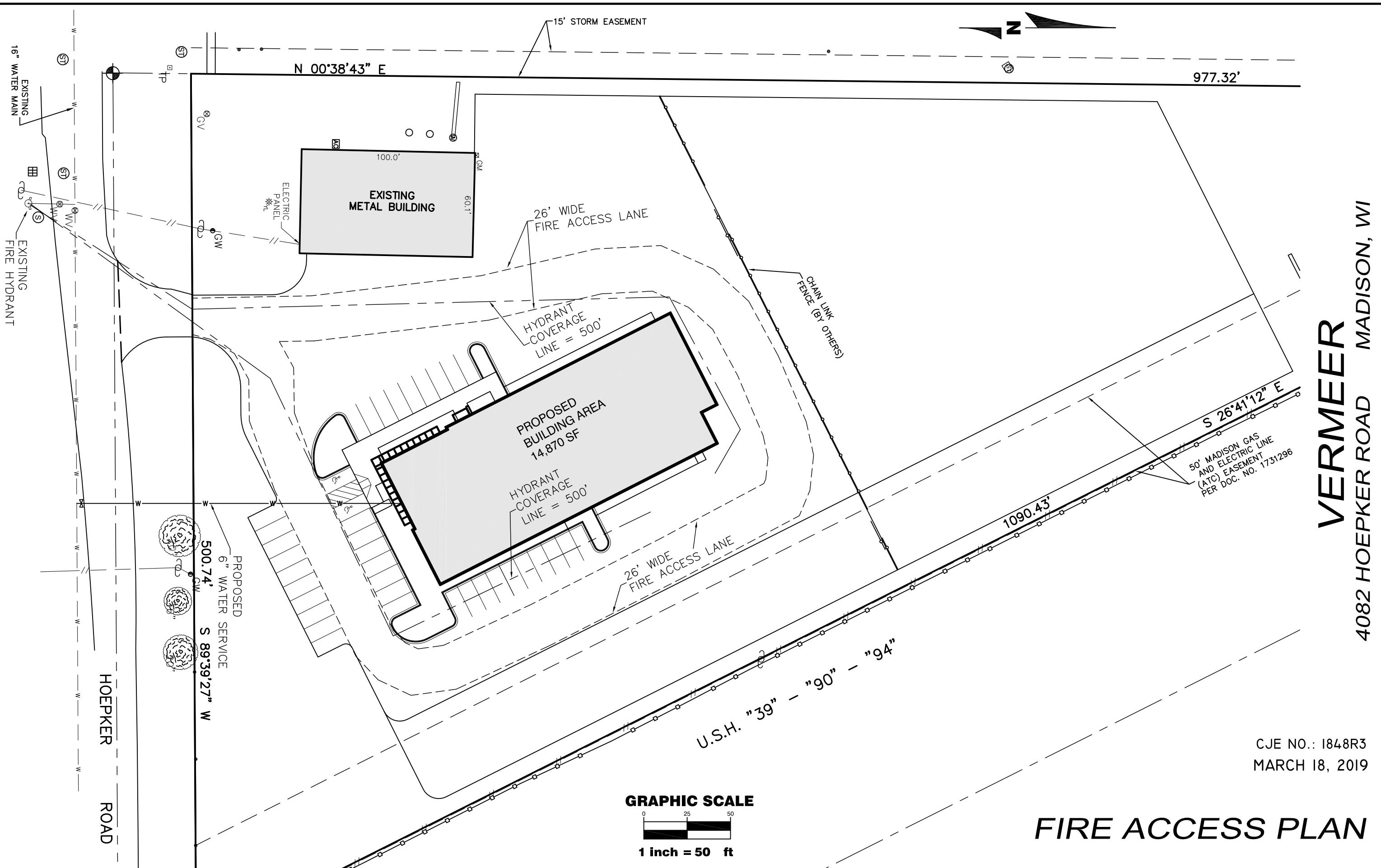
SITE DEMO PLAN

CJE NO.: 1848R2D
MARCH 18, 2019

VERMEER
4082 HOEPKER ROAD MADISON, WI

CJE NO.: 1848R3
MARCH 18, 2019

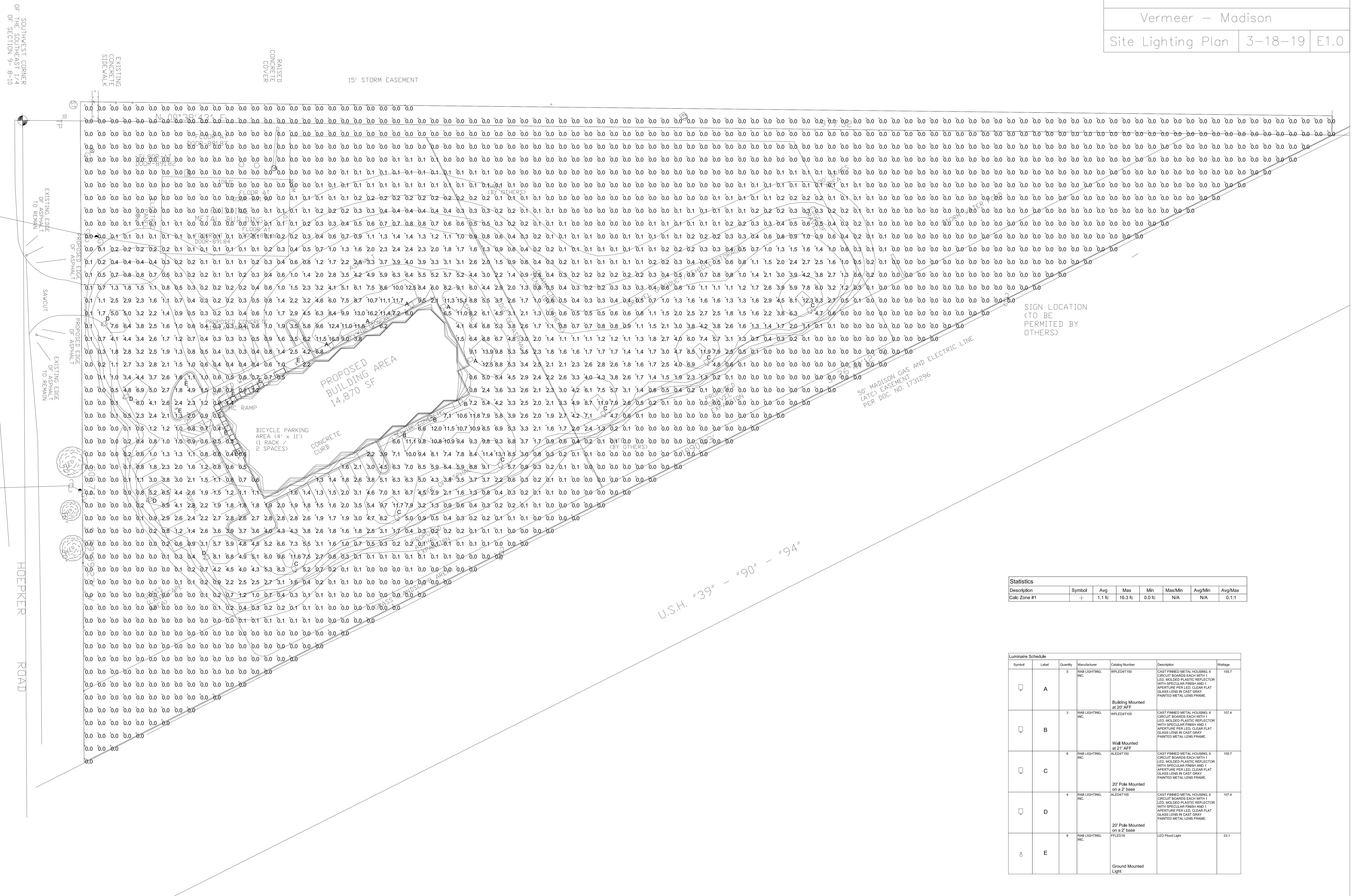
FIRE ACCESS PLAN

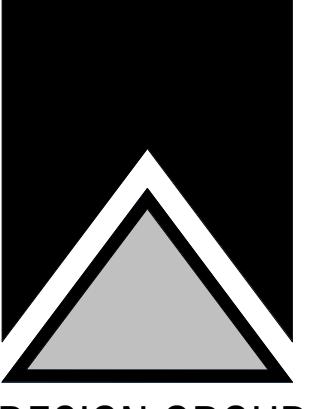


262-644-6940

Vermeer – Madison

Site Lighting Plan | 3-18-19 | E1.0





ALED4T105 RAB | Outdoor



Color: Bronze
Weight: 32.8 lbs

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

Driver Info		LED Info	
Type	Constant Current	Watts	102W
120V	0.88A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,680
Input Watts	109.4W	Efficacy	125 LPW

