

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
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 _____

Legistar # _____

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: _____

Title: _____

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

UDC meeting date requested _____

- | | |
|--|---|
| <input type="checkbox"/> New development | <input type="checkbox"/> Alteration to an existing or previously-approved development |
| <input type="checkbox"/> Informational | <input type="checkbox"/> Initial approval <input type="checkbox"/> 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 _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____

Project contact person _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____

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 on Page 4 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 and legible**. 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 on 6/10/19.
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.

Name of applicant Mike BeiersdorffRelationship to property DeveloperAuthorizing signature of property owner Date 6-10-19

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

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 that 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

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 an 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)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

June 12, 2019

City of Madison, Planning Division
126 S. Hamilton Street
Madison, WI 53701-2985

RE: LETTER OF INTENT – WOODS FARM LOTS 1 & 2

To Whom It May Concern:

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for Lots 1 and 2 of the Woods Farm plat. The project will require a conditional use approval for multi-family dwellings of more than 8 residential units on one lot.

PROJECT OVERVIEW

Snyder & Associates, Inc. (on behalf of NorthPointe Construction, Inc.) has developed a layout (with a two lot CSM) for Lot 1 of the proposed CSM for lots 1 and 2 of the Woods Farm plat. The proposed CSM will take the existing lots 1 and 2, which align east-west, and flip them to align north-south.

The layout consists of a 24 foot wide private drive with 10 duplexes on lot 1. Lot 2 will be developed in the future with high density residential housing. Each unit has approximately 1,813 SF of living space for front facing, 1,830 SF of living space for rear facing, a two car garage, and a private driveway for off street parking.

EXISTING CONDITIONS

The project site is a 1.85 acre vacant lot. The lot is zoned as TRU-1. The public roads to the south (Borealis Lane and Woods Farm Road) and west (Black Stallion Drive) were completed in the fall of 2017. Pegasus Place to the north will require improvements when the north most units are completed.

PROJECT SCHEDULE

The project is currently schedule to begin construction in Fall 2019.

LOT COVERAGE AND OPEN SPACE

The duplexes are positioned on the lot to meet all setback requirements. The usable open space requirement is 320 SF per dwelling unit, totaling 6,400 SF for 20 units. The development will

provide 31,988 SF of useable open space via front, side, and back yard green space and usable patios.

NEIGHBORHOOD INPUT

The Woods Farm subdivision does not currently have a Neighborhood Association or Business Association. The development team has met with Alderperson Lemmer, who is in support of the project.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Brian Arcand', with a stylized flourish at the end.

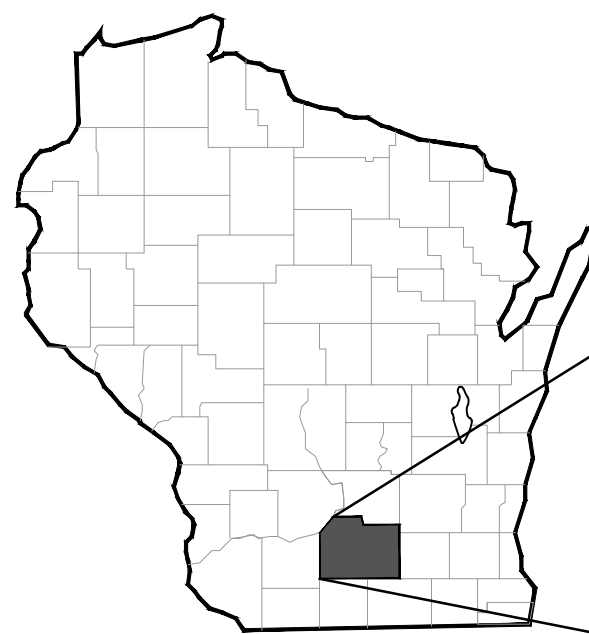
Brian Arcand, P.E.
Civil Engineer

BCA

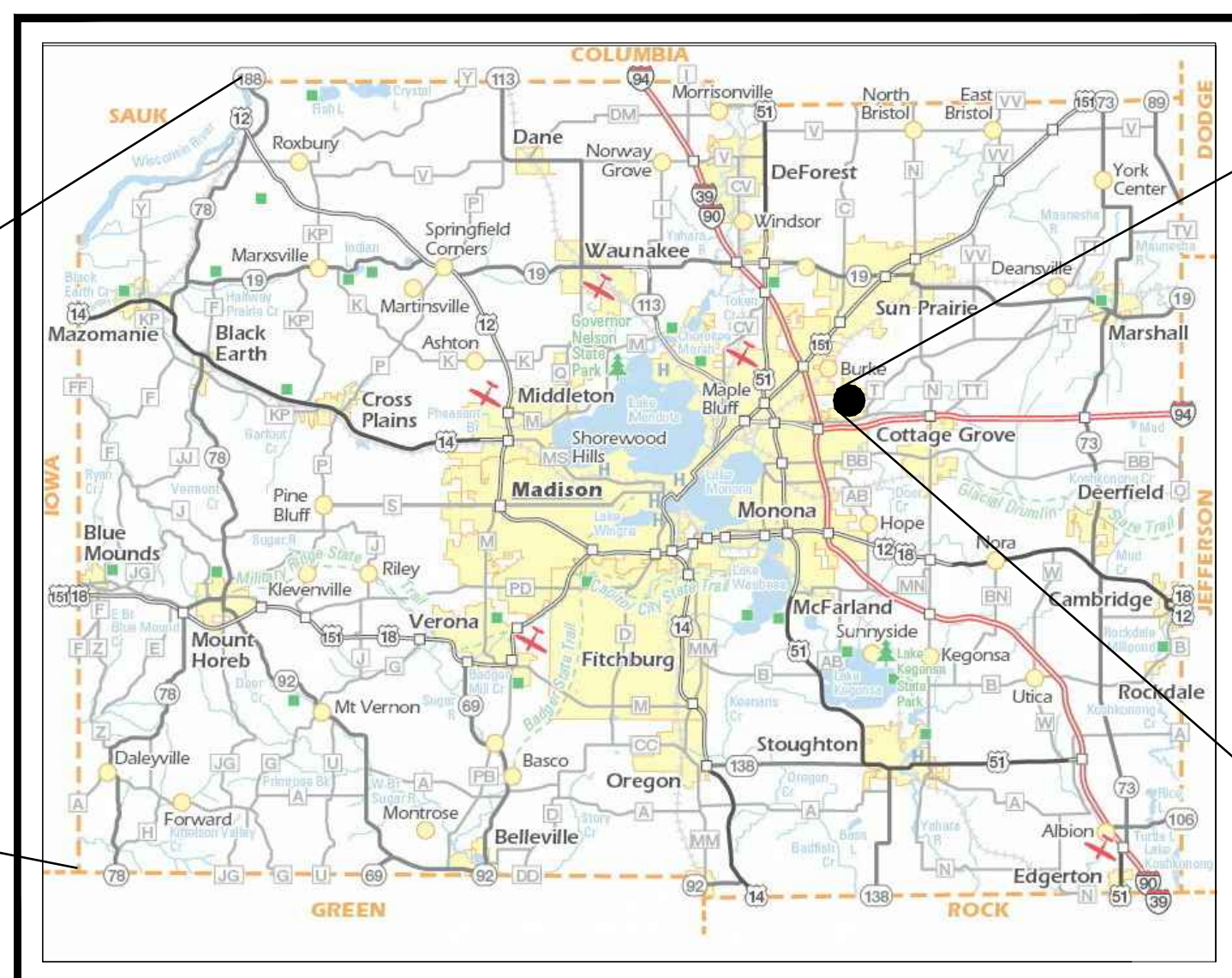
Enclosure

WOODS FARM LOTS 1 & 2

SECTION 35, TOWNSHIP 8N, RANGE 10E



REGIONAL MAP



DANE COUNTY

DANE COUNTY, WISCONSIN



SITE LOCATION MAP

CITY OF MADISON,
DANE COUNTY, WISCONSIN

SHEET #	SHEET TITLE
G 1.0	TITLE SHEET
C 1.0	EXISTING SITE PLAN
C 2.0	SITE PLAN
C 2.1	GRADING & EROSION CONTROL PLAN
C 3.0	UTILITY PLAN
L 1.0	LANDSCAPE NOTES
L 2.0	LANDSCAPE PLAN
L 3.0	LANDSCAPE DETAILS
E 1.0	LIGHTING PLAN

BENCHMARK
TOP NUT OF HYDRANT NEAR THE INTERSECTION OF
WOODS FARM ROAD & REINER ROAD, HYDRANT IS ON
THE EAST SIDE OF REINER ROAD SOUTH OF THE INTERSECTION
ELEVATION = 1012.22

CAUTION:
CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE
PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE.
VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL
UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR
NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT.
FOR EXACT LOCATION CONTACT DIGGERS HOTLINE
1-800-242-8511



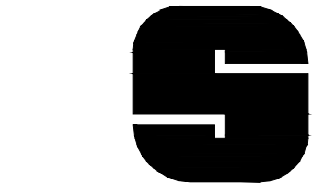
TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

WOODS FARM LOTS 1 & 2

TITLE SHEET



**SNYDER
& ASSOCIATES**

PROJECT NO. 119.0453.30

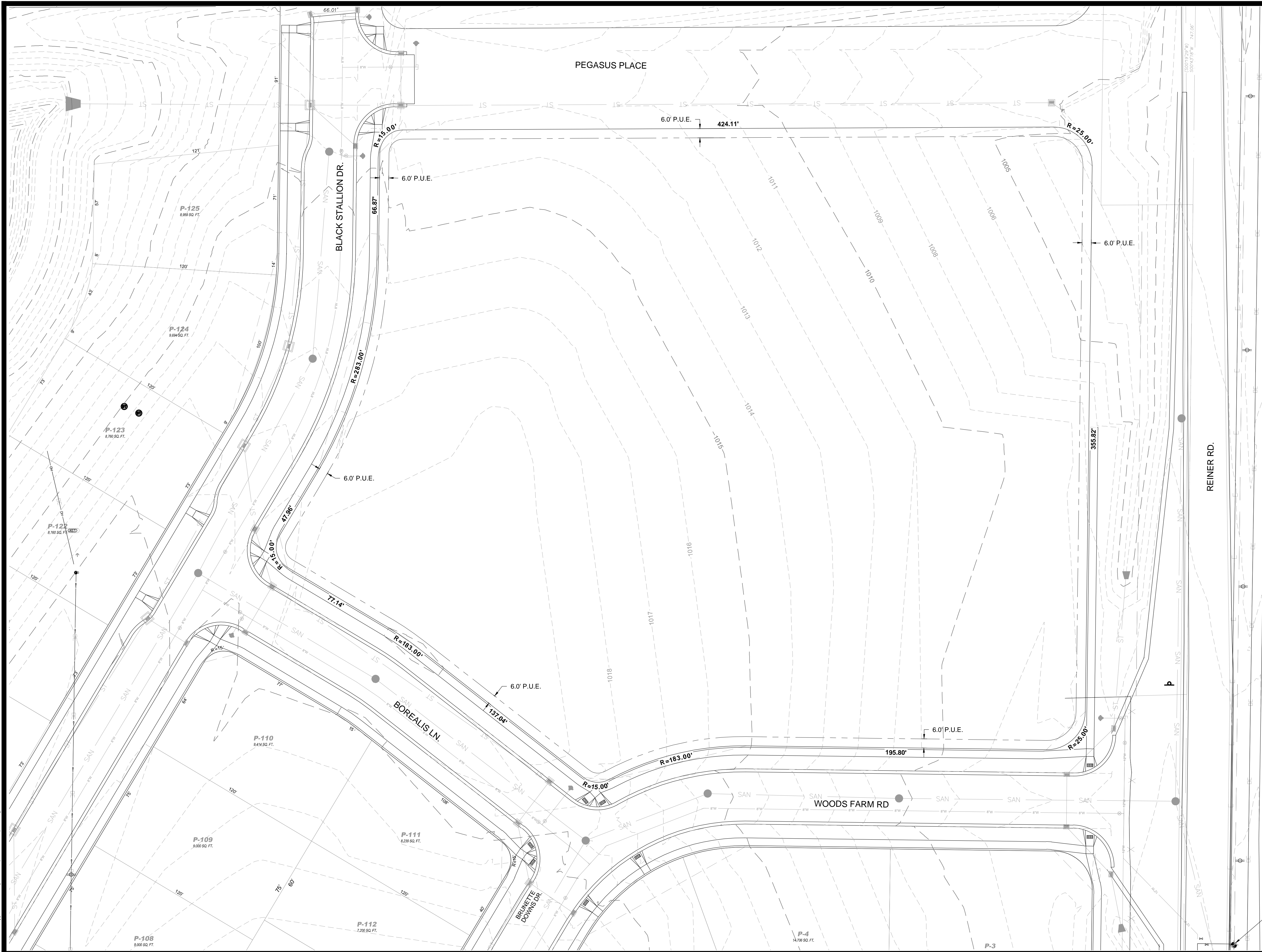
G 1.0

MADISON, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 30'	
Technician: MW	Date: 08/12/2019	Field Bk:	Pg.
PROJECT NO. 119.0453.30		G 1.0	



WOODS FARM LOTS 1 & 2

EXISTING SITE PLAN



MADISON, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

119.0453.30

C 1.0

MARK

REVISION

BY

Checked By: MLC

Date: 06/12/2019

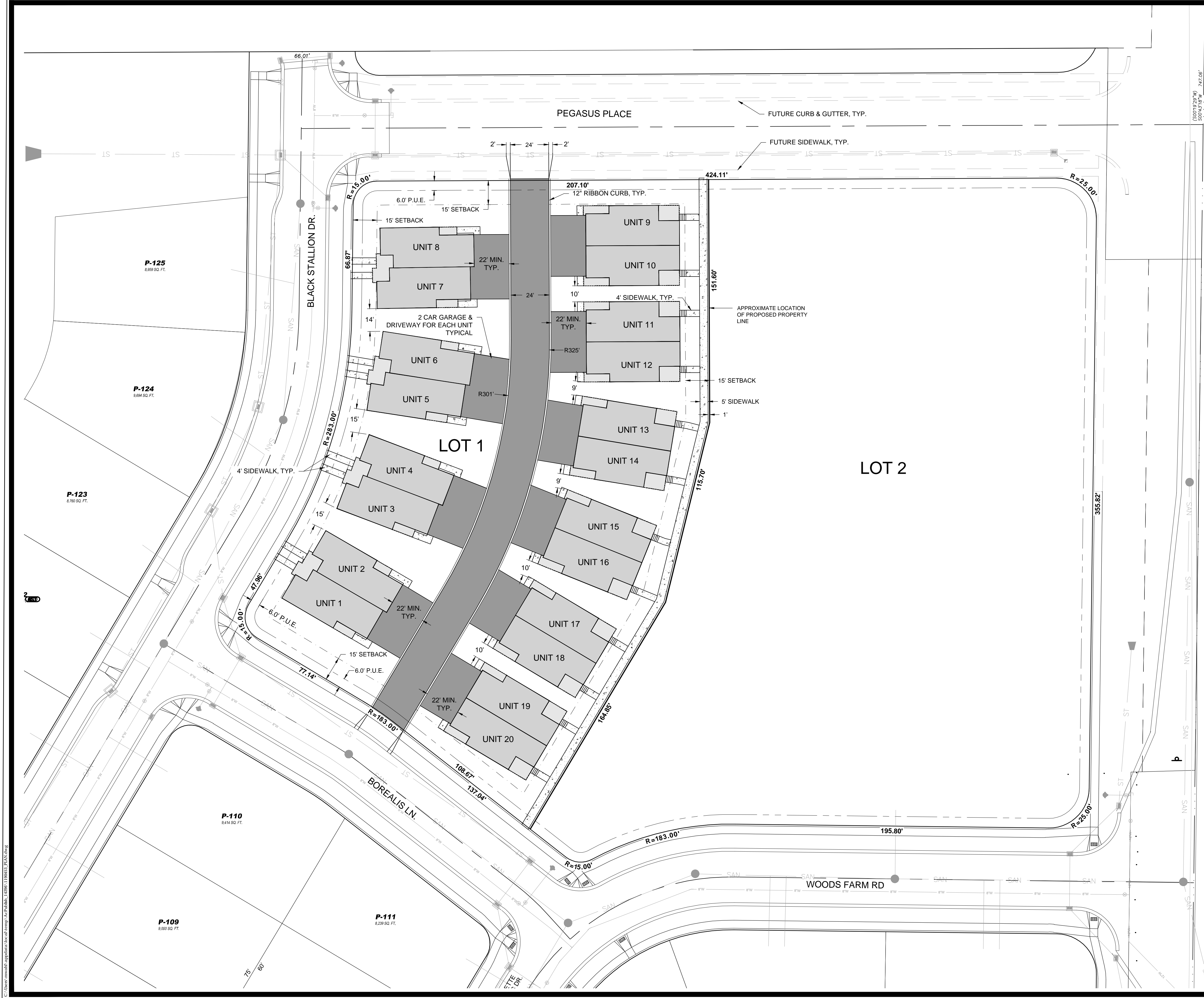
Field Bk:

Pg:

Scale: 1" = 30'

PROJECT NO. 119.0453.30

C 1.0



SITE INFORMATION

TOTAL SITE AREA: 80,536 SF / 1.85 ACRES
TOTAL DISTURBED AREA: 80,536 SF / 1.85 ACRES
BUILDING AREA: 44,580 SF (20 UNITS AT 2,229 SF EACH)
BUILDING FOOTPRINT: 27,580 SF (20 UNITS AT 1,379 SF EACH)
BUILDING TYPE: 2 STORY TOWNHOUSE WITH 3 BEDROOMS EACH
LOT COVERAGE:
BUILDINGS - 27,580 SF (34.3% LOT COVERAGE)
CONCRETE SIDEWALK - 3,190 SF (4.0% LOT COVERAGE)
PAVEMENT - 17,235 SF (9.0% LOT COVERAGE)
LANDSCAPING - 42,443 SF (52.7% LOT COVERAGE)

WOODS FARM LOTS 1 & 2

SITE PLAN

MADISON, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



PROJECT NO. 119.0453.30

C 2.0

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 30'	Pg.
Technician: MW	Date: 08/12/2019	Field Bk.	
PROJECT NO. 119.0453.30			C 2.0

WOODS FARM – EXISTING SITE PHOTOS















JOB _____ TYPE _____
NOTES _____ APPROVALS _____

FEATURES

- Full Cutoff PicoPrism technology
- Patented low profile luminaire¹
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L distributions
- 0-10V dimming drivers standard
- Sealed optical chamber, IP66 certified

Certifications

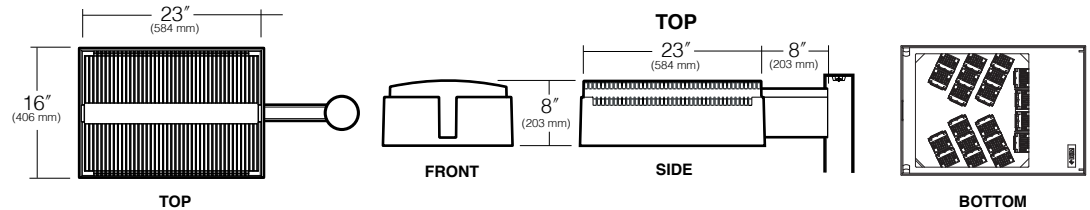


3000K and warmer CCTs only

SPECIFICATIONS



Max. Weight = 45 lbs. EPA 1.8 for 1A.
See Configuration for Additional EPAs.



ORDERING CODE

Configuration	EPA	Housing	Distribution	Drive Current	Source	Color Temperature ²	Voltages	Fixture Finish	Photocell Options
1A 1 Arm Side Mt.	1.8	ET Large, 80 LEDs 94W (350mA) 188W(700mA)	1 Type I	P35 350mA PicoPrism	80L 80 LEDs	2K 580nm ³	120 120V ¹	BL Black	A25-7 7-pin Photocell Receptacle
2B 2 Arm Side Mt.	3.6		2 Type II	P70 700mA PicoPrism		3K 3000K	208 208V ¹	DB Dark Bronze	A30 120V Button Photocell
2L 2 Arm Side Mt.	2.6		3 Type III			4K 4000K	240 240V ¹	GT Graphite	A31 208V Button Photocell
3T 3 Arm Side Mt.	4.1		4 Type IV			5K 5000K	277 277V ¹	LG Light Gray	A32 240V Button Photocell
3Y* 3 Arm Side Mt.	4.1		5 Type V				347 347V ⁴	PS Platinum Silver	A33 277V Button Photocell
4C 4 Arm Side Mt.	4.7		R Type R, Right				480 480V ⁴	TT Titanium	A34 480V Button Photocell
1W Single Wall Mt.	n/a		L Type L, Left					WH White	A35 347V Button Photocell
HSF Horizontal Slip-fitter Mount	n/a							CC Custom Color*	

*Available round poles only. EPA is for Fixture only

Fusing	Lens Options	NFO Option	Optional Entablatures	Controls	Mounting Options
SF 120, 277, 347 Line Volts	LS Polycarbonate Lens ⁵	NFO Neighbor Friendly Optic. Photometry available for Type III/IV. All others, consult factory.	A1 Arch A2 Broken Arch A3 Stepped Arch A4 Stepped Brock Arch A5 Standard Entablature P6 Peak P7 Broken Peak P8 Stepped Peak P9 Stepped Broken Peak P10 Stepped	Wireless WIR-RMI-IO 120-480V, 1000' range, wiSCAPE RF control system with on/off/dim, alerts, monitoring and metering capabilities Motion SCL-R Round Pole Mounted Occupancy Sensor up to 16' SCL-S Square Pole Mounted Occupancy Sensor up to 16' SCH-R Round Pole Mounted Occupancy Sensor 16' to 30' SCH-S Square Pole Mounted Occupancy Sensor 16' to 30'	VSF Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.) VSFV Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.) Side Arm Mount 3 3" O.D. Pole 3.5 3.5" O.D. Pole 4 4" O.D. Pole 5 5" O.D. Pole 6 6" O.D. Pole SQ Square Pole

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: <http://trpsl.com/index.html>

- ¹ US Patent No. D568,521 S. Other patents pending.
- ² For custom optics and color temperature configurations, contact factory.
- ³ Turtle friendly. Maximum 500mA drive current for 2K amber option.
- ⁴ 347V & 480V currents may be supplied with step-down transformer.
- ⁵ Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.
- ⁶ Not available with other sensor or wireless control options.
- ⁷ Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.

Kim Lighting reserves the right to change specifications without notice.



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

[†] When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

Control Accessories
SW7PR ^{6,7} Site Sync with 7 pin PCR
SWUSB [†] SiteSync Software on USB
SWTAB [†] SiteSync Windows® Tablet
SWBRG [†] SiteSync Wireless Bridge Node
WIR-RME-L wiSCAPE 7-pin Module
NXOFM-1R1D-UNV NX 7-pin Module

Spectroradiometric			
	3000K Average	4000K Average	5000K Average
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350 mA	96.58%	94.30%
700 mA	91.99%	86.88%

Electrical Drive Current					
350mA			700mA		
Volts - AC	Amps - AC	System Watts	Volts - AC	Amps - AC	System Watts
120	0.78	94	120	1.57	188
208	0.45	94	208	0.90	188
240	0.39	94	240	0.78	188
277	0.34	94	277	0.68	188
347	0.27	94	347	0.54	188
480	0.20	94	480	0.39	188

B.U.G. Rating for 350mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare								
Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B2 U0 G2	B1 U0 G3	B0 U0 G3	B4 U0 G3	B3 U0 G3
4000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B2 U0 G2	B1 U0 G3	B0 U0 G3	B4 U0 G3	B3 U0 G3
5000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	B2 U0 G2	B1 U0 G3	B0 U0 G3	B4 U0 G3	B3 U0 G3

Absolute Lumens for 350mA								
Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	10223	10144	10048	8772	10013	9045	10285	10024
4000K	10485	10404	10306	8996	10270	9277	10548	10281
5000K	10605	10523	10424	9099	10387	9383	10669	10398

B.U.G. Rating for 700mA (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare								
Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	B5 U0 G5	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G3	B4 U0 G4
4000K	B5 U0 G5	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B4 U0 G3	B4 U0 G4
5000K	B5 U0 G5	B4 U0 G4	B3 U0 G4	B3 U0 G4	B1 U0 G4	B0 U0 G4	B5 U0 G3	B4 U0 G4

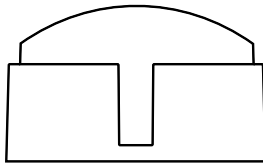
Absolute Lumens for 700mA								
Temperature	Type I	Type II	Type III	Type III NFO	Type IV	Type IV NFO	Type V	Type L/R
3000K	18085	17946	18764	16687	17731	16060	18972	17539
4000K	18549	18405	19245	17114	18185	16472	19458	17988
5000K	18761	18616	19465	17310	18393	16660	19680	18194

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

Kim Lighting reserves the right to change specifications without notice.

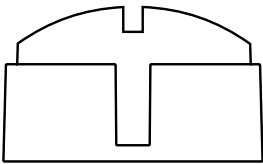
Optional Entablatures (Entabs)

Arched Entablatures



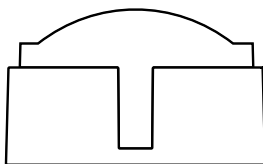
Arch

Cat. No. **A1**



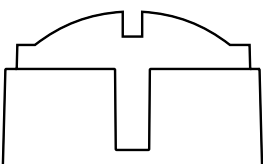
Broken Arch

Cat. No. **A2**



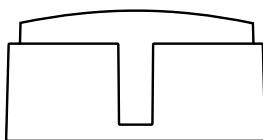
Stepped Arch

Cat. No. **A3**



Stepped Broken Arch

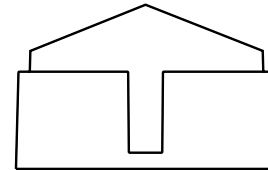
Cat. No. **A4**



Standard Entablature
Follows fixture body profile

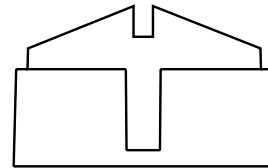
Cat. No. **A5**

Peaked Entablatures



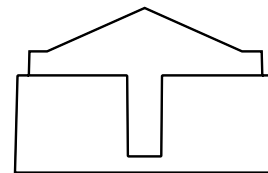
Peak

Cat. No. **P6**



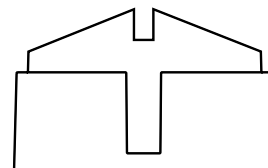
Broken Peak

Cat. No. **P7**



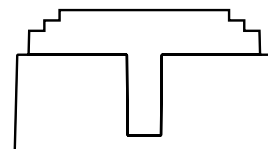
Stepped Peak

Cat. No. **P8**



Stepped Broken Peak

Cat. No. **P9**



Stepped

Cat. No. **P10**

Specify Entablature and color.
Example: [A2/LG]

Entablature Specifications: Stamped from .090 aluminum sheet, mechanically attached to front and back of housing with no visible fasteners. For custom colors and/or custom Entablatures, consult your Kim representative. See page 1 for dimensions.

