URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4706 East Washington Ave.

Title: 4706 East Washington Redevelopment

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 27, 2019

☐ New development ☐ Alteration to an existing or previously-approved development

☐ Informational ☐ Initial approval ☒ Final approval

3. Project Type

☒ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Steve Doran Company Galway Companies, LLC.

Street address 6430 Bridge Rd, Ste. 230 City/State/Zip Madison WI, 53713

Telephone 608-327-4006 Email sdoran@galwaycompanies.com

Project contact person Brad Koning Company Sketchworks Architecture, LLC.

Street address 7780 Elmwood Ave. Ste. 208 City/State/Zip Middleton WI 53562

Telephone 608-836-7570 Email bkkoning@sketchworksarch.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- ☒ **Application Form**
- ☒ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☒ **Development plans** (Refer to checklist provided below for plan details)
- ☒ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser and Jenny Kirchgatter on December 10, 2018.

2. 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.

Applicant name Steve Doran Relationship to property Owner

Authorized signature of **Property Owner** Date 01/07/2019

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/ or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

January 9, 2019

City of Madison
Department of Planning
Urban Design Commission
215 Martin Luther King Jr. Blvd.
Madison WI 53703

RE: Land Use Application
Urban Design Commission Application
4706 East Washington Ave.

Dear Commission members and Planning Staff:

On behalf of Galway Companies, Sketchworks Architecture, LLC is submitting this letter of intent and application for the proposed multi-tenant commercial building and site improvements to the vacant parcel located at 4706 E. Washington Ave.

On December 10, 2018, we presented the project scope to Janine Glaeser, Jenny Kirchgatter , and Sydney Prusak for a pre-application meeting to gain information and better knowledge into the requirements of this proposed development.

Proposal Summary:
In late 2017, the two-story office building formerly located at 4706 E. Washington Ave. was razed due to its condition and viability of its intended use. The site was prepared per the terms of the demolition approval, and has been vacant since. The owner has now identified a need to construct a 5,500 sf multi-tenant commercial building on the southern most portion of the lot due to the extreme grade change and subsurface conditions. Parking will be located directly to the north of the proposed building site, with access via cross-access easement agreement with the adjacent property to the west. The owner controls both properties. As such, planning is considering this a planned development due to the cross-access easement. Plan Commission approval is required for all planned development sites as a Conditional Use. The proposed use(s) are approved within the CC-T zoning district.

The parcel is located within the (CC-T) Commercial Corridor - Transitional Zoning, as well as the Urban Design District #5. This area is also part of the Greater Sandburg Neighborhood Association. We have contacted Alder Baldeh of District #17, and he has waived the 30 day notice. Official notice was provided to the Alder on December 11, 2018 of the request.

The building will be a single story, wood framed commercial building. Exterior materials will consist primarily of brick masonry creating a durable base, a middle section of fiber-cement based panels, and a top that incorporates EIFS within the signage band areas for ease of attachment and maintenance. The building design meets the material and percentage of required glazing as required by the City of Madison Ordinances.

Zoning District:

The property is currently zoned CC-T
Urban Design District #5.

Project Schedule:

The project construction schedule will be as follows:

Pre-Application Meeting	December 10, 2018
Submit Land Use Application/UDC	January 9, 2019
Urban Design Commission Initial/Final	February 27, 2019
Plan Commission	March 11, 2019
Final Site Plan Submittal:	March 12, 2019
Plan Review/Permit Submittal:	March 15, 2019
Start Construction	April 1, 2019

Project Team:

The key individuals and firms involved in this planning and design process include:

Tenant/ Building Owner:
Galway Companies, LLC.
6430 Bridge Rd, Ste. 230
Madison WI 53713
Contact: Steve Doran
(608) 327-4006

Civil Engineer:
Professional Engineering, LLC.
818 N. Meadowbrook Ln.
Waunakee, WI 53597
Contact: Roxanne Johnson P.E.
(608) 849-9378

Architect:
Sketchworks Architecture, LLC
7780 Elmwood Ave Ste 208
Middleton, WI 53562
Contact: Brad Koning
(608) 836-7570

Please feel free to contact us with any questions you may have regarding this request.

Respectfully,

Bradly Koning

Brad Koning
Sketchworks Architecture, LLC

Invue

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics
Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

Mounting
JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

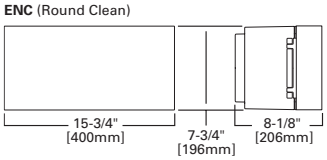
ENC/ENT/ENV
ENTRI LED

1 - 2 LightBARs
Solid State LED

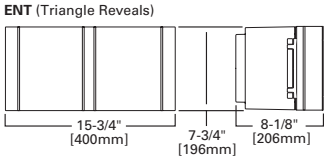
ARCHITECTURAL WALL LUMINAIRE

DIMENSIONS

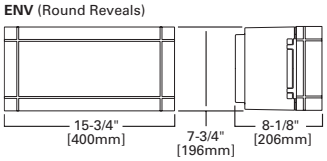
ENC (Round Clean)



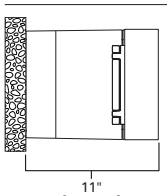
ENT (Triangle Reveals)



ENV (Round Reveals)



CONDUIT MOUNT / BATTERY BACK BOX



CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.3 kgs.)

EATON
Powering Business Worldwide

TD514003EN
2017-10-09 10:01:22

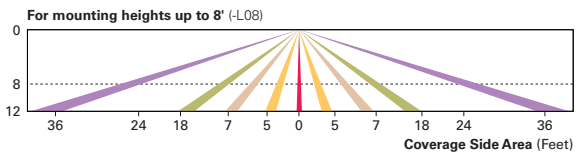
CONTROL OPTIONS

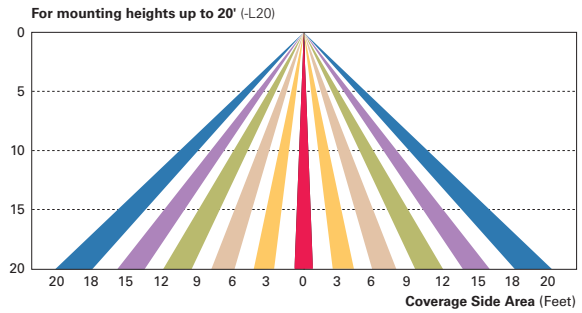
0-10V
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

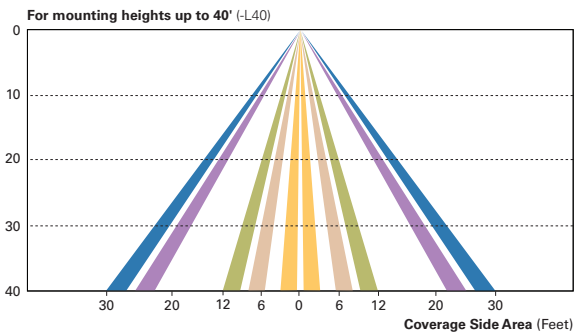
Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

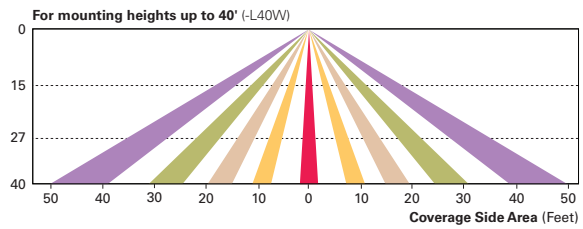
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8’-40’.



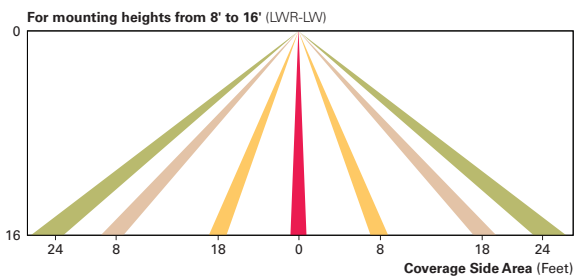


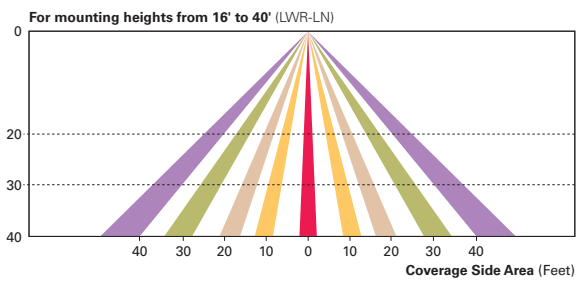




LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.





POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

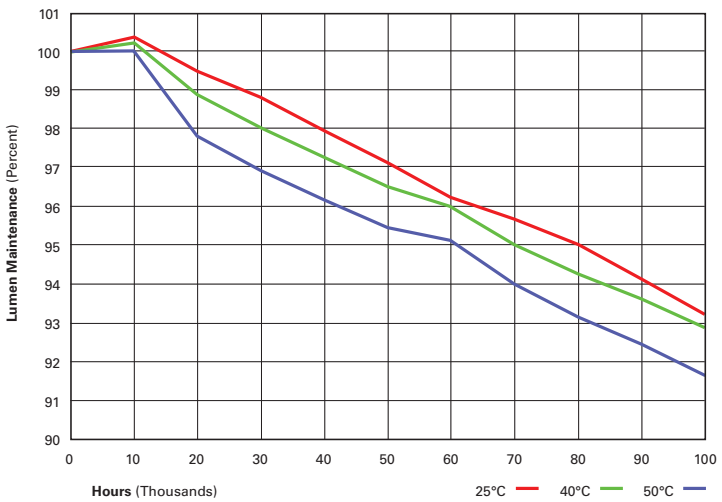
LUMEN MAINTENACE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: ENC-E02-LED-E1-BL3-GM

TBD

Product Family	Number of LightBARs [1]	Lamp Type	Voltage	Distribution	Color [3]
ENC=Entri Round Clean **ENT**=Entri Triangle Reveals **ENV**=Entri Round Reveals	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [2]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [9]
ULG=Uplight Glow (For Uplight Only) **PC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **WG**=Wire Guard **TP**=Tamper Resistant Hardware **LCF**=LightBAR Cover Plate Matches Housing Finish **7030**=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **8030**=80 CRI / 3000K CCT [4] **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [5] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [6] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [7] **DIM**=0-10V Dimming Driver **LWR-LW**= LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [8] **LWR-LN**= LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [8]	**VA2001-XX**=Thru-Way Conduit Box **VA6172**=Wire Guard **VA6173**=Tamper-Resistant Driver Bit **MA1253**=10kV Circuit Module Replacement

NOTES:
1. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems)
3. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
4. Extended lead times apply.
5. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
6. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
7. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
8. LumaWatt Pro wireless sensors are factory installed only, order with OSB backbox, requiring network components LWP-EM-1,LWP-GW-1,LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
9. Replace XX with color suffix.

