

GRANDVIEW COMMONS TOWN CENTER

Madison, Wisconsin

I BLOCK PHASE 2

I Block Phase 2

1. Location Map/Cover Page
2. Site Plan
3. Grading & Erosion Control Plan
4. Utilities Plan

I-5 Townhomes

5. Garage Level & 1st Floor Plans
6. 2nd Floor & Roof Plans
7. Elevations

I-6, I-7, I-8 Fourplexes

8. Site Plan
9. Lower Level & 1st Floor Plans
10. 2nd Floor & Roof Plans
11. Elevations

I-9 Townhomes

12. Site Plan
13. Lower Level Floor Plans
14. 1st Floor Plan
15. 2nd Floor Plan
16. Roof Plan
17. Elevations
18. Elevations

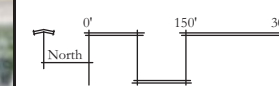
I-10, I-11, I-12 Fourplexes

19. Site Plan
20. Lower Level & 1st Floor Plans
21. 2nd Floor & Roof Plans
22. Elevations

23. Landscape Plan
24. Lighting Plan

Lot 455 0710-112-1501-1
610 Hercules Trail
5818 Charon Lane

Lot 456 0710-112-1502-9
617 Jupiter Drive
5802 Charon Lane



Vandewalle & Associates
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21 February 2007





SCALE: 1" = 20'

DATE: 02-21-07

FN: 06-03-109

SITE PLAN

GRANDVIEW COMMONS LOT 455- 456

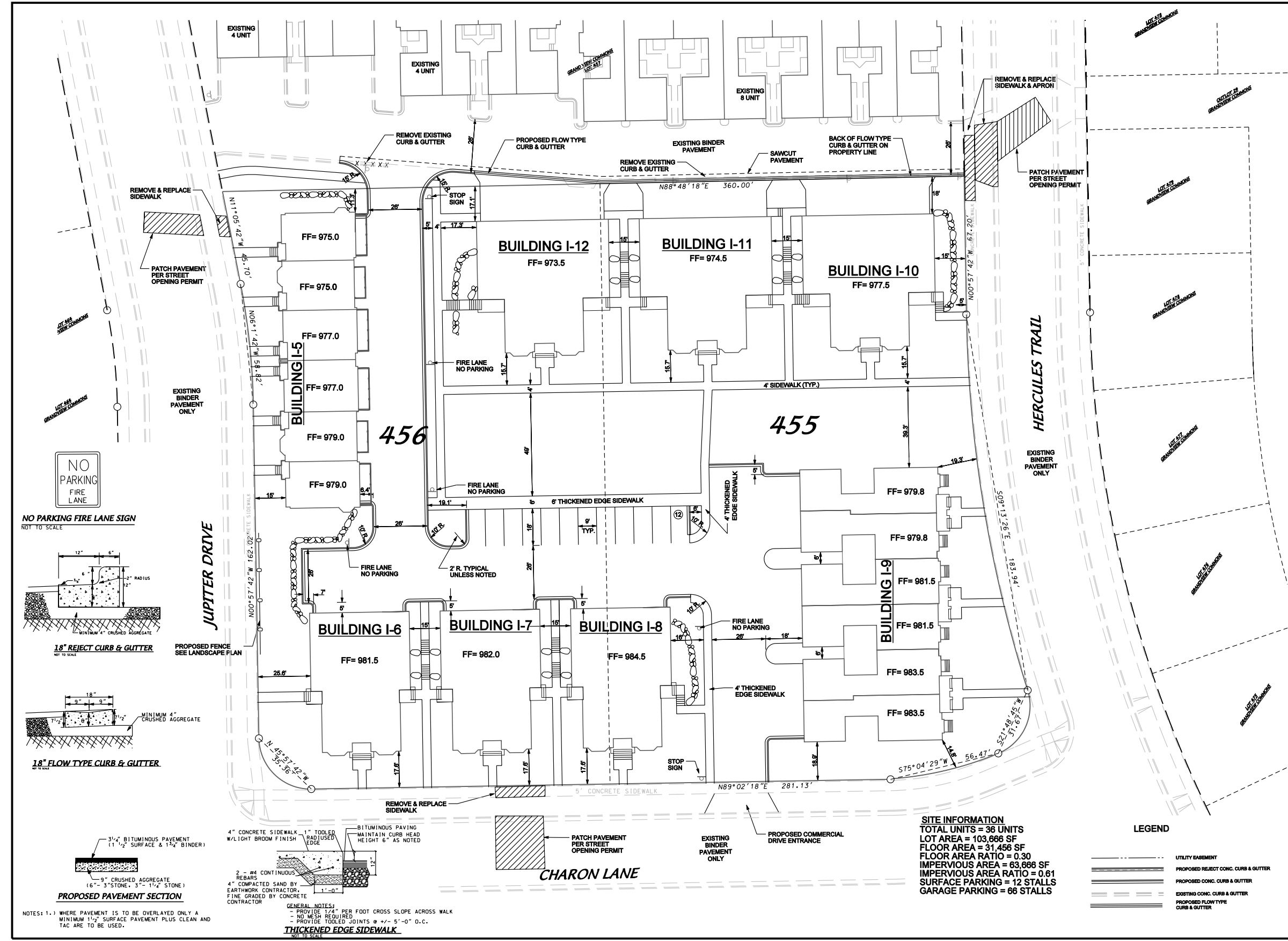
LOCATION
MADISON, WISCONSIN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

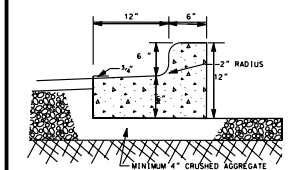
7550 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

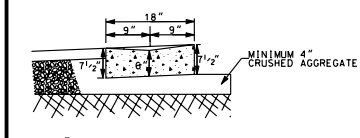
C1.0



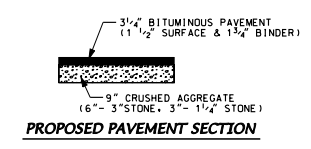
NO PARKING FIRE LANE SIGN
NOT TO SCALE



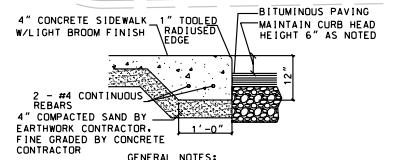
18" REJECT CURB & GUTTER
NOT TO SCALE



18" FLOW TYPE CURB & GUTTER
NOT TO SCALE



NOTES: 1.) WHERE PAVEMENT IS TO BE OVERLAYED ONLY A MINIMUM 1/2" SURFACE PAVEMENT PLUS CLEAN AND TAC ARE TO BE USED.

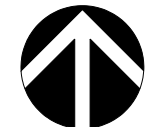
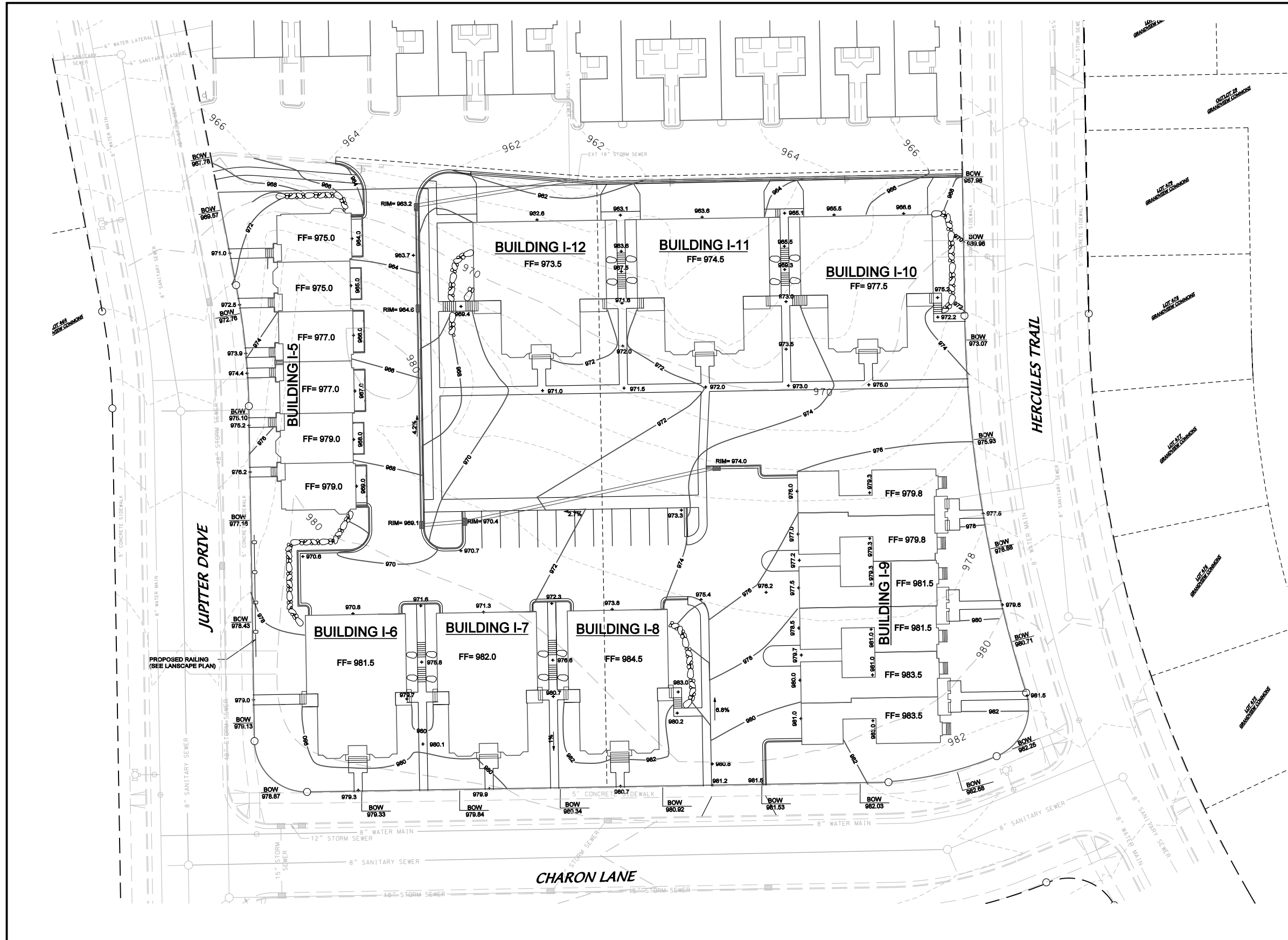


GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- NO MESH REQUIRED
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.
THICKENED EDGE SIDEWALK
NOT TO SCALE

SITE INFORMATION
 TOTAL UNITS = 36 UNITS
 LOT AREA = 103,666 SF
 FLOOR AREA = 31,456 SF
 FLOOR AREA RATIO = 0.30
 IMPERVIOUS AREA = 63,666 SF
 IMPERVIOUS AREA RATIO = 0.61
 SURFACE PARKING = 12 STALLS
 GARAGE PARKING = 66 STALLS

LEGEND

- UTILITY EASEMENT
- PROPOSED REJECT CONC. CURB & GUTTER
- PROPOSED CONC. CURB & GUTTER
- EXISTING CONC. CURB & GUTTER
- PROPOSED FLOW TYPE CURB & GUTTER



SCALE: 1" = 20'

DATE: 02-21-07

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SITE GRADING PLAN & EROSION CONTROL

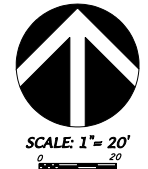
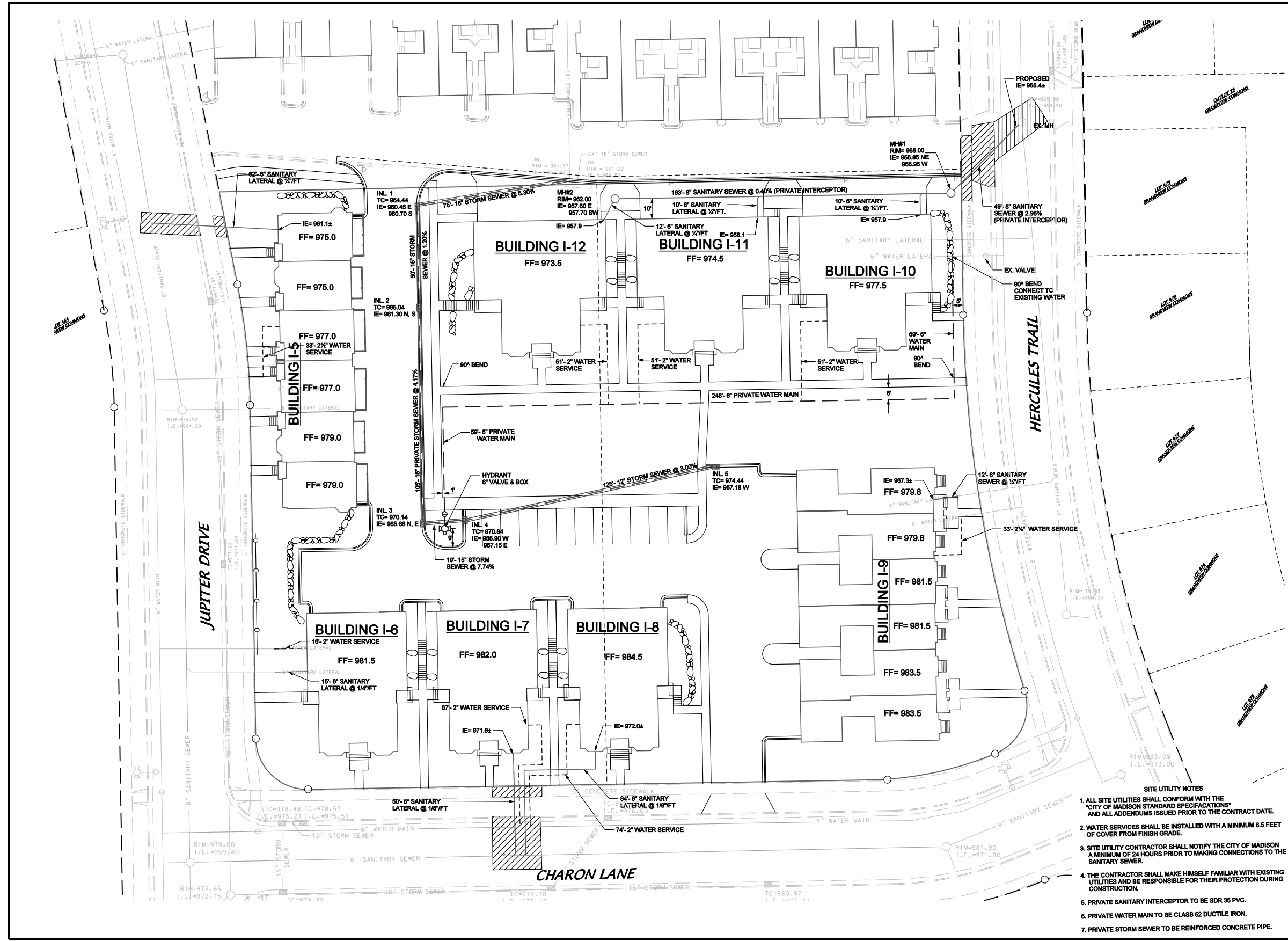
GRANDVIEW COMMONS LOT 455- 456

LOCATION
MADISON, WISCONSIN



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7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

C1.1



DATE: 02-21-07

FN: 06-03-109

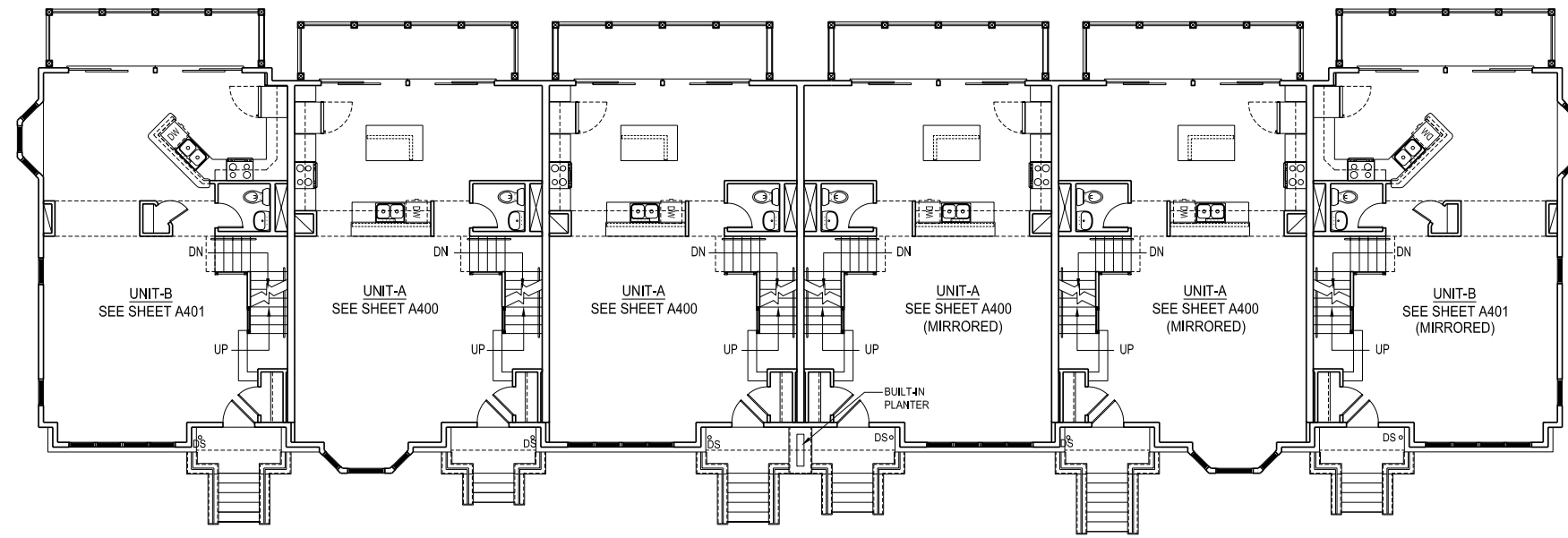
SITE UTILITY PLAN

GRANDVIEW COMMONS LOT 455- 456

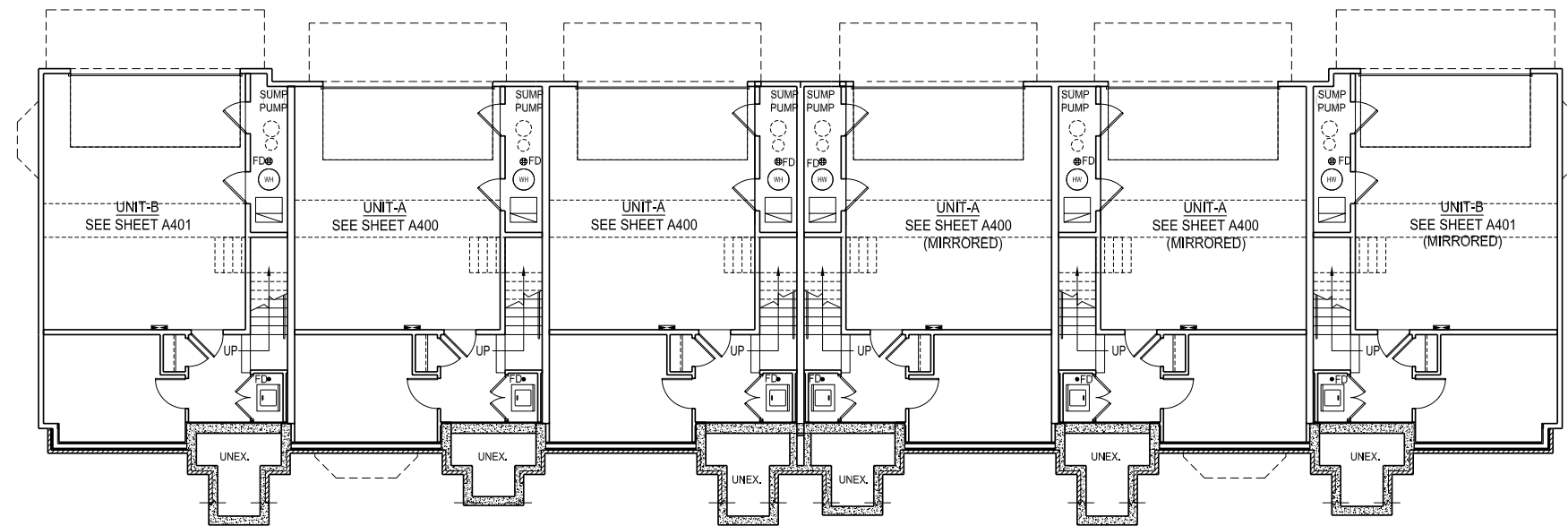
LOCATION
MADISON, WISCONSIN

- SITE UTILITY NOTES**
1. ALL SITE UTILITIES SHALL CONFORM WITH THE "CITY OF MADISON STANDARD SPECIFICATIONS" AND ALL ADDENDUMS ISSUED PRIOR TO THE CONTRACT DATE.
 2. WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM 6.5 FEET OF COVER FROM FINISH GRADE.
 3. SITE UTILITY CONTRACTOR SHALL NOTIFY THE CITY OF MADISON A MINIMUM OF 24 HOURS PRIOR TO MAKING CONNECTIONS TO THE SANITARY SEWER.
 4. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH EXISTING UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
 5. PRIVATE SANITARY INTERCEPTOR TO BE SDR 35 PVC.
 6. PRIVATE WATER MAIN TO BE CLASS 52 DUCTILE IRON.
 7. PRIVATE STORM SEWER TO BE REINFORCED CONCRETE PIPE.