SPECIFICATIONS

Housing:

- Extruded low copper aluminum main body.
- Die-cast low copper aluminum electrical gear compartment.
- Stainless steel hardware.
- Die cast wall separates the optical and electrical compartment acting as thermal barrier.
- Electrical gear compartment doors are fastened with two hinges and a latch made of stainless steel.
- Silicone gaskets seal the compartments at the barrier surface.

Optical Module:

- PicoPrism® refractors (enclosed LED PCBs for IP66 rating) aimed toward the task and spreads horizontally to produce great uniformity.
- Type I, II, III, IV, V, L (left), and R (right) standard distributions. Custom available.
- 3000K, 4000K, 5000K standard CCT. Amber and custom available.
- IP66 certified.
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level.
- Anodized aluminum carrier plate and heat sink modules.

Lens Frame:

- One-piece low copper aluminum alloy die-cast is secured to housing with two toolless latches.

Neighbor Friendly Optic

- Optional integrated Neighbor Friendly Optic on each LED module to completely control unwanted backlight. Most effective with Type III and IV distributions.

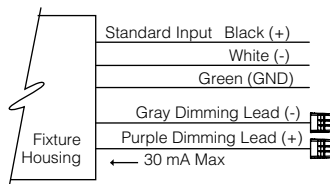
Electrical Characteristics:

- Pre-assembled, aluminum gear tray.
- 120V through 480V @ 50/60Hz.
- Class 2, 350mA or 700mA
- Power Factor = >.90
- National Electrical Code, ANSI/NFPA 70.
- 10kV surge suppression.
- Thermal shield thermal control.
- -30c starting driver.

- 0-10V dimming interface.
- All electronic components are IP66 rated.
- Electronic components are UL and/or CSA recognized.
- Standard programmable driver for variable drive current settings from 350mA to 700mA.

Dimming:

- 10% to 100% dimming using standard 0-10V interface driver.
- To activate the dimming system, a wiring harness is supplied and attached to the DIM Port (DIM IN) on the thermal shield protection system. This port allows the 0-10V Interface to bypass the thermal shield and control the driver.
- The thermal shield works in conjunction with the control system to assure that overheating will not harm the LEDs.
- The wiring harness is connected with the use of the Purple lead as the positive (+) and the Grey lead as the negative (-) to an available control signal (by others).



Support Arm:

- Speed Mount and a reinforcing plate are provided with wire strain relief.
- Speed Mount is square or circular cut for specified pole size and shape.
- Die-cast, low copper aluminum support arm for direct pole mount.
- Die-cast aluminum tool-less entry splice access cover.
- Terminal block is mounted in the arm cavity and accepts #14 to #8 wire sizes.
- Prewired to electrical module with quick-disconnect plugs located inside the electrical compartment.
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 1-1/4" to 2" IPS pipe size arms.
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate with a square cut Speed Mount.

Finish:

- Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Standard colors include (BL) Black, (DB) Dark Bronze, (GT) Graphite, (WH) White, (PS) Platinum Silver, (LG) Light Gray, (TT) Titanium, and (CC) Custom Color (Include RAL#).

Fusing:

SF for 120, 277 and 347 Line Volts

DF for 208, 240 and 480 Line Volts.

- High temperature fuse holders factory installed inside the fixture housing. Fuse is included.

Certifications and Listings:

- UL 1598 Standard for wet locations for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.
- IP66 certified.
- CSA C22.2#250.0 Luminaires.
- ANSI C136.31-2010 3G Vibration tested and compliant.
- RoHS compliant.
- IDA approved, 3000K and warmer CCTs only.

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

WARRANTY:

- For full warranty see <http://www.hubbellighting.com/resources/warranty>

Kim Lighting reserves the right to change specifications without notice.

CONTROLS

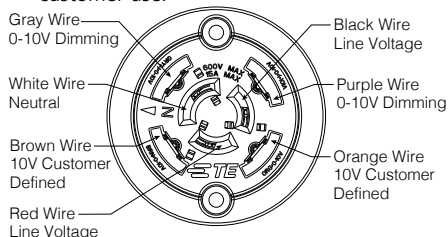
Photocell Receptacle

A25-7

Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

1. Traditional on/off photoelectric control.
2. 5-pin wireless photoelectric control for added dimming feature.
3. 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.



Button Photocell

A30 for 120V, **A31** for 208V, **A32** for 240V, **A33** for 277V, **A35** for 347V, **A34** for 480V, Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

Wireless Controls

wiSCAPE™

Hubbell Control Solution's wiSCAPE™ wireless control modules allow an individual fixture to be managed, monitored and measured. The modules communicate securely over a robust certified meshed radio signal. The wiSCAPE modules provide on/off/dim control, external device input, alerts and metering.

WIR-RMI-IO

wiSCAPE Internal Module, 120-480V, 1000ft range (LOS), 3 Digital Inputs/1 Analog Input, 2 Outputs.

WIR-RME-L

wiSCAPE External Module, 120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

SiteSync™¹

SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesync for more details.

Pole Mounted

Round Pole-Mounted Occupancy Sensor up to 16'

SCL-R

Round Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-R4⁴/277²/BL³

Square Pole-Mounted Occupancy Sensor up to 16'

SCL-S

Square Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for square pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-L/277²/BL³

Round Pole-Mounted Occupancy Sensor 16' to 30'

SCH-R

Round Pole-Mounted Occupancy Sensor: 16' to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-R4⁴/277²/BL³

Square Pole-Mounted Occupancy Sensor 16' to 30'

SCH-S

Square Pole-Mounted Occupancy Sensor: 16 to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-S/277²/BL³

SCP

The SCP is a photo-control with motion sensing accessory that mounts to the side of any new or existing 3"-5" round or square straight pole. The SCP enables any pole mounted luminaire in excess of 75 watts, to meet California Title 24 requirements with integral 20KV/10KA surge protection for added reliability and serviceability.

For more detail:

http://www.aal.net/products/sensor_control_programmable

¹PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Examples:

SiteSync only : ALT3/P70/60L/3KUV/PS/US/SWP

SiteSync with Motion Control: ALT3/P70/60L/3KUV/PS/US/SWPM-20F

MOB ORDERING INFORMATION: When ordering a fixture with a dimming occupancy sensor option (MOB), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

ALT3/P70/60L/3KUV/PS/US/MOB - 1 to 30 min - 33% or 50% - ?? / DBT
High to Dim Delay Low Level Mounting Height (ft.)

²Voltage, ³Color, ⁴Pole Diameter

Kim Lighting reserves the right to change specifications without notice.

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22" X 34" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCEING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS. WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.

GENERAL LANDSCAPE NOTES (CONTINUED)

17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENOED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.
33. REFER TO SHEET IR101-IR104 FOR THE IRRIGATION PLAN AND POINT OF CONNECTION INFORMATION.

CITY OF MADISON LANDSCAPE REQUIREMENTS

DEVELOPED AREA LANDSCAPE DISTRIBUTION:
FIVE LANDSCAPE POINTS PER 300 SF

TOTAL SQUARE FOOTAGE OF DEVELOPED AREA = 52,152 SF
TOTAL LANDSCAPE POINTS REQUIRED = 870 POINTS
TOTAL LANDSCAPE POINTS PROVIDED = 1399
DEVELOPMENT FRONTAGE LANDSCAPE:
1 OVERSTORY DECIDUOUS TREE AND FIVE SHRUBS PER 30 LF OF LOT FRONTAGE. 2 ORNAMENTAL AND 2 EVERGREEN TREES MAY BE USED IN PLACE OF 1 OVERSTORY DECIDUOUS TREE.

BLACK STALLION 260 LF
REQUIRED LANDSCAPE: 9 TREES, 45 SHRUBS
PROVIDED LANDSCAPE: 9 TREES (6 CANOPY AND 6 ORNAMENTAL COUNTED AS 3), 74 SHRUBS

PEGASUS PLACE 131LF
REQUIRED LANDSCAPE: 5 TREES, 25 SHRUBS
PROVIDED LANDSCAPE: 5 TREES, 25 SHRUBS

BOREALIS 143 LF
REQUIRED LANDSCAPE: 5 TREES, 25 SHRUBS
PROVIDED LANDSCAPE: 5 TREES, 25 SHRUBS

PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
CANOPY TREES						
4	RO	Quercus rubra	NORTHERN RED OAK	2 1/2" Cal.	60'h x 60'w	B&B
6	SH	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B
2	SM	Acer x freemanii 'Sienna'	SIENNA GLEN MAPLE	2 1/2" Cal.	60'h x 40'w	B&B
4	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	55'h x 45'w	B&B
ORNAMENTAL TREES						
7	PC	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
2	JP	Pyrus calleryana 'Jazzam'	JACK FLOWERING PEAR	1 1/2" Cal.	20'h x 10'w	B&B
5	AC	Prunus maackii	AMUR CHOCKCHERRY	1 1/2" Cal.	25'h x 20'w	B&B
DECIDUOUS SHRUBS						
5'-7" SPREAD						
13	RC	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT. (6' O.C.)
38	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)
4	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	18" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)
23	SN	Nipponica 'Snowmound'	SNOWMOUND SPIREA	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)
7' + SPREAD						
29	DB	Euonymus alatus 'Compactus'	DWARF-WINGED BURNING BUSH	36" Ht.	9'h x 10'w	#5 CONT. (8' O.C.)
24	FS	Rhus aromatica	FRAGRANT SUMAC	24" Ht.	5'h x 8'w	#5 CONT. (7' O.C.)
12	BV	Viburnum prunifolium	BLACKHAW VIBURNUM	24" Ht.	12'h x 12'w	#5 CONT. (10' O.C.)
EVERGREEN SHRUBS						
5'-7" SPREAD						
26	JA	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	6" Ht.	18'h x 5'w	#5 CONT. (6' O.C.)
18	DY	T. Cuspidata 'Nana'	DWARF YEW (BREVIFOLIA)	18" Ht.	3'h x 6'w	#5 CONT. (6' O.C.)
ORNAMENTAL GRASSES						
12	PD	Sporobolus heterolepis	PRAIRIE DROPSEED	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)

WOODS FARM LOTS 1 & 2

LANDSCAPE NOTES

MADISON, WI, DANE

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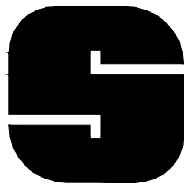
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

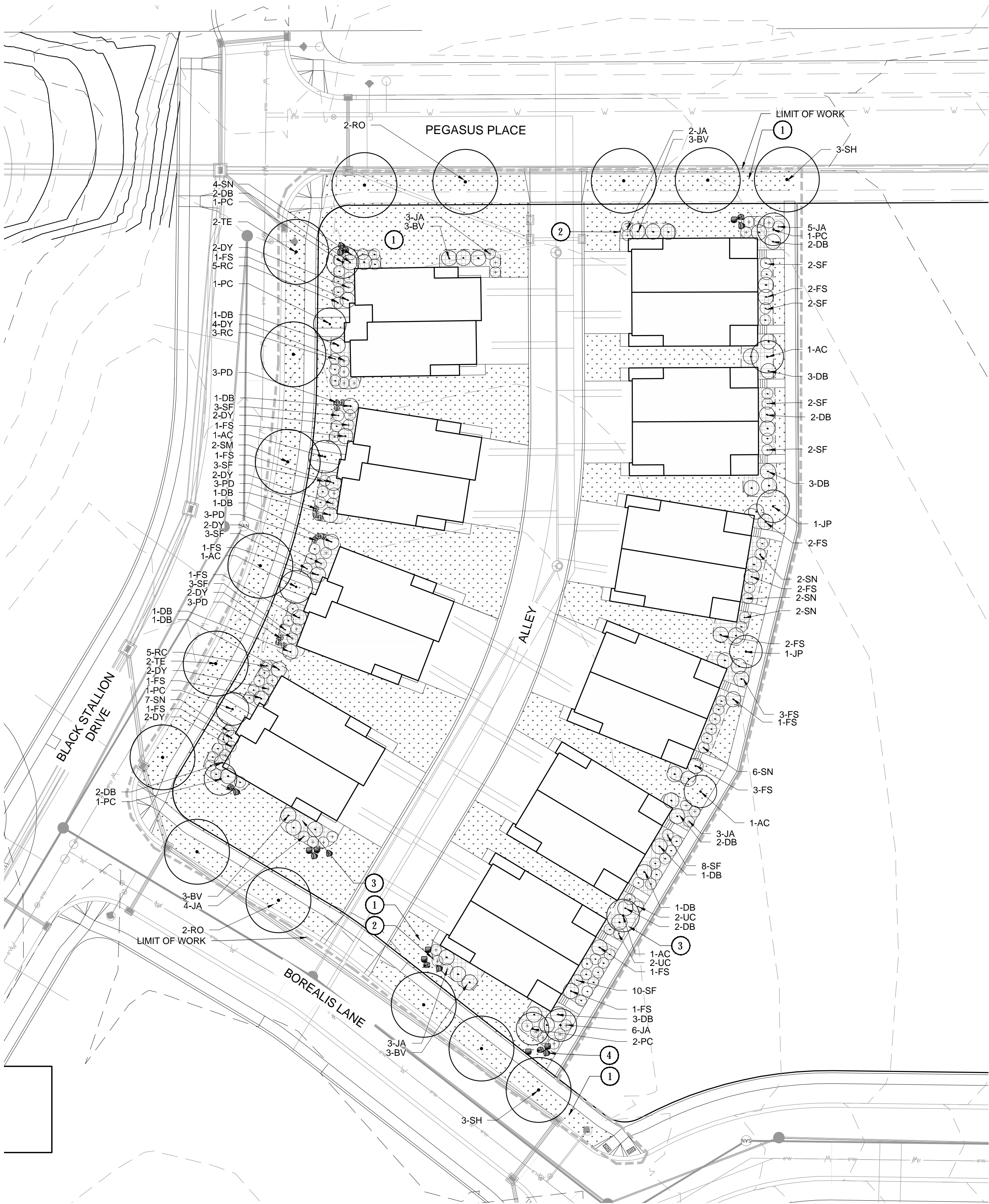
WS, STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



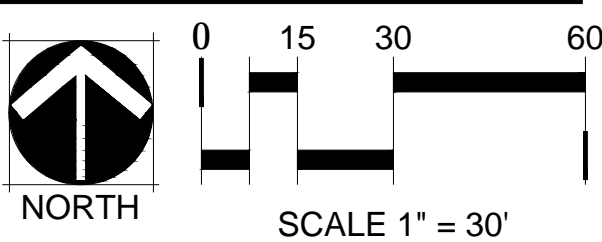
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PLANTING PLAN



PLANT SCHEDULE	
KEY	COMMON NAME
CANOPY TREES	
RO	NORTHERN RED OAK
SH	SKYLINE HONEYLOCUST
SM	SIENNA GLEN MAPLE
TE	TRIUMPH ELM
ORNAMENTAL TREES	
PC	PRAIRIFIRE CRABAPPLE
JP	JACK FLOWERING PEAR
AC	AMUR CHOCKCHERRY
DECIDUOUS SHRUBS	
5'-7' SPREAD	
RC	ROCK COTONEASTER
SF	SHOW OFF FORSYTHIA
UC	UPRIGHT RED CHOKEBERRY
SN	SNOWMOUND SPIREA
7' + SPREAD	
DB	DWARF-WINGED BURNING BUSH
FS	FRAGRANT SUMAC
BV	BLACKHAW VIBURNUM
EVERGREEN SHRUBS	
5'-7' SPREAD	
JA	ANDORRA JUNIPER
DY	DWARF YEW (BREVIFOLIA)
ORNAMENTAL GRASSES	
PD	PRAIRIE DROPSEED

LANDSCAPE CONSTRUCTION NOTES

- SOD SHALL BE TFKB PROVIDED BY PAUL'S TURF AND TREE NURSERY SOD PRODUCTS (608.655.3600) OR APPROVED EQUAL $\frac{3}{8}$ MIX OF TALL FESCUE AND KENTUCKY BLUEGRASS.
- MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE CURB.
- PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A 4" SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
- LANDSCAPE BOULDERS PROVIDED BY MILESTONE MATERIALS OR APPROVED EQUAL. ALL BOULDERS SHALL BE LARGER THAN 42"

MATERIAL & PLANTING LEGEND

- SOD, REFER TO PLANTING PLAN CONSTRUCTION NOTES FOR TYPE
- WOOD MULCH, REFER TO PLANTING PLAN CONSTRUCTION NOTES FOR TYPE
- ROCK MULCH TYPE 2, REFER TO PLANTING PLAN CONSTRUCTION NOTES FOR TYPE
- SPADE CUT EDGER AT 4" DEPTH
- LANDSCAPE BOULDERS
- OVERSTORY DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- UPRIGHT EVERGREEN
- ORNAMENTAL GRASS
- LIMIT OF WORK



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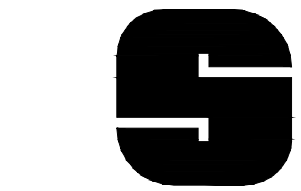
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

WOODS FARM LOTS 1 & 2

LANDSCAPE PLAN

MADISON, WI, DANE

SNYDER & ASSOCIATES, INC.

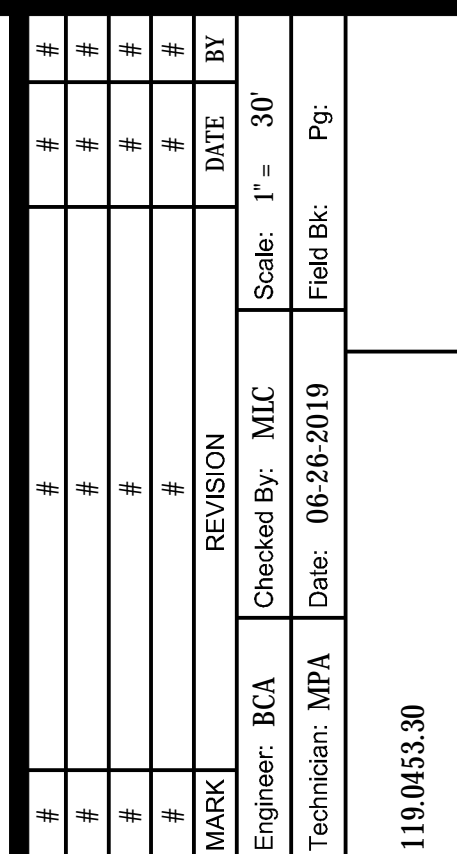
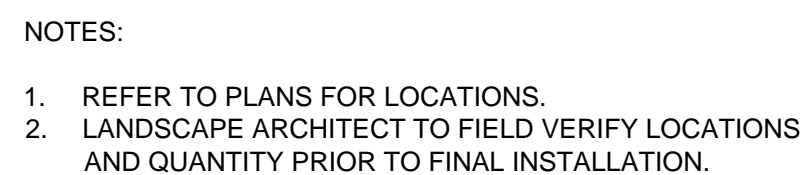
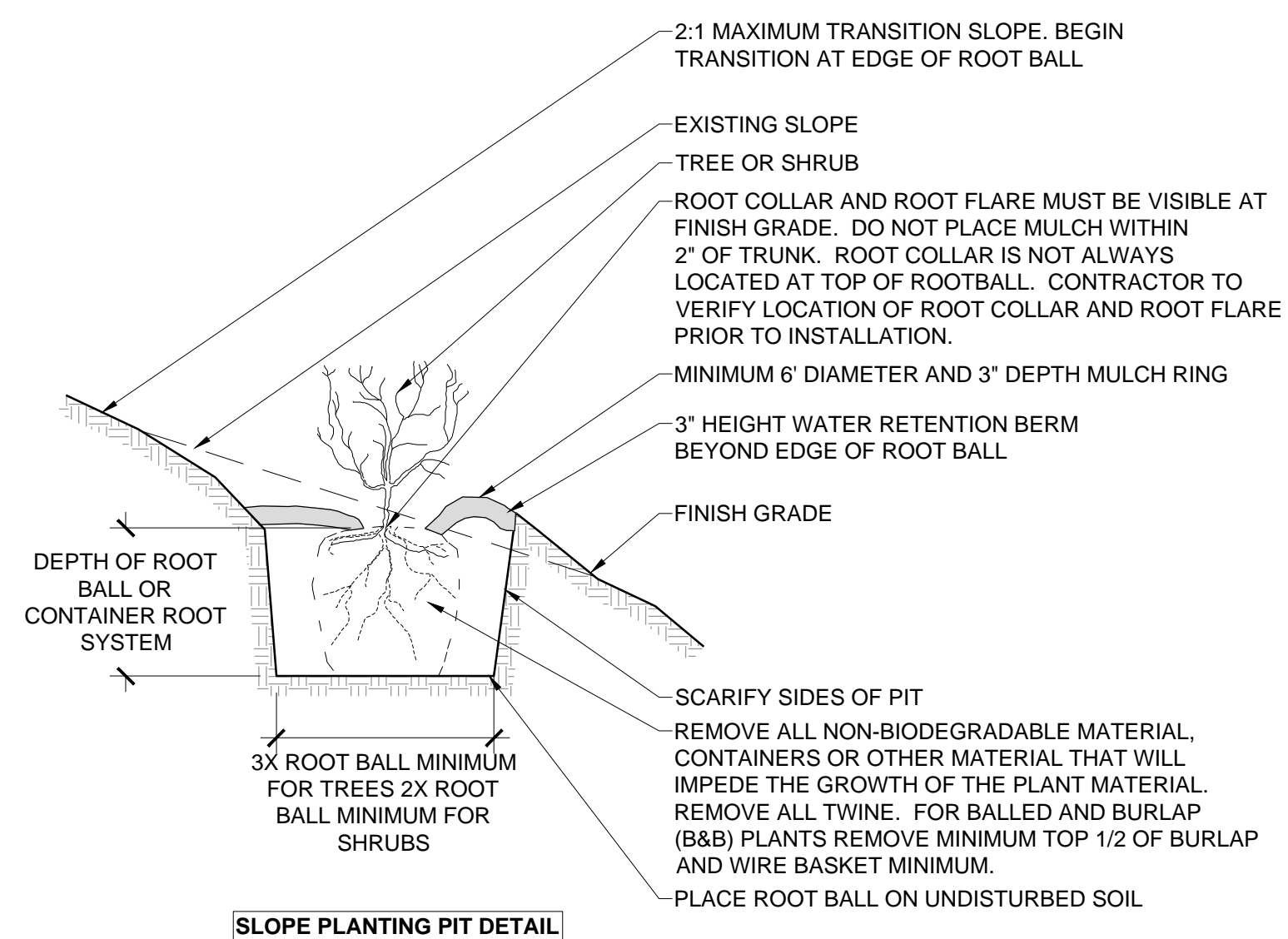


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& ASSOCIATES

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#	#	#	#	#	#	Engineer:	Technician:
#	#	#	#	#	#	BCA	MPA
#	#	#	#	#	#	MARK	REVISION
#	#	#	#	#	#	BY	



WOODS FARM LOTS 1 & 2

LANDSCAPE DETAILS

MADISON, WI, DANE

SNYDER & ASSOCIATES, INC.

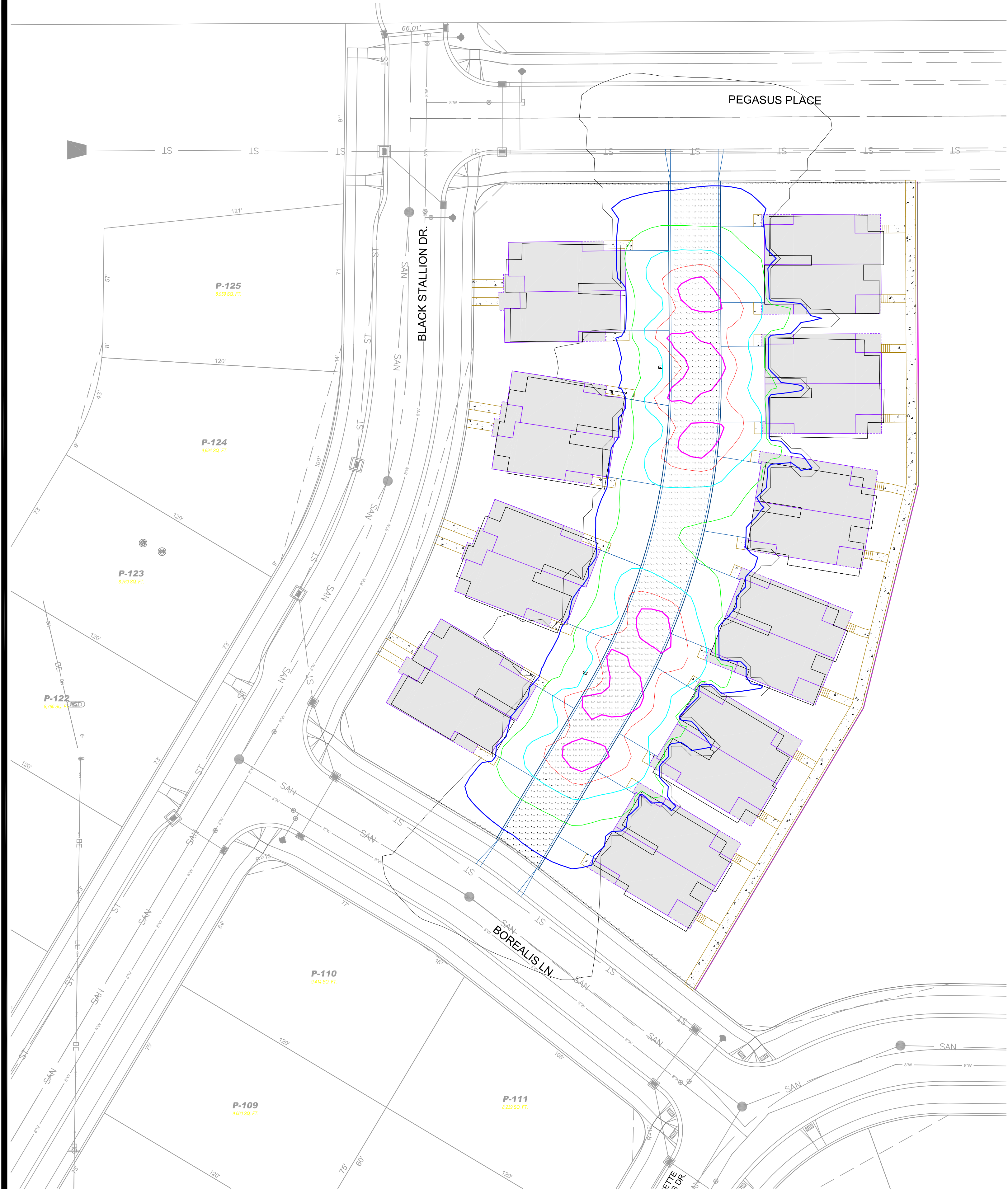
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119.0453.30

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Luminaire Schedule						
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
	2	et3p35-8014k	92.9	10306	0.850	ET3P35-80L4K - Kim Lighting
					Mntg Hgt	25 ft

Illumination Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Driveway	Fc	0.72	1.46	0.08	9.00	18.25
North Property	Fc	0.04	0.09	0.00	N.A.	N.A.
South Property	Fc	0.04	0.08	0.00	N.A.	N.A.

