PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

Peloton Place Residences
Peloton Residences, LLC

Urban Design Commission
Initial and Final Approval Submittal

and

Land Use Application Submittal

Jeff Davis
Angus-Young Associates
jeffd@angusyoung.com
608.284.8225

Jon Hepner
Peloton Residences, LLC
jon@twallenterprises.com
608.444-5552

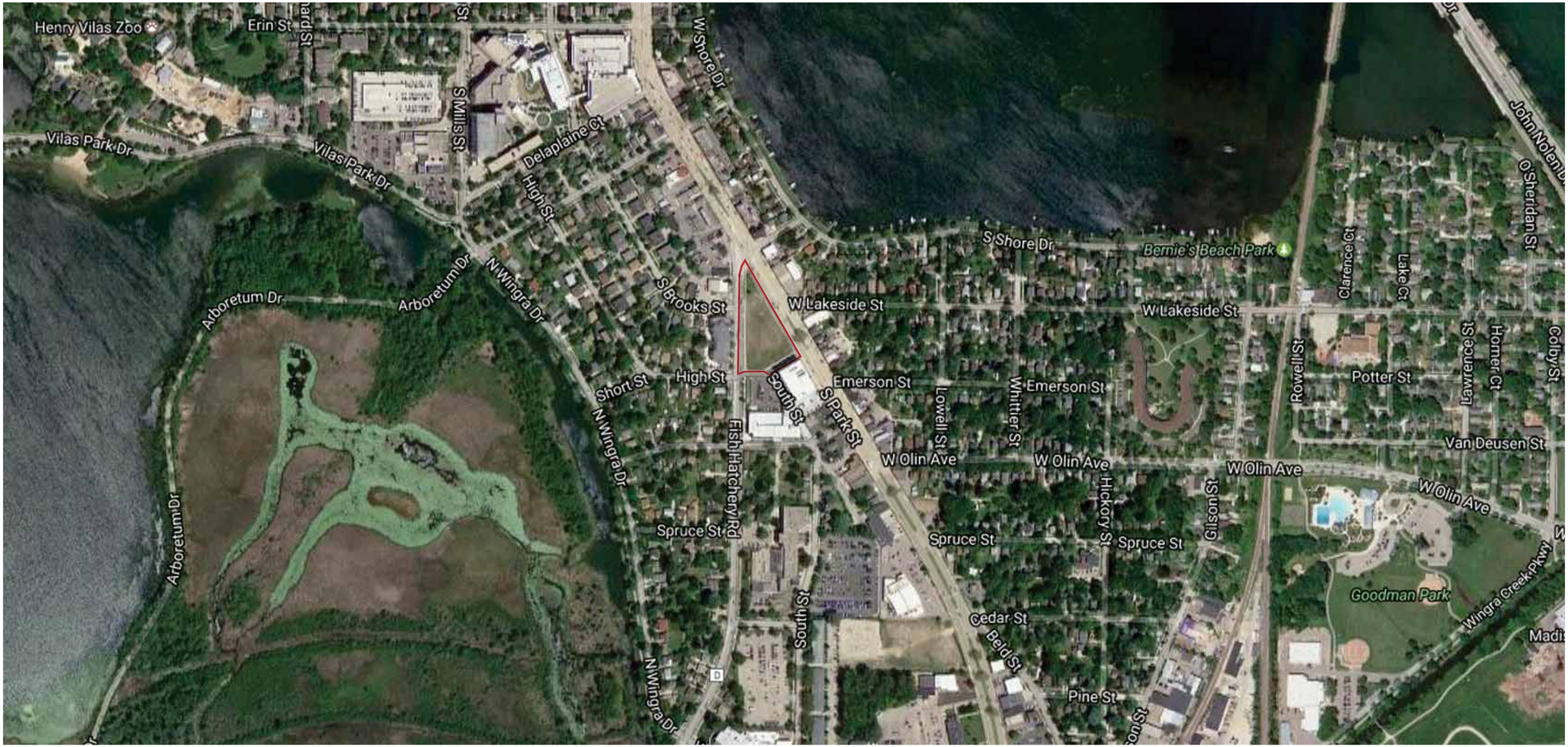
PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

