



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>September 24, 2014</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 1, 2014</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>N/A</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 316 West Washington Avenue, Madison, WI 4th ALT DIST
Project Title (if any): Office Building Shell and Core Renovations (former AT&T office building)

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☒ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☒ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

CITY OF MADISON

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee) & Economic Development

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Ray White, AIA
Street Address: 6515 Grand Teton Plaza
Telephone: (608) 829.4454 Fax: (608) 829.4445

Company: Dimension IV Madison Design Group
City/State: Madison, WI Zip: 53719
Email: rwhite@dimensionivmadison.com

Project Contact Person: Mike Slavish
Street Address: 122 West Washington Avenue, Suite 350
Telephone: (608) 255.5175 Fax: ()

Company: Hovde Properties
City/State: Madison, WI Zip: 53703
Email: MSlavish@hovdeproperties.com

Project Owner (if not applicant): 316 WWA, L.L.C.
Street Address: 122 West Washington Avenue, Suite 350
Telephone: (608) 255.5175 Fax: ()

City/State: Madison, WI Zip: 53703
Email: MSlavish@hovdeproperties.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin, Matt Tucker, Heather Stouder on August 14, 2014.

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Ray White, AIA

Relationship to Property Architect

Authorized Signature [Signature]

Date September 24, 2014

OFFICE BUILDING SHELL & CORE RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

Architecture :

Civil Engineering
& Landscape
Architecture:

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

JSD Professional Services, Inc.

161 Horizon Drive, Suite 101, Verona, WI 53593
p: 608.848.5060



PROJECT RENDERING

LIST OF DRAWINGS

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G-0.2	PROJECT INFORMATION
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AS-1.0	ARCHITECTURAL SITE PLAN
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L303	MIFFLIN STREET ENTRANCE CONCEPT SITE PLAN - NIGHT
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A-1.1	COMPOSITE PLANS
A-1.2	COMPOSITE PLANS
A-2.0	EXTERIOR ELEVATIONS
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A-2.3	EXTERIOR ELEVATIONS
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A-4.1	W WASHINGTON AVE PERSPECTIVE - DUSK



SITE VICINITY MAP

SITE LOCATION

PROJECT DATA

EXISTING 12 STORY BUILDING			
FLOOR AREAS	TOTAL	316 W. WASHINGTON (OFFICE TOWER/SHARED SPACE)	AT&T (NO RENOVATION WORK)
PARKING LEVEL 3 (BASEMENT)	26,150 SQFT	-	-
PARKING LEVEL 2 (BASEMENT)	33,147 SQFT	-	-
PARKING LEVEL 1 (AT GRADE W. MIFFLIN ST)	43,559 SQFT	33,554 SQFT	10,005 SQFT
FIRST FLOOR	38,303 SQFT	19,921 SQFT	18,382 SQFT
SECOND FLOOR	39,570 SQFT	17,150 SQFT	22,420 SQFT
THIRD FLOOR	39,570 SQFT	17,150 SQFT	22,420 SQFT
FOURTH FLOOR	39,570 SQFT	17,150 SQFT	22,420 SQFT
FIFTH FLOOR	39,570 SQFT	17,150 SQFT	22,420 SQFT
SIXTH FLOOR	39,570 SQFT	17,150 SQFT	22,420 SQFT
SEVENTH FLOOR	39,570 SQFT	17,150 SQFT	22,420 SQFT
EIGHTH FLOOR	14,961 SQFT	14,492 SQFT	469 SQFT
NINTH FLOOR	13,856 SQFT	13,387 SQFT	469 SQFT
TENTH FLOOR	13,856 SQFT	13,387 SQFT	469 SQFT
ELEVENTH FLOOR (MECHANICAL)	14,463 SQFT	-	-
MECHANICAL PENTHOUSE	545 SQFT	-	-
TOTAL BUILDING AREA	426,260 SQFT		
VEHICLE PARKING COUNTS			
ON GRADE PARKING =0			
PARKING LEVEL 1 =8 (PLUS TWO LOADING BERTHS)			
PARKING LEVEL 2 =56			
PARKING LEVEL 3 =55			
TOTAL PARKING SPACES =120			
BIKE PARKING COUNTS			
SURFACE PARKING SPACES =20			
PARKING LEVEL 1 (SECURED BIKE PARKING) =35			
TOTAL BIKE PARKING =55			

CODE INFORMATION SUMMARY:

APPLICABLE CODE
2009 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE
2009 INTERNATIONAL EXISTING BUILDING CODE (ALTERATIONS)

CONSTRUCTION TYPE
NON-COMBUSTIBLE, PROTECTED

OCCUPANCY
B BUSINESS
S-2 ENCLOSED PARKING GARAGE
FIRST FLOOR TENANT TO BE DETERMINED: ASSEMBLY/RESTAURANT, BUSINESS, OR MERCANTILE

FIRE SPRINKLER
OFFICE TOWERS AND ALTERATION AREAS TO BE FULLY SPRINKLERED
NFPA 13

OCCUPANCY SEPARATIONS/FIRE RATINGS
UNLIMITED BUILDING AREA - NO SEPARATIONS REQUIRED
STAIRS = 2 HOUR RATING
ELEVATORS = 2 HOUR RATING
CORRIDORS = NO RATING

OFFICE BUILDING
SHELL & CORE
RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

DATE OF ISSUE: Sept. 24, 2014

REVISIONS:

PROJECT # 14066

PROJECT
INFORMATION

OVERTURE
CENTER

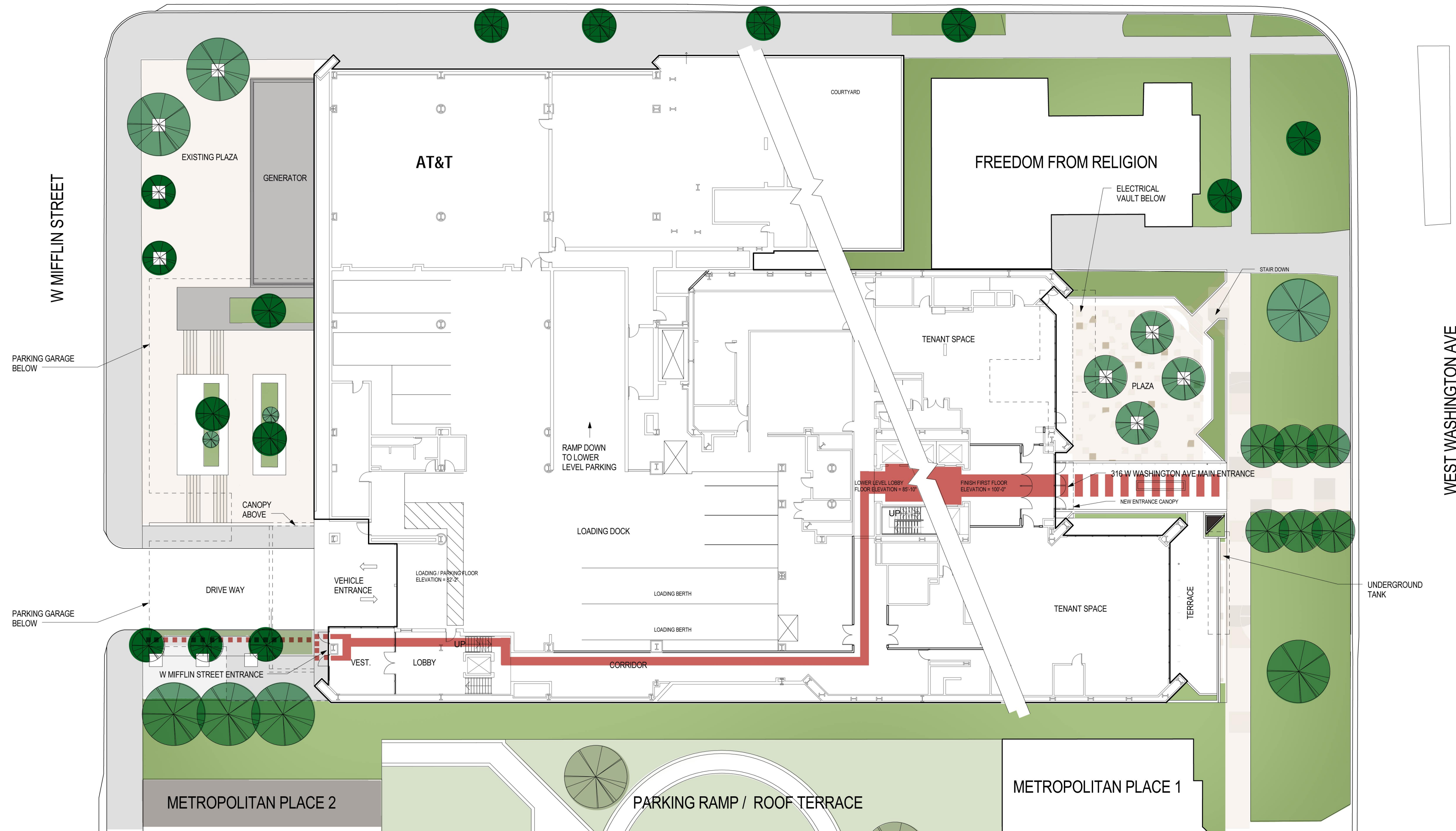
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DIMENSION 
Madison Design Group
architecture · engineering · interior design

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Madison, Wisconsin 53719
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dimensionivmadison.com

N HENRY STREET



OVERTURE
CENTER
PARKING
GARAGE

CAPITAL
WEST

WEST WASHINGTON AVE

**OFFICE
BUILDING
SHELL & CORE
RENOVATIONS**
316 WEST WASHINGTON
AVE MADISON, WI

 **HOVDEPROPERTIES**

UDC SUBMITTAL

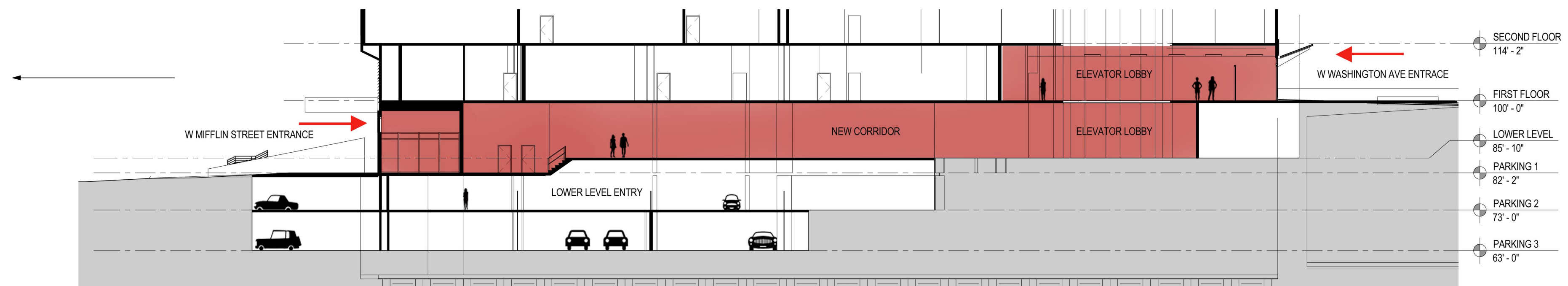
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**ARCHITECTURAL
SITE PLAN**