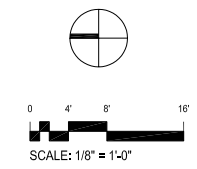
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2 FIRST FLOOR PLAN
1/8"=1'-0"

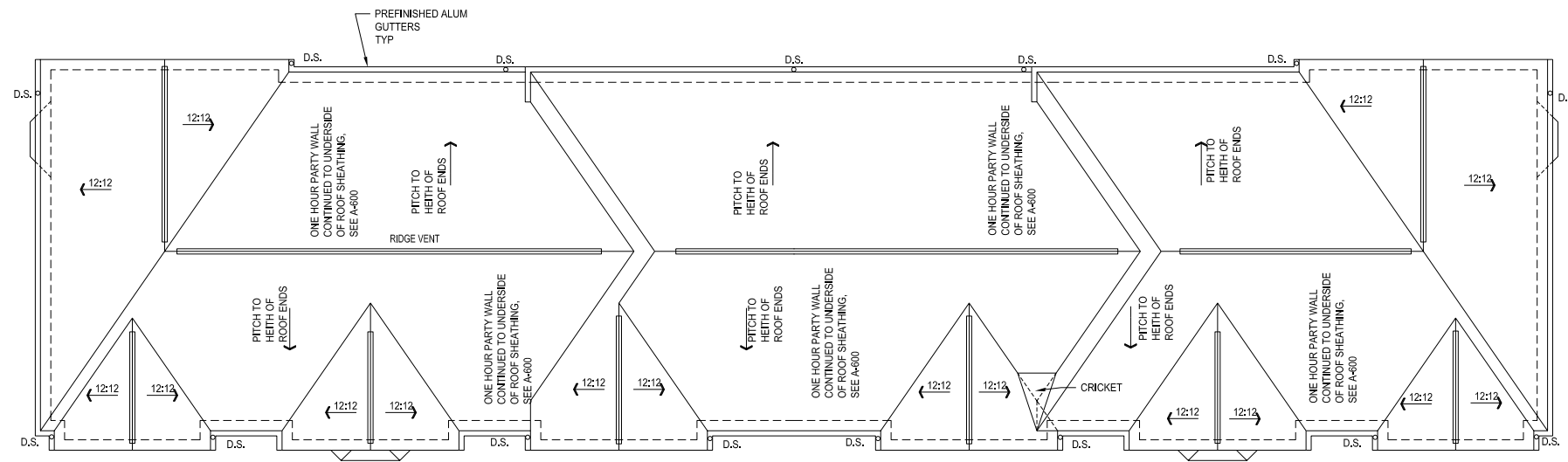


1 GARAGE LEVEL PLAN
1/8"=1'-0"

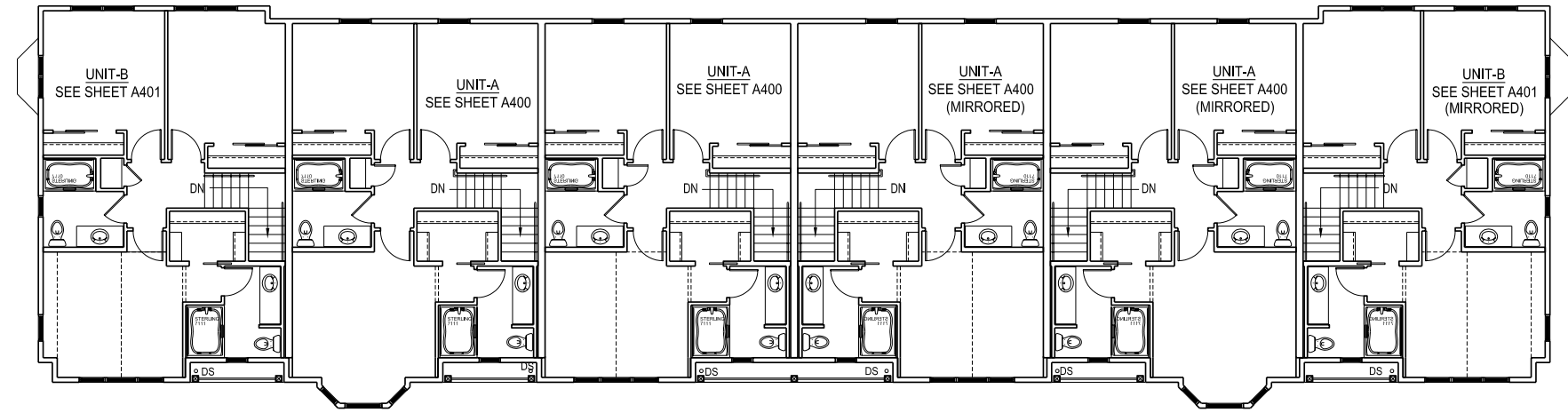


epstein uhen : architects
DATE: 03/17/17 EUA PROJECT # 6400241

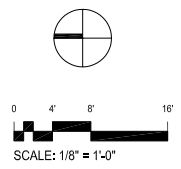
GRANDVIEW COMMONS I-BLOCK TOWNHOMES - SIP SUBMITTAL



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

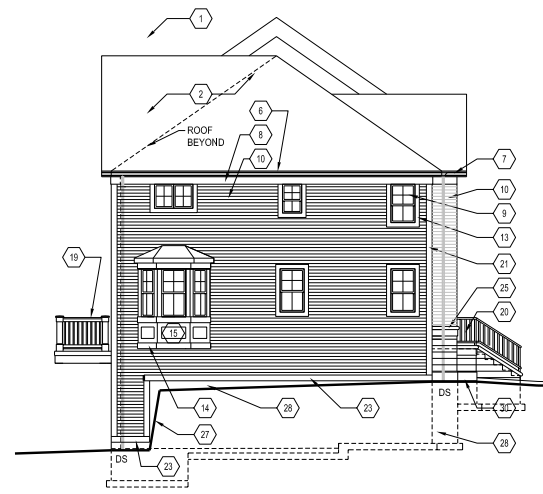


3 SECOND FLOOR PLAN
1/8"=1'-0"

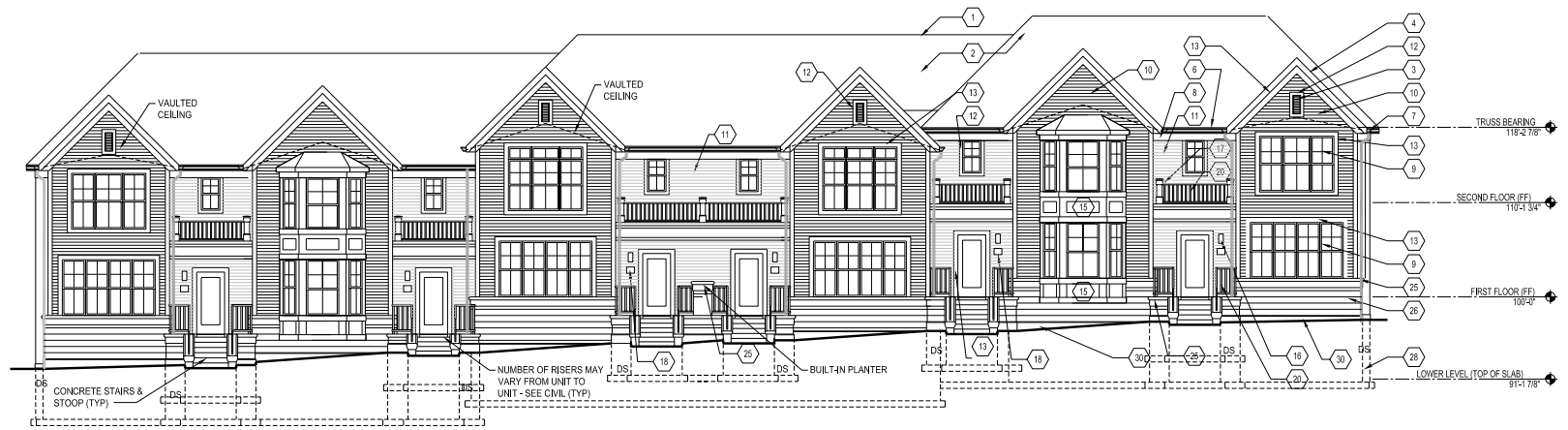


epstein uhen : architects
DATE: 03/17/17 EUA PROJECT # 6400241

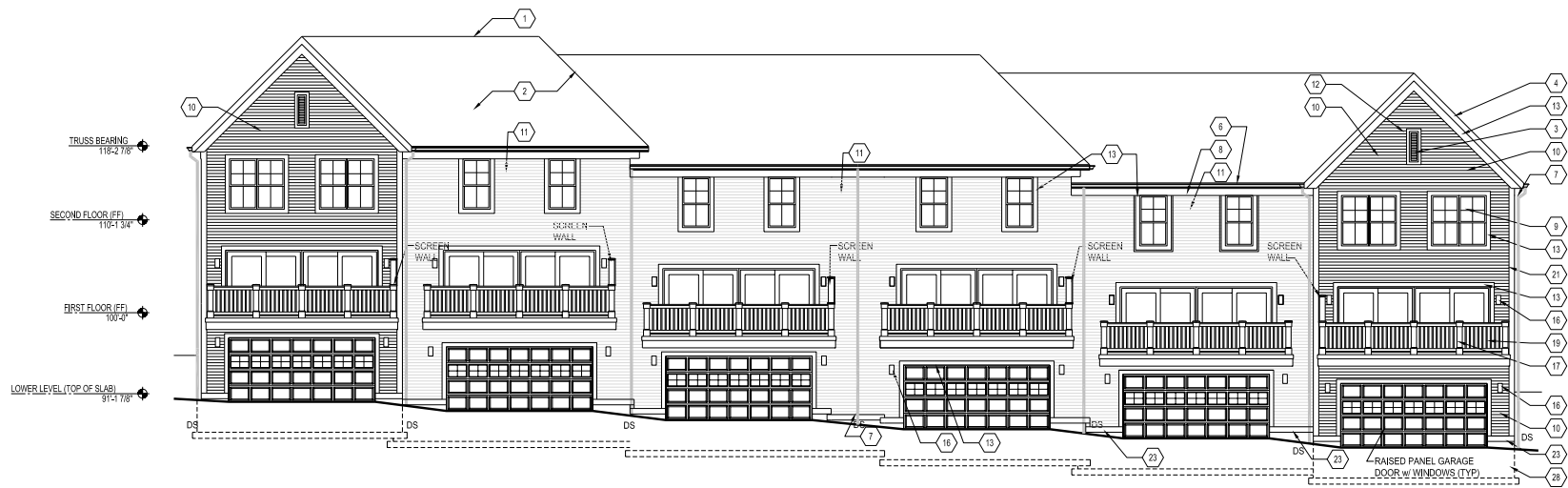
GRANDVIEW COMMONS I-BLOCK TOWNHOMES - SIP SUBMITTAL



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



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



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

TOWNHOUSE MATERIAL KEY			
1	SHINGLED RIDGE VENT	8	TYPICAL FRIEZE BOARD 5/4x8 "AZEK" TRIM (SEE SECTIONS) (PAINT)
2	FIBERGLASS SHINGLES TYPICAL AT ALL SLOPED ROOF ASSEMBLIES	9	SINGLE HUNG VINYL WINDOWS SEE Z3/A203 FOR TRIM DETAILS
3	"NJ-WOOD" 12" x 24" DECORATIVE GABLE VENT	10	CEMENT BOARD SIDING 'A' 4" EXPOSURE (PAINT) SEE SHEET A203 FOR COLOR
4	TYPICAL RAKE PREFINISHED ALUMINUM WRAPPED 1x RAKE FASCIA	11	CEMENT BOARD SIDING 'B' 4" EXPOSURE (PAINT) SEE SHEET A203 FOR COLOR
5	(NOT USED)	12	3 1/2" "AZEK" TRIM (PAINT)
6	TYPICAL FASCIA "QUALITY EDGE" PREFINISHED ALUMINUM WRAPPED 1x FASCIA ON 2x SUB-FASCIA	13	5 1/2" "AZEK" TRIM (PAINT)
7	ALUMINUM GUTTERS & DOWNSPOUTS	14	"AZEK" TRIM (SIZE VARIES) (PAINT)
		15	SMOOTH FINISH CEMENT BOARD PANEL (PAINT)
		16	EXTERIOR LIGHT FIXTURE LOCATION SWITCHER MODEL#-HY0602) - PHOTOCELL FIXTURE @ GARAGE DOOR
		17	6x6 PPT WOOD COLUMN WRAPPED w/ 7/16" CEMENT BOARD - PAINT
		18	8"x10" PAINTED CEMENT BOARD ADDRESS PLATE (1/2" ROUTERD EDGES)
		19	PAINTED WOOD RAILING
		20	PAINTED METAL RAILING
		21	5 1/2" "AZEK" CORNER TRIM (PAINT)
		22	NOT USED
		23	5/4x8 "AZEK" SKIRT BOARD (PAINT)
		24	NOT USED
		25	PRECAST CONCRETE BULLNOSE SILL
		26	8" SPLIT FACE CMU
		27	NOT USED
		28	CONCRETE FOUNDATION
		29	12" PRECAST CONCRETE BAND
		30	12" PRECAST CONCRETE BASE COURSE