McGraw-Edison

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/ cUL listed for wet locations.

SPECIFICATION FEATURES

Construction
One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

Optics
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting
Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish
Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

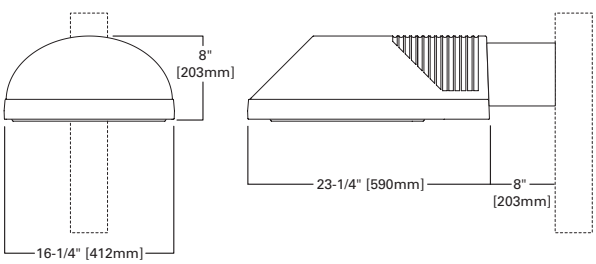
Warranty
Five-year warranty.

TLM
TALON MEDIUM LED

1 - 6 LightBARs
Solid State LED

ARCHITECTURAL AREA LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
1.89 with 8" Arm

SHIPPING DATA
Approximate Net Weight:
42 lbs. (19.09 kgs.)

Powering Business Worldwide

*www.designlights.org

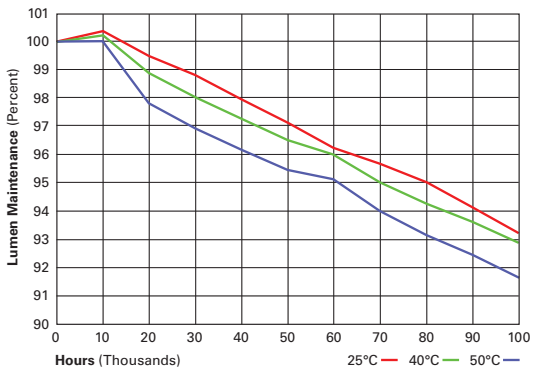
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	149W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25ºC	> 99%	> 97%	> 96%	> 93%	> 450,000
40ºC	> 98%	> 97%	> 96%	> 92%	> 425,000
50ºC	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.96

TLM TALON MEDIUM LED

MOUNTING CONFIGURATIONS

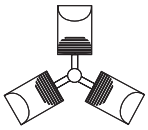
Wall Mount

Arm Mount Single
EPA 1.89

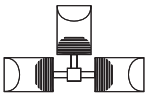
Arm Mount 2 @ 180°
EPA 3.55

Arm Mount 2 @ 90°
EPA 3.43

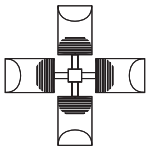
Arm Mount 3 @ 120°
(Round Pole Only)
EPA 3.69



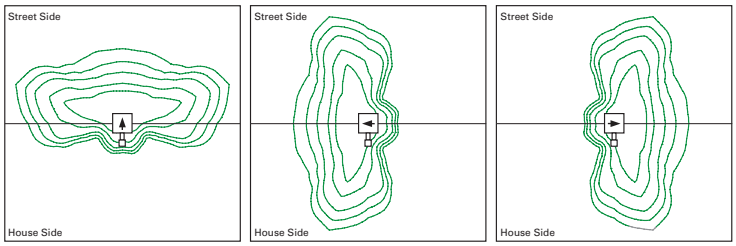
Arm Mount 3 @ 90°
EPA 3.92



Arm Mount 4 @ 90°
EPA 4.17



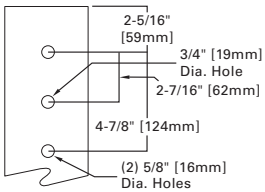
OPTIC ORIENTATION



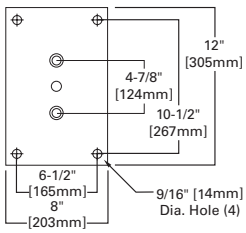
Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

ARM DRILLING

TYPE "M"



WALL MOUNT



ORDERING INFORMATION

Sample Number: TLM-E03-LED-E1-T3-BK

TBD

Product Family [1, 2, 3]	Number of LightBARs [4, 5]	Lamp Typ	Voltage	Distribution	Color [7]
TLM=Talon Medium	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **E03**=(3) 21 LED LightBARs **E04**=(4) 21 LED LightBARs **E05**=(5) 21 LED LightBARs **E06**=(6) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs **F03**=(3) 7 LED LightBARs **F04**=(4) 7 LED LightBARs **F05**=(5) 7 LED LightBARs **F06**=(6) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [6]	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **RW**=Rectangular Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [18]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **R**=NEMA Twistlock Photocontrol Receptacle **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [8] **PT**=Electrical Power Tray **2L**=Two Circuits [9] **7030**=70 CRI / 3000K CCT [10] **7050**=70 CRI / 5000K CCT [10] **7060**=70 CRI / 5700K CCT [10] **8030**=80 CRI / 3000K CCT [10] **LCF**=LightBAR Cover Plate Matches Housing Finish **WM**=Wall Mount with Arm **DM**=Direct Mount for Round or Square Pole **DW**=Direct Wall Mount **MS**=External Mast Arm Adapter **ICP**=Integral Cold Weather Battery Pack (Specify 120V or 277V) [7, 11] **MS-LXX**=Motion Sensor for On/Off Operation [12] **MS/X-LXX**=Motion Sensor for Bi-Level Operation [13] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [14, 15] **DIM**=0-10V Dimming Drivers [16] **HSS**=Factory Installed House Side Shield [17]	**MA1010-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1011-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1012-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1013-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1014-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1015-XX**=2@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1016-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1017-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1018-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1019-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1045-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1048-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1049-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [19] **OA/RA1016**=NEMA Twistlock Photocontrol - Multi-Tap **OA/RA1027**=NEMA Twistlock Photocontrol - 480V **OA/RA1201**=NEMA Twistlock Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **MA1253**=10kV Circuit Module Replacement **LB/HSS-21**=Field Installed House Side Shield for "E" LightBARS [20] **LB/HSS-07**=Field Installed House Side Shield for "F" LightBARS [20]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. 8" arm and round pole adapter included with fixture.
4. Standard 4000K CCT and minimum 70 CRI.
5. 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
8. Must order dimming driver.
9. Low-Level output varies by bar count specified. Consult Factory.
10. Extended lead times apply. See website for IES files.
11. Available with E01-E04 or F01-F04 configurations only. Rated for 25°C ambient.
12. Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
13. Sensor housed in external box mounted to the luminaire. Available in E02-E6 and F02-F6 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
14. Only available in E02-E06 and F02-F06. Includes Dimming Drivers. Not available in 347V or 480V.
15. Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
16. Available in F02-F06 and F02-F06 only.
17. Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
18. Replace XX with color suffix.
19. Only compatible with MS/DIM-LXX motion sensor.

Steel Poles

SSS SQUARE
STRAIGHT STEEL

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

ORDERING INFORMATION

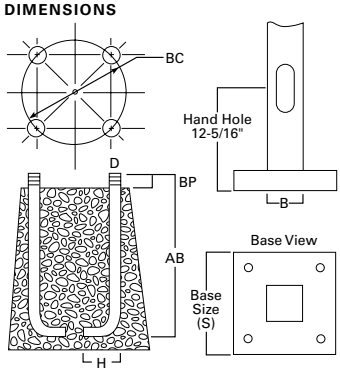
SAMPLE NUMBER: SSA5A20SFM1XG

TBD

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39'	**S**=Square Steel Base	**F**=Dark Bronze ~~**G**=Galvanized Steel~~ ~~**J**=Summit White~~ ~~**K**=Carbon Bronze~~ **L**=Dark Platinum ~~**R**=Hartford Green~~ ~~**S**=Silver~~ **T**=Graphite Metallic ~~**V**=Grey~~ **W**=White ~~**X**=Custom Color~~ **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **S**=Standard Upsweep Arm **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Triple[2] **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None **2**=2' **3**=2.5' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub[3] **B**=3/4" Tapped Hub[3] **C**=Convenience Outlet[4] **E**=GFCI Convenience Outlet[4] **G**=Ground Lug **H**=Additional Hand Hole[5] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



See technical information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:
1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

MULTI-TENANT BUILDING

4706 E. WASHINGTON AVE.
MADISON, WI 53704

PROJECT DATA

LOCATION: 4706 E. WASHINGTON AVE.
MADISON, WI 53704

REGULATING MUNICIPALITIES:
CITY OF MADISON
DANE COUNTY
STATE OF WISCONSIN

BUILDING CODE:
CITY OF MADISON ZONING ORDINANCES
WISCONSIN ADMINISTRATIVE CODE
2015 INTERNATIONAL BUILDING CODE
ACCESSIBILITY ANSI A117.1 - 2009

PROJECT DESCRIPTION:
MULTI-TENANT COMMERCIAL BUILDING, SINGLE STORY

OCCUPANCY TYPE:
PRIMARY : M

CONSTRUCTION TYPE:
TYPE VB

ALLOWABLE AREA & HEIGHT:
HEIGHT (IBC TABLE 504.3) = 40 FEET ABOVE GRADE PLANE
STORIES (IBC TABLE 504.4) = 1 STORY
AREA (IBC TABLE 506.2) = 9,000 SF / FLOOR

BUILDING AREA & HEIGHT:
HEIGHT = 22 FEET 6 INCHES ABOVE GRADE PLANE
# STORIES = 1 STORIES
TOTAL AREA = 5,500 SF

NUMBER OF OCCUPANTS: (TABLE 1004.1.2)
M OCCUPANCY:
M OCCUPANCY = 5,500 SF/ 60 SF = 92 OCC

PARKING REQUIREMENTS:
1 STALLS / 400 SF/ OCCUPANTS = 14 STALLS
1 VAN ACCESSIBLE STALLS REQUIRED
1 ADA STALLS REQUIRED
CROSS-PARKED WITH ADJACENT PROPERTY

2 BIKE PARKING STALLS REQUIRED
TOTAL BIKE PARKING STALLS PROVIDED = 4

PLUMBING:
ALL FIXTURES TO COMPLY WITH ICC A117.1

FIRE CONTROL:
NON-SPRINKLERED
PORTABLE FIRE EXTINGUISHERS (IBC SECTION 906), [X] HAZARD TYPE (NFPA-10, 1-5)
MAX AREA PER A = [X] SF, MAX DISTANCE = 75 FEET, EXTINGUISHER RATING [X]

SEPARATION:
NON-SEPERATED USE

EXIT TRAVEL DISTANCE:
NON-SPRINKLERED:
B = 200 FT MAX TRAVEL (TABLE 1017.2)
B = 75 FT COMMON PATH OF TRAVEL (1006.2.1)

EXITS:
TWO EXISTS FROM BUILDING REQUIRED, TWO PROVIDED FROM EACH TENANT

ACCESSIBILITY:
ALL FLOORS SHALL BE ACCESSIBLE IF GREATER THAN 1,500 SF
ALL EXITS SHALL BE ACCESSIBLE
FOLLOW IBC AND ANSI 117

GENERAL PROJECT NOTES:

1. DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

2. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.

3. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).

5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.

6. JOB SITE SHALL BE BROOM SWEPT AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.

7. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.

8. ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.

9. ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.

10. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.

11. ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

12. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH

13. ALL EXPOSED WOOD, OR IN CONTACT WITH CONC, OR MASONRY, SHALL BE PRESSURE TREATED

14. VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG

15. PROVIDE SOUND BATT INSULATION AT ALL DEMISING WALLS, SEPARATION WALLS, AND AT BATHROOM, AND MECHANICAL ROOM WALLS

16. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS

17. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY CODE

18. PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

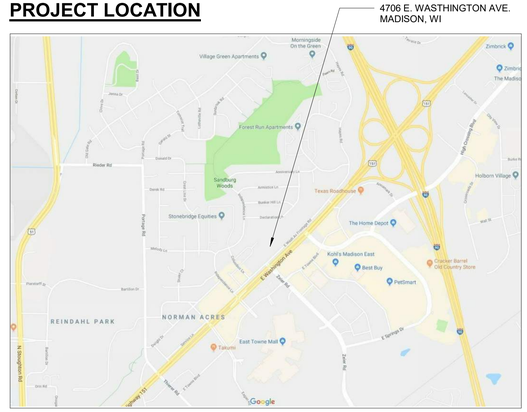
19. FIELD VERIFY ALL CABINET LAYOUTS AND COORDINATE DIMENSIONS WITH SELECTED APPLIANCES AND FIXTURES, PROVIDE END PANELS AT ALL EXPOSED CABINET ENDS

20. PROVIDE FIRE BLOCKING THROUGHOUT ENTIRE BUILDING PER IBC 717.2

21. SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL

SHEET INDEX

PROJECT LOCATION



BUILDING LOCATION

PROJECT CONTACTS:

OWNER:
GALWAY COMPANIES, LLC
6430 BRIDGE RD. SUITE 230
MADISON, WI 53713

CONTACT:
STEVE DORAN
608-372-4006

ARCHITECT:
SKETCHWORKS ARCHITECTURE, LLC
7780 ELMWOOD AVE., STE 208
MIDDLETON, WI 53562

CONTACT:
BRAD KONING (ARCHITECT)
608-836-7570

STRUCTURAL ENGINEER:
MP² STRUCTURAL ENGINEERS, LLC
583 D'ONOFRIO DR. SUITE 201
MADISON, WI 53719

CONTACT:
NAME
PHONE

CIVIL ENGINEER:
PROFESSIONAL ENGINEERING, LLC
818 N. MEADOWBROOK LANE
WAUNAKEE, WI 53597

CONTACT:
ROXANNE JOHNSON, P.E.
608-849-9378

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

MULTI-TENANT BUILDING
NEW COMMERCIAL BUILDING
4706 E. WASHINGTON AVE.
MADISON, WI 53704

COVER SHEET

Project Status

A	2019/01/09	PC SUBMITTAL

A0.1

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING
4706 E. WASHINGTON AVE.
MADISON, WI 53704

EXISTING SITE

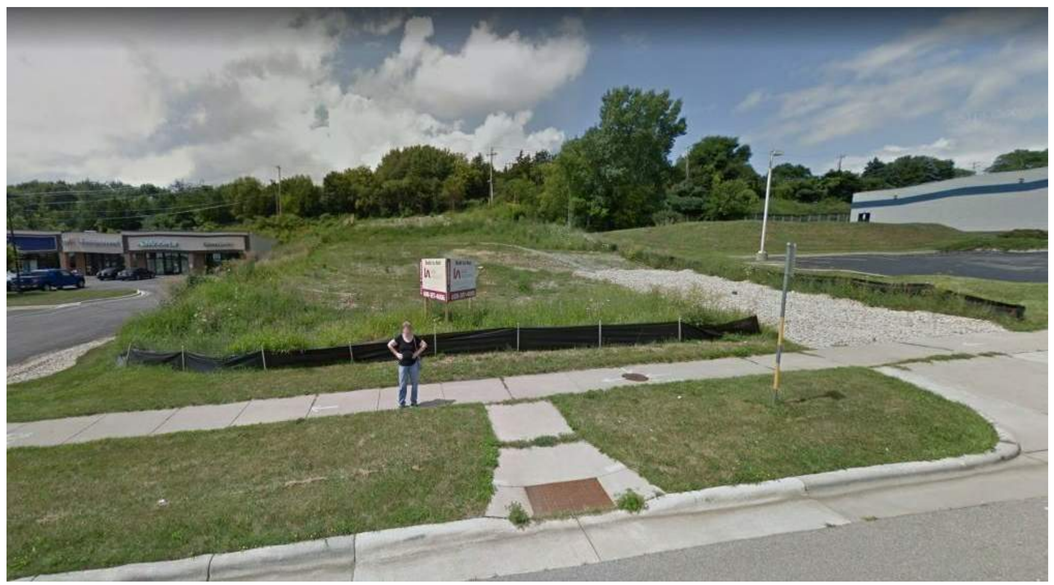
Project Status

A	2019/01/09	PC SUBMITTAL

G1.0

4706 E. WASHINGTON AVE - FROM EAST

4706 E. WASHINGTON AVE - FROM EAST



4706 E. WASHINGTON AVE - FROM SOUTH

4706 E. WASHINGTON AVE - FROM WEST

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING
4706 E. WASHINGTON AVE.
MADISON, WI 53704

EXISTING CONDITIONS PHOTOS

Project Status

A	2019/01/09	PC SUBMITTAL

G1.1

4602 E. WASHINGTON AVE. - ASPEN DENTAL

4628 E. WASHINGTON AVE. - CHIPOTLE

4302 E. WASHINGTON AVE. - STANTON OPTICAL

4202 E. WASHINGTON AVE. - STARBUCKS COFFEE

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING
4706 E. WASHINGTON AVE.
MADISON, WI 53704

EXISTING CONDITIONS PHOTOS

Project Status

A	2019/01/09	PC SUBMITTAL

G1.2

Lots Twelve (12), Block One (1), Drives-Messner Plat, in the NW ¼ of the NW ¼ of Section 27, T8N, R10E, in the City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION: As provided in First American Title Insurance Company Commitment NCS-818372-MAD , dated October 21, 2016 at 7:30 A.M.

Lot Twelve (12), Block One (1), Drives-Messner Plat, in the City of Madison, Dane County, Wisconsin.

LEGEND

- TRANSMISSION POWER POLE
- HYDRANT
- LIGHT POLE OR STOP LIGHT POLE
- G — GAS UNDERGROUND
- STORM SEWER
- OHW — OVERHEAD WIRES
- FO — FIBER OPTIC CABLE
- SAN — SANITARY SEWER
- W — WATER
- E — UNDERGROUND ELECTRIC
- charter — CHARTER CABLE UNDERGROUND

N 43°49'00" E 12.30'

BISHOP HILL

EXCEPTION 10: EXISTING 10' WIDE UTILITY EASEMENT PER DRIVES MESSNER PLAT, DOC. NO. 1947308

(N 45°59'00" E) N 45°58'17" E 87.42'

TEST PIT 3 BEDROCK AT 933'

TEST PIT 4 BEDROCK AT 929'

TEST PIT 2 BEDROCK AT 928'

TEST PIT 1 NO BEDROCK AT 911'

S 44°04'50" E 260.56'

Storm Catch Basin Rim Flow line Elev. EX Inv. BUILDING 3.90'

Storm Manhole Rim Elev.=919.59' Inv. 12" S.=914.59'

N 44°00'20" W 260.02' (N 44°01' W) (RECD)

DRIVES-MESSNER PLAT BLOCK 1

HYDRANT

Arc Length=12.59'
Radius=11289.20'
Delta Angle=0°03'50"
Chord Bearing=S 45°57'05" W
Chord Length=12.59'

EXCEPTION 10: 20' BUILDING SETBACK (DOC. NO. 1053727)

20'

(S 45°59'00" W) S 45°58'17" W 87.42'

HYDRANT

EAST WASHINGTON AVENUE FRONTAGE ROAD (50' Wide Public Right-of-way)

U.S.H. '151' EAST WASHINGTON AVENUE (220' Wide Public Right-of-way)

BEARINGS ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLOCK 1, DRIVES-MESSNER PLAT, ASSUMED TO BEAR S 45°59'00" W

0 20 40 60

SCALE : 1" = 20' (24 X 36)
1" = 40' (11 X 17)

ISSUANCE/REVISION	DATE
PLAN COMMISSION	01-08-19

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

4706 E WASHINGTON AVENUE
EXISTING CONDITIONS
MADISON, WISCONSIN

C1.0

EX BUILDING

EX ASPHALT PARKING

EX ASPHALT PARKING

PROPOSED BUILDING FINISH FLOOR = 921.75'

