

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>Nov. 9, 2005</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>Nov. 16, 2005</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 110 SOUTH PATERSON STREET

ALDERMANIC DISTRICT: 6

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
AL LARSON RICH LUNDEEN
MADISON WATER UTILITY BRAY ASSOCIATES
MADISON, WISCONSIN MIDDLETON, WI.

CONTACT PERSON: AL LARSON
Address: 119 EAST OLIN AVENUE
MADISON, WISCONSIN
Phone: (608) 266-4653
Fax: (608) 266-4426
E-mail address: allarson@cityofmadison.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



CITY OF
MADISON

WATER UTILITY

VEHICLE MAINTENANCE FACILITY

PATERSON STREET

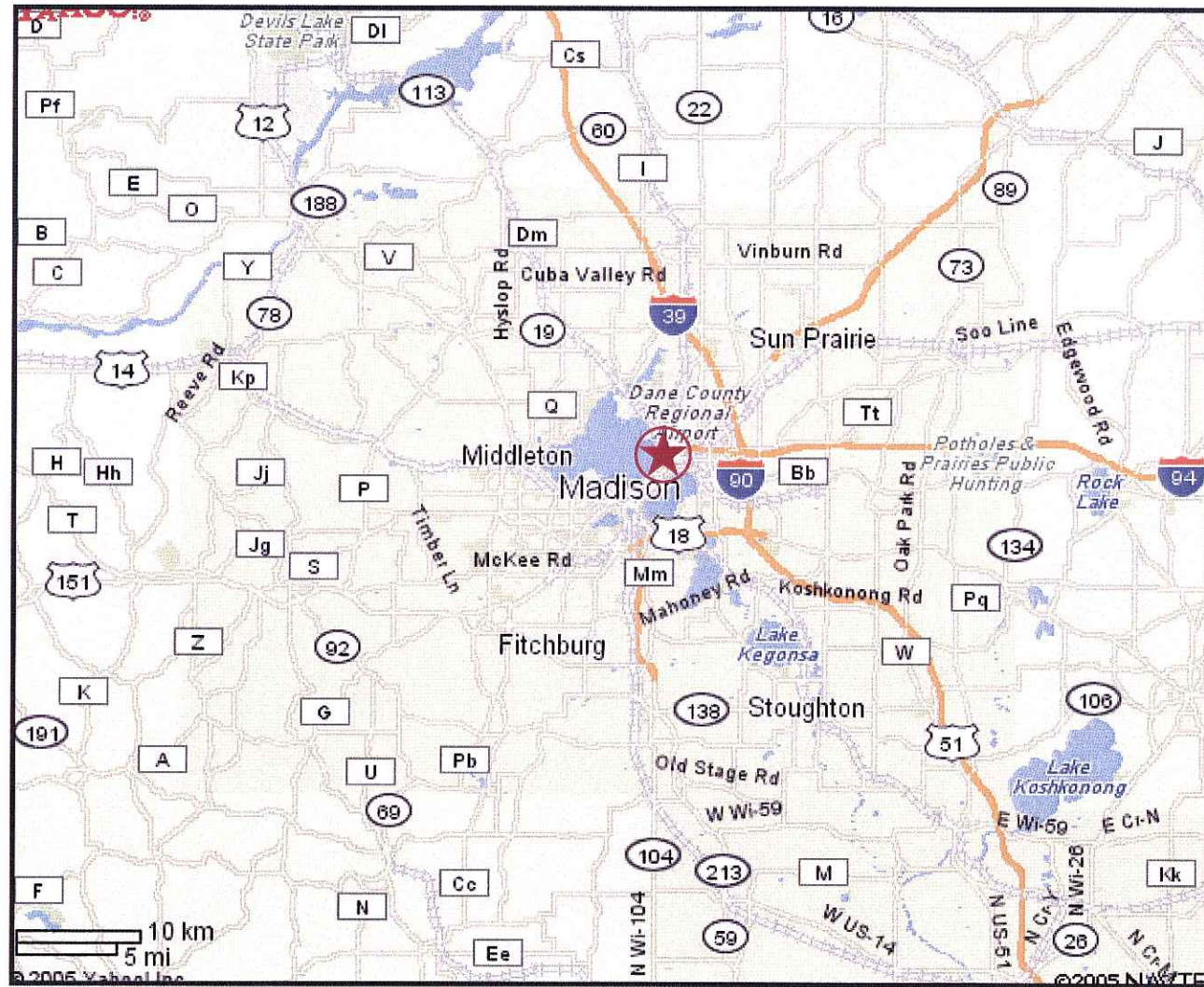
URBAN DESIGN COMMISSION / FINAL APPROVAL

NOVEMBER 16, 2005

PRESENTED BY:

BrayAssociates
ARCHITECTS, INC.

