Kahler Slater

SCHEMATIC DESIGN

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

KAHLER SLATER PROJECT: 217014.00
03/21/2018



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SCHEMATIC DESIGN

Drawing Date
03/21/2018

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MADISON, WI 53703

Project No.
217014.00

700 EAST LLC

Sheet Title
COVER SHEET

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Sheet No.
G000

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Phone: (800) 261-3898
Vierbicher Project No.: 107109

SURVEYED FOR:
700 EAST LLC
C/O SELECT PUBLISHING
CHRIS HOUDEN
6417 NORMANDY LANE
MADISON, WI 53719

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: DAVID N. GULLICKSON
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3966
dgul@vierbicher.com

PROJECT BENCHMARKS:

BENCHMARK 1 - ELEV.=856.55':
TOP NUT OF FIRE HYDRANT LOCATED ADJACENT TO AND ACROSS THE STREET FROM 725 WEST JOHNSON STREET.

BENCHMARK 2 - ELEV.=852.91':
TOP NUT OF FIRE HYDRANT LOCATED ADJACENT TO AND ON THE EASTERLY SIDE OF 753 WEST JOHNSON STREET.

DESCRIPTION:

Part of Lots 3 through 9 and 14, inclusive, of Block 136 of the Original Plat, located in the NW¼ & SE¼ of the SW¼ of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

NOTES:

1. The parcels surveyed contain 1.33 Acres or 58,143 sq. ft. more or less.
2. This survey was prepared based upon information provided in the Title Commitment No. NCS-843068-MAD from First American Title Insurance Company, Effective date, December 15, 2017 at 7:00 am.
3. This survey is based upon field survey work performed between December 18 and December 21, 2017. Any changes in site conditions after December 21, 2017 are not reflected by this survey.
4. Elevations depicted on this survey are based upon NAVD88 Datum.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
6. Invert elevation for sanitary and storm sewer per asbuilt data from WisDOT Project No. 5992-09-12.
7. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20175006660, 20175006665, 20175006675, 20175006682, 20175006689, 20175006697, 20175006704, 20175006710, 20175006712, 20175006716, 20175006717, 20175006721, 20175006723, 20175006727, and 20175006732. Location of buried private utilities are not within the scope of this survey.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING LIGHT POLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING CURB STOP
- BENCHMARK (SEE BENCHMARK NOTES)
- EXISTING BOLLARD
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING POST
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 6" SANITARY SEWER LINE
- EXISTING 10" SANITARY SEWER LINE
- EXISTING 15" SANITARY SEWER LINE
- EXISTING 12" STORM SEWER LINE
- EXISTING 18" STORM SEWER LINE
- EXISTING 48" STORM SEWER LINE
- EXISTING 54" STORM SEWER LINE
- EXISTING 12" D.I. WATER MAIN
- EXISTING 10" D.I. WATER MAIN
- EXISTING 1" WATER SERVICE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- ADJOINER PROPERTY
- EXISTING ACCESS EASEMENT

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE PAVEMENT/SIDEWALK/PAD
- ASPHALT PAVEMENT
- GRAVEL
- EXISTING BUILDING

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST JOHNSON STREET MEASURED AS BEARING N46°06'23"E

GRAPHIC SCALE FEET
0 10 20 40

SURVEY LEGEND

- FOUND 1 1/4" ø IRON ROD
- FOUND 3/4" ø IRON ROD
- FOUND CHISELED "X"
- FOUND 1" ø IRON PIPE
- SET 3/4"ø x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.

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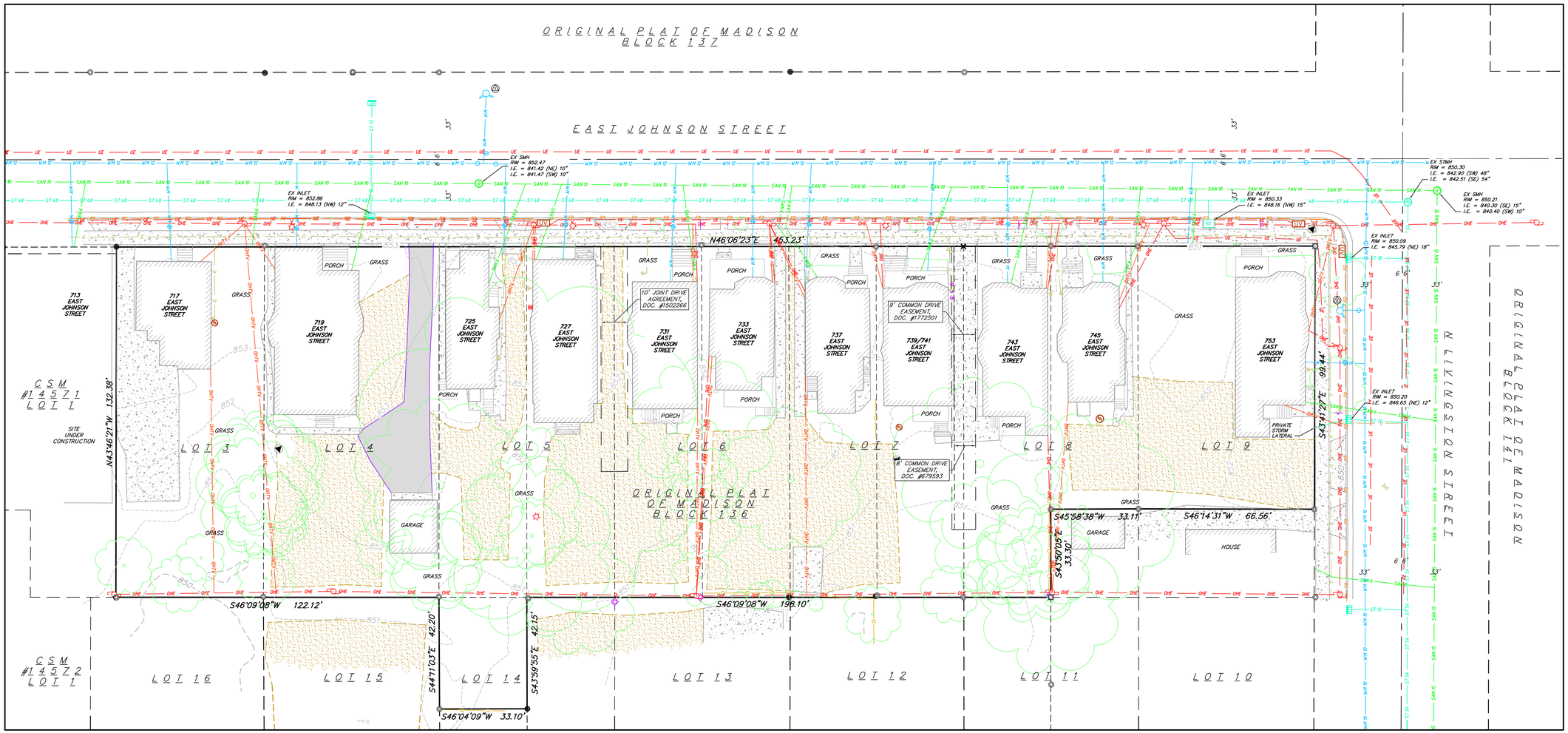

Revisions

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SCOPE DOCUMENTS

Drawing Date
01/31/2018

700 E JOHNSON ST

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Project No. 700 EAST LLC
217014.00

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EXISTING CONDITIONS

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C-1.0

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING SIGN
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- EXISTING FIELD INLET
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- EXISTING SANITARY MANHOLE
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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- PROPERTY BOUNDARY
- ADJOINER PROPERTY

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE PAVEMENT/SIDEWALK/PAD
- ASPHALT PAVEMENT
- GRAVEL
- EXISTING BUILDING

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

GRAPHIC SCALE FEET

0 10 20 40

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

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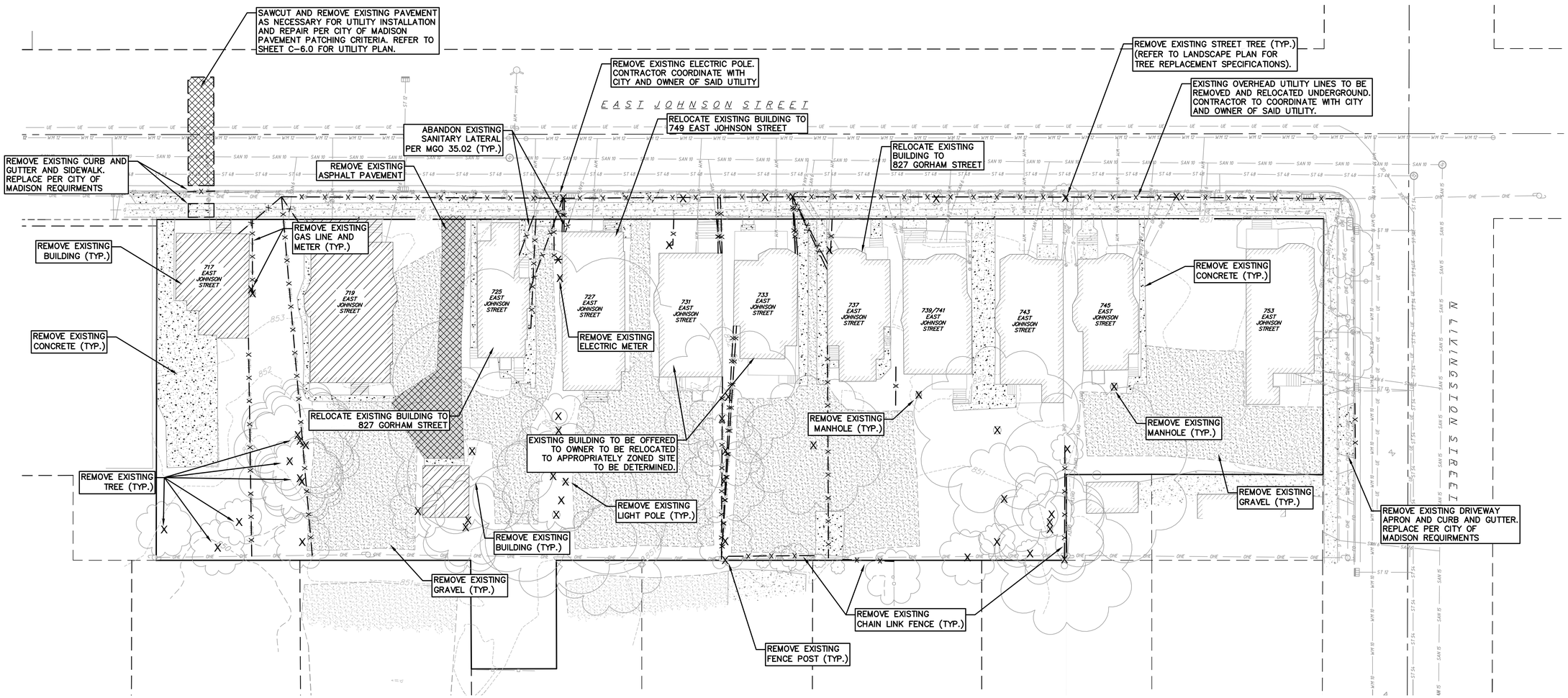

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Revisions

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SCOPE DOCUMENTS

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DEMOLITION PLAN

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Vierbicher Project No.: 107109

SITE CONSTRUCTION NOTES:

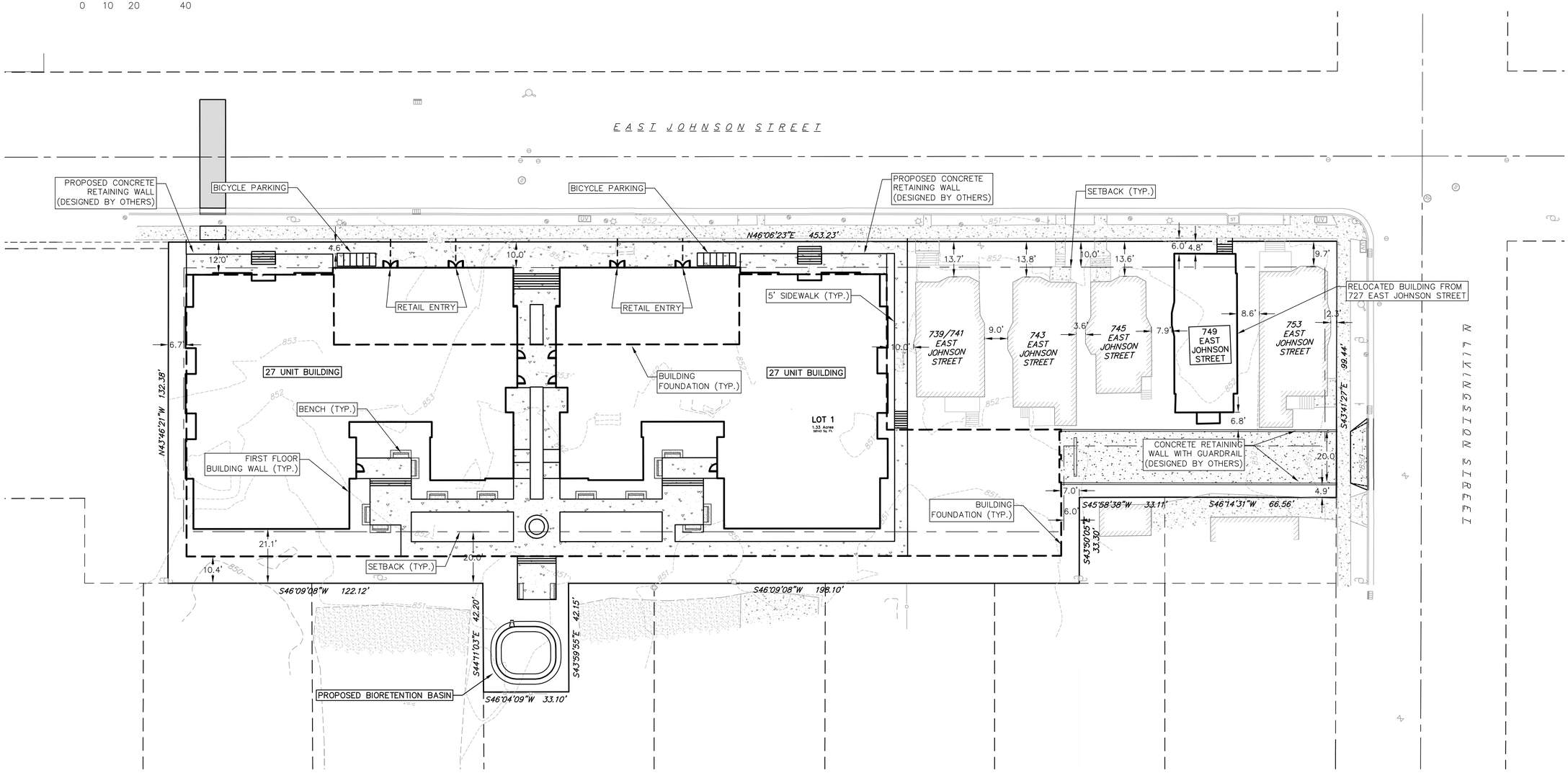
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
3. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
4. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- ACCESSIBLE ROUTE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL

LAND USE SUMMARY	
EXISTING HOUSING TO REMAIN ON SITE	5 HOUSES, 13 UNITS
NEW RESIDENTIAL	57,600 GSF, 54 UNITS
TOTAL HOUSING UNITS	67 UNITS
NEW PARKING	29,500 GSF, 67 STALLS
LOT SIZE	1.33 ACRES
LOT COVERAGE	29,115 SF
USEABLE OPEN SPACE	23,010 SF

GRAPHIC SCALE FEET
0 10 20 40



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SITE PLAN

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GRAPHIC SCALE FEET
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GRADING LEGEND

— 820 —	EXISTING MAJOR CONTOURS
— 818 —	EXISTING MINOR CONTOURS
820	PROPOSED MAJOR CONTOURS
818	PROPOSED MINOR CONTOURS
⟹	DRAINAGE DIRECTION
2.92%	PROPOSED SLOPE ARROWS
1048.61	EXISTING SPOT ELEVATIONS
1048.61	PROPOSED SPOT ELEVATIONS
	DISTURBED LIMITS

ABBREVIATIONS

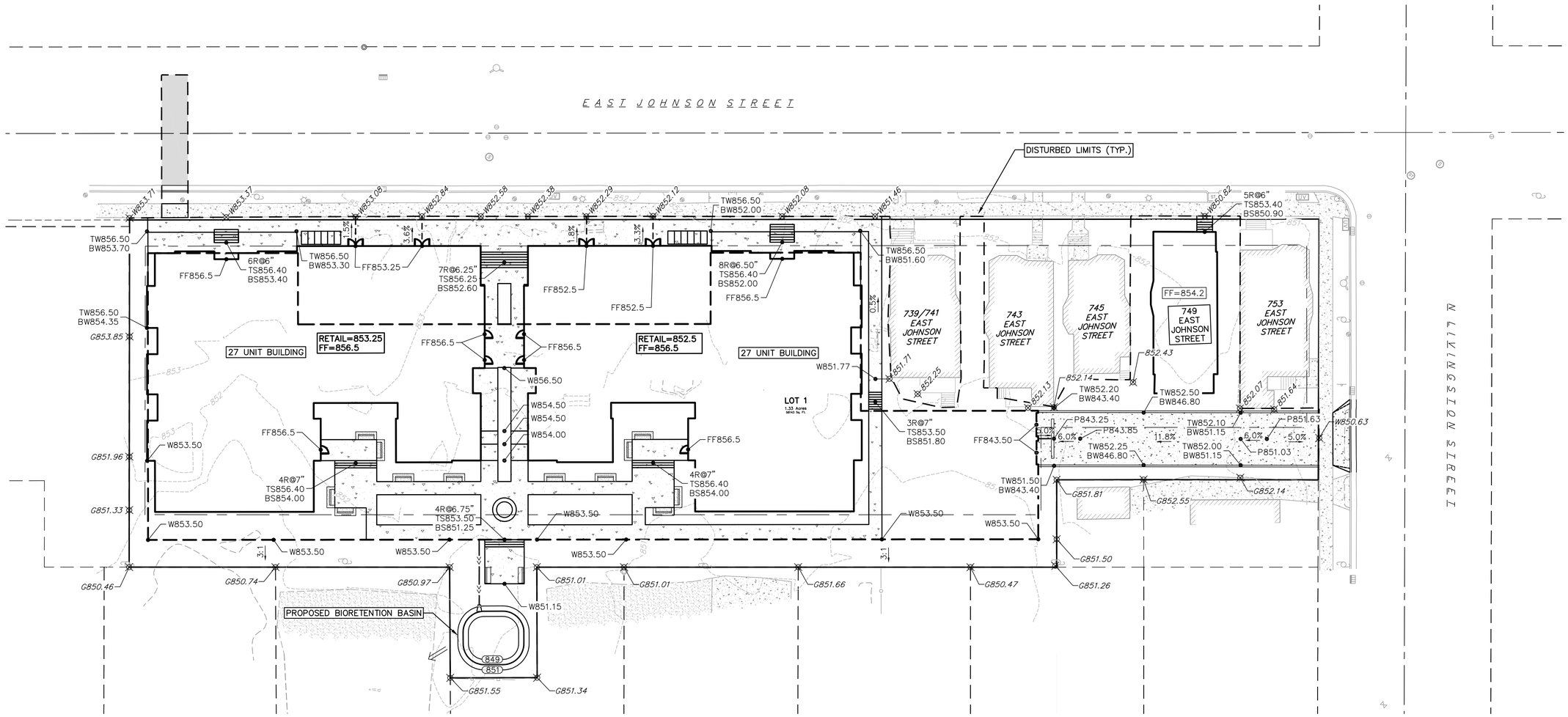
FF – FINISHED FLOOR
W – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL
R – RISER
TS – TOP OF STEP
BS – BOTTOM OF STEP
G – GROUND

GRADING PLAN/SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
3. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ADA REQUIREMENTS SPECIFY PARKING STALLS SLOPE MUST BE LESS THAN 2% IN ANY DIRECTION. ADA WALKWAYS MUST NOT EXCEED 5% SLOPE IN LONGITUDINAL DIRECTION WITHOUT A RAILING AND 8.3% WITH A RAILING. THE CROSS SECTION SLOPE OF AN ADA WALKWAY MUST NOT EXCEED 1.5% SLOPE.
5. TYPICAL SIDEWALK CROSS SECTION IS 1.5% SLOPE. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.

RIGHT-OF-WAY WORK:

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECCOMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



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GRADING PLAN

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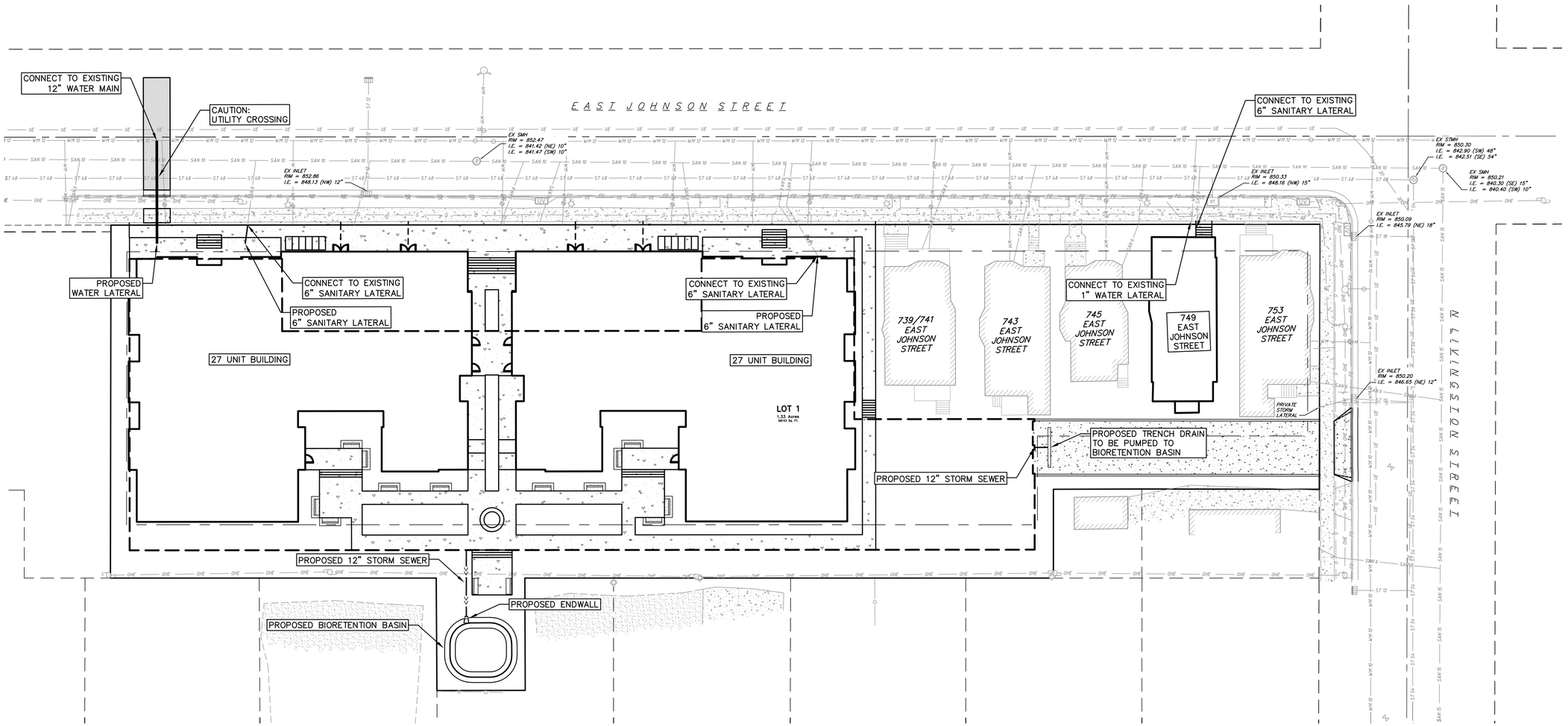
Vierbicher Project No.: 107109

GRAPHIC SCALE FEET
0 10 20 40

PROPOSED UTILITY LEGEND
- STORM SEWER PIPE
- STORM SEWER ENDWALL
- SANITARY SEWER LATERAL PIPE
- WATER SERVICE LATERAL PIPE
- WATER VALVE

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b.).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. ALL DAMAGE TO PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
16. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



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Revisions

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UTILITY PLAN

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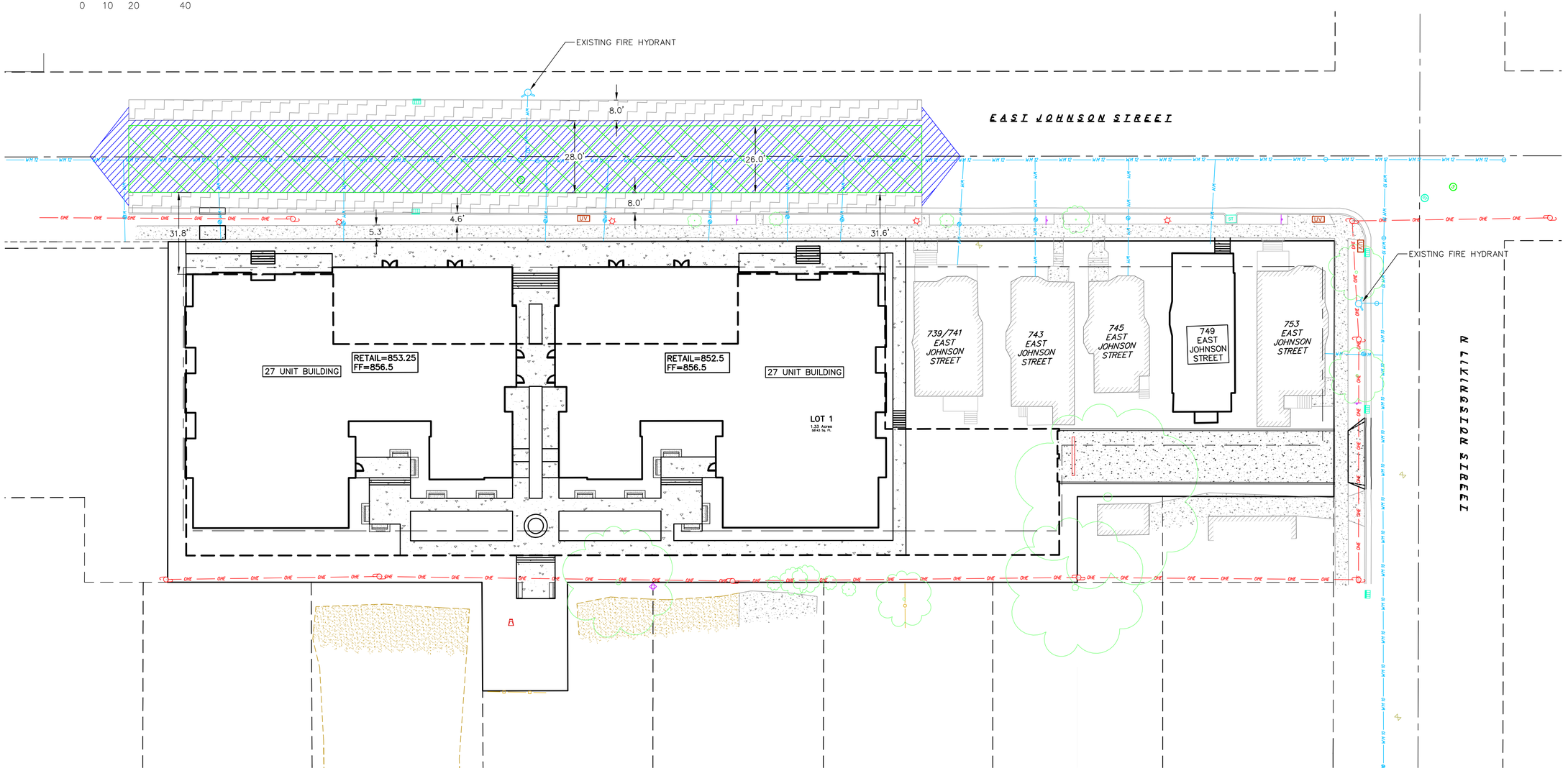
Phone: (800) 261-3898
Vierbicher Project No.: 107109