URBAN DESIGN DISTRICT

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017



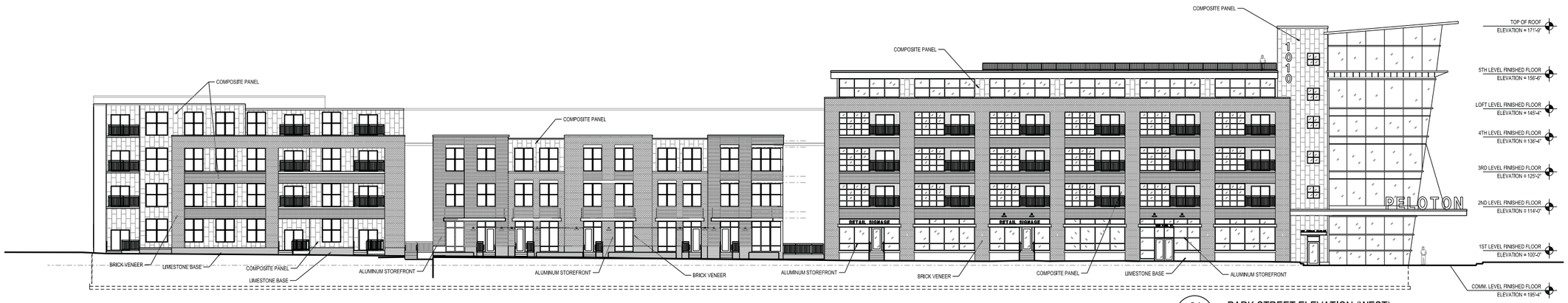
PELOTON PLACE RESIDENCES

Angus Young 1956-2016 Balance in Creativity

ZONED PUD-SIP

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

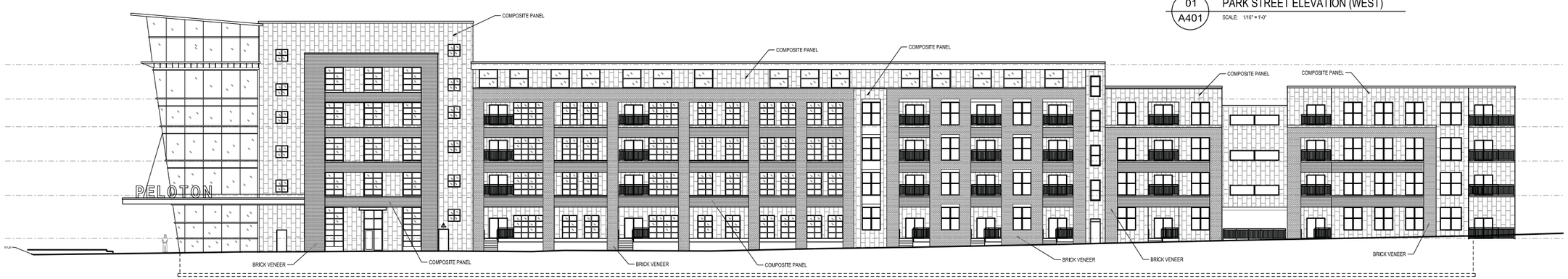
August 18, 2017



01
A401

PARK STREET ELEVATION (WEST)

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



Exterior Materials:
Limestone Base
Brick Veneer
Composite siding and flat panel
Fiberglass and Vinyl Windows for residential
Aluminum storefront for commercial
Aluminum curtainwall at prow
Aluminum trim and fascia

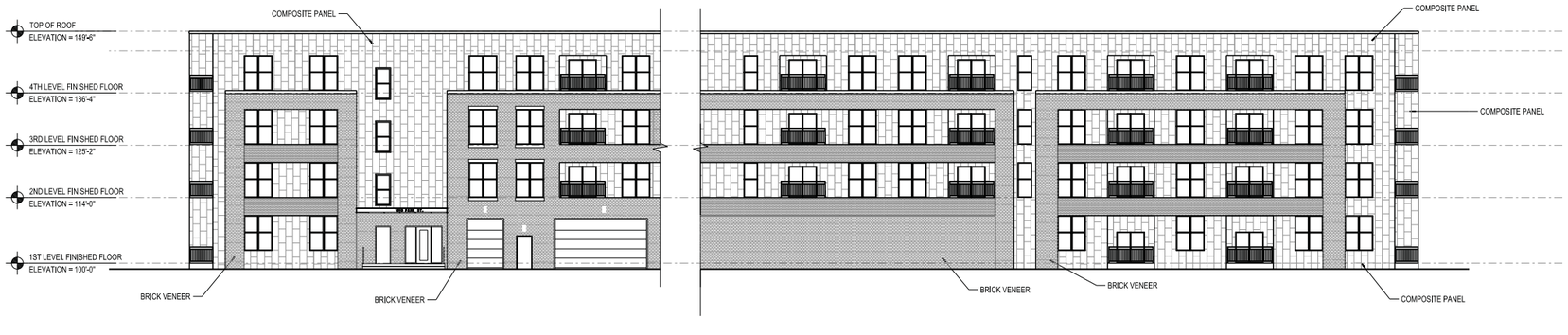
PELOTON PLACE RESIDENCES

Angus Young 1956-2016 Balance in Creativity

PARK STREET and FISH HATCHERY ELEVATIONS

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017



01
A401
SOUTH STREET ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"

Exterior Materials:
Limestone Base
Brick Veneer
Composite siding and flat panel
Fiberglass and Vinyl Windows for residential
Aluminum storefront for commercial
Aluminum curtainwall at prow
Aluminum trim and fascia