VEHICLE MAINTENANCE FACILITY
 110 S. PATERSON STREET
 MADISON, WISCONSIN 53073



CITY LOCATION MAP

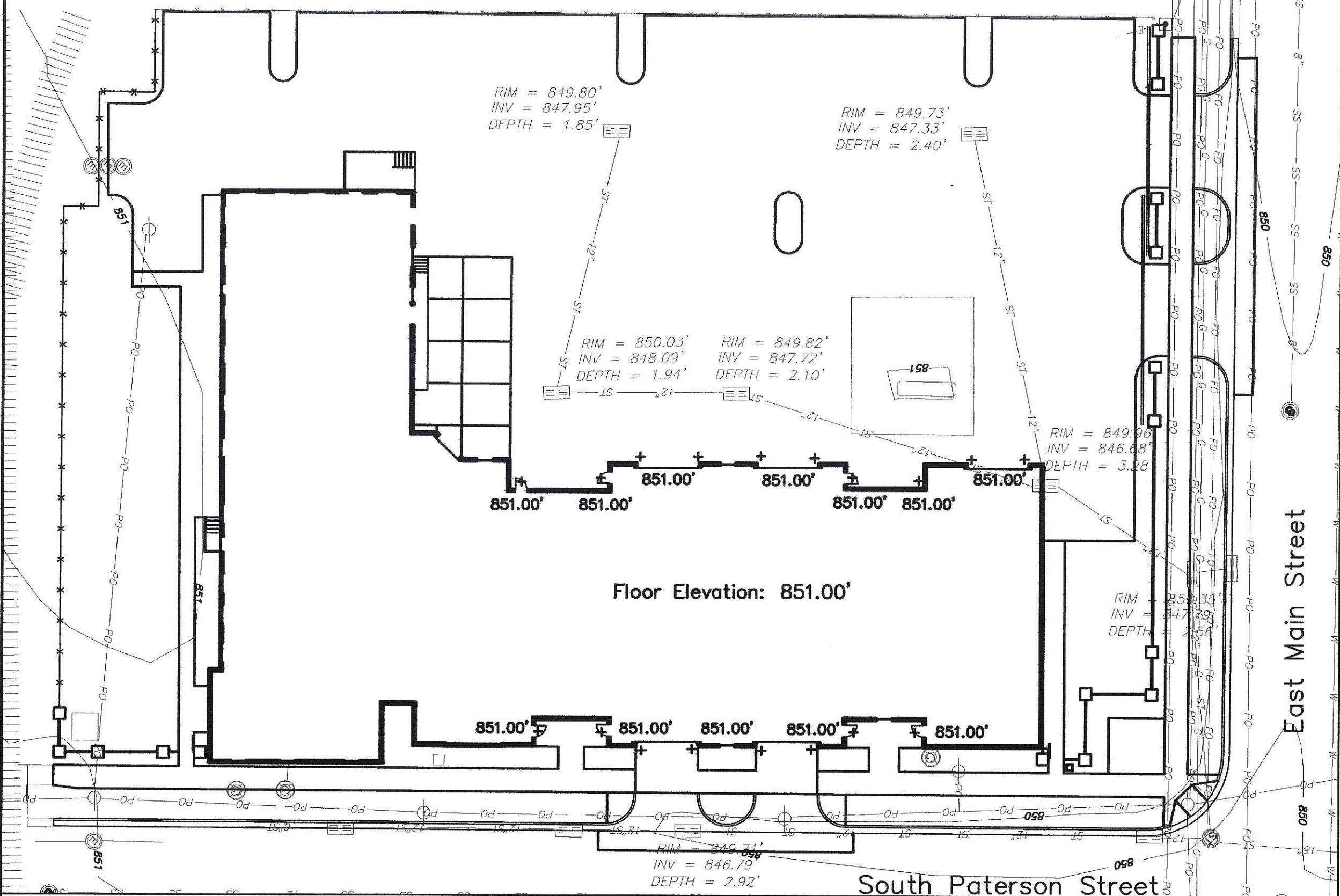


PROJECT LOCATION MAP

NOVEMBER 16, 2005

PATERSON STREET - LOCATION MAPS

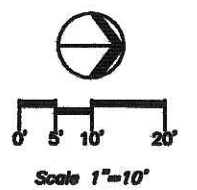
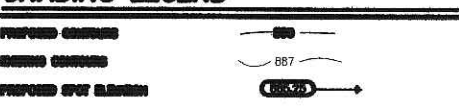
ITEM	DATE
- Planning/Design	8-11-05
- UDC Preparation	8-24-05
- Design Development	9-1-05
- UDC Final Review	11-9-05