9'

R5'

R10'

R5'

9'

9'

8'

5'

4'

20'

EAST WASHINGTON AVENUE FRONTAGE ROAD

PLAN KEY

1. CUT AND REMOVE EXISTING SIDEWALK/ASPHALT
2. THICKENED EDGE SIDEWALK (4 / C5.1)
3. 18" CURB AND GUTTER (1 / C5.1)
4. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP (2 / C5.2)
5. SIDEWALK (3 / C5.1)
6. CURB RAMP, W/ WARNING FIELD, TYP. (3 / C5.2) (5 / C5.2)
7. VAN ACCESSIBLE STALL, TYP. (2 / C5.2)
8. VAN ACCESSIBLE PARKING SIGN, TYP. (1 / C5.2)
9. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS IN GROUND POWDER COAT FINISH (9 / C5.1)
10. TRASH ENCLOSURE, SEE ARCHITECTURALS
11. SEGMENTAL RETAINING WALL (1 / C5.3)
12. REMOVE EXISTING CONCRETE APRON
13. 36" CURB AND GUTTER (2 / C5.1)
14. 6' CONCRETE WHEEL STOP (2 / C5.3)
15. BIORETENTION DEVICE (1 / C5.0)
16. EXCEPTION 10: 20' BUILDING SETBACK DOC. NO. 1053727
17. EX HYDRANT

PLAN KEY

- PAVEMENT (5 / C5.1)
- CONCRETE (6 / C5.1)
- EX CONCRETE
- BIORETENTION POND (1 / C5.0)
- SAW CUT

LEGAL DESCRIPTION: AS PROVIDED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-818372-MAD , DATED OCTOBER 21, 2016 AT 7:30 A.M.

LOT TWELVE (12), BLOCK ONE (1), DRIVES-MESSNER PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SITE INFORMATION

SITE ADDRESS = 4706 E. WASHINGTON AVENUE

SITE ACREAGE = 0.67 ACRES (29,050 SF)

TOTAL IMPERVIOUS AREA = 15,566 SF

IMPERVIOUS SURFACE % = 53.6%

NUMBER OF STORIES (ABOVE GRADE) = 1 STORY

BUILDING HEIGHT = 22'-6"

DILHR TYPE OF CONSTRUCTION = VB

TOTAL SQUARE FOOTAGE OF BUILDING = 5,530 SF

NUMBER OF PARKING STALLS: 13 (1 HC)

TOTAL BIKE PARKING: 4 STALLS

N

W E S

0 15 30 45

SCALE : 1" = 15' (24 X 36)

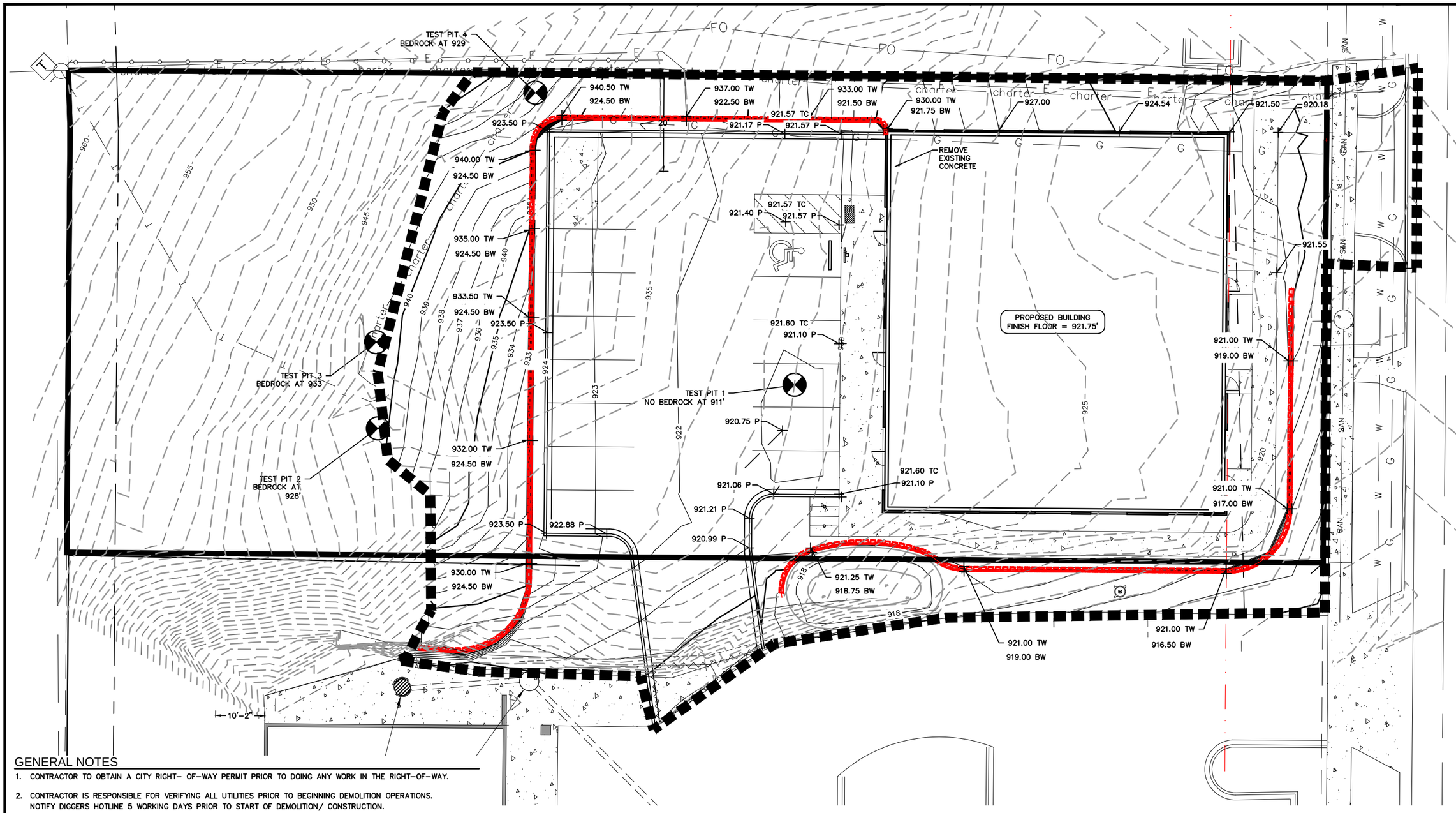
1" = 30' (11 X 17)

ISSUANCE/REVISION	DATE
PLAN COMMISSION	01-08-19

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

4706 E WASHINGTON AVENUE
PROPOSED SITE PLAN
MADISON, WISCONSIN

C2.0



GENERAL NOTES

1. CONTRACTOR TO OBTAIN A CITY RIGHT– OF–WAY PERMIT PRIOR TO DOING ANY WORK IN THE RIGHT–OF–WAY.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION.
3. GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS IN ACCORDANCE WITH THE APPROVED REUSE/RECYLING PLAN.
4. ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALKS, SIDEWALK, ETC.) THAT ARE TO REMAIN.
6. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/ CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
8. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.

GRADING LEGEND

— — —		EXISTING CONTOUR
———		PROPOSED CONTOUR
×	800.00 P	PAVEMENT ELEVATION
×	800.00 FL	FLOW LINE ELEVATION
×	800.00 TW	TOP OF RETAINING WALL ELEVATION
×	800.00 BW	BOTTOM OF RETAINING WALL ELEVATION
×	800.00	SPOT ELEVATION

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.

N E S W

0 10 20 30

SCALE : 1" = 10' (22 X 34)
1" = 20' (11 X 17)

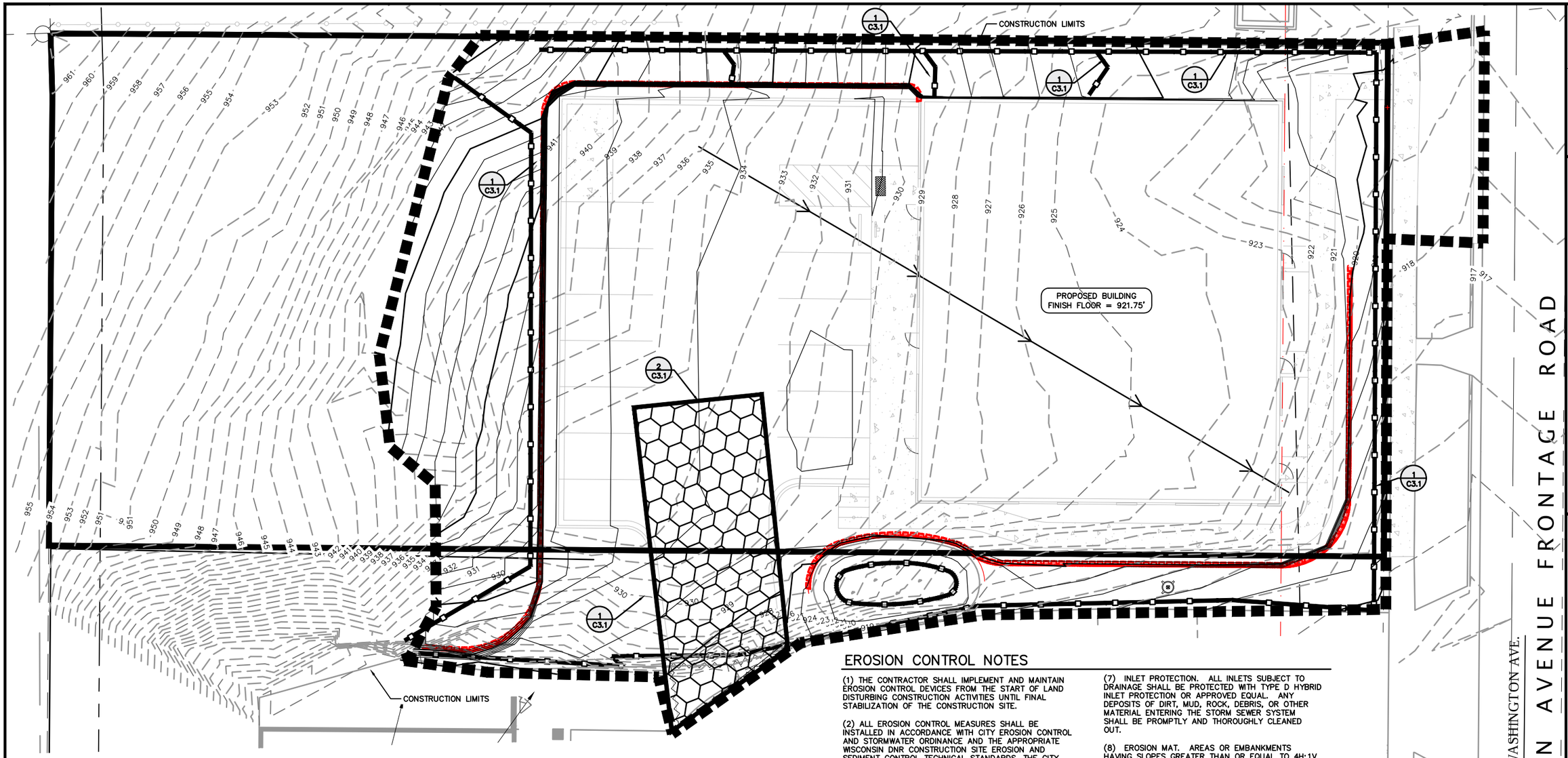
ISSUANCE/REVISION	DATE
PLAN COMMISSION	01-08-19

