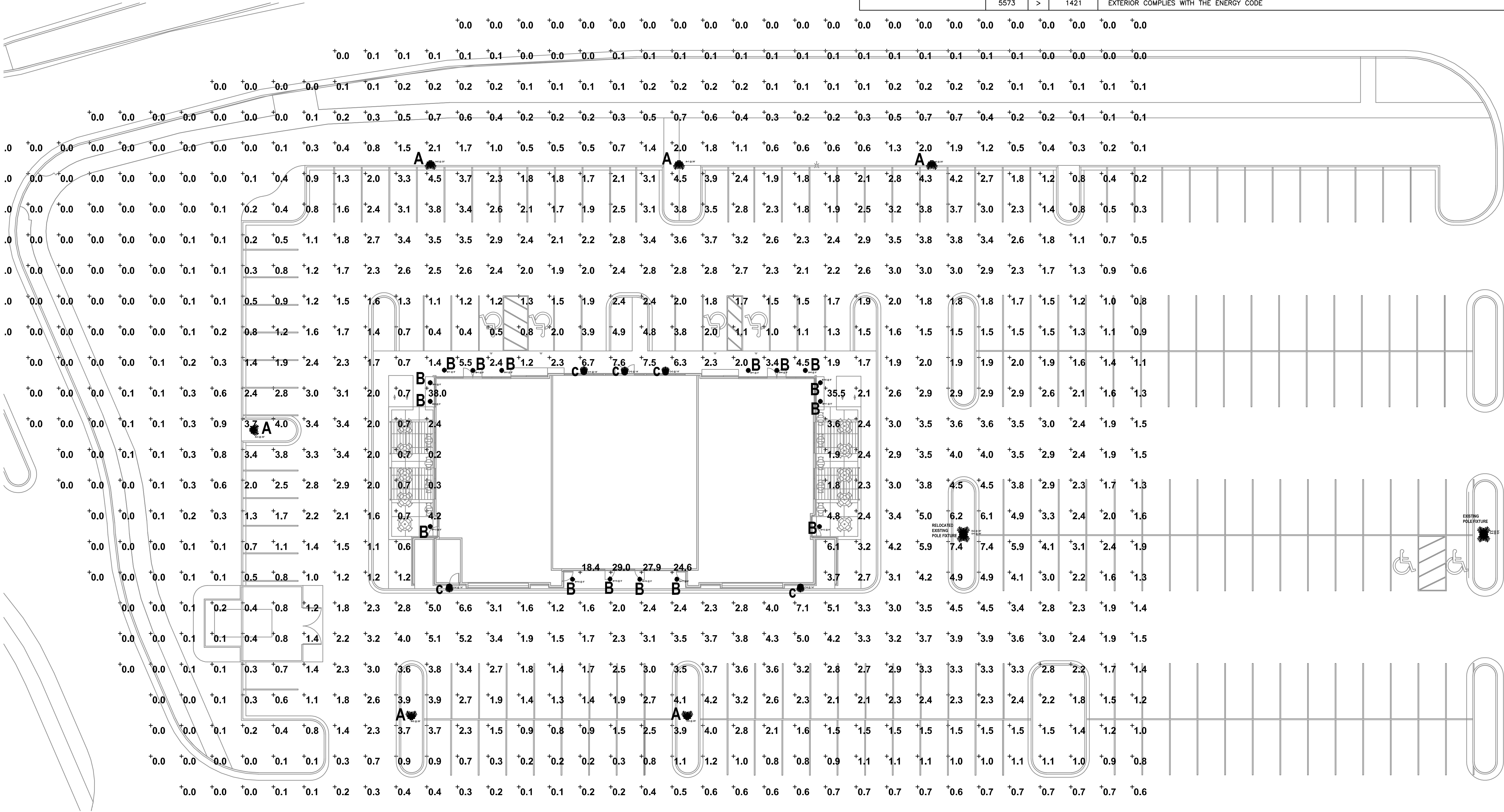




LIGHT FIXTURE SCHEDULE								
ID	Description	Size	Manufacturer	Model #	Voltage	Lamps	Mounting	Remarks
A	LED FULL CUTOFF POST MOUNTED AREA LIGHT	15"x40"	LITHONIA	DX2 LED P3 40K TFTM MVOLT RPA HS DBLXD	120	LED, 4000K, 13,449L, 125W, 70CRI	20' ROUND POLE	BLACK FINISH, HOUSESIDE SHIELD
B	RECESSED 4"ø LED CAN	4"ø	GOTHAM	EVO 40/15 4AR MD LSS MVOLT	120	LED, 4000K, 1500L, 17.3W, CRI 80	RECESSED	
C	SURFACE WALL MOUNT FULL CUTOFF LED	6.5"x8.75" x3.9"	RAB	SLIM 18N	120	LED, 4000K, 2560L, 18W, 71 CRI	WALL	CUSTOM COLOR - BLACK

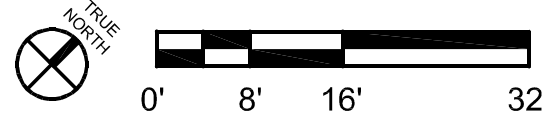
EXTERIOR LIGHTING POWER CALCULATION												
BUILDING TYPE: RETAIL      ZONE: 3												
Description	Code		Area (sf)	Allowable (W)	Light Fixtures							
					ID	# Fixtures	Watts /Fixture	Total Watts	ID	# Fixtures	Watts /Fixture	Total Watts
PARKING LOT & DRIVES	0.1000	W/SF	38,632	3863	A	5	125	625	—	0	0	0
MAIN ENTRY	30	W/LF	18	540	B	16	17	272	—	0	0	0
OTHER DOORS	20	W/LF	21	420	C	5	18	90	—	0	0	0
BASE ALLOWANCE	750	W		750	EXISTING	2	217	434				
TOTALS	LIGHTING ALLOWANCE			5573	DESIGN TOTAL			1421				
	5573	>	1421	EXTERIOR COMPLIES WITH THE ENERGY CODE								



PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

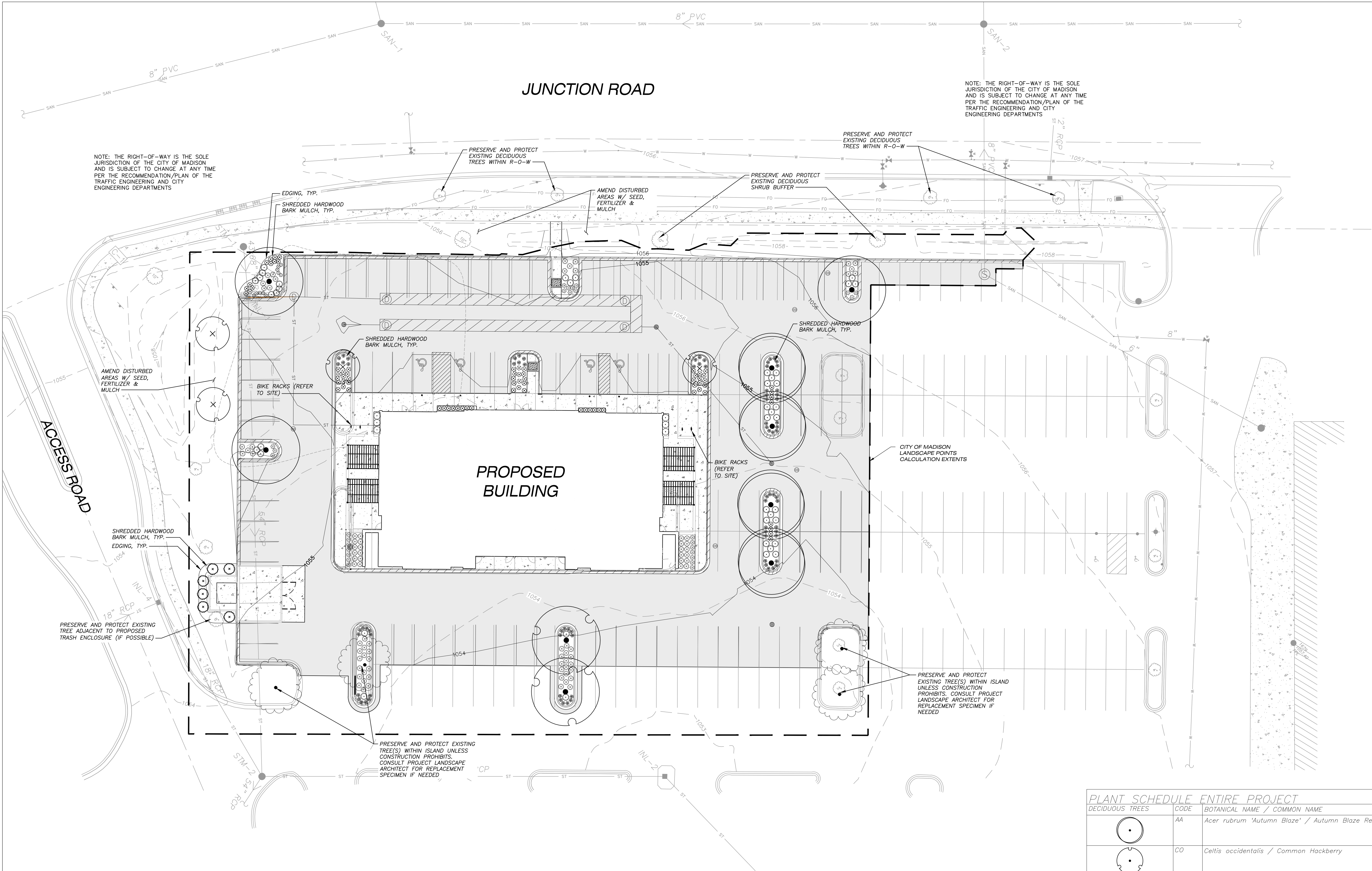
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 17  
05/30/2018