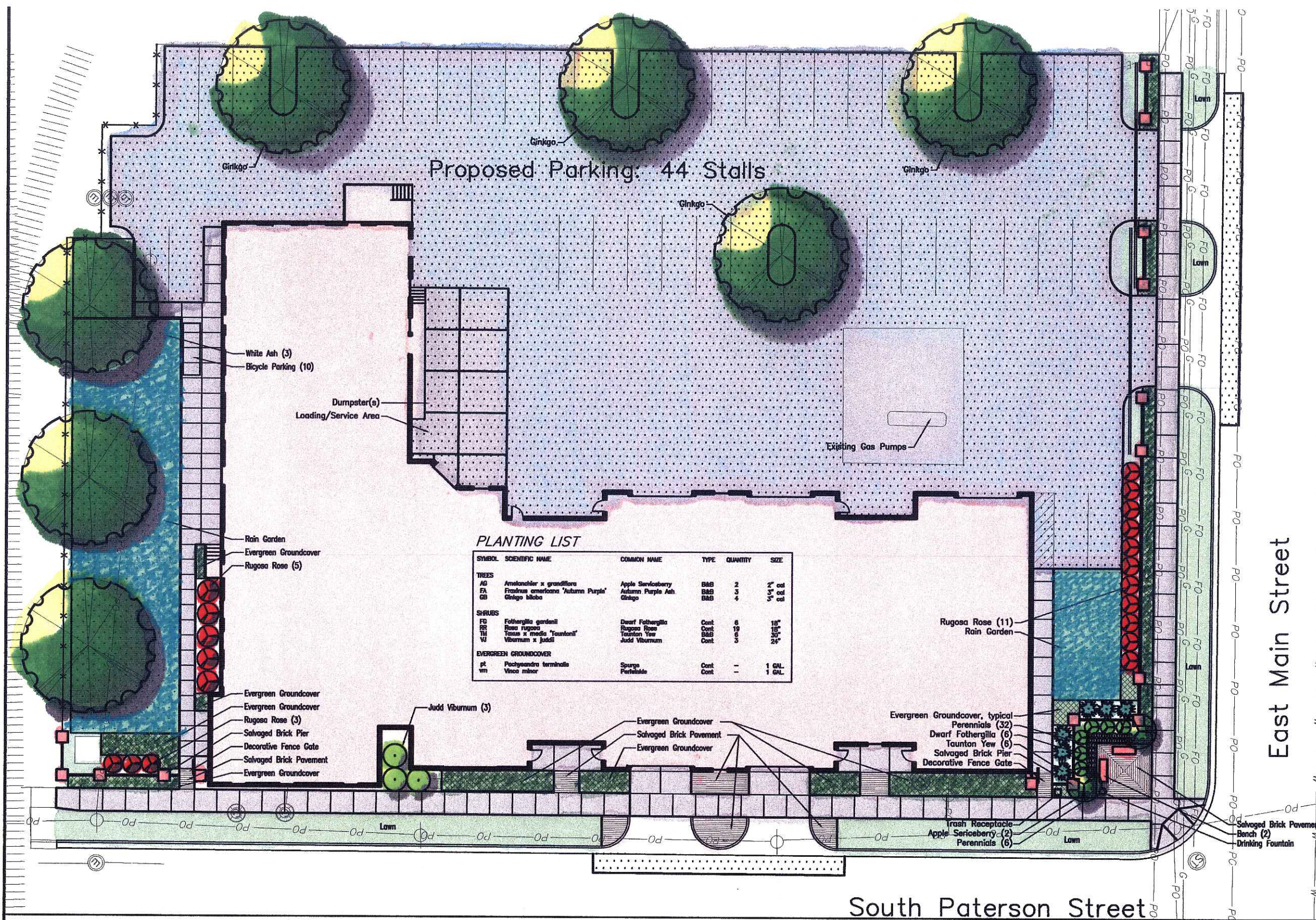


GENERAL NOTES

1. EXISTING UTILITIES SHOWN AS DOTTED LINES FROM THE CITY OF MADISON.
2. GRADE, INV., AND DEPTH TO BE SHOWN BY THE FIELD OF THE PROJECT SHEET.
3. PLACE ALL UTILITY MARKS AS SHOWN AND EXISTING CURB, MANHOLE, AND VALVE FOR THE LOCATION OF UTILITY.
4. ALL EXISTING UTILITIES ARE NOT SHOWN ON THESE DRAWINGS WHICH ARE TO BE FIELD CHECKED, RECORDED, AND AS SHOWN ON THE CITY RECORDS OF THE CITY OF MADISON FOR THE FIELD OF THE PROJECT.
5. ALL EXISTING UTILITIES TO BE FIELD CHECKED AND TO BE SHOWN AS DOTTED LINES ON THE FIELD OF THE PROJECT SHEET.
6. THE CITY OF MADISON SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES.
7. ALL EXISTING UTILITIES SHALL BE SHOWN IN PLACE WITH A SUFFICIENT NUMBER OF MARKS TO BE SHOWN IN ALL GENERAL UTILITY AREAS AND TO BE SHOWN BY THE CITY OF MADISON.
8. THE CITY OF MADISON SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND TO BE SHOWN AS DOTTED LINES ON THE FIELD OF THE PROJECT SHEET.
9. THE CITY OF MADISON SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND TO BE SHOWN AS DOTTED LINES ON THE FIELD OF THE PROJECT SHEET.
10. PLACE A "C" IN ALL UTILITY AREAS.
11. PLACE "P" OF MANHOLE IN ALL GENERAL UTILITY AREAS.

GRADING LEGEND



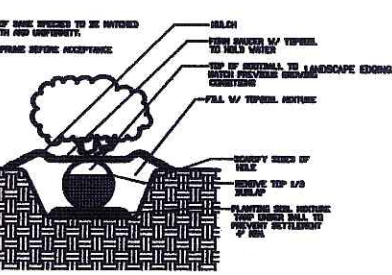
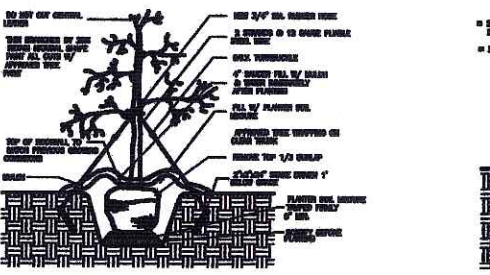
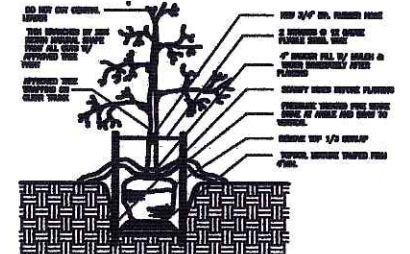


PLANTING LIST

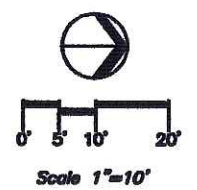
SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	QUANTITY	SIZE
TREES					
AD	<i>Amelanchier x grandiflora</i>	Apple Serviceberry	B&B	2	2" cal
FA	<i>Fracinus americana 'Autumn Purple'</i>	Autumn Purple Ash	B&B	3	2" cal
GB	<i>Ginkgo biloba</i>	Ginkgo	B&B	4	4 1/2" cal
SHRUBS					
FD	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	Cont	6	18"
RG	<i>Rosa rugosa</i>	Rugosa Rose	Cont	19	18"
TV	<i>Viburnum x tancetianum</i>	Taunton Yew	B&B	10	30"
VI	<i>Viburnum x juddii</i>	Judd Viburnum	Cont	3	24"
EVERGREEN GROUNDCOVER					
pt	<i>Pachysandra terminalis</i>	Spaغه Partridge	Cont	-	1 GAL
vm	<i>Vincosa minor</i>		Cont	-	1 GAL

HATCH PATTERNS

BITUMINOUS PAVEMENT	[Hatch Pattern]	(1)	(D-1)
4" CONCRETE WALK	[Hatch Pattern]	(2)	(D-2)
6" REINFORCED CONCRETE	[Hatch Pattern]	(3)	(D-3)
BRICK PAVERS	[Hatch Pattern]	(4)	(D-4)