FFLED18 RAB | Outdoor



Color: Bronze
Weight: 5.7 lbs

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

Driver Info		LED Info	
Type	Constant Current	Watts	16W
120V	0.2A	Color Temp	5000K (Cool)
208V	0.16A	Color Accuracy	72 CRI
240V	0.13A	L70 Lifespan	100,000
277V	0.11A	Lumens	2,310
Input Watts	23.1W	Efficacy	100 LPW

PS4-11-20D2 RAB | Outdoor



Color: Bronze
Weight: 136.7 lbs

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

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Page 1 of 2

ALED4T105 RAB | Outdoor

Technical Specifications (continued)

Construction

Finish: Formulated for high durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.

Electrical

Surge Protection: 4kV

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"

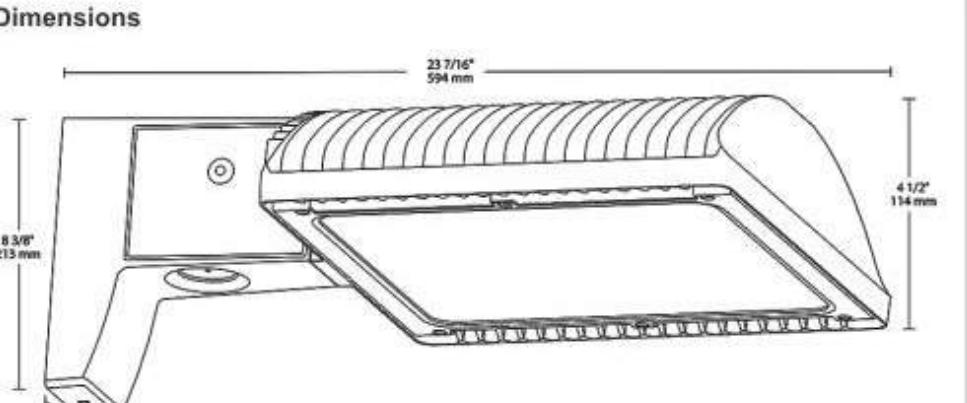
BAA Compliance: Replaces 320W Metal Halide

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



23 1/4" x 20 1/2" x 4 1/2" (590 mm x 520 mm x 115 mm)

Features

66% 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	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard USA = BAA Compliant		
3T = Type III	Blank = SF = Slipfitter	Blank = 4000K (Neutral)	Blank = Roadway Gray	Blank = 480V /BL = Bi-Level	I480 = LightControl® Controller	I480 = 120V Swivel Photocell		
2T = Type II	Y = 3000K (Warm)	Y = 3000K	W = White	W/10 = 0-10V Dimming	IPCS2 = 277V Swivel Photocell	IPCS2 = 277V Twistedlock Photocell		
			K = Black		IPCT4 = 480V Twistedlock Photocell	IPCT4 = 480V Twistedlock Photocell		
					IPWS2 = Multi-Level Motion Sensor 20 ft.	IPWS2 = Multi-Level Motion Sensor 40 ft.		
					IPWS4 = Multi-Level Motion Sensor 40 ft.	IPWS4 = Multi-Level Motion Sensor 40 ft.		

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

Other

Patents: The FFLED design is protected by U.S. Pat. D643,147, Canada Pat. 140798, China Pat. ZL20130171304.1, Mexico Pat. 36757 and pending patent 1551.

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.