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

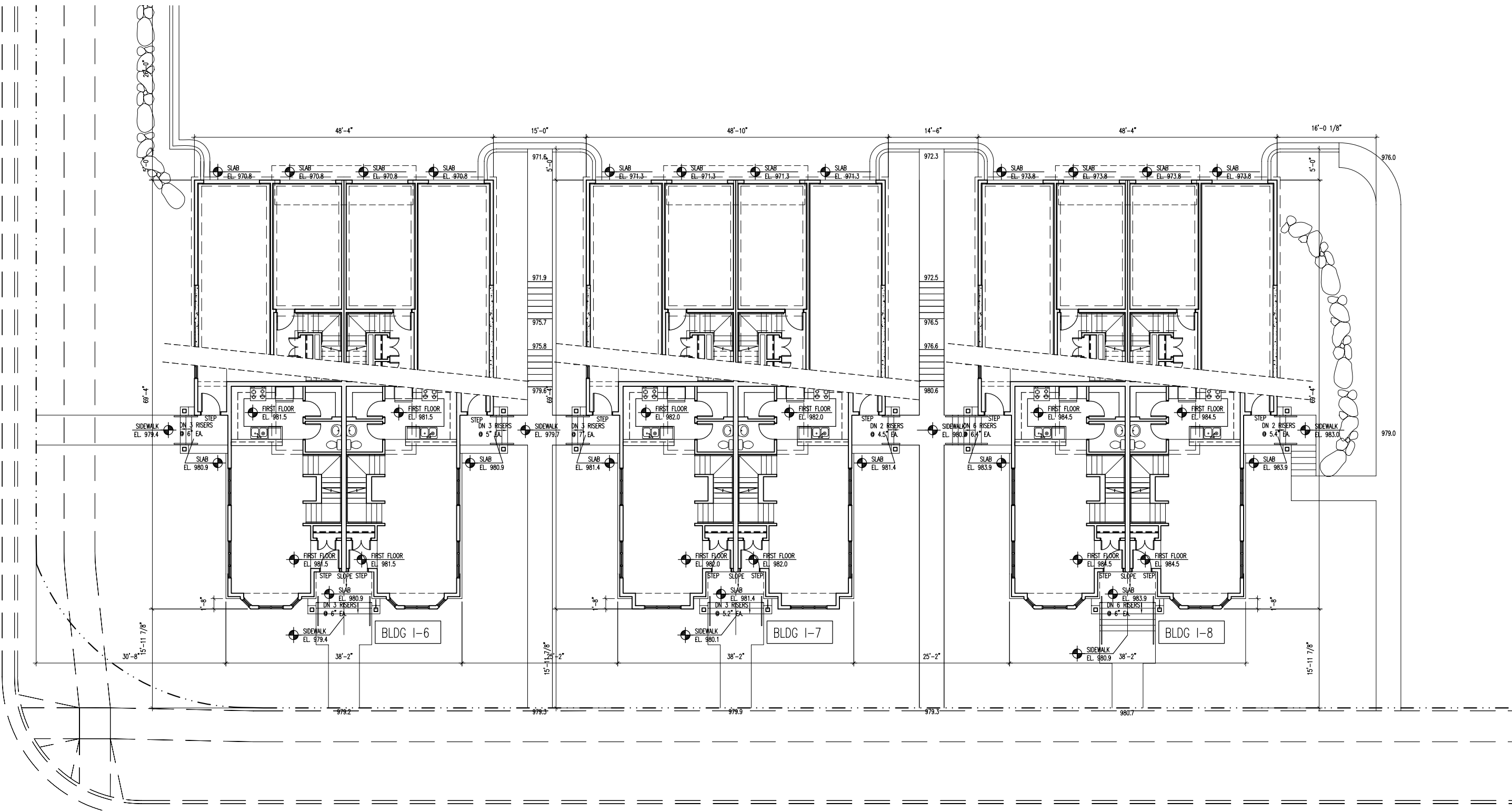


epstein uhen : architects

DATE: 03/17/2017 EUA PROJECT # 64002461

GRANDVIEW COMMONS I-BLOCK TOWNHOMES - SIP SUBMITTAL

JUPITER DRIVE



CHARON LANE

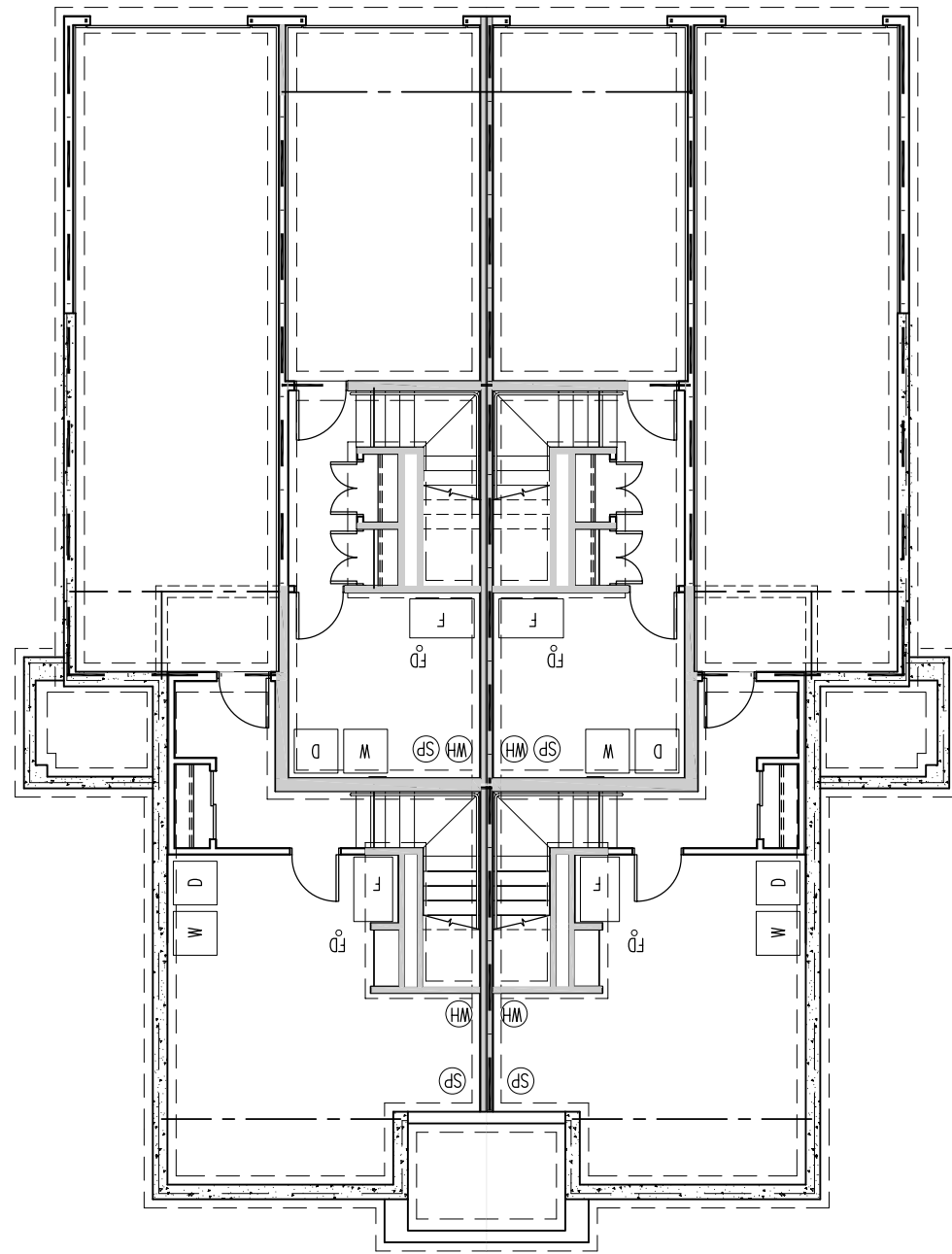


GRANDVIEW COMMONS - I-6, I-7 & I-8 - FOURPLEXES

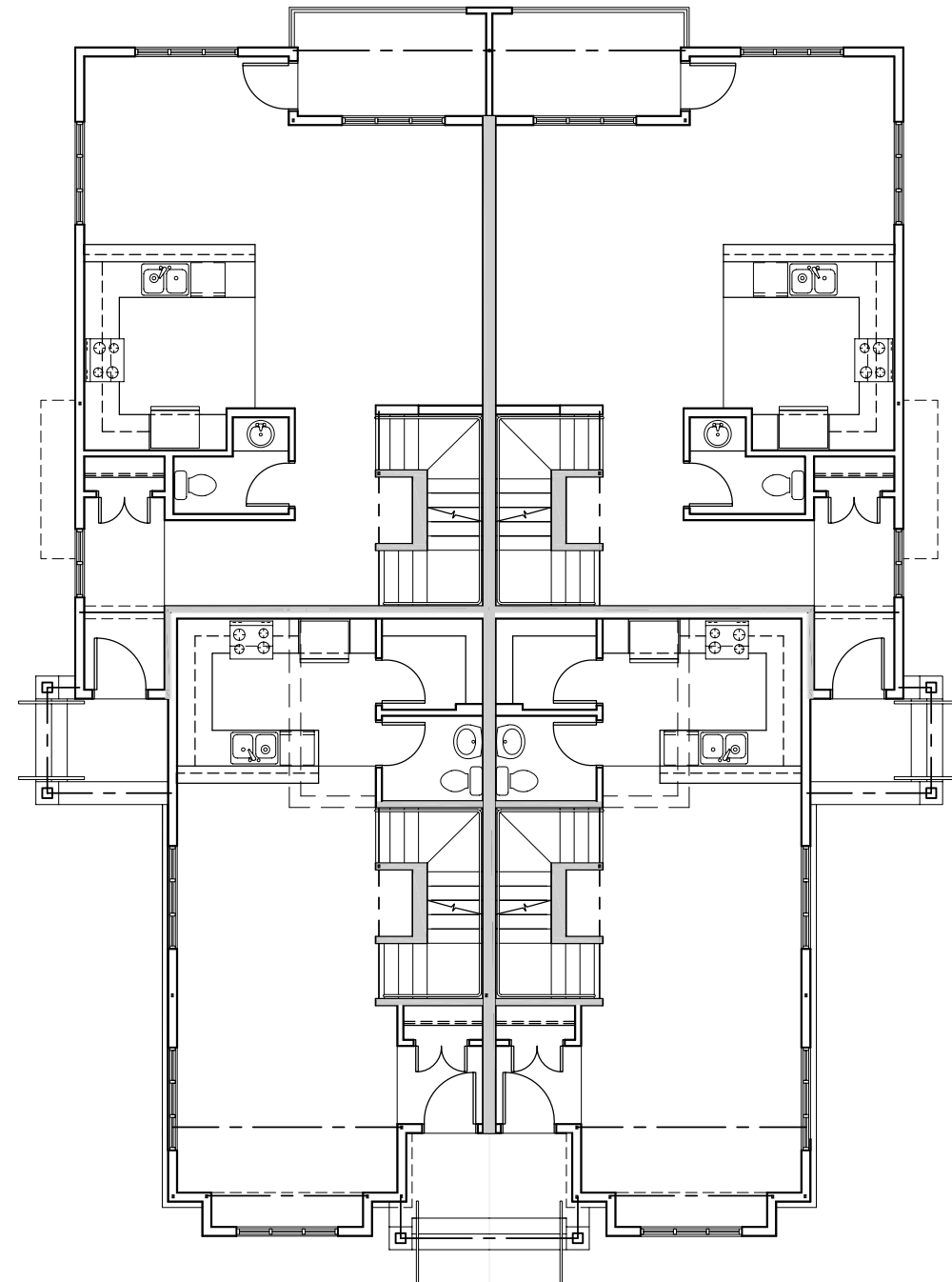
SITE PLAN
 EADP Project No. 071702.00



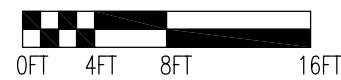
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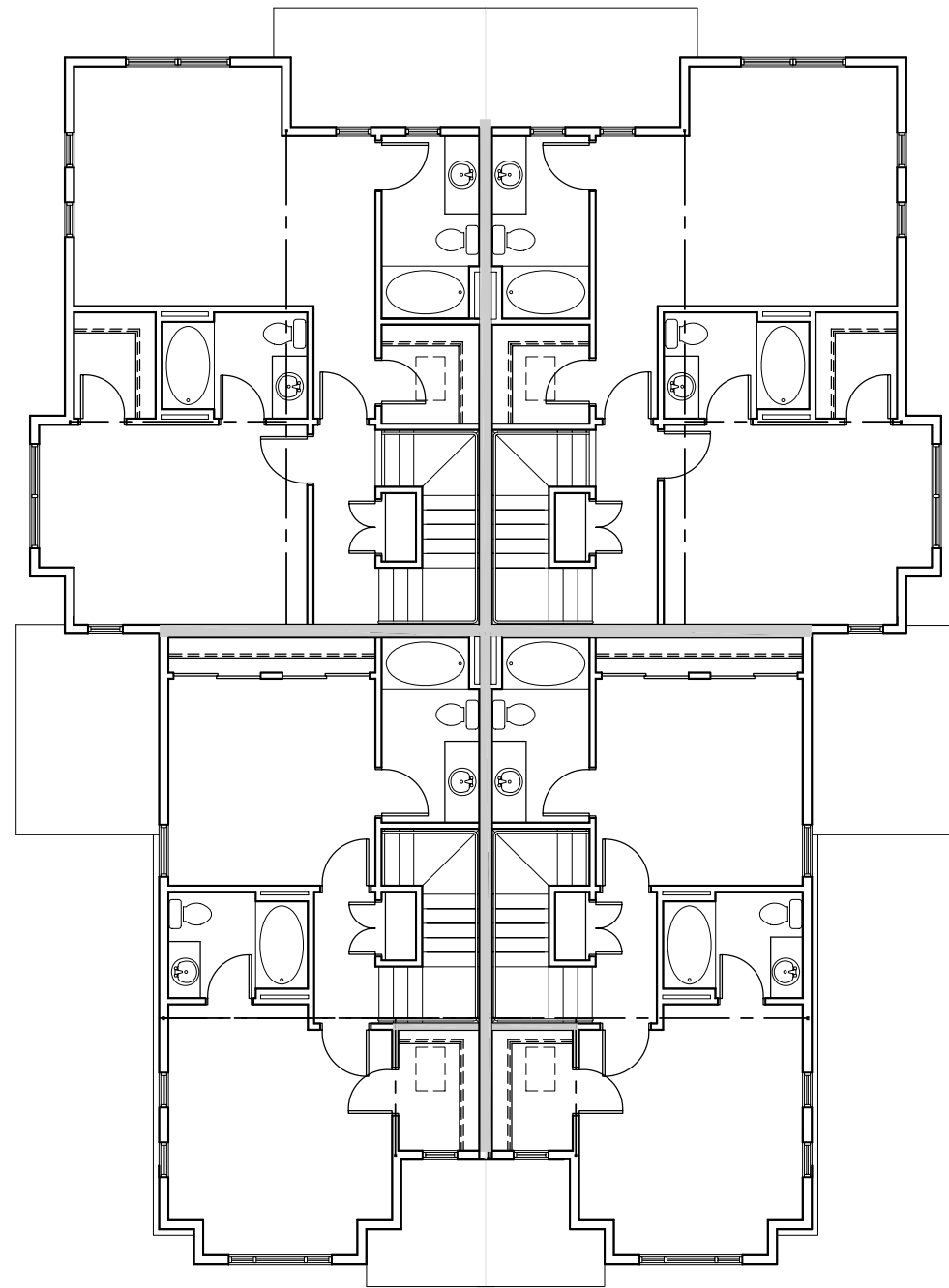
LOWER LEVEL FLOOR PLAN



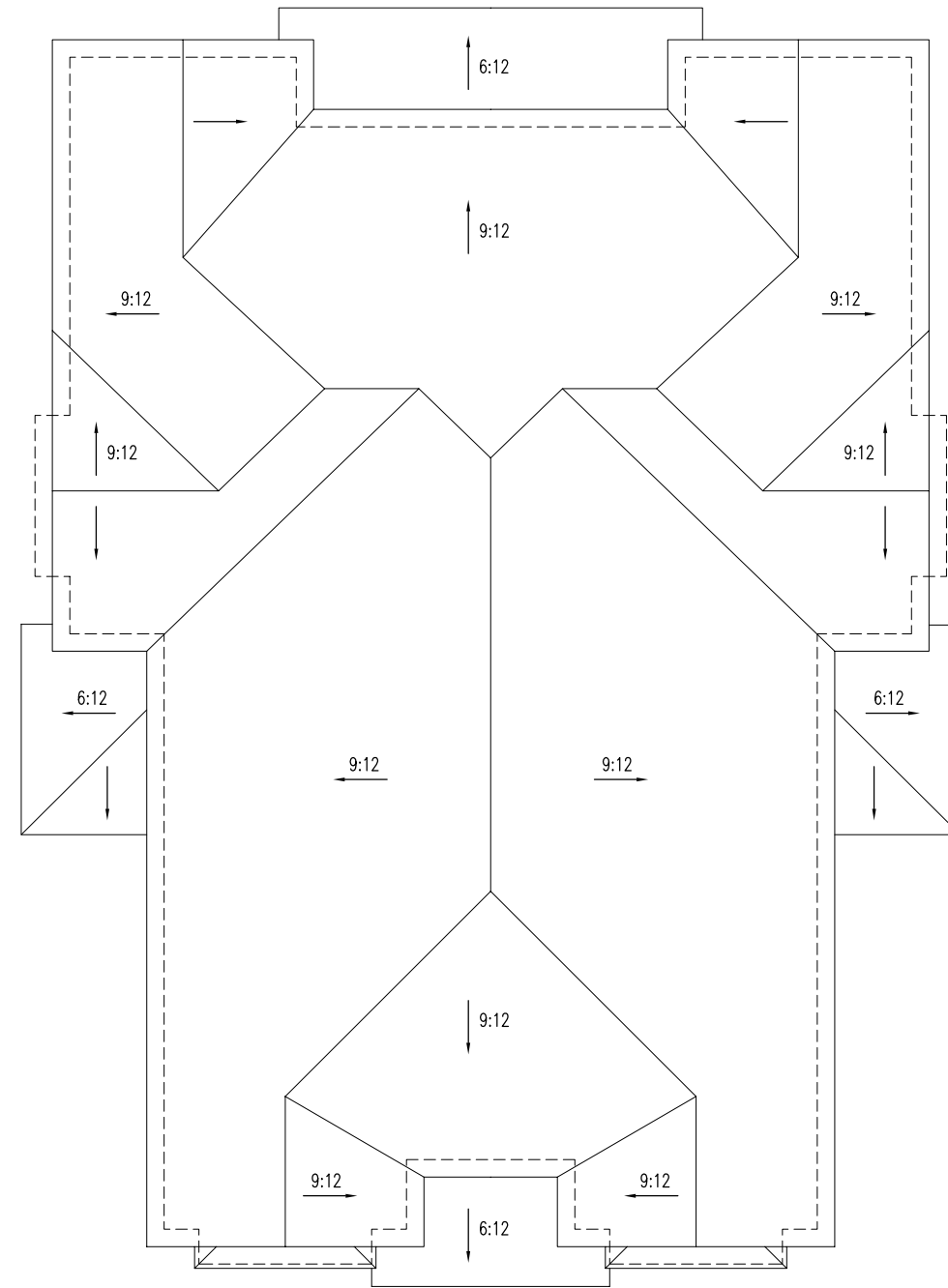
1ST FLOOR PLAN



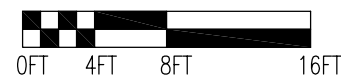
GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES



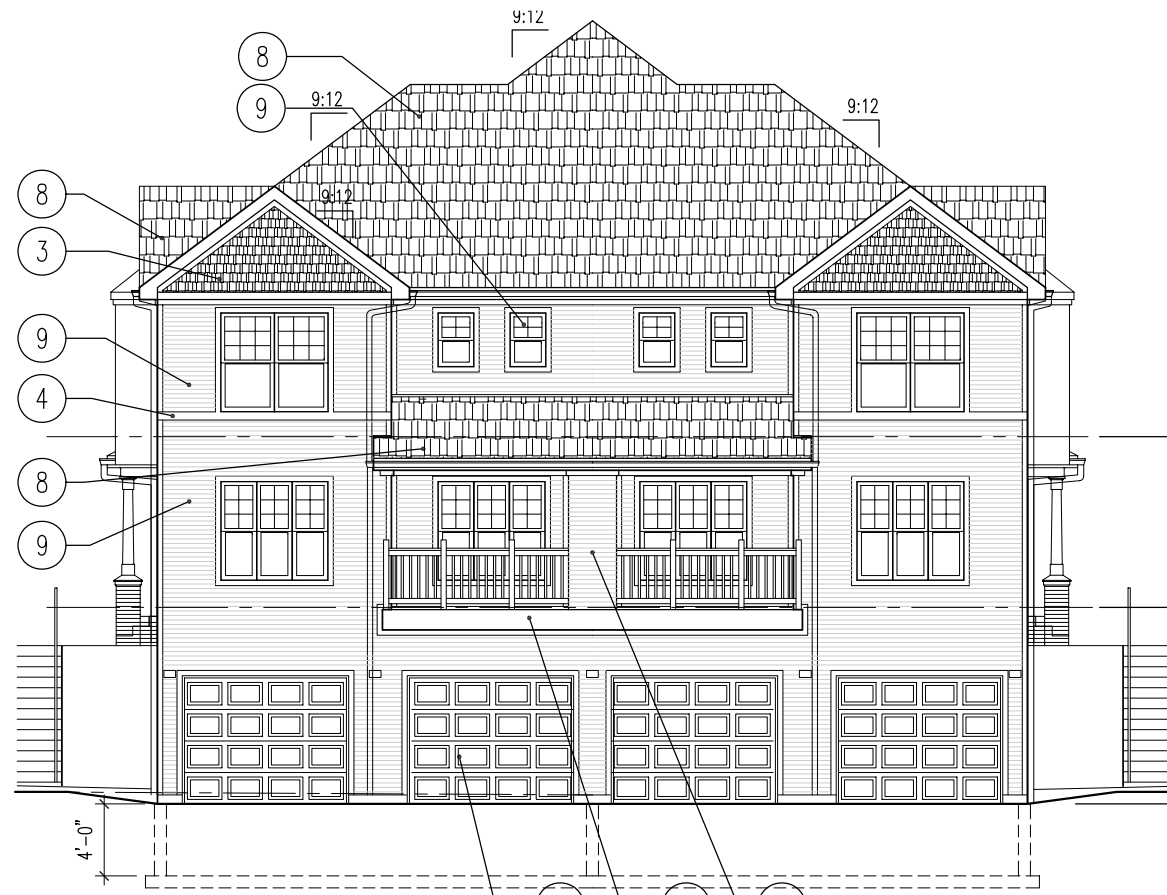
2ND FLOOR PLAN



ROOF PLAN



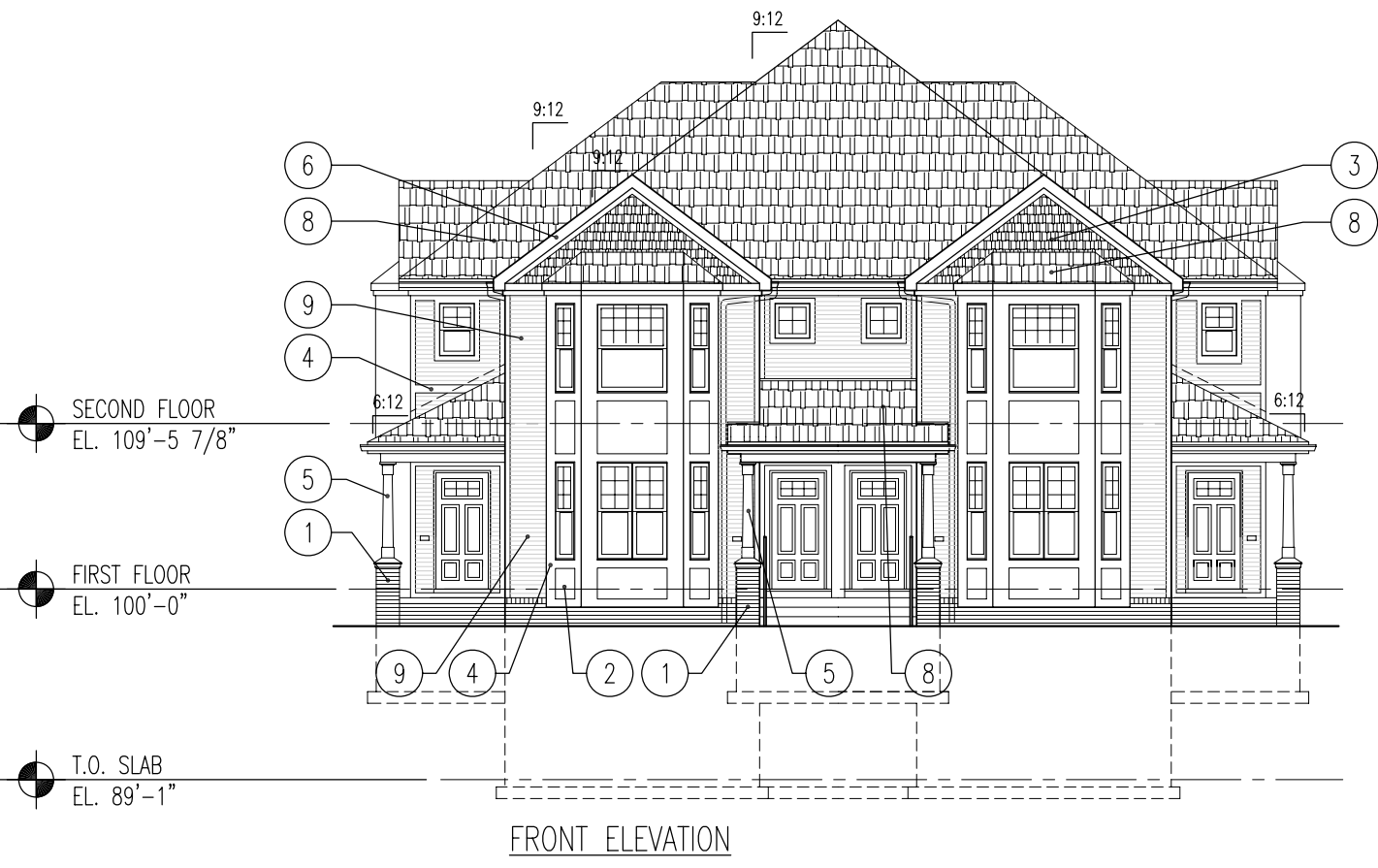
GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES



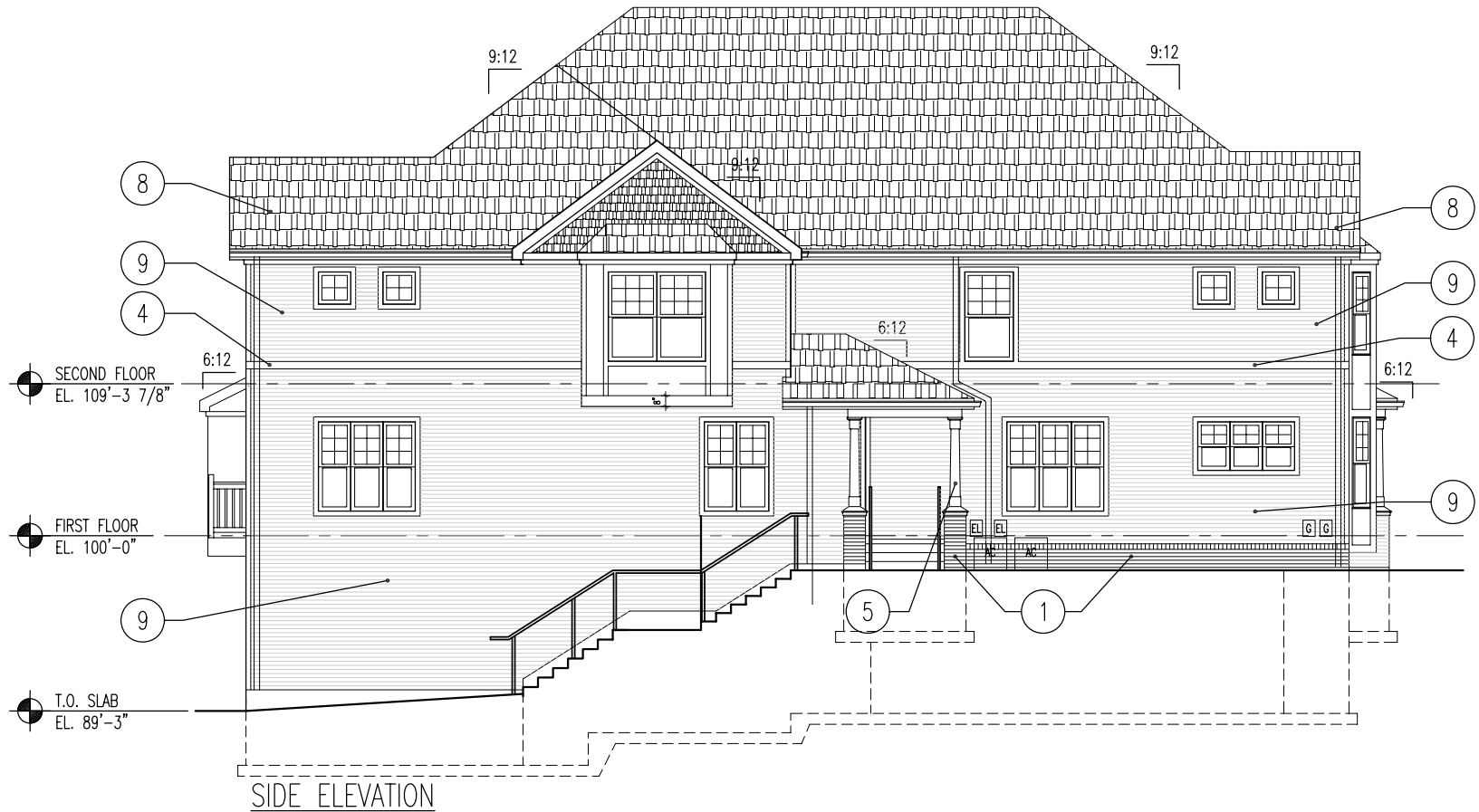
REAR ELEVATION



EXTERIOR ELEVATION MATERIAL SCHEDULE	
1	BRICK
2	HARDIPANEL SMOOTH CEMENT BOARD PANEL
3	HARDIE SHINGLE STAGGERED EDGE PANEL
4	COMPOSITE BOARD TRIM, ROUGH SIDE EXPOSED
5	WOOD COLUMN PAINTED
6	WOOD FASCIA PAINTED
7	NSULATED GARAGE DOOR
8	ROOF SHINGLES
9	CEMENT BD SIDING WITH 4" EXPOSURE ROUGH SIDE OUT



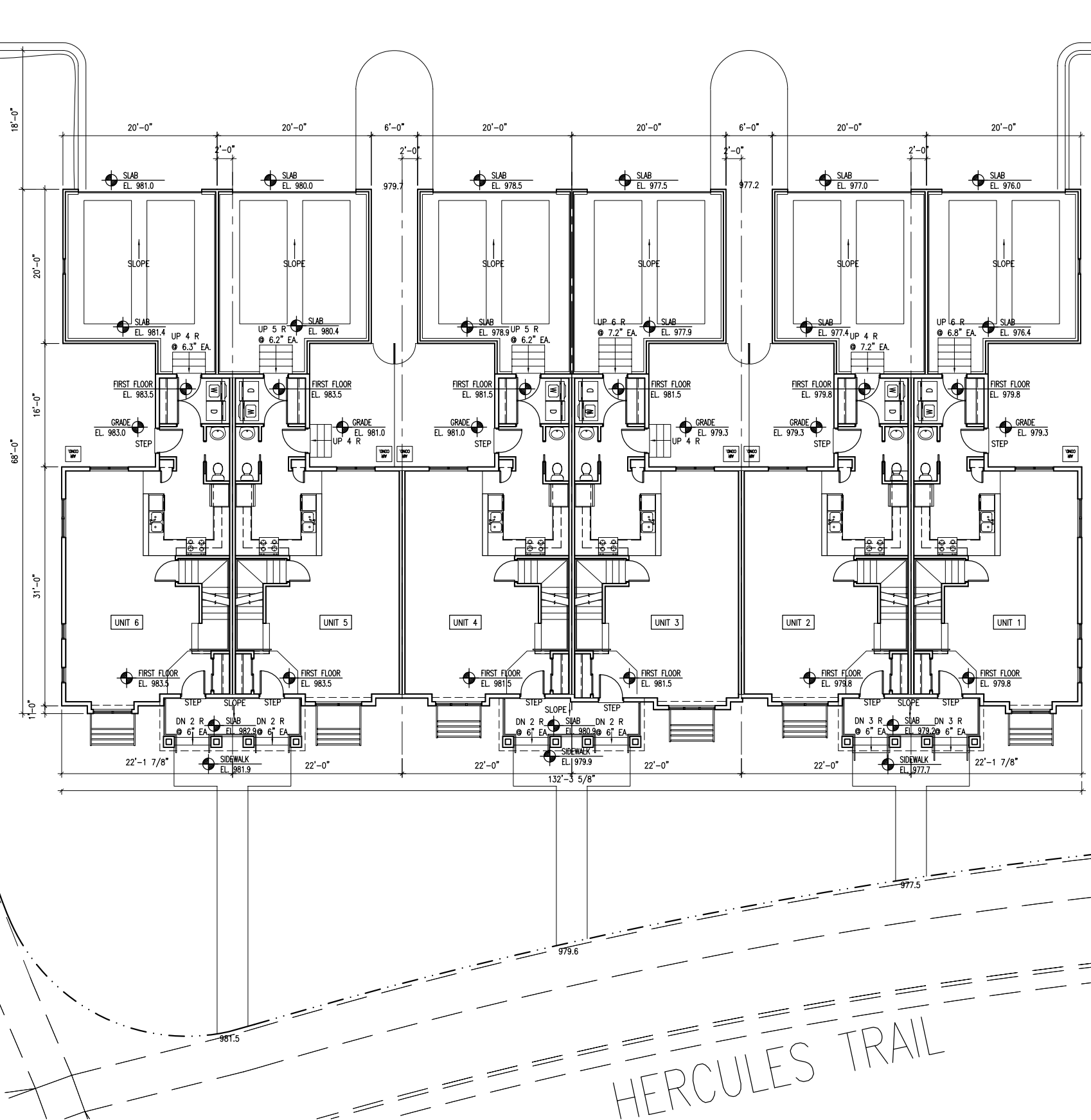
FRONT ELEVATION



SIDE ELEVATION

GRANDVIEW COMMONS - 1-6, 1-7 & 1-8 - FOURPLEXES

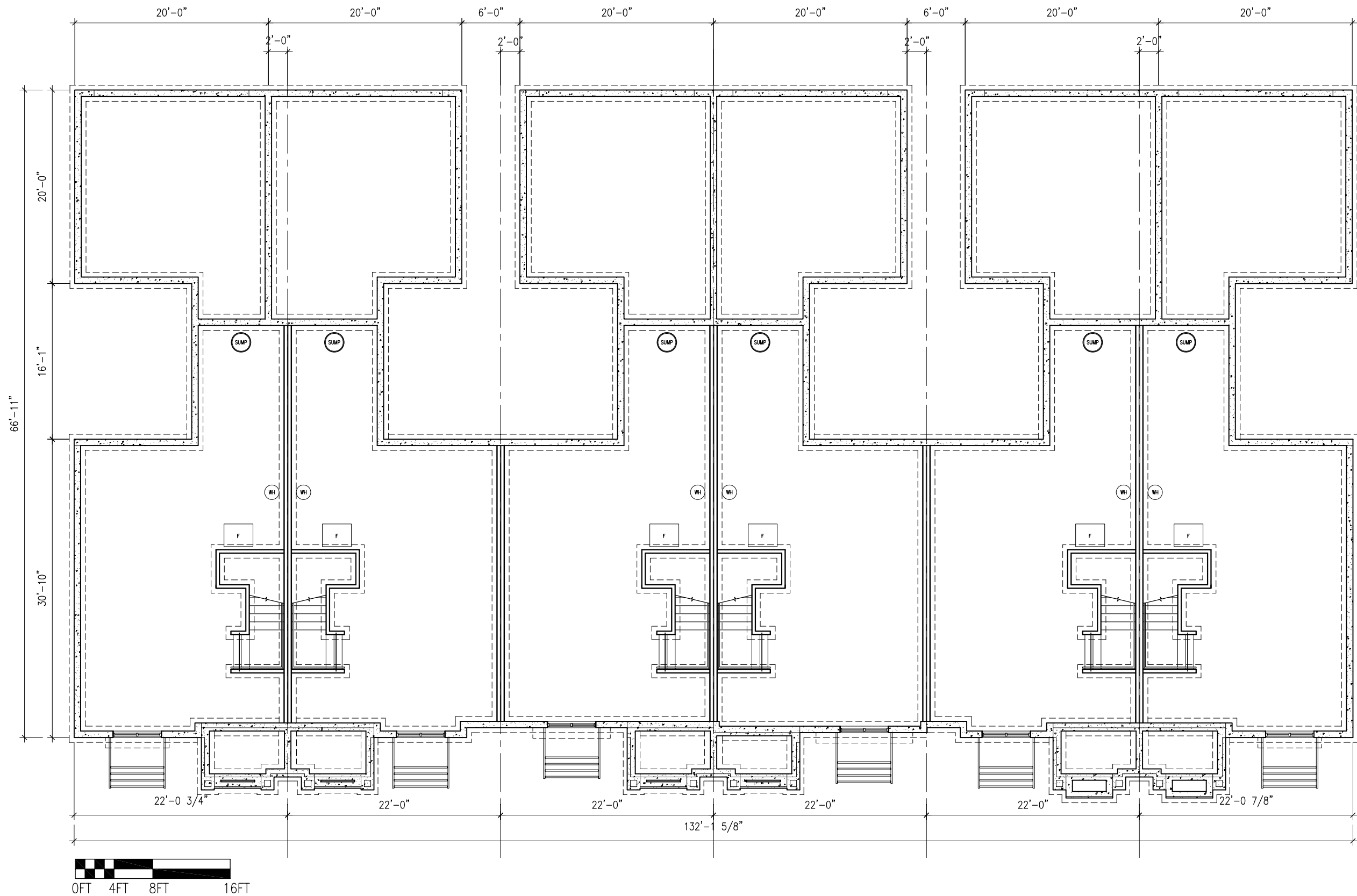
CHARON LANE



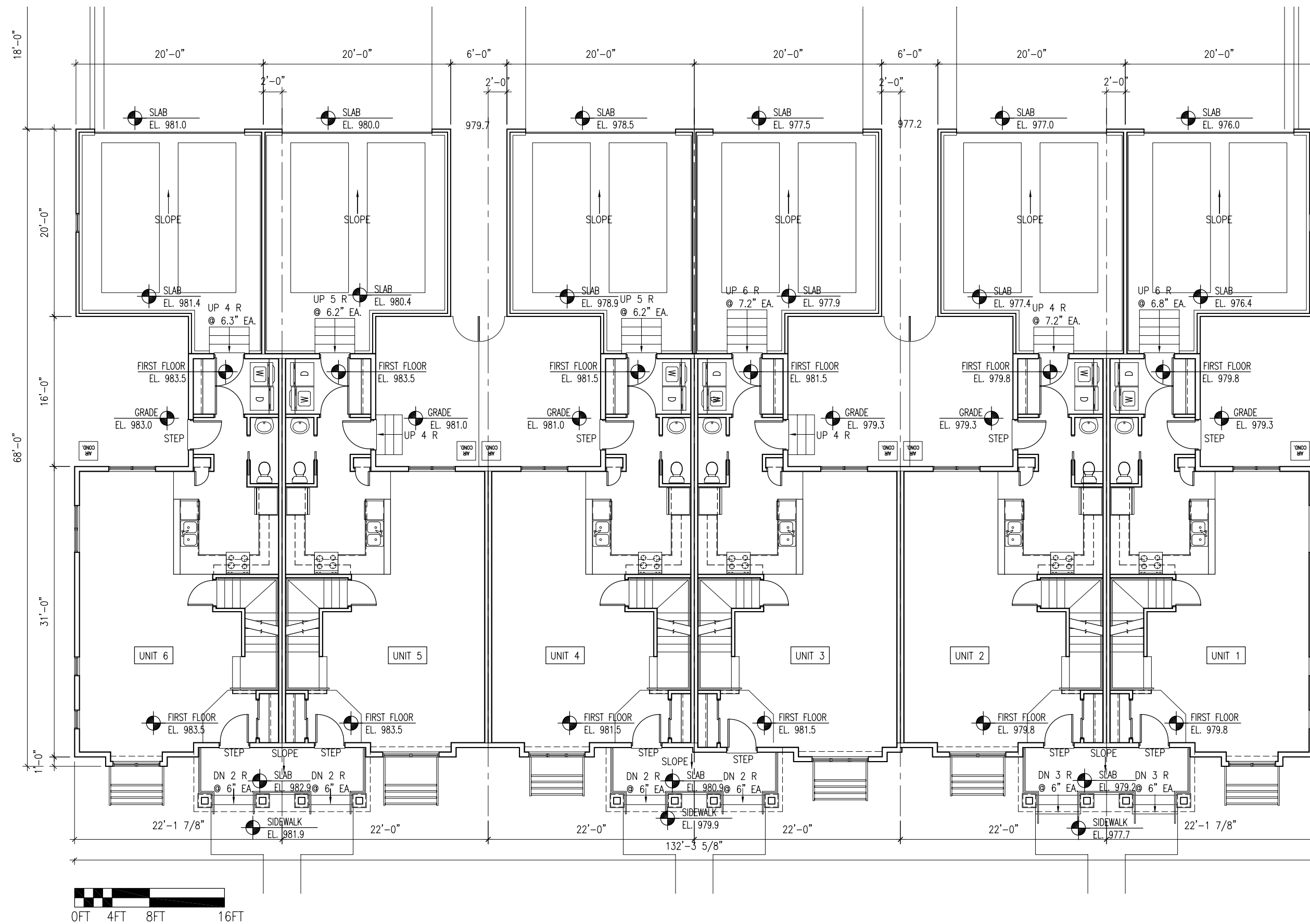
HERCULES TRAIL



GRANDVIEW COMMONS - I-9 - 6 UNIT



GRANDVIEW COMMONS - 1-9 - 6 UNIT

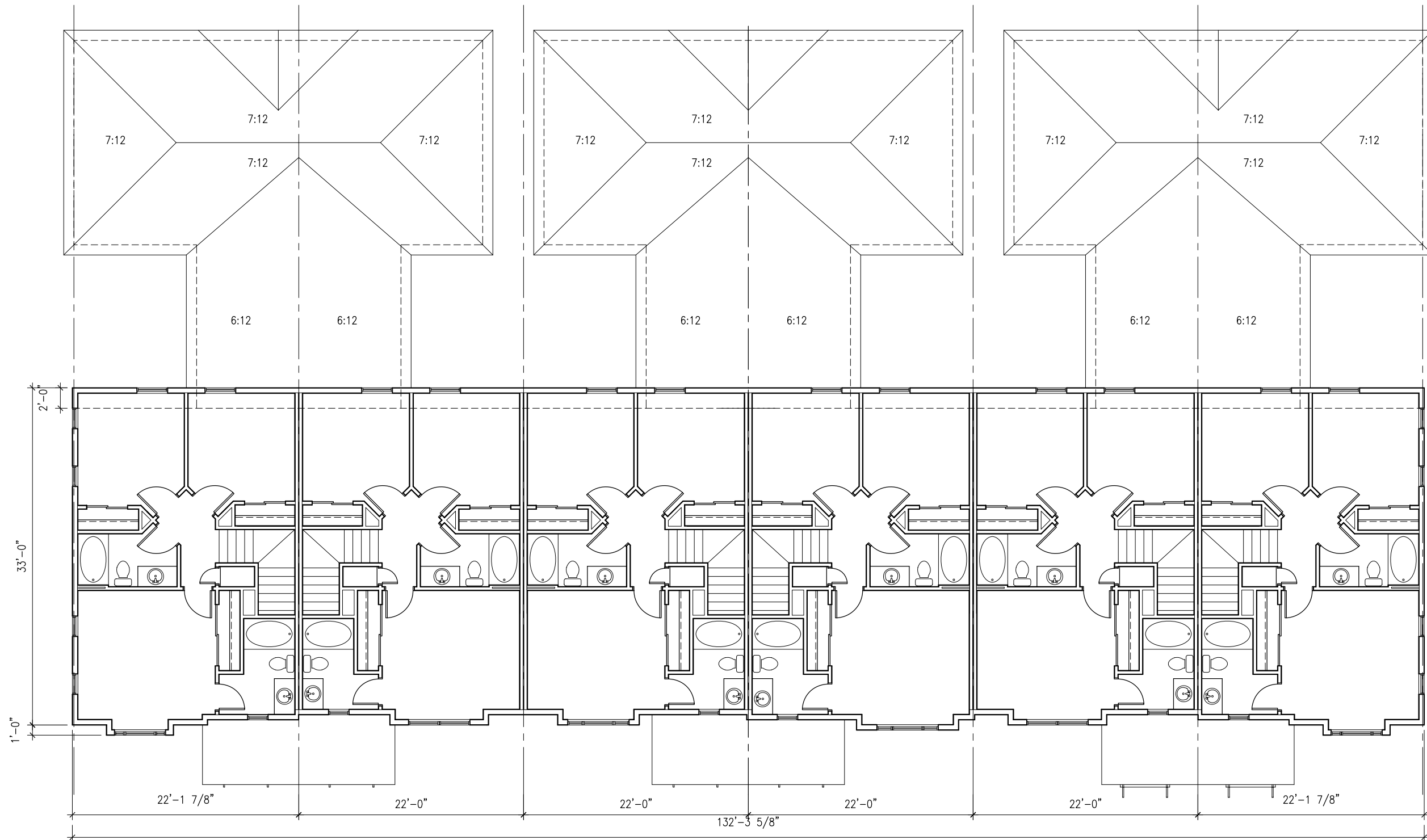


GRANDVIEW COMMONS - I-9 - 6 UNIT

FIRST FLOOR PLAN
EADP Project No. 071702.00



Scale: 3/32" = 1'-0"
February 20, 2007

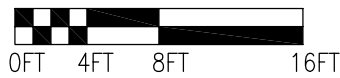
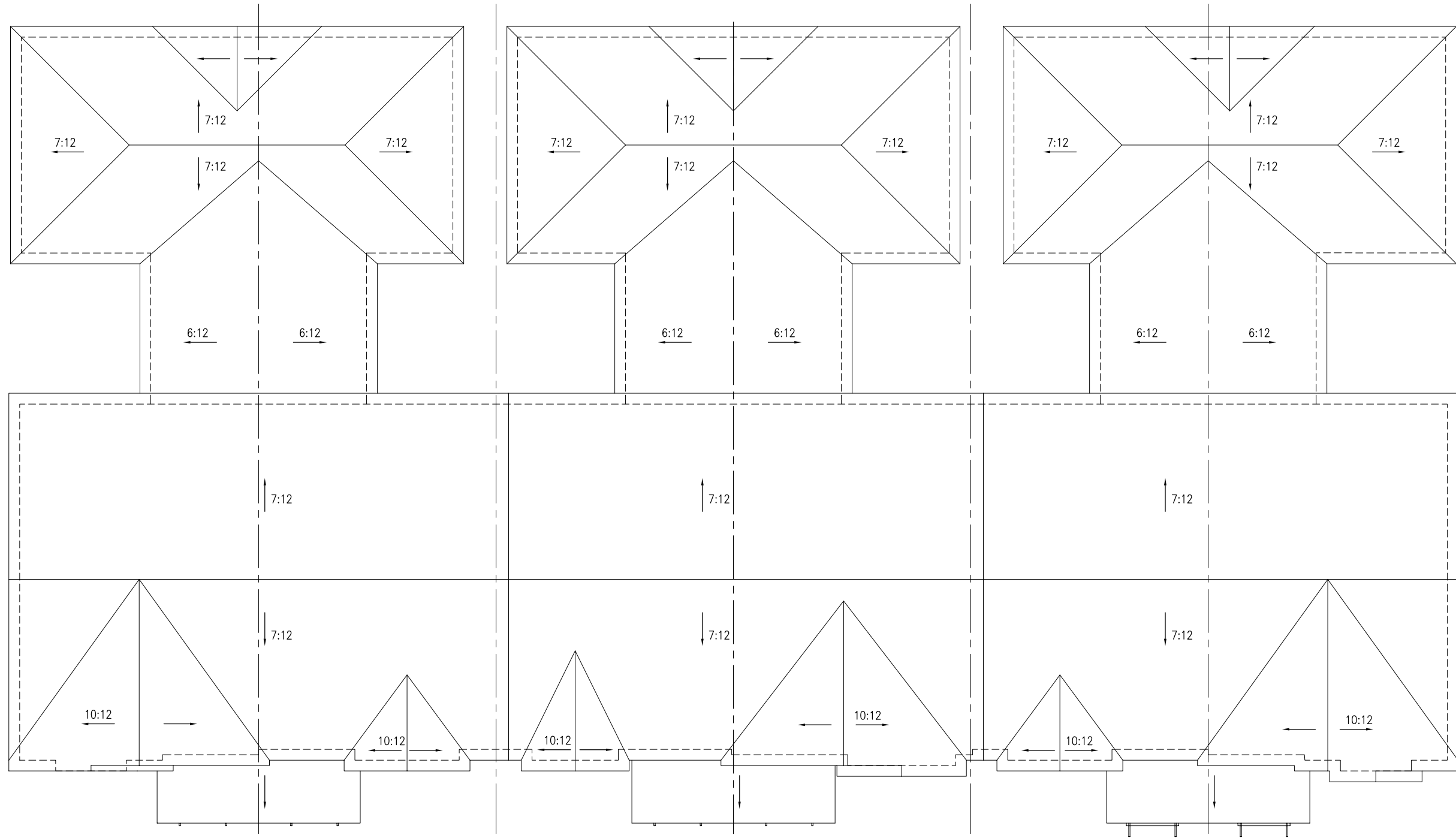