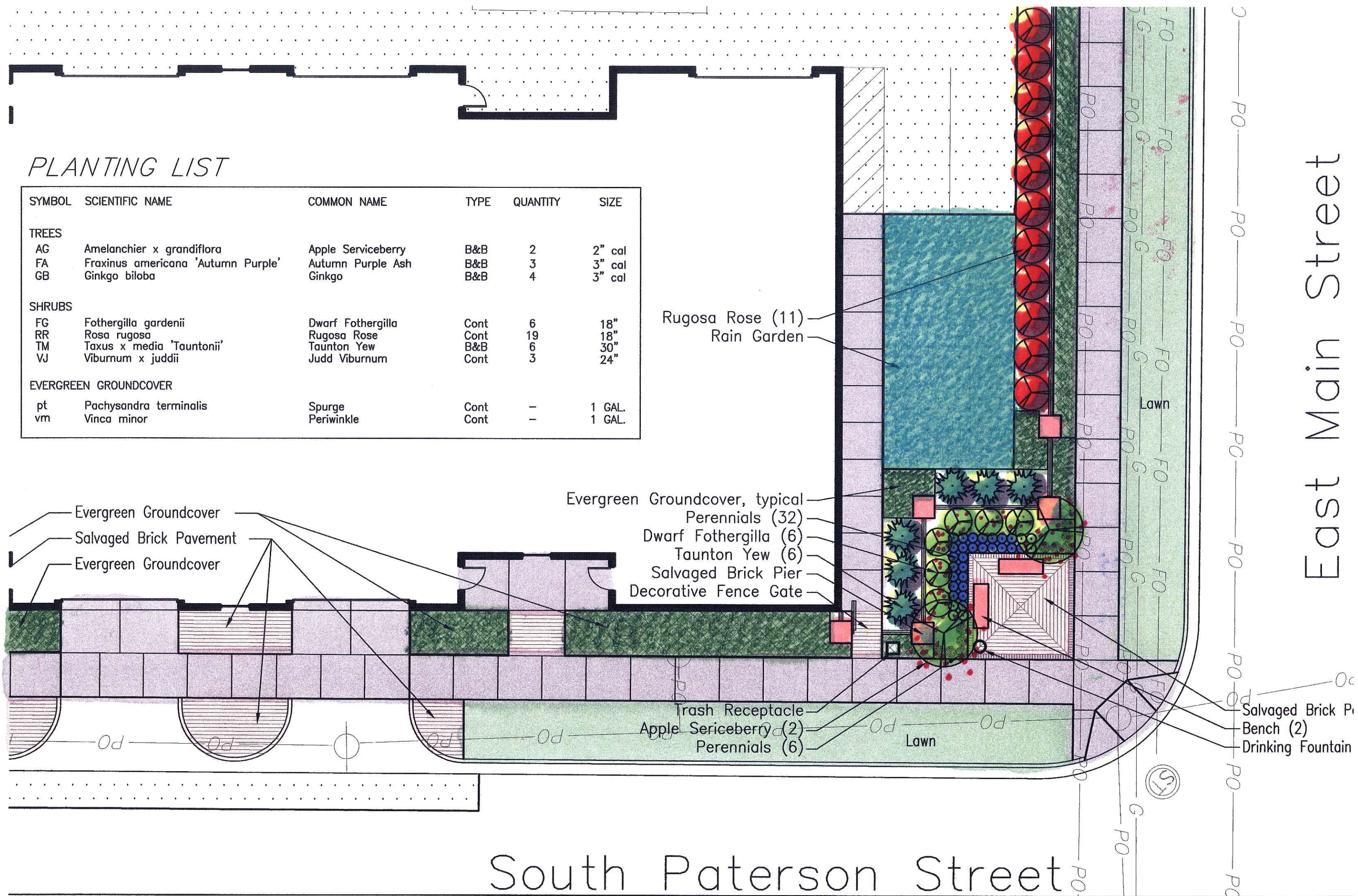


- GENERAL NOTES**
1. CONTACT ENGINE'S NOTING & WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
 3. ALL PLANTS SHALL BE ACQUIRED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
 4. ALL LANDSCAPE BEDS SHALL CONTAIN A 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH COMPLETED BY THE CONTRACTOR.
 5. LANDSCAPE BEDS SHALL BE BLACK CURB-TYPE ALUMINUM EDGES, OR EQUALLY APPROVED.
 6. ALL TREES IN THIS PLAN SHALL BE 4" TRUNK CALIPER AT 4' ABOVE GROUND, UNLESS OTHERWISE NOTED.
 7. ALL GENERAL PLANT AREAS SHALL BE FINISH GRADED, SEDED, FERTILIZED, AND GRASS MAY MAINTAINED AS PER THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
 8. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
 9. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
 10. SEE SPECIFICATIONS FOR PLANTING AND STAKING OF TREES ON THIS PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTS LISTED ON THE PLAN BEFORE PROCEEDING. ANY PLANTS NOT LISTED ON THE PLAN SHALL BE APPROVED BY THE ARCHITECT FOR CLARIFICATION.
 11. ALL PERENNIAL, ANNUAL, AND BIENNIAL PLANTS MUST RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS TOOLS TO PLACE IN THE FOLLOWING MANNER AT THE FOLLOWING BEDS INTO EXISTING OR SUPPLIED TOPSOIL TO A DEPTH OF 4" ABOVE THE FINISH GRADE: 1/4" CO. OF COMPOSTED MANURE, 1/4" CO. OF COMPOSTED HORSE MANURE, 1/4" CO. OF COMPOSTED CHICKEN MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.
 12. PLANT ALL TREES, SHRUBS & PERENNIALS WITH 1/2" TRUNK FLAME. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL AND REMOVE 1/2" EXCESS SOIL FROM AROUND ROOT BALL. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL AND REMOVE 1/2" EXCESS SOIL FROM AROUND ROOT BALL. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL AND REMOVE 1/2" EXCESS SOIL FROM AROUND ROOT BALL.
 13. CONTRACTOR TO MAINTAIN CONDITION OF THE EXISTING PAVED SURF AND DETERMINE IF ADDITIONAL REPAIRS TO PAVED SURF ARE NEEDED PRIOR TO PLANTING. CONTRACTOR SHALL DETERMINE IF ADDITIONAL REPAIRS TO PAVED SURF ARE NEEDED PRIOR TO PLANTING. CONTRACTOR SHALL DETERMINE IF ADDITIONAL REPAIRS TO PAVED SURF ARE NEEDED PRIOR TO PLANTING.
 14. CONTRACTOR SHALL MAINTAIN THE TOPSOIL TO REMAIN AT THE FINISHED GRADE. IF ADDITIONAL TOPSOIL IS REQUIRED, ADD TO THE EXISTING TOPSOIL TO THE FINISHED GRADE.
 15. SEE SPECIFICATIONS FOR PLANTING AND STAKING OF TREES ON THIS PLAN FOR MORE DETAILS.