Features

Ultra-efficient LED and optical design

Replaces 70W MH floodlights

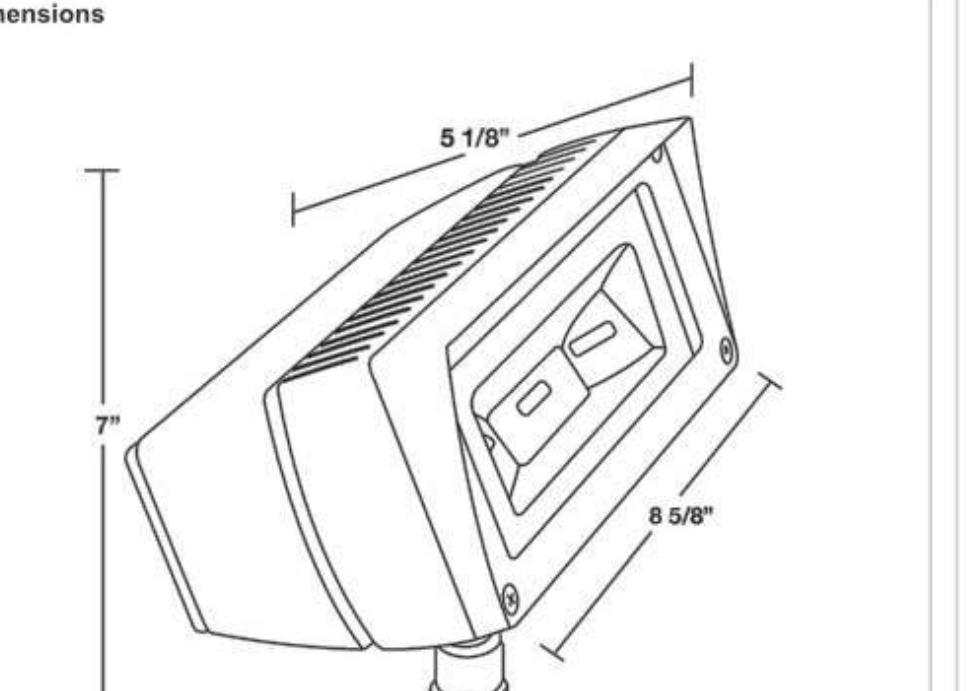
100,000-hour life based on LM-80 results and TM-21 calculations

NEMA type - 7H x 6V

"Air-Flow" technology heatsink

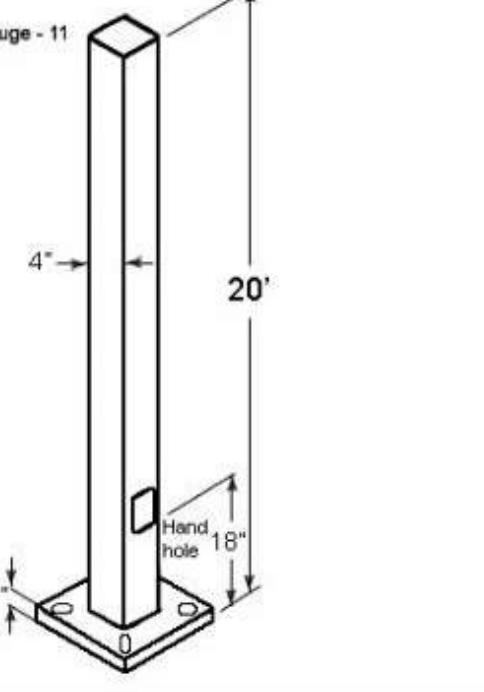
5-Year, No Compromise Warranty

Dimensions



7" x 5 1/8" x 8 5/8" (180 mm x 130 mm x 220 mm)

PS4-11-20D2 RAB | Outdoor



Gauge - 11
4" x 20'
3/4" x 18" (100 mm x 600 mm x 45 mm)

Dimensions

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

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JOB: 3114
DRAWN: HFR
CHECKED: DF
DATE: 03/18/2019
SHEET: E2.1