Isoline Legend					
Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.01		0.75		3	
0.1		1		4	
0.25		1.5		5	
0.5		2		10	

WOODS FARM LOTS 1 & 2

LIGHTING PLAN

MADISON, WI, DANE

SNYDER & ASSOCIATES, INC.



PROJECT NO. 119.0453.30

E 1.0

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GENERAL NOTES

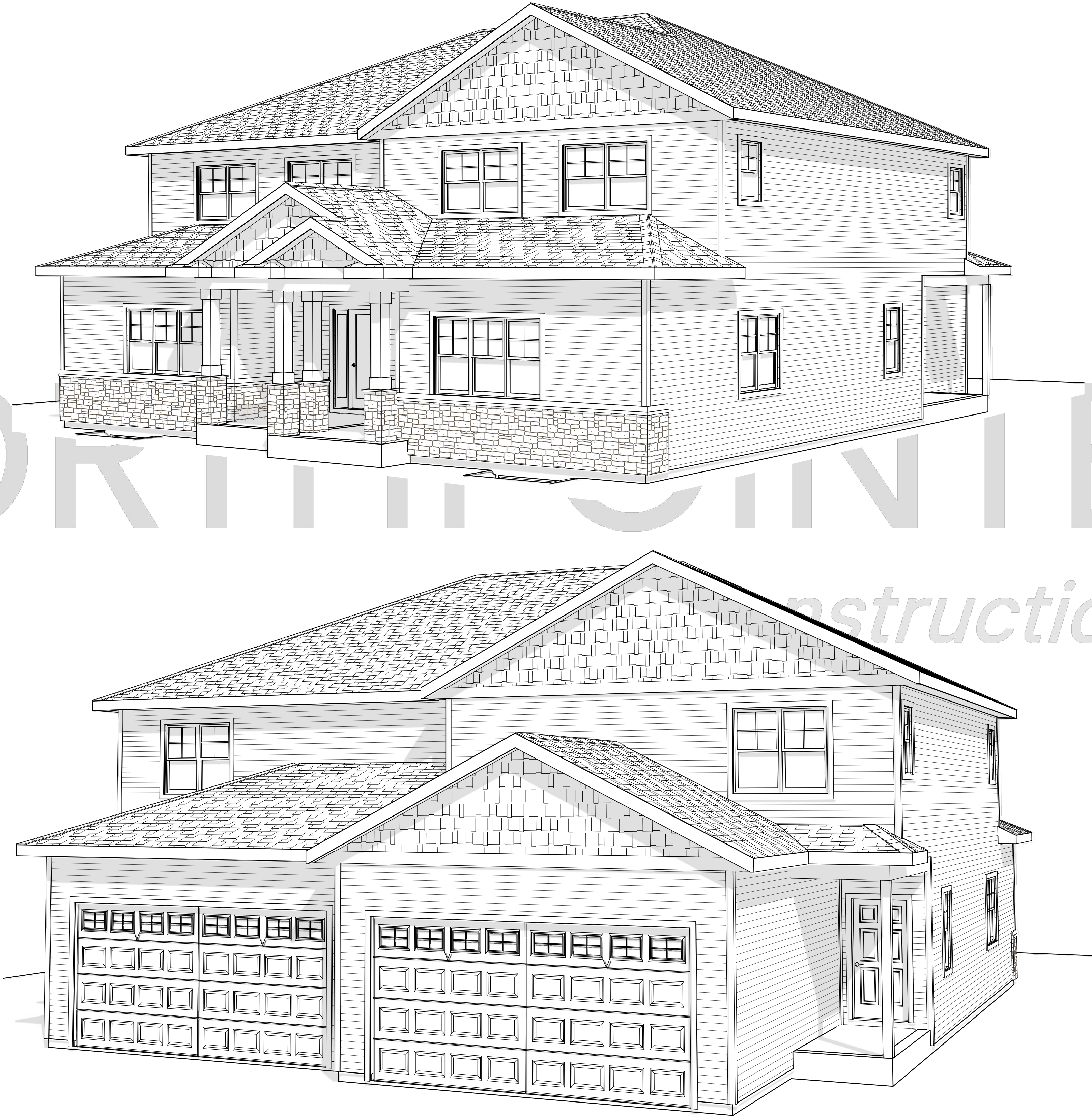
- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) VIZION DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE
- 8) STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 9) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING,WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 10) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO VIZION DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 12) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. VIZION DESIGN GROUP SHALL BE NOTIFIED OF ALL DISCREPANCIES.
- 13) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 14) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 15) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 16) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.
- 17) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 18) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 19) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 20) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 21) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 22) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
- 23) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 24) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

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- A1 - COVER SHEET
- A2 - ELEVATIONS
- A3 - ELEVATIONS
- A4 - FOUNDATION PLAN
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FRONT FACING CONDO

DESIGN PLANS




FRONT FACING CONDO
DESIGN PLANS

FINAL SET

NorthPointe
Construction

JOB ADDRESS

NorthPointe Construction
4868 High Crossing Blvd.
Madison, WI 53704
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info@npchomes.com

NORTHPOINTE
construction

DATE:

6/25/2019

DRAWN BY:

JDG / APV

SHEET:

A-1



NORTHPOINTE

construction



REAR ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)

TYPICAL MATERIAL FINISHES

WINDOWS: VISIONS 3500 - VINYL SINGLE HUNG - WHITE

DOOR: WAUDENA MILLWORK - FLANNEL GRAY (153)

STONE: PROVIA HERITAGE STONE - ERIE DRY STACK



FRONT ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)

TYPICAL MATERIAL FINISHES

ASPHALT SHINGLES: BP EAST MYSTIQUE 42 & DEKOTA

ACCENT SIDING: PROVIA - HEARTTECH - LIGHT GRAY SHAKE

FIELD SIDING: PROVIA - HEARTTECH - GRANITE GRAY LAP

DOOR: WAUDENA MILLWORK - FLANNEL GRAY (153)

GARAGE DOOR: SAFE-WAY - REGENCY MODEL 67.72 W/
STOCKBRIDGE WINDOWS - WHITE

FRONT FACING CONDO
DESIGN PLANS

FINAL SET

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DATE:

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SHEET:

A-2



LEFT ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)



RIGHT ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)

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FRONT FACING CONDO
DESIGN PLANS

FINAL SET

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Construction**

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4868 High Crossing Blvd.
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DATE:

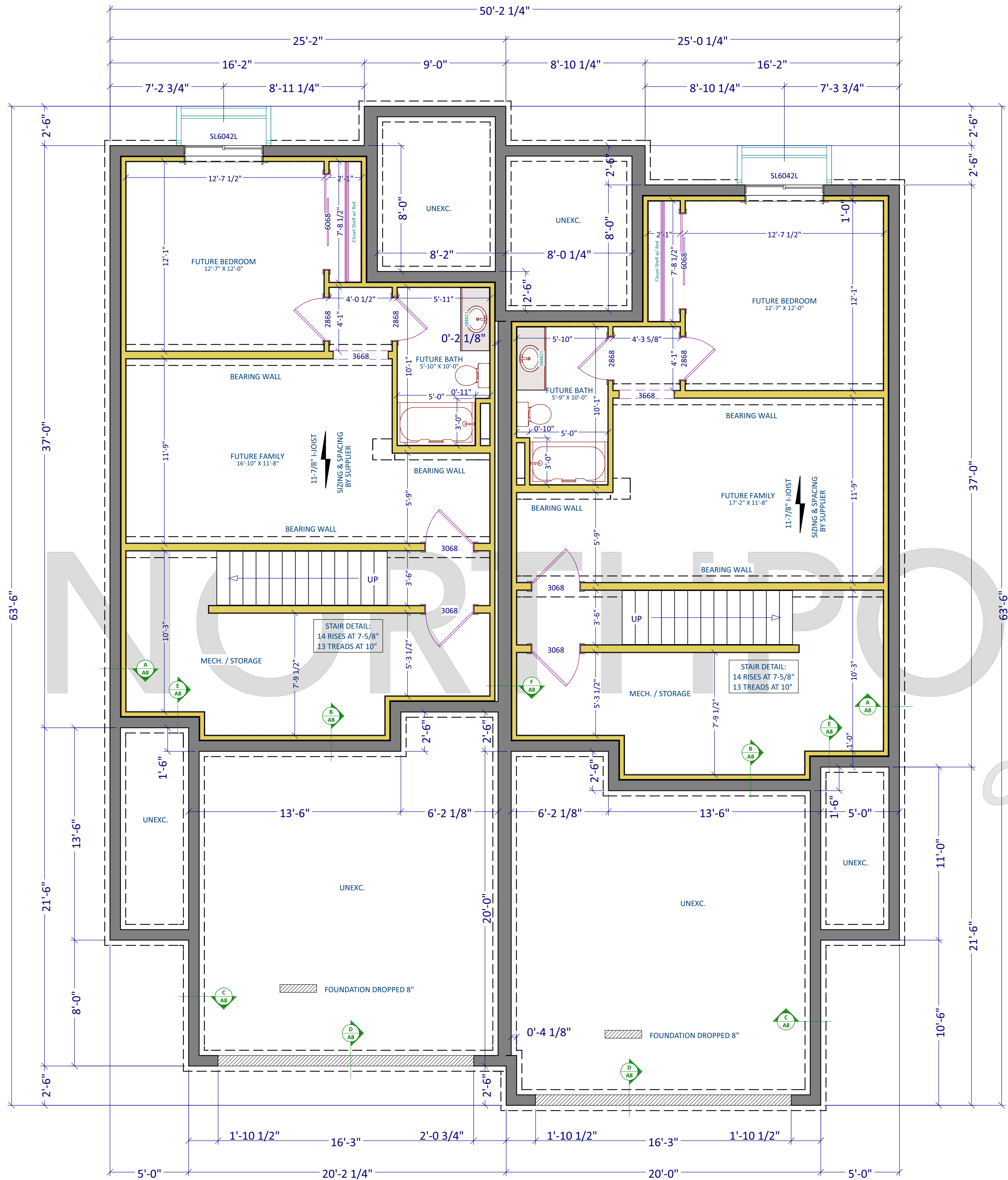
6/25/2019

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JDG / APV

SHEET:

A-3



UNIT 'A'
Future Finish Square Footage: 573

UNIT 'B'
Future Finish Square Footage: 573

1. THIS DRAWING IS TO PROVIDE THE MASON OR OTHER RESPONSIBLE CONTRACTOR WITH THE PROPER FOUNDATION DIMENSIONS. IT IS HIS RESPONSIBILITY TO ENSURE THAT THE FOUNDATION IS CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODES AND SOIL CONDITIONS.
2. HEIGHT OF FOUNDATION AND COLUMN SPACING AS SHOWN ARE CRITICAL. IF CHANGES ARE MADE, THEY MUST BE REPORTED IMMEDIATELY TO THE ENGINEERING DEPARTMENT.
3. ALL FOUNDATION FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT A MINIMUM DEPTH OF 4'-0" BELOW GRADE (DEPENDENT ON LOCAL FROST CONDITIONS).

FOUNDATION / LOWER LEVEL PLAN
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

8'-0" FOUNDATION WALL HEIGHT
Dimensions are Framing to Framing
Headers or Beams sized by Supplier

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608.842.0002
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DATE:

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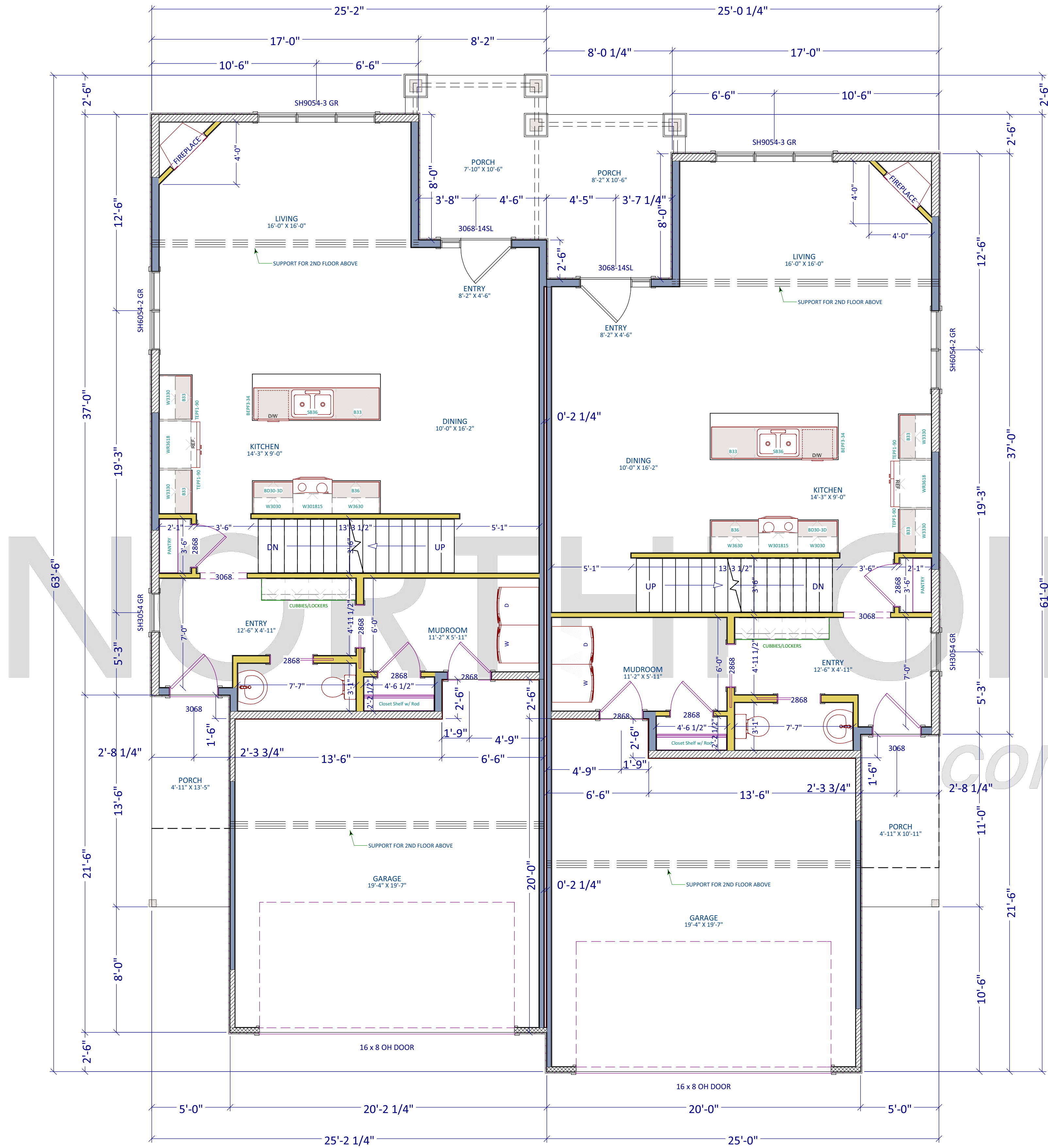
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JDG / APV

SHEET:

A-4

FRONT FACING CONDO
DESIGN PLANS
FINAL SET



Wall Bracing

- A** Continuous Sheathe WSP, 3/8" For Maximum 16" O.C. Stud Spacing, 7/16" For Maximum 24" O.C. Stud Spacing, 6d Common Nail or 6d Box Nail, or 7/16" or 1/2" Crown 16-Gage Staples, 1 1/4" Long, 6" Dedges, 12" Field (Nails, 3" Edges, 6" Field Staples), 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width or Brace Angle per Table SP3321.25-A (Panels On Plan Are 4" Unless Noted Otherwise)
- B** 2x4 Portal Frame, 7/16" For Maximum 16" O.C. Stud Spacing, 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP3321.25-A
- C** 5/8" Gypsum Board (Installed On Both Sides Of Wall), 1/2" Gypsum For Maximum 24" Stud Spacing, 5d Cooler Nails, or #6 Screws, 7" Edges, 7" Field (Including Top & Bottom Plates), 10" Maximum Nominal Wall Height, 96" Minimum Braced Wall Panel Width
- D** Engineered tall wall solution
- GENERAL NOTES:**
- Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP3321.25-A
 - Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 21' Between Panels Per Figure SP3321.25-C

1ST FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

9'-1 1/8" Wall Heights (u.n.o.)
83" Header Height (u.n.o.)
Dimensions are Framing to Framing
Headers sized by Supplier

UNIT 'A'

Floor Square Footage: 875
Garage Square Footage: 416

UNIT 'B'

Floor Square Footage: 875
Garage Square Footage: 416

FRONT FACING CONDO
DESIGN PLANS

FINAL SET

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DATE:

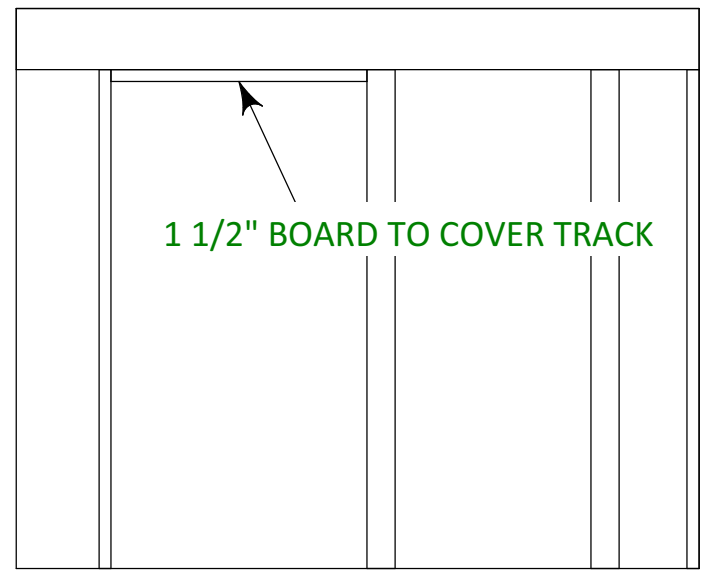
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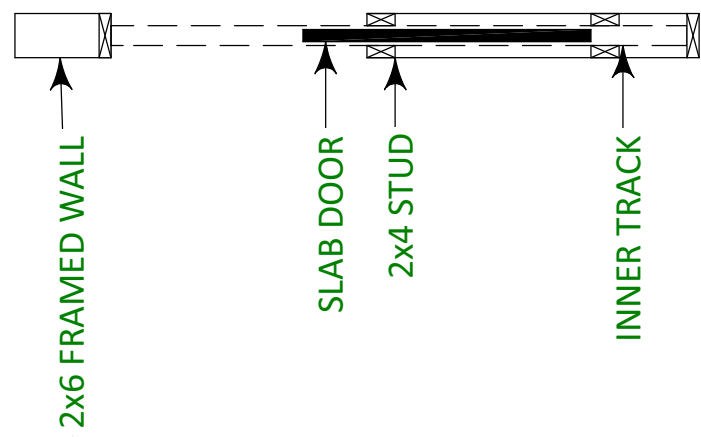
JDG / APV

SHEET:

A-5

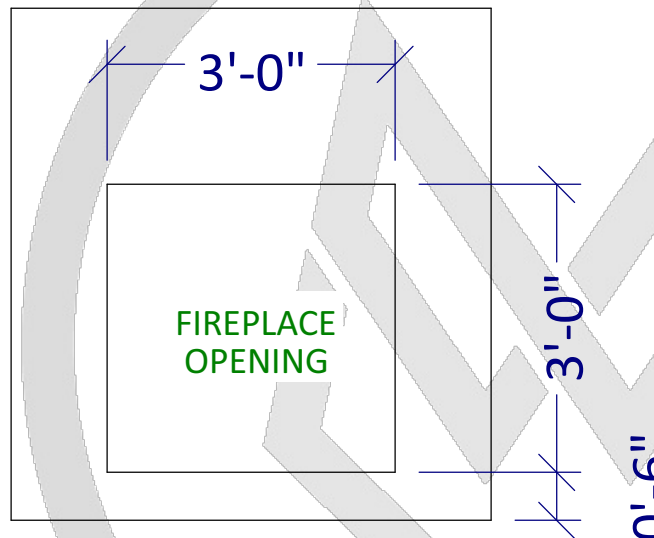


DOOR OPENING RO: (DOOR WIDTH) + 1 1/2"
OVERALL FRAMING: 2x (DOOR WIDTH) + 1"



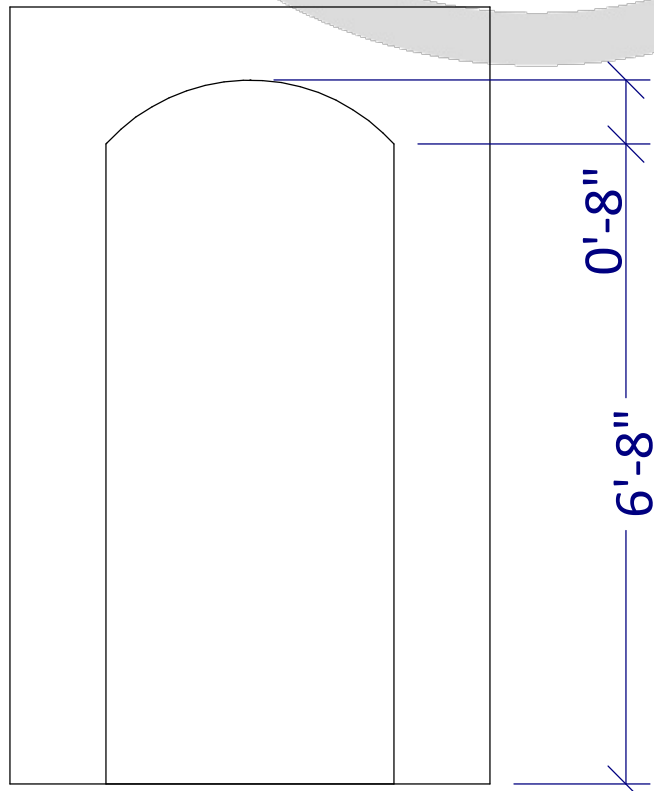
POCKET DOOR DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



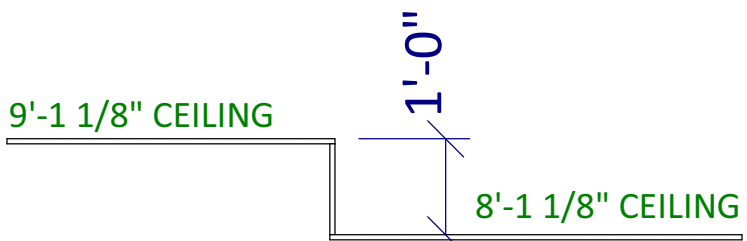
FIREPLACE DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