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- FIRE ACCESS LANE (20' MIN)
- 26' FIRE APPARATUS LANE
- PARALLEL PARKING AREA (8' WIDE)
- EXISTING DECIDUOUS TREE

GRAPHIC SCALE FEET
0 10 20 40



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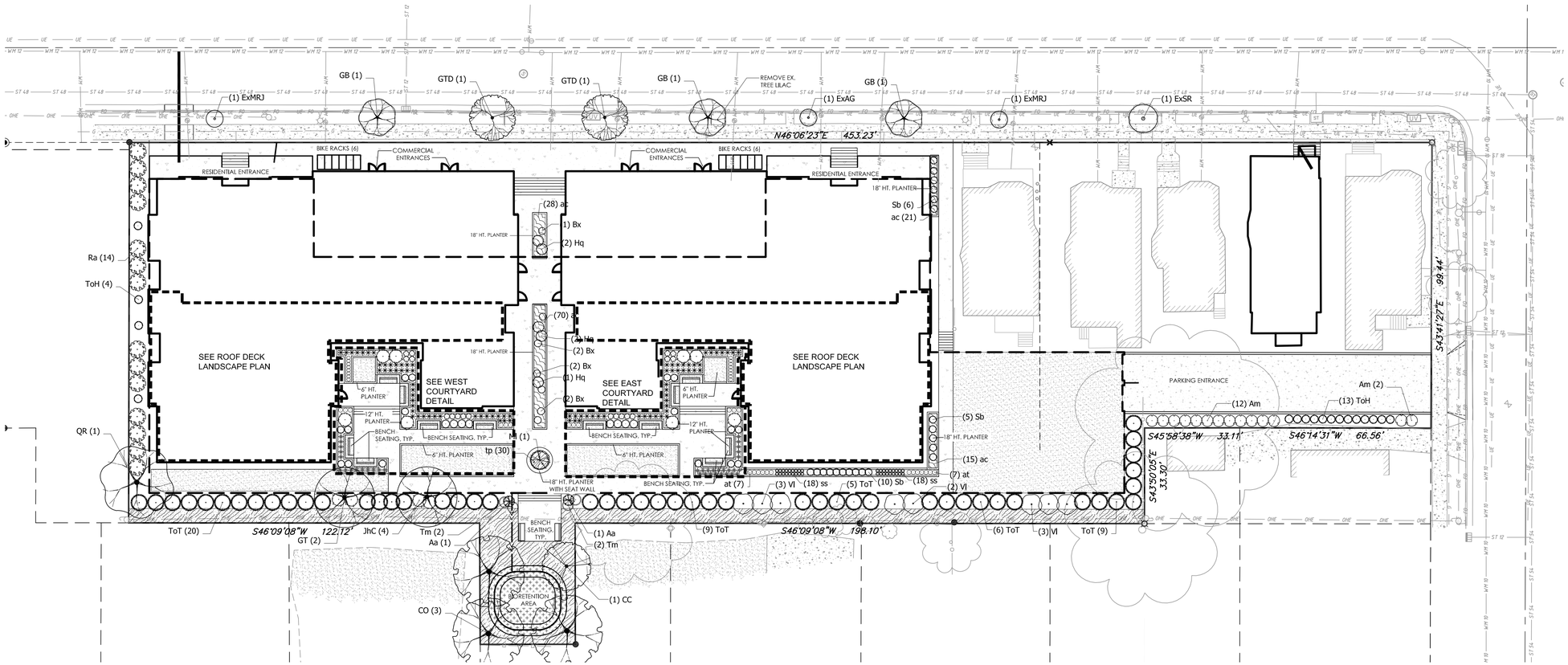
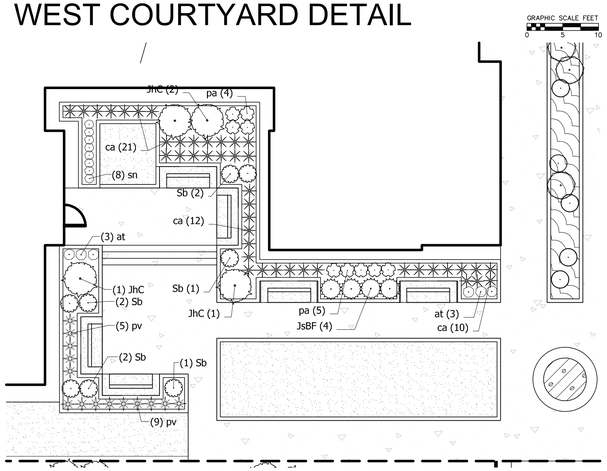
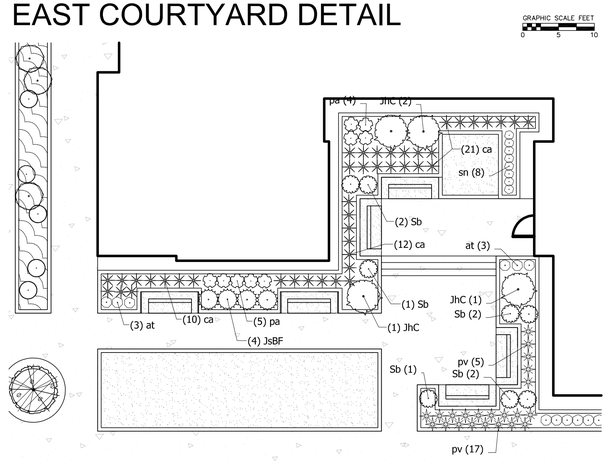
OVERALL SITE LANDSCAPE



WEST COURTYARD DETAIL



EAST COURTYARD DETAIL



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		3
GT	Gleditsia triacanthos inermis `Harve` TM / Northern Acclaim Thornless Honey Locust	B & B	2"Cal		2
QR	Quercus rubra / Red Oak	B & B	2.5"Cal		1

EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
ToT	Thuja occidentalis `Bail John` / Technito Arborvitae	B & B		5` ht.	49
ToH	Thuja occidentalis `Holmstrup` / Holmstrup Cedar	B & B		6` ht.	17

EXISTING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
ExAG	Amelanchier x grandiflora / Apple Serviceberry	Existing	2"Cal		1
ExMRJ	Malus x `Red Jewel` / Crab Apple	Existing	2"Cal		2
ExSR	Syringa reticulata / Japanese Tree Lilac	Existing	4"Cal		1

STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
GB	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	B & B	2.5"Cal		3
GTD	Gleditsia triacanthos `Draves` / Street Keeper Honey Locust	B & B	2.5"Cal		2

UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
Aa	Amelanchier alnifolia `Obelisk` / Standing Ovation Serviceberry	B & B	1.5"Cal		2
CC	Carpinus caroliniana / American Hornbeam	B & B	1.5"Cal		1
Ml	Malus x `Lancelot` TM / Lancelot Crab Apple	10 gal	1"Cal		1

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Am	Aronia melanocarpa elata / Glossy Black Chokeberry	5 gal	Cont		14
Hq	Hydrangea quercifolia `Ruby Slippers` / Ruby Slippers Hydrangea	3 gal	Cont		5
Ra	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3 gal	Cont		15
Sb	Spiraea betulifolia `Tor` / Birchleaf Spirea	3 gal	Cont		37
Vl	Viburnum lentago / Nannyberry Viburnum	7 gal	Cont		8

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
at	Amsonia tabernaemontana `Blue Ice` / Blue Ice Star Flower	1 gal	Cont		26
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	Cont		188
ls	Liatris spicata `Kobold` / Spike Gayfeather	4" pot	Cont		50
pv	Panicum virgatum `Heavy Metal` / Blue Switch Grass	1 gal	Cont		36
pa	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	4" pot	Cont		18
sn	Salvia nemorosa `Blue Hill` / Woodland Sage	1 gal	Cont		34
ss	Schizachyrium scoparium / Little Bluestem Grass	1 gal	Cont		382
sh	Sporobolus heterolepis `Tara` / Prairie Dropseed	1 gal	Cont		230

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
Bx	Buxus x `Green Mound` / Green Mound Boxwood	5 gal	Cont		7
JhC	Juniperus horizontalis `Compacta` / Andorra Compact Juniper	3 gal	Cont		12
JsBF	Juniperus sabina `Blue Forest` / Blue Forest Juniper	3 gal	4" ht.		8
Tm	Taxus x media `Everlow` / Yew	5 gal	Cont		4

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
ac	Asarum canadense / Canadian Wild Ginger	flat	2" pot		18" o.c.	134
tp	Thymus praecox `Purple Carpet` / Purple Carpet Creeping Thyme	flat	2" pot		12" o.c.	30

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GRAPHIC SCALE FEET
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Revisions

Date	Description

Schematic Design

SCOPE DOCUMENTS

Drawing Date
01/31/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title

LANDSCAPE PLAN

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Telephone 608.283.6300 Fax 608.283.6317

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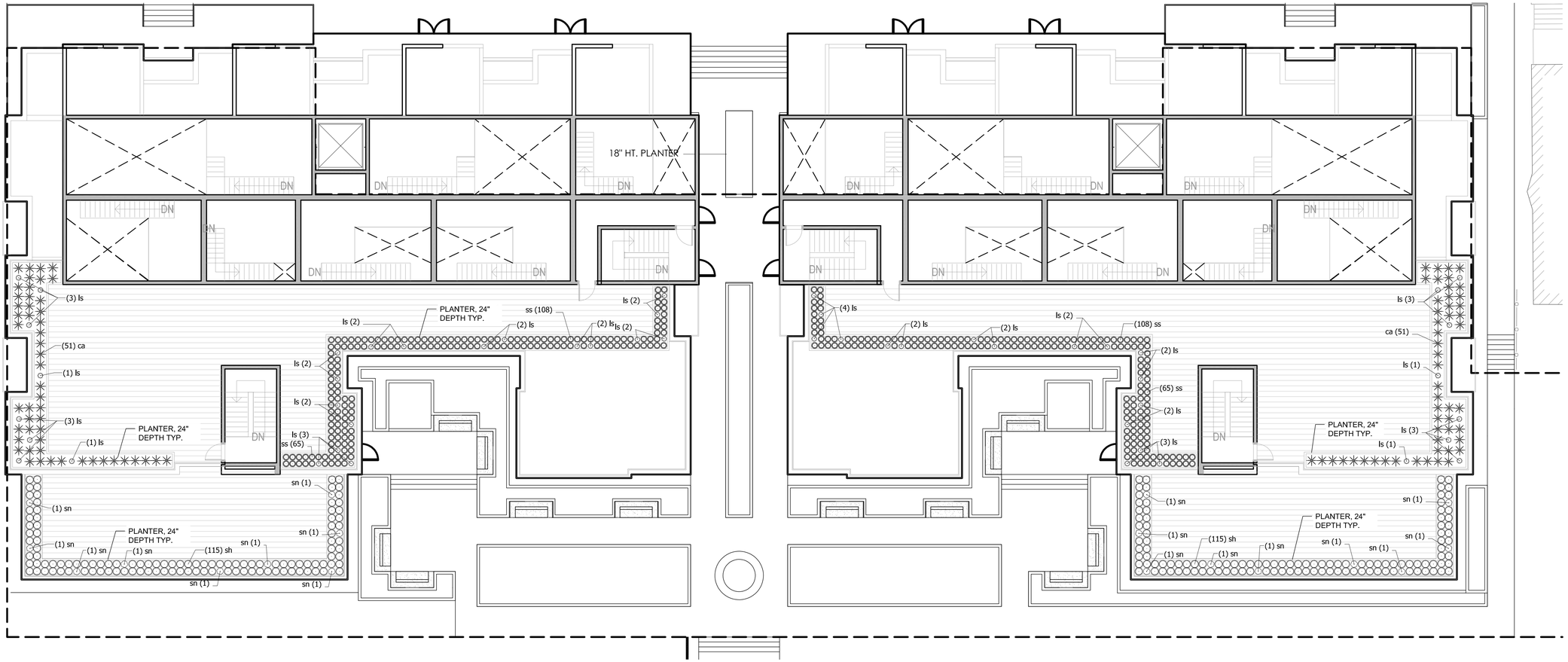
Phone: (800) 261-3898

Vierbicher Project No.: 107109



PLANT SCHEDULE ROOF DECK (QUANTITIES ON L1.0)

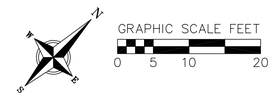
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME
ca	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
ls	Liatris spicata `Kobold` / Spike Gayfeather
sn	Salvia nemorosa `Blue Hill` / Woodland Sage
ss	Schizachyrium scoparium / Little Bluestem Grass
sh	Sporobolus heterolepis `Tara` / Prairie Dropseed

SEED/PLUG SCHEDULE

	TURF GRASS SOD	4,327 sf	
	Festuca rubra rubra / Creeping Red Fescue	1,082 sf	25% - sod
	Lolium perenne / Perennial Ryegrass	1,082 sf	25% - sod
	Poa pratensis / Kentucky Bluegrass	2,164 sf	50% - sod
	BIO RETENTION BASIN PLUG PLANTING	576 sf	
	Asclepias incarnata / Swamp Milkweed	60	10% flat 12" oc
	Carex comosa / Bottlebrush Sedge	60	10% flat 12" oc
	Carex cristatella / Crested Oval Sedge	60	10% flat 12" oc
	Coreopsis tripteris / Tall Coreopsis	60	10% flat 12" oc
	Elymus virginicus / Virginia Wild Rye	60	10% flat 12" oc
	Iris virginica / Blue Flag Iris	60	10% flat 12" oc
	Lobelia cardinalis / Cardinal Flower	60	10% flat 12" oc
	Rudbeckia triloba / Browneyed Susan	60	10% flat 12" oc
	NO MOW LAWN SEEDI	3,013 sf	
	-		100% -

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply ½" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
8. Edge beds with commercial grade aluminum landscape edging.
9. Provide 24" stone maintenance strip around building. Mulch with ¾" washed stone to 3" depth min. over weed barrier fabric. Extend to adjacent paving where no plantings are shown.
10. Final street tree species & locations to be developed in coordination with City Forester/Fire and final street design/terrace width.
11. Protection of Existing Street Trees: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any street tree is necessary, contractor shall contact City Forestry (266.4816) prior to excavation to assess the impact to the tree and root system. Tree pruning/removal shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Consfruclion: http://www.cityofmadison.com/business/pw/documents/stdspecs/2013/partl.pdf. Any tree removals that are required for construction after the development plan is approved will require al least a 72 hour wait period before a tree removal permit can be issued by forestry, to notify the alder of the change in the tree plan.