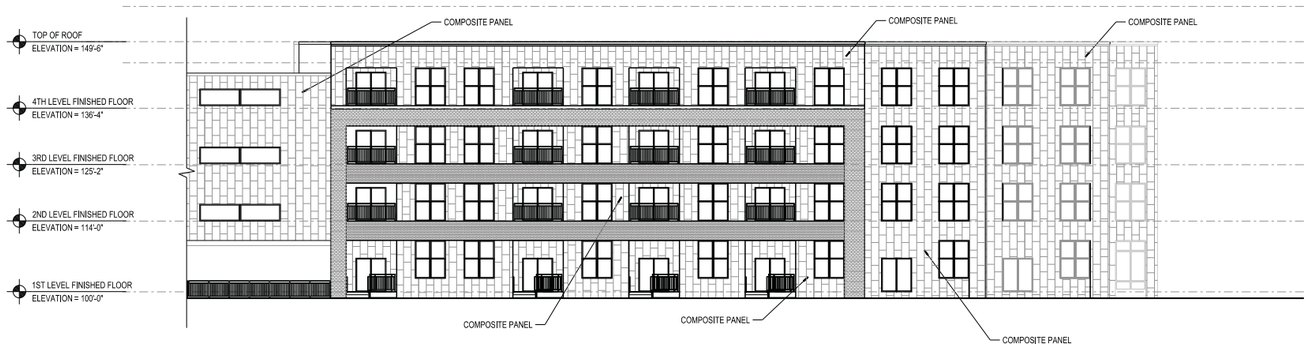
PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

SOUTH ELEVATIONS

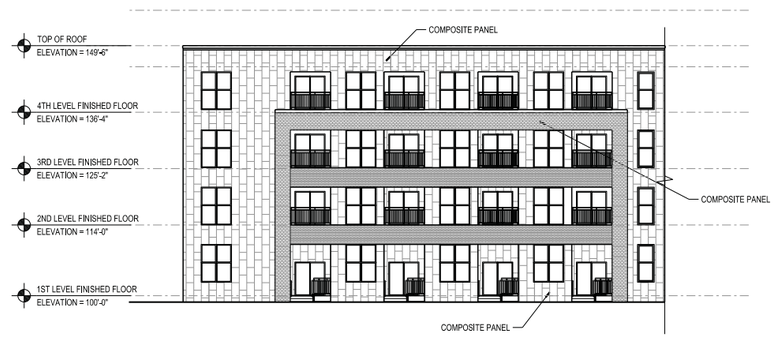
1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017



02 A401 INTERIOR COURTYARD (WEST)

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



03 A401 INTERIOR COURTYARD (SOUTH)

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

Exterior Materials:

Limestone Base
Brick Veneer
Composite siding and flat panel
Fiberglass and Vinyl Windows for residential
Aluminum storefront for commercial
Aluminum curtainwall at prow
Aluminum trim and fascia

PELOTON PLACE RESIDENCES

Angus Young 1956-2016 Balance in Creativity

INTERIOR COURTYARD ELEVATIONS

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Prow

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERING at Night

PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Prow

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Fish Hatchery

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

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Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Live/Work

PELOTON PLACE
RESIDENCES

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1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Live/Work

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

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1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Fish Hatchery

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August 18, 2017

PELOTON PLACE
RESIDENCES

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1956-2016
Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Fish Hatchery

PELOTON PLACE
RESIDENCES

Angus Young 1956-2016 Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Park Street

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August 18, 2017

PELOTON PLACE
RESIDENCES

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Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - South Street

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August 18, 2017

PELOTON PLACE
RESIDENCES

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Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Courtyard

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

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Balance in Creativity

PROPOSED PERSPECTIVE RENDERINGS - Courtyard

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

PELOTON PLACE
RESIDENCES

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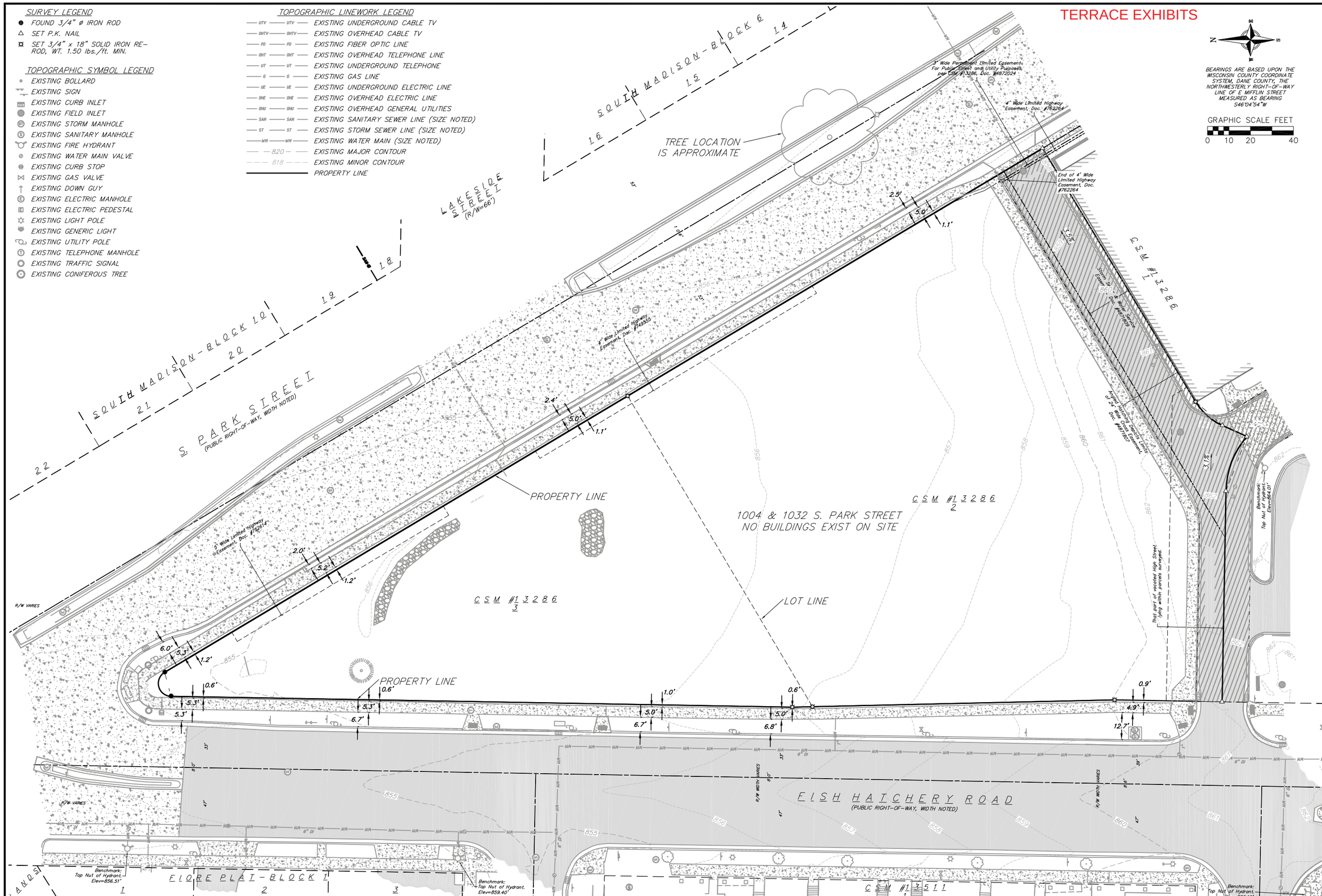
PROPOSED PERSPECTIVE RENDERINGS - Courtyard