PLANTING LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TYPE	QUANTITY	SIZE
TREES					
AG	<i>Amelanchier x grandiflora</i>	Apple Serviceberry	B&B	2	2" cal
FA	<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple Ash	B&B	3	3" cal
GB	<i>Ginkgo biloba</i>	Ginkgo	B&B	4	3" cal
SHRUBS					
FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	Cont	6	18"
RR	<i>Rosa rugosa</i>	Rugosa Rose	Cont	19	18"
TM	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	B&B	6	30"
VJ	<i>Viburnum x juddii</i>	Judd Viburnum	Cont	3	24"
EVERGREEN GROUNDCOVER					
pt	<i>Pachysandra terminalis</i>	Spurge	Cont	-	1 GAL.
vm	<i>Vinca minor</i>	Periwinkle	Cont	-	1 GAL.



East Main Street

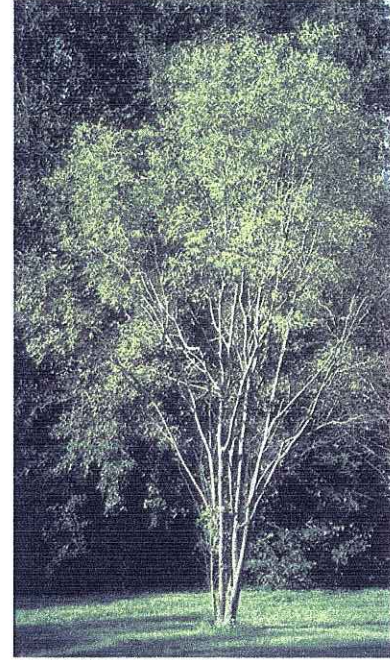
South Paterson Street



Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo



Fraxinus americana 'Autumn Purple'
Autumn Purple Ash



Amelanchier x grandiflora
Apple Serviceberry



Amelanchier x grandiflora
Apple Serviceberry Fall Color



Metal Bench



Wood Bench Detail



Viburnum x juddii
Judd Viburnum



Taxus x media 'Tauntonii'
Taunton's Yew



Vinca minor
Periwinkle



Drinking Fountain



Metal Bench and Receptacle



Fothergilla gardenii
Dwarf Fothergilla



Rosa rugosa
Rugosa Rose



Pachysandra terminalis
Pachysandra



Tiarella cordifolia
Foamflower

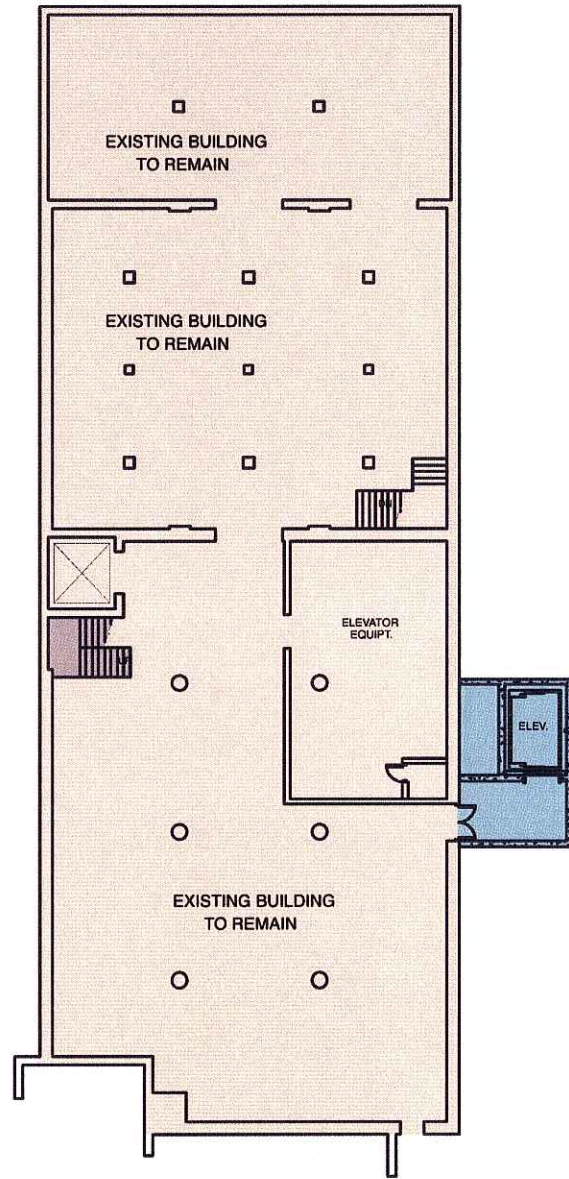


Aquilegia caerulea
Columbine

Vehicle Maintenance Facility
Madison Water Utility
South Paterson Street

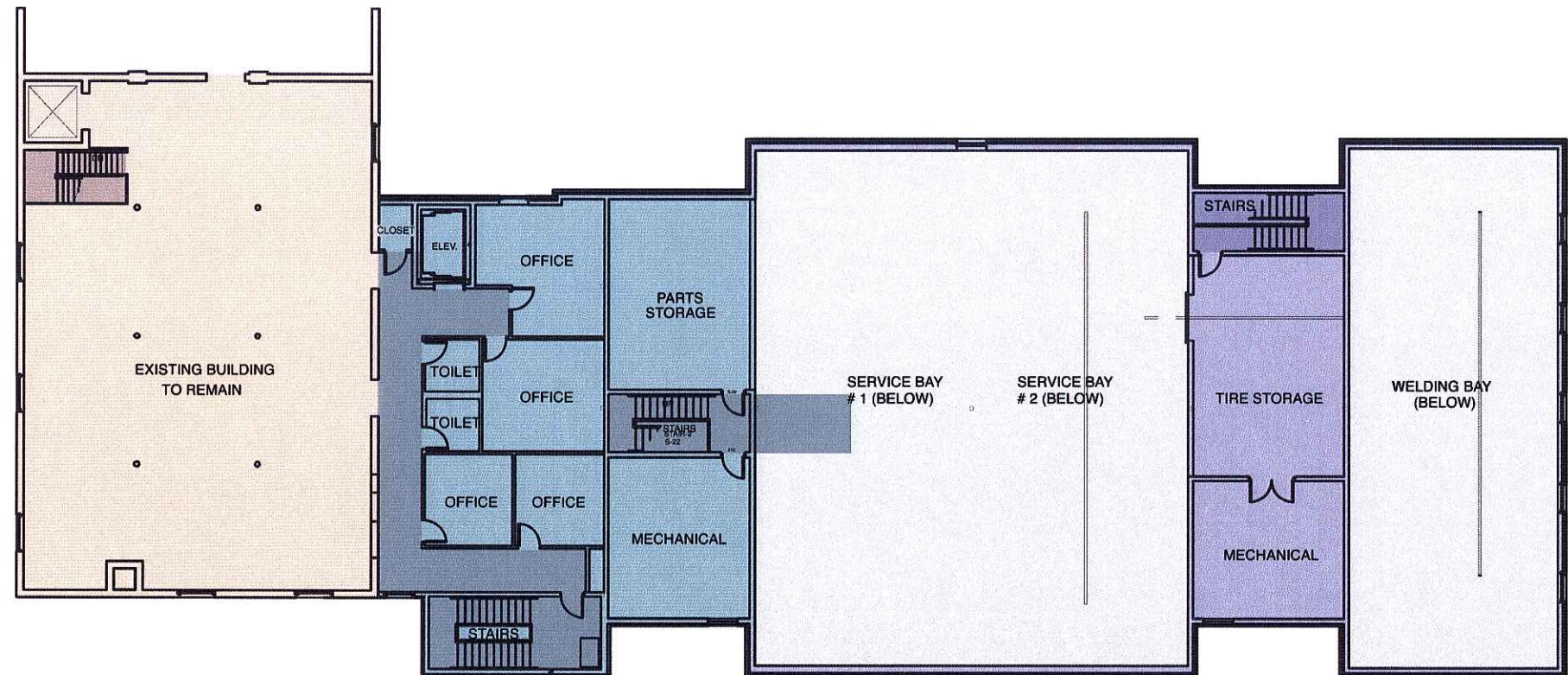
Plant Material and Furniture

Bray Associates
ARCHITECTS, INC.