SITE PLAN - PHOTOMETRICS





LEGEND (LANDSCAPE PLAN)

---	PROPERTY LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	STORM SEWER
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING FIBER OPTIC
---	ADA PARKING BOLLARDS/SIGNS
---	BIKE RACK
---	LANDSCAPE EXTENTS

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE ENTIRE PROJECT

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AA	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	2.5" Cal	4
	CO	Celtis occidentalis / Common Hackberry	B & B	2.5" Cal	2
	GD	Gleditsia triacanthos f. inermis 'Draves' / Streetkeeper Honey Locust	B & B	2.5" Cal	3
EVERGREEN TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	6 ft tall min.	6
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AP	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B & B	1.5" Cal	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	BG	Buxus x 'Green Velvet' / Boxwood	3 gal	24" Min. Ht.	6
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	BA	Baptisia australis / Blue Wild Indigo	1 Gal	18-12" Ht.	41
	EM	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	1 Gal	18-12" Ht.	18
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	18-12" Ht.	49
	PA	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 Gal	18-12" Ht.	27
	RF	Rudbeckia fulgida 'Goldstrum' / Black-Eyed Susan Coneflower	1 gal	18-12" Ht.	27
	SH	Sedum x 'Herbstfreude' / Autumn Joy Sedum	1 gal	18-12" Ht.	38
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	18-12" Ht.	81
	SL	Schizachyrium scoparium / Little Bluestem Grass	1 gal	18-12" Ht.	49

PRAIRIE TOWNE CENTER - NORTH OUTLOT

241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL RE  
2515 McKinney Avenue  
Dallas, TX 75201

ISSUE DATES:

Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

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Sheet Title  
OVERALL  
LANDSCAPE PLAN

Project Number: Project Number  
Sheet Number

L1.0



## PRAIRIE TOWNE CENTER - NORTH OUTLOT

241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL RE  
2515 McKinney Avenue  
Dallas, TX 75201

Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

**PRELIMINARY NOT  
FOR CONSTRUCTION**

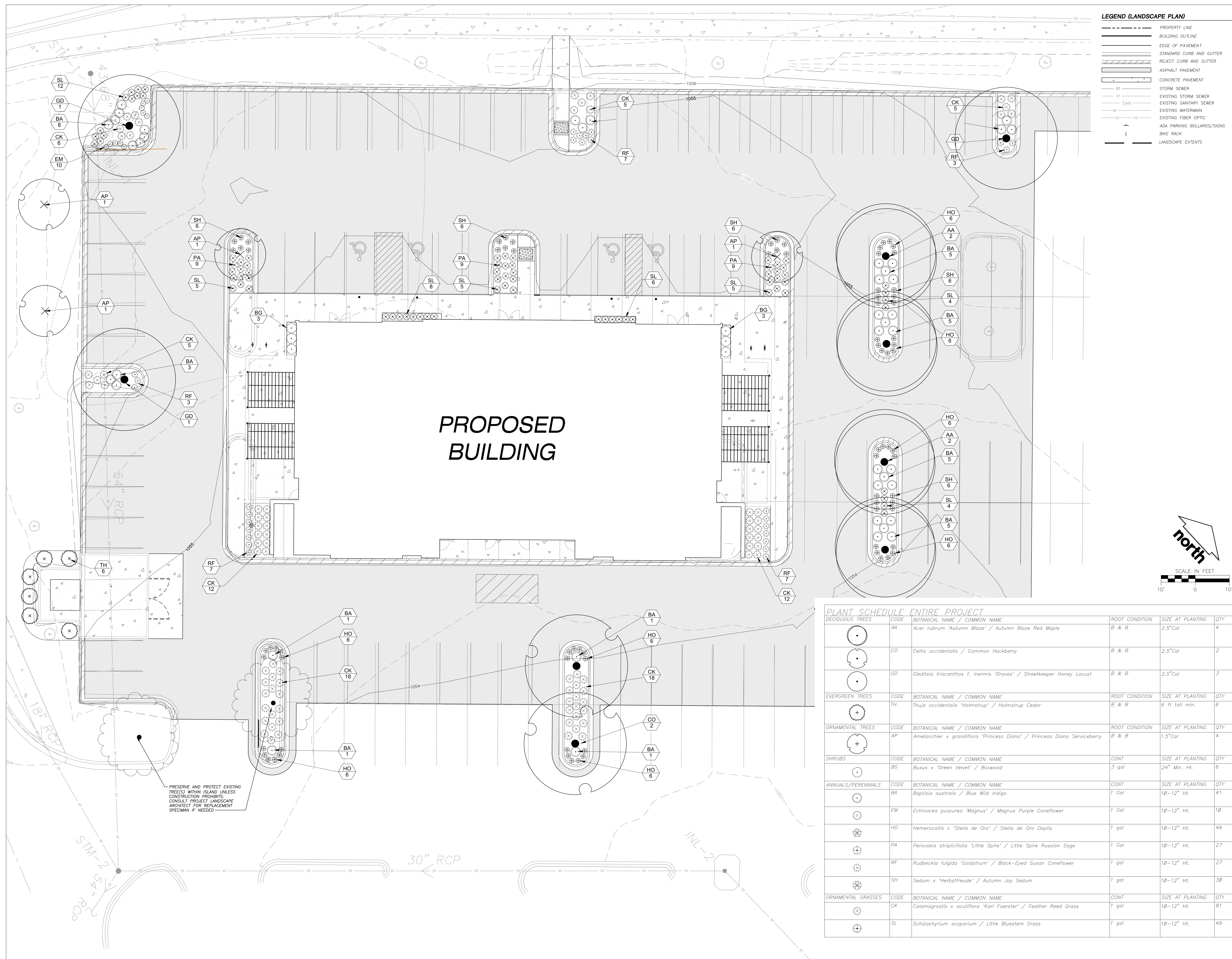
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Sheet Title  
**DETAILED  
LANDSCAPE PLAN**