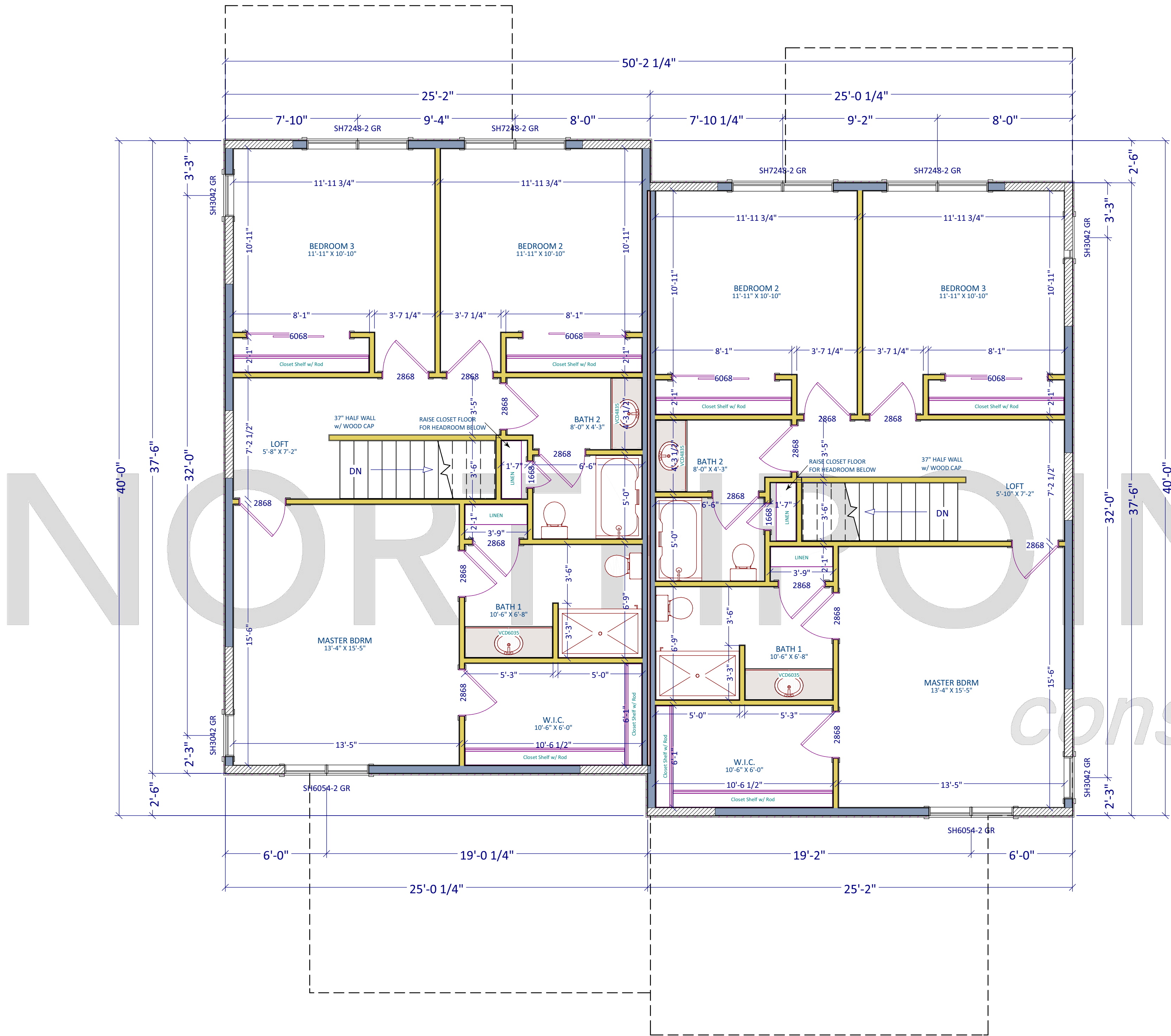
ARCH DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



PAN CEILING DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



UNIT 'A'

2nd Floor Square Footage: 938

UNIT 'B'

2nd Floor Square Footage: 938

Wall Bracing

- A Continuous Sheathe WSP, 3/8" For Maximum 16" O.C. Stud Spacing, 7/16" For Maximum 24" O.C. Stud Spacing, 6d Common Nail or 8d Box Nail; or 7/16" x 1/2" x 12" Grooves 16-Gauge Staples, 1 1/4" Long, 6" Spacing, 12" Field (Nails), 3" Edges, 6" Field (Staples), 12" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width or Brace Angle per Table SP5321.25-H. (Panels On Plan Are 4' Unless Noted Otherwise)
 - B PF Portal Frame, 7/16" For Maximum 16" O.C. Stud Spacing, 12" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP5321.25-A
 - C 6B Gypsum Board (Installed On Both Sides Of Wall), 1/2" Gypsum For Maximum 24" Stud Spacing, 5d Cooler Nails, or 4d Screws, 3" Edges, 3" Field (Including Top & Bottom Plates), 10" Maximum Nominal Wall Height, 96" Minimum Braced Wall Panel Width
 - D Engineered tall wall solution
- GENERAL NOTES:
1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP5321.25-I
2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 21' Between Panels Per Figure SP5321.25-C

2ND FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

8'-1 1/8" Wall Heights
83" Header Height

Dimensions are Framing to Framing
Headers sized by Supplier

FRONT FACING CONDO
DESIGN PLANS

FINAL SET

NorthPointe
Construction

JOB ADDRESS

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6/25/2019

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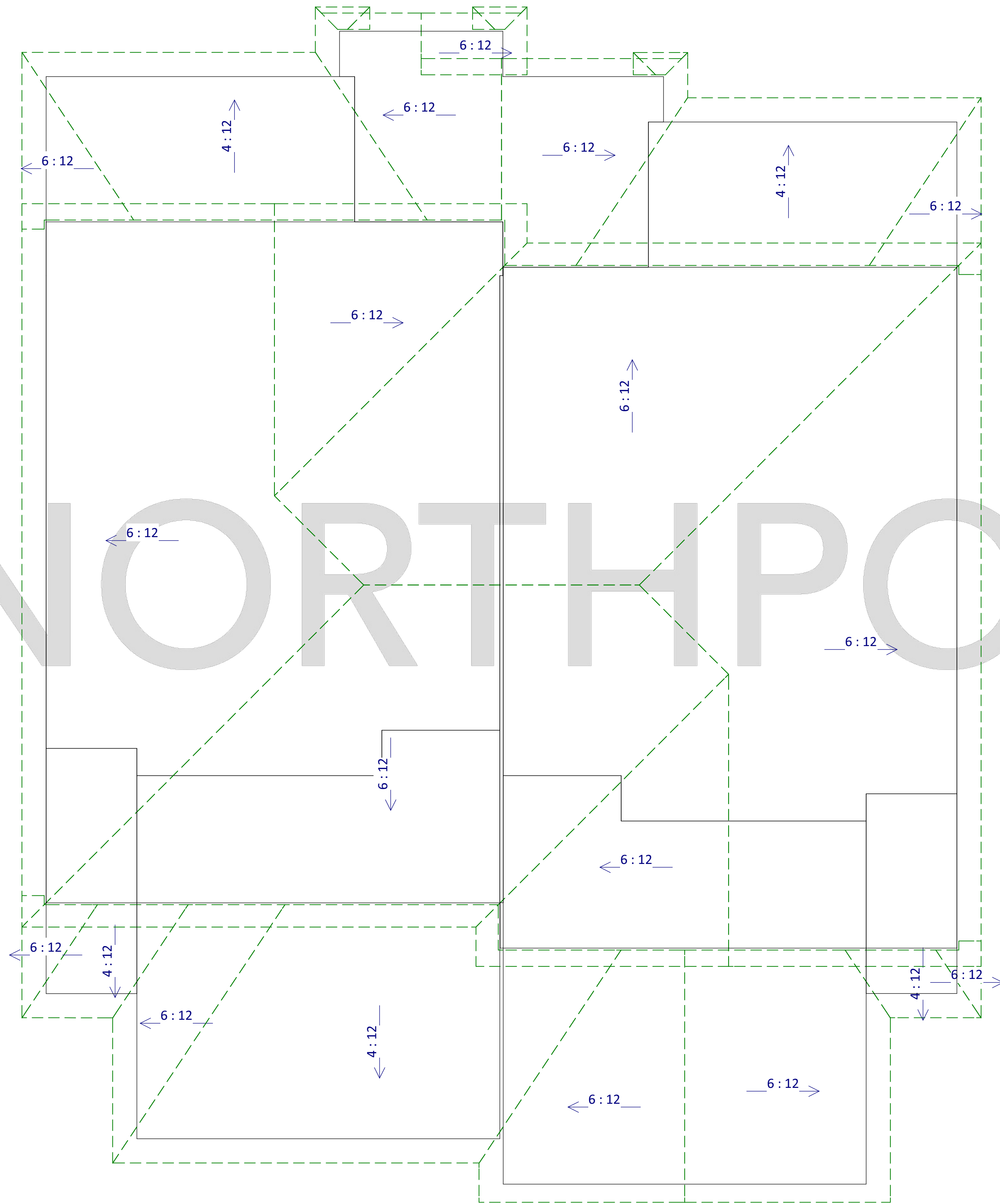
SHEET:

A-6



NORTHPOINTE


construction

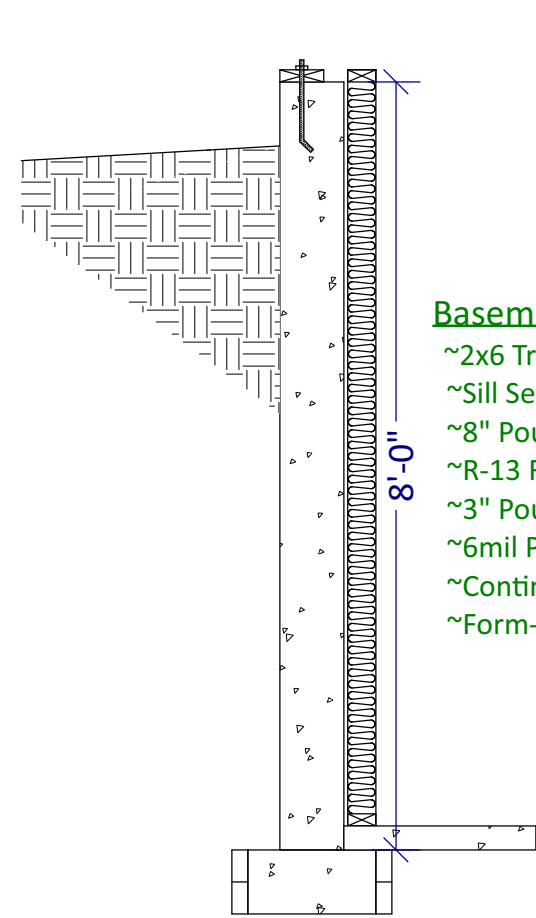


ROOF LAYOUT
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

NOTES
16" EAVE OVERHANGS TYPICAL
12" GABLE OVERHANGS TYPICAL
(unless noted otherwise)

12" HEEL HEIGHTS AT 4:12 (1ST FLOOR)
12" HEEL HEIGHTS AT 6:12 (2ND FLOOR)
FASCIA TO ALIGN AS SHOWN

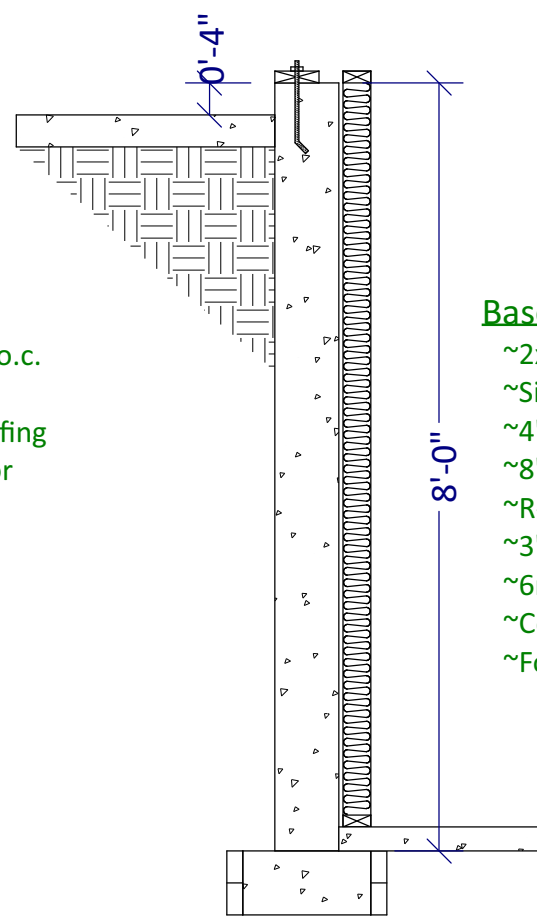
 NORTHPOINTE <i>construction</i>	NorthPointe Construction 4868 High Crossing Blvd. Madison, WI 53704 608.842.0002 info@npchomes.com	NorthPointe Construction JOB ADDRESS	FRONT FACING CONDO DESIGN PLANS FINAL SET
	DATE: 6/25/2019	DRAWN BY: JDG / APV	SHEET: A-7



Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16"x8" Concrete Footing
~Form-A-Drain

SECTION A-A

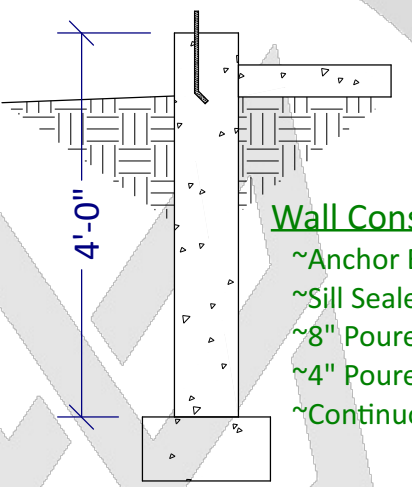
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~4" Poured Concrete Floor @ Garage
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

SECTION B-B

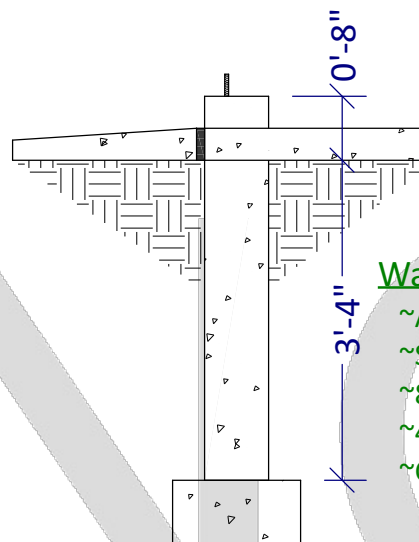
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

SECTION C-C

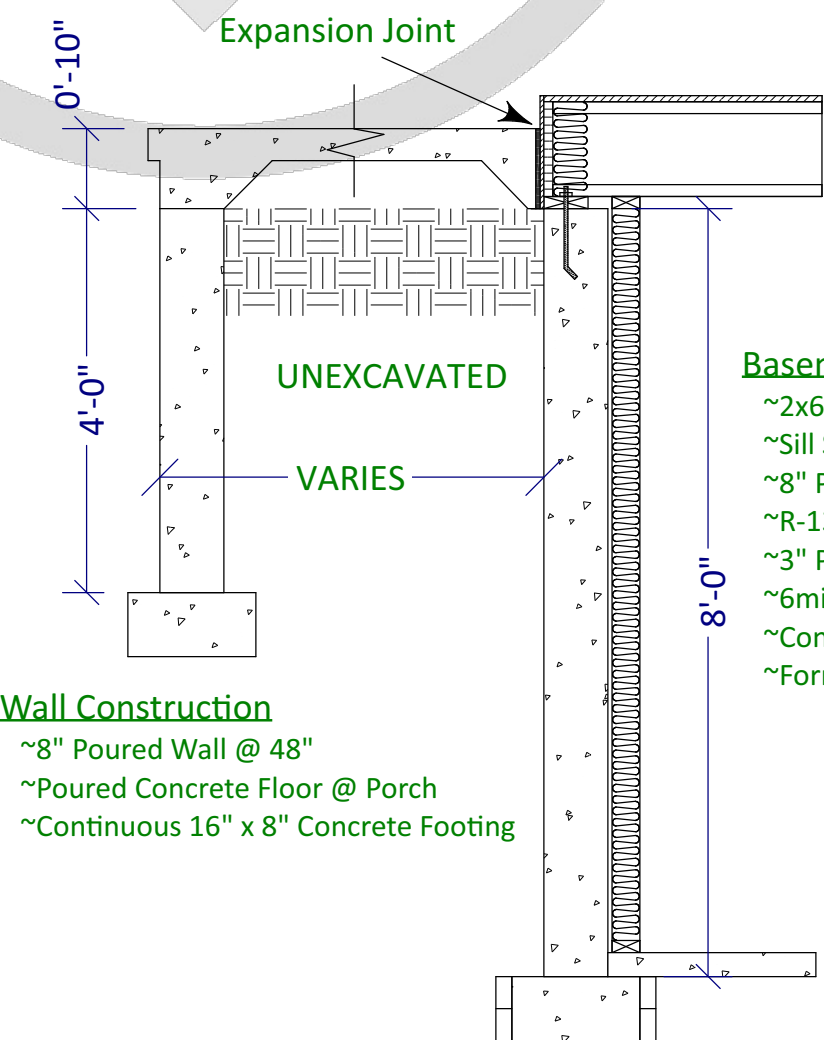
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 40"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

SECTION D-D

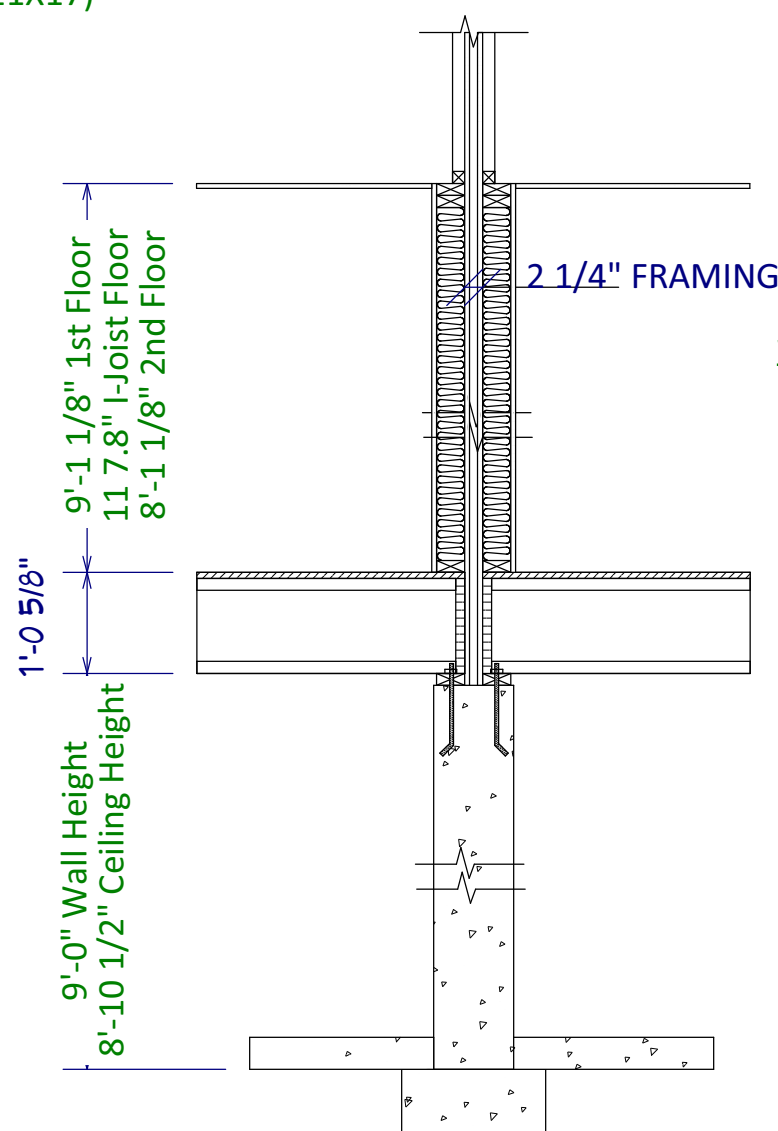
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Wall Construction
~8" Poured Wall @ 48"
~Poured Concrete Floor @ Porch
~Continuous 16" x 8" Concrete Footing

SECTION E-E

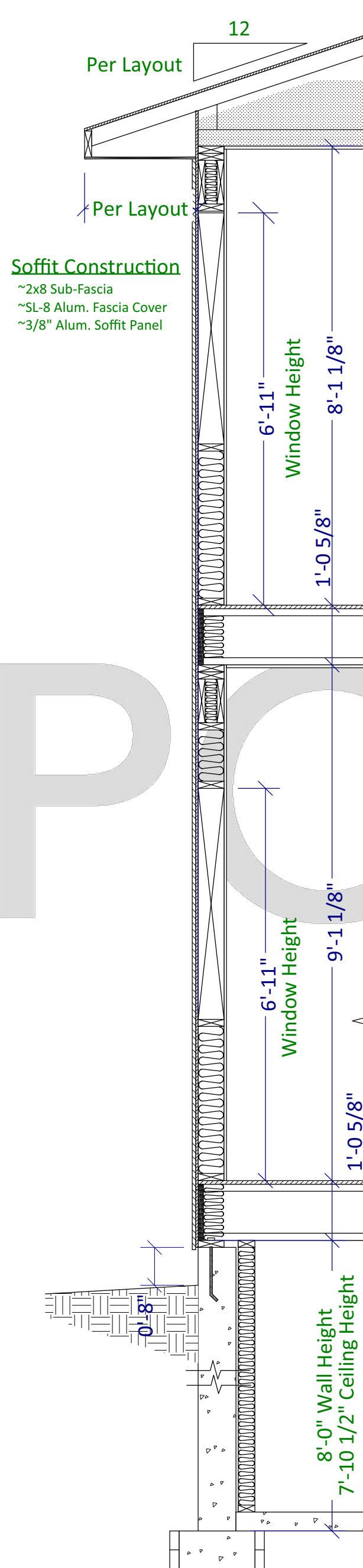
1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Wall Construction
~(2) 2x4 Wall
~5/8" Type X Gypsum Each Wall
~1" Airspace Between Sheathing
~6 mil Vapor Barrier
~R-13 Fiberglass Insulation (as required)
~(2) 2x4 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~10" Poured Wall @ 108"
~3" Poured Concrete Floor
~Continuous 18" x 8" Concrete Footing

SECTION F-F

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Roof Construction
~Architectural Shingles
~15lb Felt
~15/32" Osb Sheathing w/ Clips
~ODE Roof Edge

Truss / Attic Construction
~Proper Vents
~R-50 Fiberglass/Cellulose Insulation
~Engineered Wood Trusses (24" o.c.)

Ceiling Construction
~6 mil Vapor Barrier
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Wall Construction
~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" Osb Exterior Sheathing
~House Wrap
~Siding

Floor Construction
~23/32" Osb T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

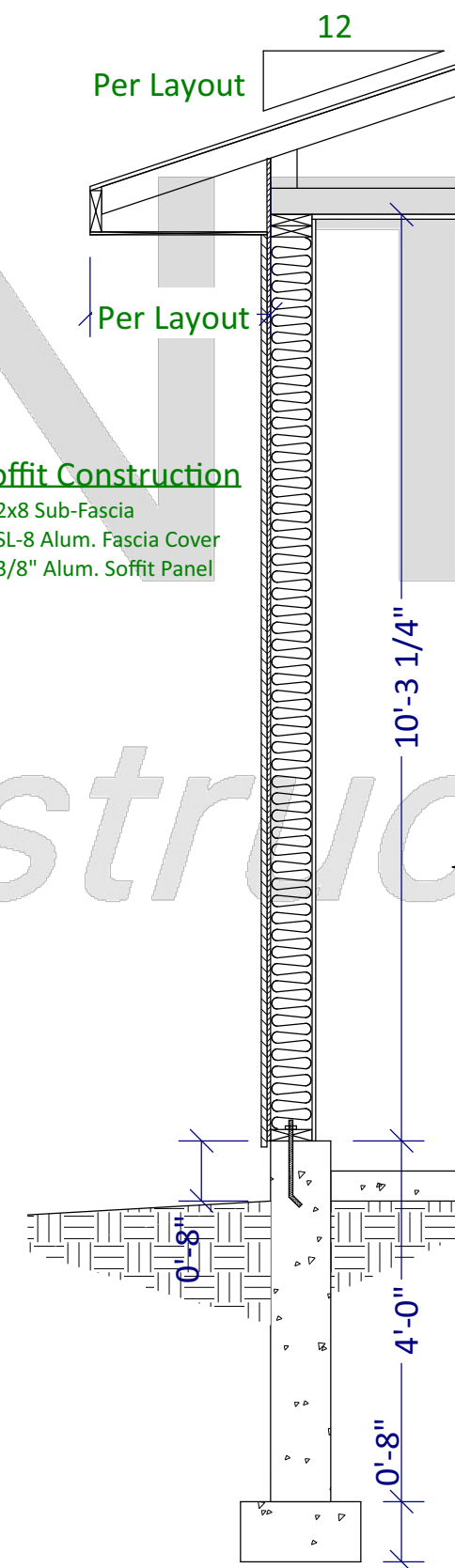
Wall Construction
~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" Osb Exterior Sheathing
~House Wrap
~Siding

Floor Construction
~23/32" Osb T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16"x8" Concrete Footing
~Form-A-Drain

TYPICAL WALL SECTION

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



Roof Construction
~Architectural Shingles
~15lb Felt
~15/32" Osb Sheathing w/ Clips
~ODE Roof Edge

Attic Construction
~Engineered Wood Trusses (24" o.c.)