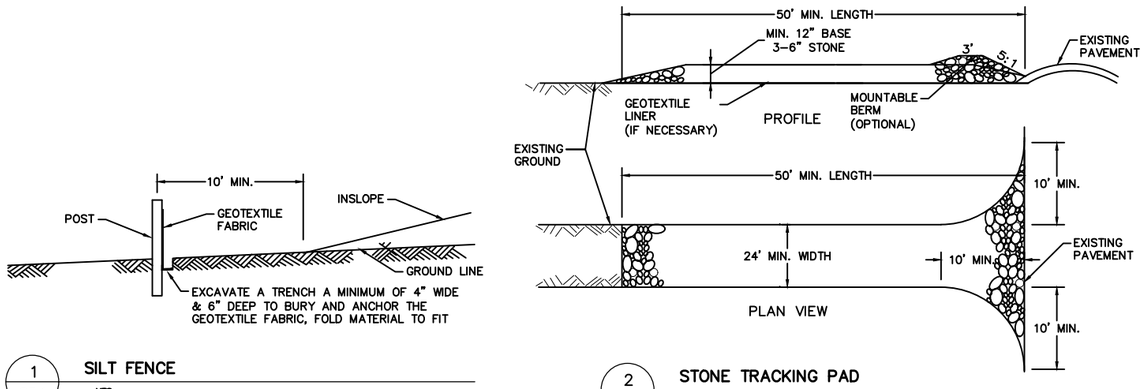
PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

4706 E WASHINGTON AVENUE GRADIGN PLAN

MADISON, WISCONSIN

C3.0





1 C3.1 SILT FENCE
NTS

2 C3.1 STONE TRACKING PAD
NTS

EROSION CONTROL NOTES

(1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.

(2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.

(3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.

(4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.

(5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.

(6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.

(7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D HYBRID INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.

(8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.

(9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

(10) STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

(11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.

(12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.

(13) STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

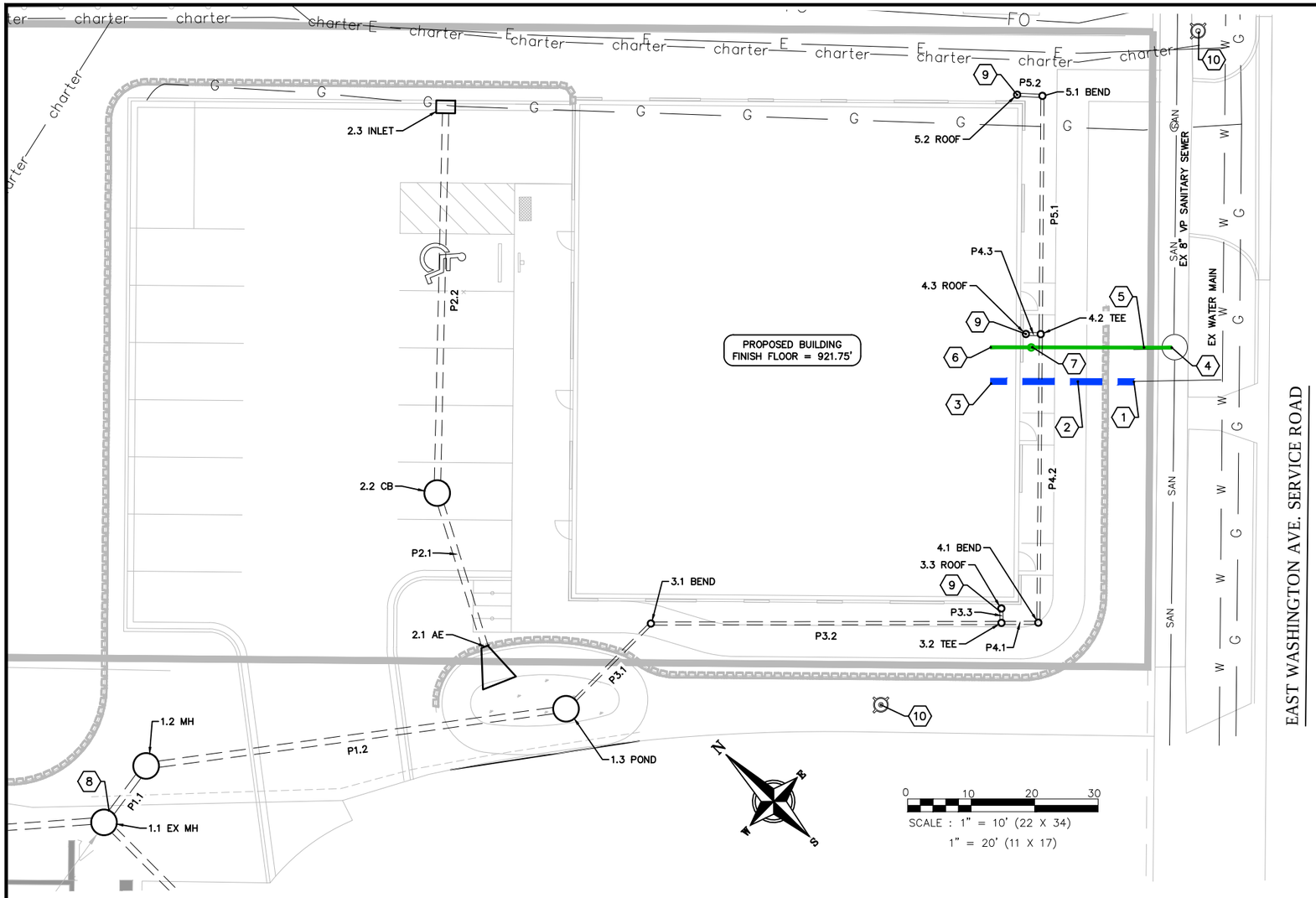
0 10 20 30
SCALE : 1" = 10' (22 X 34)
1" = 20' (11 X 17)

ISSUANCE/REVISION	DATE
PLAN COMMISSION	01-08-19

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

4706 E WASHINGTON AVENUE
EROSION CONTROL PLAN
MADISON, WISCONSIN

C3.1



STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX MH		919.72	P1.1, 12" INV IN =914.61		
1.2 MH	3-FT DIA.	921.40	P1.2, 12" INV IN =914.63	P1.1, 12" INV OUT =914.67	NEENAH R-1550
1.3 POND	3-FT DIA.	917.25	P3.1, 6" INV IN =915.50	P1.2, 12" INV OUT =915.00	HAALA #CG36TM
2.1 AE		918.50	P2.1, 12" INV IN =917.25		
2.2 CB	3-FT DIA.	920.75	P2.2, 12" INV IN =917.51	P2.1, 12" INV OUT =917.51	NEENAH R-2050
2.3 INLET	2X3-FT	921.20		P2.2, 12" INV OUT =918.12	NEENAH R-3067
3.1 BEND	BEND	921.43	P3.2, 6" INV IN =915.88	P3.1, 6" INV OUT =915.88	
3.2 TEE	TEE	921.59	P4.1, 6" INV IN =917.00 P3.3, 6" INV IN =917.00	P3.2, 6" INV OUT =916.98	
3.3 ROOF	CONNECT TO ROOF DOWNSPOUT	921.68		P3.3, 6" INV OUT =917.05	
4.1 BEND	BEND	921.60	P4.2, 6" INV IN =917.12	P4.1, 6" INV OUT =917.12	
4.2 TEE	TEE	921.59	P5.1, 6" INV IN =918.03 P4.3, 6" INV IN =918.03	P4.2, 6" INV OUT =918.03	
4.3 ROOF	CONNECT TO ROOF DOWNSPOUT	921.59		P4.3, 6" INV OUT =918.08	
5.1 BEND	BEND	920.92	P5.2, 6" INV IN =918.41	P5.1, 6" INV OUT =918.41	
5.2 ROOF	CONNECT TO ROOF DOWNSPOUT	921.66		P5.2, 6" INV OUT =918.45	

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

7. ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.

8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

9. PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.

10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.

11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.