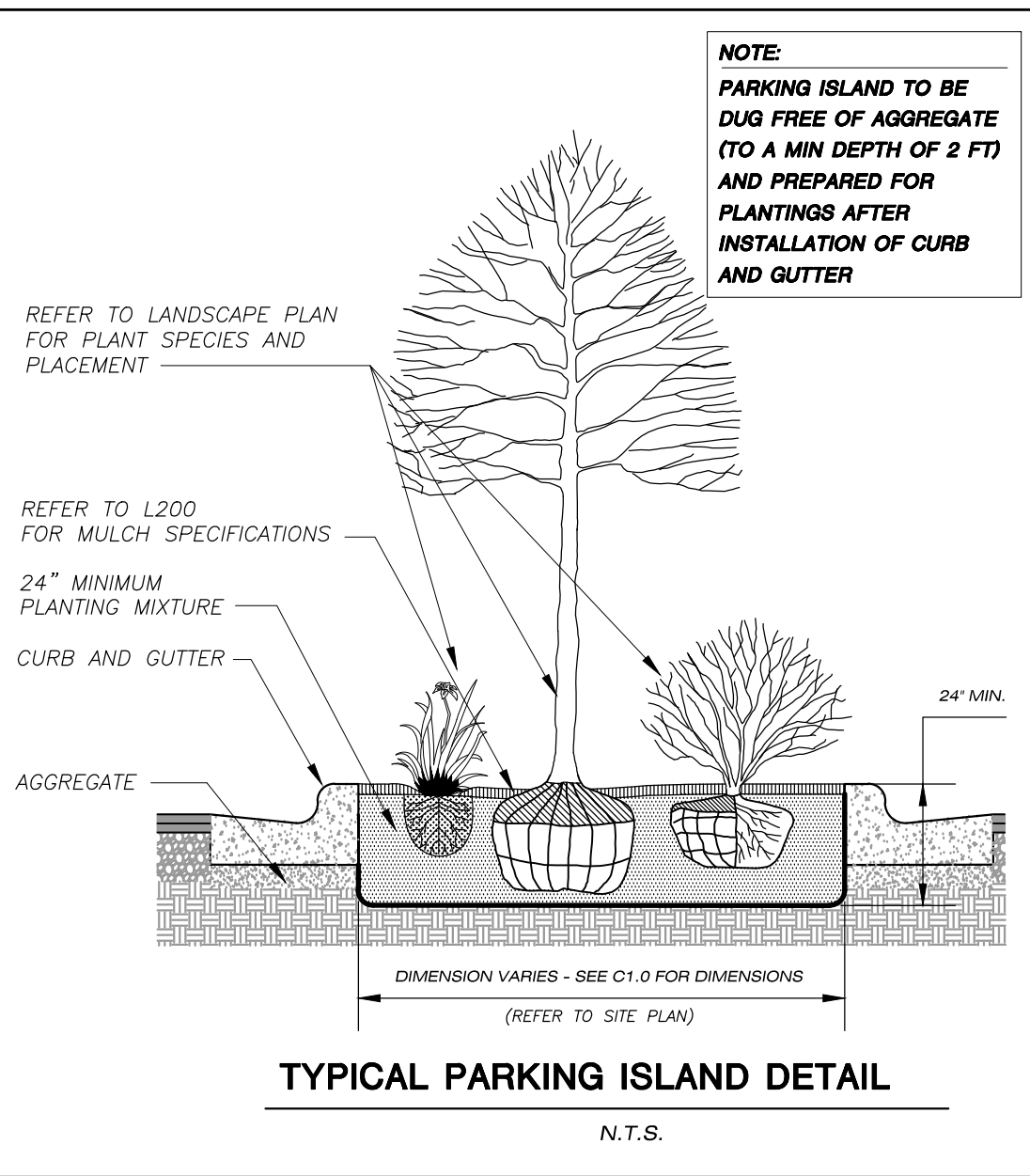
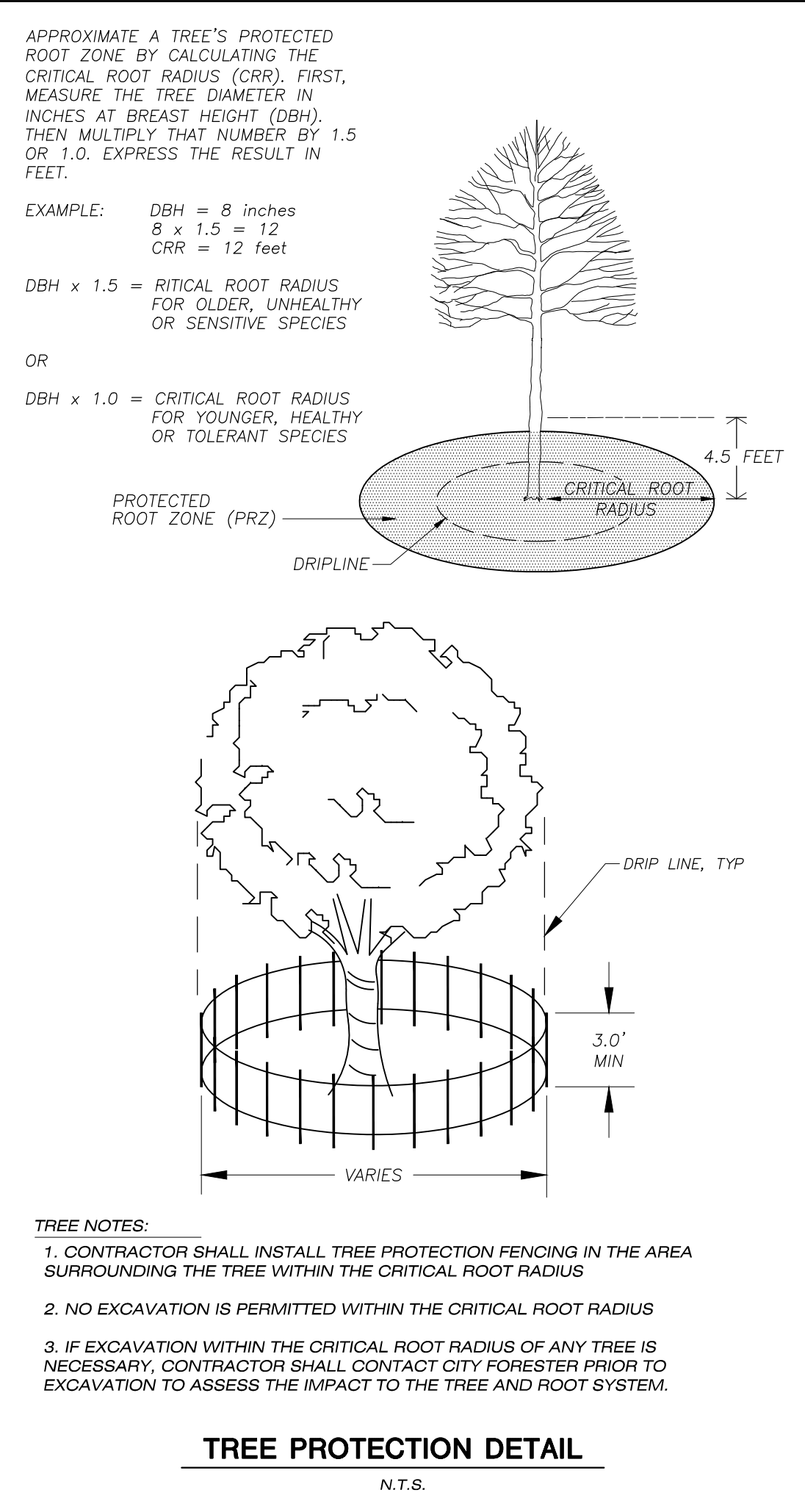
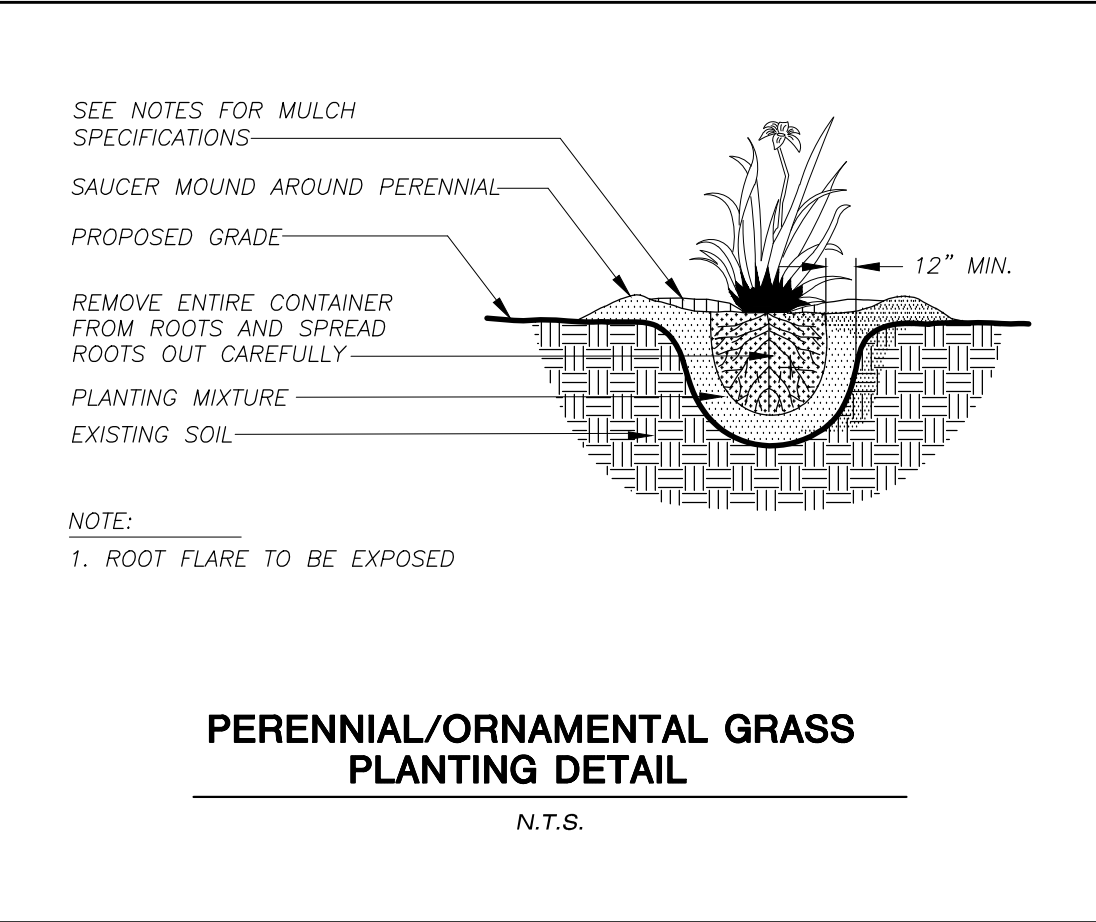
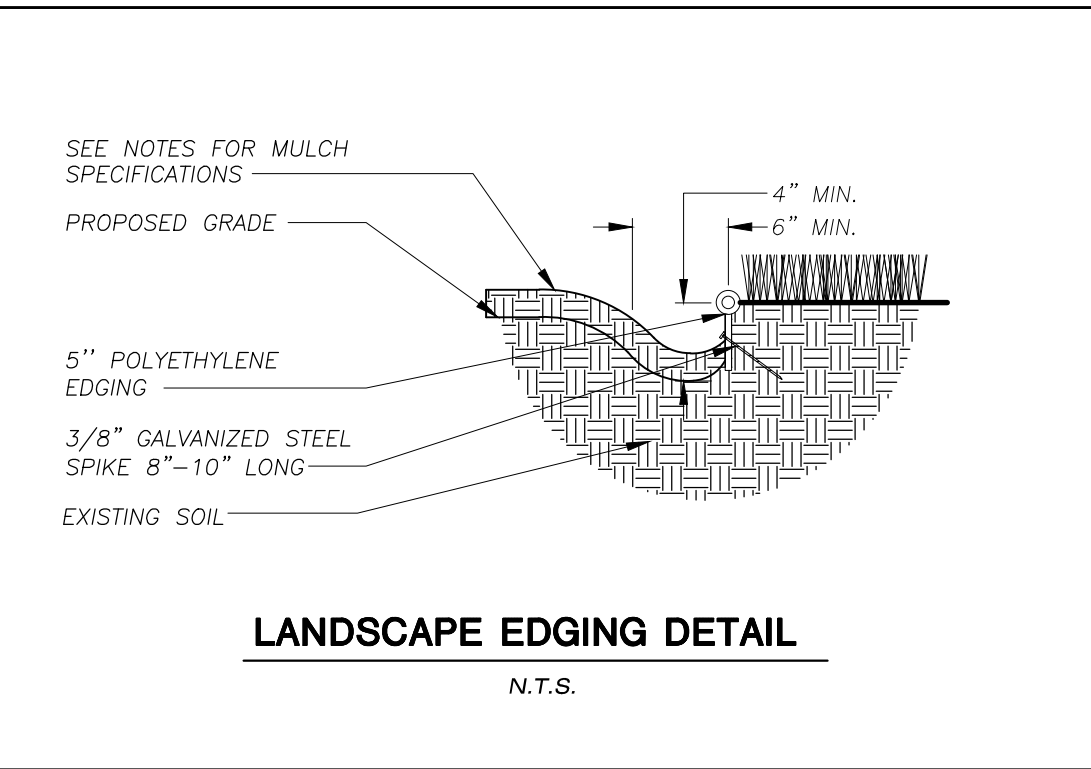