Ceiling Construction
~6 mil Vapor Barrier (per contract)
~5/8" Sheetrock or 1/2" No-Sag Sheetrock (per contract)

Wall Construction
~1/2" Sheetrock (per contract)
~6 mil Vapor Barrier (per contract)
~R-21 Fiberglass Insulation (per contract)
~2x6 Studs 16" o.c.
~7/16" Osb Exterior Sheathing
~House Wrap
~Siding

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16"x8" Concrete Footing

GARAGE WALL SECTION

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)

FRONT FACING CONDO
DESIGN PLANS
FINAL SET

NorthPointe
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info@npchomes.com

NORTHPOINTE
construction

DATE:

6/25/2019

DRAWN BY:

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SHEET:

A-8

GENERAL NOTES

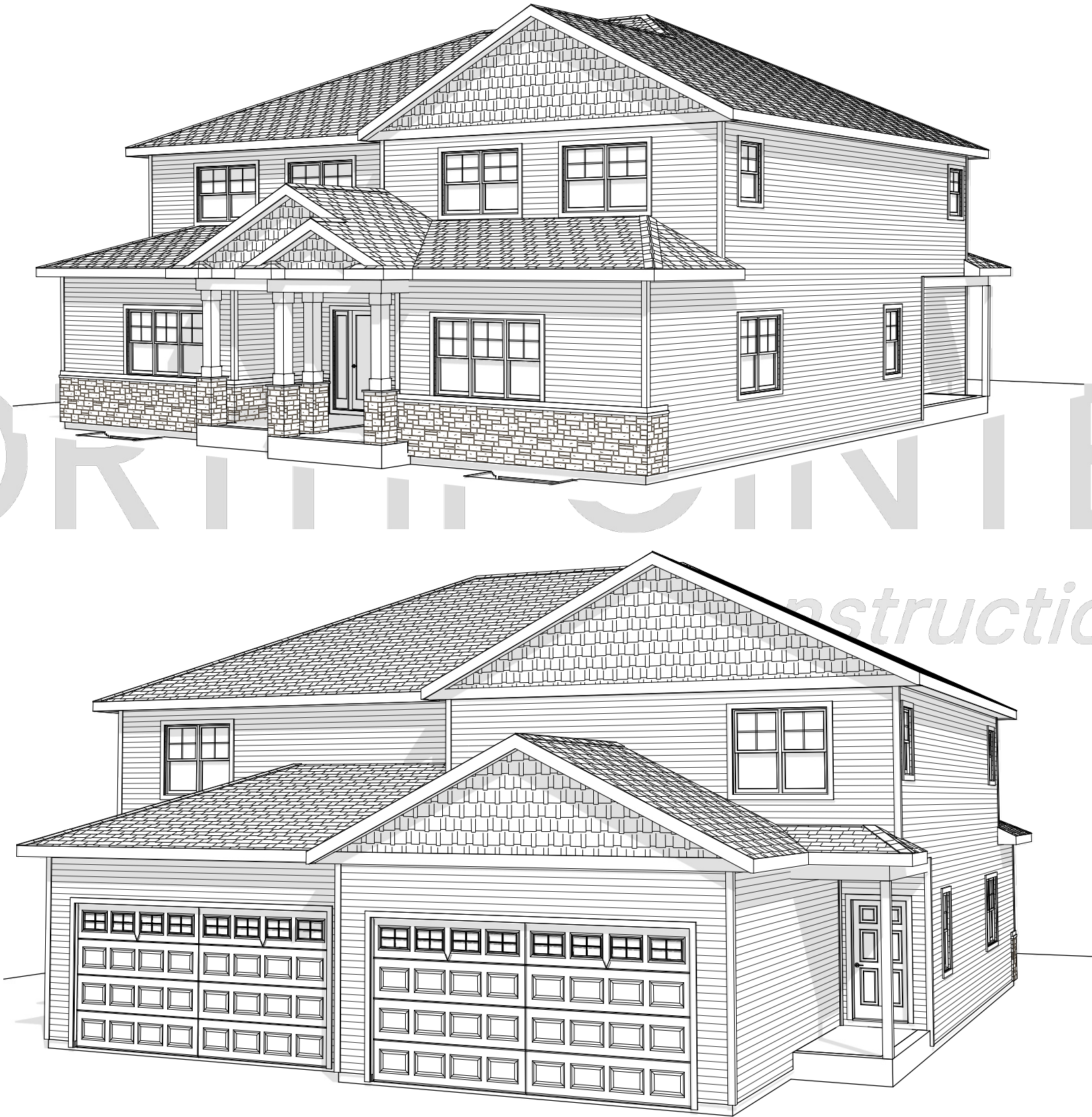
- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) VIZION DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE
- 8) STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 9) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING,WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 10) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO VIZION DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 12) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. VIZION DESIGN GROUP SHALL BE NOTIFIED OF ALL DISCREPANCIES.
- 13) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 14) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 15) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 16) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.
- 17) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 18) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 19) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 20) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 21) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 22) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
- 23) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 24) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

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FRONT FACING CONDO

DESIGN PLANS




FRONT FACING CONDO
DESIGN PLANS

FINAL SET

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NORTHPOINTE
construction

DATE:

6/4/2019

DRAWN BY:

JDG / APV

SHEET:

A-1



REAR ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)



FRONT ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)

NORTHPOINTE
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FRONT FACING CONDO
DESIGN PLANS

FINAL SET

**NorthPointe
Construction**

JOB ADDRESS

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A-2



LEFT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



RIGHT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

NORTHPOINTE
construction

FRONT FACING CONDO
DESIGN PLANS
FINAL SET

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Construction**
JOB ADDRESS

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Madison, WI 53704
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NORTHPOINTE
construction



DATE:

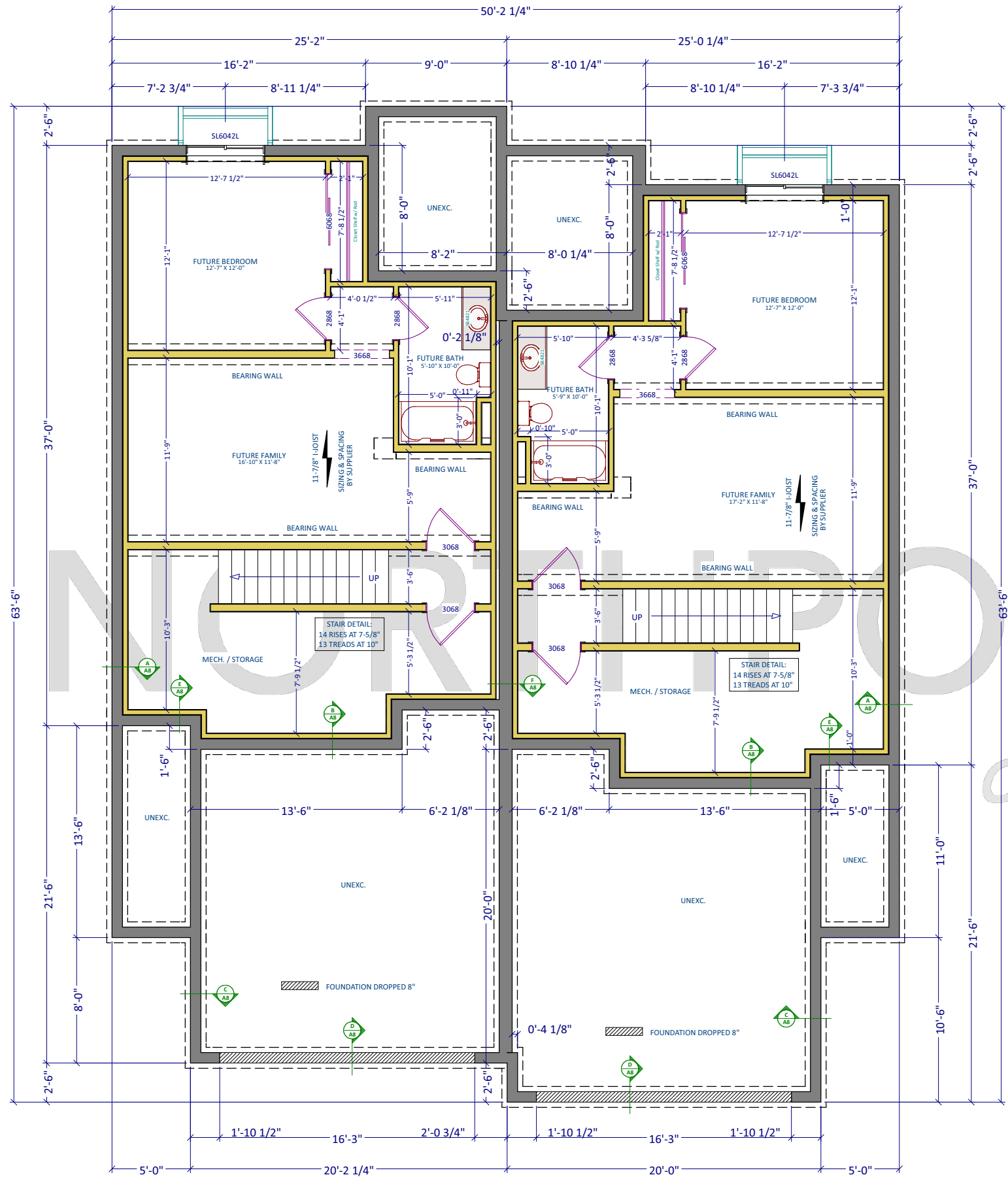
6/4/2019

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JDG / APV

SHEET:

A-3



1. THIS DRAWING IS TO PROVIDE THE MASON OR OTHER RESPONSIBLE CONTRACTOR WITH THE PROPER FOUNDATION DIMENSIONS. IT IS HIS RESPONSIBILITY TO ENSURE THAT THE FOUNDATION IS CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODES AND SOIL CONDITIONS.
2. HEIGHT OF FOUNDATION AND COLUMN SPACING AS SHOWN ARE CRITICAL. IF CHANGES ARE MADE, THEY MUST BE REPORTED IMMEDIATELY TO THE ENGINEERING DEPARTMENT.
3. ALL FOUNDATION FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT A MINIMUM DEPTH OF 4'-0" BELOW GRADE (DEPENDENT ON LOCAL FROST CONDITIONS).

FOUNDATION / LOWER LEVEL PLAN
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

8'-0" FOUNDATION WALL HEIGHT
Dimensions are Framing to Framing
Headers or Beams sized by Supplier

UNIT 'A'
Future Finish Square Footage: 573

UNIT 'B'
Future Finish Square Footage: 573

FRONT FACING CONDO
DESIGN PLANS
FINAL SET

NorthPointe
Construction

JOB ADDRESS

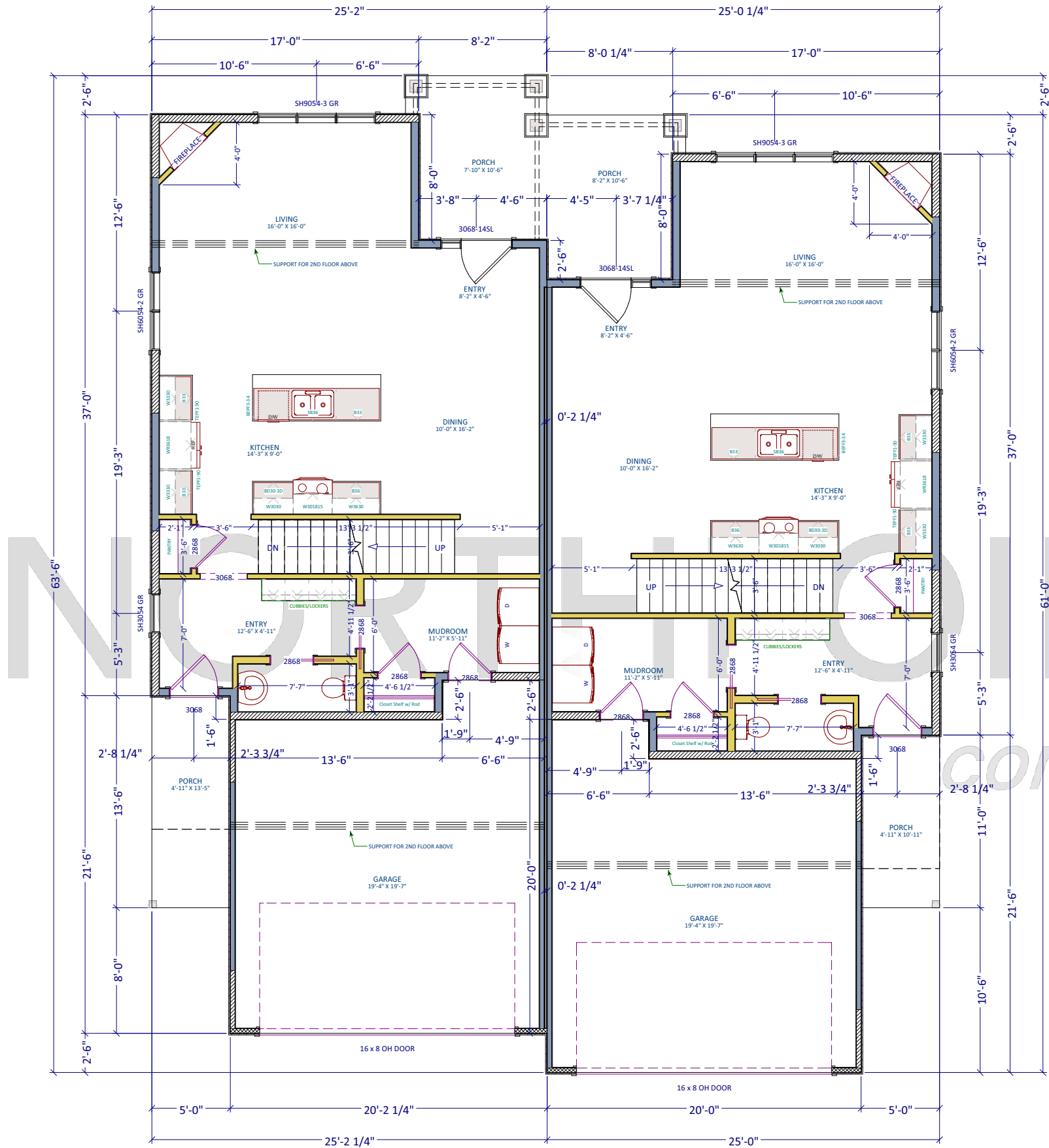
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DATE:
6/4/2019

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SHEET:
A-4



Wall Bracing

- A** Continuous Shear WSP 3/8" For Maximum 16" O.C. Stud Spacing - 7/16" For Maximum 24" O.C. Stud Spacing. 6d Common Nail or 8d Box Nail, or 7/16" or 1/2" Crown 16-Gage Staples, 1 1/4" Long, 6" On Edges, 12" Field (Nails, 3" Edges, 6" Field Staples) 12" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width or Braced Angle per Table SP3321.25-A. (Panels On Plan Are 4' Unless Noted Otherwise)
- B** 1/2" Plywood Panels, 7/16" For Maximum 16" O.C. Stud Spacing, 12" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP3321.25-A
- C** GR Gypsum Board (Installed On Both Sides Of Wall), 1/2" Gypsum For Maximum 24" Stud Spacing. 5d Cooler Nails, or #6 Screws, 7" Edges, 7" Field (Including Top & Bottom Plates), 10" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width.
- D** Engineered tall wall solution
- GENERAL NOTES:**
1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP3321.25-A
 2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 21' Between Panels Per Figure SP3321.25-C

1ST FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

9'-1 1/8" Wall Heights (u.n.o.)
83" Header Height (u.n.o.)
Dimensions are Framing to Framing
Headers sized by Supplier

UNIT 'A'

Floor Square Footage: 875
Garage Square Footage: 416

UNIT 'B'

Floor Square Footage: 875
Garage Square Footage: 416

FRONT FACING CONDO
DESIGN PLANS

FINAL SET

NorthPointe
Construction

JOB ADDRESS

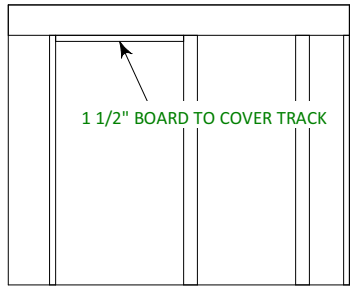
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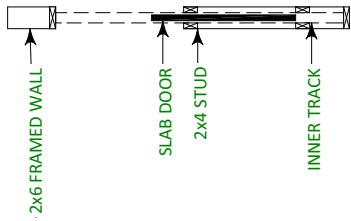
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SHEET:
A-5

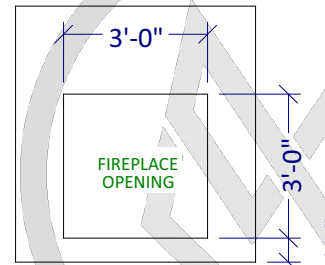


DOOR OPENING RO: (DOOR WIDTH) + 1 1/2"
OVERALL FRAMING: 2x (DOOR WIDTH) + 1"



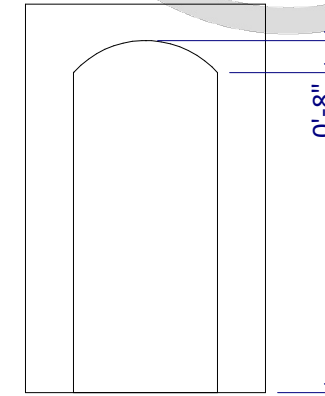
POCKET DOOR DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



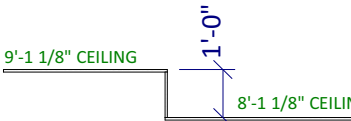
FIREPLACE DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



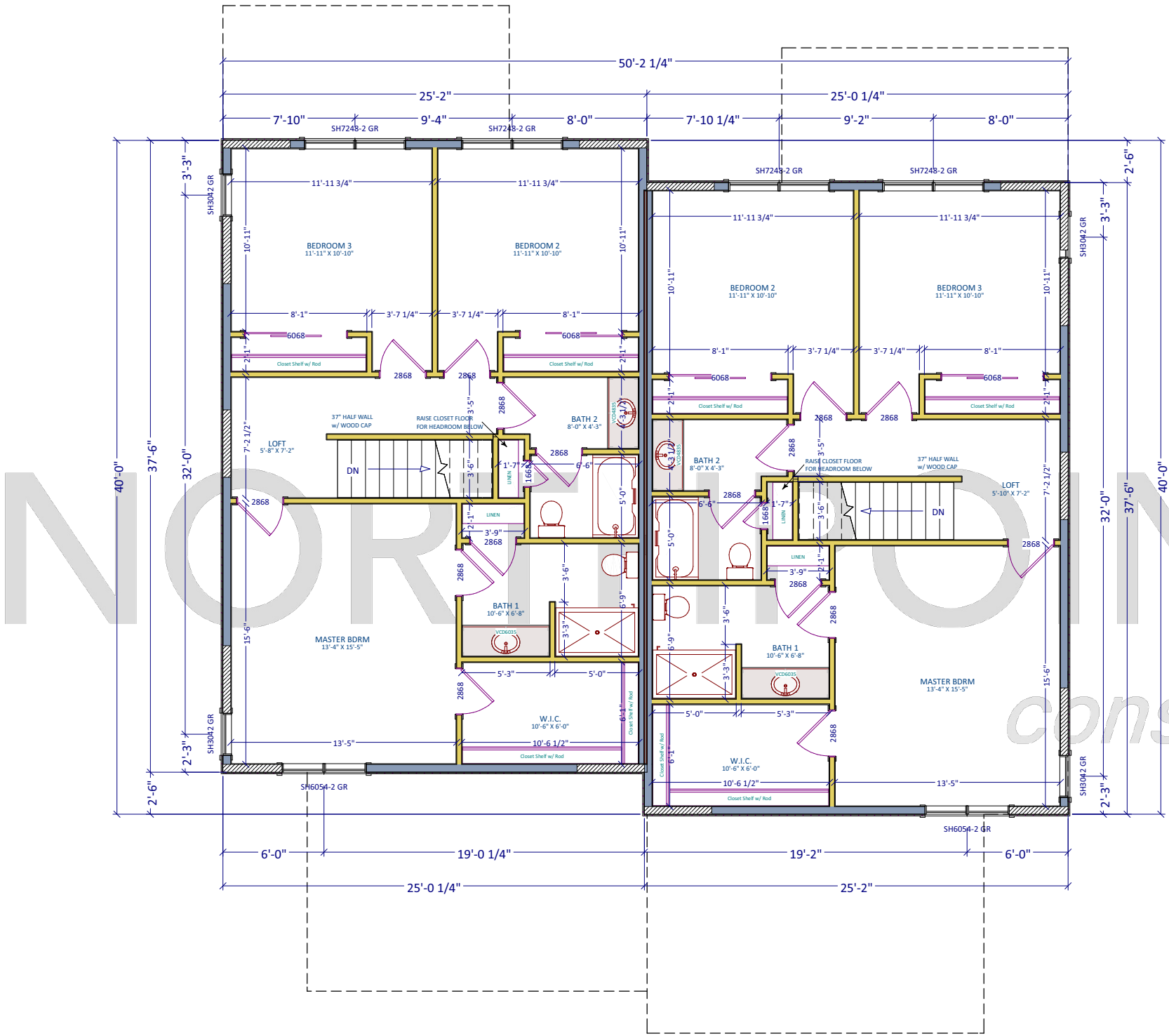
ARCH DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



PAN CEILING DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



Wall Bracing

- A Continuous Sheathe WSP, 3/8" For Maximum 16" O.C. Stud Spacing, 7/16" For Maximum 24" O.C. Stud Spacing, 6d Common Nail or 8d Box Nail, or 7/16" or 1/2" Covers 16-Gage Staples, 1 1/4" Long, 6" Spacing, 12" Field (Nails), 3" Edges, 6" Field (Staples), 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width or Brace Angle per Table SP5321.25-H, (Panels On Plan Are 4' Unless Noted Otherwise)
 - B PF Portal Frame, 7/16" For Maximum 16" O.C. Stud Spacing, 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP5321.25-A
 - C CR Gypsum Board (Installed On Both Sides Of Wall), 1/2" Gypsum For Maximum 24" Stud Spacing, 5d Common Nails, or 8d Screws, 7" Edges, 12" Field (Including Top & Bottom Plates), 10" Maximum Nominal Wall Height, 96" Minimum Braced Wall Panel Width
 - D Engineered tall wall solution
- GENERAL NOTES:
1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP5321.25-I
2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 21' Between Panels Per Figure SP5321.25-C

2ND FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

8'-1 1/8" Wall Heights
83" Header Height

Dimensions are Framing to Framing
Headers sized by Supplier

UNIT 'A'

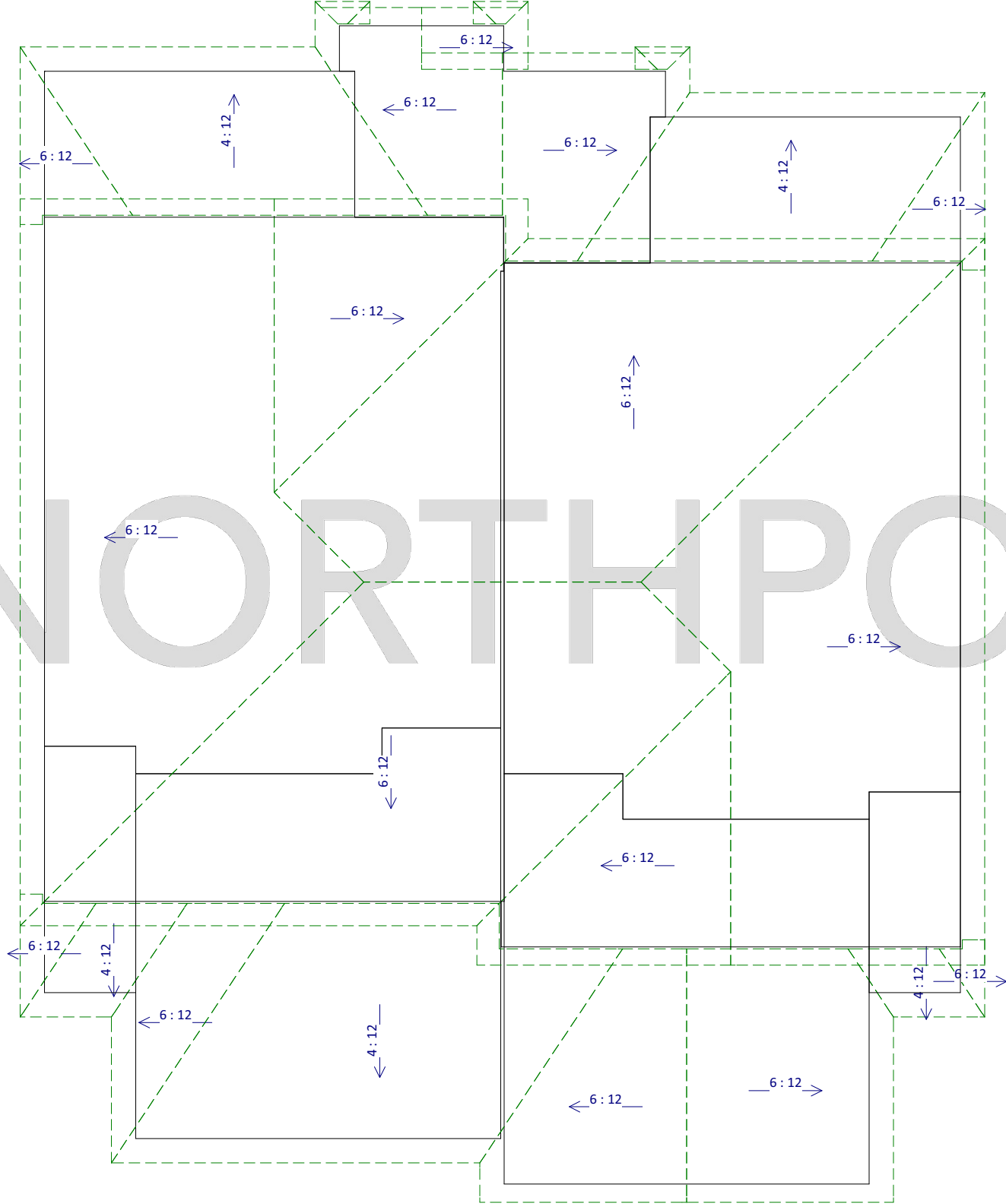
2nd Floor Square Footage: 938

UNIT 'B'

2nd Floor Square Footage: 938




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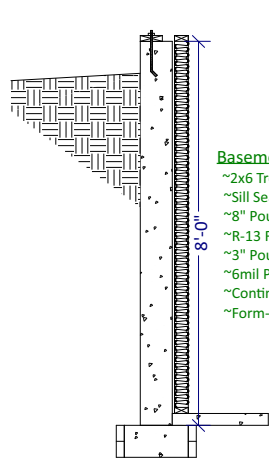


ROOF LAYOUT
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

NOTES
16" EAVE OVERHANGS TYPICAL
12" GABLE OVERHANGS TYPICAL
(unless noted otherwise)

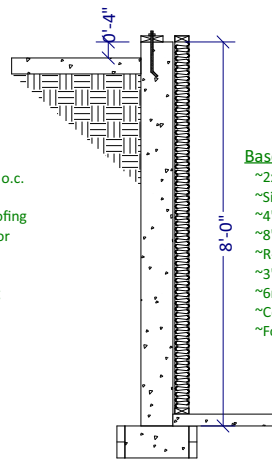
12" HEEL HEIGHTS AT 4:12 (1ST FLOOR)
12" HEEL HEIGHTS AT 6:12 (2ND FLOOR)
FASCIA TO ALIGN AS SHOWN

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	DATE: 6/4/2019	DRAWN BY: JDG / APV	SHEET: A-7