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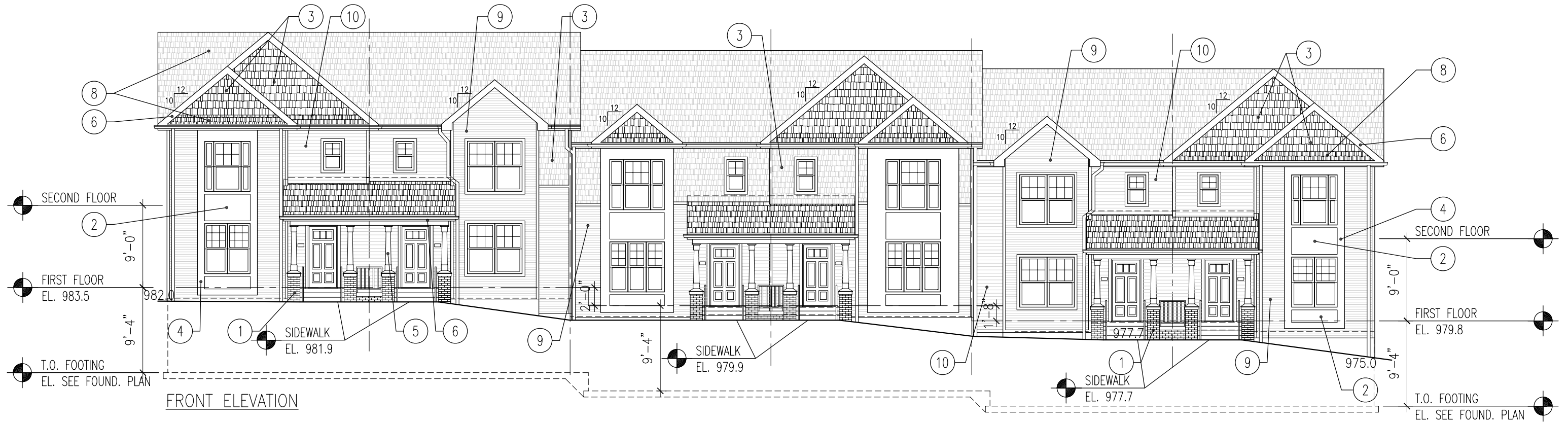
SECOND FLOOR PLAN
 EADP Project No. 071702.00



Scale: 3/32" = 1'-0"
 February 20, 2007



GRANDVIEW COMMONS - I-9 - 6 UNIT



FRONT ELEVATION

0FT 4FT 8FT 16FT

EXTERIOR ELEVATION MATERIAL SCHEDULE	
1	BRICK
2	HARDIPANEL SMOOTH CEMENT BOARD PANEL
3	HARDIE SHINGLE STAGGERED EDGE PANEL
4	COMPOSITE BOARD TRIM, ROUGH SIDE EXPOSED
5	WOOD COLUMN PAINTED
6	WOOD FASCIA PAINTED
7	INSULATED GARAGE DOOR
8	ROOF SHINGLES
9	CEMENT BD SIDING WITH 4" EXPOSURE ROUGH SIDE OUT
10	CEMENT BD SIDING WITH 6" EXPOSURE ROUGH SIDE OUT

GRANDVIEW COMMONS - 1-9 - 6 UNIT

ELEVATIONS

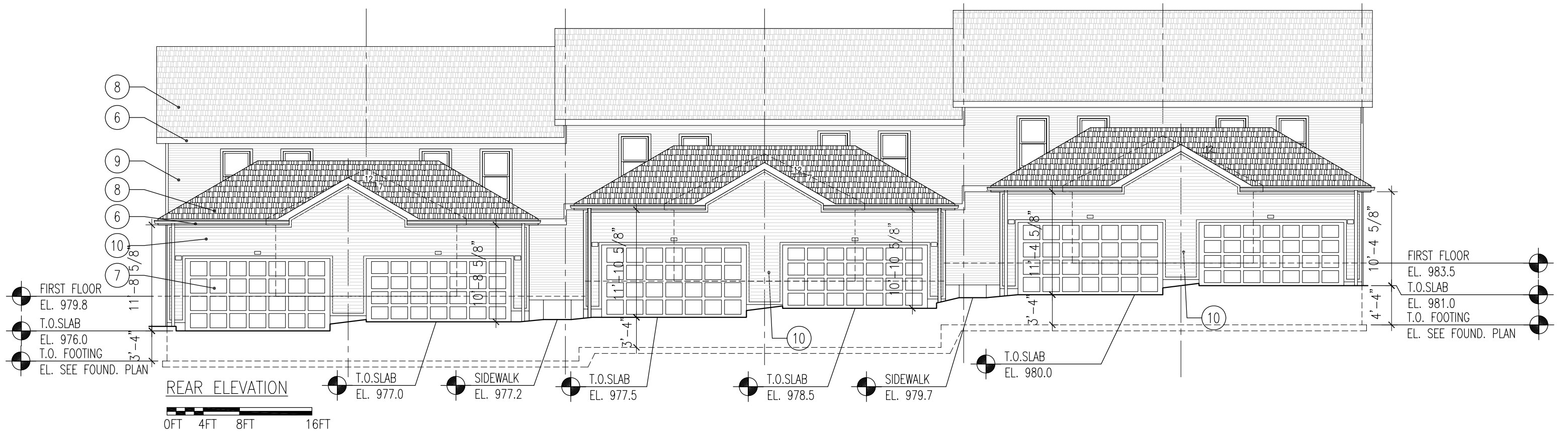
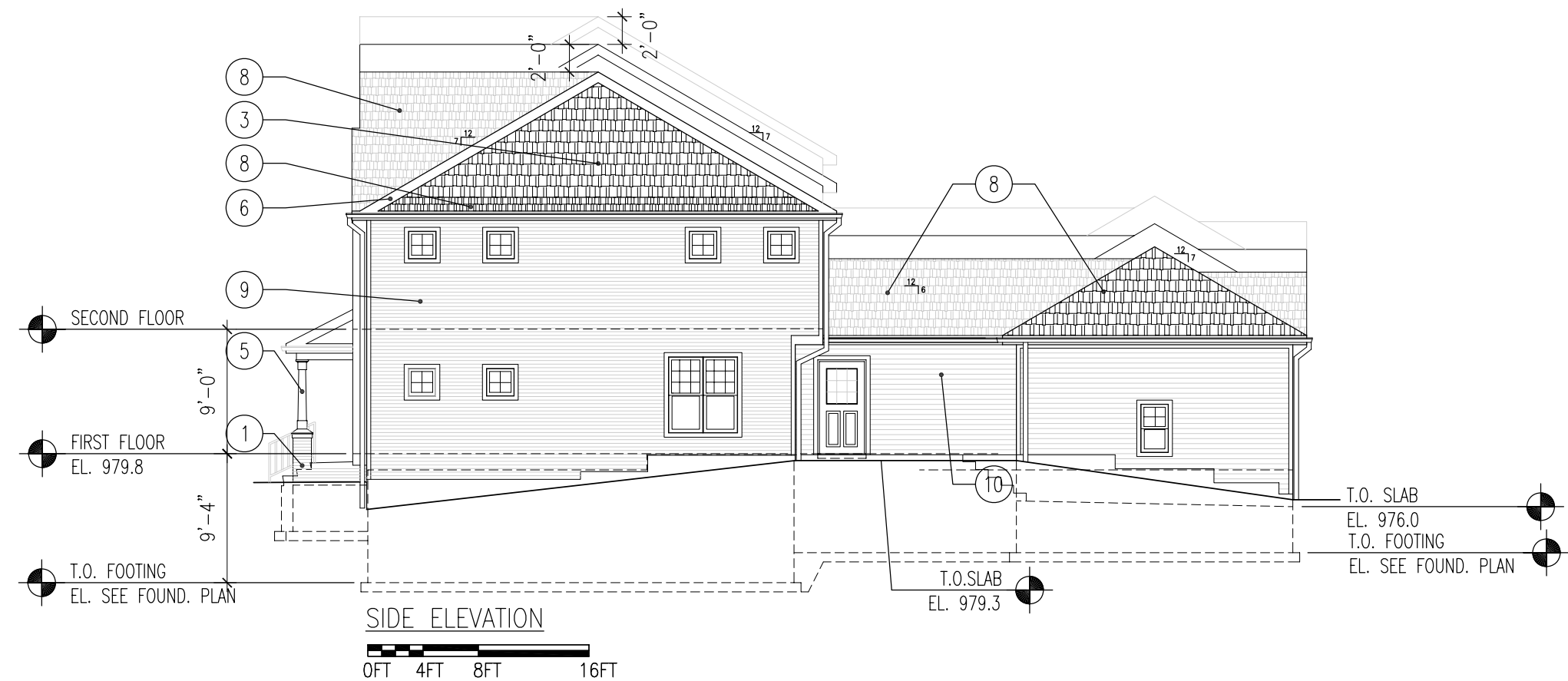
EADP Project No. 071702.00



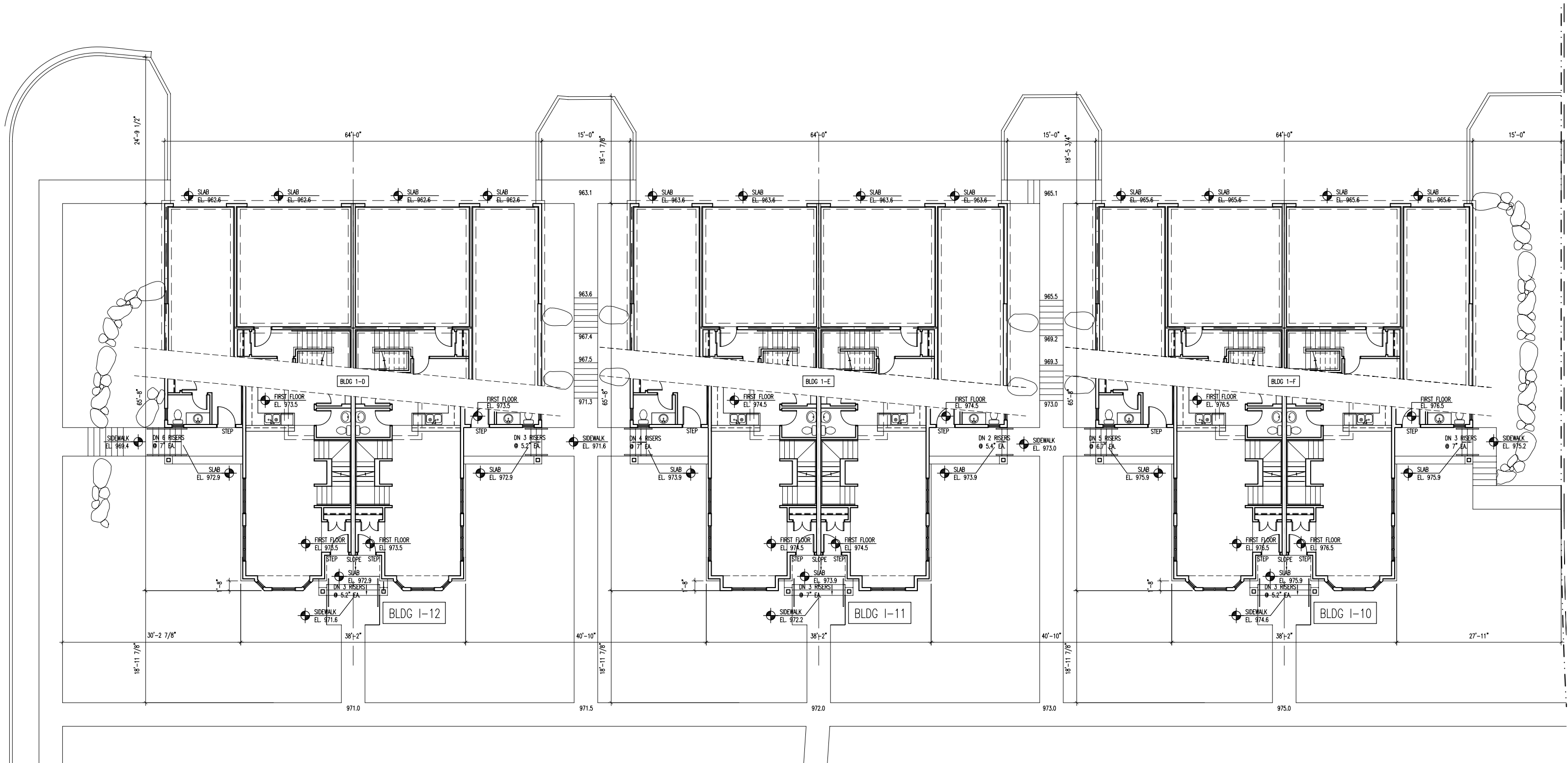
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February 20, 2007

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GRANDVIEW COMMONS - 1-9 - 6 UNIT