AS-1.0

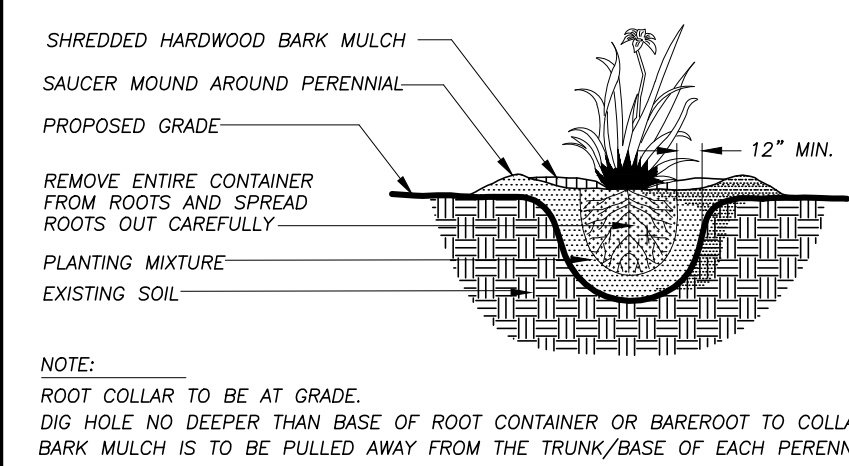
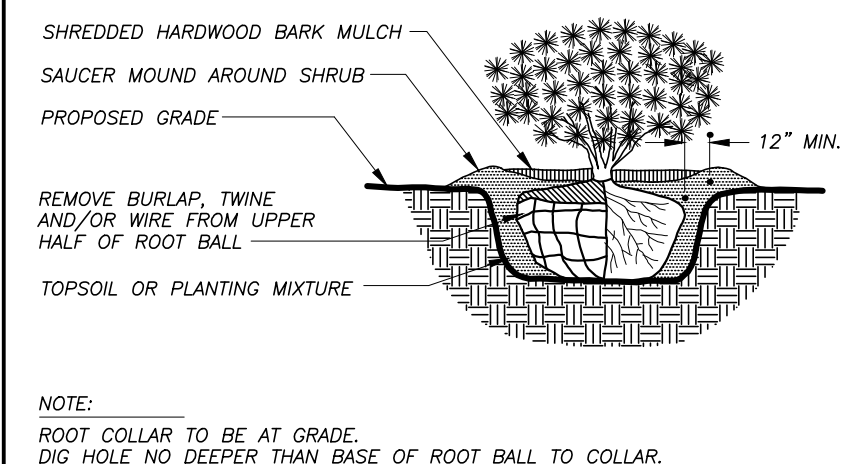
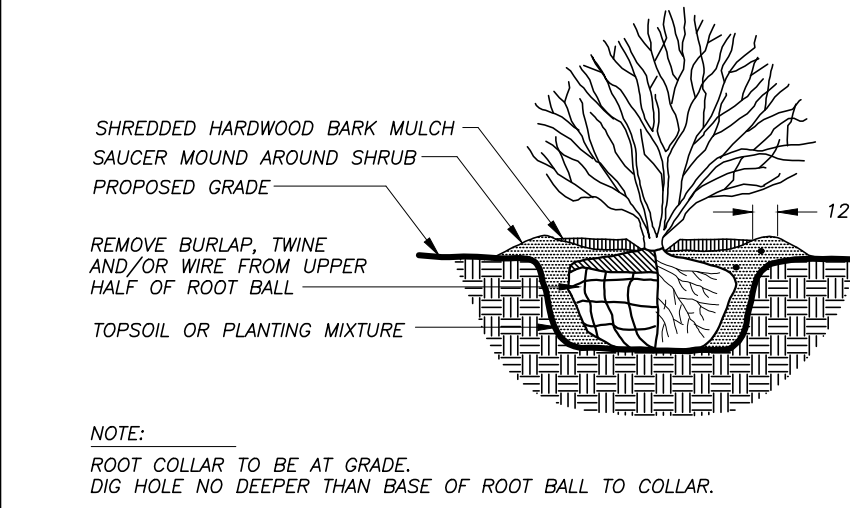
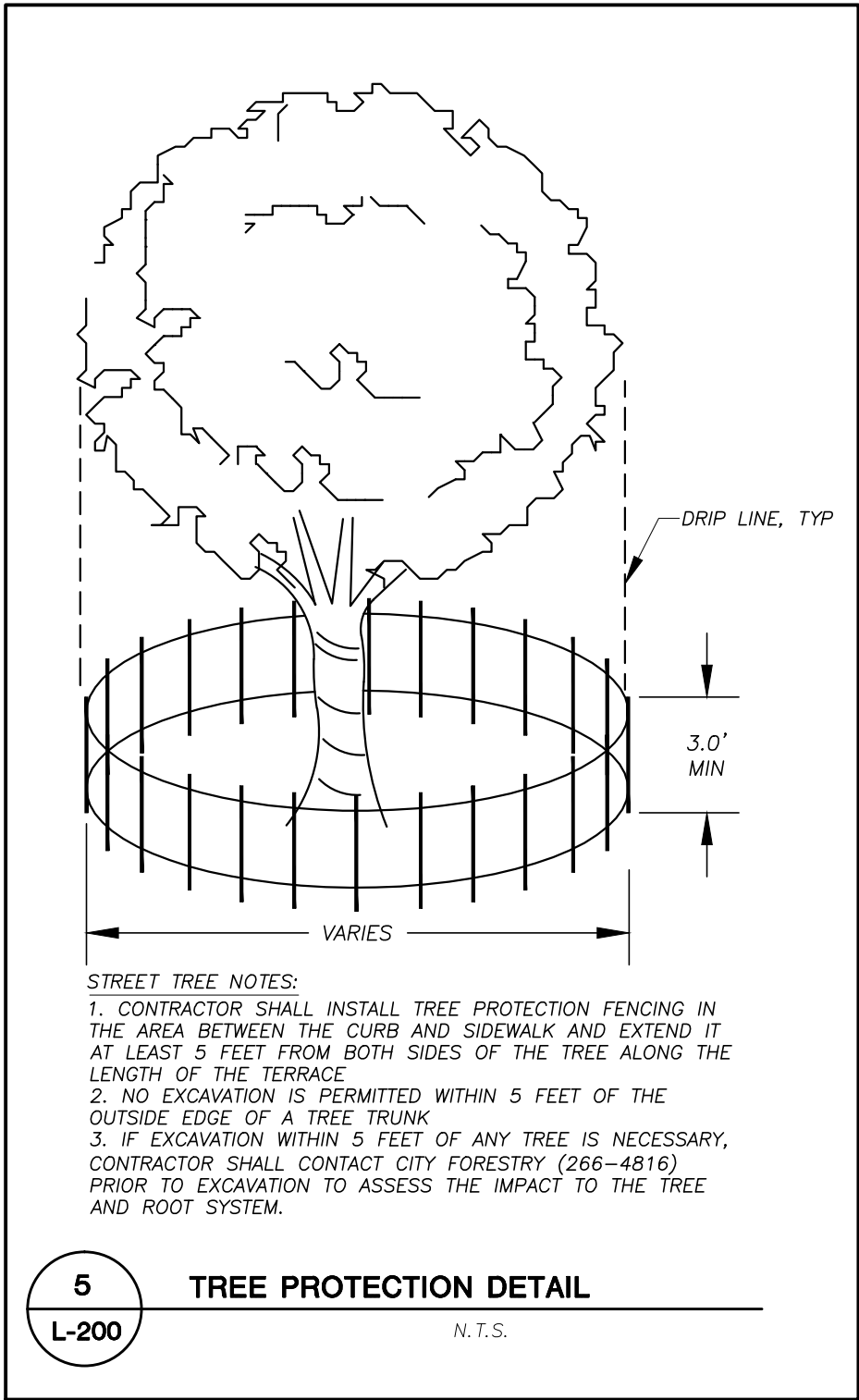
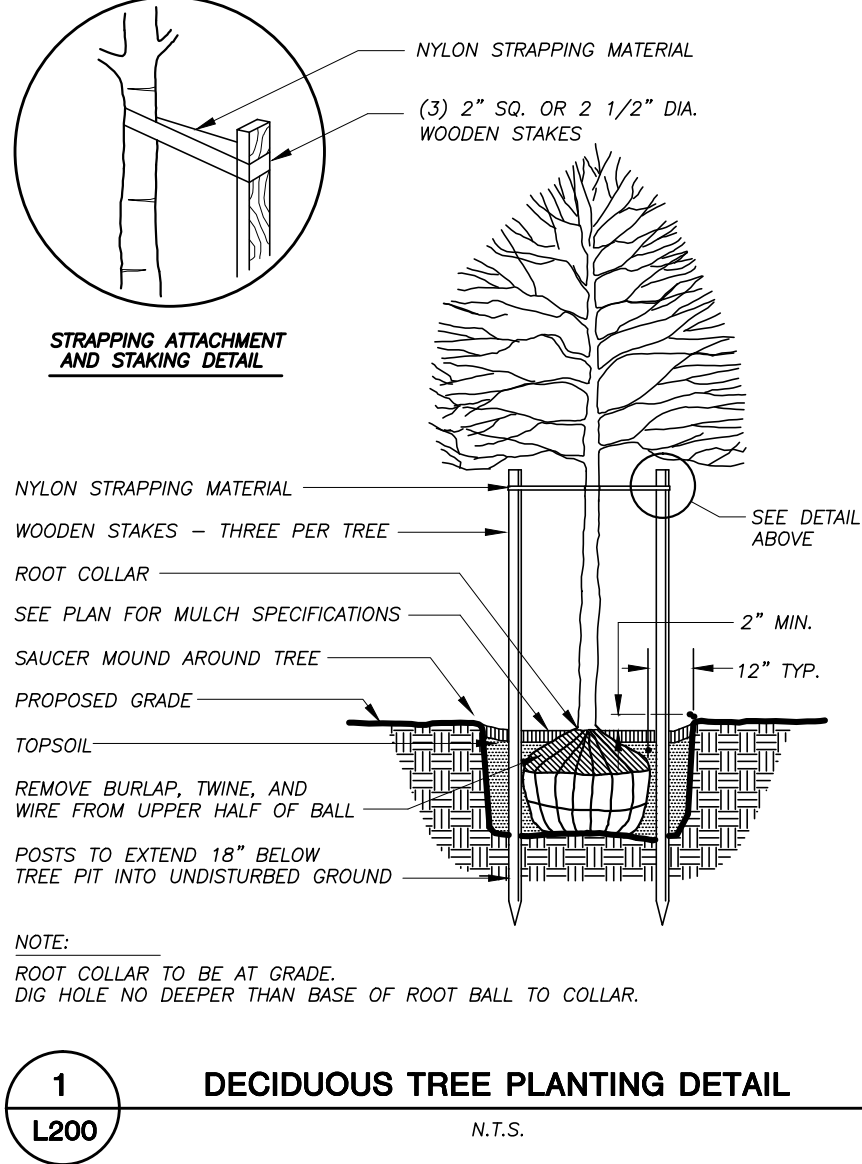


1 ARCHITECTURAL SITE PLAN

1" = 20'-0"
0' 5' 10' 20'
NORTH

2 ENTRY SECTION

1" = 20'-0"



LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS – PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS – SOIL:** PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
1. PLANTING AREAS = 24"
2. TREE PITS = SEE DETAILS

PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS – ALL PLANTING AREAS,** INCLUDING ORNAMENTAL GRASSES DISPERSED AMONG PLANK PAVERS IN WEST WASHINGTON PLAZA SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS – ALL TREE GRATE PLANTERS** IN WEST WASHINGTON PLAZA SHALL RECEIVE CRUSHED RED GRANITE AGGREGATE STONE AS APPROVED BY OWNER. STONE SHALL BE SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS – TREE RINGS:** ALL TREES PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 3' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 3' DIAMETER ABOUT THE CENTER OF THE TREE. PLANTING A PRE-EMERGENT GRANULE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS:** SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS – WEED BARRIER FABRIC:** ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TRUNKS IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP:** DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 316 WEST WASHINGTON AVE, MADISON, WI 53703
Name of Project OFFICE BUILDING SHELL & CORE RENOVATIONS
Owner / Contact HOVDE PROPERTIES
Contact Phone (608) 848-5060 Contact Email KEVIN.YESKA@JSDINC.COM

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

Applicability

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

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- 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 lot area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the land and Zoning District.

- 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 6795
Total landscape points required 114

- 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 _____

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

Total square footage of developed area _____
Total landscape points required _____

10/2013

1

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35				
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			10	150
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			11	110
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			27	81
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			4	16
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			274	548
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						995

Total Number of Points Provided 995

* 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.



6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445

dimensionivmadison.com



OFFICE BUILDING SHELL & CORE RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

DATE OF ISSUE:

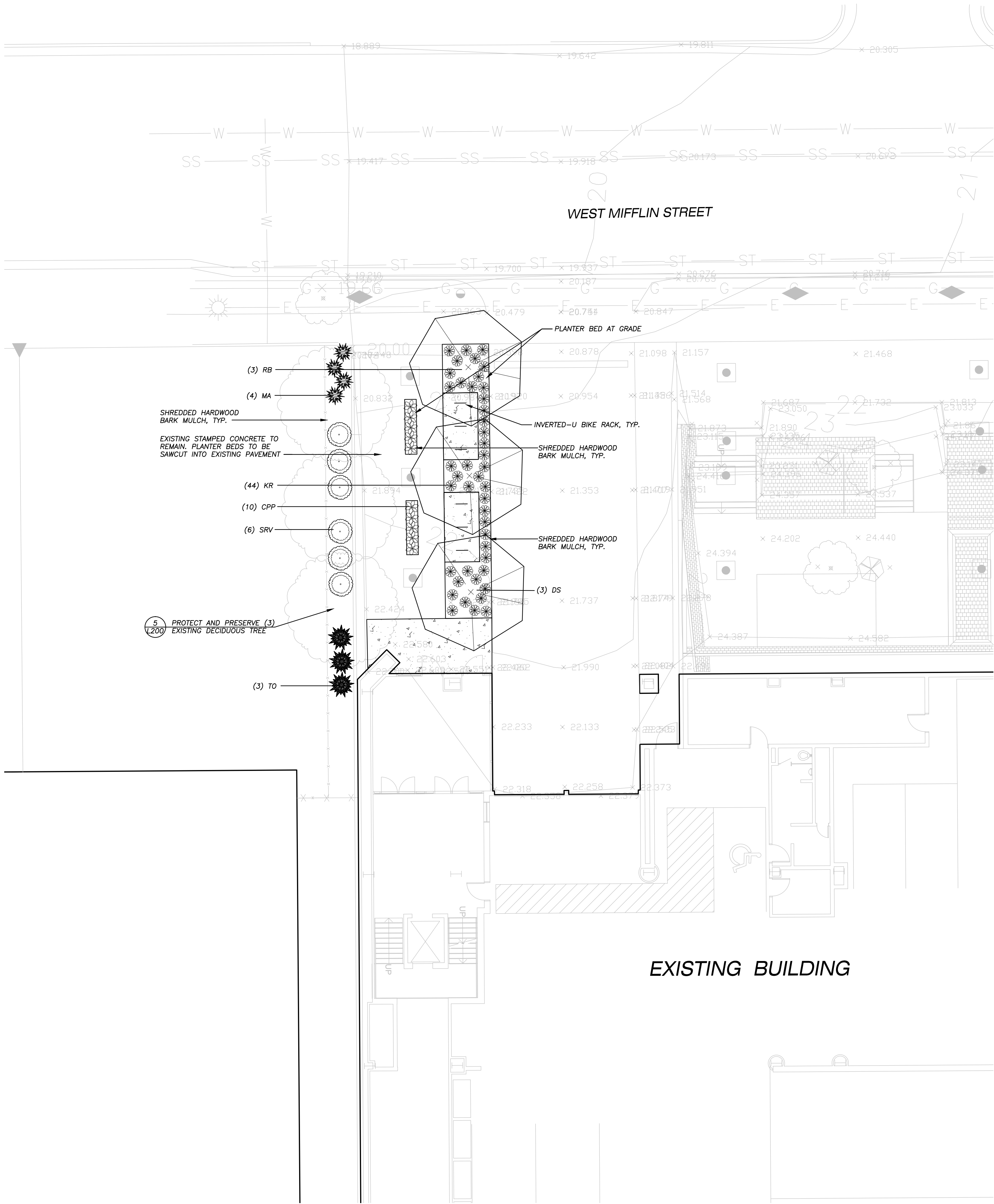
REVISIONS:

PROJECT #

14066

LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS

L200



LEGEND (PROPOSED)

- PROPERTY LINE
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TREE/SHRUB REMOVAL
- MEDIUM DECIDUOUS TREES
- UPRIGHT EVERGREEN SHRUB
- MEDIUM DECIDUOUS SHRUBS
- LOW EVERGREEN SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES



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OFFICE BUILDING
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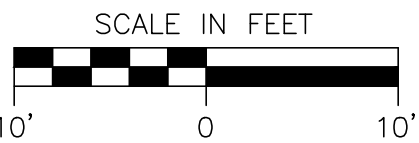
WEST MIFFLIN
STREET ENTRY
LANDSCAPE
PLAN

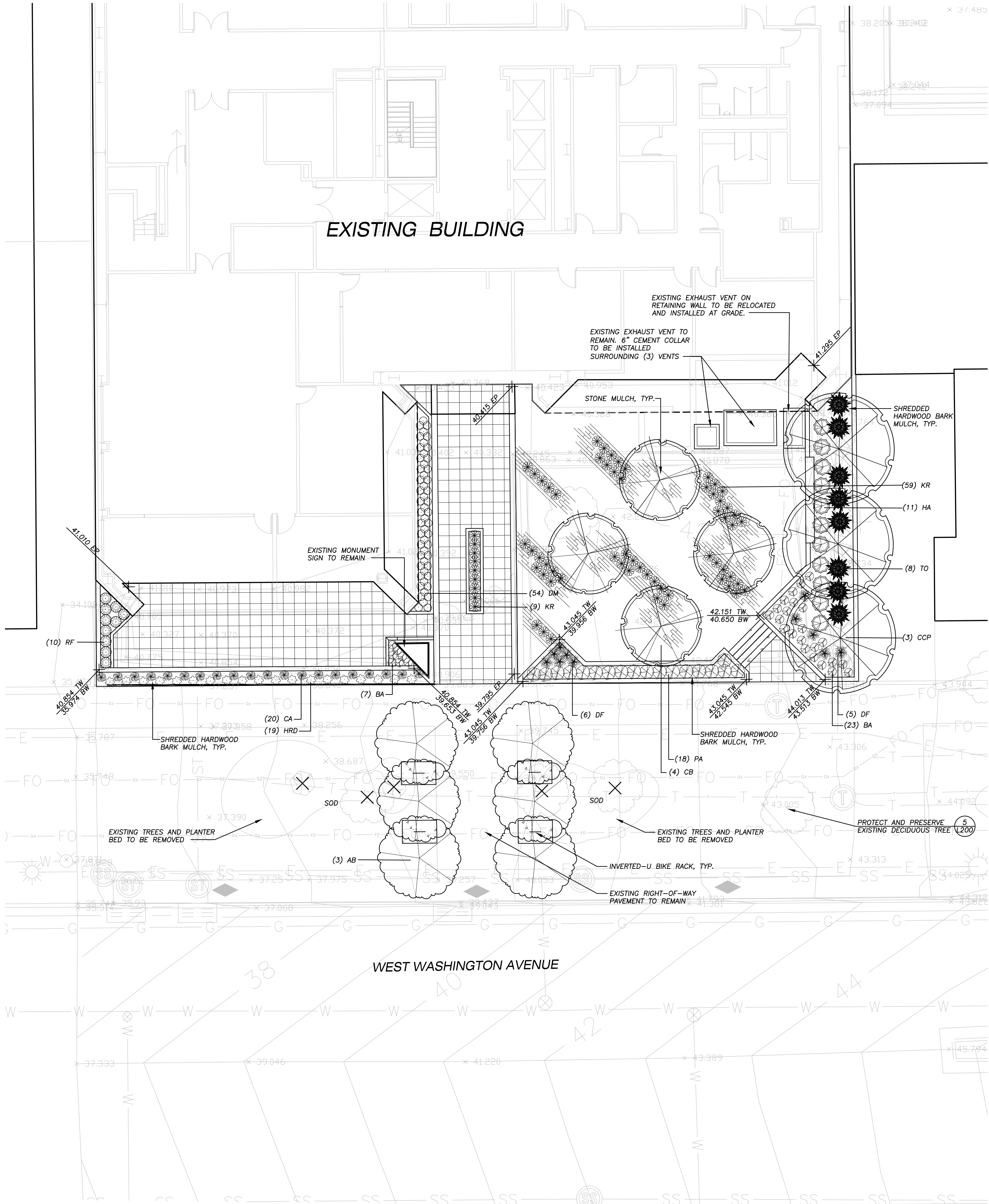
L101

LANDSCAPE PLANT LIST						
SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS
MEDIUM DECIDUOUS TREES						
CCP	3	Chanticleer Callery Pear	PYRUS Calleryana 'Chanticleer'	1 1/2" Cal.	B&B	15
CB	4	European Hornbeam	CARPINUS betulus 'Fastigiata'	1-1/2" Cal.	B&B	15
LOW DECIDUOUS TREES						
AB	6	Autumn Brilliance Serviceberry	AMELANCHIER x grandifolia 'Autumn Brilliance'	1-1/2" Cal.	B&B	15
DS	3	Downy Serviceberry	AMELANCHIER arborea	1 1/2" Cal.	B&B	15
UPRIGHT EVERGREEN SHRUB						
TO	11	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	3'-4' Min. Ht.	B&B	10
TALL DECIDUOUS SHRUBS						
RF	10	Fine Line Buckthorn	RHAMNUS frangula 'Ron Williams'	36" Min. Ht.	# 3 Cont.	3
MEDIUM DECIDUOUS SHRUBS						
HA	11	Samantha Hydrangea	HYDRANGEA Arborescens 'Samantha'	12-24" Min. Ht.	# 3 Cont.	3
SRV	6	Spring Red Compact Cranberrybush Viburnum	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3
LOW EVERGREEN SHRUBS						
MA	4	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4
PERENNIALS						
BA	30	Blue Ice Blue Star Flower	ACHEMILLA x tabernaemontana 'Blue Ice'	8-18" Min. Ht.	# 1 Cont.	2
PA	18	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	8-18" Min. Ht.	# 1 Cont.	2
DM	54	Eastern Wood Fern	DRYOPTERIS marginalis	8-18" Min. Ht.	# 1 Cont.	2
CPP	10	Coral Bells Palace Purple	HEUCHERA micranatha 'Palace Purple'	8-18" Min. Ht.	# 1 Cont.	2
HRD	19	Happy Returns Daylily	HEMEROCALLIS 'Happy Returns'	8-18" Min. Ht.	# 1 Cont.	2
ORNAMENTAL GRASSES						
CA	20	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	8-18" Min. Ht.	# 1 Cont.	2
DF	11	Dwarf Fountain Grass	PENNISETUM alopecuroides 'Harmeln'	8-18" Min. Ht.	# 1 Cont.	2
KR	112	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	8-18" Min. Ht.	# 1 Cont.	2
TOTAL:						995