1010 PARK STREET · URBAN DESIGN DISTRICT 7 · PELOTON PLACE RESIDENCES

August 18, 2017

TERRACE EXHIBITS



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17 Aug 2017 - 3:00p M:\T Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base eng.dwg by: amea

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REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Existing Conditions Exhibit

Peloton Residences
City of Madison
Dane County, Wisconsin

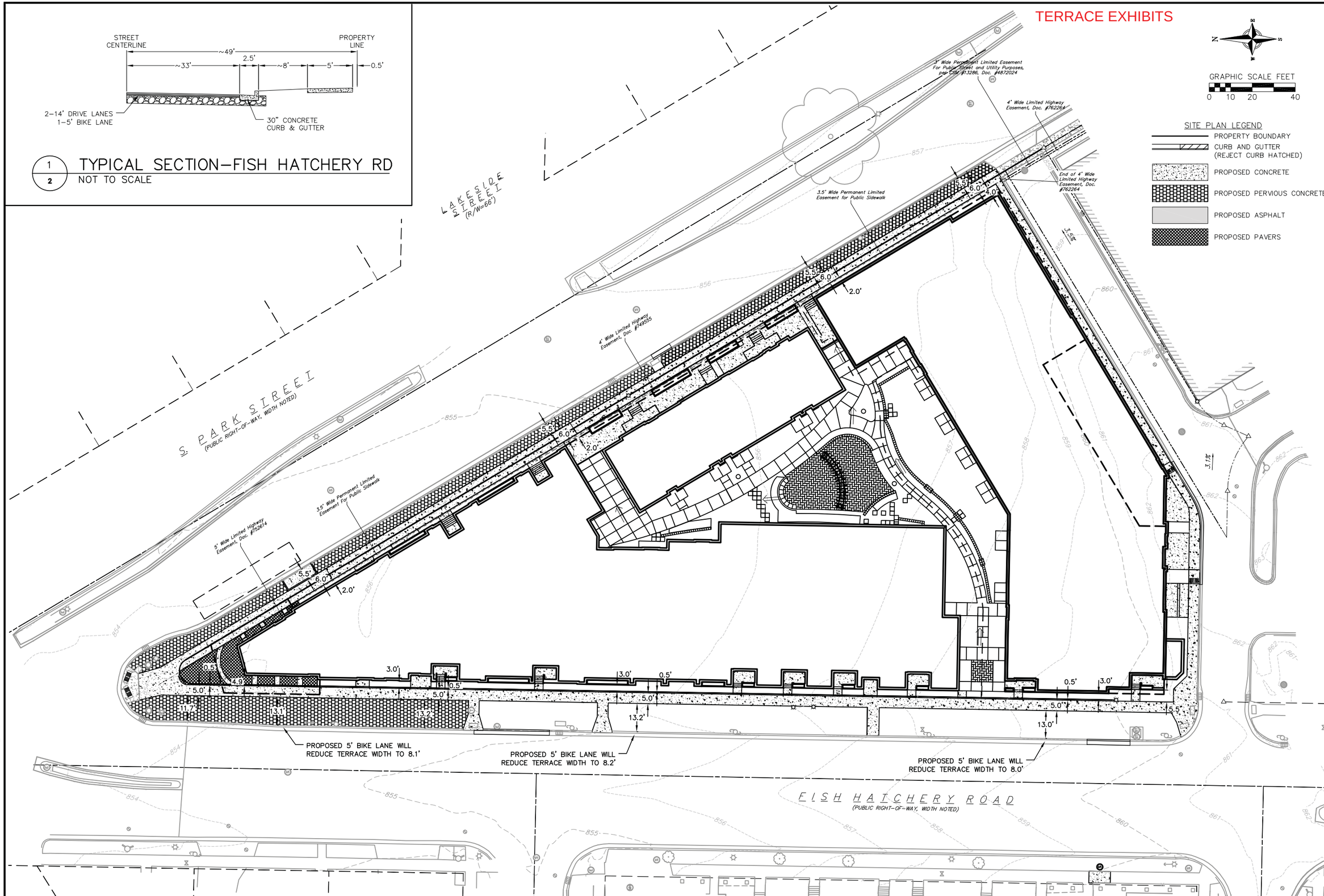
REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO.: 140245
SHEET: 1 OF 2
DWG. NO.:

TERRACE EXHIBITS

1/2 TYPICAL SECTION–FISH HATCHERY RD
NOT TO SCALE



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Phone: (608) 826-0532 Fax: (608) 826-0530

Site Plan Exhibit
Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO.: 140245
SHEET: 2 OF 2
DWG. NO.:

PELOTON PLACE RESIDENCES

PELOTON RESIDENCES, LLC

1010 PARK STREET
MADISON, WI

PELOTON PLACE RESIDENCES

Angus Young
Architecture | Engineering
Interiors | Landscape
Balance in Creativity
www.angusyoung.com
Janesville: 555 South River Street - Janesville, WI 53548 | Ph. 608.756.2326
Madison: 16 North Carroll Street - Madison, WI 53703 | Ph. 608.284.8223

RENDERING FOR CONCEPTUAL INTENT ONLY AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES

REGULATORY DATA

PROJECT ADDRESS

1010 PARK STREET
MADISON, WI

BUILDING CODES

BUILDING	2009 IBC 2009 IFC 2013 NFPA 10 2010 NFPA 13
ACCESSIBLILITY	2003 ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION

LOWER LEVEL - S-2 OCCUPANCY
1ST LEVEL - M OCCUPANCY, R2 OCCUPANCY
2ND-5TH LEVELS - R2 OCCUPANCY

SHEET INDEX

GENERAL

G001 COVER SHEET

CIVIL (BY OTHERS - REFERENCE ONLY)

C-1.0 EXISTING CONDITIONS PLAN
C-2.0 DEMOLITION PLAN
C-3.0 GRADING PLAN
C-4.0 UTILITY PLAN
C-5.0 NOTES & CONSTRUCTION DETAILS
C-6.0 EROSION CONTROL NOTES & DETAILS

LANDSCAPE (BY OTHERS - REFERENCE ONLY)

L-1.1 LANDSCAPE PLAN
L-2.1 LANDSCAPE PLAN - COURTYARD
L-3.1 LANDSCAPE DETAILS

ARCHITECTURAL

A100 LOWER LEVEL PLAN
A101 FIRST LEVEL FLOOR PLAN
A102 SECOND LEVEL FLOOR PLAN
A103 THIRD LEVEL FLOOR PLAN
A104 FOURTH LEVEL FLOOR PLAN
A105 LOFT LEVEL FLOOR PLAN
A106 FIFTH LEVEL FLOOR PLAN
A401 EXTERIOR ELEVATIONS
A402 EXTERIOR ELEVATIONS

ELECTRICAL

E510B SITE AND BUILDING LIGHTING PHOTOMETRICS

PROJECT TEAM

OWNER

PELOTON RESIDENCES, LLC
7609 ELMWOOD AVE, SUITE 210
MIDDLETON, WI 53562
CONTACT: JON HEPNER, DEVELOPMENT MANAGER
EMAIL: JON@TWALL ENTERPRISES.COM

ARCHITECT & STRUCTURAL ENGINEER

ANGUS-YOUNG ASSOCIATES, INC.
16 NORTH CARROLL STREET
MADISON, WI 53703
CONTACT: JEFF DAVIS
EMAIL: JEFFD@ANGUSYOUNG.COM

CIVIL ENGINEER/ SITE ENGINEER

VIERBICHER ASSOCIATES, INC.
999 FOURIER DR # 201
MADISON, WI 53717
CONTACT: RANDY KOLINSKI
EMAIL: RKOL@VIERBICHER.COM

LANDSCAPE ARCHITECT

THE BRUCE COMPANY OF WISCONSIN, INC.
2830 PARMENTER ST
MIDDLETON, WI 53562
CONTACT: RICH STROHMENGER
EMAIL: RSTROHMENGER@BRUCECOMPANY.COM

FIRE PROTECTION, HVAC, ELECTRICAL, PLUMBING

UNDER DESIGN/BUILD CONTRACT

35	30	25	20	15	10	05
34	29	24	19	14	09	04
33	28	23	18	13	08	03
32	27	22	17	12	07	02
31	26	21	16	11	06	01