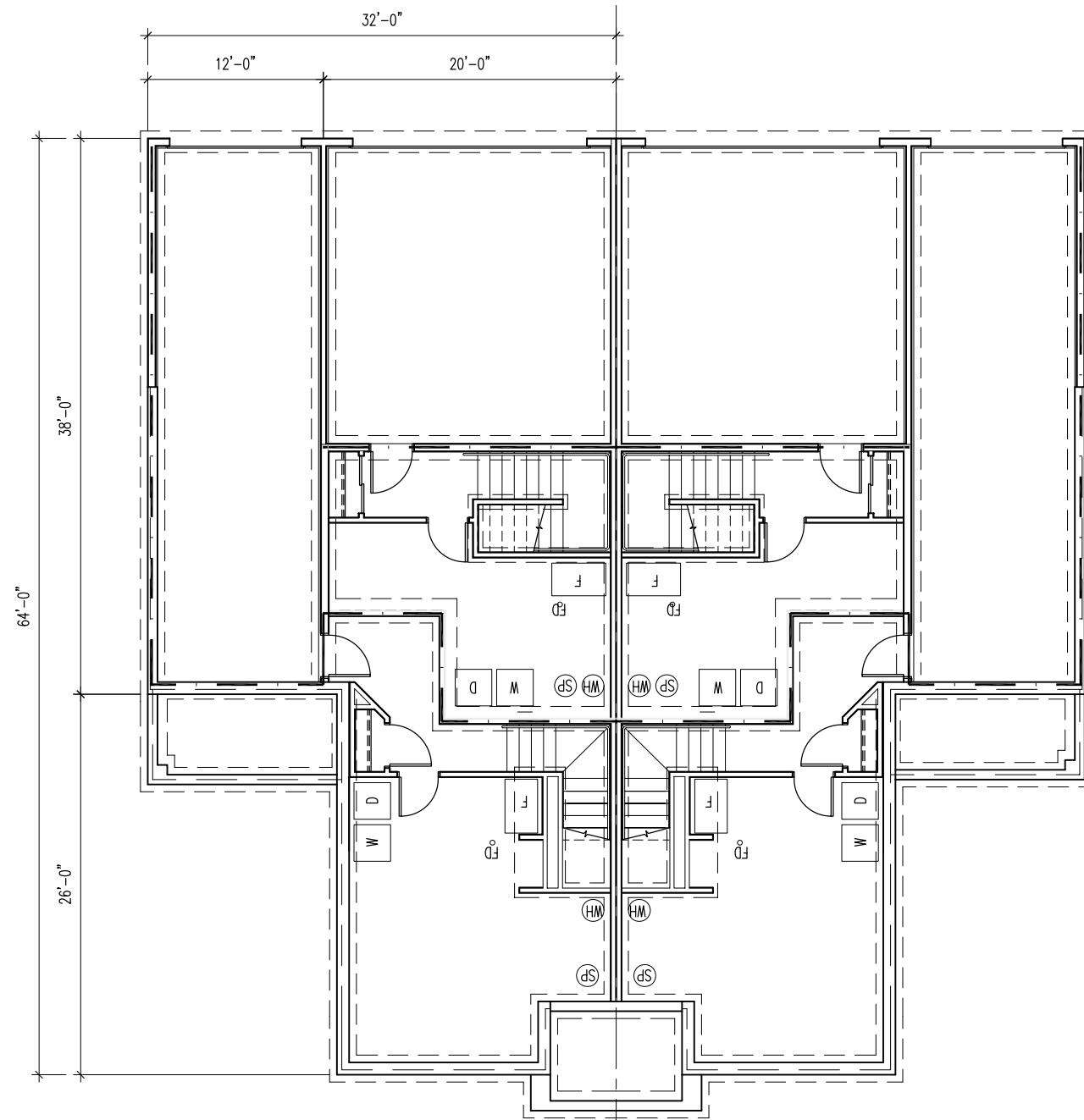


GRANDVIEW COMMONS - I-10, I-11 & I-12 - FOURPLEXES

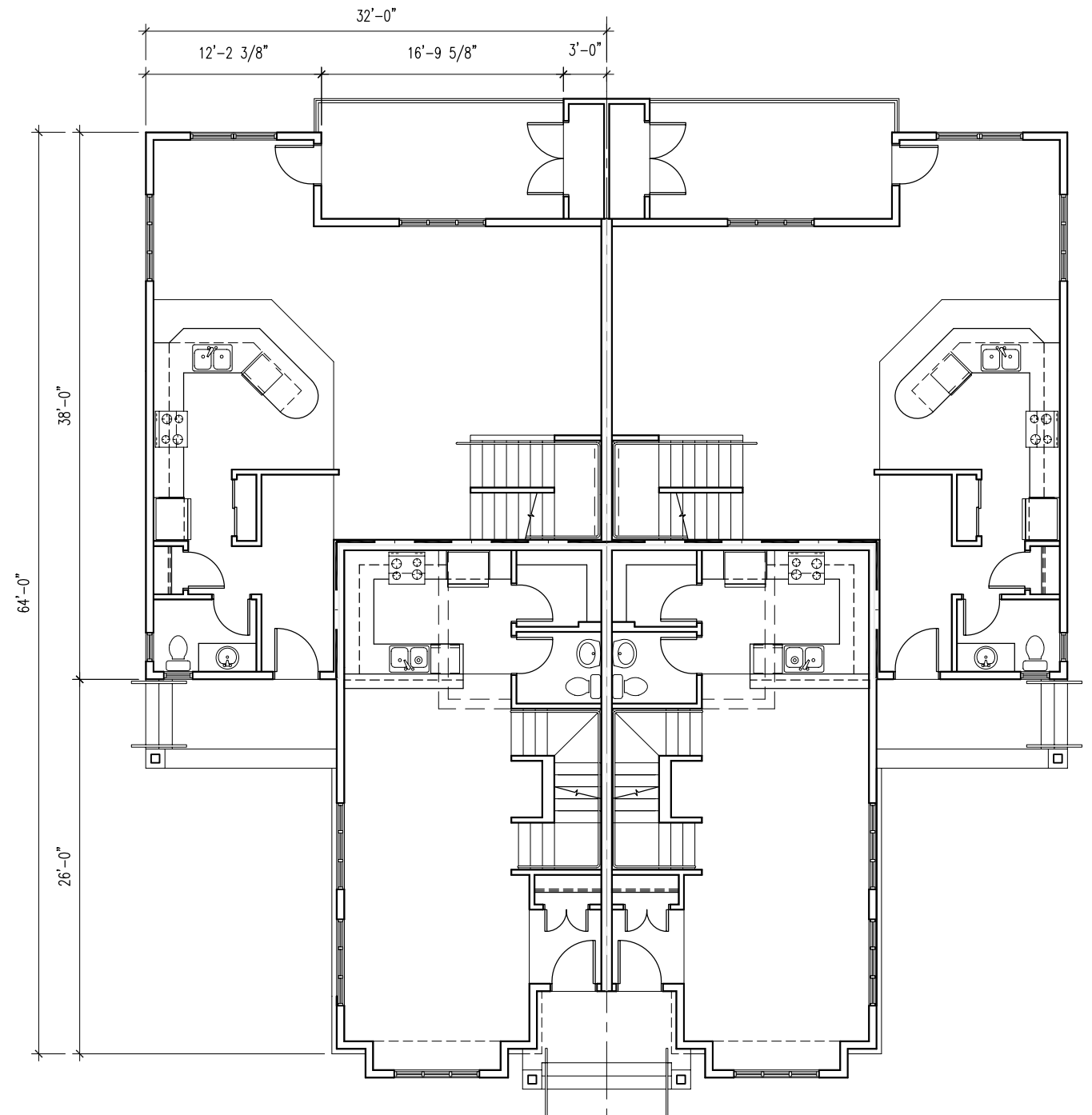
SITE PLAN
EADP Project No. 071702.00



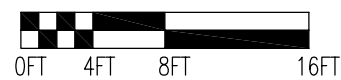
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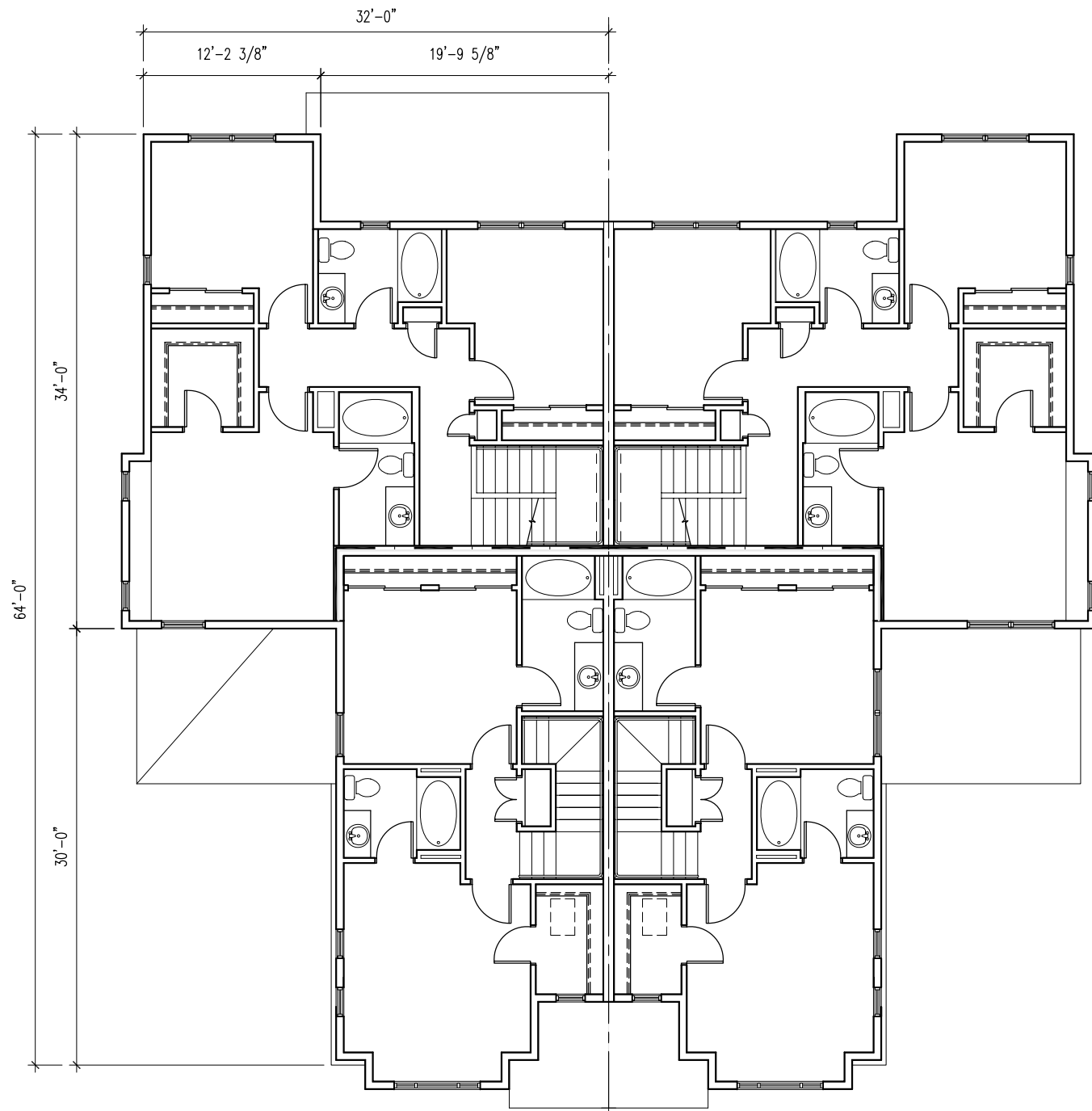
LOWER LEVEL FLOOR PLAN



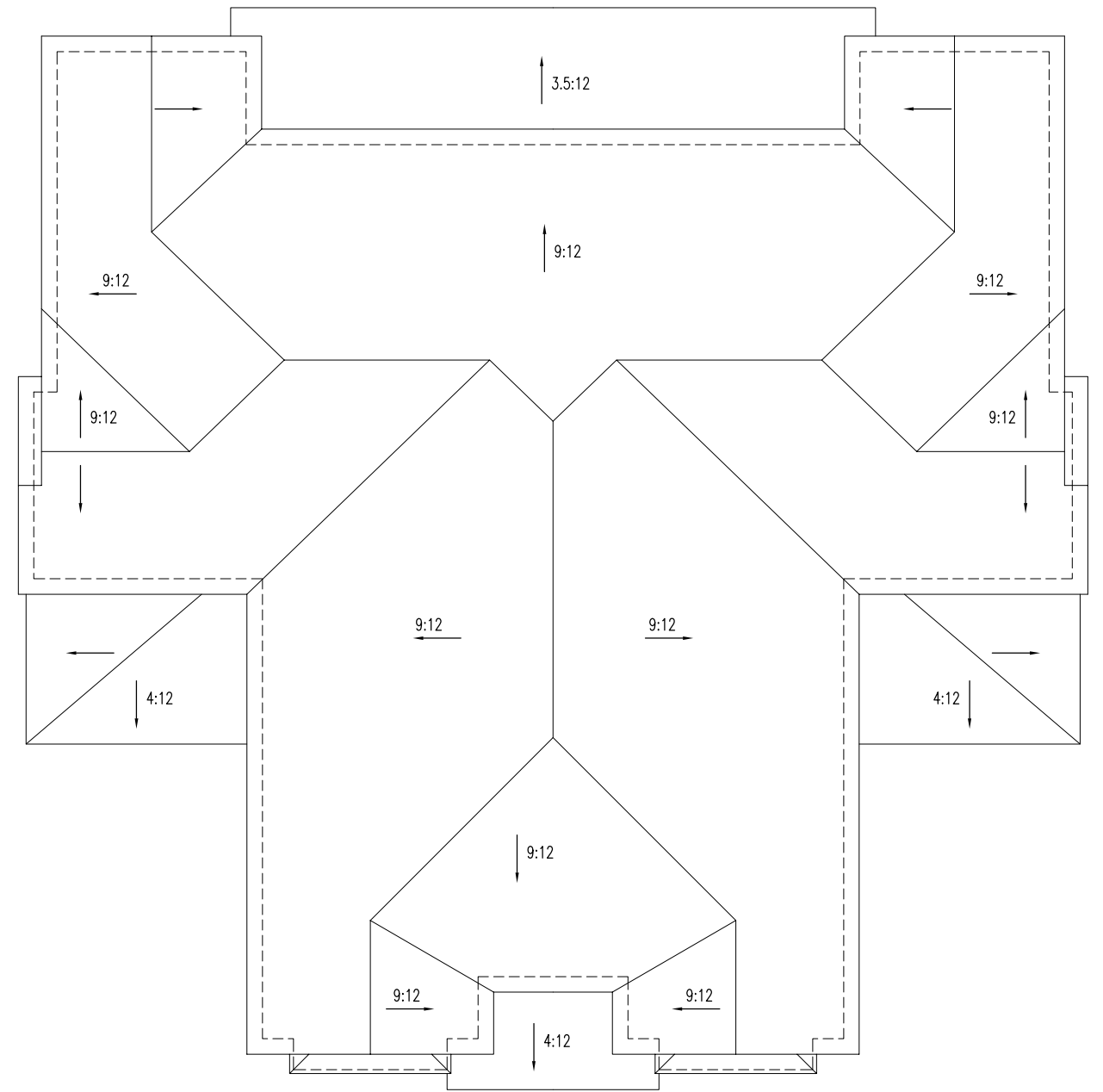
1ST FLOOR PLAN



GRANDVIEW COMMONS - I-10, I-11 & I-12 - FOURPLEXES



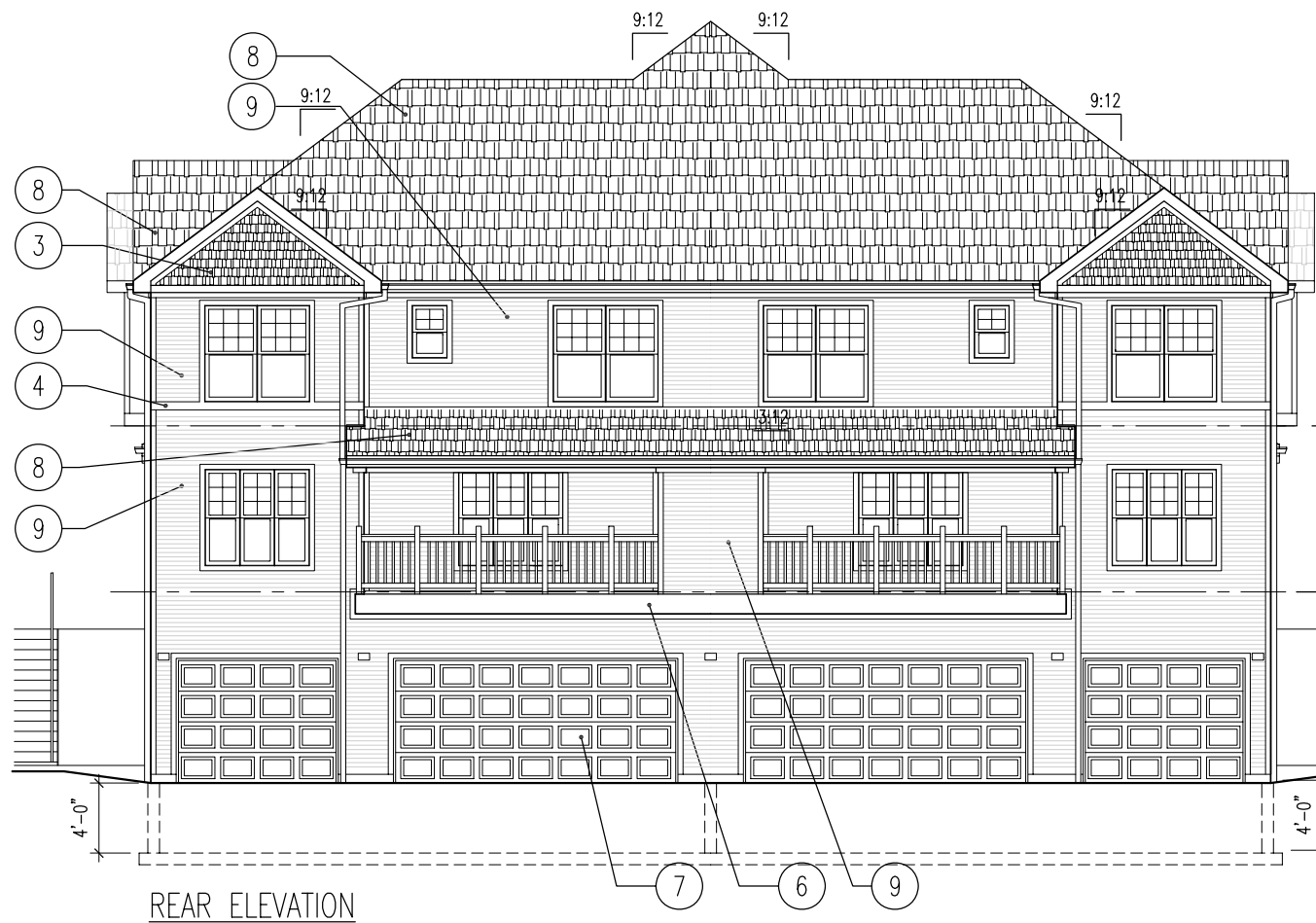
2ND FLOOR PLAN



ROOF PLAN



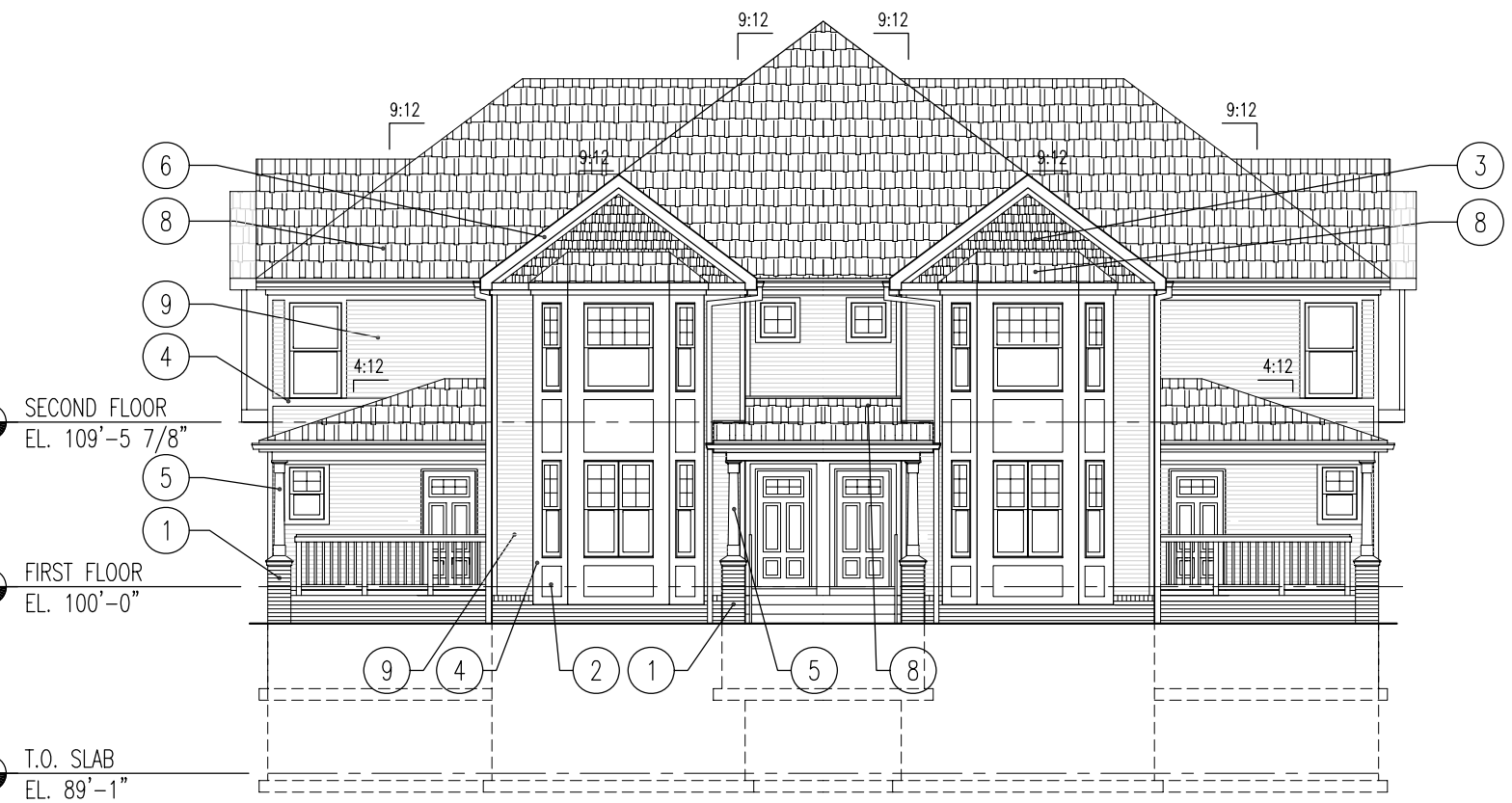
GRANDVIEW COMMONS - I-10, I-11 & I-12 - FOURPLEXES