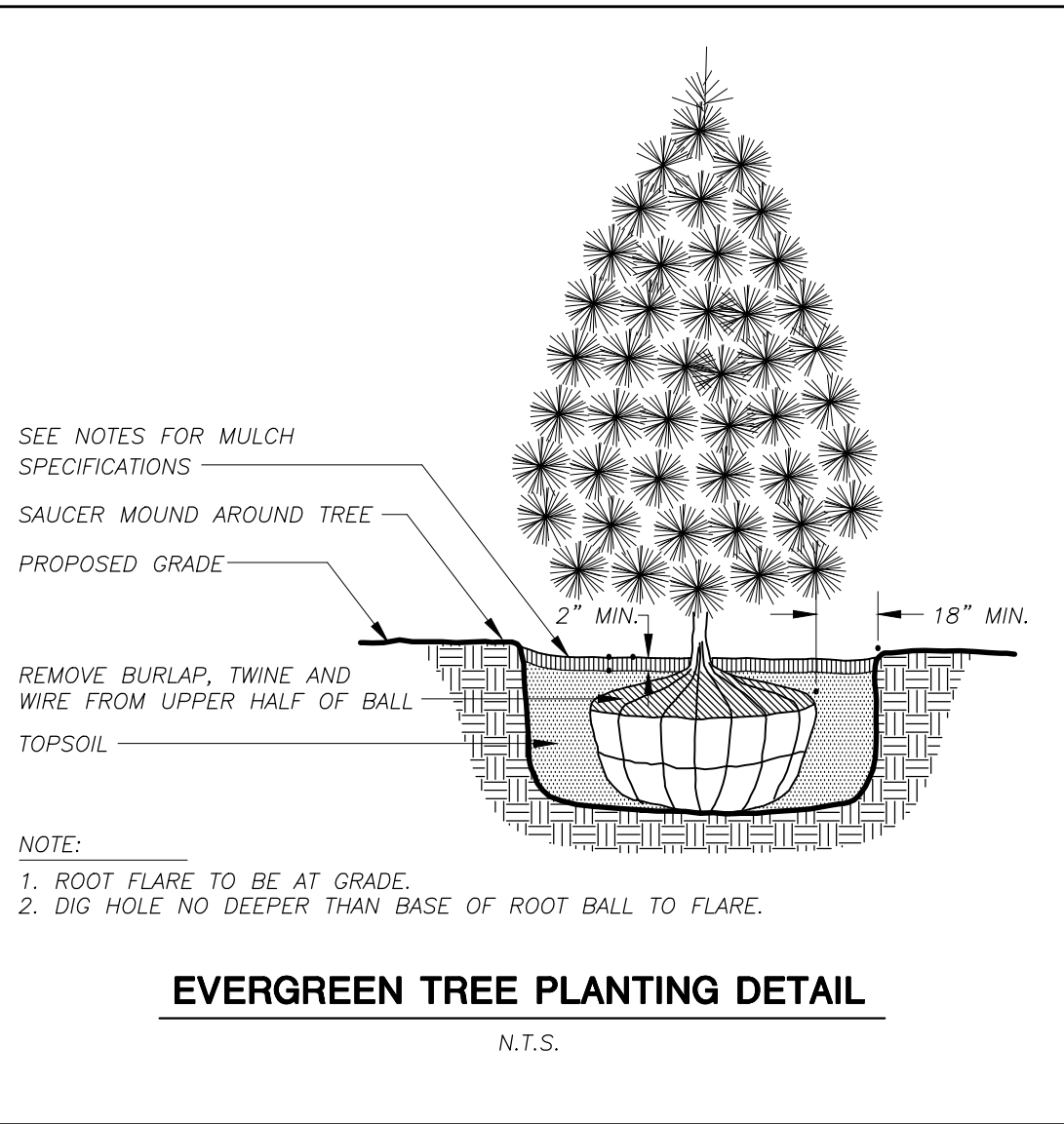
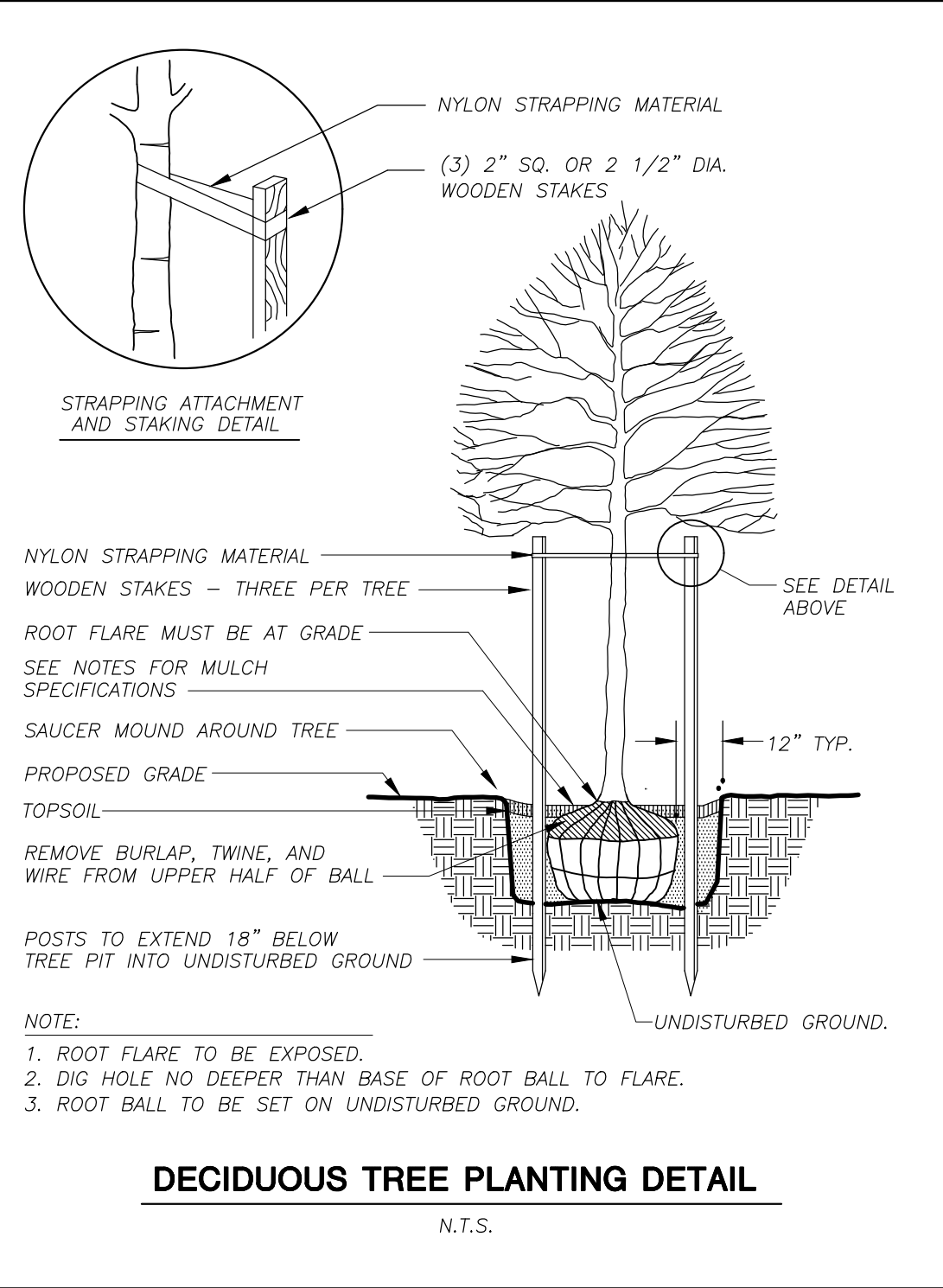
Project Number:	Project Number
Sheet Number	