TITLE BLOCK

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

REGISTRATION STAMP AND SIGNATURE

PELOTON PLACE RESIDENCES
PELOTON RESIDENCES, LLC

PROJECT NUMBER 59830	REVIEWED BY AYA
APPROVED BY AYA	DRAWN BY AYA
ISSUANCES	REVISIONS
LAND USE APPLICATION - 05/10/2017	
UDC INITIAL/ FINAL - 05/10/2017	
8/18/2017	3:12:24 PM

G001

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SCALE:
PLOTTED BY:
ORIGINAL SIZE: 36" x 42"
X:\59830\acd\59830ab2017.dgn

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SURVEY LEGEND

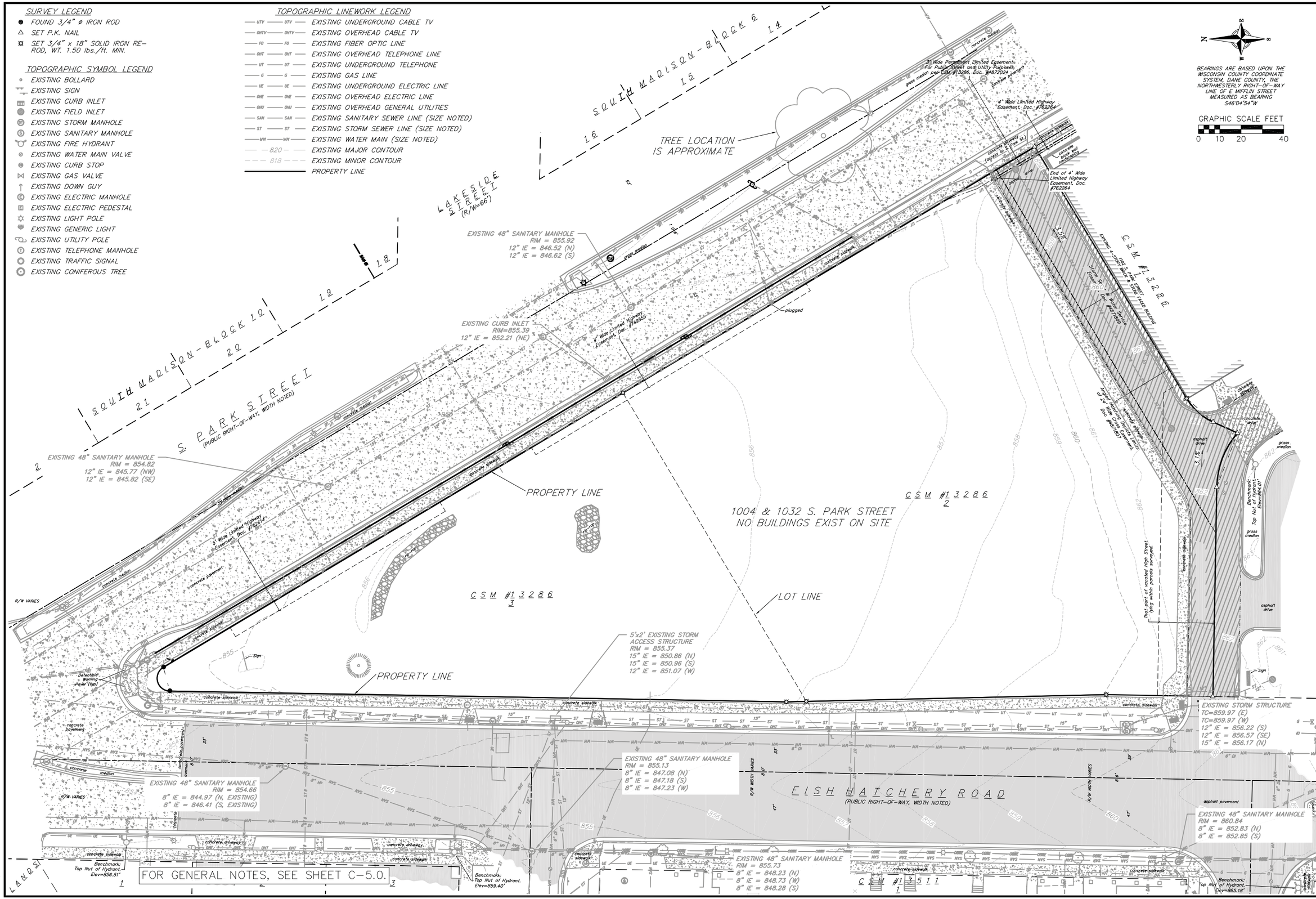
- FOUND 3/4" ø IRON ROD
- SET P.K. NAIL
- SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING CONIFEROUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — EXISTING OVERHEAD CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR
- PROPERTY LINE



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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Existing Conditions Plan

Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO. 140245
SHEET 1 OF 6
DWG. NO. C-1.0

17 Aug 2017 - 2:33p M:\1 Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base eng.dwg by: amea

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DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- RIPRAP REMOVAL
- TREE/SIGN REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL
- OVERHEAD ELECTRIC LINE REMOVAL
- DISTURBED LIMITS

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF E MIFFLIN STREET MEASURED AS BEARING S46°04'54"W

GRAPHIC SCALE FEET
0 10 20 40

RELOCATE EXISTING ELECTRIC POLE. CONTRACTOR TO COORDINATE WITH UTILITY AND CITY.