14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

PLAN KEY

1. CONNECT TO EXISTING WATER LATERAL PER CITY REQUIREMENTS
2. 1.5" WATER SERVICE
3. CONNECT TO BUILDING WATER SERVICE
4. CONNECT TO EXISTING MANHOLE PER CITY REQUIREMENTS
5. 6" SANITARY SEWER AT 1.04% SLOPE MINIMUM
6. CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
7. CLEANOUT
8. CONNECT TO EXISTING STORM MANHOLE
9. CONNECT TO ROOF DOWNSPOUT
10. EXISTING HYDRANT

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	12"	12'	0.55%	SDR 35	914.67'	914.61'
P1.2	12"	67'	0.55%	SDR 35	915.00'	914.63'
P2.1	12"	26'	1.04%	SDR 35	917.51'	917.25'
P2.2	12"	61'	1.00%	SDR 35	918.12'	917.51'
P3.1	6"	19'	2.00%	SDR 35	915.88'	915.50'
P3.2	6"	56'	2.00%	SDR 35	916.98'	915.88'
P3.3	6"	3'	2.00%	SDR 35	917.05'	917.00'
P4.1	6"	6'	2.00%	SDR 35	917.12'	917.00'
P4.2	6"	46'	2.00%	SDR 35	918.03'	917.12'
P4.3	6"	3'	2.00%	SDR 35	918.08'	918.03'
P5.1	6"	38'	1.00%	SDR 35	918.41'	918.03'
P5.2	6"	4'	1.00%	SDR 35	918.45'	918.41'

ISSUANCE/REVISION	DATE
PLAN COMMISSION	01-08-19

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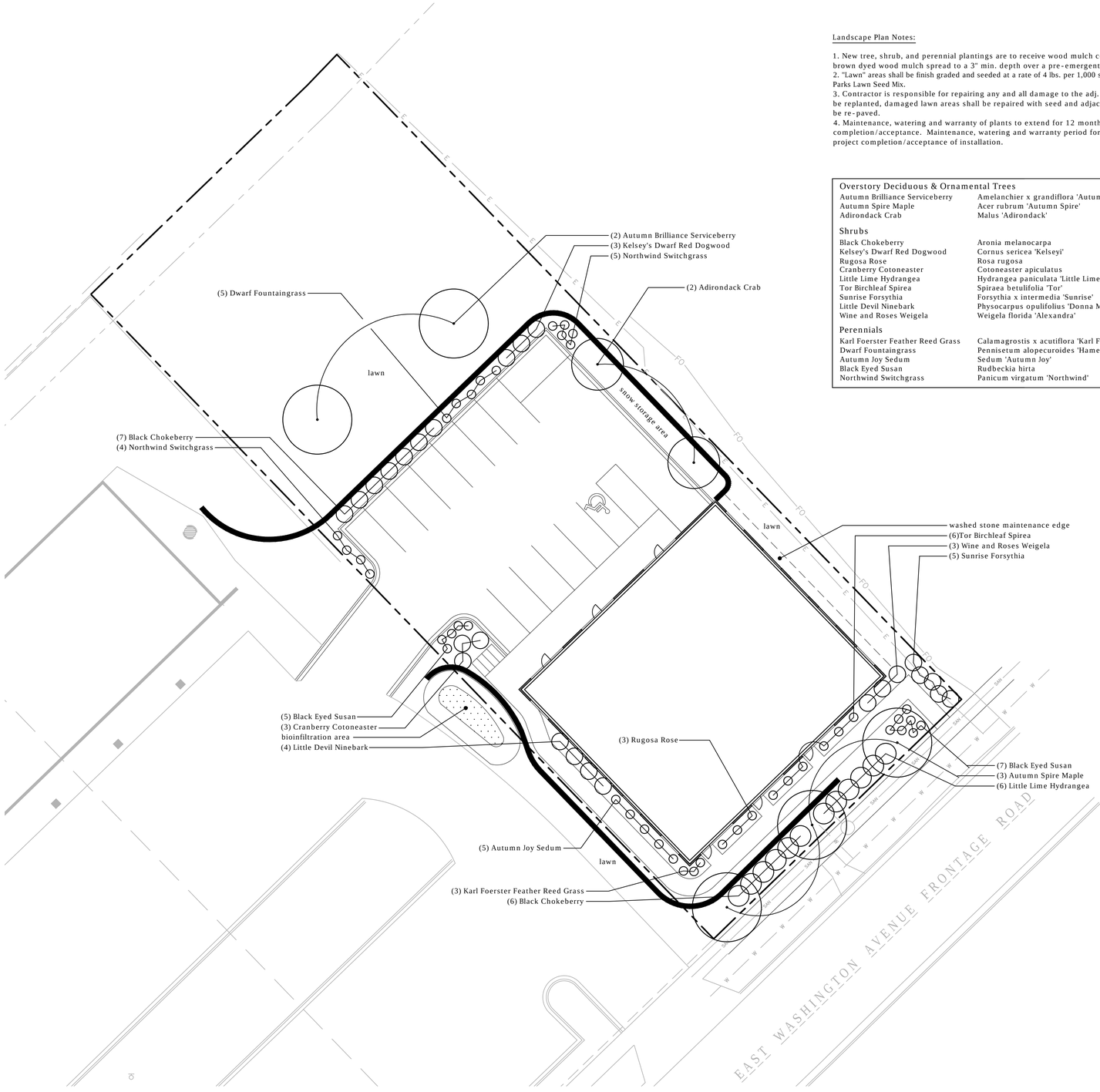
4706 E WASHINGTON AVENUE
UTILITY PLAN
MADISON, WISCONSIN

C4.0



1 LANDSCAPE PLAN

1/16"=1'-0"

Scale: 1/16"=1'-0"

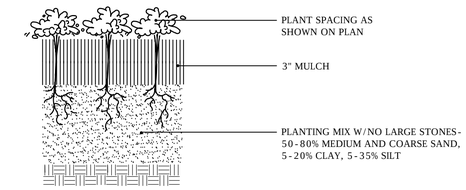
0' 16' 32'

N

Landscape Plan Notes:

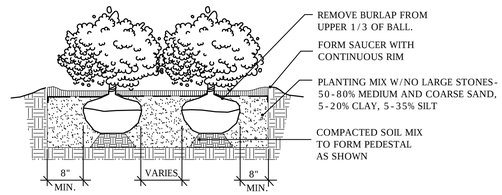
1. New tree, shrub, and perennial plantings are to receive wood mulch consisting of recycled, shredded brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix.
3. Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with seed and adjacent curbs and pavement shall be re-paved.
4. Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.

Overstory Deciduous & Ornamental Trees		
Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2 1/2" cal.
Autumn Spire Maple	Acer rubrum 'Autumn Spire'	2 1/2" cal.
Adirondack Crab	Malus 'Adirondack'	2 1/2" cal.
Shrubs		
Black Chokeberry	Aronia melanocarpa	24" ht.
Kelsey's Dwarf Red Dogwood	Cornus sericea 'Kelseyi'	24" ht.
Rugosa Rose	Rosa rugosa	18" ht.
Cranberry Cotoneaster	Cotoneaster apiculatus	18" ht.
Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	24" ht.
Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	18" ht.
Sunrise Forsythia	Forsythia x intermedia 'Sunrise'	18" ht.
Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	18" ht.
Wine and Roses Weigela	Weigela florida 'Alexandra'	18" ht.
Perennials		
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.
Dwarf Fountaingrass	Pennisetum alopecuroides 'Hameln'	1 gal.
Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.
Black Eyed Susan	Rudbeckia hirta	1 gal.
Northwind Switchgrass	Panicum virgatum 'Northwind'	1 gal.



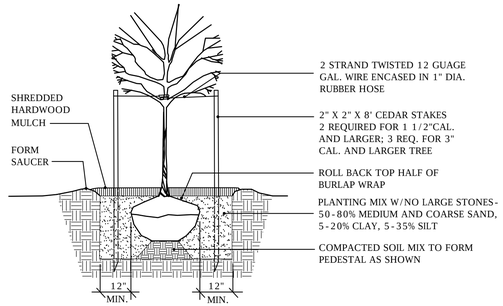
2 PERENNIAL PLANTING

NTS



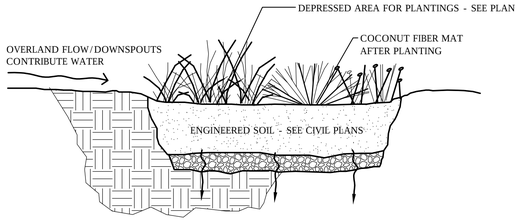
3 SHRUB PLANTING

NTS



4 TREE PLANTING

NTS



5 BIOINFILTRATION AREA

NTS

Landscape Calculations and Distribution:

Five (5) landscape points shall be provided per each (300) sf of developed area for first (5) acres
Total sf of developed area = 6,767 sf (.16 acres)
Developed area (6,767) divided by (300) x 5 = 113 Points Required

Development Frontage Landscaping
Total lf of lot frontage = 100
Required Trees = 3 — Provided Trees = 3
Required Shrubs = 17 — Provided Shrubs = 17

Tabulation of Points and Credits:

			Existing		Proposed	
Plant Type/Element	Min. size	Points	Qty.	Pts.	Qty.	Pts.
Overstory deciduous tree	2 1/2" cal.	35	-	-	5	175
Ornamental tree	1 1/2" cal.	15	-	-	2	30
Upright evergreen shrub	3-4 feet tall	10	-	-	-	-
Shrub, deciduous	18" or 3 gal.	3	-	-	37	111
Shrub, evergreen	18" or 3 gal.	4	-	-	-	-
Ornamental grasses	18" or 3 gal.	2	-	-	16	32
Ornamental fence or wall	na	4 per 10 lf	-	-	-	-
Total				-		348