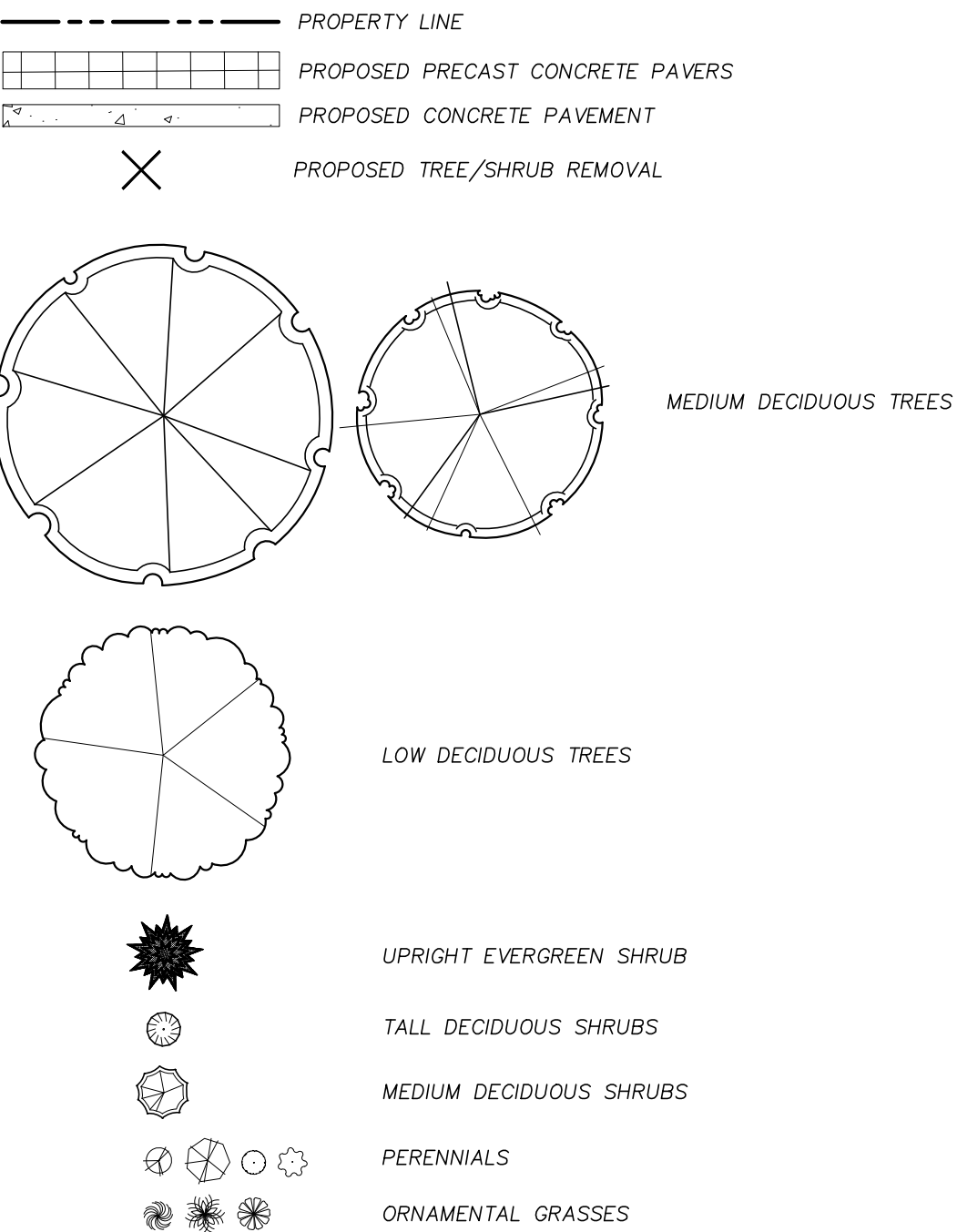
GENERAL NOTES

- REFER TO THE BOUNDARY, TOPOGRAPHIC, SITE PLAN, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND PERFORMED BY A CITY LICENSED CONTRACTOR.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.





LEGEND (PROPOSED)



LANDSCAPE PLANT LIST

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	TOTAL POINTS
MEDIUM DECIDUOUS TREES							
CCP	3	Chanticleer Gallery Pear	PYRUS Calleryana 'Chanticleer'	1 1/2" Cal.	B&B	15	45
CB	4	European Hornbeam	CARPINUS betulus 'Fastigiata'	1-1/2" Cal.	B&B	15	60
LOW DECIDUOUS TREES							
AB	6	Autumn Brilliance Serviceberry	AMELANCHIER x grandifolia 'Autumn Brilliance'	1-1/2" Cal.	B&B	15	90
DS	3	Downy Serviceberry	AMELANCHIER arborea	1 1/2" Cal.	B&B	15	45
UPRIGHT EVERGREEN SHRUB							
TO	11	Holmstrup Arborvitae	THUJA occidentalis 'Holmstrup'	3'-4" Min. Ht.	B&B	10	110
TALL DECIDUOUS SHRUBS							
RF	10	Fine Line Buckthorn	RHAMNUS frangula 'Ron Williams	36" Min. Ht.	# 3 Cont.	3	30
MEDIUM DECIDUOUS SHRUBS							
HA	11	Samantha Hydrangea	HYDRANGEA Arborescens 'Samantha'	12-24" Min. Ht.	# 3 Cont.	3	33
SRV	6	Spring Red Compact Cranberrybush Viburnum	VIBURNUM trilobum 'Spring Red'	12-24" Min. Ht.	# 3 Cont.	3	18
LOW EVERGREEN SHRUBS							
MA	4	Mini Arcade Juniper	JUNIPERUS sabina 'Mini Arcade'	12-24" Min. Ht.	# 3 Cont.	4	16
PERENNIALS							
BA	30	Blue Ice Blue Star Flower	ACHEMILLA x tabernaemontana 'Blue Ice'	8-18" Min. Ht.	# 1 Cont.	2	60
PA	18	Little Spire Russian Sage	PEROVSKIA atriplicifolia 'Little Spire'	8-18" Min. Ht.	# 1 Cont.	2	36
DM	54	Eastern Wood Fern	DRYOPTERIS marginalis	8-18" Min. Ht.	# 1 Cont.	2	108
CPP	10	Coral Bells Palace Purple	HEUCHERA micrantha 'Palace Purple'	8-18" Min. Ht.	# 1 Cont.	2	20
HRD	19	Happy Returns Daylily	HEMEROCALLIS 'Happy Returns'	8-18" Min. Ht.	# 1 Cont.	2	38
ORNAMENTAL GRASSES							
CA	20	Karl Foerester Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerester'	8-18" Min. Ht.	# 1 Cont.	2	40
DF	11	Dwarf Fountain Grass	PENNISETUM Malopeuroides 'Hameln'	8-18" Min. Ht.	# 1 Cont.	2	22
KR	112	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	8-18" Min. Ht.	# 1 Cont.	2	224
TOTAL:							995

GENERAL NOTES

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dimensionivmadison.com



OFFICE BUILDING
SHELL & CORE
RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

DATE OF ISSUE:

REVISIONS:

PROJECT # 14066

WEST WASHINGTON
ENTRY LANDSCAPE
PLAN

L100



1 **W Washington Ave Perspective - Dusk**
N.T.S.



1 W Washington Ave Perspective
N.T.S.



316 WEST WASHINGTON - VIEW LOOKING WEST



316 WEST WASHINGTON - EXISTING PLAZA



316 WEST WASHINGTON - EXISTING PLAZA



315 WEST MIFFLIN - VIEW LOOKING SOUTH WEST



315 WEST MIFFLIN - ENTRANCE

OFFICE BUILDING
SHELL & CORE
RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

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EXISTING BUILDING
PHOTOS

OFFICE BUILDING
SHELL & CORE
RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

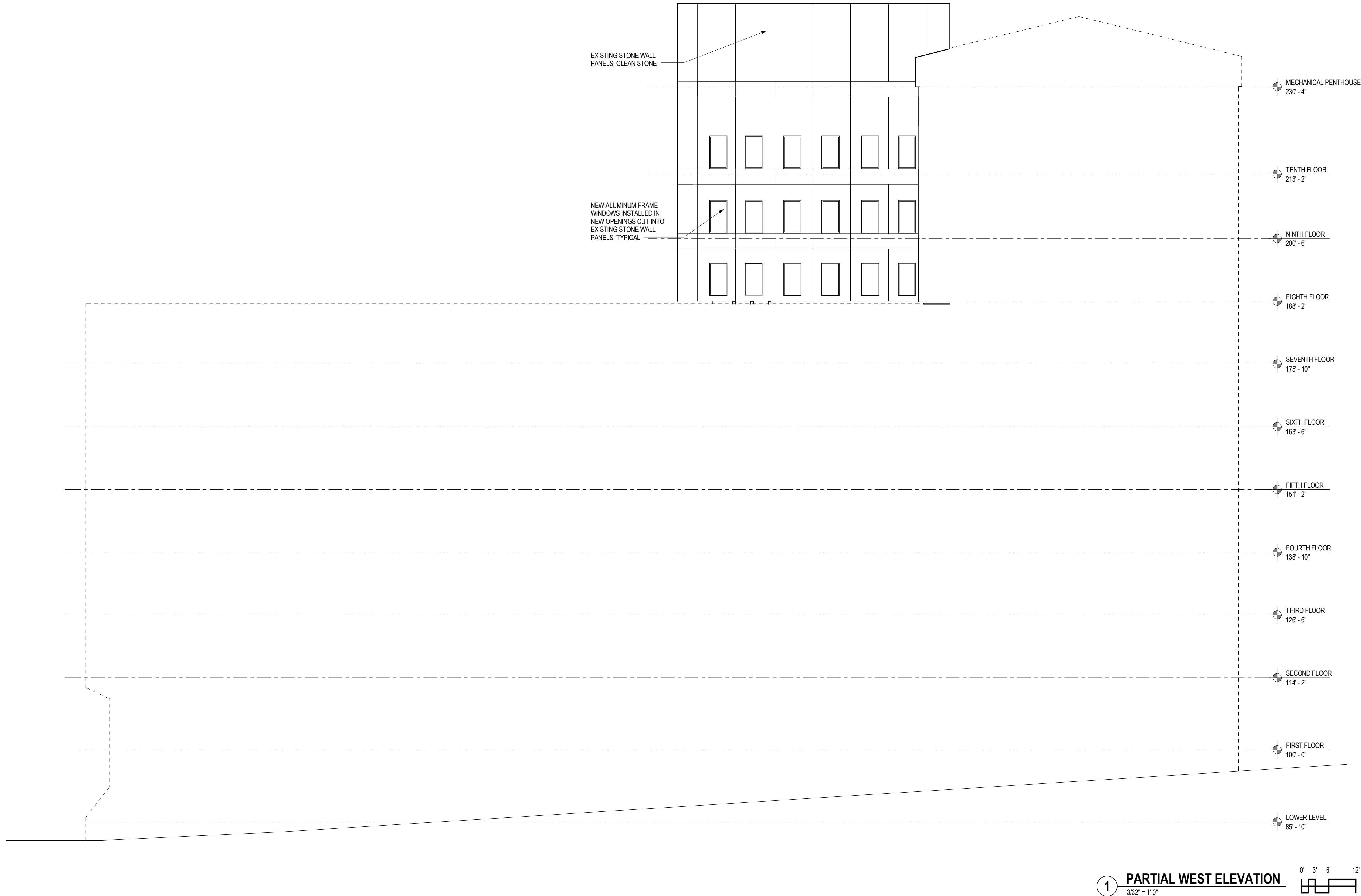
DATE OF ISSUE: Sept. 24, 2014

REVISIONS:

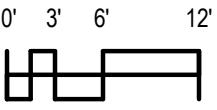
PROJECT # 14066

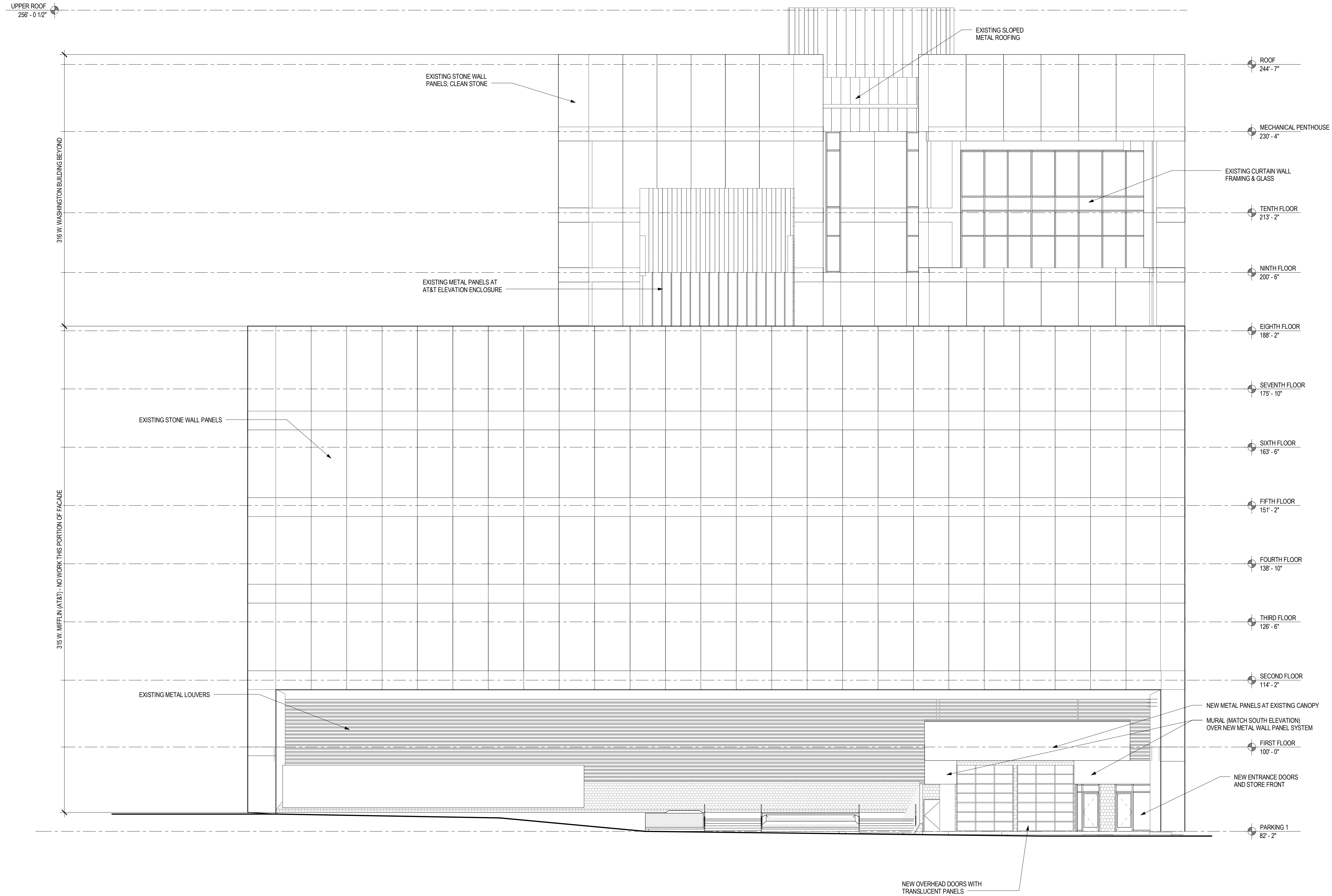
EXTERIOR
ELEVATIONS

A-2.3



1 PARTIAL WEST ELEVATION
3/32" = 1'-0"





1 NORTH ELEVATION
3/32" = 1'-0"

OFFICE BUILDING SHELL & CORE RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