EXISTING OVERHEAD TELEPHONE LINES TO BE BURIED AND EXISTING OVERHEAD ELECTRIC LINE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY AND CITY.

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

REMOVE EXISTING ELECTRIC POLE. CONTRACTOR TO COORDINATE WITH UTILITY AND CITY.

SAWCUT AND REMOVE EXISTING CURB AND GUTTER

SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT (TYP)

REMOVE EXISTING CONCRETE SIDEWALK (TYP)

EXISTING GUY LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY AND CITY.

REMOVE EXISTING ELECTRIC POLE. CONTRACTOR TO COORDINATE WITH UTILITY AND CITY.

REMOVE EXISTING CONCRETE SIDEWALK (TYP)

EXISTING OVERHEAD TELEPHONE LINES TO BE BURIED AND OVERHEAD ELECTRIC LINES TO BE REMOVED STARTING AT THIS POLE AND CONTINUING SOUTH. CONTRACTOR TO COORDINATE WITH UTILITY AND CITY.

REMOVE EXISTING RIP RAP

LIMITS OF DISTURBANCE (TYP.)

SAWCUT AND REMOVE EXISTING CURB AND GUTTER

EXISTING LOT LINE TO BE ABANDONED

REMOVE EXISTING TREE

REMOVE EXISTING SIGN

EXISTING LOT LINE TO BE ABANDONED

EXISTING LOT LINE TO BE ABANDONED

REMOVE EXISTING CONCRETE SIDEWALK (TYP)

SAWCUT AND REMOVE EXISTING CURB AND GUTTER

LIMITS OF DISTURBANCE (TYP.)

SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT (TYP)

SAWCUT AND REMOVE EXISTING CURB AND GUTTER

SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT (TYP)

REMOVE EXISTING TREE

REMOVE EXISTING CONCRETE SIDEWALK (TYP)

SOUTH MADISON - BLOCK 6

LAKESIDE STREET (R/W=66')

SOUTH MADISON - BLOCK

S. PARK STREET (PUBLIC RIGHT-OF-WAY, WIDTH NOTED)

CSM #13286

1004 & 1032 S. PARK STREET
NO BUILDINGS EXIST ON SITE

CSM #13286 2

CSM #13286 3

CSM #13286 1

FISH HATCHERY ROAD (PUBLIC RIGHT-OF-WAY, WIDTH NOTED)

CSM #13511 1

Benchmark: Top Nut of Hydrant Elev=856.51'

Benchmark: Top Nut of Hydrant Elev=859.40'

Benchmark: Top Nut of Hydrant Elev=865.18'

FOR DEMOLITION NOTES, SEE SHEET C-5.0.

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Demolition Plan

Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO. 140245
SHEET 2 OF 6
DWG. NO. C-2.0

17 Aug 2017 - 2:34p M:\1 Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base eng.dwg by: amea

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EROSION CONTROL AND GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- ADA ROUTE
- DRAINAGE DIRECTION
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REJECT CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED PERVIOUS CONCRETE
- PROPOSED ASPHALT
- PROPOSED PAVERS

ABBREVIATIONS

P – PAVEMENT
TC – TOP OF CURB
W – TOP OF WALK
E – ENTRANCE
TW – TOP OF WALL
BW – BOTTOM OF WALL

GRAPHIC SCALE FEET
0 10 20 40

LAKESIDE STREET (R/W=66')

S. PARK STREET (PUBLIC RIGHT-OF-WAY, WIDTH NOTED)

FISH HATCHERY ROAD (PUBLIC RIGHT-OF-WAY, WIDTH NOTED)

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

3' Wide Permanent Limited Easement For Public Street and Utility Purposes, per CSM #13286, Doc. #4872024

4' Wide Limited Highway Easement, Doc. #762264

End of 4' Wide Limited Highway Easement, Doc. #762264

4' Wide Limited Highway Easement, Doc. #749555

5' Wide Limited Highway Easement, Doc. #752614

TYPE D INLET PROTECTION (TYP.)

PERVIOUS CONCRETE IN CITY ROW

LIMITS OF DISTURBANCE (TYP.)

POTENTIAL ALTERNATIVE CONSTRUCTION ENTRANCE (OWNER PERMISSION REQUIRED)

3' WIDE PERMANENT LIMITED EASEMENT FOR PUBLIC SIDEWALK

SILT FENCE (TYP.)

END 6" HEAVY DUTY MOUNTABLE CURB

START 6" HEAVY DUTY MOUNTABLE CURB (SEE DETAIL)

ALLEY NOT TO BE USED BY CONSTRUCTION VEHICLES.

DEWATERING OF SITE DURING CONSTRUCTION SHALL BE PER DNR STANDARDS (SEE EROSION CONTROL NOTES), AND AS REQUIRED, SEPARATE DEWATERING PLAN (BY OTHERS).