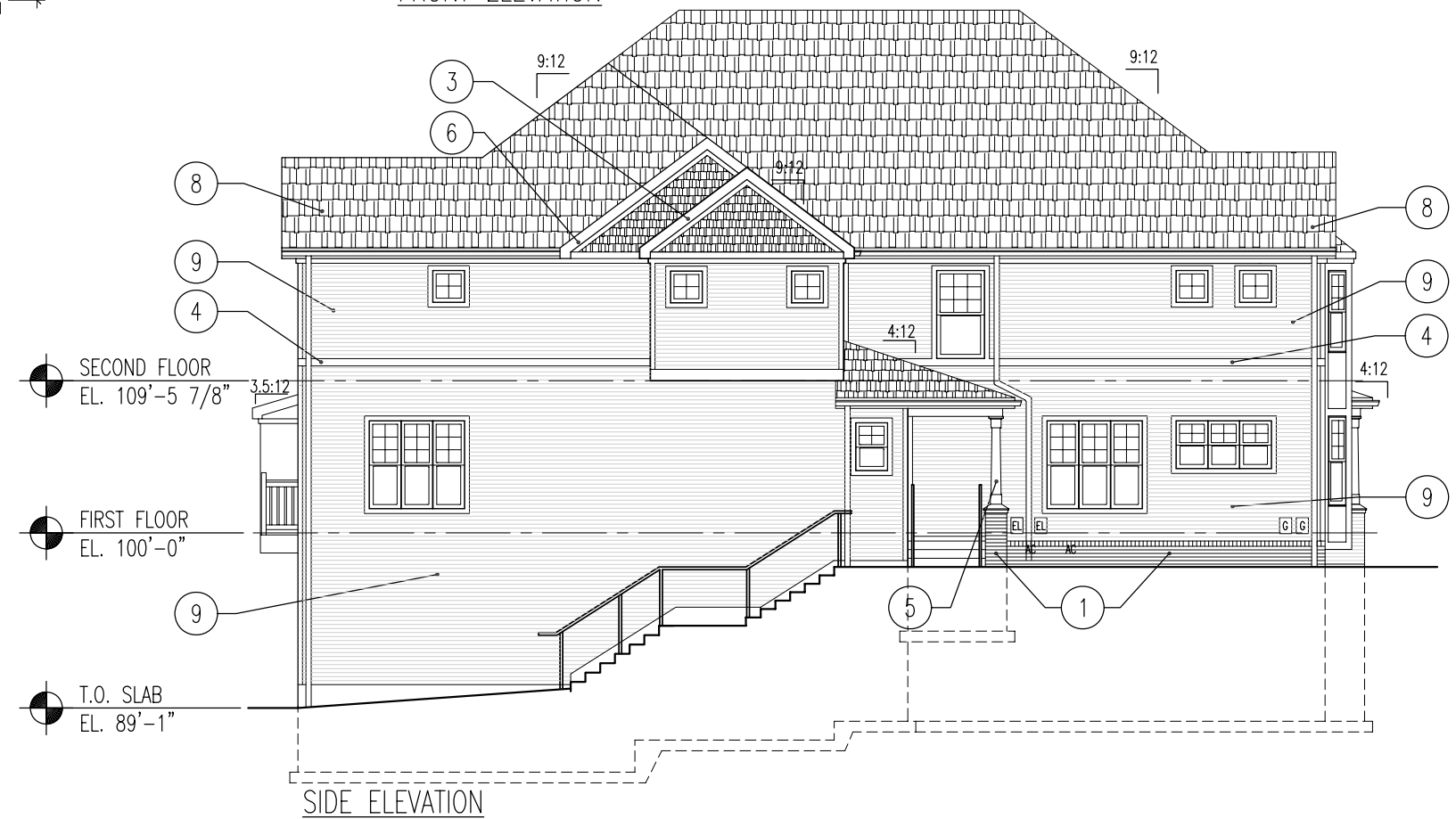
REAR ELEVATION



EXTERIOR ELEVATION MATERIAL SCHEDULE	
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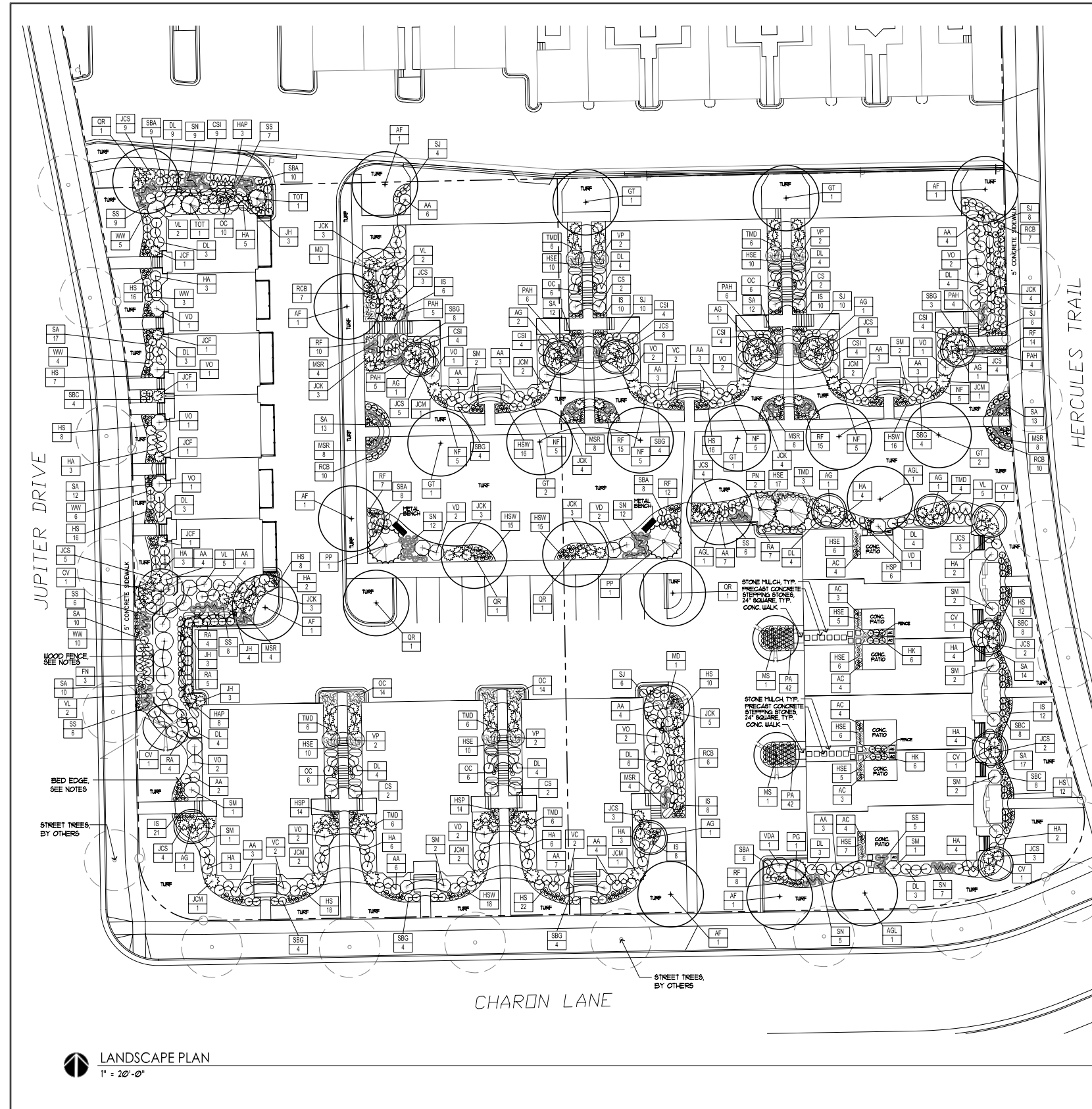


FRONT ELEVATION



SIDE ELEVATION

GRANDVIEW COMMONS - I-10, I-11 & I-12 - FOURPLEXES



LANDSCAPE NOTES

GENERAL
 Digging: Contact local Digger's Hotline prior to any digging.
 Topsoil: Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be striped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.
 Fine Grading: Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from areas to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be leveled evenly to shed drain and approximate contours on grading plan.
 Boulder Retaining Walls: Walls shall be made with fieldstone boulders varying in size from 8" to 36" in diameter. Obtain approval from landscape architect for specific type and source of boulders prior to ordering material. Each wall shall be uniform flat elevation across the top, with variation along the bottom elevation per grading plan.
 Planting: Plant starter mix: A 2:1 ratio mix of two parts peat moss and one part manure. Available at certified peat & sod, New Berlin, WI. 414-542-2270 for information or approved equal.
 Substitutions: Substitutions/changes of plantings must be approved by landscape architect.
 Plant Staking: Landscape contractor shall stake trees and shrub locations in the field and obtain approval from landscape architect prior to planting.
 Trees: Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.
 Shrubs: Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.
 Perennials: Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and fertilizer, each at the rate of 1/2 lbs. per 100 S.F. Add granular sulfur at the rate of 2-4 lbs. per 100 S.F. Rotate to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.
MULCHING
 Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5" diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to seaward, and relatively free of deleterious matter.
STONE MULCH AT COURTYARDS
 Install 3" depth of 1/2" to 1 1/2" diameter washed stone mulch. Place over weed cloth on compacted subgrade as located on plan.
BED EDGING
 All planting beds adjacent to turf areas shall be edged with a straight-face poly-vinyl edging, Stone-Edg, by Oly-Coy Edgings, Inc. or approved equal. Install per manufacturer's instructions.
TURF SEEDING
 Proportions by common name, by weight:
 A. Tall fescue 20%
 B. Liberty Kentucky bluegrass 20%
 C. Perennial ryegrass 20%
 D. Prudence 1 perennial ryegrass 20%
 E. Palmer 1 perennial ryegrass 20%
 Apply at the rate of 5 Lbs. per 1000 S.F.
 Method of grass seeding may be varied at discretion of Contractor on their responsibility to establish smooth, uniform turf composed of the grasses specified.
 • Spread lawn fertilizer per manufacturer's specifications.
 • Do not seed following rain or if surface has been compacted by rain.
 • Do not seed when wind velocity exceeds 6 m.p.h.
 • Method of mulching may be varied at discretion of contractor. Fiber mulch to be mixed with seed and fertilizer if hydroseeding. Or, protect seeded areas by spreading straw mulch to form a continuous blanket over seeded areas.
 • Keep seedbed moist for next 4 weeks.
MAINTENANCE
 Maintenance Period - Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed providing a minimum of 1" of water per week throughout the maintenance period for all planting areas.
PLANT GUARANTEE
 The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.
FENCES
 All fences will comply with Grandview Commons Fencing Guidelines.

PLANTING SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	7	2 1/2' Cal.	B/B	As shown		
AGL	Asculus glabra	Ohio Buckeye	3	2 1/2' Cal.	B/B	As shown		
QR	Quercus rubra	Red Oak	5	2 1/2' Cal.	B/B	As shown		
Evergreen Trees								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
PG	Picea glauca var. DeSoto	Black Hills Spruce	12	4' Ht.	B/B	As shown	15	15
PP	Picea pungens	Colorado Green Spruce	2	6' Ht.	B/B	As shown	15	30
PN	Pinus nigra	Austrian Pine	2	6' Ht.	B/B	As shown	15	30
Ornamental Trees								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
AG	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10	6' Ht. Multi	B/B	As shown	15	150
CV	Crataegus viridis 'Winteking'	Winteking Hawthorn	6	2' Cal.	B/B	As shown	15	90
WD	Malus x 'Donald Wyman'	Donald Wyman Crabapple	2	2' Cal.	B/B	As shown	15	30
MS	Malus x 'Sentinel'	Sentinel Crab	2	2' Cal.	B/B	As shown	15	30
Deciduous Shrubs								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
AA	Aronia arbutifolia 'Briarstar'	Briarstar Red Chokeberry	72	24" Ht.	Container	As shown	2	144
CS	Cornus sericea	Redosier Dogwood	8	3' Ht.	B/B	60" o.c.	2	16
CS	Cornus sericea 'var. paniculata'	var. paniculata Dogwood	33	18" Ht.	Container	48" o.c.	2	66
DL	Diervilla lonicera	Dwarf-bush Honeylocust	58	2 Gal.	Container	54" o.c.	2	116
FN	Foraythia x 'Northern Gold'	Northern Gold Forsythia	3	36" Ht.	B/B	60" o.c.	2	6
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	34	2 Gal.	Container	48" o.c.	2	108
HK	Hypericum kalimianum 'Aster'	Aster Kalimian St. Johnswort	12	2 Gal.	Container	36" o.c.	2	24
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	20	2 Gal.	Container	48" o.c.	2	40
RCB	Rosa 'Carnegie Beauty'	Carnegie Beauty Rose	40	2 Gal.	Container	30" o.c.	2	80
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	35	18" Ht.	B/B	42" o.c.	2	70
SBC	Spiraea x bumalda 'Gold Charm'	Gold Charm Spiraea	34	18" Ht.	Container	30" o.c.	2	68
SBC	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	35	18" Ht.	Container	30" o.c.	2	70
SJ	Spiraea japonica 'Little Princess'	Little Princess Spiraea	44	18" Ht.	Container	30" o.c.	2	88
SM	Spiraea meyeri 'Patron'	Patron Spiraea	15	24" Ht.	B/B	As shown	2	30
VC	Viburnum carlesii 'Compactum'	Compactum Viburnum	6	24" Ht.	B/B	As shown	2	12
VDA	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	1	36" Ht.	B/B	72" o.c.	2	2
VL	Viburnum lentago	Nannyberry Viburnum	5	30" Ht.	B/B	72" o.c.	2	10
VO	Viburnum opulus 'Compactum'	Compactum European Viburnum	20	18" Ht.	B/B	54" o.c.	2	40
VP	Viburnum prunifolium	Arrowwood Viburnum	8	48" Ht.	B/B	As shown	2	16
WW	Weigela 'Wine & Roses'	Wine & Roses Weigela	28	2 gal.	Container	30" o.c.	2	56
Evergreen Shrubs								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
JCM	Juniperus chinensis 'Fairview'	Fairview Juniper	5	3' Ht.	B/B	As shown	15	15
JCM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	12	5' Ht.	BB	As shown	3	36
JCK	Juniperus chinensis 'Kallay Compact'	Kallay's Compact Pfitzer Juniper	32	2 Gal.	Container	54" o.c.	3	96
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	43	2 Gal.	Container	60" o.c.	3	129
JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	13	3 Gal.	Container	48" o.c.	3	39
TMD	Taxus x media 'Densaformis'	Dense Yew	43	18" Ht.	B/B	54" o.c.	3	129
TOH	Thuja occidentalis 'Techny'	Techny Arborvitae	2	60" Ht.	B/B	As shown	3	6
Perennials								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
AC	Achillea chinensis 'Visions'	Visions Achillea	22	4 1/2"	Container	16" o.c.		
HS	Hemerocallis 'Stella d'Or'	Low Yellow-Gold Daylily	145	1 Gal.	Container	18" o.c.		
HSW	Hemerocallis 'Summer Wine'	Summer Wine Daylily	90	1 Gal.	Container	18" o.c.		
HSP	Hosta 'Sun Power'	Sun Power Hosta	34	1 Gal.	Container	30" o.c.		
HSE	Hosta sieboldiana 'Elegant'	Blue Giant Hosta	92	1 Gal.	Container	30" o.c.		
HAF	Hydrangea anomala ssp. petiolaris	Climbing Hydrangea	11	2 Gal.	Container	As shown		
IS	Isis siberica x 'Cassara Brother'	Cassara Brother Siberian Iris	75	1 Gal.	Container	18" o.c.		
MR	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	44	1 Gal.	Container	30" o.c.		
NF	Nepeta x 'Lopkensis' 'Blue Wonder'	Blue Wonder Catmint	30	1 Gal.	Container	24" o.c.		
OC	Osmunda claytonia	Interrupted Fern	62	1 Gal.	Container	24" o.c.		
PAH	Pennisetum alopecuroides 'Hamlet'	Hamlet Dwarf Fountain Grass	30	1 Gal.	Container	18" o.c.		
PA	Phlox paniculata 'Revelry'	Revelry Phlox	84	1 Gal.	Container	18" o.c.		
RF	Rudbeckia fulgida 'Goldsturm'	Goldsturm Rudbeckia	81	1 Gal.	Container	18" o.c.		
SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	130	1 Gal.	Container	24" o.c.		
SN	Sorghastrum nutans	Indian Grass	45	1 Gal.	Container	36" o.c.		
SS	Schizanthus lycopodium	Little Bluestem	47	1 Gal.	Container	30" o.c.		
							Total Points	1,979

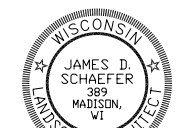
PLANTING REQUIREMENTS
 (CALCULATED FROM WORKSHEET, 12 PARKING STALLS)

NO. OF CANOPY SHADE TREES REQUIRED 1
 NO. OF POINTS REQUIRED 59



REVISIONS

GRANDVIEW COMMONS
 I BLOCK - PHASE 2 LANDSCAPE PLAN
 MADISON, WISCONSIN



SCALE: 1" = 20'-0"
 DATE: February 21, 2007
 DRAWN BY: ERK
 GRANDVIEW I BLOCK

P 1.0

LANDSCAPE PLAN
 1" = 20'-0"

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address: 610 HERCULES TRAIL
Name of Project: GRANDVIEW COMMONS - I BLOCK PHASE 2
Owner/Contact: BRIAN MUNSON
Address: 120 EAST LAKESIDE ST. MADISON, WI 53715 255-3988

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.
(Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points).

Number of Parking Stalls _____ 12

Total Square Footage of the Storage Area _____
Divided by Three Hundred (300) Square Feet _____ -

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper)
(See Schedule on reverse side) _____ 1

TOTAL

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____ -

(See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side) _____ 59

TOTAL

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	23		-	-
Deciduous Shrub	2	547	1,094	-	-
Evergreen Shrub	3	170	510	-	-
Decorative Wall or Fence (per 10 L.F.)	5	786	15.6	-	-
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5	-	-	-	-
Avg. Height 15"	2	-	-	-	-
Evergreen Trees 3' height minimum	15	5	75	-	-
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	20	300	-	-
Sub Totals			1,994	+	-

TOTAL
= 1,994

Total No. of Points Provided
(Equal to or greater than points required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____



Vandewalle & Associates
 120 East Lakeside Street
 Madison, Wisconsin 53715
 608 255-3988
 608 255-0814 Fax
 www.vandewalle.com
 Planning Creating Rebuilding

REVISIONS

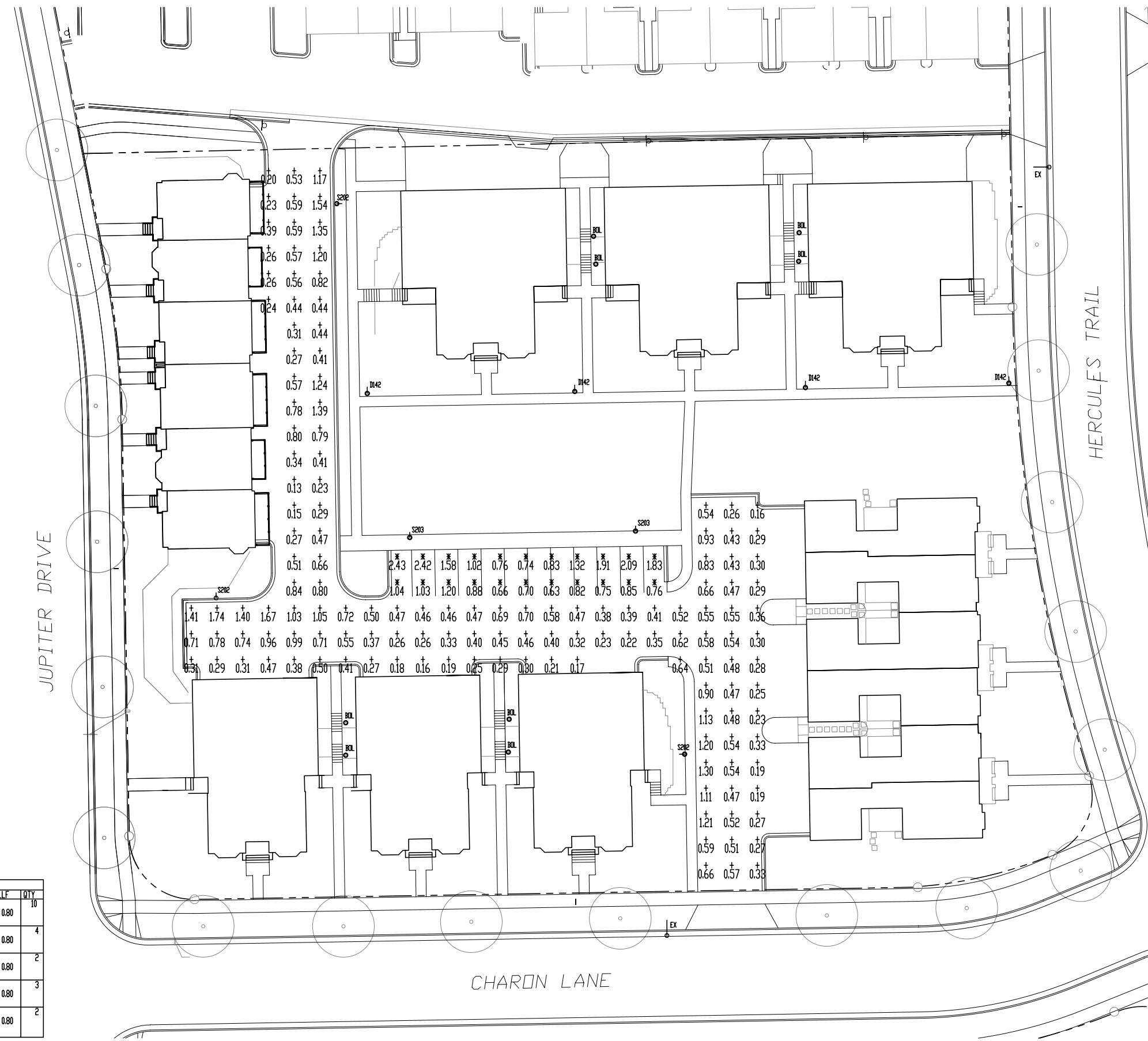
NO.	DATE	DESCRIPTION

GRANDVIEW COMMONS
 I BLOCK - PHASE 2 LIGHTING PLAN
 MADISON, WISCONSIN



SCALE: 1" = 20'-0"
 DATE: February 21, 2007
 DRAWN BY: ENTERPRISE LTG.
 GRANDVIEW I BLOCK

L 1.0



AREA NAME	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
Entire Site	D11	529.06x420.81ft	(1) 8500	0.01			1

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
BUL	○	COOPER LIGHTING (1) "B"	(1)	8500		0.80	10
D142	⬇	COOPER LIGHTING (1) "072" EMM-70-MH-XX-2S	(1)	5500		0.80	4
EX	⬇	GE CBI LIGHTING (1) "CH" H2AC15S***MCM3*	(1) GE LUI50/55	9500		0.80	2
S202	⬇	COOPER LIGHTING (1) "102S" AES-100-MH-XX-2S-XX-HS	(1)	8500		0.80	3
S203	⬇	COOPER LIGHTING (1) "103" AES-100-MH-XX-3S	(1)	8500		0.80	2

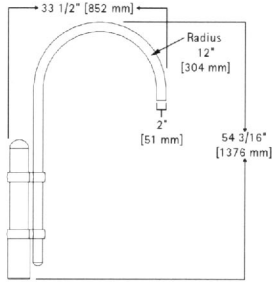
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Entire Site	529.06x420.81ft	Grade / H-H	142	10.00	(*)	0.55	1.74	0.13	13.87	4.41
			22	10.00	(*)	1.19	2.43	0.63	3.85	1.89

DESCRIPTION

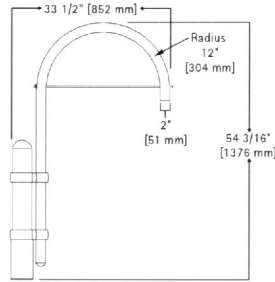
Pole mount arms are designed to fit both medium EMM/ECM and large EML/ECL series housings. Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four (4) stainless steel fasteners. Wall mount arms compliment pole mount luminaires and attractively transition fixture scale in lower mounting height pedestrian environments. Wall mount arms are designed to fit both medium EMM/ECM and large EML/ECL series housings. Arms feature a precision welded cast aluminum mounting hub for attachment of fixture head to arm with four (4) stainless steel fasteners.