DATE OF ISSUE: Sept. 24, 2014

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EXTERIOR
ELEVATIONS

A-2.2



**OFFICE BUILDING
SHELL & CORE
RENOVATIONS**

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

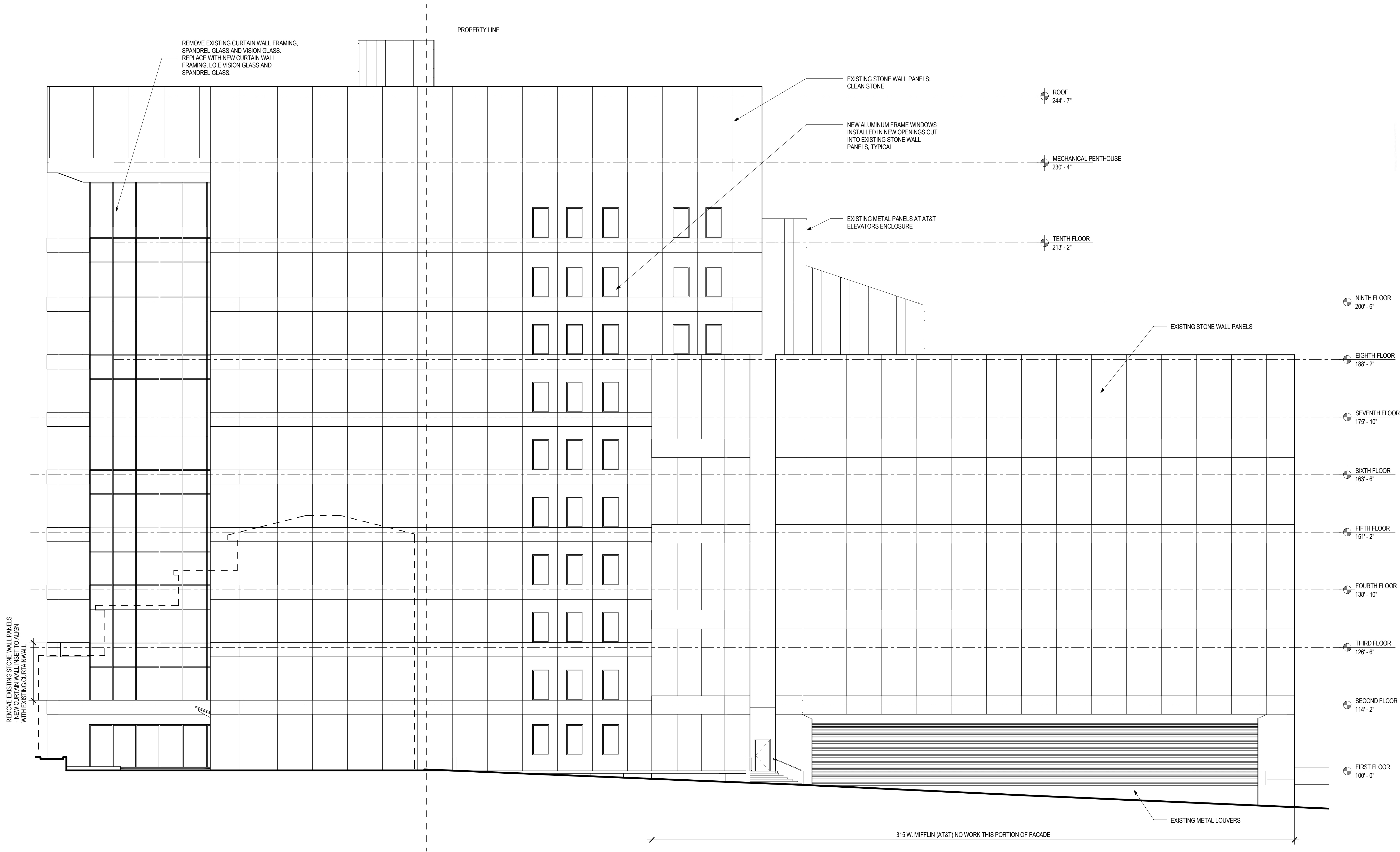
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REVISIONS:

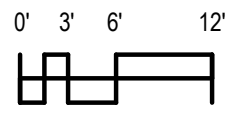
PROJECT # 14066

**EXTERIOR
ELEVATIONS**

A-2.1



1 EAST ELEVATION
3/32" = 1'-0"





OFFICE BUILDING
SHELL & CORE
RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

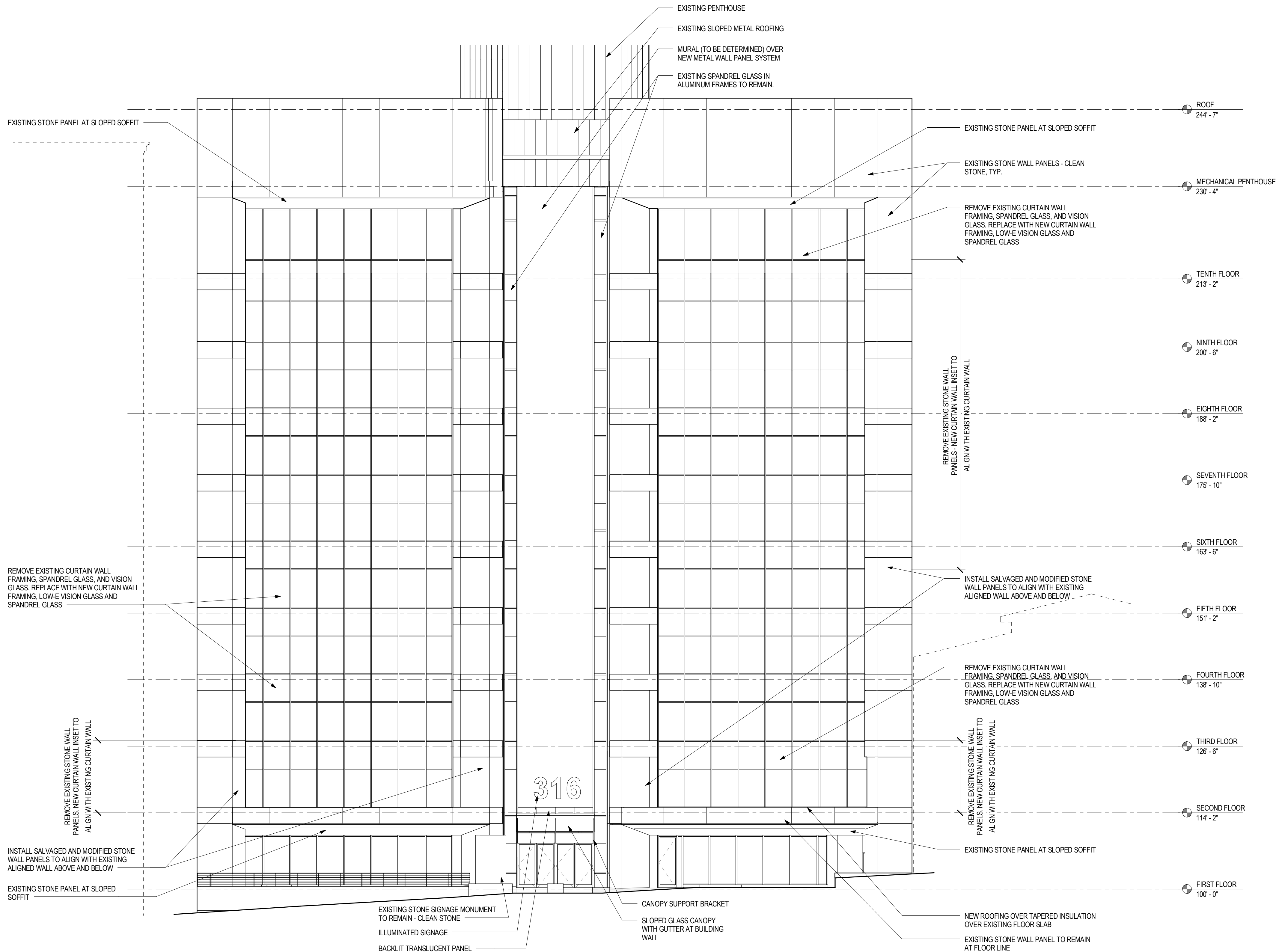
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REVISIONS:

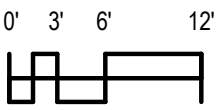
PROJECT # 14066

EXTERIOR
ELEVATIONS

A-2.0



1 SOUTH ELEVATION
332' = 1'-0"



OFFICE BUILDING
SHELL & CORE
RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

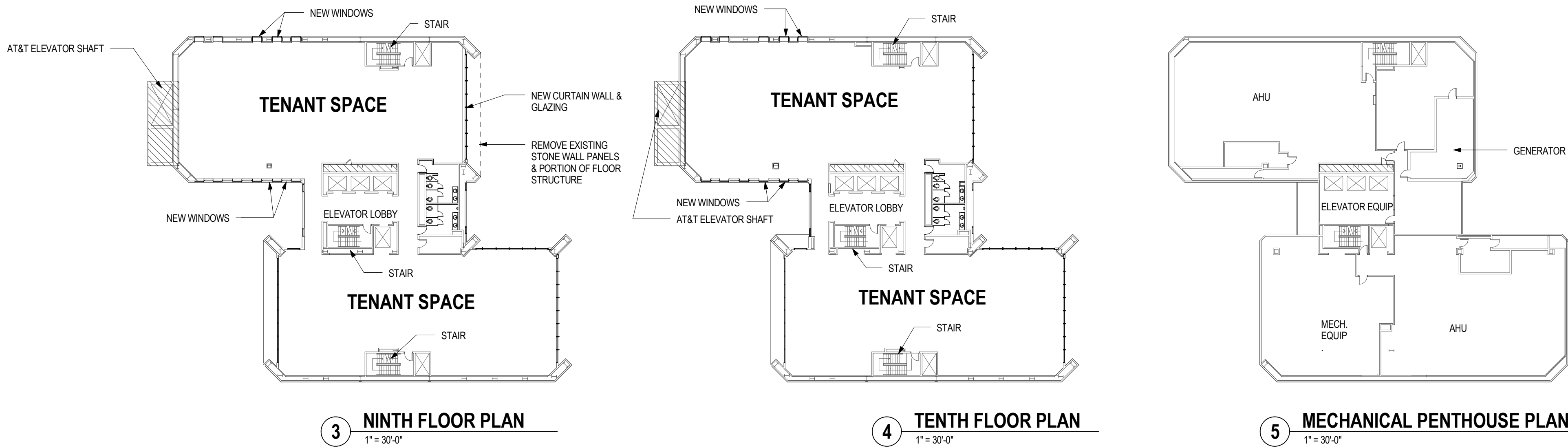
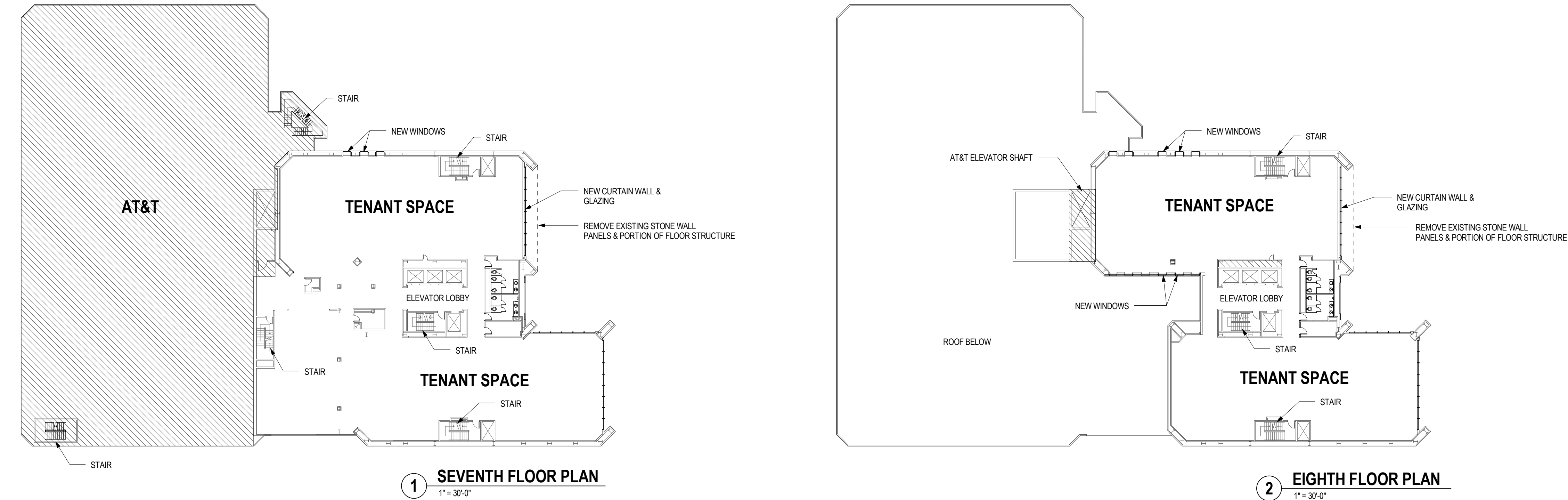
UDC SUBMITTAL

DATE OF ISSUE: Sept. 24, 2014

REVISIONS:	

PROJECT # 14066

COMPOSITE PLANS

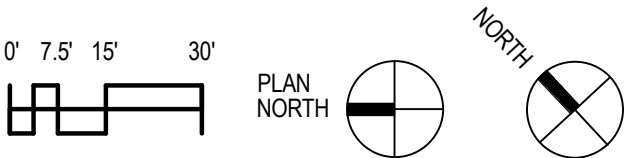


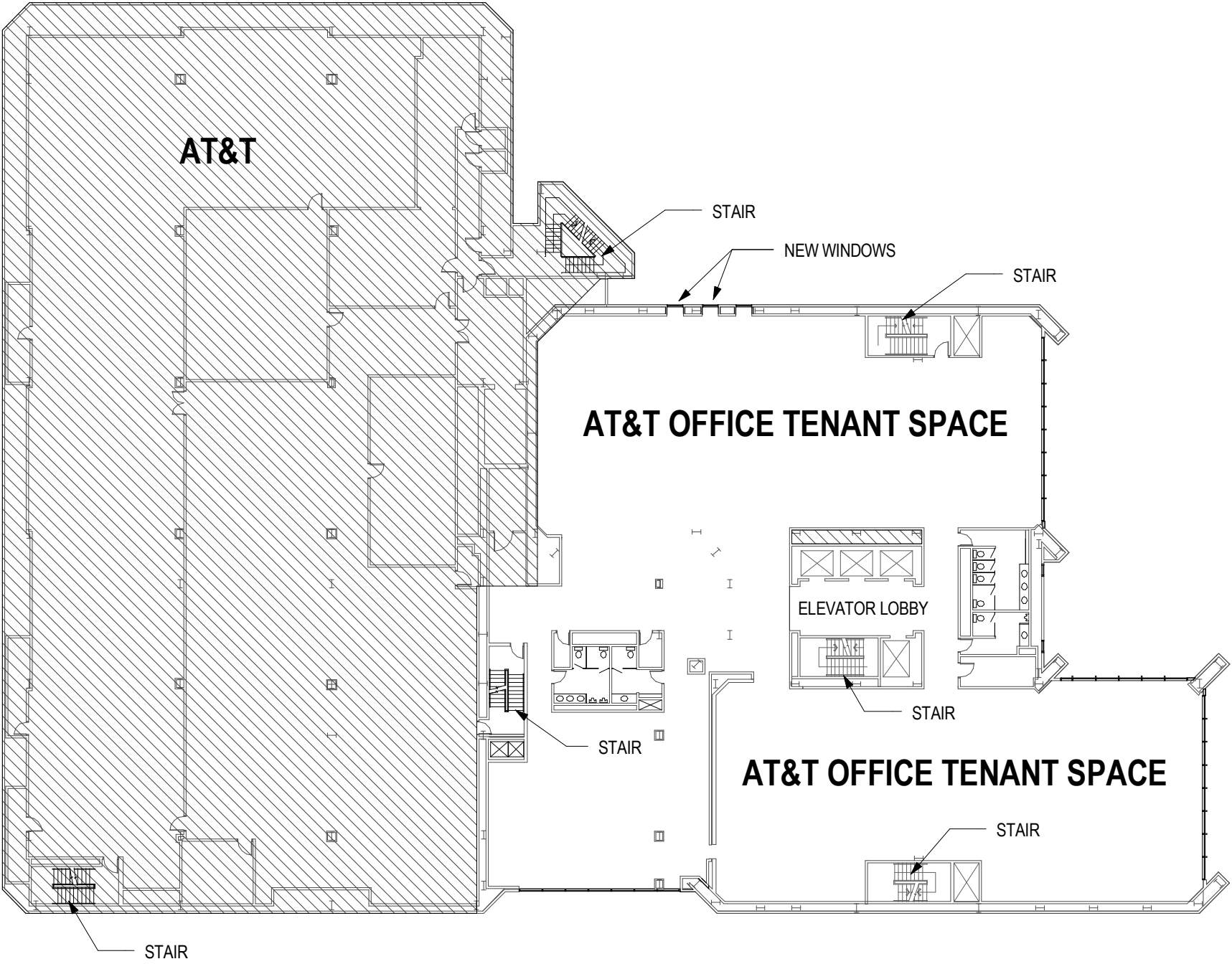
PLAN KEY

- INDICATES AREA OWNED BY 316 WWA, LLC
- INDICATES EASEMENT AREA OWNED BY AT&T COMMUNICATIONS OF WISCONSIN, L.P.
- INDICATES SHARED COMMON SPACE