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vierbicher
planners | engineers | advisors
Phone: (800) 261-3898
Vierbicher Project No.: 107109

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Revisions

Date	Description

Schematic Design

SCOPE DOCUMENTS

Drawing Date
01/31/2018

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Sheet Title

ROOF DECK
LANDSCAPE PLAN

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Vierbicher Project No.: 107109

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
	2	B1	PWY-EDG-5M-xx-02-E-UL-350-40K_A	PWY-EDG-5M-xx-02-E-UL-350-40K _ 36 INCH HEIGHT	21.3	1779	0.900
	38	B2	PWY-EDG-5M-xx-02-E-UL-350-40K_B	PWY-EDG-5M-xx-02-E-UL-350-40K _ 18 INCH HEIGHT	21.3	1779	0.900
	18	W1	W1_LACYN-120-L07-27K-CR80-W-R	LACYN-A-L07-27K-CR80-CR80-RD-WH-DA1-NA	8.5	633	0.900
	1	W2	W2_LDWP-FC-3B-ED-7040	LDWP-FC-3B-ED-7040	27.2	1884	0.900

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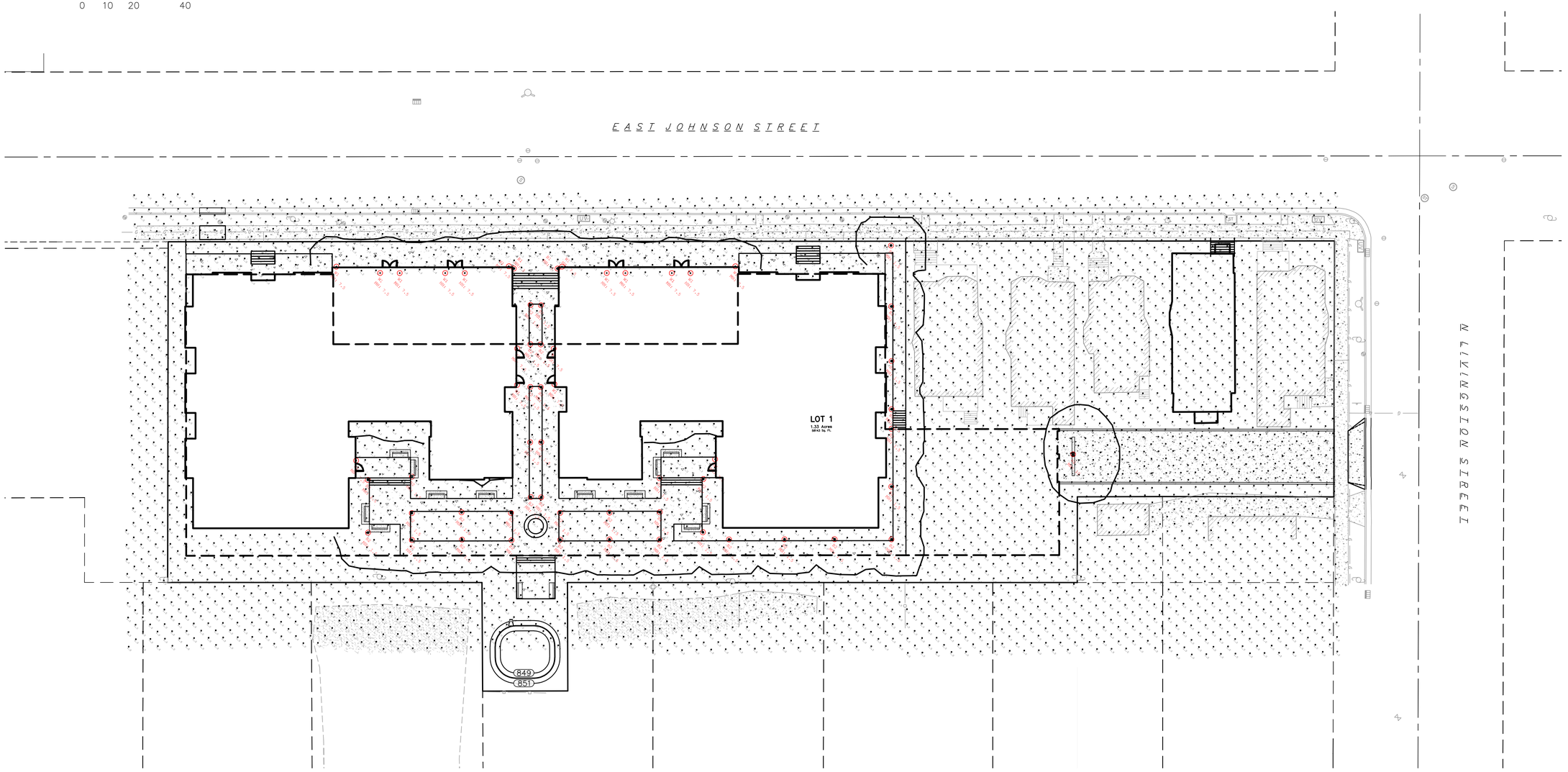

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Revisions

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Drawing Date
01/31/2018

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Project No. 700 EAST LLC
217014.00

Sheet Title
LIGHTING PLAN

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Sheet No.
E-1.0

Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.
Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

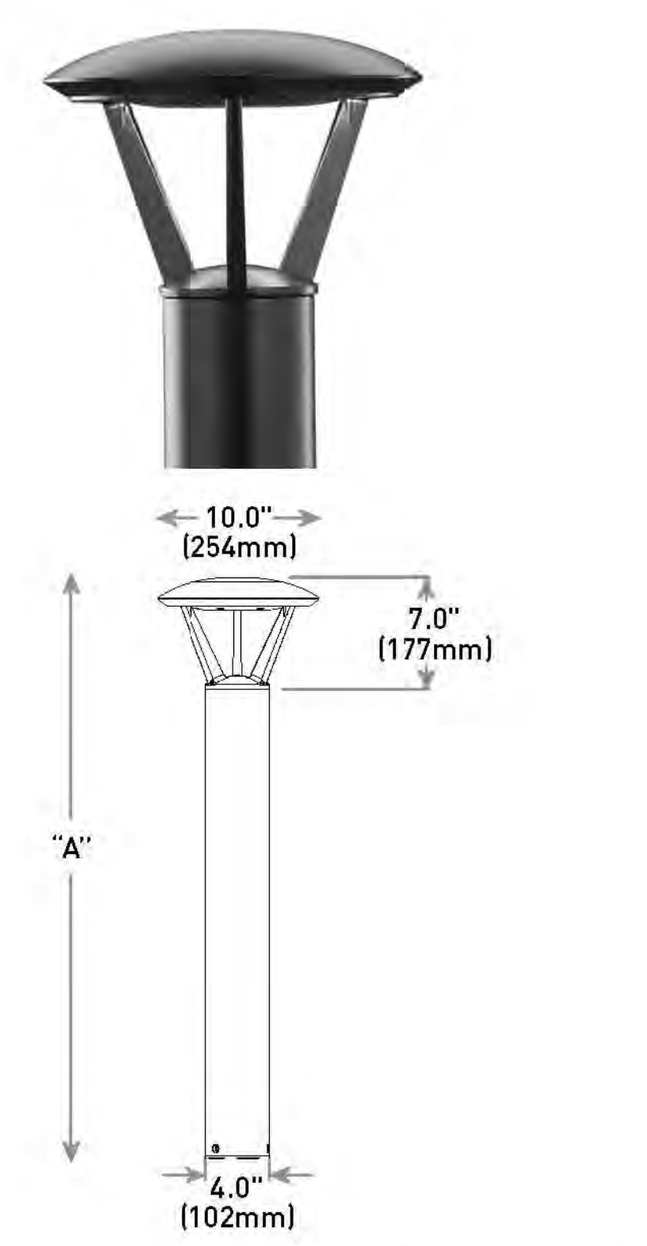
Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms



Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm) XA-XBP8RSV XA-XBP8RWH XA-XBP8RBK XA-XBP8RBZ

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

PWY-EDG			02	E				
Product	**Optic**	**Mounting**	**LED Count (x9)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
PWY-EDG	**2M** Type II Medium **3M** Type III Medium **5M** Type V Medium **5S** Type V Short	**P0** 13" (330mm) landscape **P1** 18" (457mm) landscape **P3** 36" (914mm) pathway **P4** 42" (1067mm) pathway **P8** 96" (2438mm) pedestrian	02	E	**UL** Universal 120-277V **UH*** Universal 347-480V - Available with P3, P4, and P8 mounts only **12** 120V **27** 277V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available with P1, P3, P4, and P8 mounts only	**F Fuse** - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options **HL Hi/Low (Dual Circuit Input)** - Available with UL voltage and 525mA driver current only - Refer to HL spec sheet for details - Sensor not included **TL Two-Level (175/525 w/integrated sensor control)** - Available with 12 or 27 voltages only - Refer to TL spec sheet for details **TL2 Two-Level (0/350 w/integrated sensor control)** - Available with 12 or 27 voltages only - Refer to TL spec sheet for details **TL3 Two-Level (0/525 w/integrated sensor control)** - Available with 12 or 27 voltages only - Refer to TL spec sheet for details **WB Welded Base Plate** - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

Cree Edge™ LED Pathway Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook(provided).
  Note: T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on pages 1 and 4

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data* (A)

LED Count (x9)	System Watts 120-277V	System Watts 347-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

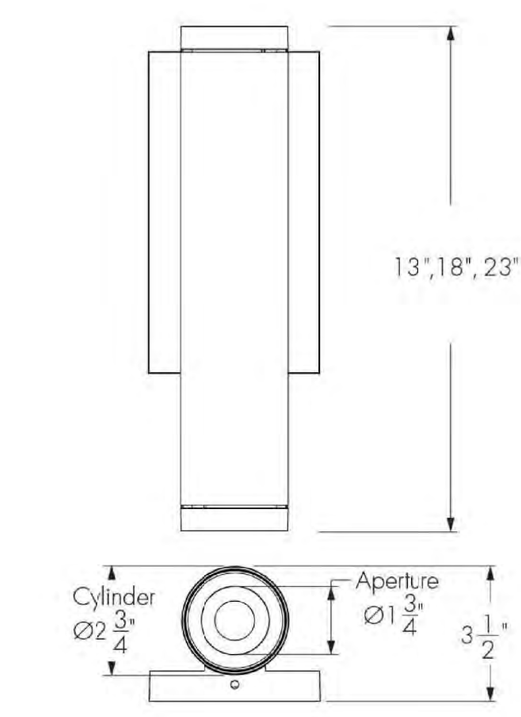
Specification sheet

lumenalpha cylinders

Nano Wall Mount Direct
LACYN

Client ______ Project name ______
Order# ______ Type ______ Qty ______





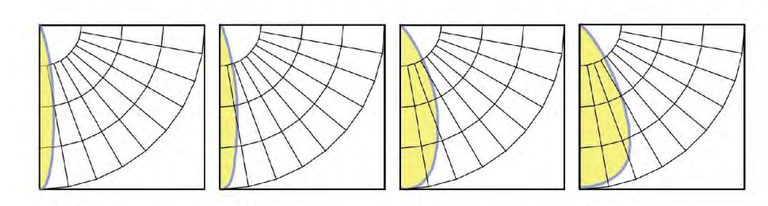
Photometric Summary

Based on Narrow Optic (nominal 20°), 4000K, CRI 80+

Nominal output (lm)	Delivered output (lm)[1]	Power (120V) (W)[2]	Efficacy (lm/W)	Power (277V) (W)[2]	Efficacy (lm/W)
700	784	9.5	83	11	71
1000	1,032	13	79	15	69
1300	1,404	15	94	17	83
2000	2,188	23	95	24	91

[1] Preliminary, consult website for latest IES files.
[2] Add 3 watts per fixture when specifying Lumentalk™.

Optics



Control

ON/OFF Phase Dimming 0-10V PRO 0-10V

DALI lumentalk DMXrdm

Rating

Description

The Lumenalpha Cylinder Nano Wall Mount Direct is a high-performance LED luminaire that is ideal for commercial, residential or hospitality applications and delivers up to 2000 lumens from a 2.75 in diameter. The Nano Wall Mount comes in a number of finishes, or can be color-specified to fit your taste. Its accessories, beam angles, trims, and optics are easily and quickly changeable in the field.