PLANT SCHEDULE

Plant Schedule							
Conifers	Botanical Name / Common Name			CONT	CAL	SIZE	QTY
	Buxus x 'Green Gem' / Green Gem Boxwood			B & B	18"		10
	BOTANICAL NAME / COMMON NAME		CONT	CAL	SIZE	QTY	
	Acer x freemanii 'Jeffersred' / Autumn Blaze Maple	B & B	2.5"Cal			3	
	Tilia americana 'Redmond' / Redmond Linden	B & B	2.5"Cal			4	
	Ulmus x 'Frontier' / Frontier Elm	B & B	2.5"Cal			4	
	BOTANICAL NAME / COMMON NAME		CONT	CAL	SIZE	QTY	
	Picea abies / Norway Spruce	B & B		5'		6	
	Picea glauca 'Densata' / Black Hills Spruce	B & B		5'		10	
	Pinus alba / White Pine	B & B		5'		6	
	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B		5'		2	
	BOTANICAL NAME / COMMON NAME		CONT	CAL	SIZE	QTY	
	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	B & B	2.5"Cal			3	
	Euonymus alatus 'Compactus' / Dwarf Burning Bush	B & B	24"			2	
	Spiraea x bumalda 'Goldflame' / Goldflame Spirea			3 gal		13	
	Syringa patula 'Miss Kim' / Miss Kim Lilac			3 gal		5	
	Weigela florida 'Wine TM' / Wine & Roses Weigela			3 gal		14	
	BOTANICAL NAME / COMMON NAME		SIZE	FIELD2	FIELD3	QTY	
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal				25	
	Salvia x sylvestris 'May Night' / May Night Salvia	1 gal				10	
	BOTANICAL NAME / COMMON NAME		SIZE	FIELD2	FIELD3	QTY	
	Sporobolus heterolepis / Prairie Dropseed	1 gal				62	
	BOTANICAL NAME / COMMON NAME		SIZE	FIELD2	FIELD3	QTY	

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



Briohn Building - Shop for Vemeer

I
O
3



Sheet 1

4082 Hoepker Road, Madison, WI



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 21,400

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						<u>2,221</u>

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.

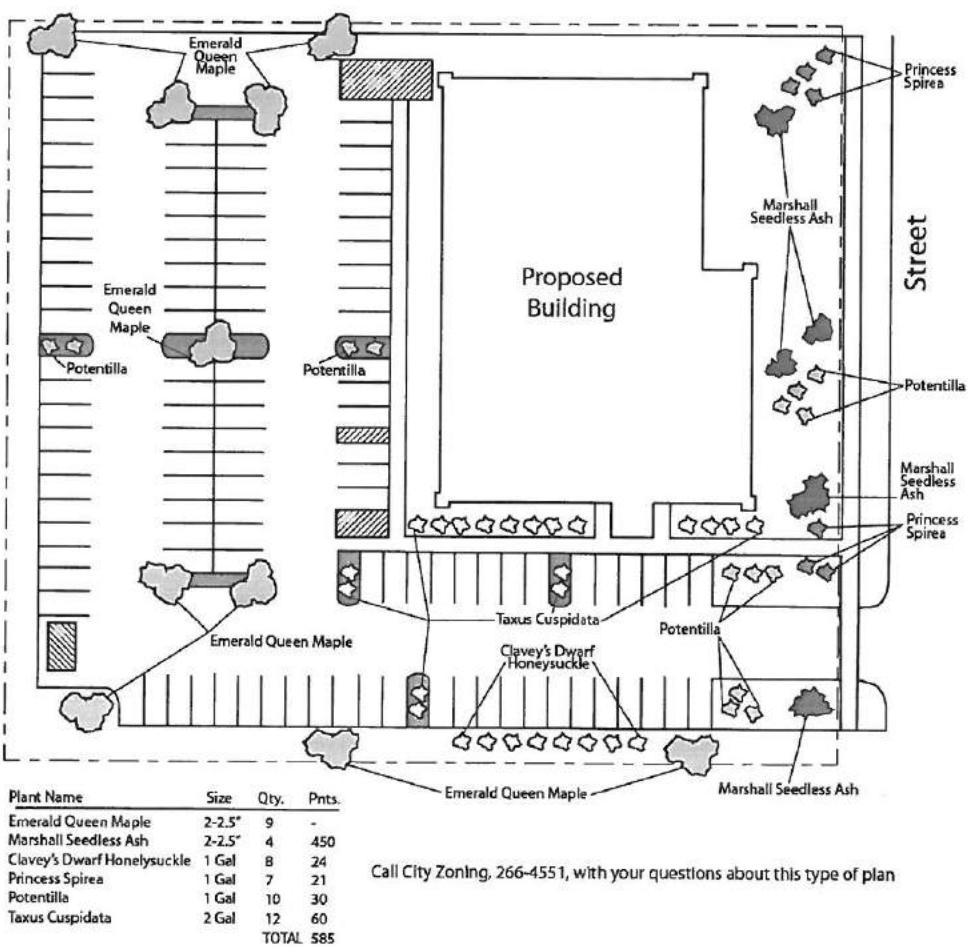
Screening Along District Boundaries

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



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.