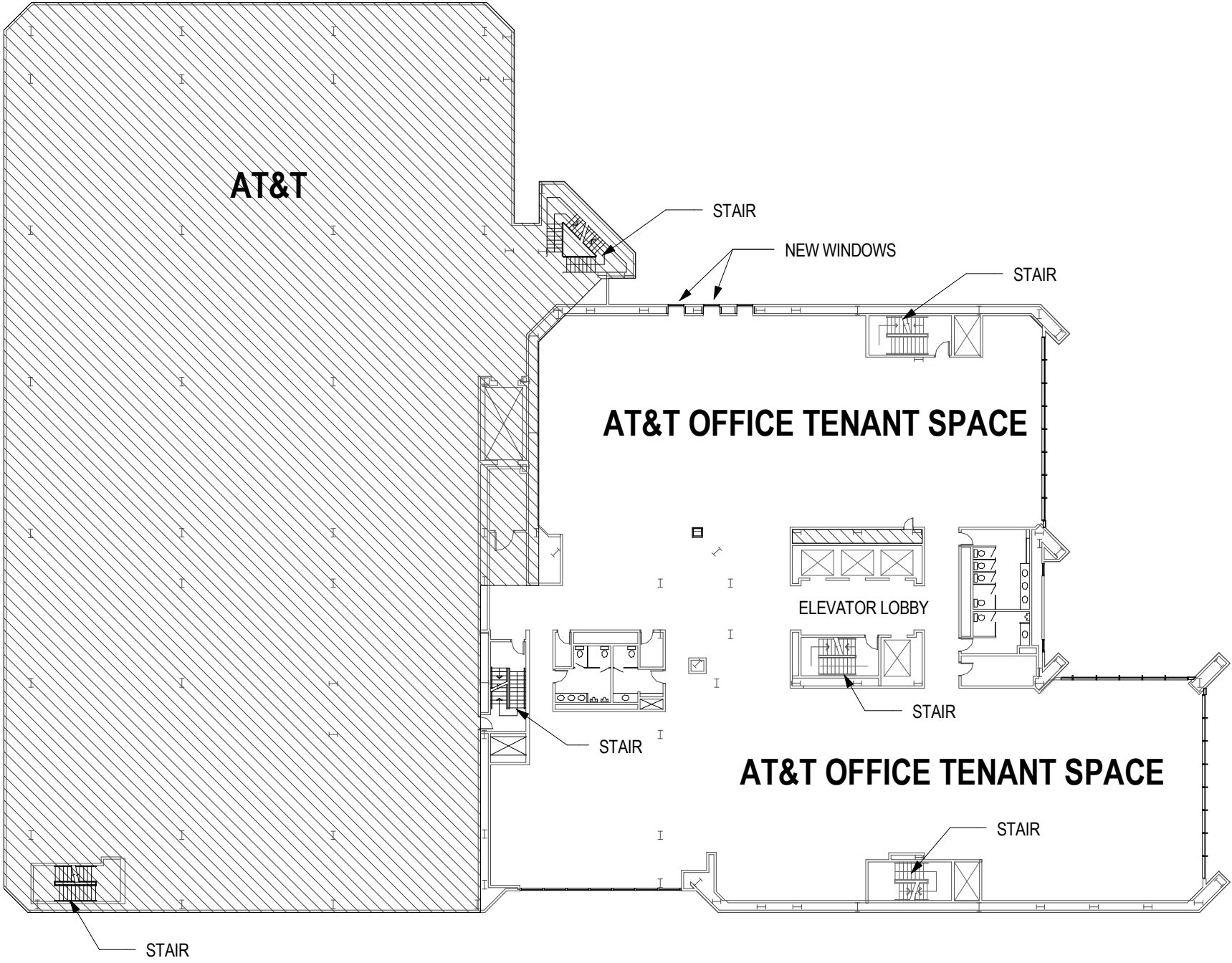
NOTES:

- 316 WWA, LLC WILL OWN THE ENTIRE LAND PARCEL, SUBJECT TO EASEMENT RIGHTS.
- AT&T COMMUNICATIONS OF WISCONSIN, L.P. HAS THE RIGHT TO USE AREAS INDICATED PER THE EASEMENT AGREEMENT.

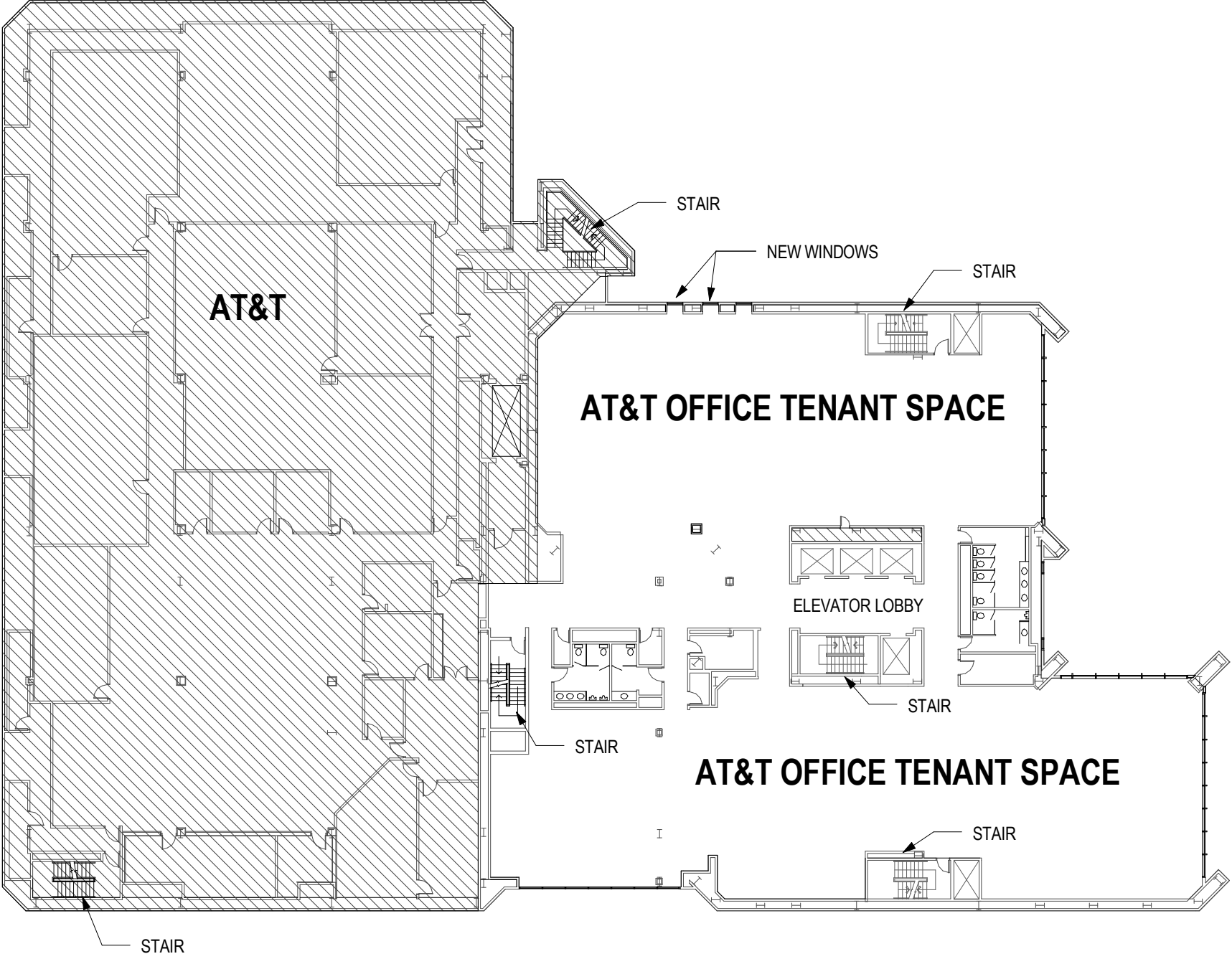




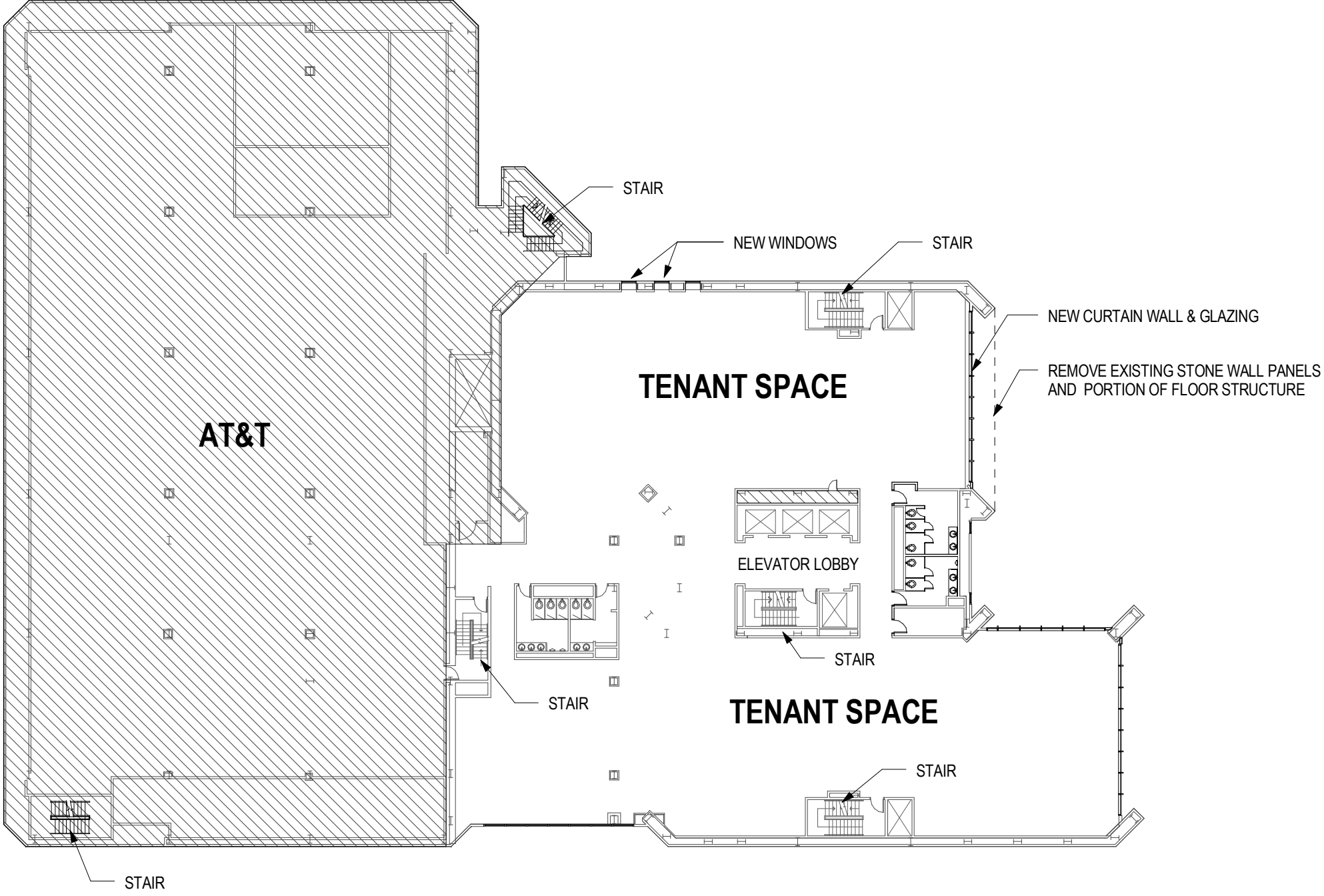
1 THIRD FLOOR PLAN
1" = 30'-0"



2 FOURTH FLOOR PLAN
1" = 30'-0"



3 FIFTH FLOOR PLAN
1" = 30'-0"



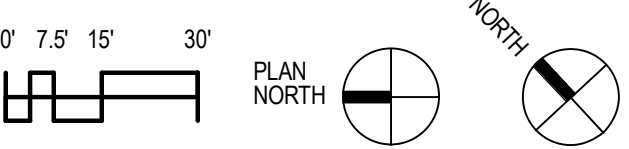
4 SIXTH FLOOR PLAN
1" = 30'-0"

PLAN KEY

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OFFICE BUILDING SHELL & CORE RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

DATE OF ISSUE: Sept. 24, 2014

REVISIONS:

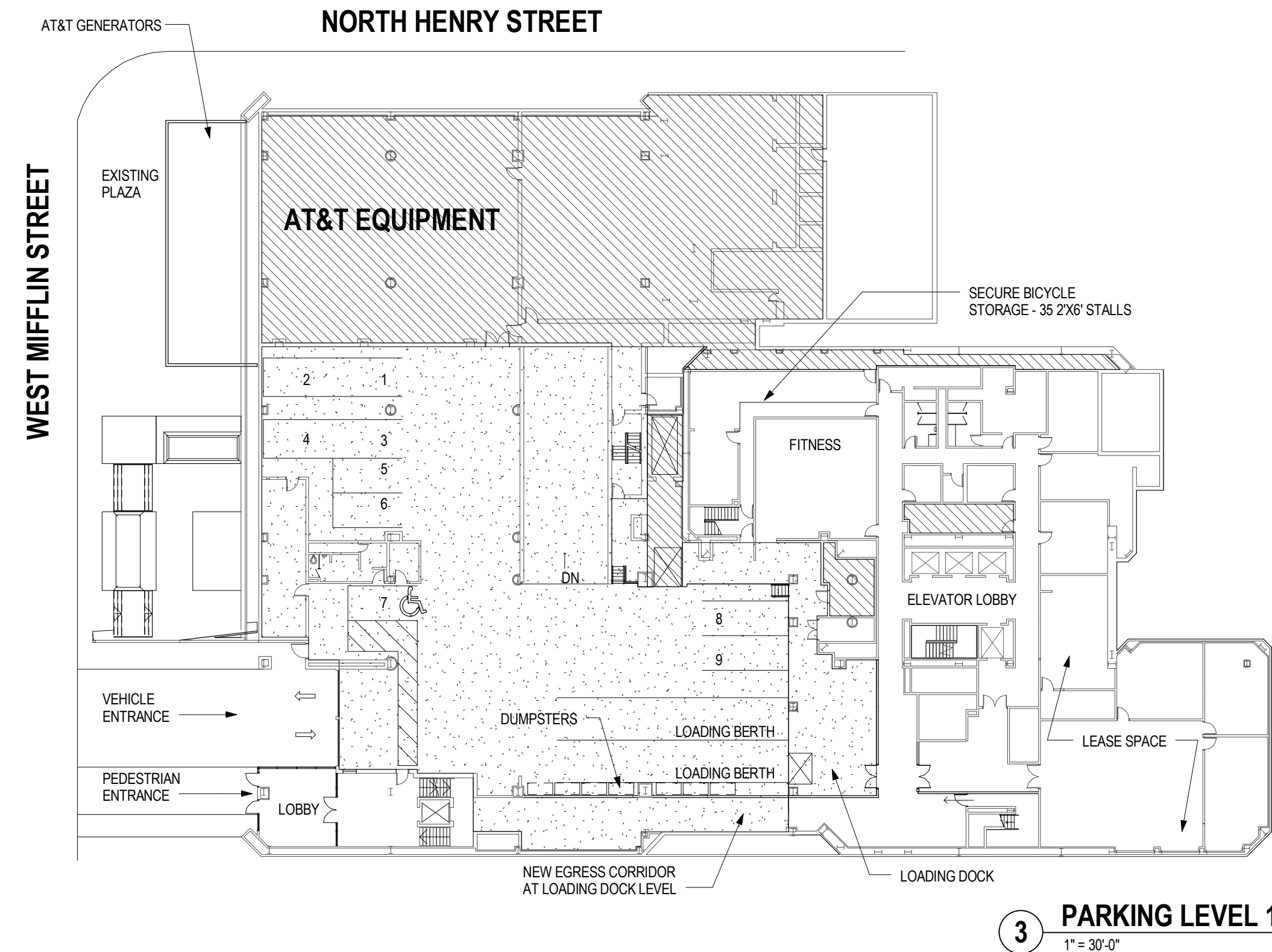
PROJECT # 14066

COMPOSITE PLANS

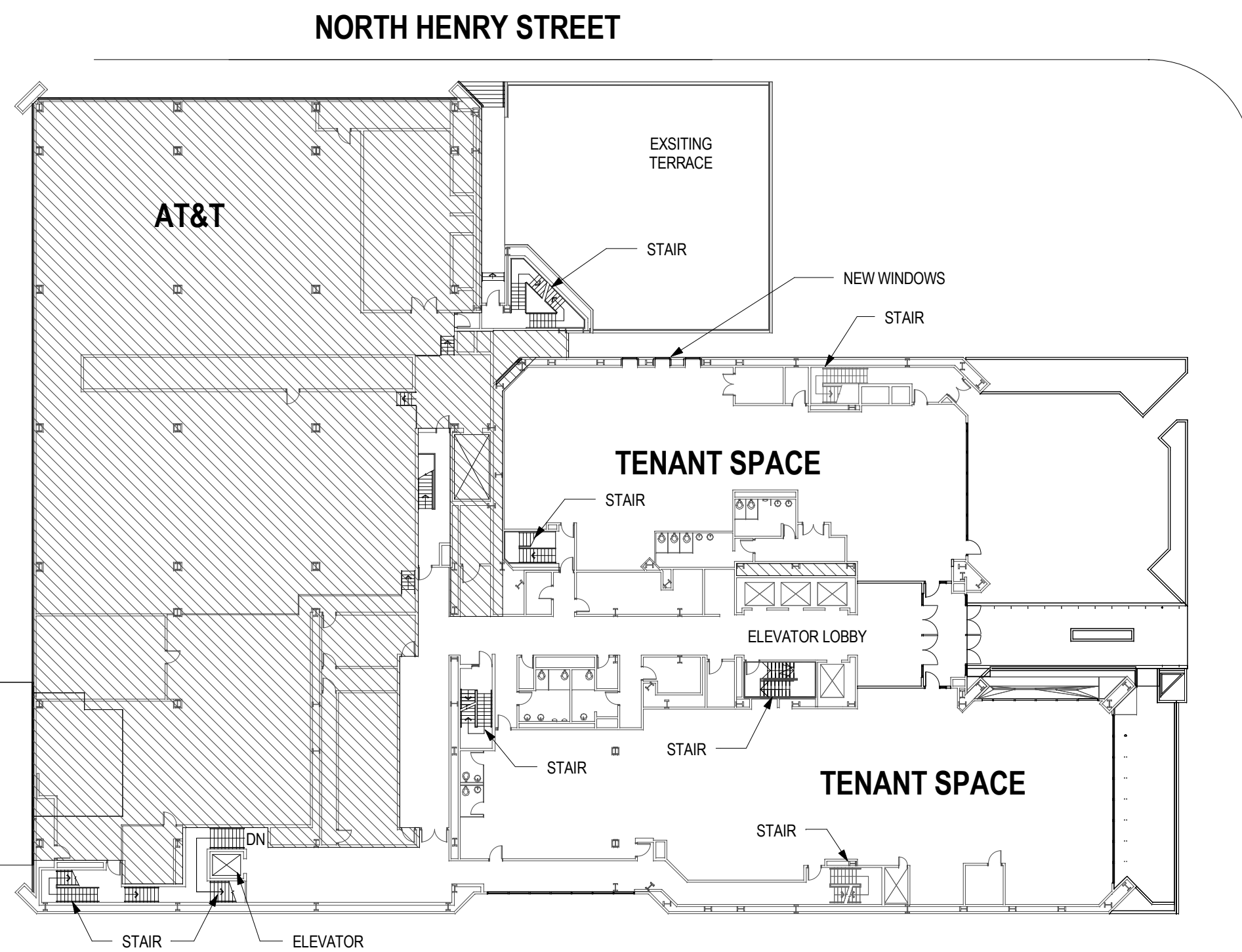


1 PARKING LEVEL 3
1" = 30'-0" 55 STALLS

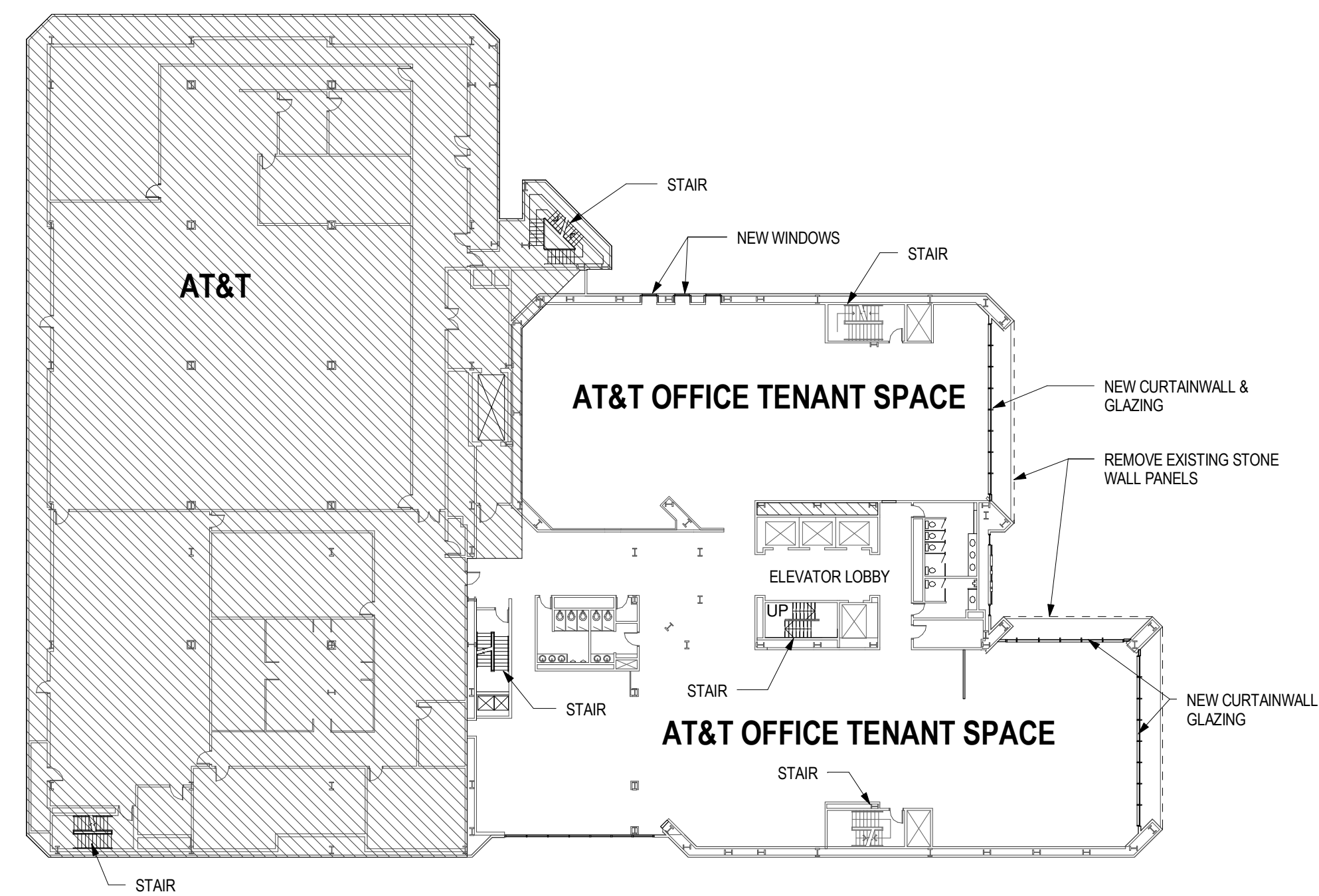
2 PARKING LEVEL 2
1" = 30'-0" 56 STALLS



3 PARKING LEVEL 1
1" = 30'-0"



4 FIRST FLOOR PLAN
1" = 30'-0"



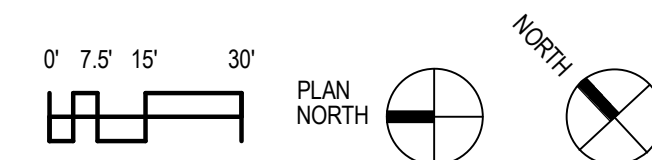
5 SECOND FLOOR PLAN
1" = 30'-0"

PLAN KEY

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DIMENSION 
Madison Design Group
architecture · engineering · interior design

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 **HOVDE**PROPERTIES

OFFICE BUILDING SHELL & CORE RENOVATIONS

316 WEST WASHINGTON AVE
MADISON, WI

UDC SUBMITTAL

DATE OF ISSUE: Sept. 24, 2014

REVISIONS:

PROJECT # 14066

COMPOSITE PLANS

A-1.0

316 W Washington Type A

15 WATT

CO2

CO2™ (Flange)

The addition of a flanged faceplate makes our CO2™ Series an attractive and stylish alternative to a flush mount installation. All Precision2® In-Grade luminaires include our *Patented Anti-Condensation Valve™ (ACV™) and *Patented HydroLock Plate™ to eliminate condensation from entering the optical and power supply to create watertight installation.

Visit www.bklighting.com for ordering logic. Keyword CO2-LED



OPTICS



CCT



MATERIAL



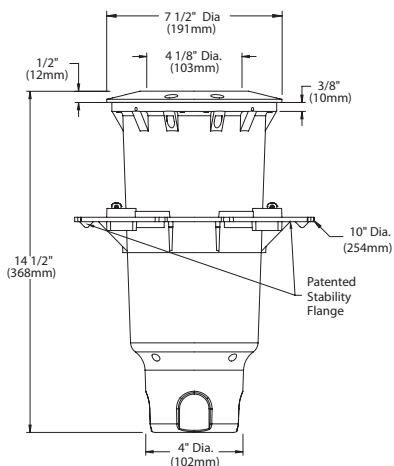
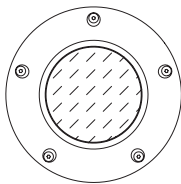
VOLTAGE



RECESSED GROUND



Shown in
Stainless Steel (POL)

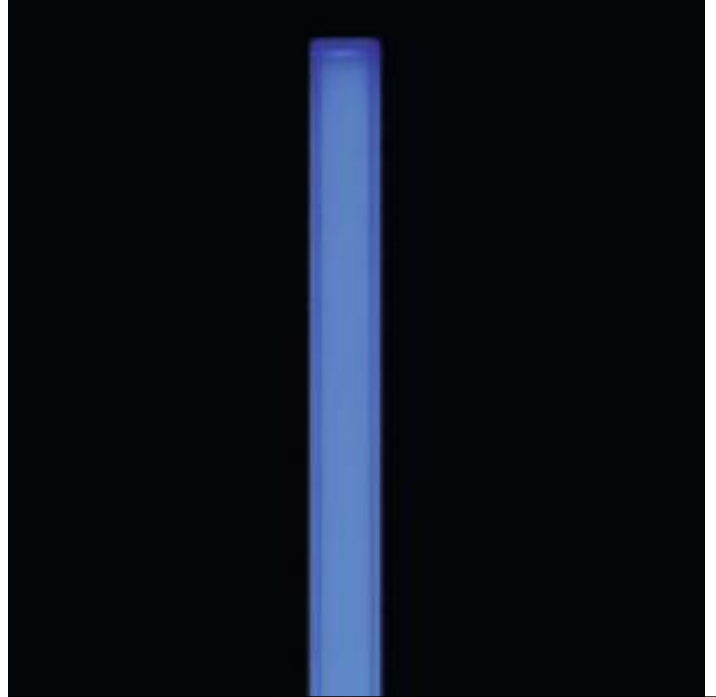


*Precision2® and its features are covered in whole or in part by U.S. Patent No. 7,033,038; U.S. Patent No. 6,254,258 B1; U.S. Patent No. 7,249,867 B2; U.S. Patent No. 7,370,988 B2; and U.S. Patent No. 7,560,148.

LEDIA LL OD 09

Specification

Elegant in any context, LEDIA LL OD is ideally suited to a variety of recessed inground applications. It is available in four lengths. Frameless glass lens integrates subtly into pavers or concrete walkways to highlight or act as directional identifiers. The tempered glass lens, coated internally with a translucent white coating, is bonded to the stainless steel housing providing a sealed enclosure. LEDIA mounts into a recessed stainless steel subframe, which serves as a cable vault for making power connections. Remote 12v DC LED driver is required. LED colors; red, blue, green, amber, white.



Model	Length	Color Temperature	Volt	Option
LEDIA LL OD	9"	R - Red	12 - 12 Volt DC	DIM - Dimming Module
		B - Blue		N - None
		G - Green		
		A - Amber		
		WW -3000K		
		CW - 6500K		

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > LED Tile / Strip > LEDIA LL OUTDOOR
http://www.hessamerica.com/Products/Lighting/LED_Tile___Strip/LEDIA_LL_OUTDOOR/

LEDIA LL OD 09

Specification

HOUSING

Machined tempered glass lens is 0.75" thick and bonded to the stainless steel luminaire housing providing a sealed enclosure. Exterior surface of lens is polished with chamfered edges. Underside of lens is diffused. LED light engine housing is constructed of stainless steel. All internal components are sealed to prevent moisture entry. Luminaire mounts into stainless steel sub-frame where electrical connections are made. Luminaire is supplied with removable extruded aluminum form for rough-in installation. Recessed frame and removable form may be preshipped upon request.

OPTICS

Low wattage LED's provide even illumination across the entire lens surface.

ELECTRICAL

Remote 60w LED driver is sold separately and may be used to power multiple luminaires. Universal voltage LED driver accepts 100v through 277v, 50/60 Hz input and provides 12v DC to luminaire. Driver shall have a high power factor rating greater than 95%. Maximum power consumption is 71 watts. UL Recognized driver has a minimum start temperature is -25°C(-13°F) and maximum ambient rating of 38°C (100°F).

Luminaire is supplied with pigtail connectors and waterproof wire nuts. Wiring from LED power supply to luminaire and wiring between luminaires shall be supplied by others. Optional dimming module, suitable for dry locations, is available and requires a 10v DC voltage controller (by others).

LAMPING

Total power consumption is 3 watts. Colors are available in red, blue, green, amber, warm white (3000K), and white (6500K)

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.

CERTIFICATION

UL Listed for Wet Locations. Ingress Protection: IP67.

WARRANTY

Limited product warranty period is three years. LED driver (ordered separately) and optional dimming module shall carry the respective manufacturer's limited warranty.

Additional information

Dimensions



Type: C
 Job: 316 W Washington
 Fixture Catalog number:

Approvals:

Fixture and Finish

Date:
 Page: 1 of 1

Specifications

Housing: Die-cast low copper alloy aluminum with clear anodized finish. Two 1/2" NPT in sides. Housing mounts into concrete, brick, or masonry (non-combustible materials). Internal splice area provided behind lamp plate.

Lens Frame: Die-cast aluminum, with silicone gasket, attaches to housing with two captive 10-32 stainless steel, hex socket cap screws.