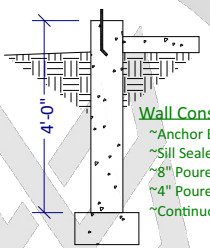
SECTION A-A

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



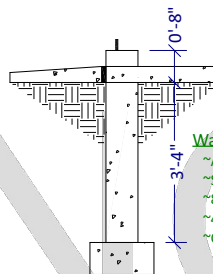
SECTION B-B

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



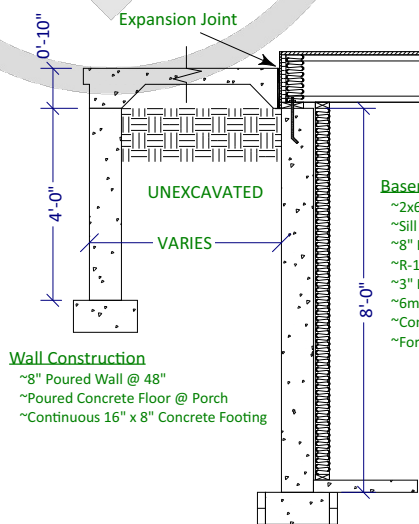
SECTION C-C

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



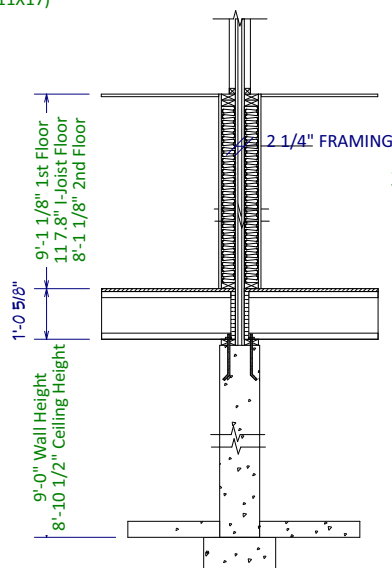
SECTION D-D

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



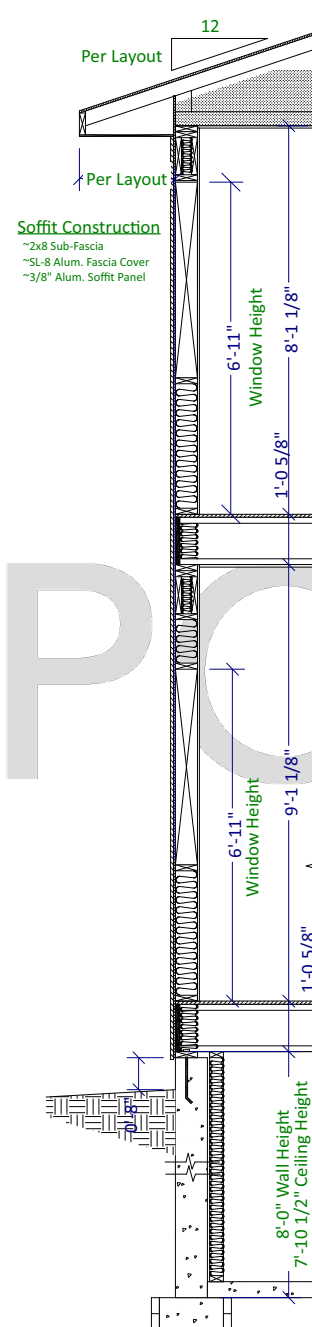
SECTION E-E

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



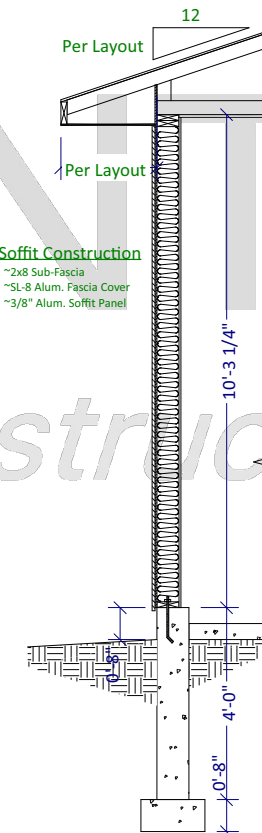
SECTION F-F

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



TYPICAL WALL SECTION

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



GARAGE WALL SECTION

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~4" Poured Concrete Floor @ Garage
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 40"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

Wall Construction
~8" Poured Wall @ 48"
~Poured Concrete Floor @ Porch
~Continuous 16" x 8" Concrete Footing

Wall Construction
~(2) 2x4 Wall
~5/8" Type X Gypsum Each Wall
~1" Airspace Between Sheathing
~6 mil Vapor Barrier
~R-13 Fiberglass Insulation (as required)
~(2) 2x4 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~10" Poured Wall @ 108"
~3" Poured Concrete Floor
~Continuous 18" x 8" Concrete Footing

Roof Construction
~Architectural Shingles
~15lb Felt
~15/32" Osb Sheathing w/ Clips
~ODE Roof Edge

Truss / Attic Construction
~Proper Vents
~R-50 Fiberglass/Cellulose Insulation
~Engineered Wood Trusses (24" o.c.)

Ceiling Construction
~6 mil Vapor Barrier
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Wall Construction
~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" Osb Exterior Sheathing
~House Wrap
~Siding

Floor Construction
~23/32" Osb T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Wall Construction
~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" Osb Exterior Sheathing
~House Wrap
~Siding

Floor Construction
~23/32" Osb T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Roof Construction
~Architectural Shingles
~15lb Felt
~15/32" Osb Sheathing w/ Clips
~ODE Roof Edge

Attic Construction
~Engineered Wood Trusses (24" o.c.)

Ceiling Construction
~6 mil Vapor Barrier (per contract)
~5/8" Sheetrock or 1/2" No-Sag Sheetrock (per contract)

Wall Construction
~1/2" Sheetrock (per contract)
~6 mil Vapor Barrier (per contract)
~R-21 Fiberglass Insulation (per contract)
~2x6 Studs 16" o.c.
~7/16" Osb Exterior Sheathing
~House Wrap
~Siding

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing

GENERAL NOTES

- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) VIZION DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE
- 8) STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 9) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING,WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 10) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO VIZION DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 12) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. VIZION DESIGN GROUP SHALL BE NOTIFIED OF ALL DISCREPANCIES.
- 13) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 14) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 15) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 16) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.
- 17) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 18) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 19) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 20) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 21) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 22) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
- 23) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 24) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

SHEET INDEX

- A1 - COVER SHEET
- A2 - ELEVATIONS
- A3 - ELEVATIONS
- A4 - FOUNDATION PLAN
- A5 - FIRST FLOOR PLAN
- A6 - SECOND FLOOR PLAN
- A7 - ROOF LAYOUT
- A8 - DETAILS
- A9 -
- A10 -
- A11 -
- A12 -
- A13 -
- A14 -

REAR FACING CONDO

DESIGN PLANS



REAR FACING CONDO
DESIGN PLANS

FINAL SET

NorthPointe
Construction

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DATE:

6/25/2019

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VDG : APV

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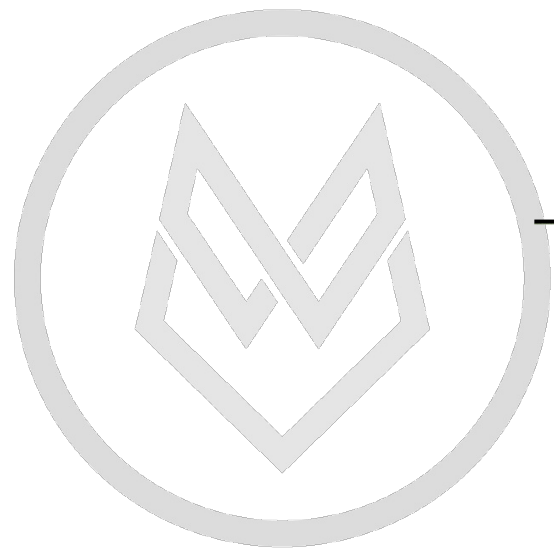
A-1



REAR ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



FRONT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



LEFT ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)

RIGHT ELEVATION

1/4" = 1'-0" (22x34)

1/8" = 1'-0" (11x17)

construction

REAR FACING CONDO
DESIGN PLANS

FINAL SET

**NorthPointe
Construction**

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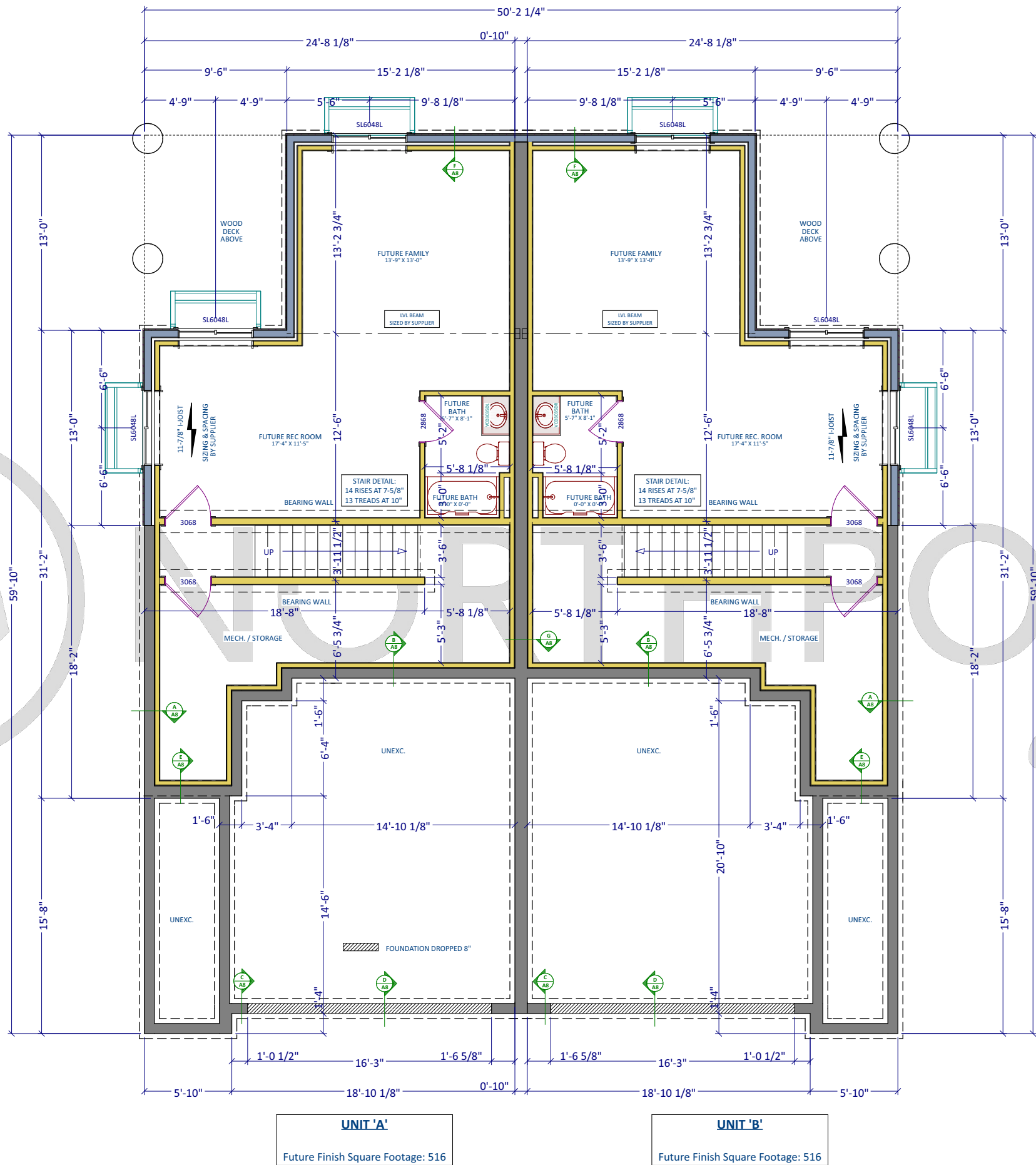
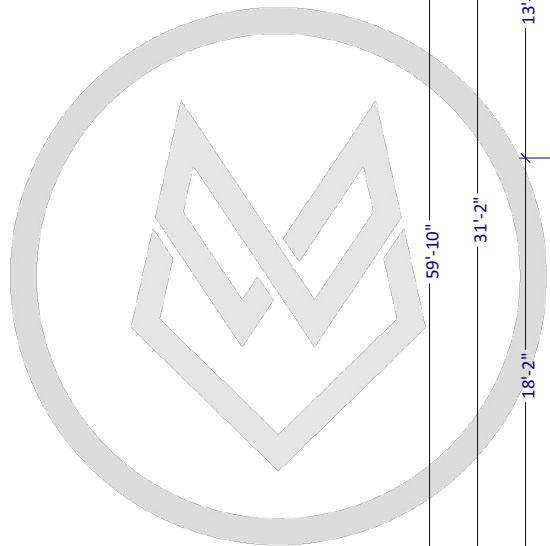
6/25/2019

DRAWN BY:

VDG : APV

SHEET:

A-3



FOUNDATION / LOWER LEVEL PLAN
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)
8'-0" FOUNDATION WALL HEIGHT
Dimensions are Framing to Framing
Headers or Beams sized by Supplier

REAR FACING CONDO
DESIGN PLANS
FINAL SET

**NorthPointe
Construction**
JOB ADDRESS

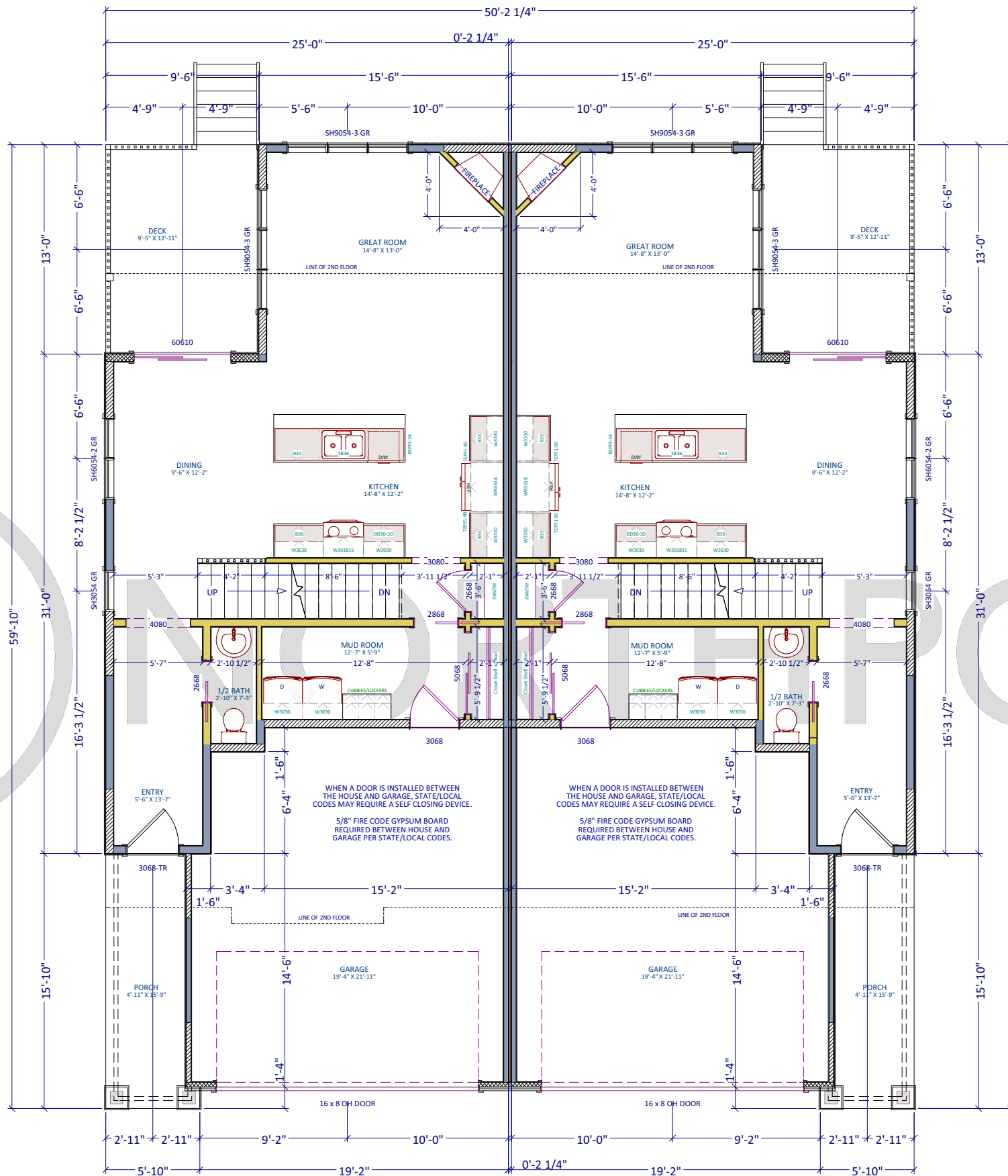
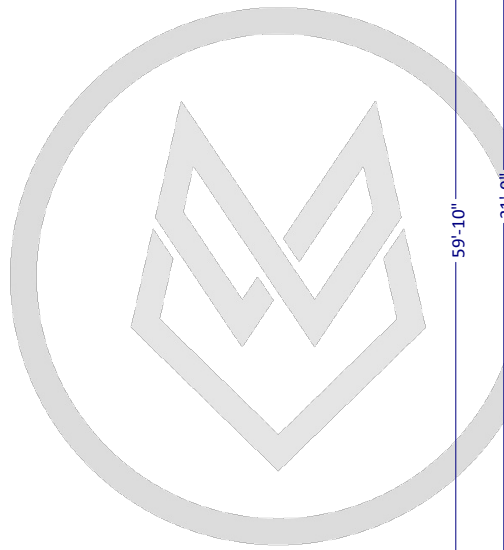
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NORTHPOINTE
construction

DATE:
6/25/2019

DRAWN BY:
VDG : APV

SHEET:
A-4



Wall Bracing

- (A)** Continuous Sheathing WSP: 3/8" For Maximum 16" O.C. Stud Spacing, 7/16" For Maximum 24" O.C. Stud Spacing, 6d Common Nail or 8d Box Nail, or 7/16" or 1/2" Crown 16-Gage Staples, 1 1/4" Long, 6" Dedges, 12" Field (Nails: 3" Edges, 6" Field (Staples), 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width or Brace Angle per Table SP5321.25.H. (Pneils On Plan Are 4" Unless Noted Otherwise)
- (B)** PF Portal Frame, 7/16" For Maximum 16" O.C. Stud Spacing, 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP5321.25-A
- (C)** GB Gypsum Board (Installed On Both Sides Of Wall), 1/2" Gypsum For Maximum 24" Stud Spacing, 5d Cooler Nails, or #8 Screws, 3" Edges, 7" Field (Including Top & Bottom Plates), 12" Maximum Nominal Wall Height, 5d Minimum Braced Wall Panel Width
- (D)** Engineered tall wall solution
- GENERAL NOTES:**
1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP5321.25-F
2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 21' Between Panels Per Figure SP5321.25-C

1ST FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

9'-1 1/8" Wall Heights (u.n.o.)
83" Header Height (u.n.o.)
Dimensions are Framing to Framing
Headers sized by Supplier

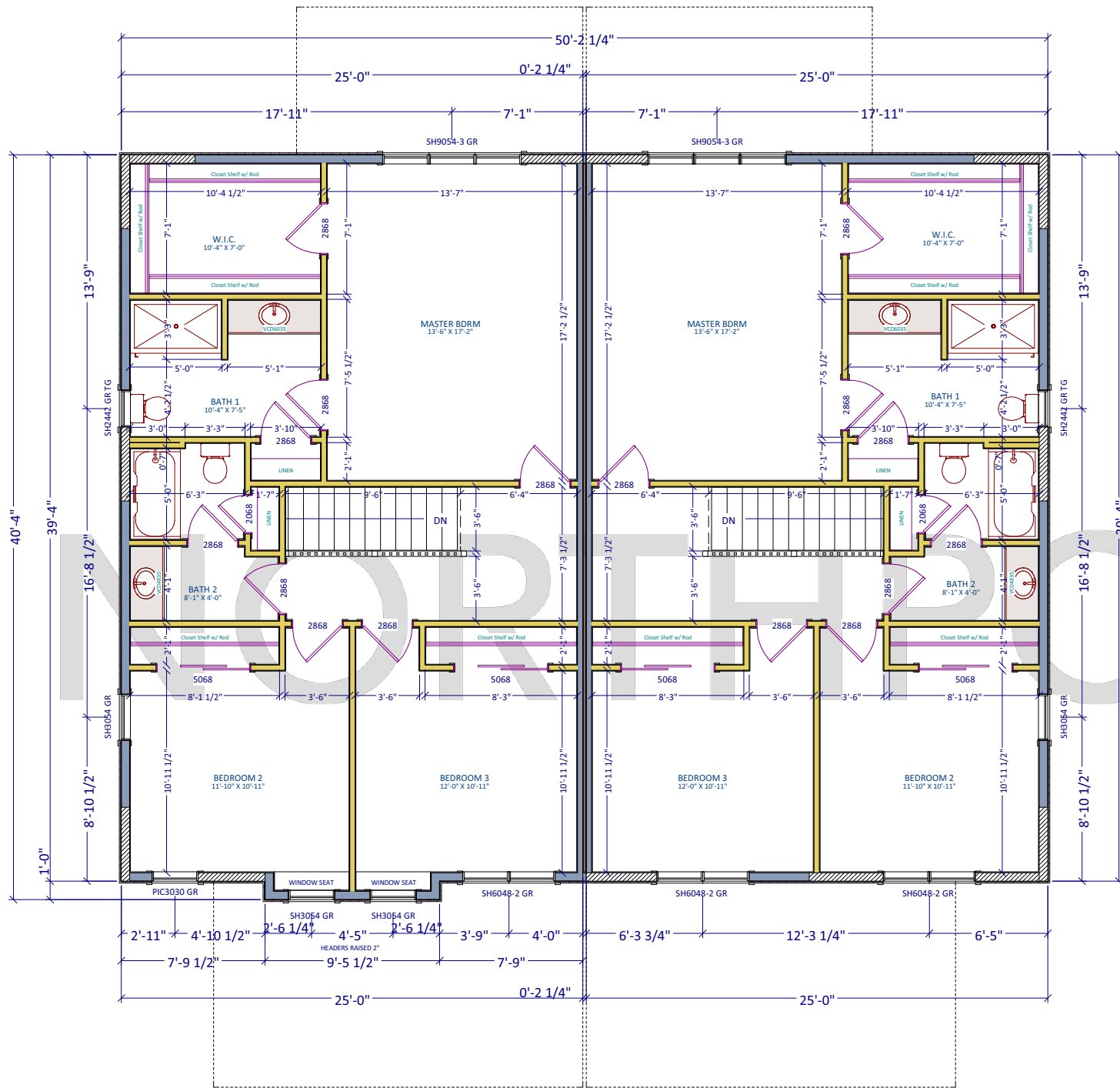
UNIT 'A'

Floor Square Footage: 837
Garage Square Footage: 430

UNIT 'B'

Floor Square Footage: 837
Garage Square Footage: 430





UNIT 'A'

2nd Floor Square Footage: 993

UNIT 'B'

2nd Floor Square Footage: 983

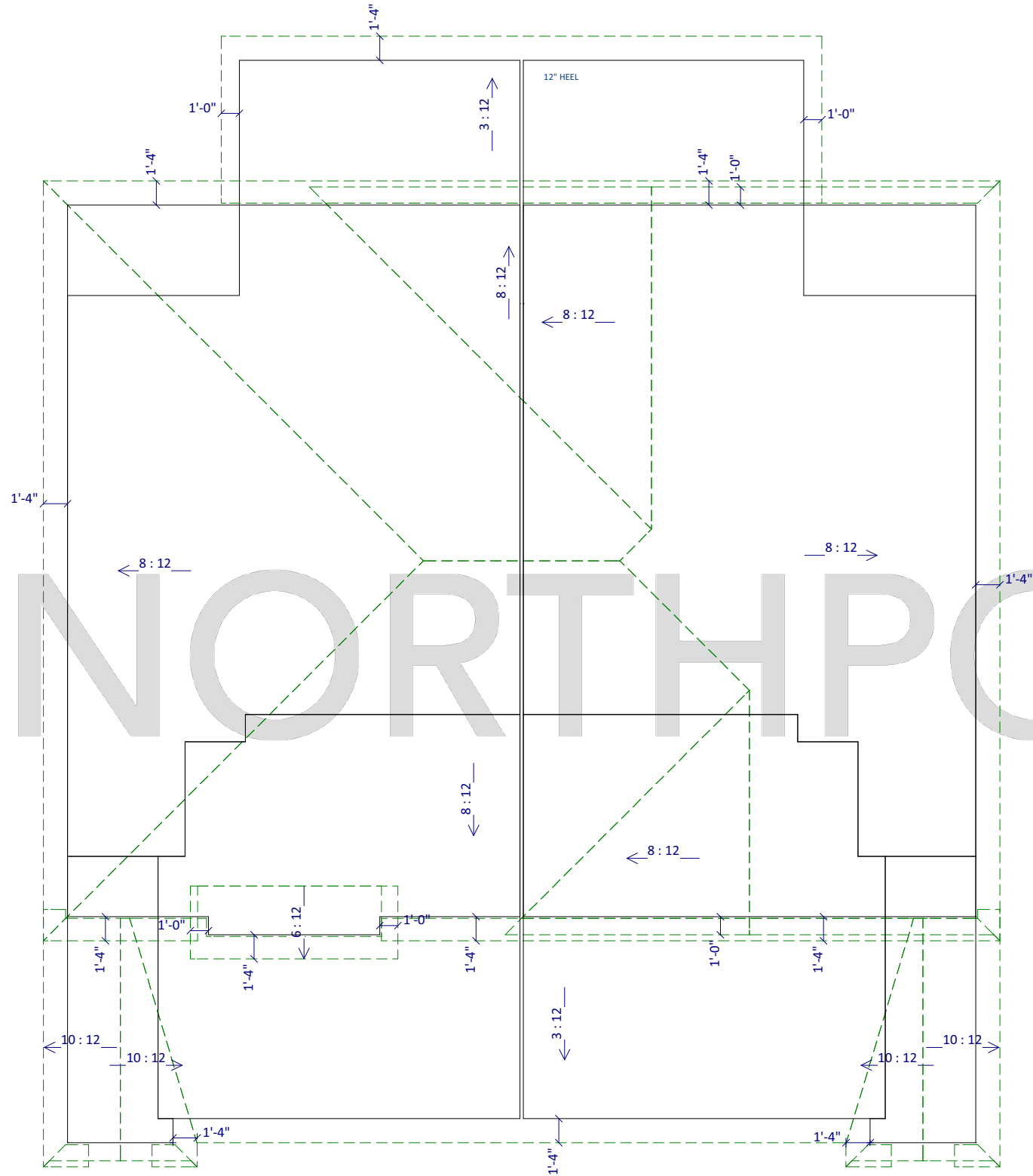
Wall Bracing

- A** Continuous Shear WSP: 5/8" For Maximum 16" O.C. Stud Spacing: 7/16" For Maximum 24" O.C. Stud Spacing: 6d Common Nail or 8d Box Nail, or 7/16" or 1/2" Crown 16-Gage Staples, 1 1/4" Long, 6" On Edges, 12" Field (Nails), 3" Edges, 6" Field (Staples), 12" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width or Brace Angle per Table SP3321.25.H. (Panels On Plan Are 4' Unless Noted Otherwise)
- B** PP Partial Frame: 7/16" For Maximum 16" O.C. Stud Spacing: 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP3321.35.A
- C** GB Gypsum Board (Installed On Both Sides Of Wall): 1/2" Gypsum For Maximum 24" Stud Spacing: 5d Common Nails, or #6 Screws, 7" Edges, 7" Field (Including Top & Bottom Plates), 10" Maximum Nominal Wall Height, 96" Minimum Braced Wall Panel Width.
- D** Engineered tall wall solution
- GENERAL NOTES:**
1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP3321.25.1
 2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 22' Between Panels Per Figure SP3321.25.1