## L1.1

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#### GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION. PLANTS 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 AND 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, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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 THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. 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 HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- 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, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
- 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 A302. PRUNE TREES 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 CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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. 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 SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

#### LANDSCAPE MATERIAL NOTES

- MATERIALS - SOIL:** PLANTING SOIL SHALL MEET THESE REQUIREMENTS:  
A. PLANTING AREAS = 24"  
B. TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRAMBLE LOAM FROM A 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. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT/DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.**
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED AS DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

#### CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO 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'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- 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 60 DAY CONTRACTOR GUARANTEE PERIOD.

**CITY OF MADISON**  
**LANDSCAPE WORKSHEET**  
Section 28.142 Madison General Ordinance

Project Location / Address **241 JUNCTION ROAD, MADISON, WI**  
Name of Project **PRAIRIE TOWNE CENTER NORTH OUTLOT**  
Owner / Contact **UBS GLOBAL RE**  
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 excluding land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- 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 **44,523**  
Total landscape points required **743**

- 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	2 1/2 inch caliper measured diameter at breast height (dbh)	35			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arbovitae)	3-4 feet tall	10			6	60
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			6	18
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			314	628
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 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	4	222 (EACH EXISTING TREE APPROX. 4" CAL.)		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>				222		1,081

Total Number of Points Provided **1,303**

\* 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.



## PRAIRIE TOWNE CENTER - NORTH OUTLOT

241 JUNCTION ROAD, MADISON, WI

UBS GLOBAL RE  
2515 McKinney Avenue  
Dallas, TX 75201

ISSUE DATES:		
Issue	Description	Date
1	UDC INITIAL/FINAL	05/29/2018

**PRELIMINARY NOT FOR CONSTRUCTION**

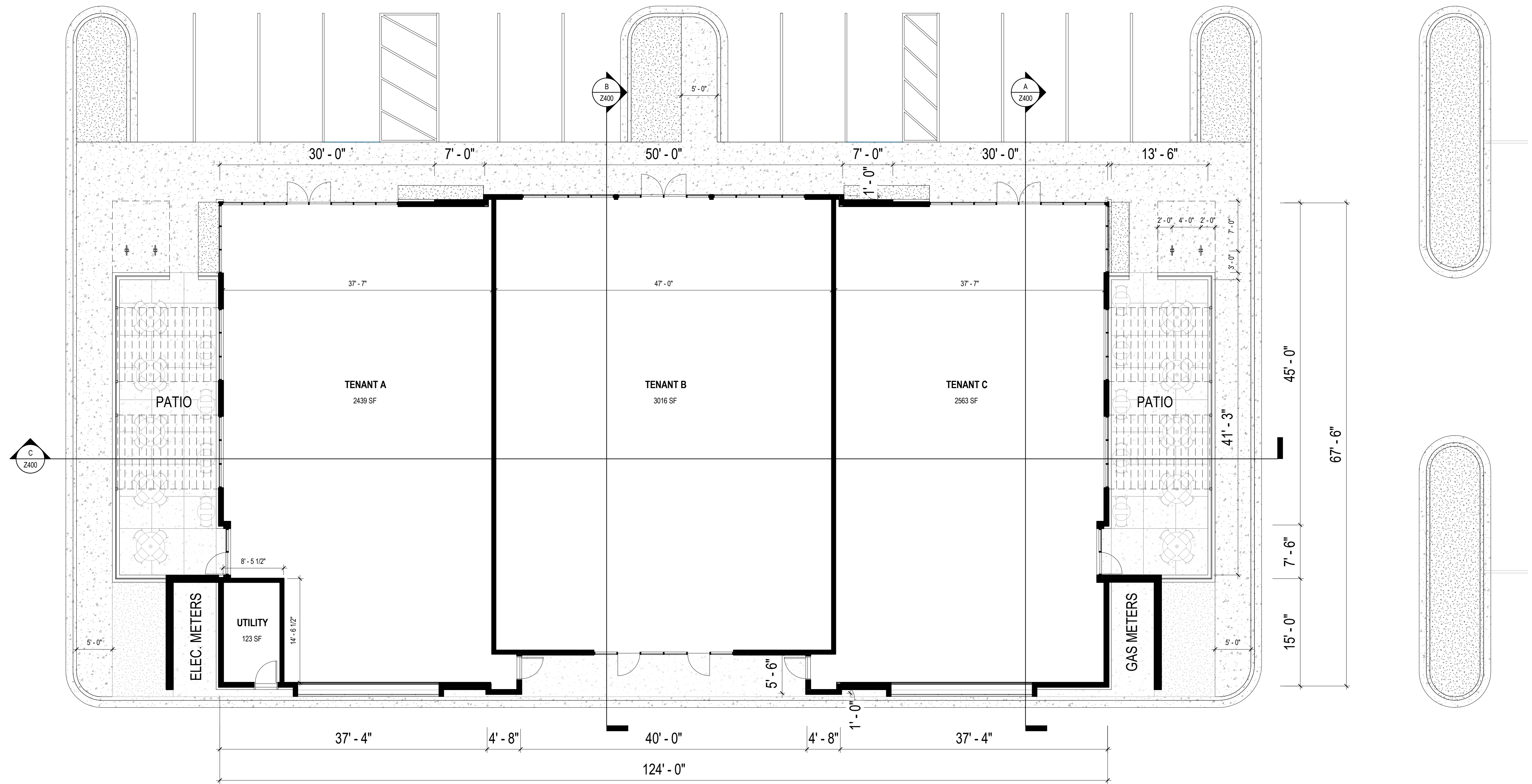
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Sheet Title  
**LANDSCAPE DETAILS AND SPECIFICATIONS**  
Project Number: Project Number  
Sheet Number

**L2.0**

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NORTH OUT LOT

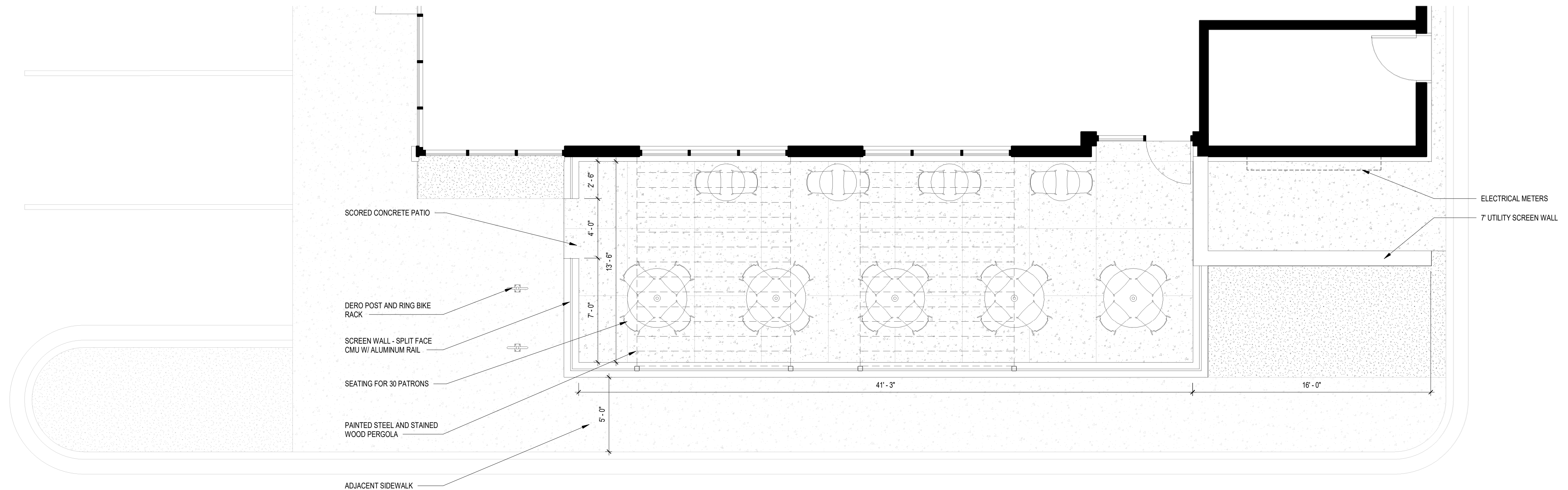
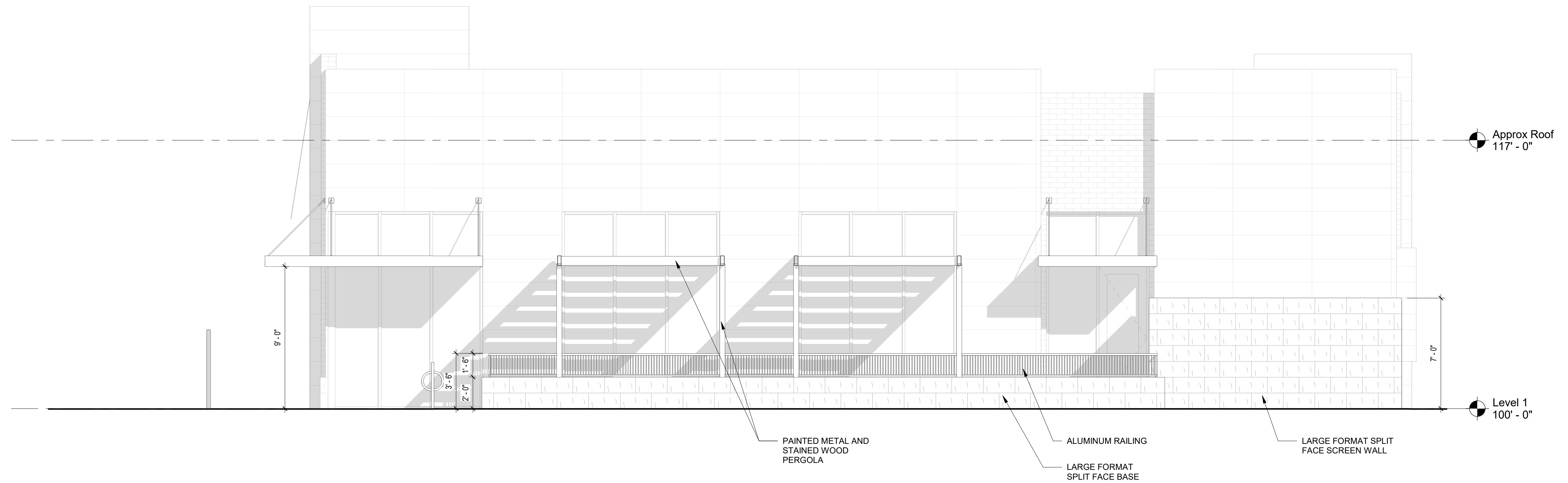
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05/30/2018