BASEMENT LEVEL

- Vehicle Space
- Employee Space
- Existing Building



SECOND FLOOR

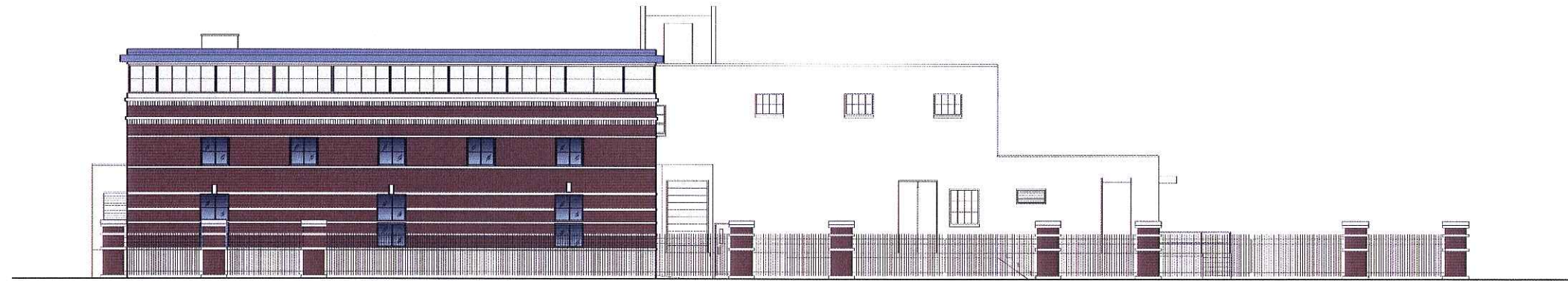
NOVEMBER 16, 2005

PATERSON STREET - FLOOR PLANS

MADISON WATER UTILITY



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOVEMBER 16, 2005

PATERSON STREET - MATERIAL & COLOR CONCEPTS

MADISON WATER UTILITY



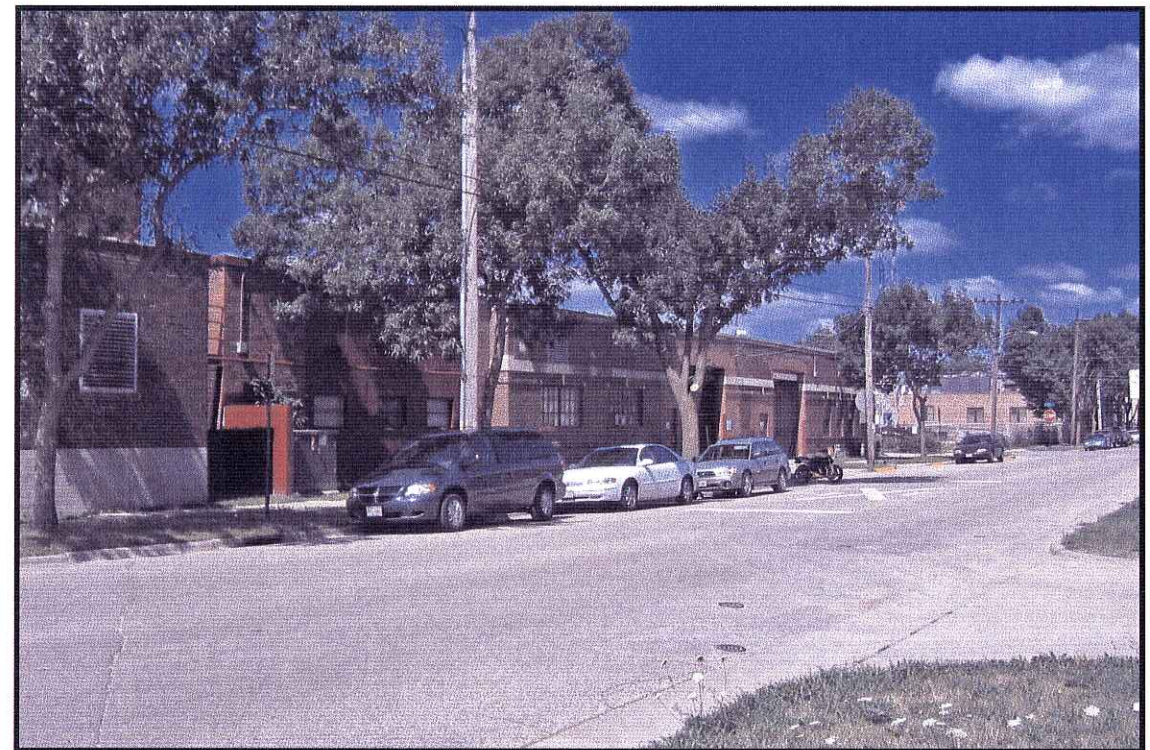
EXISTING BUILDING - LOOKING WEST



EXISTING BUILDING - LOOKING WEST



PATERSON STREET - LOOKING SOUTHEAST



PATERSON STREET - LOOKING NORTHWEST

NOVEMBER 16, 2005

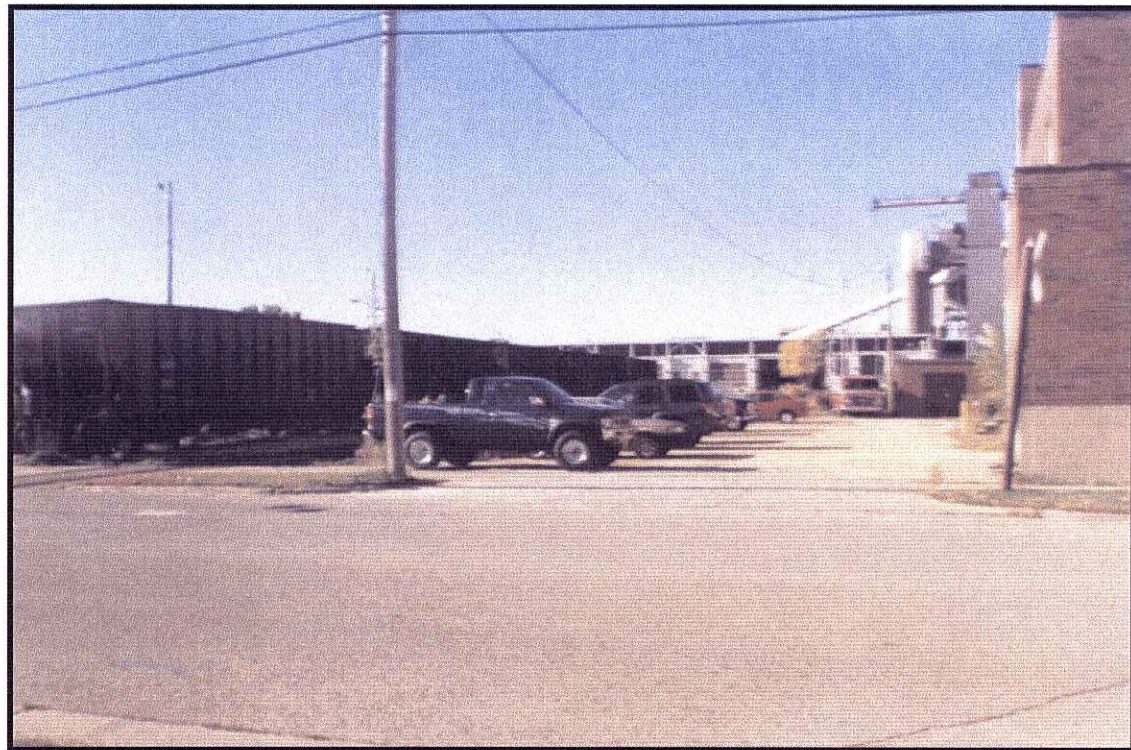
PATERSON STREET - SITE PHOTOS



E. MAIN - LOOKING WEST



E. MAIN - LOOKING EAST



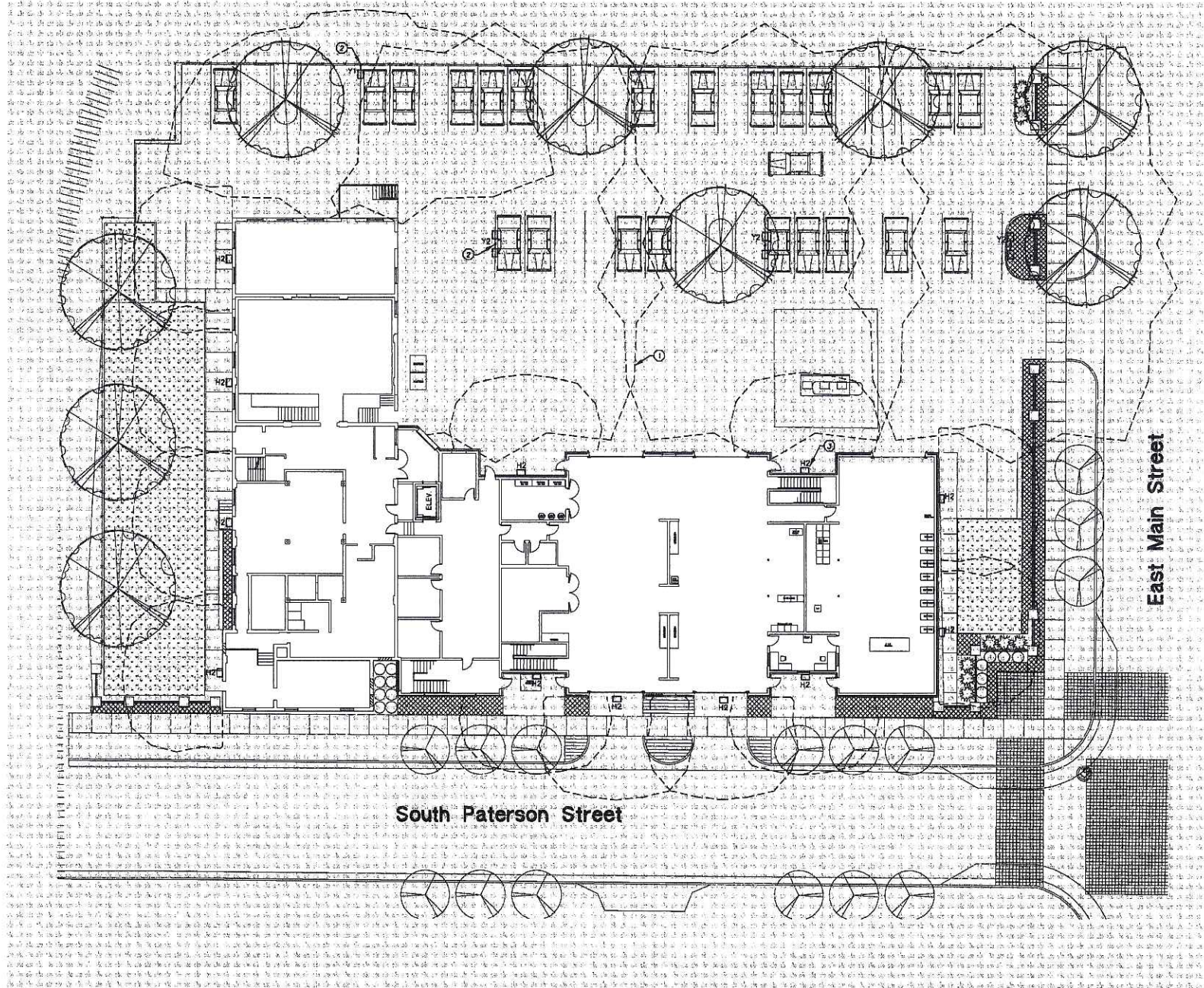
EXISTING BUILDING - SOUTH SIDE



PATERSON STREET - LOOKING NORTH