Features

Mounting	Wall mount (ADA compliant)
Light Direction	Direct lighting
Length	13 in, 18 in, 23 in
Direct Lighting Output (nominal lumens)	700lm, 1000lm, 1300lm, 2000lm
Direct Lighting Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K
Direct Lighting Optics (nominal distribution)	Narrow spot 10°, Narrow 20°, Medium 40°, Wide 60°
Optical Accessories	Snoot, Half snoot, Clear glass lens, Softening glass lens , Linear spread lens narrow (1° x 40°), Linear spread lens wide (1° x 60°), Honeycomb louver, Decorative acrylic ring
Warranty	5-year limited warranty

Lumenpulse reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately
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GS - R4

Specification sheet

lumenalpha cylinders

Nano Wall Mount Direct
LACYN

Performance

Maximum Delivered Output	Up to 2,724 lm (narrow spot optic, 4000K, CRI80)
Maximum Delivered Intensity	Up to 14,448 cd (narrow spot optic, 4000K, CRI80)
Efficacy	Up to 118 lm/W (narrow spot optic, 4000K, CRI80)
Color Consistency	2 SDCM
Color Rendering	CRI 80+/CRI 95+
Lumen Maintenance	L95 55,000 hrs , L70 225,000 hrs
UGR	< 19

Physical

Housing Material	Aluminum
TIR Optics Material	Clear polycarbonate (narrow spot and narrow optics)
Reflector Material	Aluminum (medium and wide optics)
Weight	Up to 4.75 lbs

Electrical and control

Voltage	120 volts, 277 volts
Control	On/off control, Phase dimming, 0-10V (1% linear or logarithmic), Pro 0-10V (0.1% linear or logarithmic), DALI (0.1% linear or logarithmic), Lumentalk, DMX/RDM enabled

Environmental

Environment	Damp location (interior applications only)
Operating Temperature	-4 °F to 86 °F
IP Rating	IP20

Accessories (order separately)

Control Boxes	Power and control box - star configuration, Power and control box - daisy chain configuration
Control Systems	Lumentouch 2.0™, Lumencue, Lumentone, Pharos® TPC, Pharos® LPC X, Pharos® LPC, consult control systems section for details

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Lumark

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

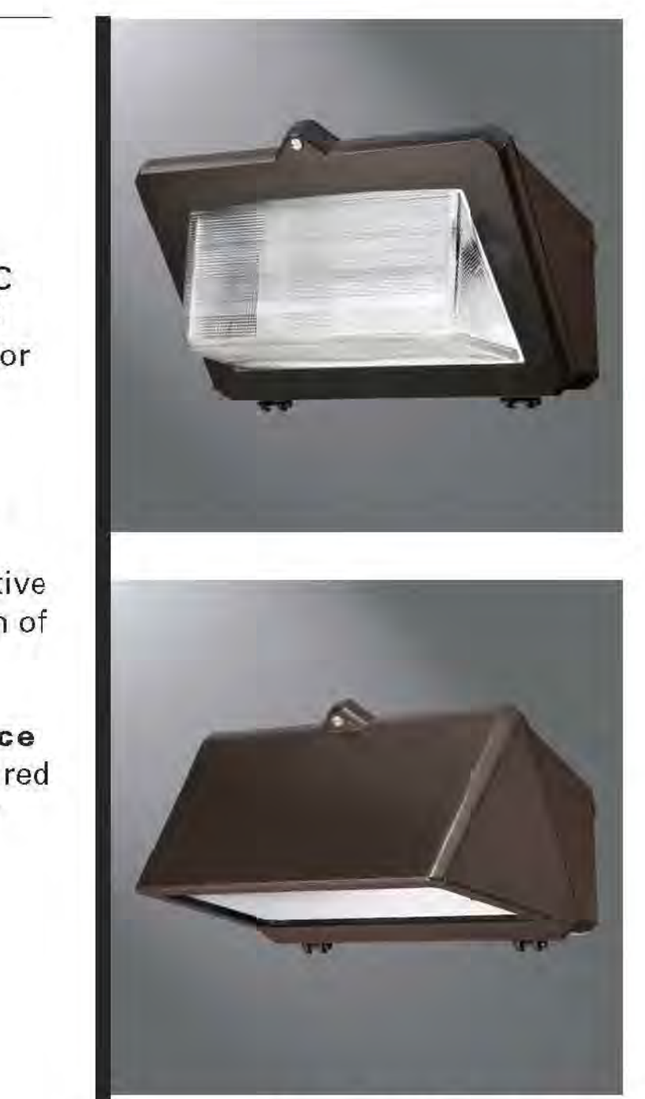
Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish
Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representitive at Eaton for a complete selection of standard colors.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.

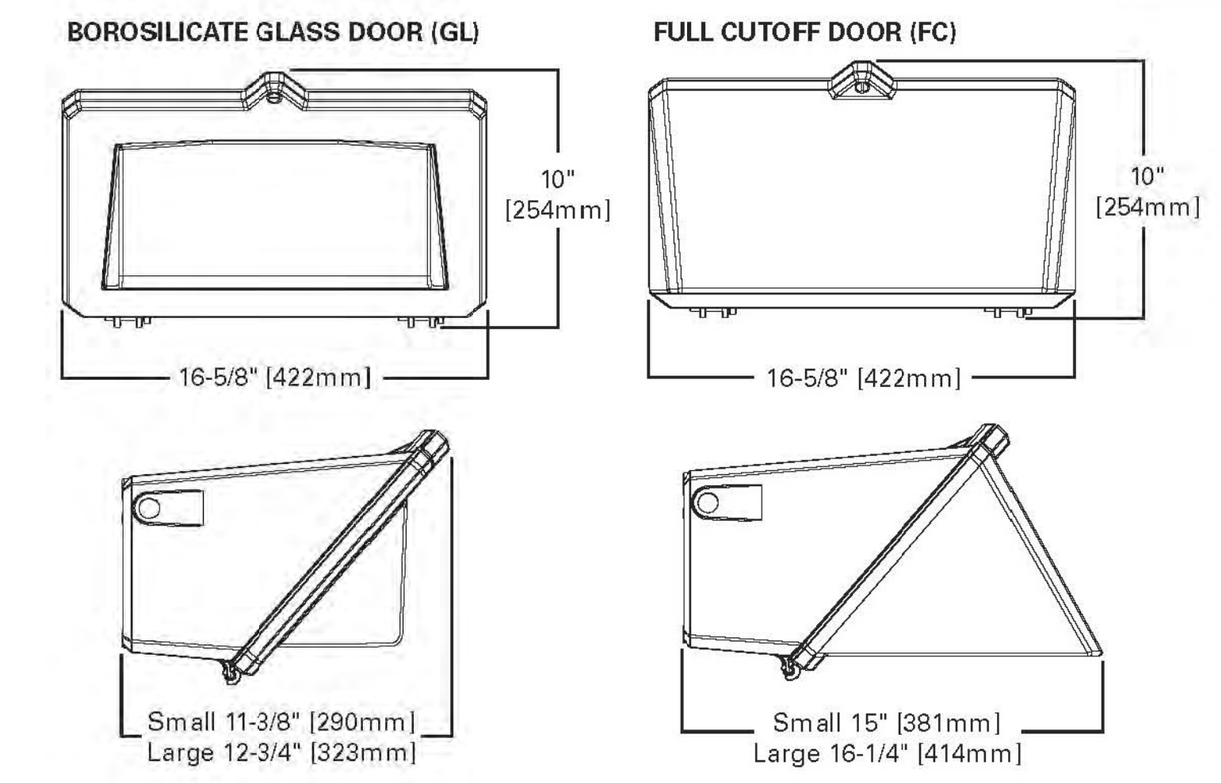


WP WAL-PAK

27, 32 and 46W
LED
250 - 400W
Pulse Start Metal Halide
250 - 400W
High Pressure Sodium

WALL MOUNT LUMINAIRE

DIMENSIONS



TECHNICAL DATA
UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA ©, ARRA, Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA
CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) ©
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) ©

SHIPPING DATA
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

ORDERING INFORMATION

Sample Number: LDWP-FC-4B-120V

Lamp Type	Product Family[2]	Door Type[3]	Lamp Wattage[4]	Voltage[5]
LD=Solid State Light-Emitting Diodes (LED)[1] **HP**=High Pressure Sodium **MP**=Pulse Start Metal Halide	**WP**=Wal-Pak	**GL**=Borosilicate Glass Door **FC**=Full Cutoff Door	**LED** **3B**=(3 Package), 27W **4B**=(4 Package), 32W **6B**=(6 Package), 46W **HP** **250**=250W **400**=400W **MP** **250**=250W **400**=400W	**120V**=120V **208V**=208V **240V**=240V **277V**=277V **347V**=347V[6] **480V**=480V[6] **DT**=Dual-Tap **MT**=Multi-Tap **TT**=Tri-Tap **ED**=Electronic LED Driver

Options (Add as Suffix)[7]	Accessories (Order Separately)
F1=Single Fuse (Must Specify Voltage. 120, 277 or 347V) **PE**=Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) **LL**=Lamp Included **Q**=Quartz Restrike T4 Lamp[8] **EM**=Emergency Quartz Restrike T4 Lamp with Time Delay Relay[8] **EMLED-CD**=LED Battery Backup Cold Temperature[9] **7040**=72 CRI / 4000K CCT **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**WG/WPGL**=Wire Guard Borosilicate Glass Lens Door **WG/WPFC**=Wire Guard Full Cutoff Door **TR/WP**=Tamper-resistant Screw and Bit **VS/WPGL**=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door

NOTES:
1. Five-year warranty.
2. Fixture color is standard bronze unless optional color is specified.
3. Small housing offered for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
4. LED packages based on 70 CRI / 5000K package at 25°C ambient.
5. See voltage chart for descriptions. 105°C Rated wire required for thru-branch wiring for units above 250W. Thru-branch wiring is rated for 40°C for LD. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
6. Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
7. Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
8. Q or EM not available with LD or E electronic ballast.
9. EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP=Wal-Pak	**L**=LED[1] **P**=Pulse Start Metal Halide **S**=High Pressure Sodium	**LED** **3B**=27W **4B**=32W **6B**=46W **Pulse Start Metal Halide** **25**=250W **40**=400W **High Pressure Sodium** **25**=250W **40**=400W	**[Blank]**=Standard **C**=Full Cutoff Door

NOTE: 1 Five-year warranty.

VOLTAGE CHART

MT=Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT=Triple-Tap	120, 277, 347V (Wired 347V)
ED=Electronic LED Driver	120-277V (Universal - 50-60Hz)

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experience design

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898
Vierbicher Project No.: 107109

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Revisions

Date	Description

Schematic Design

SCOPE DOCUMENTS

Drawing Date
01/31/2018

700 E JOHNSON ST

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LIGHTING DETAILS

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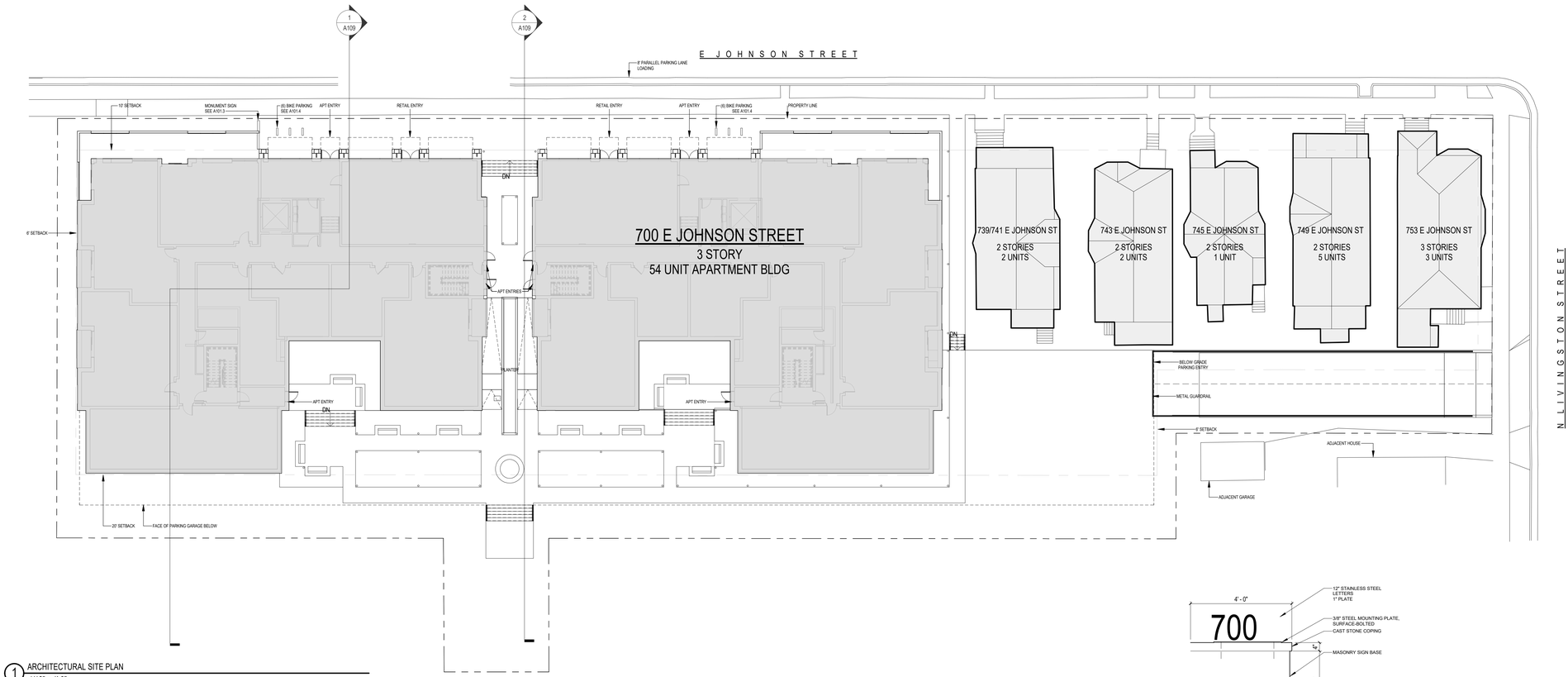