2ND FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

8'-1 1/8" Wall Heights
83" Header Height
Dimensions are Framing to Framing
Headers sized by Supplier




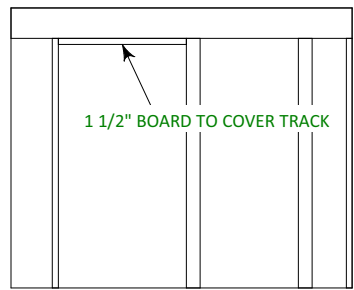
ROOF LAYOUT
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

NOTES
16" EAVE OVERHANGS TYPICAL
12" GABLE OVERHANGS TYPICAL
(unless noted otherwise)

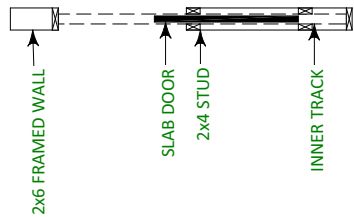
12" HEEL HEIGHTS AT 5:12 (1ST FLOOR)
12" HEEL HEIGHTS AT 8:12 (2ND FLOOR)
FASCIA TO ALIGN AS SHOWN

NORTHPOINTE
construction

 NORTHPOINTE <i>construction</i>	NorthPointe Construction 4868 High Crossing Blvd. Madison, WI 53704 608.842.0002 info@npchomes.com	NorthPointe Construction JOB ADDRESS	REAR FACING CONDO DESIGN PLANS FINAL SET
	DATE: 6/25/2019	DRAWN BY: VDG : APV	SHEET: A-7

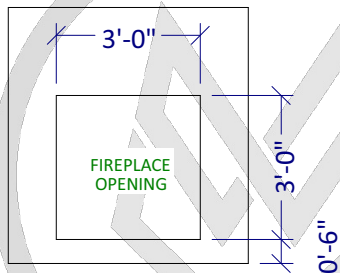


DOOR OPENING RO: (DOOR WIDTH) + 1 1/2"
OVERALL FRAMING: 2x (DOOR WIDTH) + 1"



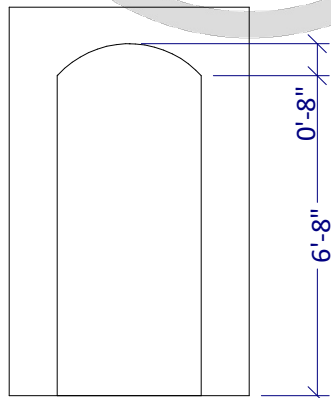
POCKET DOOR DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



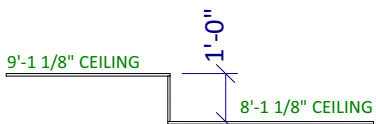
FIREPLACE DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



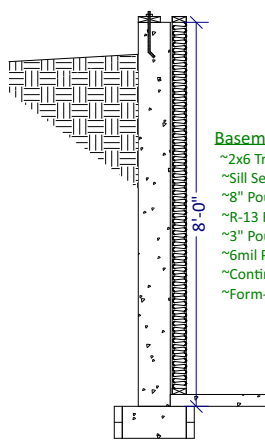
ARCH DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



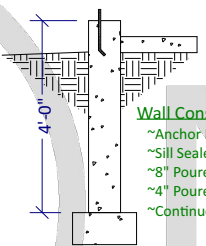
PAN CEILING DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



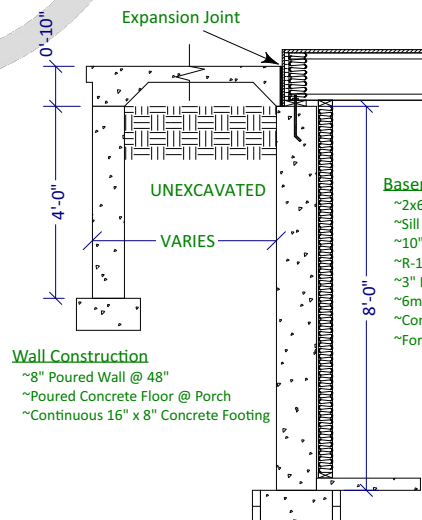
SECTION A-A

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



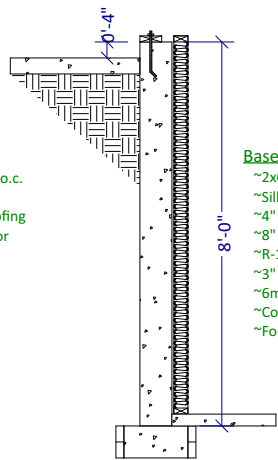
SECTION C-C

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



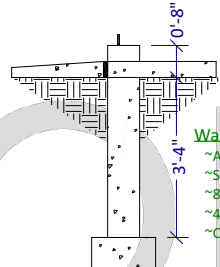
SECTION E-E

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



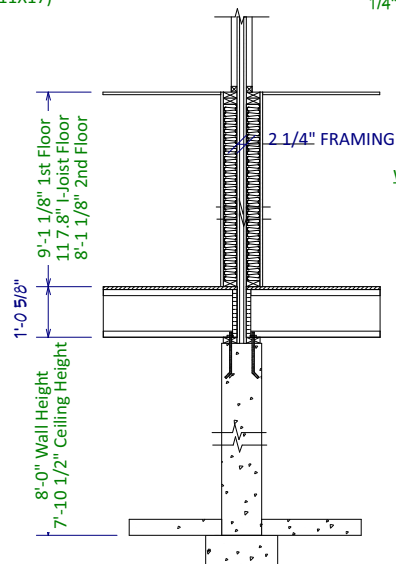
SECTION B-B

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



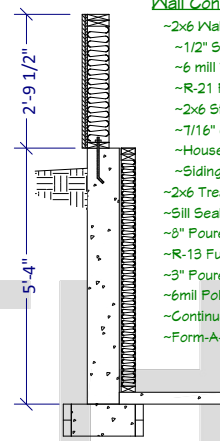
SECTION D-D

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



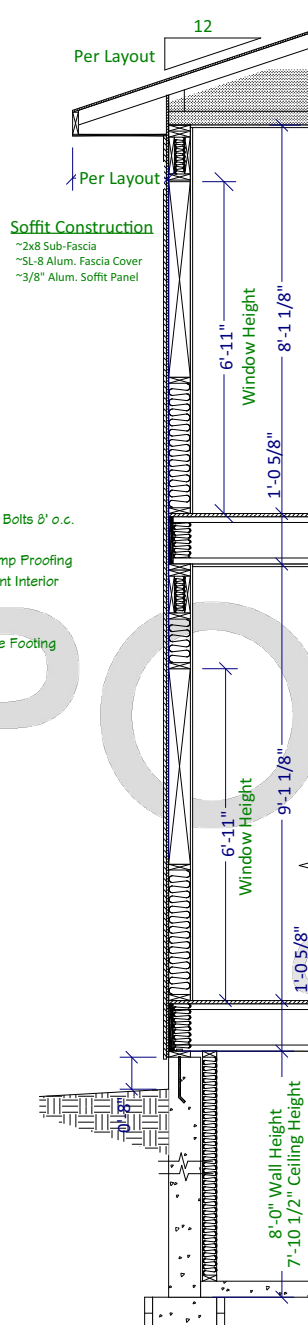
SECTION F-F

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



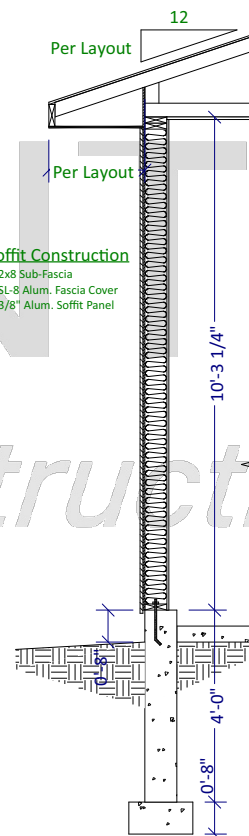
SECTION F-F

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



TYPICAL WALL SECTION

1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)



GARAGE WALL SECTION

1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~4" Poured Concrete Floor @ Garage
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Wall Construction
~2x6 Wall @ 33 1/2" Tall
~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" OSB Wall Sheathing
~House Wrap
~Siding
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 64" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

Roof Construction

~Architectural Shingles
~15lb Felt
~15/32" OSB Sheathing w/ Clips
~ODE Roof Edge

Truss / Attic Construction

~Proper Vents
~R-50 Fiberglass/Cellulose Insulation
~Engineered Wood Trusses (24" o.c.)

Ceiling Construction

~6 mil Vapor Barrier
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Wall Construction

~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" OSB Exterior Sheathing
~House Wrap
~Siding

Floor Construction

~23/32" OSB T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Roof Construction

~Architectural Shingles
~15lb Felt
~15/32" OSB Sheathing w/ Clips
~ODE Roof Edge

Attic Construction

~Engineered Wood Trusses (24" o.c.)

Ceiling Construction

~6 mil Vapor Barrier (per contract)
~5/8" Sheetrock or 1/2" No-Sag Sheetrock (per contract)

Wall Construction

~1/2" Sheetrock (per contract)
~6 mil Vapor Barrier (per contract)
~R-21 Fiberglass Insulation (per contract)
~2x6 Studs 16" o.c.
~7/16" OSB Exterior Sheathing
~House Wrap
~Siding

Floor Construction

~23/32" OSB T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation

Basement Wall Construction

~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Basement Wall Construction

~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing

DATE:

6/25/2019

DRAWN BY:

VDG : APV

SHEET:

A-8



GENERAL NOTES

- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) VIZION DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE
- 8) STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 9) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING,WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 10) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO VIZION DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 12) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. VIZION DESIGN GROUP SHALL BE NOTIFIED OF ALL DISCREPANCIES.
- 13) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 14) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 15) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 16) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.
- 17) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 18) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 19) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 20) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 21) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 22) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
- 23) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 24) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

SHEET INDEX

- A1 - COVER SHEET
- A2 - ELEVATIONS
- A3 - ELEVATIONS
- A4 - FOUNDATION PLAN
- A5 - FIRST FLOOR PLAN
- A6 - SECOND FLOOR PLAN
- A7 - ROOF LAYOUT
- A8 - DETAILS
- A9 -
- A10 -
- A11 -
- A12 -
- A13 -
- A14 -

REAR FACING CONDO

DESIGN PLANS



REAR FACING CONDO
DESIGN PLANS
FINAL SET

NorthPointe
Construction
JOB ADDRESS

NorthPointe Construction
4868 High Crossing Blvd.
Madison, WI 53704
608.842.0002
info@npchomes.com



DATE:

6/5/2019

DRAWN BY:

VDG : APV

SHEET:

A-1



REAR ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



FRONT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

REAR FACING CONDO
DESIGN PLANS

FINAL SET

**NorthPointe
Construction**
JOB ADDRESS

NorthPointe Construction
4868 High Crossing Blvd.
Madison, WI 53704
608.842.0002
info@npchomes.com

NORTHPOINTE
construction



DATE:

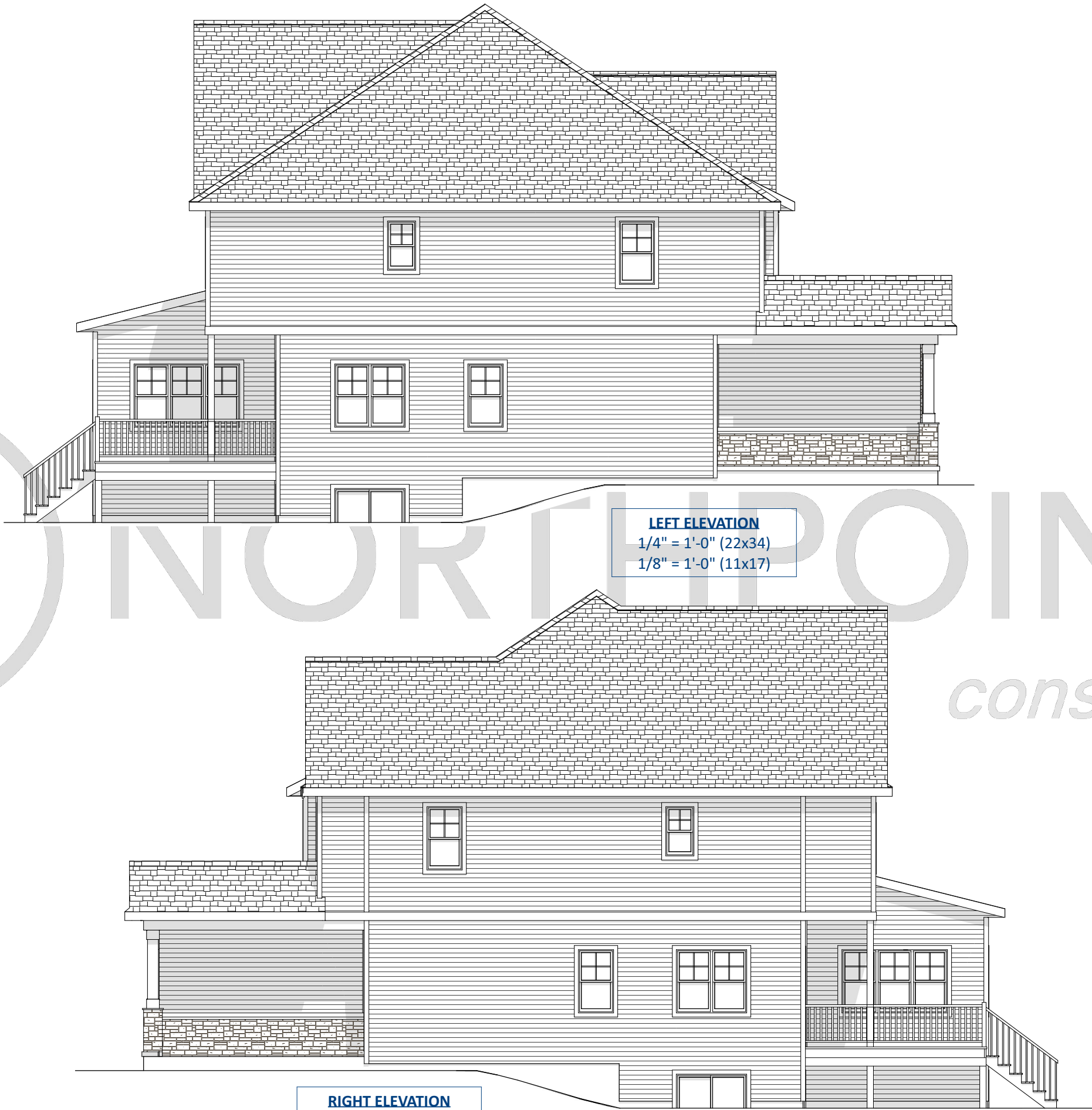
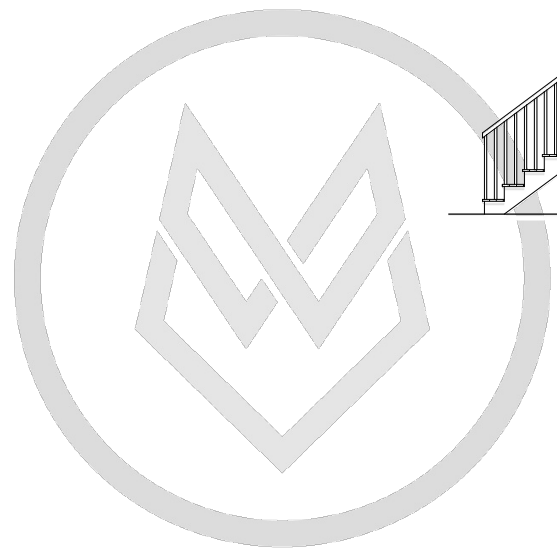
6/5/2019

DRAWN BY:

VDG : APV

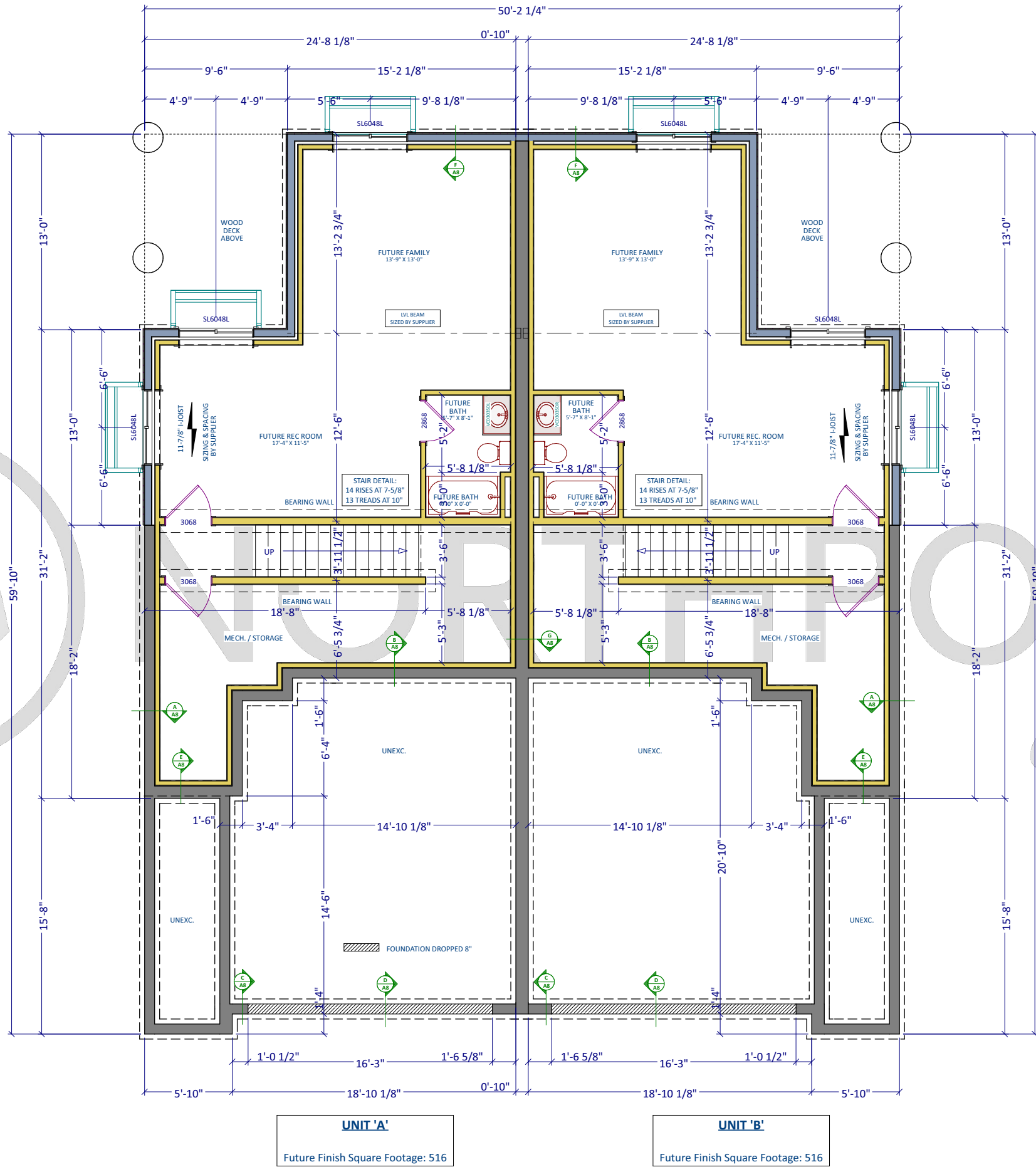
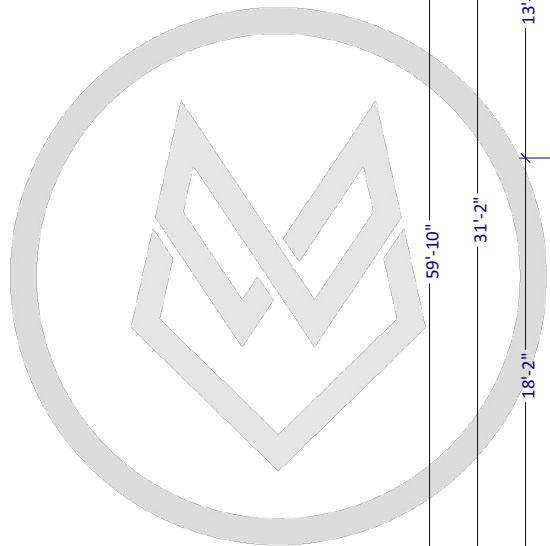
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A-2

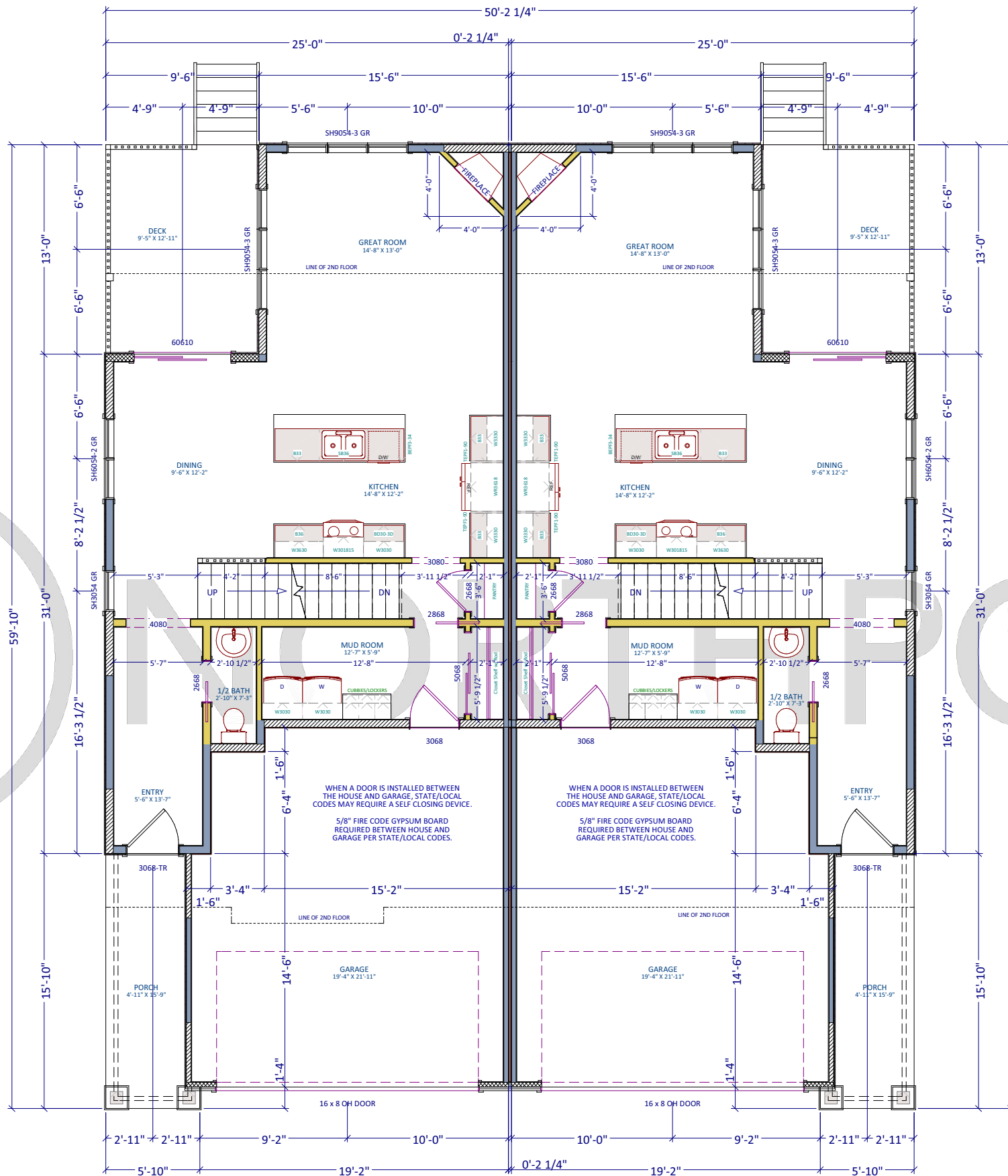
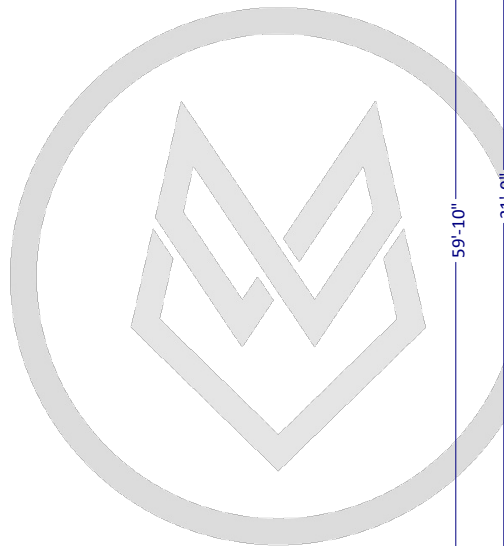