Catalog #		Type
Project		
Comments		Date
Prepared by		

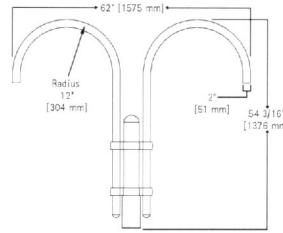
ARMS SPECIFICATIONS



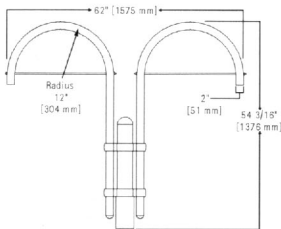
BISHOP SINGLE POLE MOUNT ARM
[VA6105, VA6154, VA6005, VA6054] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 24 lbs. E.P.A.: .92



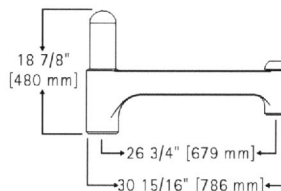
BISHOP SINGLE POLE MOUNT ARM WITH CROSS ROD
[VA6106, VA6155, VA6006, VA6055] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A.: .98



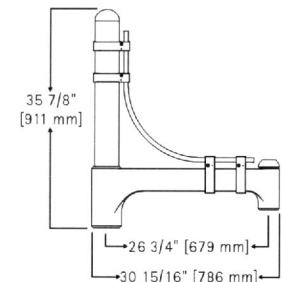
BISHOP TWIN POLE MOUNT ARM
[VA6107, VA6156, VA6007, VA6056] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 37 lbs. E.P.A.: 1.43



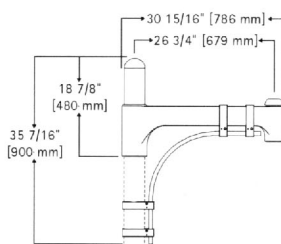
BISHOP TWIN POLE MOUNT ARM WITH CROSS RODS
[VA6108, VA6157, VA6008, VA6057] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 39 lbs. E.P.A.: 1.55



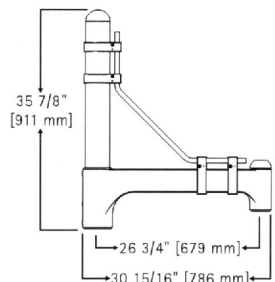
TRADITIONAL SINGLE POLE MOUNT ARM
[VA6109, VA6158, VA6009, VA6058] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 20 lbs. E.P.A.: .86



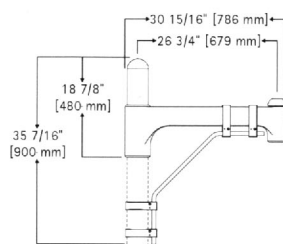
TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED UPPER BAR
[VA6110, VA6159, VA6010, VA6059] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 28 lbs. E.P.A.: 1.4



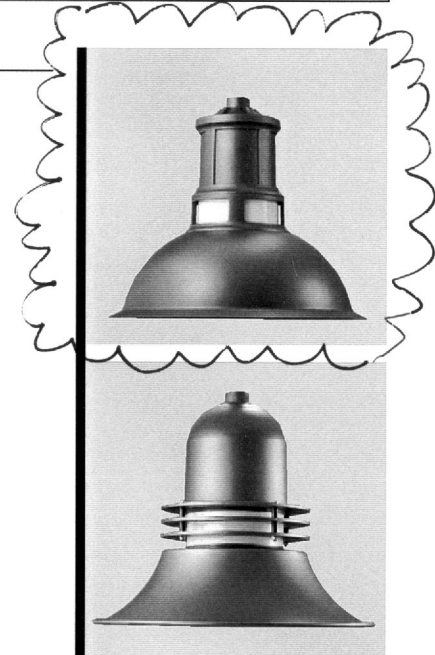
TRADITIONAL SINGLE POLE MOUNT ARM WITH ROUNDED LOWER BAR
[VA6111, VA6160, VA6011, VA6060] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A.: 1.16



TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER BAR
[VA6112, VA6161, VA6012, VA6061] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 28 lbs. E.P.A.: 1.38



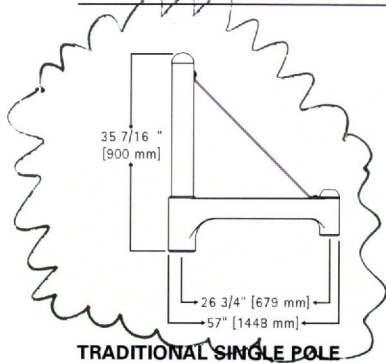
TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° LOWER BAR
[VA6113, VA6162, VA6013, VA6062] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
Weight: 25 lbs. E.P.A.: 1.14



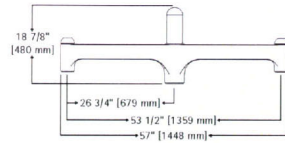
EPIC COLLECTION MEDIUM AND LARGE ARM SPECIFICATIONS

14' MOUNTING
HEIGHT

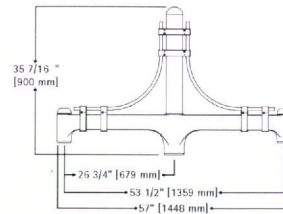
ARMS SPECIFICATIONS (CON'T.)



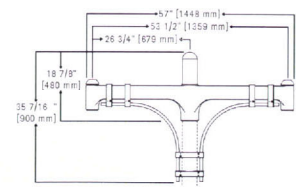
TRADITIONAL SINGLE POLE MOUNT ARM WITH 45° UPPER STRAP
 [VA6114, VA6163, VA6014, VA6063] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 24 lbs. E.P.A: 1.17



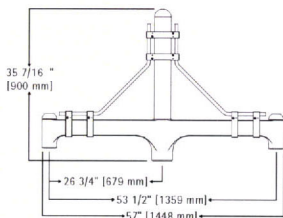
TRADITIONAL TWIN POLE MOUNT ARM
 [VA6116, VA6165, VA6016, VA6065] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 30 lbs. E.P.A: 1.44



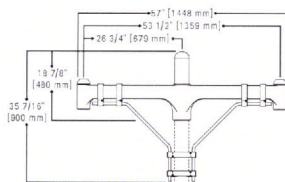
TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED UPPER BARS
 [VA6117, VA6166, VA6017, VA6066] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 43 lbs. E.P.A: 2.28



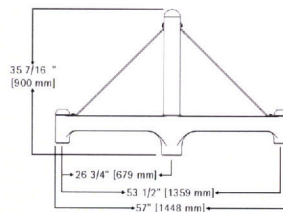
TRADITIONAL TWIN POLE MOUNT ARM WITH ROUNDED LOWER BARS
 [VA6118, VA6167, VA6018, VA6067] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 40 lbs. E.P.A: 2.04



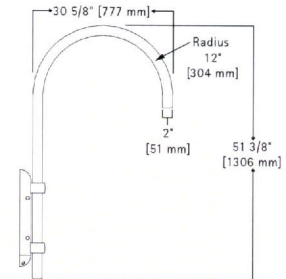
TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER BARS
 [VA6119, VA6168, VA6019, VA6068] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 43 lbs. E.P.A: 2.24



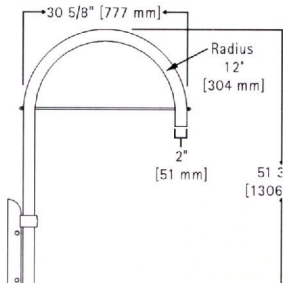
TRADITIONAL TWIN POLE MOUNT ARM WITH 45° LOWER BARS
 [VA6120, VA6169, VA6020, VA6069] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 40 lbs. E.P.A: 2.0



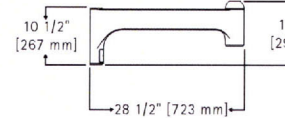
TRADITIONAL TWIN POLE MOUNT ARM WITH 45° UPPER STRAPS
 [VA6121, VA6170, VA6021, VA6070] Slipfits over 4" round straight pole, or 4" O.D. by 6" tall tenon.
 Weight: 37 lbs. E.P.A: 1.81



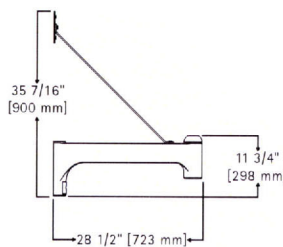
BISHOP WALL MOUNT ARM
 [VA6101, VA6150, VA6001, VA6050] Mounts to wall with four (4) stainless steel lag bolts (provided by other).
 Weight: 16 lbs.



BISHOP WALL MOUNT ARM WITH CROSS ROD
 [VA6102, VA6151, VA6002, VA6051] Mounts to wall with four (4) stainless steel lag bolts (provided by other).
 Weight: 17 lbs.



TRADITIONAL WALL MOUNT ARM
 [VA6103, VA6152, VA6003, VA6052] Mounts to wall with four (4) stainless steel lag bolts (provided by other).
 WEIGHT: 17 LBS.



TRADITIONAL WALL MOUNT ARM WITH 45° STRAP
 [VA6104, VA6153, VA6004, VA6053] Mounts to wall with four (4) stainless steel lag bolts (provided by other).
 Weight: 18 lbs.

ORDERING INFORMATION

Sample Number: EMM-175-MH-MT-3S-FG-LV-FL-BK-L

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Product Family ¹
EMM: Epic Modern Medium

Lamp Wattage
HID ²
50: 50W
70: 70W
100: 100W
150: 150W
175: 175W

Compact Fluorescent ³
42: 42W
57: 57W⁴

Electroless Fluorescent
85: 85W⁵

Lamp Type
MH: Metal Halide
HPS: High Pressure Sodium
CF: Compact Fluorescent⁶
QL: Electroless Fluorescent

Voltage ⁷
120: 120V
208: 208V
240: 240V
277: 277V
347: 347V
480: 480V

DT: Dual-Tap wired⁸
277V
MT: Multi-Tap wired⁹
277V
TT: Triple-Tap wired¹⁰
347V
UNV: 120-277V
Universal
Electronic Ballast

Optical System
Horizontal Lamp
2S: Type II
3S: Type III
4S: Type IV
5S: Type V

SL: Forward Throw w/¹¹
Spill Light
Eliminator

Vertical Lamp
3R: Type III Glass
Reflector
5R: Type V Glass
Reflector
MA: Milky White Acrylic¹²
Jar

Lens Type
Horizontal Lamp
FG: Flat Glass
FR: Frosted Flat Glass
SG: Sag Glass
FRS: Frosted Sag Glass

Vertical Lamp
VS: Polycarbonate
Vandal Shield
X: No Lens

Mid Section Type
SO: Solid
WN: Window
LV: Louvered
ST: Slot
SR: Solid Rings
LR: Luminous Rings

Optional Mid Section Type
LRR: Luminous Rings -
Red
LRB: Luminous Rings -
Bright Blue
LRG: Luminous Rings -
Deep Green
LRO: Luminous Rings -
Warm Orange

Shade Type
SN: Straight Narrow
SW: Straight Wide
BL: Bell
FL: Flute

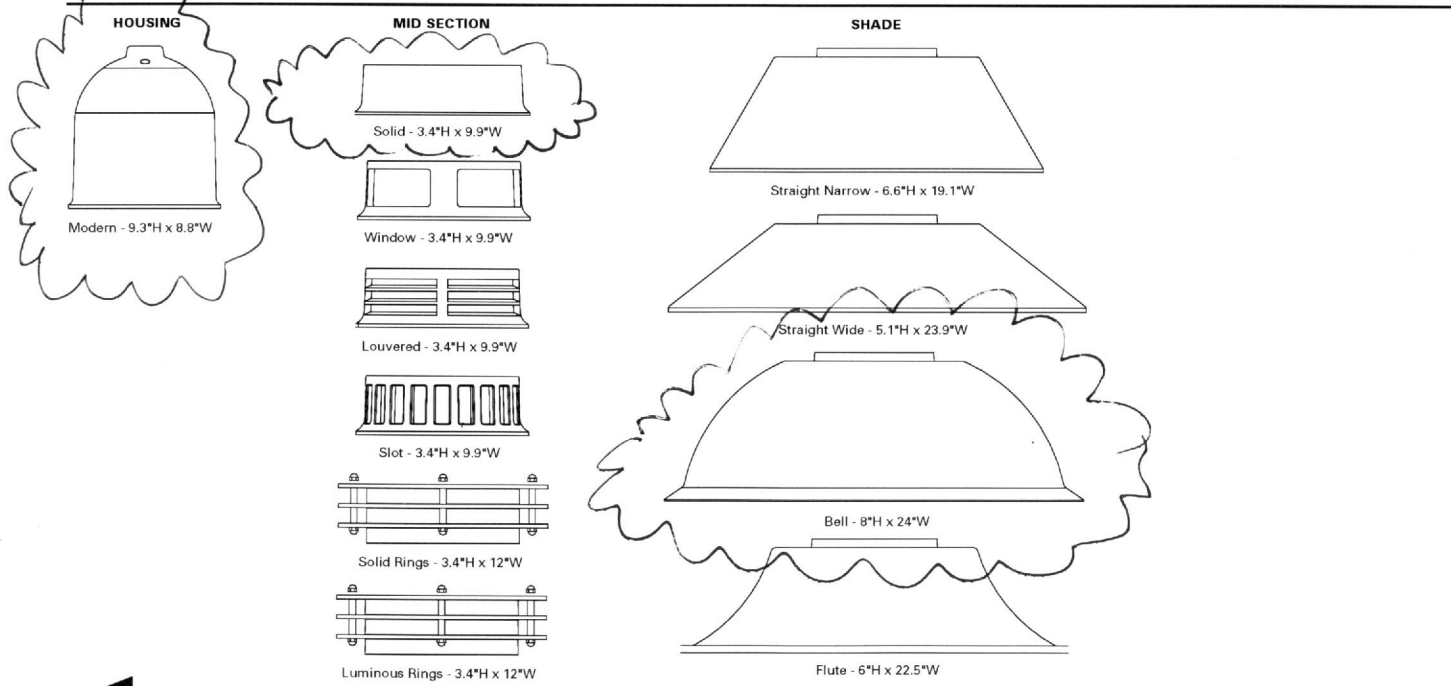
Color ¹³
BK: Black
AP: Grey
BZ: Bronze
WH: White
DP: Dark Platinum
GM: Graphite Metallic
GN: Hartford Green

Options ¹⁴
F: Single Fuse (120, 277 or 347V)
Specify Voltage
FF: Double Fuse (208, 240 or 480V)
Specify Voltage
Q: Quartz Restrike¹⁵
EM: Quartz Restrike w/ Time Delay¹⁵
(Also Strikes at Cold Start)
EM/SC: Quartz Emergency Separate¹⁵
Circuit
HS: House Side Shield¹⁶
WG: Wire Guard
PMXX: Pendant Mount, Specify ¹⁷
Pendant Length Inches (XX)
NG: No Glow Luminous Mid Section¹⁸
L: Lamp Included

Accessories ¹⁹
VA6101-XX: Bishop Wall Mount Arm
VA6102-XX: Bishop Wall Mount Arm w/ Cross Rod
VA6103-XX: Traditional Wall Mount Arm
VA6104-XX: Traditional Wall Mount Arm w/ 45° Strap
VA6105-XX: Bishop Single Pole Mount Arm
VA6106-XX: Bishop Single Pole Mount Arm w/ Cross Rod
VA6107-XX: Bishop Twin Pole Mount Arm
VA6108-XX: Bishop Twin Pole Mount Arm w/ Cross Rods
VA6109-XX: Traditional Single Pole Mount Arm
VA6110-XX: Traditional Single Pole Mount Arm w/ Rounded Upper Bar
VA6111-XX: Traditional Single Pole Mount Arm w/ 22 45° Rounded Lower Bar
VA6112-XX: Traditional Single Pole Mount Arm w/ 45° Upper Bar
VA6113-XX: Traditional Single Pole Mount Arm w/ 22 45° Lower Bar
VA6114-XX: Traditional Single Pole Mount Arm w/ 45° Upper Strap
VA6116-XX: Traditional Twin Pole Mount Arm
VA6117-XX: Traditional Twin Pole Mount Arm w/ Rounded Upper Bars
VA6118-XX: Traditional Twin Pole Mount Arm w/ 22 Rounded Lower Bars
VA6119-XX: Traditional Twin Pole Mount Arm w/ 45° Upper Bars
VA6120-XX: Traditional Twin Pole Mount Arm w/ 22 45° Lower Bars
VA6121-XX: Traditional Twin Pole Mount Arm w/ 45° Upper Straps
VA6122-XX: EMMast Arm Adapter
OA/RA1016: NEMA Photocontrol - Multi-Tap
OA/RA1027: NEMA Photocontrol - 480V
OA/RA1201: NEMA Photocontrol - 347V

Notes: 1 Arm not included. See accessories. 2 All HID lamps are medium-base. 3 Available in Type 3S, 4S, and 5S, and all vertical optical systems only. 4 Nominal M.O.L. lamp length of 57W CFL not to exceed 7". 5 Electroless Fluorescent QL lamp only. Available in vertically lamped optical systems only. 120V only. 6 Compact Fluorescent ballasts contain internal fusing. No supplemental fusing is necessary. CF ballasts are 120 through 277V. Specify with UNV voltage designation. 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information. 8 Dual-tap is 120/277V wired 277V. 9 Multi-tap is 120/208/240/277V wired 277V. 10 Triple-tap is 120/277/347V wired 347V. 11 SLE only available with Solid Mid Section (SO) or with No Glow Luminous Mid Section (NG) option. 12 Maximum wattage of 100W HID. 13 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information. 14 Add as suffix in the order shown. 15 Quartz options not available with SL optic, or vertical lamped optical systems. 16 House side shield available on horizontally lamped 2S, 3S, and 4S optical systems only. 17 Includes 3/4" pendant pipe in specified length, swivel hanger and canopy cover. Specify PM00 for hanging kit to be supplied by others. Swivel under canopy uses 3/4" NPT thread, fixture head uses 3/4" NPSM, 2 3/4" long thread. 18 NG option retains daytime appeal of window, louvered, slot, solid rings or luminous rings mid section styles, but does not allow light into the upper chamber of the housing. Mid section will not glow at night, maintaining the cutoff control associated with the standard solid mid section. 19 Order separately, replace XX with color suffix. 20 Add as suffix to accessory. Example: VA6109-BK-R. 21 Finales compatible with Traditional Arms only. 22 Requires use of 4" O.D. round straight pole.

PRODUCT CONFIGURATOR



Specifications and Dimensions subject to change without notice.

Invue • Customer First Center • 1121 Highway 74 South • Peachtree City, GA 30269 • TEL 770.486.4800 • FAX 770.486.4801

DESCRIPTION

ASCENT enhances the rectilinear form with a housing that blends effortlessly to traditional or ambitious architectural environments. ASCENT brings two housing sizes and a fluid form to match the culture in which it resides.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

A ... Housing

Two-piece heavy-wall, die-cast aluminum housing maintains a nominal .125 wall thickness and utilizes continuous silicone gasketing between castings for a forbidding seal.

B ... Door

Heavy-wall, die-cast aluminum door maintains a nominal .125 thickness. Continuous silicone gasketing provides IP66 compliant optical cavity. Toolless entry to housing is provided via two (2) flush mounted quick release latches. Concealed hinging allows door to be removed from housing without tools.

C ... Lens

Impact resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image.

D ... Optical Systems

Choice of five (5) high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution.

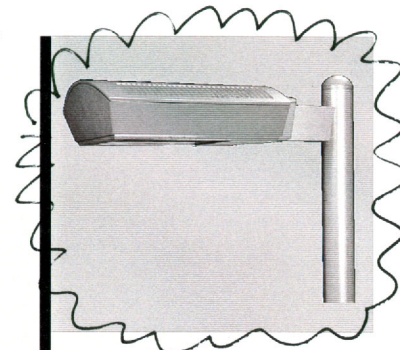
All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Small housing (AES) optics feature medium-base lampholders for HID lamp sources.

E ... Electrical Tray

Ballast and related electrical components are mounted to a reinforced one-piece die-cast aluminum power tray. Quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

F ... Finish

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.



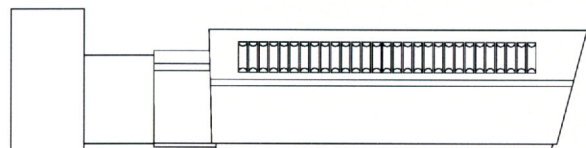
AES ASCENT SITE SMALL

42-175W
Metal Halide
High Pressure Sodium
Compact Fluorescent

ARCHITECTURAL
AREA LUMINAIRE

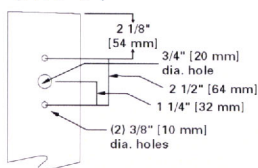
20' MOUNTING
HEIGHT

DARK SKY **FCO**
COMPLIANT Full Cutoff



DRILLING PATTERNS

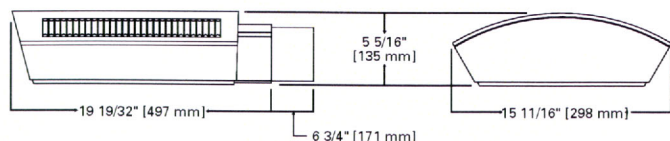
(TYPE "A")



Wattage Table

	AES
Metal Halide	70, 100, 175W
High Pressure Sodium	70, 100, 150W
Compact Fluorescent	42, 57W

DIMENSIONS



Certifications

IP66 Rated	U.L. 1598	3G Vibration Tested	FCO Full Cutoff
CSA Listed	40°C Ambient	ISO 9001	

Shipping DATA (approx.)

Net Weight (lbs.): 35
Volume (cu. ft): 3.00