348 Total Points Provided (113 Required)

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

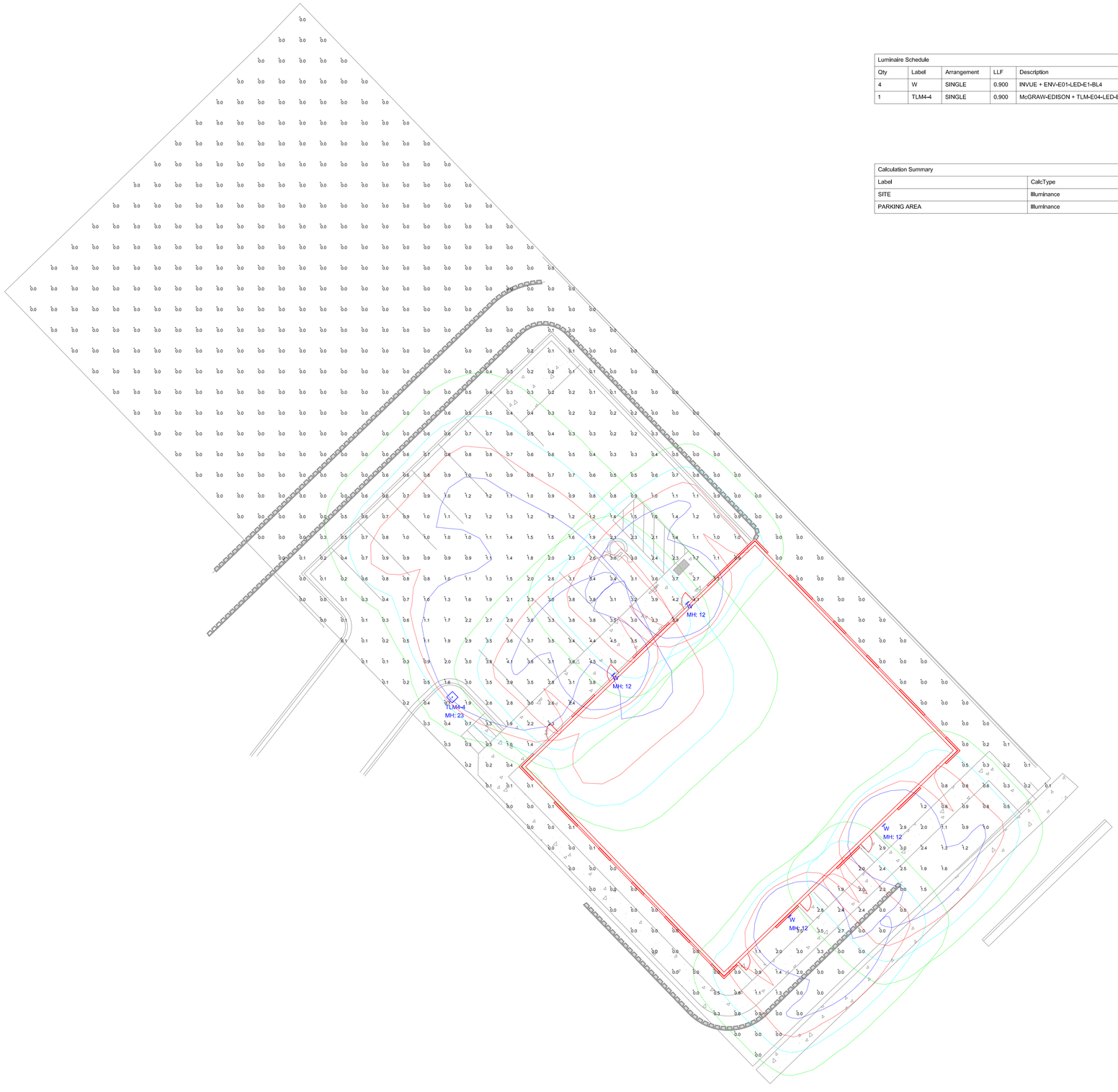
MULTI TENANT BUILDING

4706 EAST WASHINGTON AVE.

LANDSCAPE PLAN

01/08/19
SUBMITTAL

LS1.1



Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
4	W	SINGLE	0.900	INVUE + ENV-E01-LED-E1-BL4	24.7	98.8	2613
1	TLM4-4	SINGLE	0.900	McGRAW-EDISON + TLM-E04-LED-E1-SL4-HSS (20' POLE 3; BA	97.2	97.2	8139

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.58	5.0	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.48	4.4	0.1	14.80	44.00

Enterprise Lighting LTD

MULTI-TENANT BUILDING
4706 E WASHINGTON AVE
MADISON, WISCONSIN

SITE
LIGHTING LAYOUT

DATE	SCALE	SHEET NUMBER
JAN 8, 2019	1/32" = 1'- 0"	E1

GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN BUILD UNO. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A0.2

C. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS

D. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNO. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

E. INTERIOR DIMENSIONS ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

F. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

G. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNO

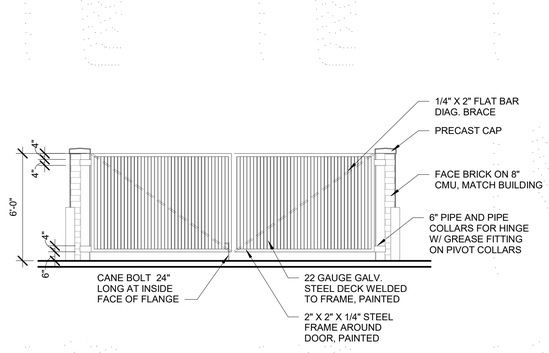
H. FIRE EXTINGUISHER CABINETS: SIZE AND DISTRIBUTION PER TABLE 906.3(1) IN THE 2015 IBC. CABINETS TO BE PARTIALLY RECESSED AND RATED TO MEET THE ASSOCIATED WALL FIRE RATING

I. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND

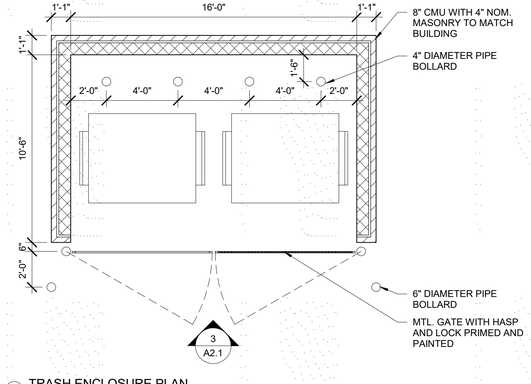
J. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK

K. GENERAL CONTRACTOR TO MAINTAIN A PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES

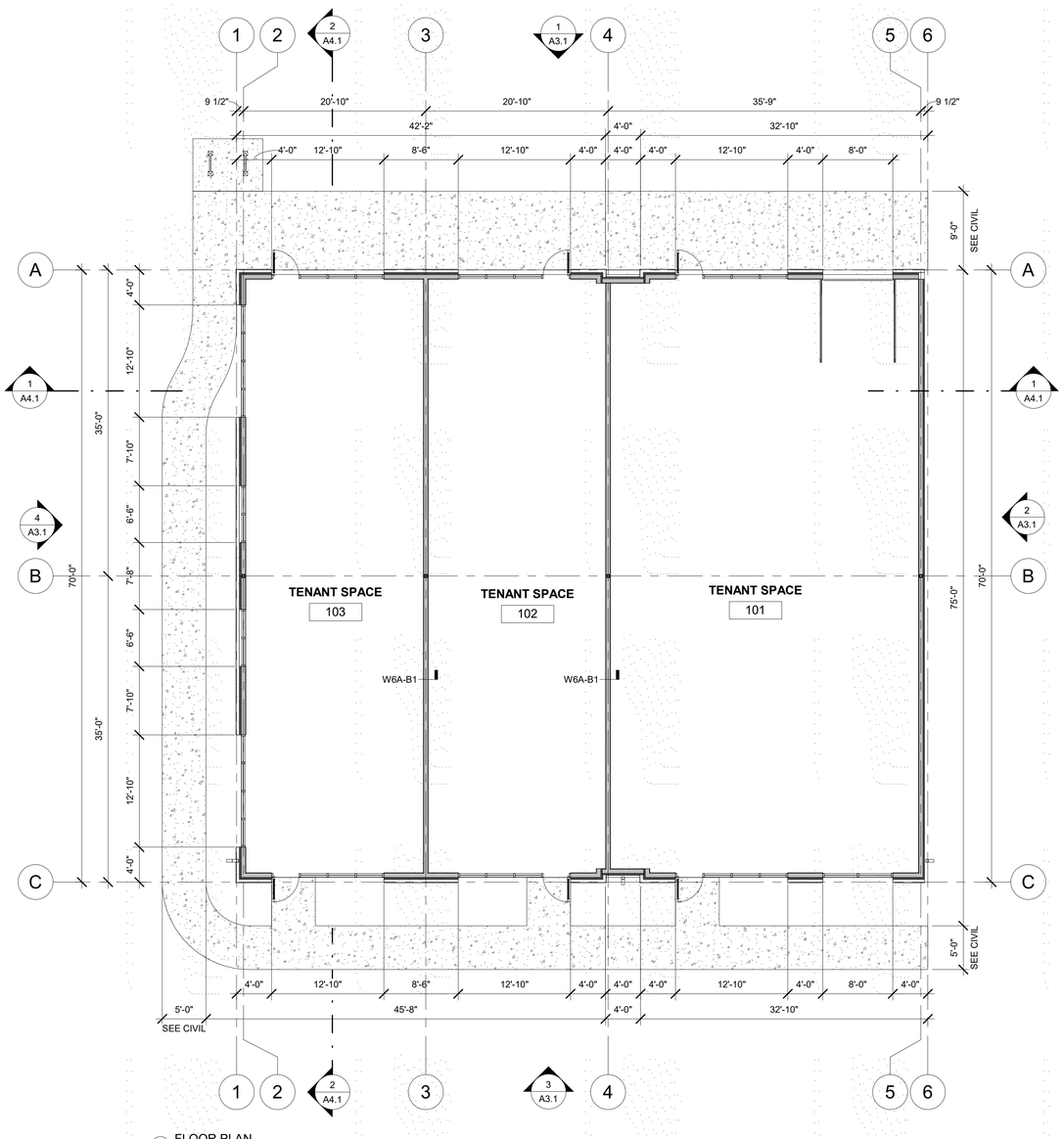
L. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL



3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



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

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

PLAN NORTH

TRUE NORTH

PRELIMINARY

Sketchworks architecture LLC
7780 Elmwood Ave., Middleton, WI 53562
(608) 836-7570, www.sketchworksarch.com

MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING
4706 E. WASHINGTON AVE.
MADISON, WI 53704

FIRST FLOOR PLAN

Project Status

A	2019/01/09	PC SUBMITTAL

A2.1

GENERAL ROOF PLAN NOTES:

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. DIMENSIONS ARE TO FACE OF EAVE UNO. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