PLAN COMMISSION SUBMITTAL

MARCH 18, 2019

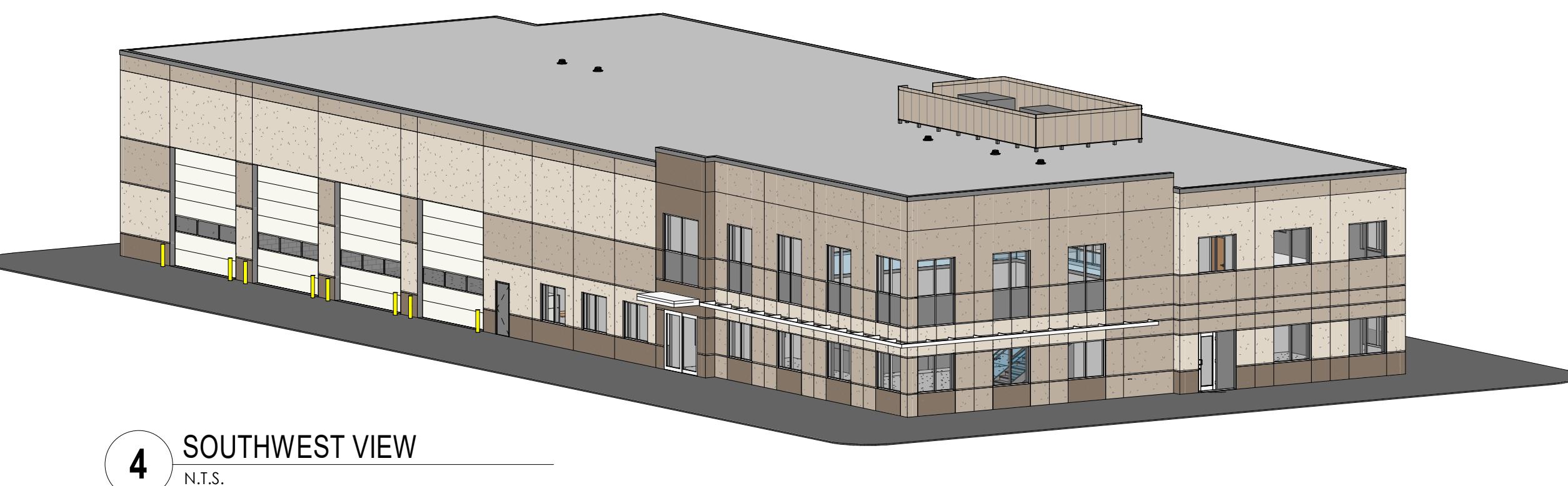
OWNER : VERMEER WISCONSIN INC.
JOHN WILLINGER
W3090 COUNTY B
WEST SALEM, WISCONSIN 53669
(262) PHONE
(262) FAX

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: CJ ENGINEERING
CHRISTOPHER A. JACKSON, P.E.
9205 WEST CENTER STREET, SUITE 214
MILWAUKEE, WISCONSIN 53222
(414) 443-1312 PHONE
(262) 443-1317 FAX