# FIRST FLOOR PLAN

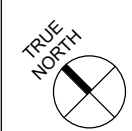




PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

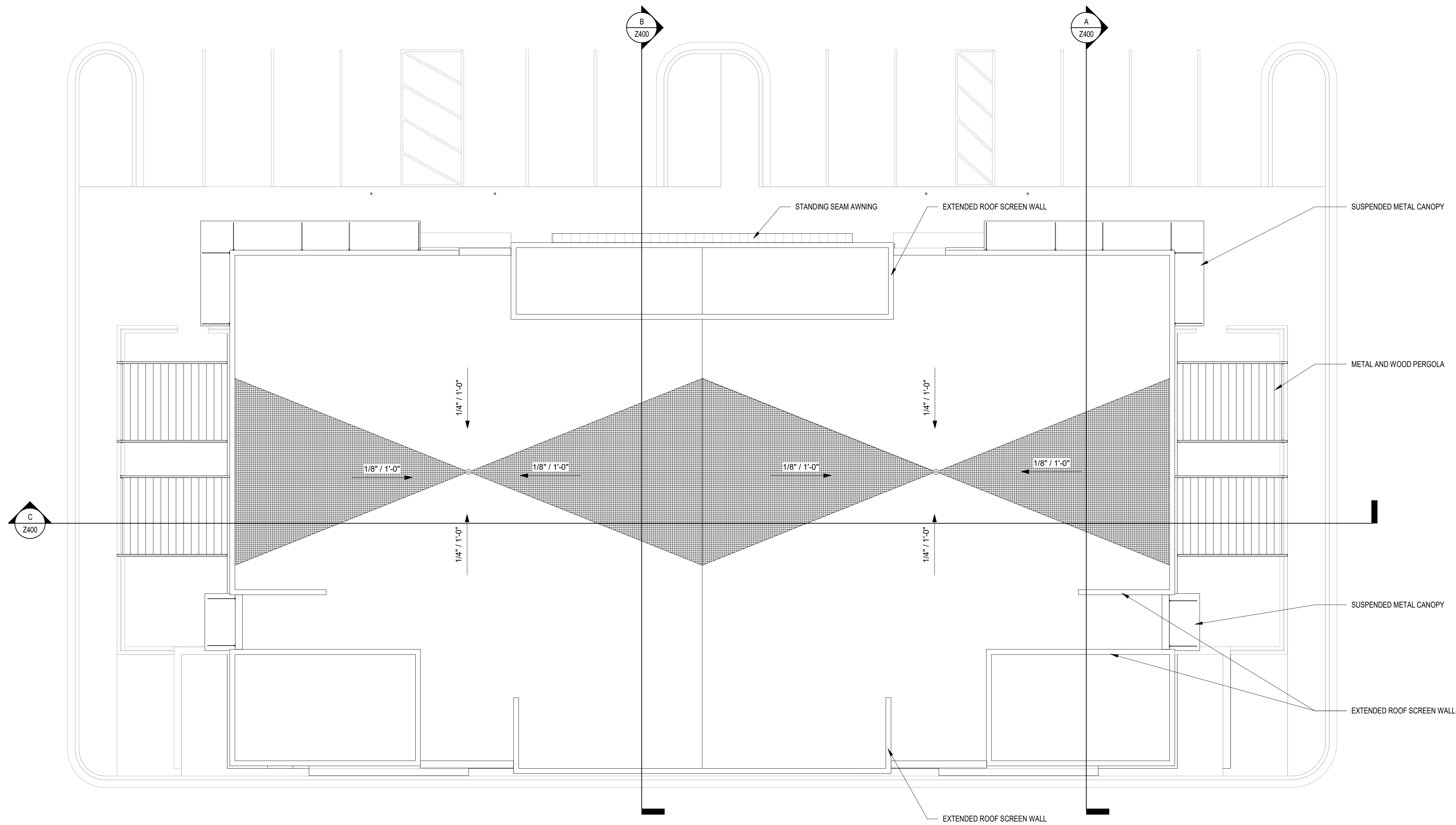
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05/30/2018



## OUTDOOR SEATING AREA PLAN

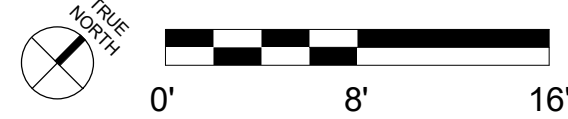




PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

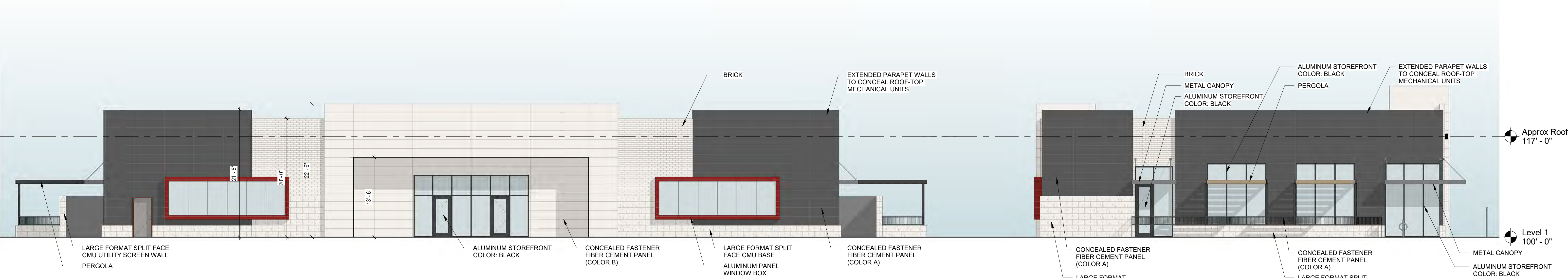
SHEET: 23  
05/30/2018



# ROOF PLAN



EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	CERACLAD CONTEMPORARY SMOOTH COLOR: SUMI 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	CERACLAD CONTEMPORARY SMOOTH COLOR: SILK 18" X 60"			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK
NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY											

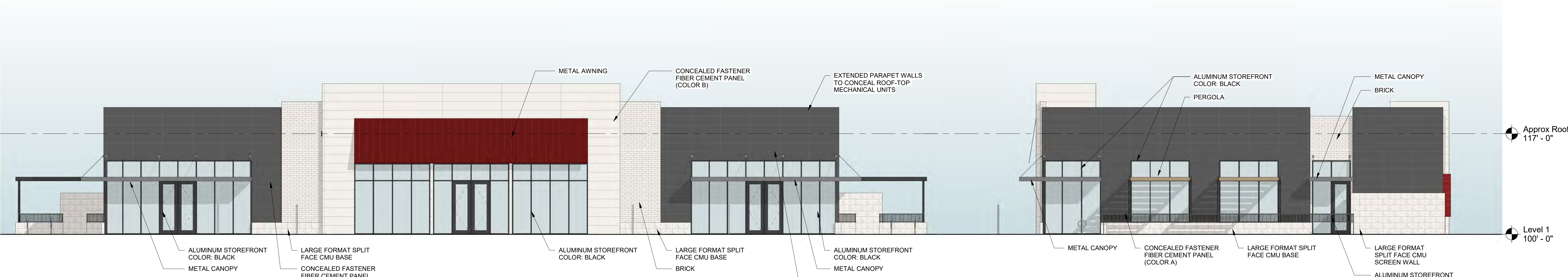


COLOR - SOUTHEAST ELEVATION

1/8" = 1'-0"

COLOR - NORTHEAST ELEVATION

1/8" = 1'-0"



NORTHWEST ELEVATION  
( VIEW FROM JUNCTION ROAD)

1/8" = 1'-0"

COLOR - SOUTHWEST ELEVATION

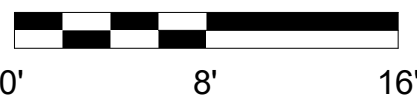
1/8" = 1'-0"

PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

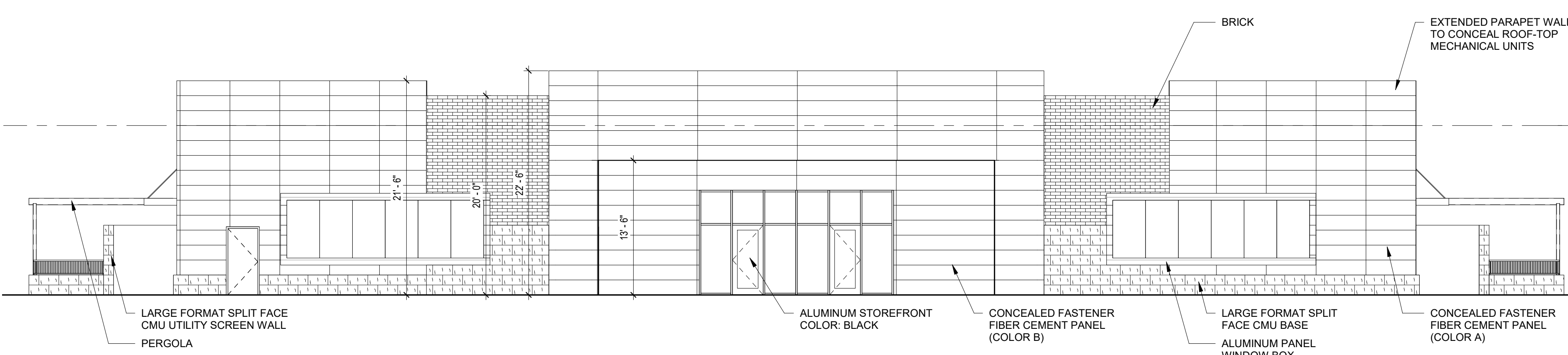
SHEET: 24  
05/30/2018

ELEVATIONS - COLOR



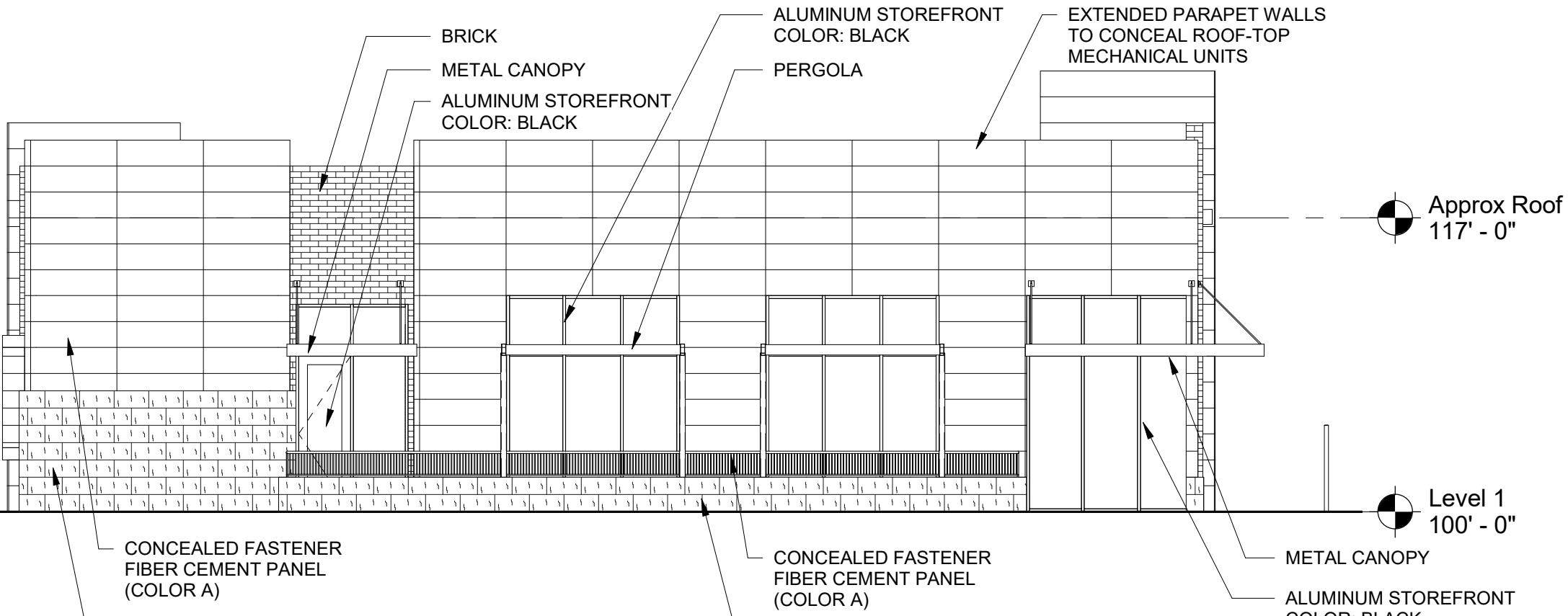


EXTERIOR MATERIAL LEGEND											
HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION	HATCH	SWATCH	MARK	DESCRIPTION
		BRICK	BELDEN UTILITY BRICK COLOR: ALASKA WHITE VELOUR			FIBER CEMENT COLOR A	CERACLAD CONTEMPORARY SMOOTH COLOR: SUMI 18" X 60"			METAL AWNING	STANDING SEAM METAL ROOF ON ALUMINUM FRAME PAC-CLAD COLONIAL RED OR EQUIVALENT
		LARGE FORMAT CMU	COUNTY MATERIALS CMU 12" X 24" COLOR: WHITE FINISH: SPLIT FACE			FIBER CEMENT COLOR B	CERACLAD CONTEMPORARY SMOOTH COLOR: SILK 18" X 60"			METAL CANOPY	SUSPENDED METAL CANOPY COLOR: BLACK
NOTE: MATERIAL SWATCHES NOT TO SCALE - FOR REFERENCE ONLY											



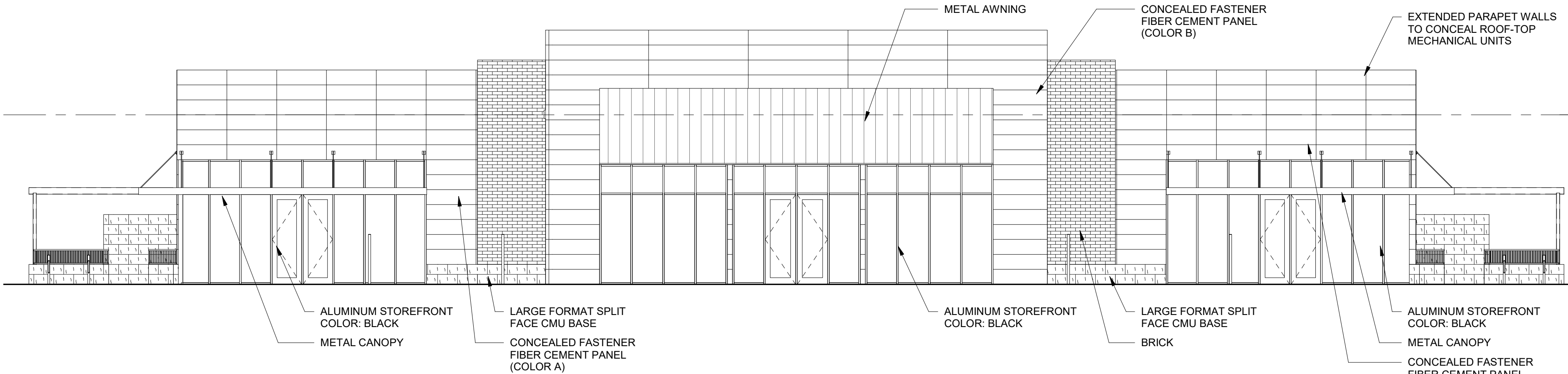
**SOUTHEAST ELEVATION**

1/8" = 1'-0"



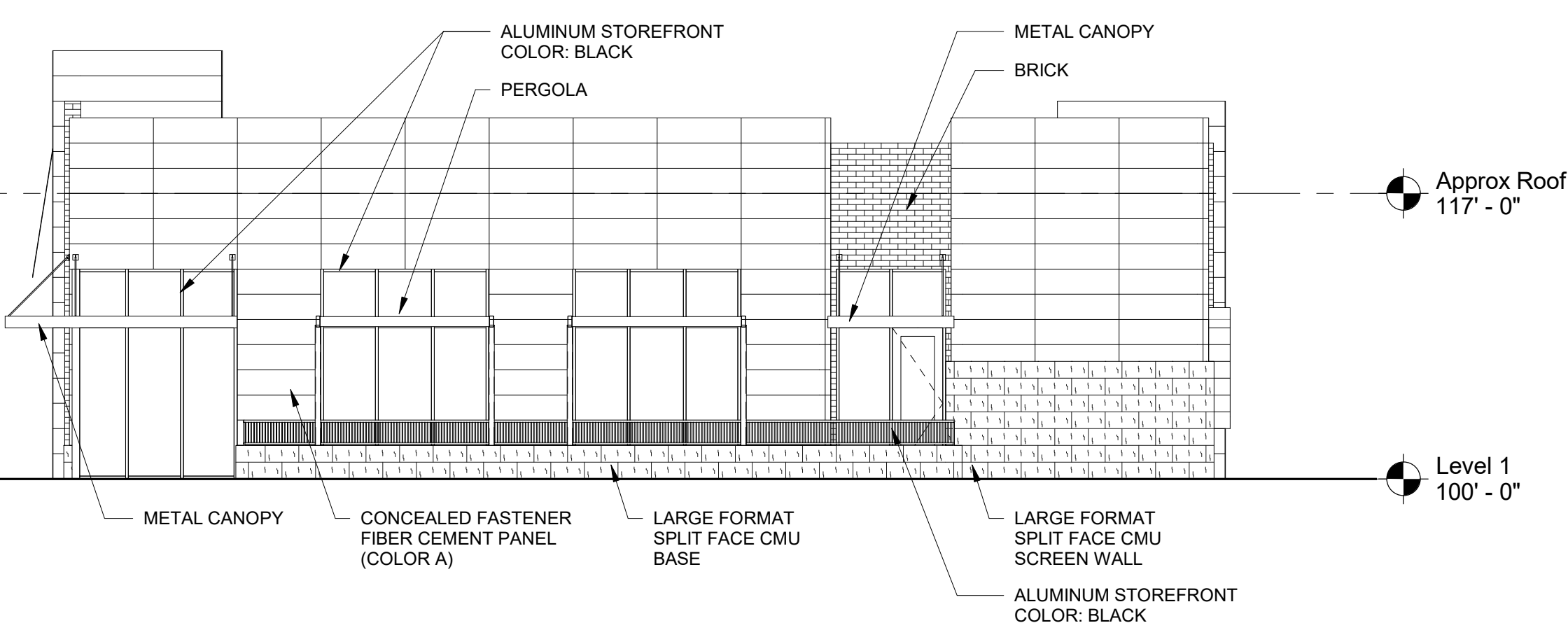
**NORTHEAST ELEVATION**

1/8" = 1'-0"