LEFT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

RIGHT ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



FOUNDATION / LOWER LEVEL PLAN
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)
8'-0" FOUNDATION WALL HEIGHT
Dimensions are Framing to Framing
Headers or Beams sized by Supplier



UNIT 'A'

Floor Square Footage: 837
Garage Square Footage: 430

UNIT 'B'

Floor Square Footage: 837
Garage Square Footage: 430

Wall Bracing

A Continuous Shear WSP 3/8" For Maximum 16' O.C. Stud Spacing, 7/16" For Maximum 24' O.C. Stud Spacing, 6d Common Nail or Rd Box Nail, or 7/16" or 1/2" Crown 16-Gage Staples, 1 1/4" Long, 6" Dedges, 12" Field (Nails, 3" Edges, 6" Field (Staples), 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width or Brace Angle per Table SP5321.25.H. (Punch On Plan Are 4" Unless Noted Otherwise)

B PF Portal Frame, 7/16" For Maximum 16' O.C. Stud Spacing, 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP5321.25-A

C GB Gypsum Board (Installed On Both Sides Of Wall), 1/2" Gypsum For Maximum 24" Stud Spacing, 5d Cooler Nails, or #8 Screws, 3" Edges, 7" Field (Including Top & Bottom Plates), 12" Maximum Nominal Wall Height, 5d Minimum Braced Wall Panel Width

D Engineered tall wall solution

GENERAL NOTES:

1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP5321.25-F

2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 21' Between Panels Per Figure SP5321.25-C

1ST FLOOR PLAN
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

9'-1 1/8" Wall Heights (u.n.o.)
83" Header Height (u.n.o.)
Dimensions are Framing to Framing
Headers sized by Supplier

REAR FACING CONDO
DESIGN PLANS

**NorthPointe
Construction**

FINAL SET
JOB ADDRESS

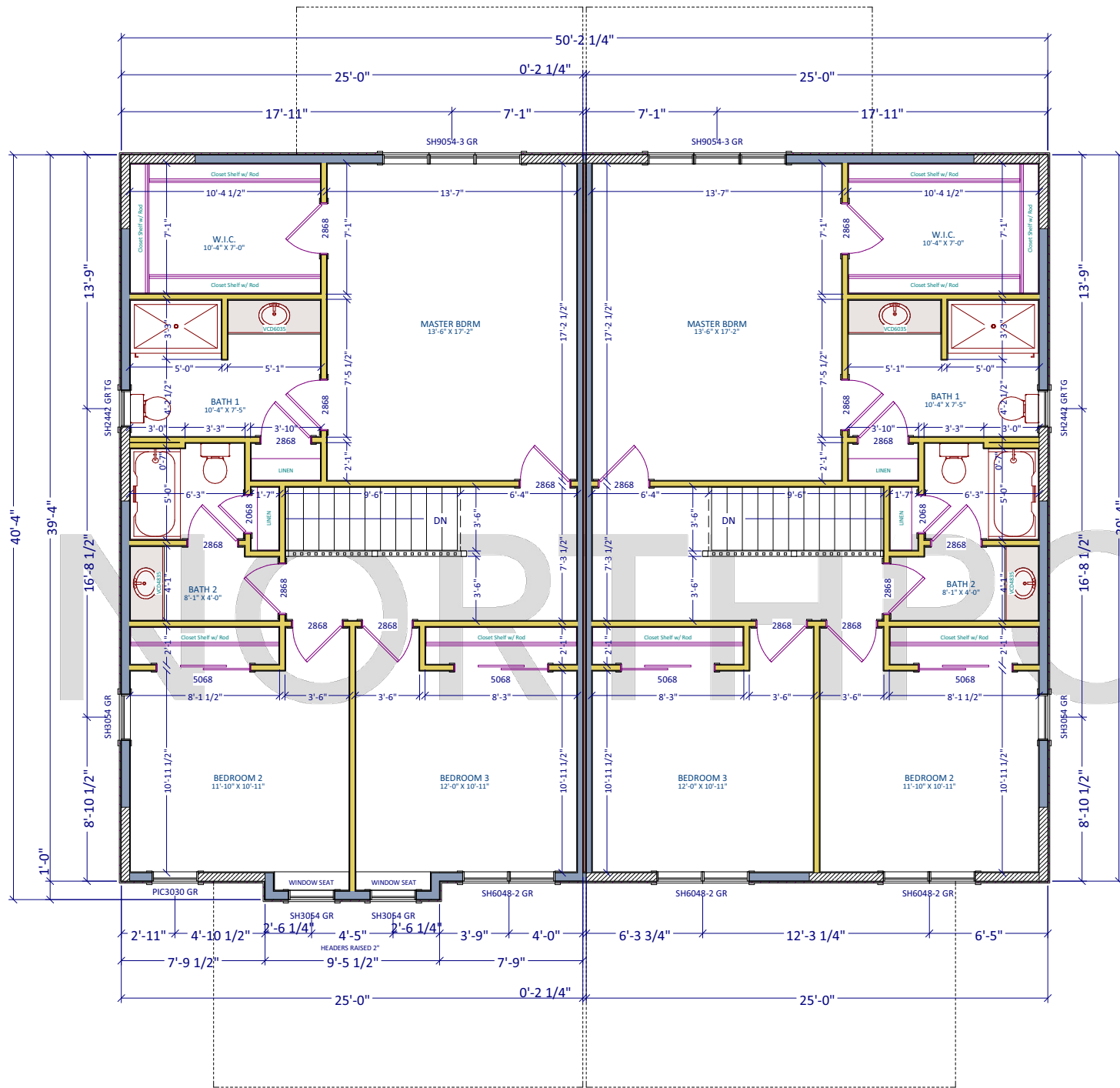
NorthPointe Construction
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Madison, WI 53704
608.842.0002
info@npchomes.com

NORTHPOINTE
construction

DATE:
6/5/2019

DRAWN BY:
VDG : APV

SHEET:
A-5



UNIT 'A'

2nd Floor Square Footage: 993

UNIT 'B'

2nd Floor Square Footage: 983

Wall Bracing

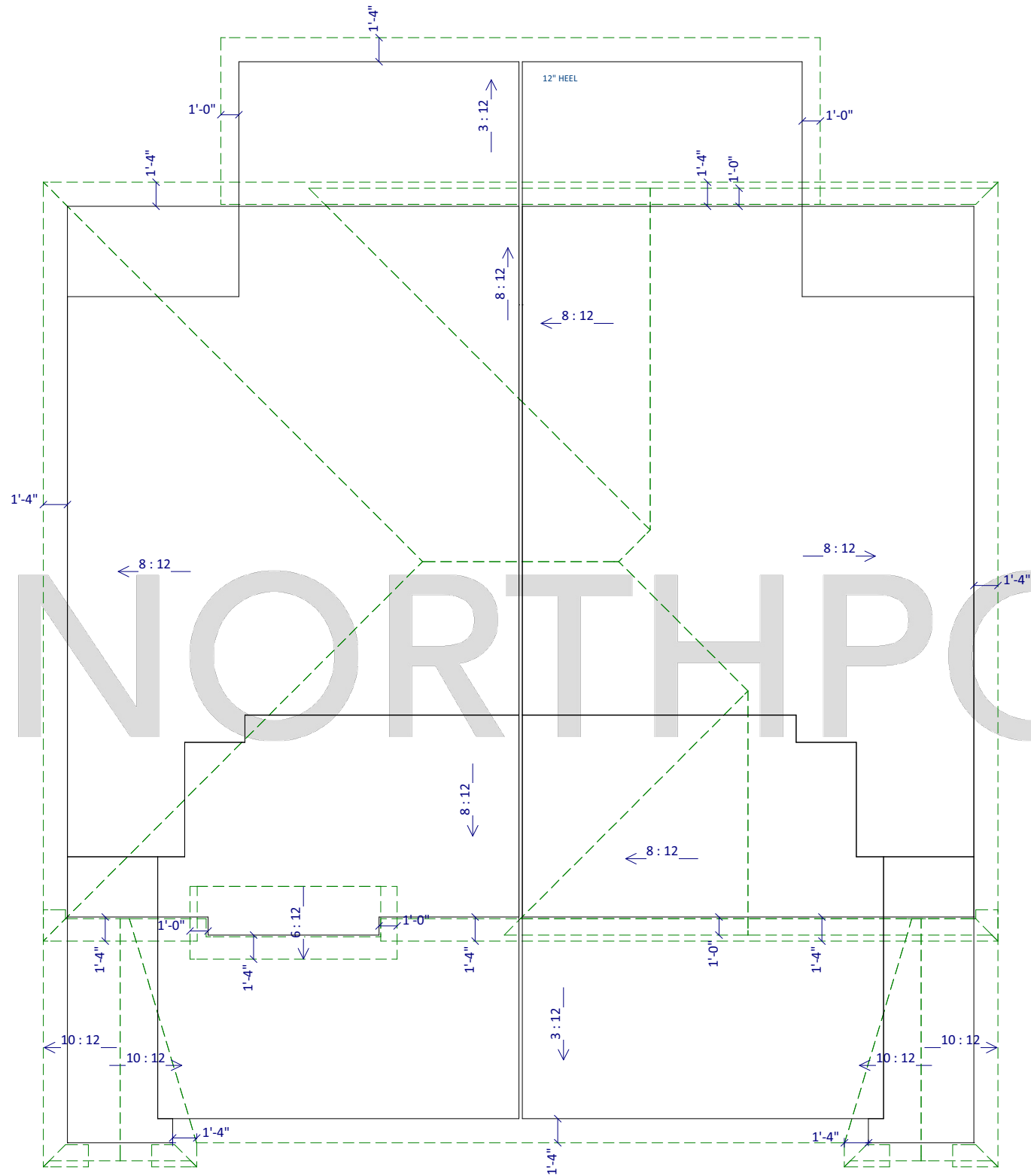
- A** Continuous Shear WSP: 5/8" For Maximum 16" O.C. Stud Spacing: 7/16" For Maximum 24" O.C. Stud Spacing: 6d Common Nail or 8d Box Nail, or 7/16" or 1/2" Crown 16-Gage Staples, 1 1/4" Long, 6" On Edges, 12" Field (Nails), 3" Edges, 6" Field (Staples), 12" Maximum Nominal Wall Height. Minimum Braced Wall Panel Width or Brace Angle per Table SP3321.25.H. (Panels On Plan Are 4' Unless Noted Otherwise)
- B** PP Partial Frame: 7/16" For Maximum 16" O.C. Stud Spacing: 12" Maximum Nominal Wall Height, Minimum Braced Wall Panel Width, Fasteners, & Maximum Spacing per Figure SP3321.35.A
- C** GB Gypsum Board (Installed On Both Sides Of Wall): 1/2" Gypsum For Maximum 24" Stud Spacing: 5d Cooler Nails, or #6 Screws, 7" Edges, 7" Field (Including Top & Bottom Plates), 10" Maximum Nominal Wall Height, 96" Minimum Braced Wall Panel Width.
- D** Engineered tall wall solution
- GENERAL NOTES:**
1. Required Length of Continuous Bracing on Walls Parallel to Each Rectangle Side at Each Floor Level per Table SP3321.25.1
 2. Braced Wall Panels Shall Begin No More Than 12.5' From Each End of a Braced Wall Line With a Maximum of 22' Between Panels Per Figure SP3321.25.1

2ND FLOOR PLAN

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

8'-1 1/8" Wall Heights
83" Header Height
Dimensions are Framing to Framing
Headers sized by Supplier

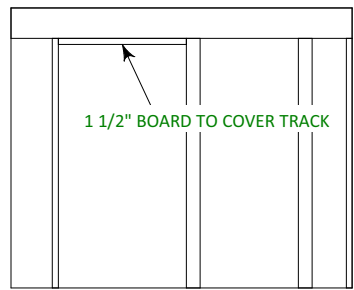




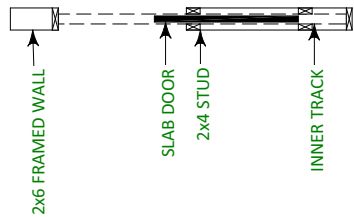
ROOF LAYOUT
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

NOTES
16" EAVE OVERHANGS TYPICAL
12" GABLE OVERHANGS TYPICAL
(unless noted otherwise)

12" HEEL HEIGHTS AT 5:12 (1ST FLOOR)
12" HEEL HEIGHTS AT 8:12 (2ND FLOOR)
FASCIA TO ALIGN AS SHOWN

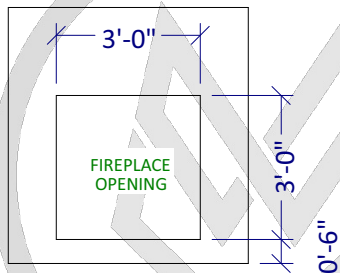


DOOR OPENING RO: (DOOR WIDTH) + 1 1/2"
OVERALL FRAMING: 2x (DOOR WIDTH) + 1"



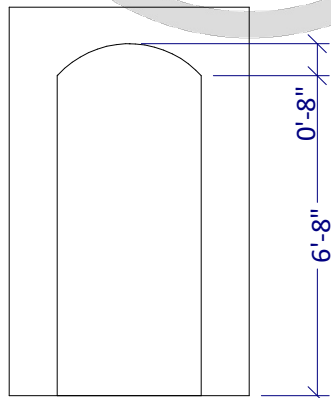
POCKET DOOR DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



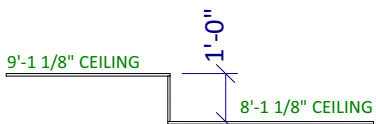
FIREPLACE DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



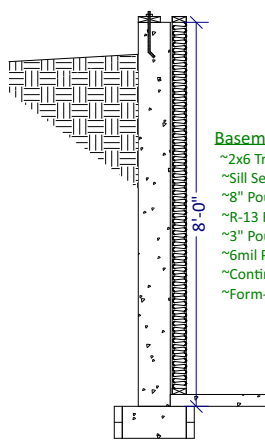
ARCH DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



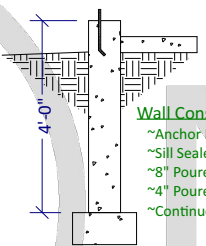
PAN CEILING DETAIL

Scale: 1/2" = 1'-0" (22x34)
Scale: 1/4" = 1'-0" (11x17)



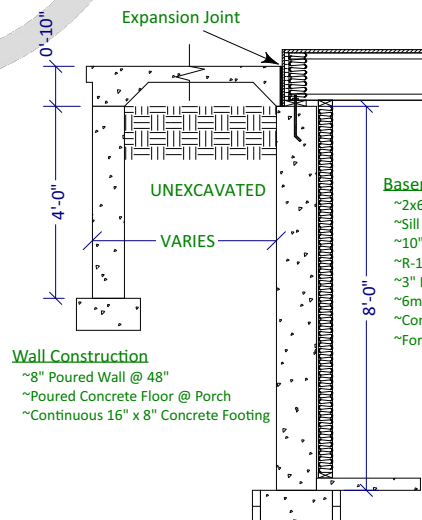
SECTION A-A

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



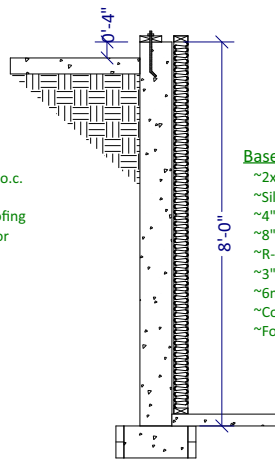
SECTION C-C

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



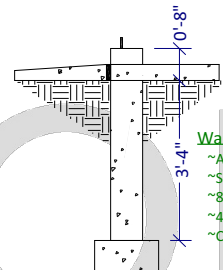
SECTION E-E

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



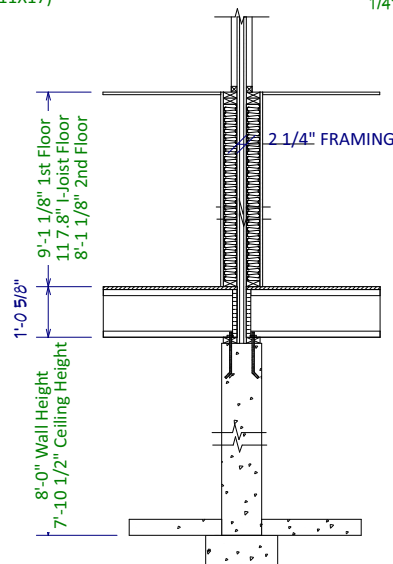
SECTION B-B

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



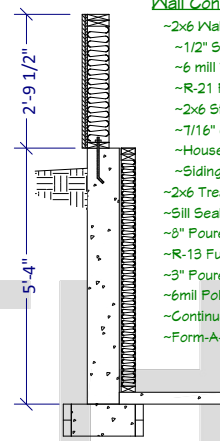
SECTION D-D

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



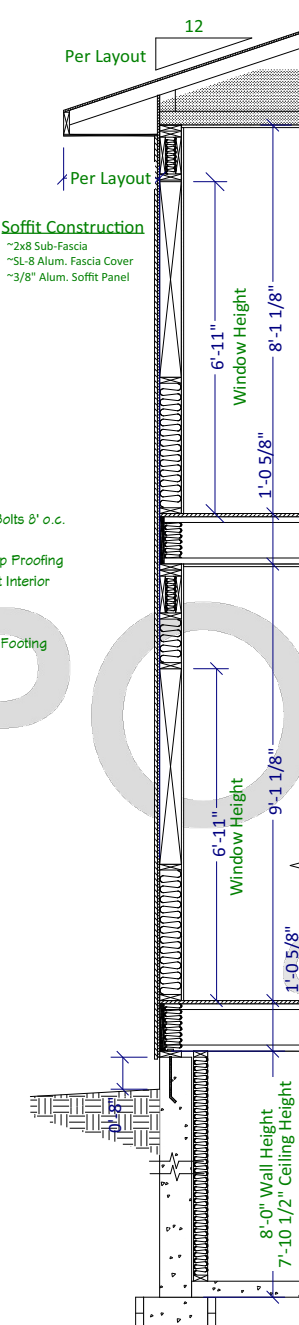
SECTION F-F

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



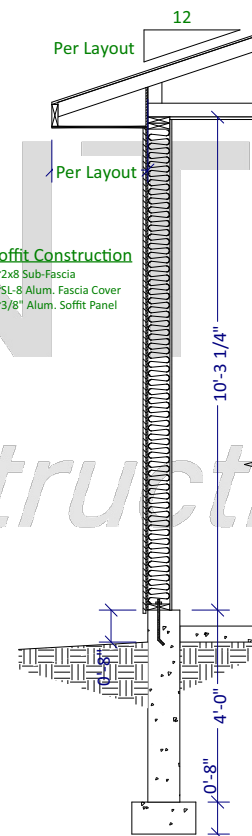
SECTION F-F

1/2" = 1'-0" (22X34)
1/4" = 1'-0" (11X17)



TYPICAL WALL SECTION

1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)



GARAGE WALL SECTION

1/2" = 1'-0" (22x34)
1/4" = 1'-0" (11x17)

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Basement Wall Construction
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~4" Poured Concrete Floor @ Garage
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Wall Construction
~2x6 Wall @ 33 1/2" Tall
~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" OSB Wall Sheathing
~House Wrap
~Siding
~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 64" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

Wall Construction
~Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor @ Garage
~Continuous 16" x 8" Concrete Footing

Roof Construction

~Architectural Shingles
~15lb Felt
~15/32" OSB Sheathing w/ Clips
~ODE Roof Edge

Truss / Attic Construction

~Proper Vents
~R-50 Fiberglass/Cellulose Insulation
~Engineered Wood Trusses (24" o.c.)

Ceiling Construction

~6 mil Vapor Barrier
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Wall Construction

~1/2" Sheetrock
~6 mil Vapor Barrier
~R-21 Fiberglass Insulation
~2x6 Studs 16" o.c.
~7/16" OSB Exterior Sheathing
~House Wrap
~Siding

Floor Construction

~23/32" OSB T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation
~5/8" Sheetrock or 1/2" No-Sag Sheetrock

Roof Construction

~Architectural Shingles
~15lb Felt
~15/32" OSB Sheathing w/ Clips
~ODE Roof Edge

Attic Construction

~Engineered Wood Trusses (24" o.c.)

Ceiling Construction

~6 mil Vapor Barrier (per contract)
~5/8" Sheetrock or 1/2" No-Sag Sheetrock (per contract)

Wall Construction

~1/2" Sheetrock (per contract)
~6 mil Vapor Barrier (per contract)
~R-21 Fiberglass Insulation (per contract)
~2x6 Studs 16" o.c.
~7/16" OSB Exterior Sheathing
~House Wrap
~Siding

Floor Construction

~23/32" OSB T&G Sheathing
~11-7/8" I-Joists 16" o.c.
~3" Spray Foam Sill Insulation

Basement Wall Construction

~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 96" w/ Damp Proofing
~R-13 Furred Wall at Basement Interior
~3" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing
~Form-A-Drain

Basement Wall Construction

~2x6 Treated Plate w/ Anchor Bolts 8' o.c.
~Sill Sealer
~8" Poured Wall @ 48"
~4" Poured Concrete Floor
~6mil Poly Vapor Barrier
~Continuous 16" x 8" Concrete Footing



CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address Woods Farm Lots 1 & 2

Name of Project Woods Farm Lots 1 & 2

Owner / Contact Mike Beiersdorff

Contact Phone 608-842-0002 Contact Email Mike@npchomes.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:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped 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.

- (a) 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 52,152 SF

Total landscape points required 870 points

- (b) **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 _____

- (c) **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 _____

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			14	210
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			143	429
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			44	176
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			12	24
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						1399

Total Number of Points Provided 1399

* 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.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

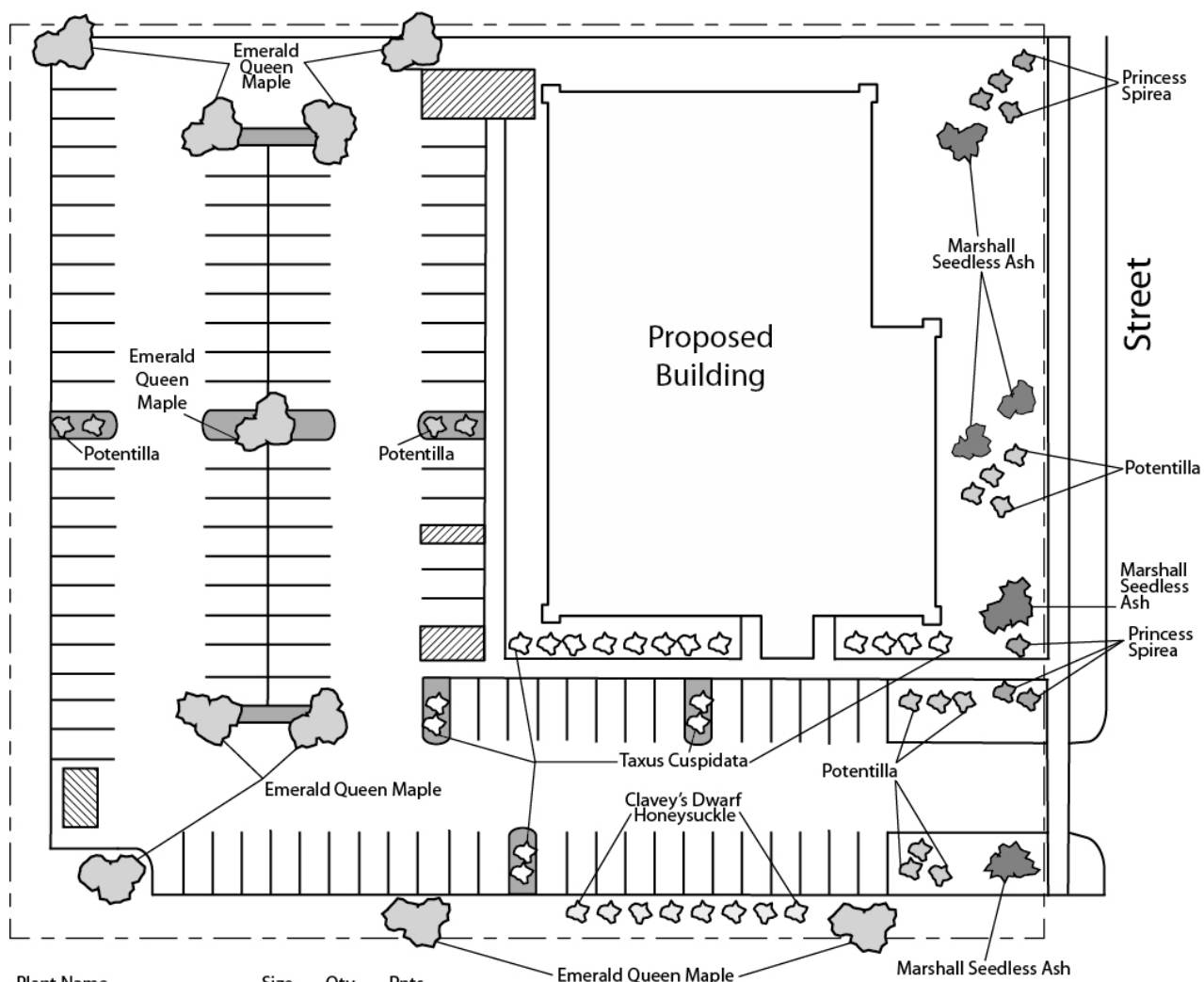
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honelysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
TOTAL			585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

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:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 - 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 - 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 - 3. Storage areas including trash and loading.
 - 4. Lighting (landscape, pedestrian or parking area).
 - 5. Irrigation.
 - 6. Hard surface materials.
 - 7. Labeling of mulching, edging and curbing.
 - 8. Areas of seeding or sodding.
 - 9. Areas to remain undisturbed and limits of land disturbance.
 - 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 - 11. Existing trees eight (8) inches or more in diameter.
 - 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 - 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 - 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 - 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.