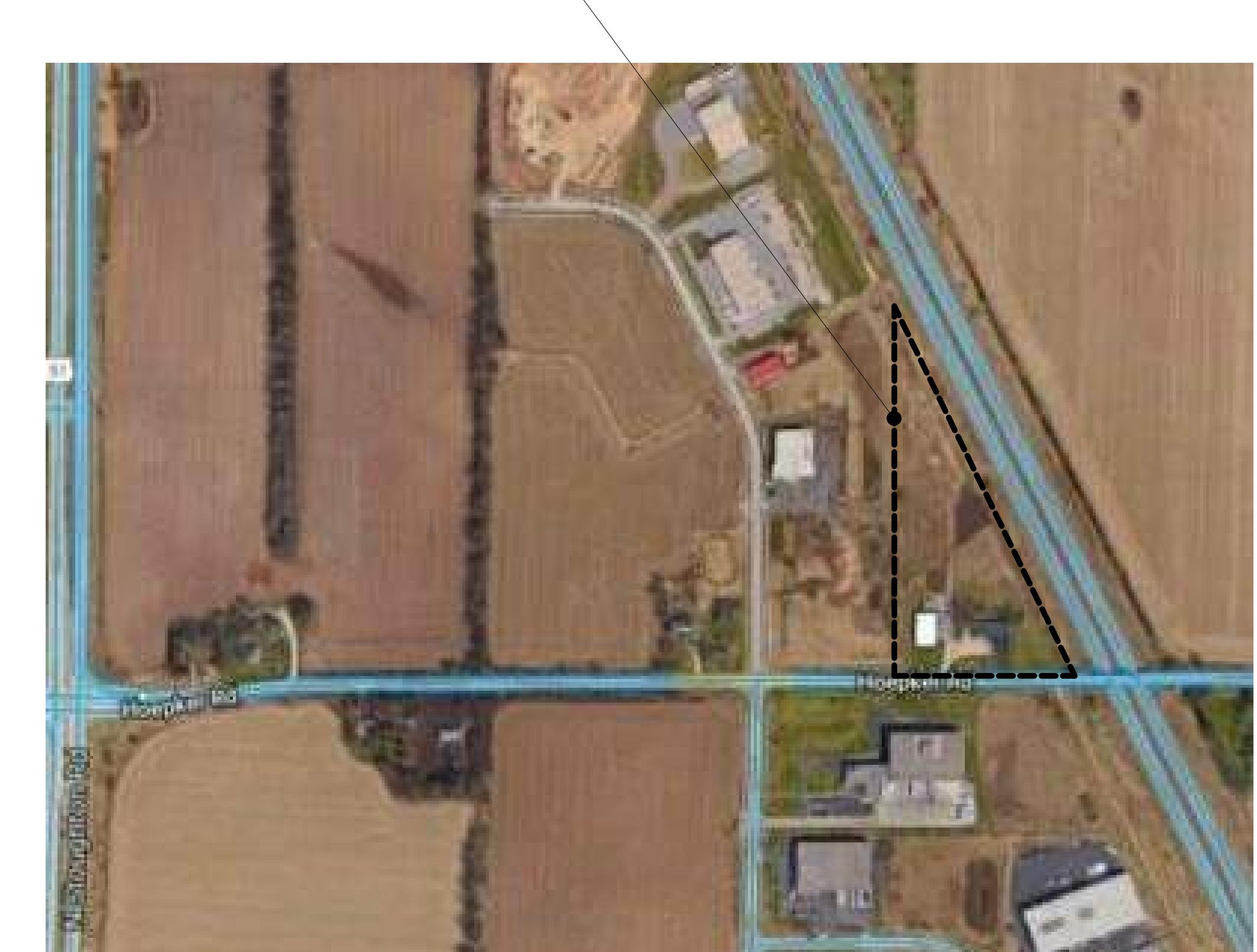


SHEET INDEX :	
	T1.1 TITLE SHEET T1.2 EXTERIOR PERSPECTIVES
CIVIL SHEETS	SV1.0 PLAT OF SURVEY WITH TOPOGRAPHY FIRE ACCESS PLAN C1.0 SITE PLAN C2.0 SITE GRADING AND UTILITY PLAN C3.0 EROSION CONTROL PLAN C4.0 SITE DEMO PLAN
LANDSCAPE SHEETS	L1.0 OVERALL LANDSCAPE PLAN & SCHEDULE L2.0 ENLARGED LANDSCAPE 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