Lens: Tempered prismatic glass with silicone gasket, concealed above lens frame opening.

Socket: KLV800 G4 to GY6.35 socket for bipin lamp.

Transformer: KLV800 requires remote transformer.

Optical System: KLV807 A total of 3 LED emitters configured in a rectangular array comprised together as a module. Available in 3500K and 5100K.

Driver: KLV807 Constant current electronic driver. Available in 12V input. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black (BL), Dark Bronze (DB), and Verde Green (GR).

Certification: UL Listed to U.S. and Canadian safety standards for wet locations.

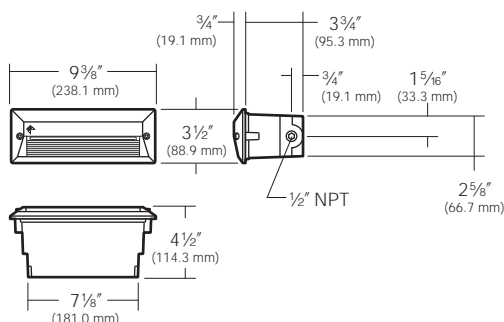
ORDERING INFORMATION

Fixture ¹	Lamp	Finish
<input type="checkbox"/> KLV800BL	50W T-3 or T-4 Bipin Halogen	Black
<input type="checkbox"/> KLV800DB	50W T-3 or T-4 Bipin Halogen	Dark Bronze
<input type="checkbox"/> KLV800GR	50W T-3 or T-4 Bipin Halogen	Verde Green

Fixture	Source	Finish
<input type="checkbox"/> KLV807/3L3K/BL	3.6W, 3 LED's, 3500K ²	Black
<input type="checkbox"/> KLV807/3L5K/BL	3.6W, 3 LED's, 5100K ²	
<input type="checkbox"/> KLV807/3L3K/DB	3.6W, 3 LED's, 3500K ²	Dark Bronze
<input type="checkbox"/> KLV807/3L5K/DB	3.6W, 3 LED's, 5100K ²	
<input type="checkbox"/> KLV807/3L3K/GR	3.6W, 3 LED's, 3500K ²	Verde Green
<input type="checkbox"/> KLV807/3L5K/GR	3.6W, 3 LED's, 5100K ²	

¹Remote transformer required.

².3 Max Amps.



KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Pole top luminaires
with indirect asymmetrical light distribution

316 W Washington
Type D

Housing/fitter: Heavy one piece die-cast aluminum optical housing with integrally cast transition "fitter" which slip fits a 3" O.D. pole top or tenon and is secured by six (6) flush stainless steel set screws. A die-cast aluminum lens retaining ring is secured by three (3) captive stainless steel hex head access screws threaded into stainless steel inserts in the housing casting. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Optical: .250" thick, tempered crystal clear optical glass, machined flush with the retaining ring, so as not to trap water, encloses the precise, stippled pure aluminum, wide flood distribution reflector. A high temperature one piece molded silicone rubber gasket seals the optical system.

Reflector: Heavy cast aluminum, reflective oval with a spherically domed surface and "drip" edge supported by a single heavy cast aluminum, 30° angled arm discretely attached to the housing with no visible fasteners or welds. Reflective side is finished white.

Electrical: Lampholder is a single ended porcelain G12, bi-pin with nickel plated contacts supplied, rated 600V, pulse rated 5KV. Ballast is magnetic HPF, located in the base of the selected BEGA pole and is available in 120V, 208V, 240V, or 277V, - specify.

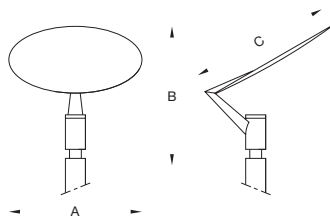
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Underside of disk is white. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 65.

Weight: 61 lbs.

Effective Projection Area (EPA): 6.9 ft²

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



	Lamp		Lumen	A	B	C
8208 MH	1 150W T6 G12 MH		14 000	47 ¼	46 ½	50 ¼

Drive-over in-grade luminaires to illuminate ground surfaces

316 W Washington Type E

Housing: Constructed of .125" thick machined stainless steel welded to a stainless steel bottom mounting plate. Trim/Clamping ring is heavy, machined bronze.

Enclosure: Top enclosure is constructed of copper free die-cast aluminum alloy secured by two (2) captive socket head stainless steel screws. Clear, borosilicate focusing lens with molded one piece, high temperature silicone rubber gasket. Symmetrical reflector and internal lamp shield are included.

Electrical: 3.4 W LED luminaire on a 24 V DC circuit, 5 total system watts. Remote 24 V DC driver required. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order. Inner housing pre-wired with ten (10) feet of 12 AWG wire and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided (by contractor).

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Standard finish is an eight step process consisting of two coats of graphite gray high solids, UV stabilized polyurethane, one with light texture over a phosphate base. Custom colors are not available.

UL listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.

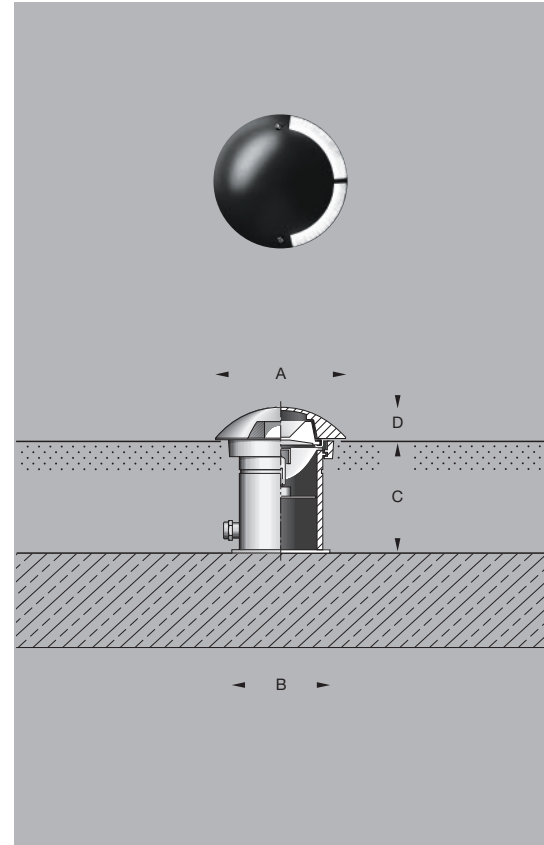
Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Weight: 3.0 lbs.

Luminaire Lumens: 8

Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Single 180° port

Lamp	A	B	C	D
8673 LED	3.4 W	LED	24 V DC	4 3/4 3 1/2 3 3/4 1 1/8

Remote driver required

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

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Micro-Flood® KLV215 / KLV216 / KLV217

12 Volt Die-Cast Aluminum, MR16 Halogen / T-3 / T-4 Halogen/LED

revision 3/10/14 • kl_klv215_spec.pdf

Type: F' Job: 316 Washhington Fixture Catalog number: <hr/> Fixture and Finish	Fixture Options: <hr/> Ordered Separately from Fixture See page 2	Approvals: Date: Page: 1 of 3
	Mounting Options: <hr/> Ordered Separately from Fixture See page 3	

Specifications

Housing and Lens Frame: Die-cast, low copper aluminum.

Swivel: Die-cast aluminum with locking teeth and 1/2" solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by 1/4-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

Reflector: KLV215 Hydroformed aluminum.

Lens: Clear flat tempered glass with silicone gasket.

Fasteners: Stainless steel.

Socket: KLV215, KLV216 G4 to GY6.35 socket for bipin lamp.

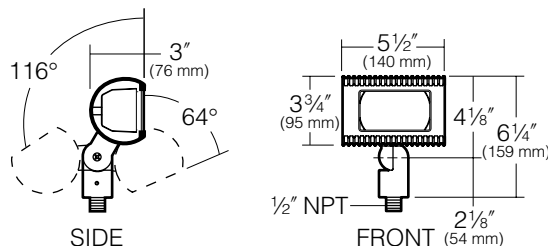
Wiring: 6" No. 18-2 12 Volt cable with fork connectors.

Optical System: KLV217 A total of 3 LED emitters configured in a rectangular array comprised together as a module. Available in 3500K and 5100K.

Driver: KLV217 Constant current electronic driver. Available in 12V input. -40°F. starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black (BL), Dark Bronze (DB), and Verde Green (GR).

Certification: UL Listed to U.S. and Canadian safety standards for wet locations.



ORDERING INFORMATION

Fixture	Lamp	Finish
<input type="checkbox"/> KLV215BL ¹	20W-50W T-3 or T-4 Bipin Halogen	Black
<input type="checkbox"/> KLV215DB ¹	20W-50W T-3 or T-4 Bipin Halogen	Dark Bronze
<input type="checkbox"/> KLV215GR ¹	20W-50W T-3 or T-4 Bipin Halogen	Verde Green

Fixture	Lamp	Finish
<input type="checkbox"/> KLV216BL ¹	20W-50W TMR16 Bipin Halogen	Black
<input type="checkbox"/> KLV216DB ¹	20W-50W TMR16 Bipin Halogen	Dark Bronze
<input type="checkbox"/> KLV216GR ¹	20W-50W TMR16 Bipin Halogen	Verde Green

Fixture	Source	Finish
<input type="checkbox"/> KLV217/3L3K/BL ¹	3.6W, 3 LED's, 3500K ²	Black
<input type="checkbox"/> KLV217/3L5K/BL ¹	3.6W, 3 LED's, 5100K ²	
<input type="checkbox"/> KLV217/3L3K/DB ¹	3.6W, 3 LED's, 3500K ²	Dark Bronze
<input type="checkbox"/> KLV217/3L5K/DB ¹	3.6W, 3 LED's, 5100K ²	
<input type="checkbox"/> KLV217/3L3K/GR ¹	3.6W, 3 LED's, 3500K ²	Verde Green
<input type="checkbox"/> KLV217/3L5K/GR ¹	3.6W, 3 LED's, 5100K ²	

¹ Remote transformer required.

² .3 Max Amps.



U.S. PATENT D298,656

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

Type:

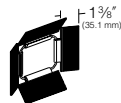
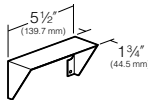
Job:

Page: 2 of 3



Fixture Options

Ordered Separately from Fixture

Barn Doors Cat. No. Finish <input type="checkbox"/> BD215BL Black <input type="checkbox"/> BD215DB Dark Bronze <input type="checkbox"/> BD215GR Verde Green <input type="checkbox"/> No Option	Extruded aluminum, fully adjustable. Provides beam and glare control. 
Fixed Hood Cat. No. Finish <input type="checkbox"/> FH215BL Black <input type="checkbox"/> FH215DB Dark Bronze <input type="checkbox"/> FH215GR Verde Green <input type="checkbox"/> No Option	Formed .062" thick aluminum. Provides glare control. 
Transformer Options	See "12-15 Volt Variable Transformers" on kimlighting.com - Product Specifications - Landscape 12 Volt-120Volt section.

Type:

Job:

Page: 3 of 3



Mounting Options

Ordered Separately from Fixture

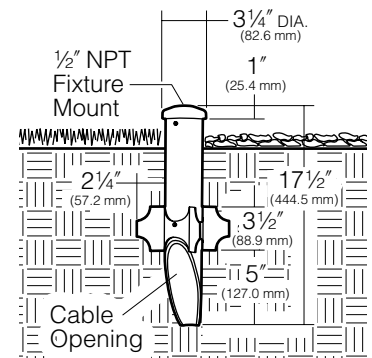
Landscape Light Post by Engineered Products Co.

Cat. No.

☐ EP17

☐ No Option

PVC fixture molded in black with 1/2" NPT mount is corrosion free and UV resistant. Replaces EMT, conduit connectors and weatherproof boxes. 100% shatter resistant against denting and cracking. Angled bottom to eliminate cable congestion. 17 1/2" post length



Low Voltage Spear Mount

Cat. No. Finish

☐ KLV400BL Black

☐ KLV400DB Dark Bronze

☐ KLV400GR Verde

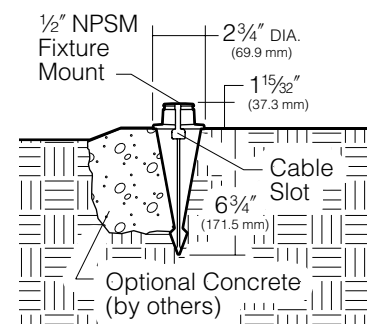
Green

☐ No Option

Die-cast low copper aluminum with 1/2" NPSM fixture mount. Stainless steel set screw locks fixture into mount. Cable slot allows easy fixture mounting before or after installation in ground. Super TGIC powder coat paint over clear anodizing and titanated zirconium conversion coating.

Spear Mounting in Concrete

In addition to soil mounting, the KLV400 can be installed in a concrete footing for added stability and permanence.



Low Voltage Surface Mount

Cat. No. Finish

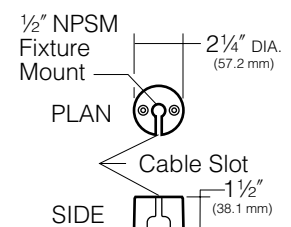
☐ KLV405BL Black

☐ KLV405DB Dark Bronze

☐ KLV405GR Verde Green

☐ No Option

Die-cast low copper aluminum with 1/2" NPSM fixture mount. Stainless steel set screw locks fixture into mount. Two holes provided for flat head wood screws. Super TGIC powder coat paint over clear anodizing and titanated zirconium conversion coating.



Extension Module

Cat. No. Finish

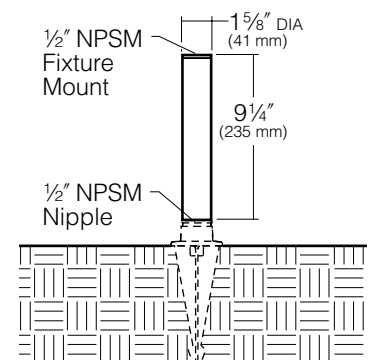
☐ KLV415BL Black

☐ KLV415DB Dark Bronze

☐ KLV415GR Verde Green

☐ No Option

For raising fixtures to a height above foliage for efficient and unobstructed operation. Constructed of 1 5/8" diameter extruded aluminum with die-cast ends. 1/2" NPSM female thread on one end, and other end has a 1/2" NPSM solid brass nipple. Stainless steel allen head set screw locks fixture onto mount. Super TGIC powder coat paint over titanated zirconium conversion coating. Two modules may be stacked for additional height.



ALTA/ACSM LAND TITLE SURVEY

NOT TO SCALE

VICINITY MAP



SCHEDULE B-2 EXCEPTIONS

- FROM TITLE COMMITMENT NO. NCS-466483-140, EFFECTIVE DATE OF MARCH 25, 2014 AT 7:30 A.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, INC., THE FOLLOWING EXCEPTIONS FROM SCHEDULE B, SECTION TWO:
- ADVERSE CLAIM FOR EASEMENT AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NO. 1234563. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON THIS MAP.
 - AFFIDAVIT OF CONDITIONS IN INSTRUMENT RECORDED AS DOCUMENT NO. 1234563. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON THIS MAP.
 - EASEMENT AND AGREEMENT CONTAINED IN INSTRUMENT RECORDED ON DECEMBER 31, 1994 IN VOLUME 6391 OF REEL D-55, AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON SHEET 2 OF 3.
 - RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT NO. 1234563. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON THIS MAP.
 - AMENDED AND RESCINDED EASEMENT AND BUILDING EASEMENT AGREEMENT RECORDED APRIL 19, 2007 AS DOCUMENT NO. 4300623. - THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON SHEET 3 OF 3.