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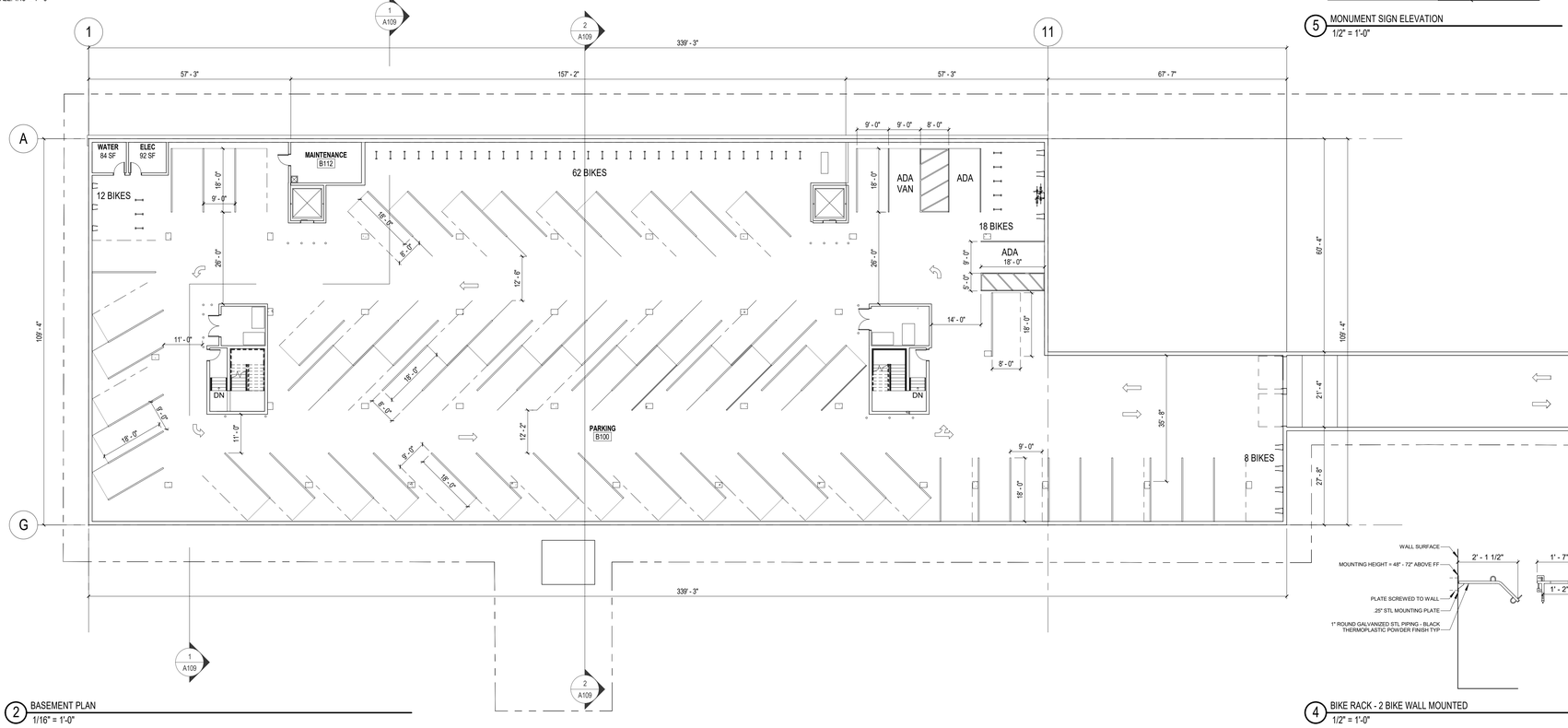
0 4 8 16 32
SCALE: 1/16" = 1' - 0"

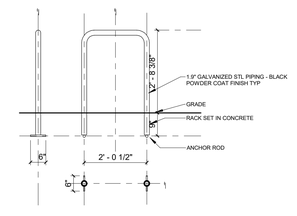


2 BASEMENT PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1' - 0"

5 MONUMENT SIGN ELEVATION
1/2" = 1'-0"

4 BIKE RACK - 2 BIKE WALL MOUNTED
1/2" = 1'-0"



3 BIKE RACK - 2 BIKE BELOW GRADE MOUNTED
1/2" = 1'-0"

CAR PARKING - REQUIRED

EXISTING UNITS	13
UNITS	54
RETAIL	6
TOTAL	74
WAIVE FIRST 5 STALLS FOR RESIDENTIAL	- 5
GRAND TOTAL	69

CAR PARKING - PROVIDED

COMPACT 8' x 18' - 90 DEGREE	34
STANDARD 9' x 18' - 90 DEGREE	33
ADA ACCESSIBLE 9' x 18' - 90 DEGREE	2
ADA VAN ACCESSIBLE 9' x 18' - 90 DEGREE	1
TOTAL	70

BIKE PARKING - REQUIRED

UNIT NUMBER	BEDROOMS	BIKE COUNT	TOTAL BIKE STALLS
100 UNIT	3 BEDROOM	1.5	3
101 UNIT	2 BEDROOM	1	2
102 UNIT	2 BEDROOM	1	2
103 UNIT	1 BEDROOM	1	2
110 UNIT	1 BEDROOM	1	2
111 UNIT	STUDIO	1	2
112 UNIT	STUDIO	1	2
113 UNIT	2 BEDROOM	1	2
200 UNIT	3 BEDROOM	1.5	3
201 UNIT	1 BEDROOM	1	2
202 UNIT	3 BEDROOM	1.5	3
203 UNIT	2 BEDROOM	1	2
204 UNIT	2 BEDROOM	1	2
205 UNIT	STUDIO	1	2
210 UNIT ADA	2 BEDROOM	1	2
211 UNIT	STUDIO	1	2
212 UNIT	STUDIO	1	2
213 UNIT	2 BEDROOM	1	2
301 UNIT	1 BEDROOM	1	2
302 UNIT	3 BEDROOM	1.5	3
303 UNIT	2 BEDROOM	1	2
304 UNIT	2 BEDROOM	1	2
305 UNIT	2 BEDROOM	1	2
310 UNIT	2 BEDROOM	1	2
311 UNIT	1 BEDROOM	1	2
312 UNIT	1 BEDROOM	1	2
313 UNIT	2 BEDROOM	1	2
EXISTING UNITS	1 BEDROOM (E)	1	2
EXISTING UNITS	1 BEDROOM (E)	1	2
EXISTING UNITS	1 BEDROOM (E)	1	2
EXISTING UNITS	2 BEDROOM (E)	1	2
EXISTING UNITS	2 BEDROOM (E)	1	2
EXISTING UNITS	2 BEDROOM (E)	1	2
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	3 BEDROOM (E)	1.5	3
EXISTING UNITS	5 BEDROOM (E)	2.5	5
TOTAL			93

BIKE PARKING - PROVIDED

2 BIKE SINGLE HOOP	90
DOUBLE BIKE RACK WALL MOUNTED	22
TOTAL	112

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SCHEMATIC DESIGN

Drawing Date
03/21/2018

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SITE PLAN & BASEMENT PLAN

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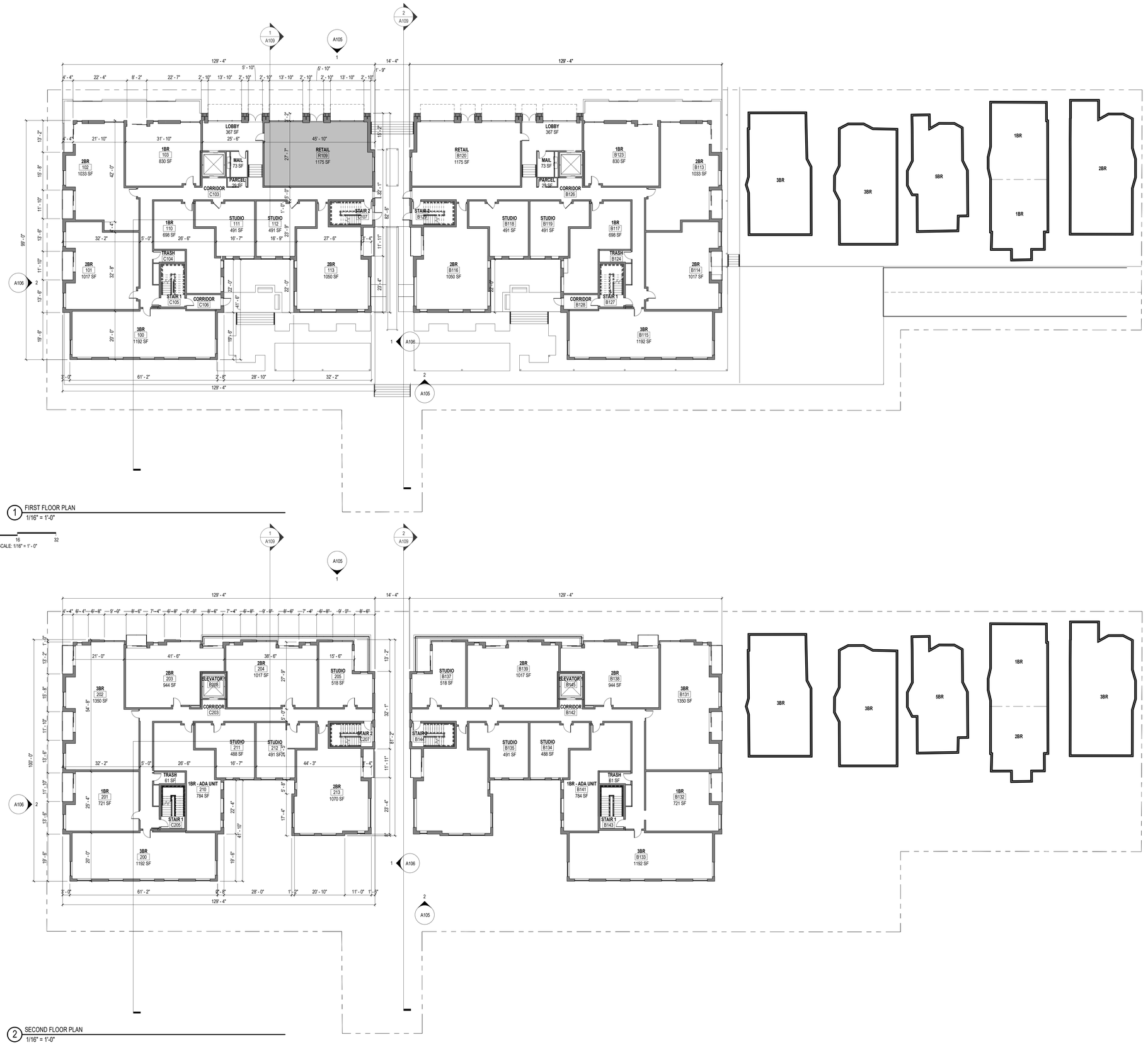

1 FIRST FLOOR PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1' - 0"

2 SECOND FLOOR PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1' - 0"

UNIT TYPE

UNIT TYPE	AREA TOTAL	UNIT TYPE %
1 BEDROOM	7,854 SF	17%
2 BEDROOM	22,237 SF	47%
3 BEDROOM	10,152 SF	21%
MEZZANINE	2,280 SF	5%
STUDIO	4,960 SF	10%
TOTAL	47,484 SF	100%

UNIT MATRIX

UNIT NUMBER	AREA	BEDROOMS	TOTAL BEDROOM COUNT
100 UNIT	1,192 SF	3 BEDROOM	6
101 UNIT	1,017 SF	2 BEDROOM	4
102 UNIT	1,033 SF	2 BEDROOM	4
103 UNIT	830 SF	1 BEDROOM	2
110 UNIT	698 SF	1 BEDROOM	2
111 UNIT	491 SF	STUDIO	2
112 UNIT	491 SF	STUDIO	2
113 UNIT	1,050 SF	2 BEDROOM	4
200 UNIT	1,192 SF	3 BEDROOM	6
201 UNIT	721 SF	1 BEDROOM	2
202 UNIT	1,350 SF	3 BEDROOM	6
203 UNIT	944 SF	2 BEDROOM	4
204 UNIT	1,017 SF	2 BEDROOM	4
205 UNIT	518 SF	STUDIO	2
210 UNIT ADA	784 SF	2 BEDROOM	4
211 UNIT	488 SF	STUDIO	2
212 UNIT	491 SF	STUDIO	2
213 UNIT	1,070 SF	2 BEDROOM	4
301 UNIT	708 SF	1 BEDROOM	2
302 UNIT	1,343 SF	3 BEDROOM	6
302 UNIT - MEZZ	278 SF	MEZZANINE	
303 UNIT	795 SF	2 BEDROOM	4
303 UNIT - MEZZ	177 SF	MEZZANINE	
304 UNIT	845 SF	2 BEDROOM	4
304 UNIT - MEZZ	163 SF	MEZZANINE	
305 UNIT	702 SF	2 BEDROOM	4
305 UNIT - MEZZ	137 SF	MEZZANINE	
310 UNIT	781 SF	2 BEDROOM	4
310 UNIT - MEZZ	150 SF	MEZZANINE	
311 UNIT	490 SF	1 BEDROOM	2
311 UNIT - MEZZ	118 SF	MEZZANINE	
312 UNIT	480 SF	1 BEDROOM	2
312 UNIT - MEZZ	117 SF	MEZZANINE	
313 UNIT	1,081 SF	2 BEDROOM	4
			94
EXISTING UNITS			32
TOTAL BEDROOM COUNT			126

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FIRST FLOOR PLAN & SECOND FLOOR PLAN