C. STAIRWELL, ELEVATOR, AND MECHANICAL CHASE INTERIOR WALLS SHALL BE CONTINUOUS TO BOTTOM OF RATED CEILING ASSEMBLY CAP

D. PROVIDE APPROPRIATE INSULATION IN ATTIC AREA, PROVIDE VAPOR BARRIER BELOW INSULATION

E. PROVIDE DRAFTSTOPPING IN ATTIC/ CEILINGS AS REQUIRED

F. PROVIDE ADEQUATE ATTIC VENTING, 1 SF OF VENTING PER 300 SF ATTIC AREA (PROVIDE VAPOR BARRIER BELOW INSULATION IN ATTIC), 50% EXHAUST AND 50% INTAKE, AS REQUIRED

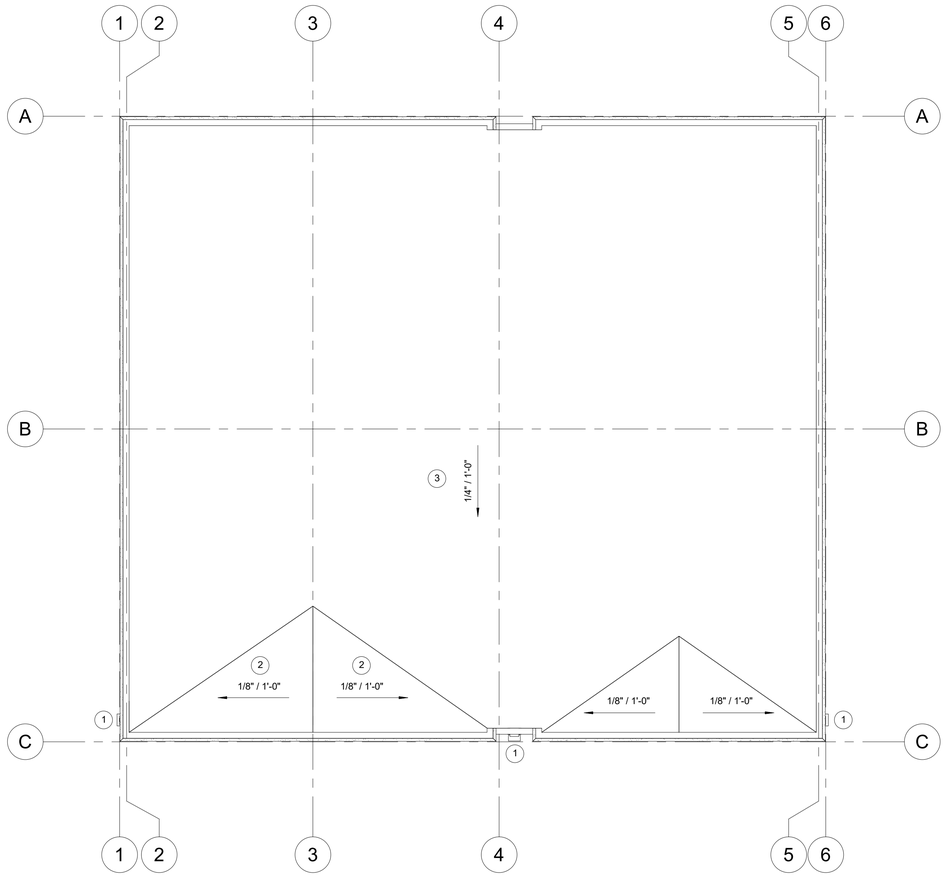
G. INSTALL ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM EAVE TO 24" MIN INSIDE THE EXTERIOR WALL LINE. INSTALL PER MFG SPECIFICATIONS

H. GUTTERS AT EDGE OF ALL SLOPED ROOF LOCATIONS

I. FINAL DOWNSPOUT LOCATION SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER, VERIFY LOCATION OF DOWNSPOUTS

KEYED PLAN NOTES:

1. PREFINISHED SCUPPER AND DOWNSPOUT, COLOR T.B.D
2. SLOPED INSULATION ROOF CRICKET
3. R-25 MIN. RIGID INSULATION OVER ROOF SHEATHING ON TAPERED ROOF TRUSSES



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

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

PLAN NORTH

TRUE NORTH

PRELIMINARY

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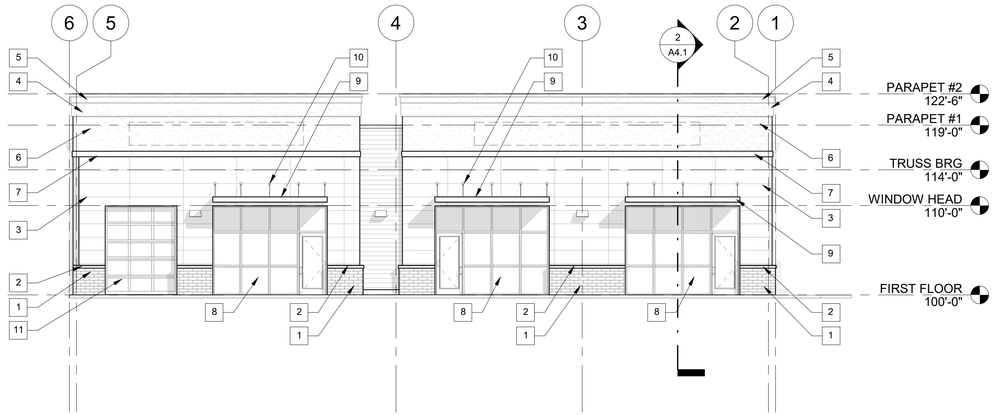
MADISON, WI 53704

ROOF PLAN

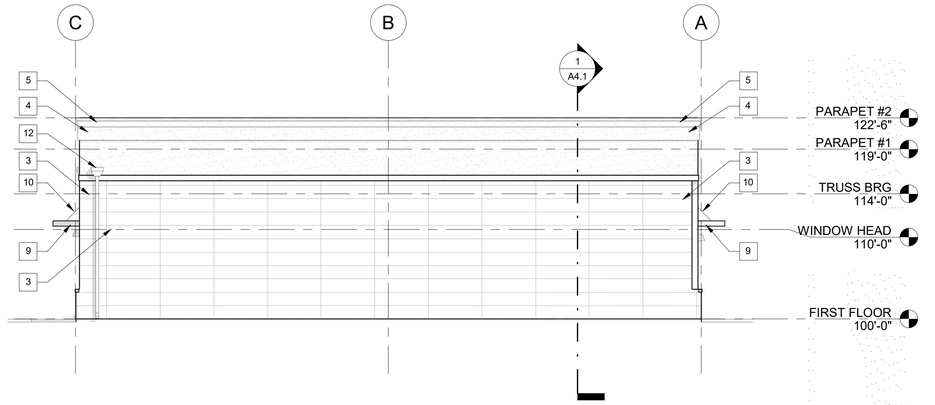
Project Status

A	2019/01/09	PC SUBMITTAL

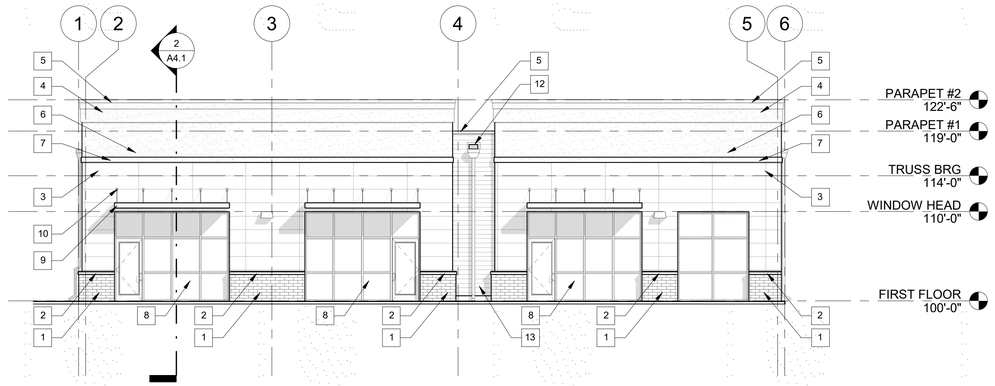
A2.2



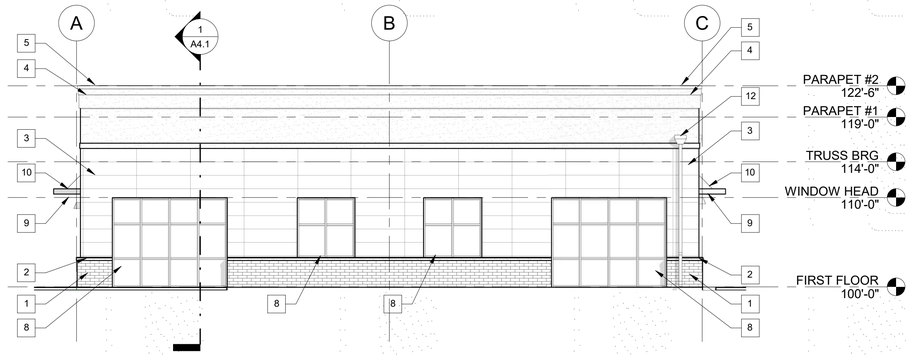
1 NORTH ELEVATION
1/8" = 1'-0"



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



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LIST

#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	HEIGHT	WIDTH	COMMENTS
1	BRICK VENEER						
2	PRECAST SILL						
3	FIBER CEMENT PANEL	NICHIHA					
4	FIBER CEMENT TRIM						
5	PREFINISHED METAL COPING						
6	EIFS SIGNAGE BAND						
7	EIFS SIGNAGE TRIM						
8	ALUMINUM STOREFRONT			ANODIZED DARK BRONZE			LOW-E GLAZING
9	WOOD FRAMED CANOPY						
10	CANOPY BRACKET						
11	OVERHEAD DOOR						
12	PREFINISHED SCUPPER AND DOWNSPOUT						
13	LAP SIDING						

PRELIMINARY

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MULTI-TENANT BUILDING

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4706 E. WASHINGTON AVE.
MADISON, WI 53704

EXTERIOR ELEVATIONS

Project Status

A	2019/01/09	PC SUBMITTAL

A3.1

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MULTI-TENANT BUILDING

NEW COMMERCIAL BUILDING
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MADISON, WI 53704

EXTERIOR VIEWS

Project Status

A	2018/12/13	FOR REVIEW

A3.2

PRELIMINARY