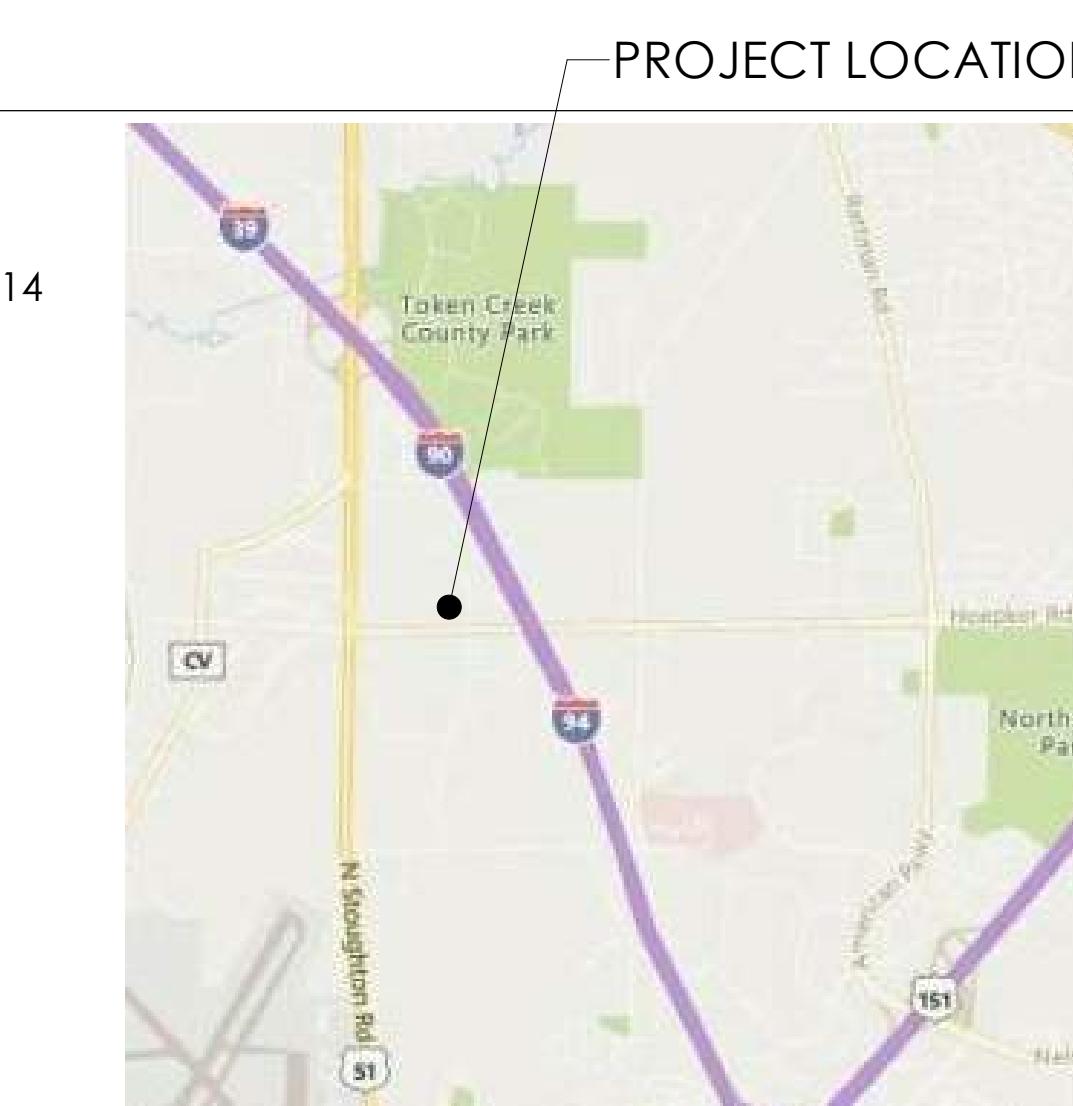
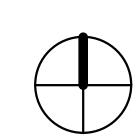
TITLE SHEET

SHEET TITLE

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



3 VICINITY MAP
N.T.S.



PROJECT INFORMATION:

CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE
(IBC 2015, IECC 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

JOB: 3114
DRAWN: CK
CHECKED: DF
DATE: 03/18/2019
SHEET: T1.1

EXTERIOR PERSPECTIVES

Sheet Title



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"

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

JOB: 3114
 DRAWN: CK
 CHECKED: DF
 DATE: 03/18/2019
 SHEET: T1.2