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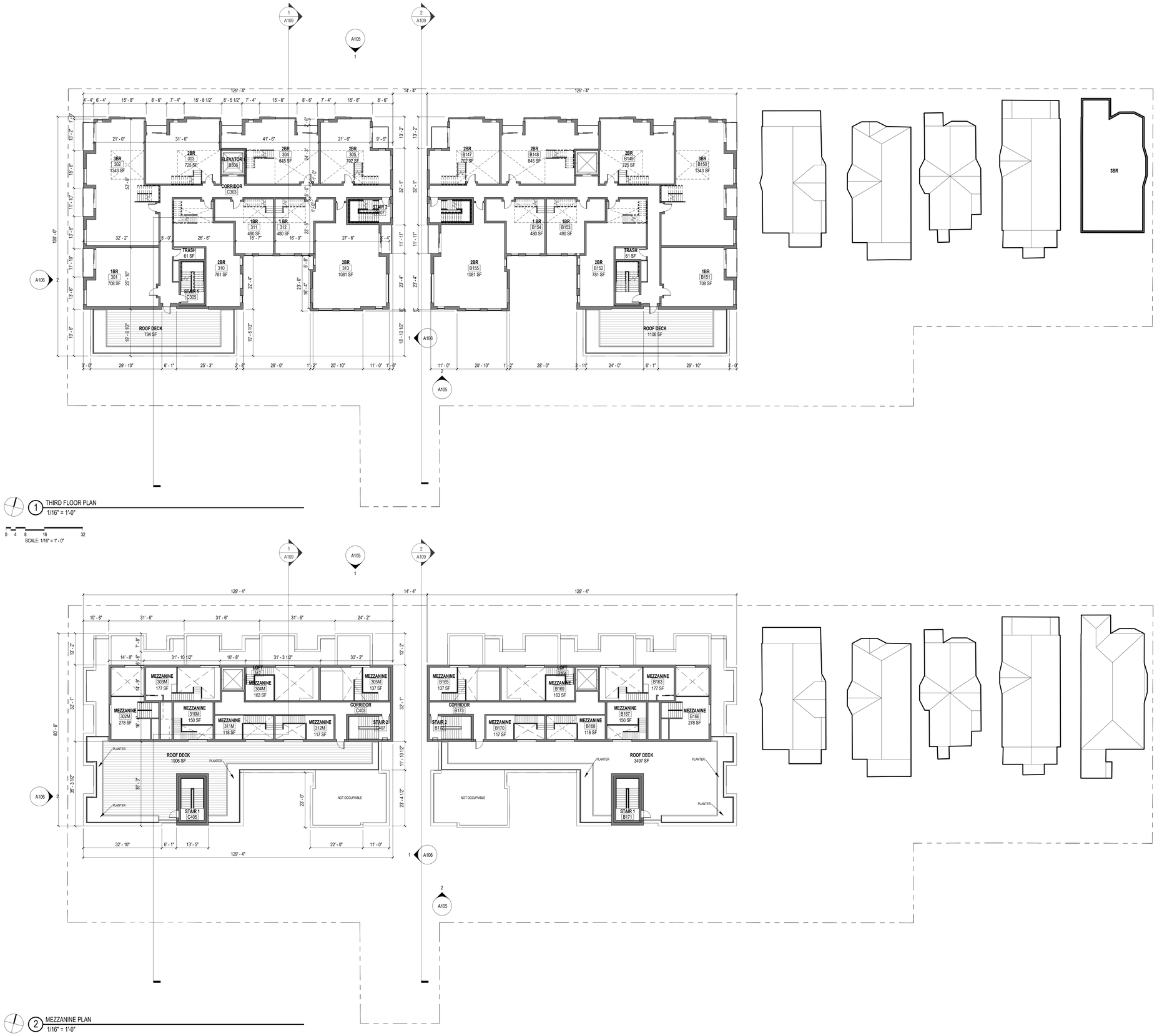

1 THIRD FLOOR PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1' - 0"

2 MEZZANINE PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1' - 0"

UNIT TYPE

UNIT TYPE	AREA TOTAL	UNIT TYPE %
1 BEDROOM	7,854 SF	17%
2 BEDROOM	22,237 SF	47%
3 BEDROOM	10,152 SF	21%
MEZZANINE	2,280 SF	5%
STUDIO	4,960 SF	10%
TOTAL	47,484 SF	100%

UNIT MATRIX

UNIT NUMBER	AREA	BEDROOMS	TOTAL BEDROOM COUNT
100 UNIT	1,192 SF	3 BEDROOM	6
101 UNIT	1,017 SF	2 BEDROOM	4
102 UNIT	1,033 SF	2 BEDROOM	4
103 UNIT	830 SF	1 BEDROOM	2
110 UNIT	698 SF	1 BEDROOM	2
111 UNIT	491 SF	STUDIO	2
112 UNIT	491 SF	STUDIO	2
113 UNIT	1,050 SF	2 BEDROOM	4
200 UNIT	1,192 SF	3 BEDROOM	6
201 UNIT	721 SF	1 BEDROOM	2
202 UNIT	1,350 SF	3 BEDROOM	6
203 UNIT	944 SF	2 BEDROOM	4
204 UNIT	1,017 SF	2 BEDROOM	4
205 UNIT	518 SF	STUDIO	2
210 UNIT ADA	784 SF	2 BEDROOM	4
211 UNIT	488 SF	STUDIO	2
212 UNIT	491 SF	STUDIO	2
213 UNIT	1,070 SF	2 BEDROOM	4
301 UNIT	708 SF	1 BEDROOM	2
302 UNIT	1,343 SF	3 BEDROOM	6
302 UNIT - MEZZ	278 SF	MEZZANINE	
303 UNIT	795 SF	2 BEDROOM	4
303 UNIT - MEZZ	177 SF	MEZZANINE	
304 UNIT	845 SF	2 BEDROOM	4
304 UNIT - MEZZ	163 SF	MEZZANINE	
305 UNIT	702 SF	2 BEDROOM	4
305 UNIT - MEZZ	137 SF	MEZZANINE	
310 UNIT	781 SF	2 BEDROOM	4
310 UNIT - MEZZ	150 SF	MEZZANINE	
311 UNIT	490 SF	1 BEDROOM	2
311 UNIT - MEZZ	118 SF	MEZZANINE	
312 UNIT	480 SF	1 BEDROOM	2
312 UNIT - MEZZ	117 SF	MEZZANINE	
313 UNIT	1,081 SF	2 BEDROOM	4
EXISTING UNITS			94
TOTAL BEDROOM COUNT			32
			126

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THIRD FLOOR PLAN & MEZZANINE PLAN

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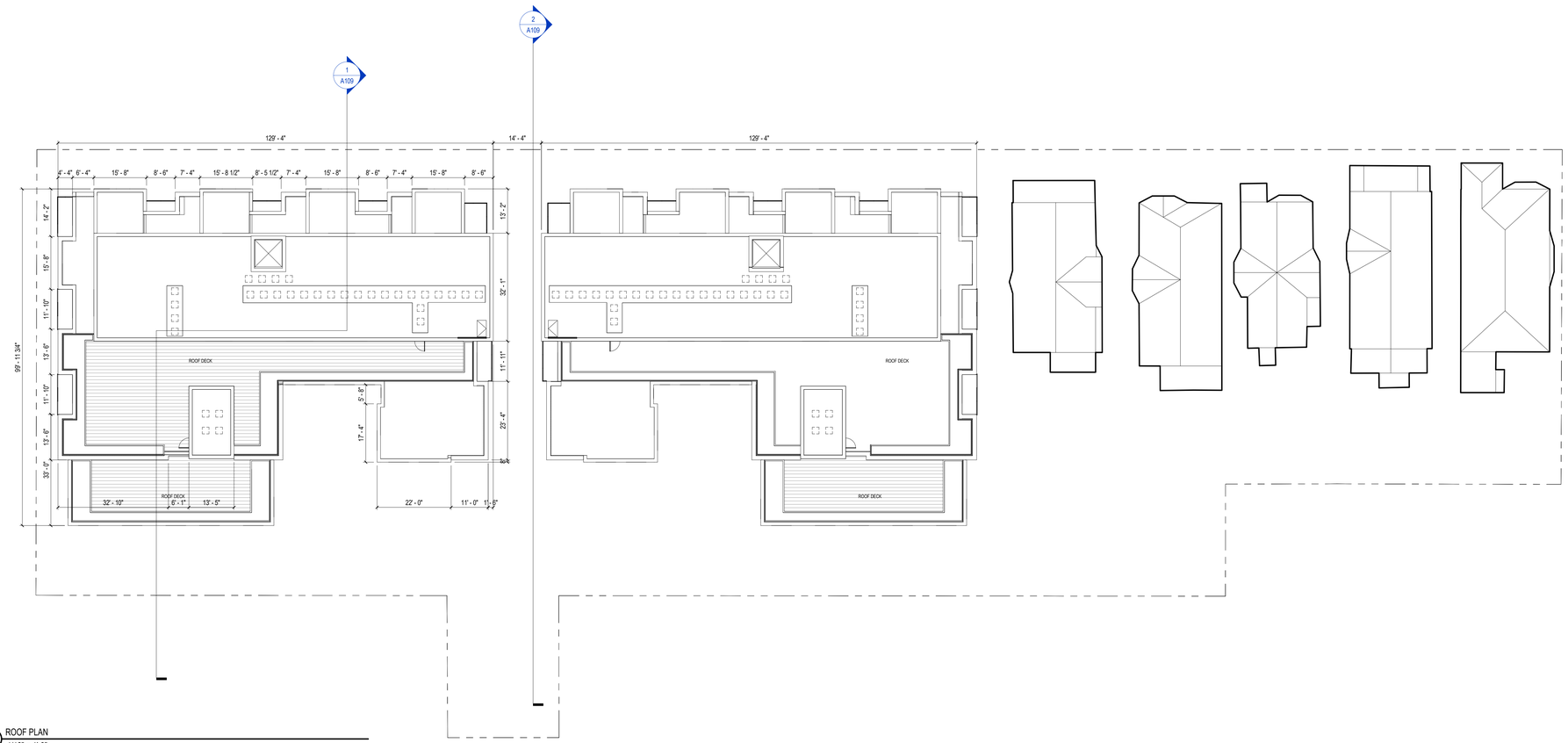

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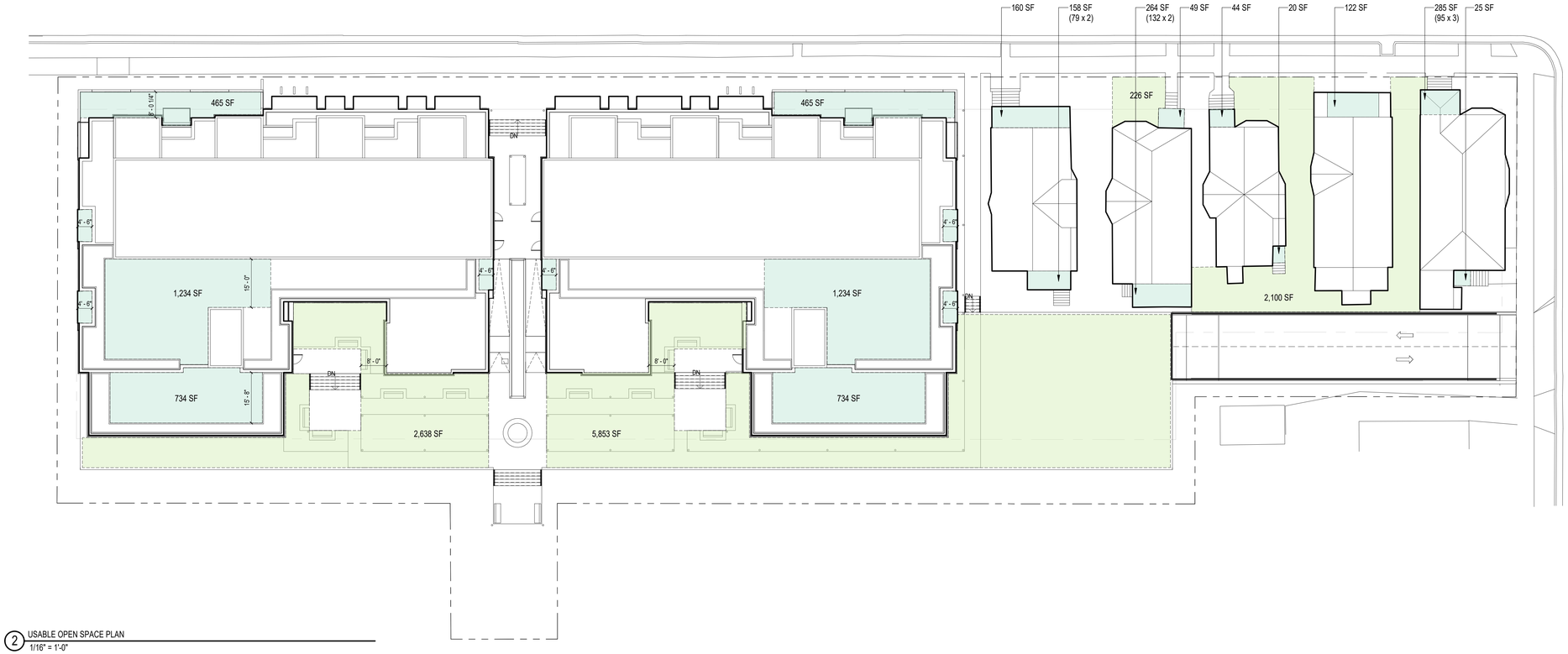
0 4 8 16 32
SCALE: 1/16" = 1' - 0"



2 USABLE OPEN SPACE PLAN
1/16" = 1'-0"

0 4 8 16 32
SCALE: 1/16" = 1' - 0"

REQUIRED OPEN SPACE

UNIT TYPE	TOTAL UNIT COUNT	REQ. OPEN SPACE PER UNIT TYPE	REQ. OPEN SPACE
1 BEDROOM	12	160 SF	1,920 SF
1 BEDROOM (E)	3	160 SF	480 SF
2 BEDROOM	24	320 SF	7,680 SF
2 BEDROOM (E)	3	320 SF	960 SF
3 BEDROOM	8	320 SF	2,560 SF
3 BEDROOM (E)	6	320 SF	1,920 SF
5 BEDROOM (E)	1	320 SF	320 SF
STUDIO	10	160 SF	1,600 SF
TOTAL	67		17,440 SF