LEGEND

- These standard symbols will be found in the drawing.
- SAINTLY SOWER
 - STONE SEWER
 - BURIED ELECTRIC
 - BURIED GAS
 - BURIED TELEPHONE
 - WATERMAN
 - FIBER OPTICS
 - RECTANGULAR CATCH BASIN
 - ELECTRIC MANHOLE
 - FLAPPOLE
 - HYDRANT
 - LIGHTPOLE
 - SMOKER MANHOLE
 - 1 SIGN
 - 2 STORM MANHOLE
 - 3 TELEPHONE MANHOLE
 - 4 TELEPHONE FEEDLINE
 - 5 UTILITY MANHOLE
 - 6 WATER VALVE
 - 7 WATER MANHOLE
 - 8 BUSH/SHRUB
 - 9 TREE
 - 10 PINE TREE
 - 11 BOLLARD LIGHT
 - 12 FLOOD LIGHT
 - 13 1-1/4" O.D. IRON PIPE FOUND
 - 14 1-1/4" O.D. IRON PIPE FOUND
 - 15 CHISELED GROSS FOUND

BENCHMARKS

- ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON LOCAL DATUM.
- BENCHMARK #1: 3RD LIGHT POLE WEST OF NORTH HENRY STREET AND BEING ON THE SOUTH SIDE OF WEST WIFLIN STREET. ELEVATION = 17.26
 - BENCHMARK #2: NORTHWEST BOLT ON TOP OF PLUMB ON HYDRANT. BEING ON THE SOUTH SIDE OF WEST WIFLIN STREET, NORTH HENRY STREET. ELEVATION = 37.87

UNDERGROUND UTILITIES

THESE RECORDED DRAWINGS HAVE BEEN PREPARED IN PART ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY RECOVERED UTILITIES WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. SOME UTILITIES HAVE BEEN LOCATED BY WAYS PROVIDED BY OTHERS. - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONDUIT DIGGERS HOLDING FOR LOCATIONS, FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE (TICKET #2072410810)

SURVEYOR'S NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. BUILDINGS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF NORTH HENRY STREET, ASSUMED TO BEAR S 44°07'57" E.
4. AREA OF SUBJECT PROPERTY: 99,240 SQUARE FEET (1.360 ACRES).
5. PROPERTY IS IN FLOOD ZONE DESIGNATION "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 550250406B, EFFECTIVE DATE OF JANUARY 02, 2009.
6. ADDRESS OF PROPERTY, AS PROVIDED BY INSURER: 316 W. WASHINGTON AVENUE, MADISON, WI.
7. INFORMATION FOR CURRENT ZONING CLASSIFICATION HAS NOT BEEN PROVIDED BY INSURER.
8. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO WETLAND AREAS DELINEATED.
9. NAMES OF ADJOINING OWNER WERE NOT PROVIDED BY INSURER.
10. AT THE TIME OF THE ALTA SURVEY, THERE WERE NO PARKING STRIPS OBSERVED.
11. SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.

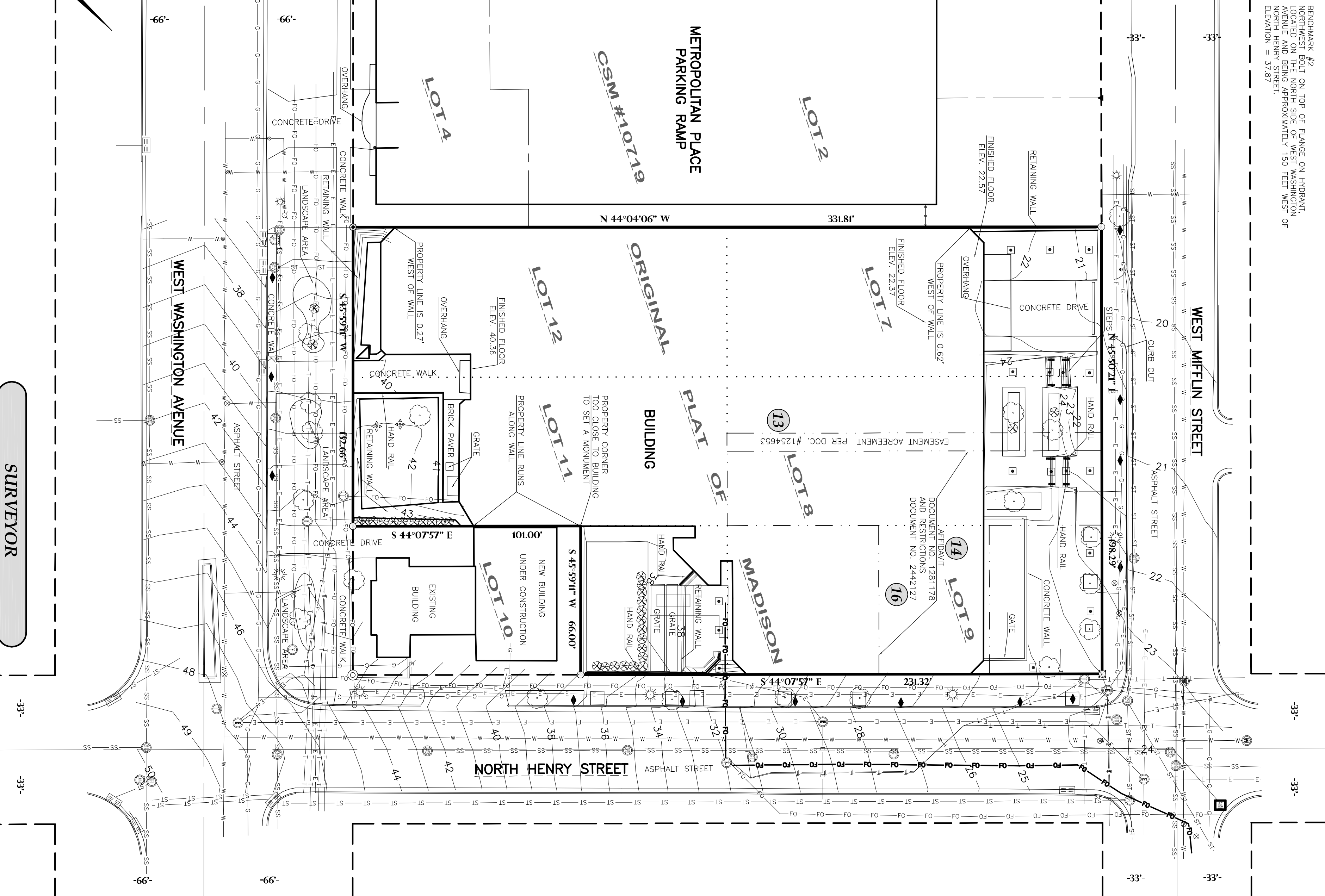
SURVEYOR'S CERTIFICATE

TO: 316 WWA, LLC, ITS SUCCESSORS, AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM ALTA AND ACSM, AND INCLUDES ITEMS 1-2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 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984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SCOTT GROHOLSKI, REGISTERED LAND SURVEYOR #2281

Scale 1"=30'



SURVEYOR

SCOTT GROHOLSKI
POINT OF BEGINNING, INC.
5709 WINDY DRIVE, SUITE D
STEVENS POINT, WISCONSIN 54482
PHONE (715) 344-9922
MOBILE (715) 340-7800
FAX (715) 344-9922
EMAIL scott@pobinc.com

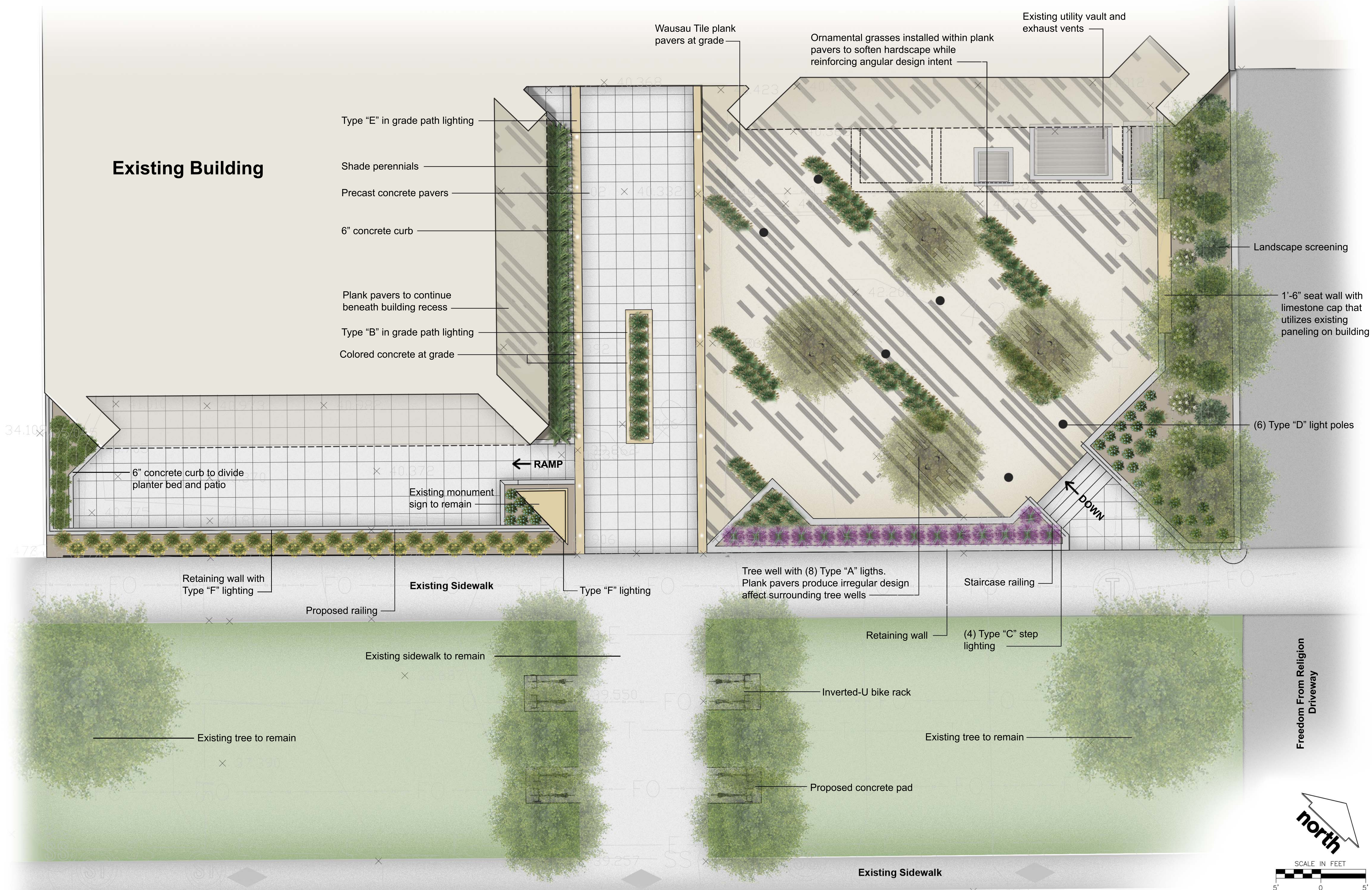
ALTA/ACSM

316 W WASHINGTON AVENUE
MADISON, WISCONSIN
DANE COUNTY

Civil Engineering
Land Surveying
Landscape Architecture

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)





Existing Building

Type "E" in grade path lighting

Shade perennials

Precast concrete pavers

6" concrete curb

Plank pavers to continue beneath building recess

Type "B" in grade path lighting

Colored concrete at grade

Wausau Tile plank pavers at grade

Ornamental grasses installed within plank pavers to soften hardscape while reinforcing angular design intent

Existing utility vault and exhaust vents

Landscape screening

1'-6" seat wall with limestone cap that utilizes existing paneling on building

(6) Type "D" light poles

6" concrete curb to divide planter bed and patio

Existing monument sign to remain

RAMP

Retaining wall with Type "F" lighting

Proposed railing

Existing Sidewalk

Type "F" lighting

Tree well with (8) Type "A" ligths. Plank pavers produce irregular design affect surrounding tree wells

Staircase railing

(4) Type "C" step lighting

Retaining wall

Inverted-U bike rack

Existing tree to remain

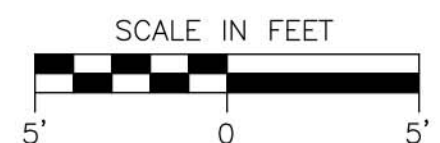
Proposed concrete pad

Existing tree to remain

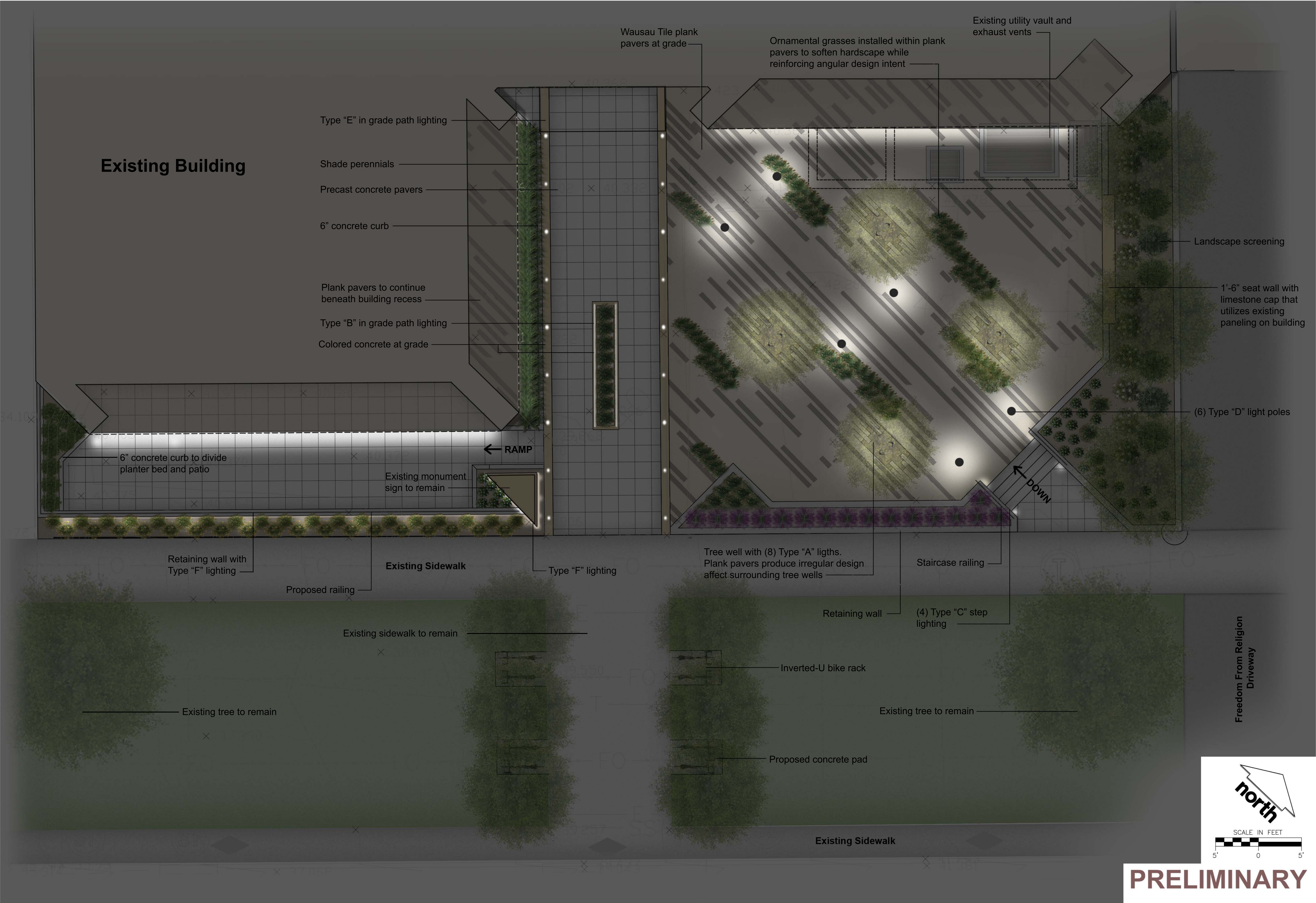
Existing sidewalk to remain

Existing Sidewalk

Freedom From Religion
Driveway



PRELIMINARY



Mifflin Street

Existing Sidewalk

Existing stamped concrete
to remain

Existing trees to remain

Existing shrubs to be removed
and replaced

Existing wall to remain

Type "A" lighting

Existing sidewalk to be removed.
Proposed planter bed at grade

Proposed concrete pad

Type "D" lighting

Type "D" lighting

Inverted-U bike rack

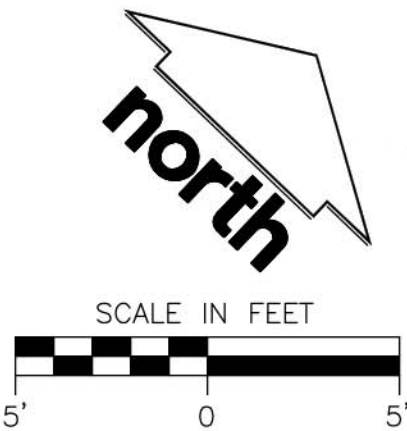
Existing bollards to remain

Proposed concrete pad

Existing Sidewalk

Existing Plaza

Existing Building



PRELIMINARY



PRELIMINARY