**NORTHWEST ELEVATION**

1/8" = 1'-0"



**SOUTHWEST ELEVATION**

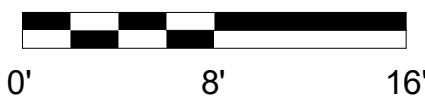
1/8" = 1'-0"

PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

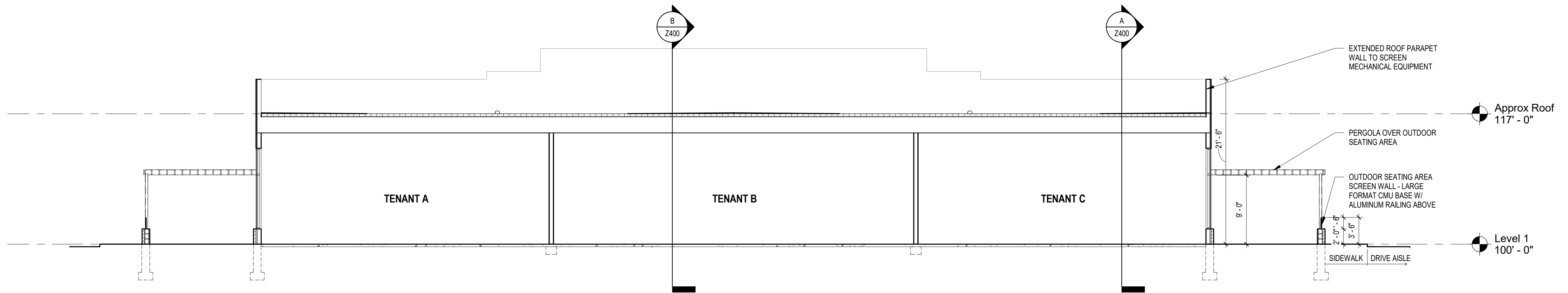
241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 25  
05/30/2018

ELEVATIONS - B&W

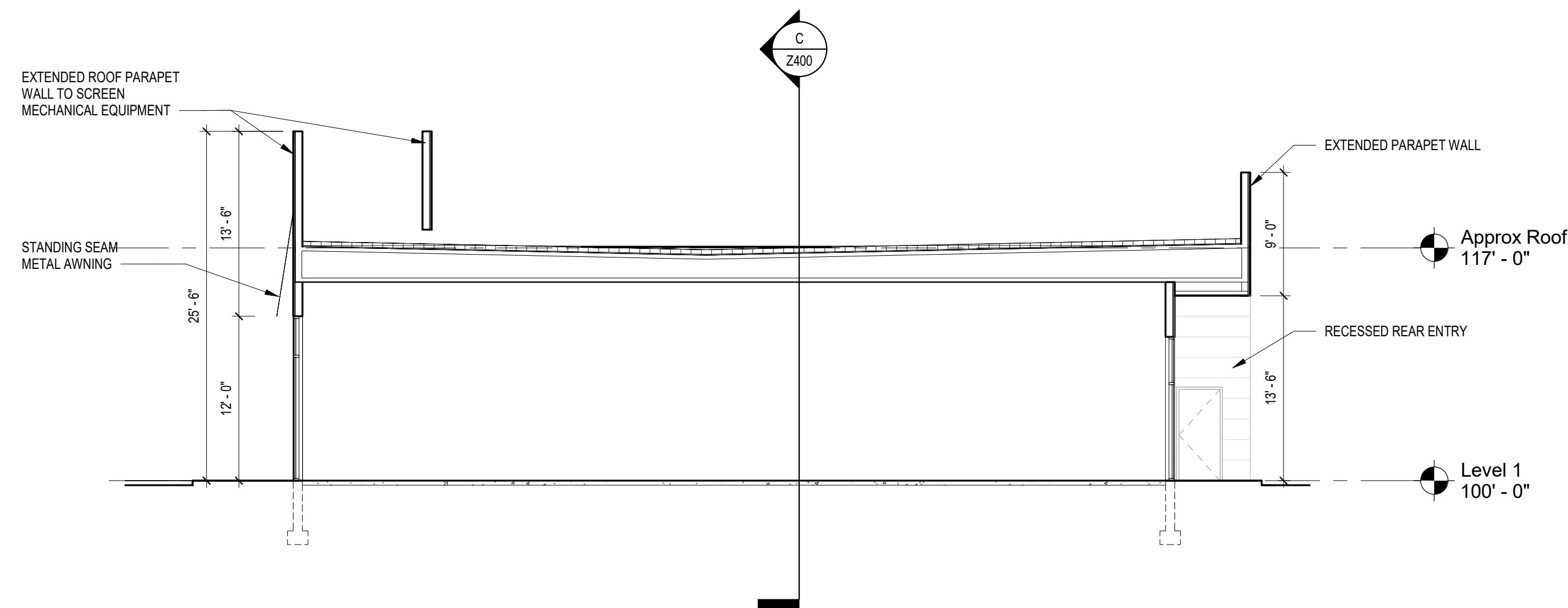






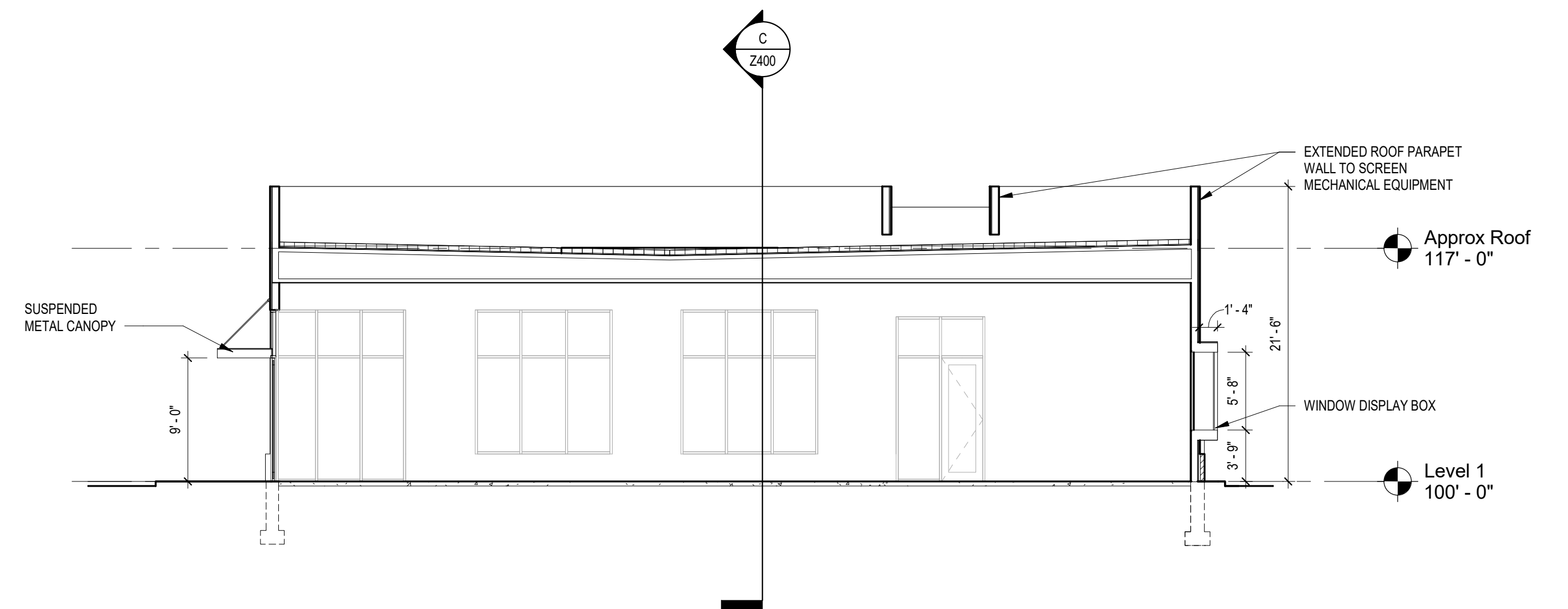
**BUILDING SECTION C**

1/8" = 1'-0"



**BUILDING SECTION B**

1/8" = 1'-0"



**BUILDING SECTION A**

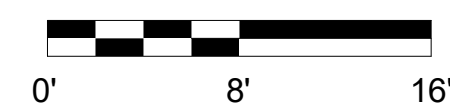
1/8" = 1'-0"

PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 26  
05/30/2018

## SCHEMATIC BUILDING SECTIONS







PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 27  
05/30/2018

PERSPECTIVE





PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 28  
05/30/2018

PERSPECTIVE





PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 29  
05/30/2018

PERSPECTIVE





PRAIRIE TOWNE CENTER -  
NORTH OUT LOT

241 JUNCTION ROAD, MADISON, WI 53717

SHEET: 30  
05/30/2018

PERSPECTIVE