NOVEMBER 16, 2005

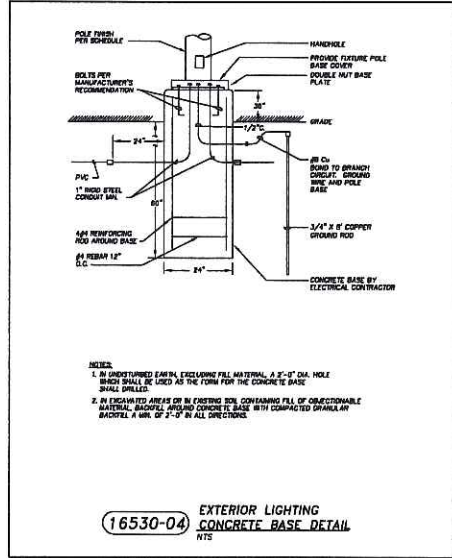
PATERSON STREET - SITE PHOTOS



FIXTURE SCHEDULE							
TYPE	DESCRIPTION	WATTS	LAMP		MANUFACTURER	CATALOG No.	NOTE
			TYPE	QTY			
Y1	PARKING LOT SINGLE 20" POLE		250W MH	1	KIM	1A-ARJ-250MM-DB-P-HE KSS20-4182-A-DB-P	
Y2	PARKING LOT DOUBLE 20" POLE		250W MH	2	KIM	2B-ARJ-250MM-DB-P-HE KSS20-4180-B-DB-P	
H2	EXTERIOR WALL PACK - CUTOFF		175W MH	1	LITHONIA	HST-175MM-FT-CR	

CALCULATOR SUMMARY						
TYPE	DESCRIPTION	QTY	WATTS	VA	AMP	MAX. WATTAGE
Y1	ENTIRE SITE	1	250	320	1.18	11.2
Y2	PARKING LOT ONLY	2	500	640	2.36	22.4

TYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING HEIGHT	MFT	QTY	TOTAL
Y1	ENTIRE SITE (1) WALL (1) Y1 ARJ/250W/MH/HS	(1) MH/A/MED	12000	20'	0.75	12	90
Y2	ENTIRE SITE (2) Y2 ARJ/250W/MH/HS	(2)	23000	30'	0.75	3	22.5



PLAN NOTES:
 ① INDICATES 0.5 FOOTCANDLE LEVEL AT GRADE.
 ② TYPE Y1 AND Y2 FIXTURES TO BE MOUNTED ON 20'-0" POLES WITH A 3'-0" BASE PER DETAIL (16530-04)
 ③ TYPE H2 WALL PACKS TO BE MOUNTED AT APPROXIMATELY 12'-0" ABOVE FINISH GRADE.

Bray Associates
ARCHITECTS, INC.

1454 NORTH HIGH POINT ROAD
MIDDLETON, WI 53562

PHONE (608) 831-5775
FAX (608) 831-2419

PROJECT
**PATERSON
STREET
VEHICLE
MAINTENANCE
FACILITY**

MADISON,
WISCONSIN

PROJECT NUMBER
2708

OWNER
**MADISON WATER
UTILITY**

CONSULTANTS



Build planning, superior solutions
P.E. for 2014 Wisconsin License #10262
P.E. License #10170 (MICHIGAN)

SEAL/SIGNATURE

ISSUED FOR
**Design
Development**

DATE
10-31-20

DRAWN BY: J.G.
CHECKED BY: CK

SHEET TITLE
**SITE PLAN -
PHOTOMETRICS**

SHEET NUMBER

EO.2