PROVIDED OPEN SPACE

LEVEL	TYPE	AREA
01-FIRST FLOOR	(E) BALCONY	1,105 SF
01-FIRST FLOOR	(E) GROUND	2,326 SF
01-FIRST FLOOR	BALCONY	213 SF
01-FIRST FLOOR	PODIUM DECK	8,490 SF
01-FIRST FLOOR	PORCH	930 SF
		13,064 SF
02-SECOND FLOOR	BALCONY	427 SF
		427 SF
03-THIRD FLOOR	BALCONY	547 SF
03-THIRD FLOOR	ROOF DECK	1,468 SF
		2,015 SF
04-MEZZANINE	ROOF DECK	2,468 SF
		2,468 SF
GRAND TOTAL		17,974 SF

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ROOF PLAN & USABLE OPEN SPACE PLAN

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Sheet No.
A104

3/21/2018 12:52:26 PM



1 JOHNSON STREET ELEVATION
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



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

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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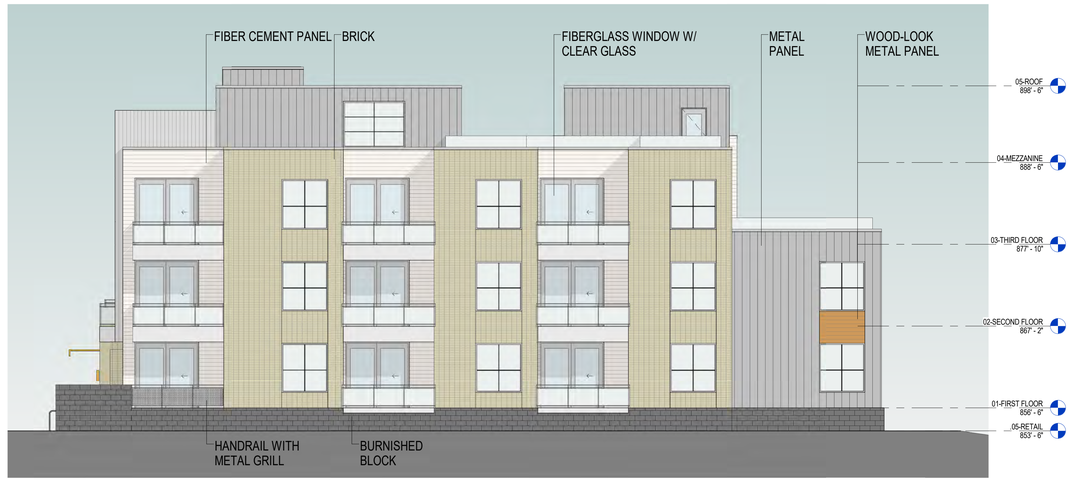

1 INTERIOR FACING ELEVATION
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



2 EXTERIOR FACING ELEVATION
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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PERSPECTIVES

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SCHEMATIC DESIGN

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PERSPECTIVES

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A108

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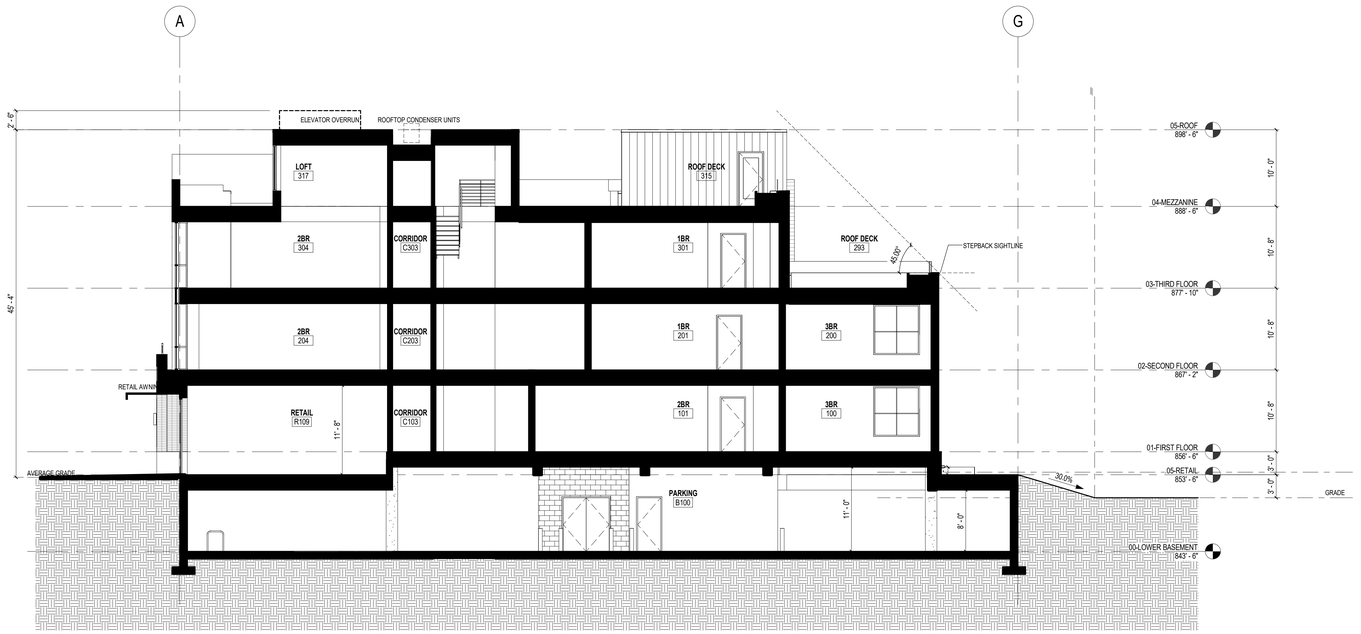

1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

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BUILDING SECTIONS

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739 / 741 E JOHNSON ST

NOT FOR CONSTRUCTION



1 741 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



2 739 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

Revisions

SCHEMATIC DESIGN

Drawing Date
03/21/2018

700 E JOHNSON ST

700 E JOHNSON ST
MADISON, WI 53703

Project No. 700 EAST LLC
217014.00

Sheet Title
739 / 741 E JOHNSON - FLOOR PLANS & PHOTOS

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Sheet No.
A110

3/21/2018 12:00:49 PM



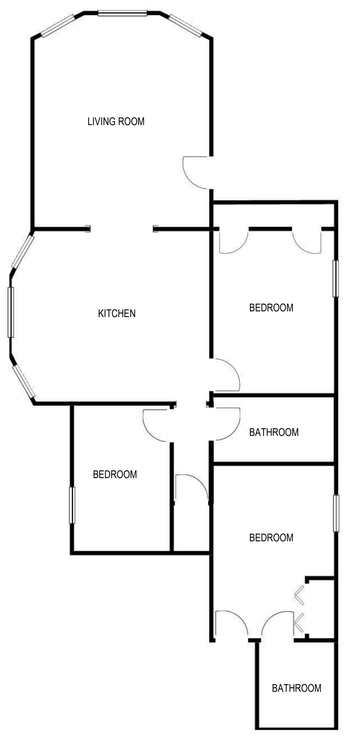








743 E JOHNSON ST



1 743 E JOHNSON ST - FIRST FLOOR UNIT
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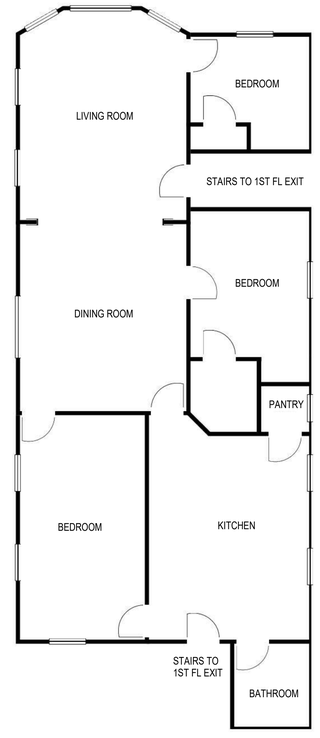
SCALE: 1/8" = 1' - 0"



2 743 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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A111

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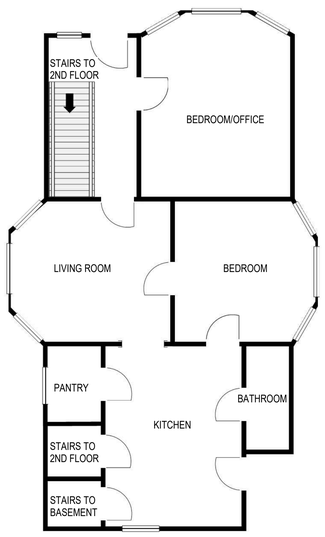
745 E JOHNSON ST



1 745 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"

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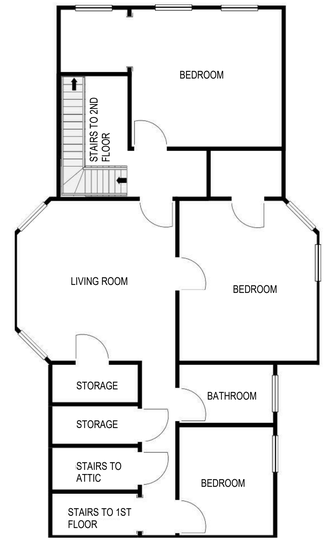
SCALE: 1/8" = 1' - 0"



2 745 E JOHNSON ST - SECOND FLOOR UNIT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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Revisions

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A112

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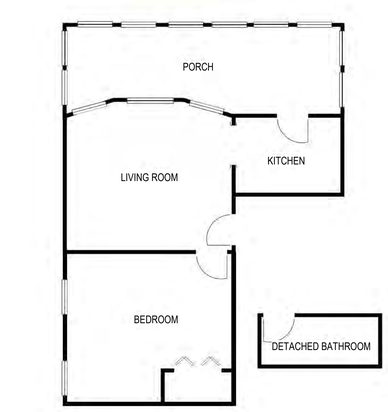
749 (727) E JOHNSON ST



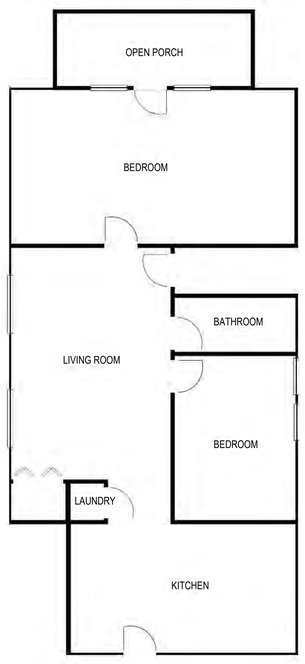
1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 1
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



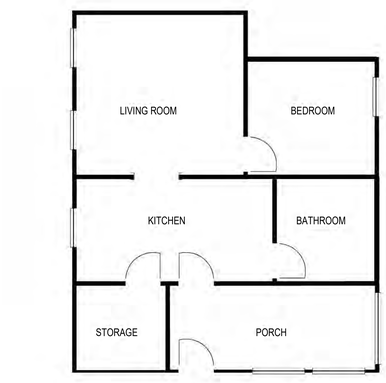
1 749 (727) E JOHNSON ST - SECOND FLOOR UNIT 3
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



1 749 (727) E JOHNSON ST - THIRD FLOOR UNIT 5
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



1 749 (727) E JOHNSON ST - FIRST FLOOR UNIT 2
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



1 749 (727) E JOHNSON ST - SECOND FLOOR UNIT 4
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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Revisions

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A113

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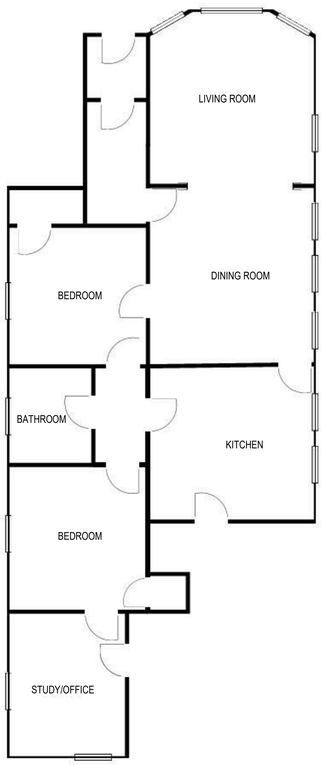
753 E JOHNSON ST



1 753 E JOHNSON ST - FIRST FLOOR UNIT
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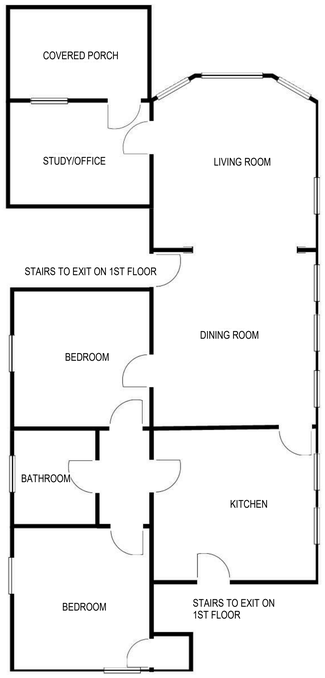
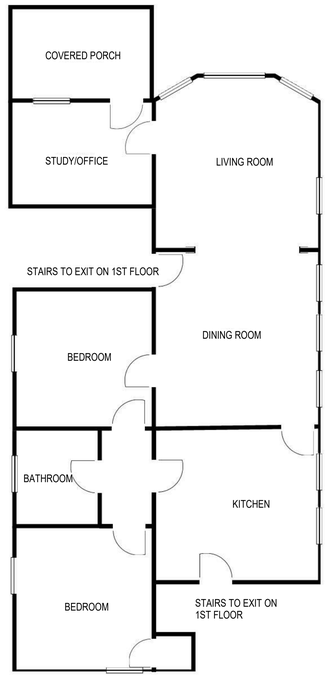
SCALE: 1/8" = 1' - 0"



2 753 E JOHNSON ST - FIRST FLOOR UNIT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"



3 753 E JOHNSON ST - THIRD FLOOR UNIT
1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1' - 0"

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Revisions

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