PROPOSED RIGHT OF WAY

SIDEWALK AND TERRACE LOCATED IN RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF MADISON PLAN (PROJECT # 53B2438)

20' WIDE CONSTRUCTION ENTRANCE WITH TRACKING PAD

CONCRETE WASHOUT STRUCTURE

AREA WELL

EXISTING 21' WIDE STORM SEWER AND WATER EASEMENT

APARTMENTS

LIVE WORK UNITS

PLAZA

RAMP

COMMERCIAL

BUS LANE

BUS STOP

FOR SITE CONSTRUCTION NOTES AND EROSION CONTROL MEASURE NOTES, SEE SHEET C-5.0.

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999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Grading Plan

Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO. 140245
SHEET 3 OF 6
DWG. NO. C-3.0

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PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- WATER SERVICE LATERAL PIPE
- SANITARY SEWER LATERAL PIPE
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- PROPOSED PIPE INSULATION

ABBREVIATIONS

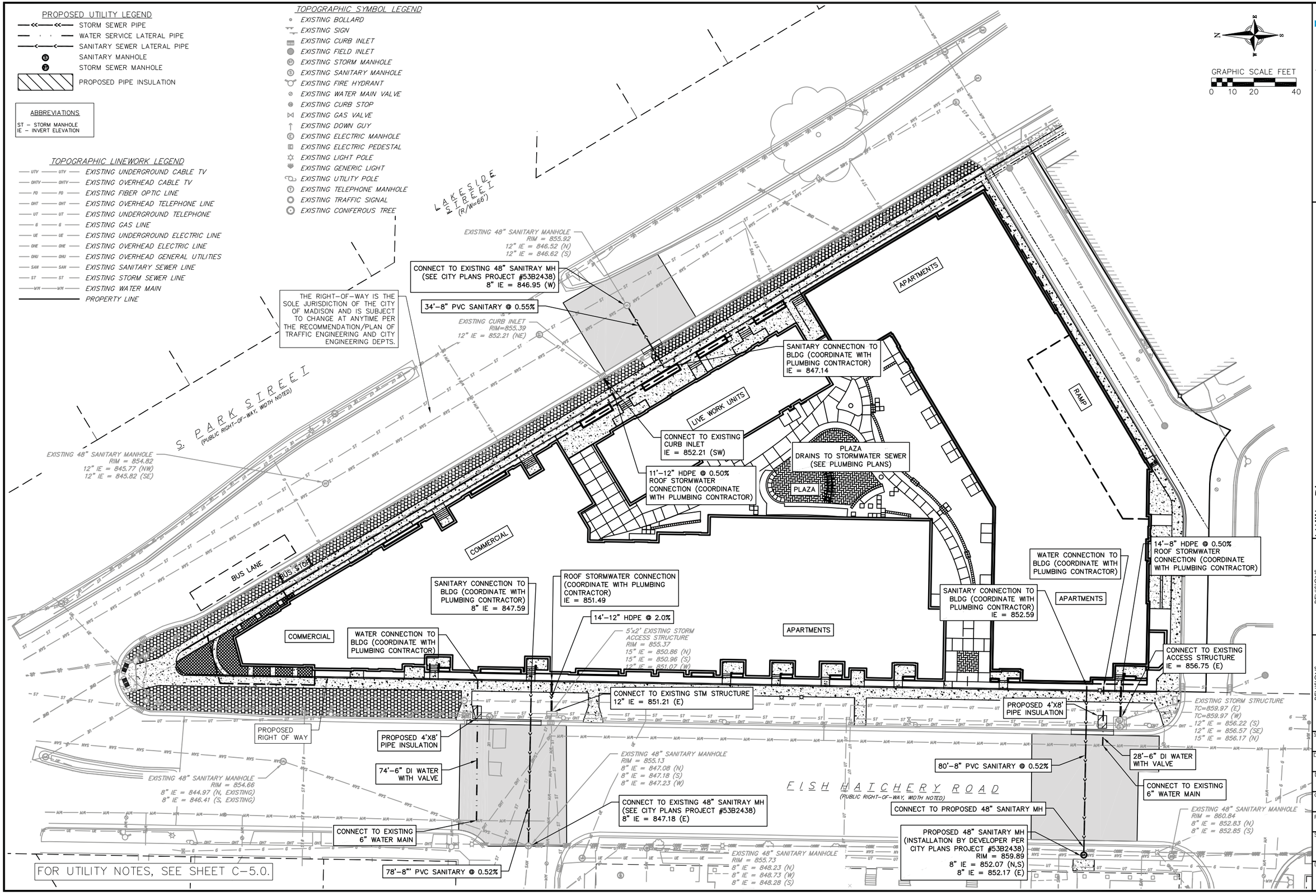
ST – STORM MANHOLE
IE – INVERT ELEVATION

TOPOGRAPHIC LINEWORK LEGEND

- UTV — EXISTING UNDERGROUND CABLE TV
- OHTV — EXISTING OVERHEAD CABLE TV
- FO — EXISTING FIBER OPTIC LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- G — EXISTING GAS LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- WM — EXISTING WATER MAIN
- PROPERTY LINE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING CONIFEROUS TREE



FOR UTILITY NOTES, SEE SHEET C-5.0.

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Utility Plan

Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO.: 140245
SHEET: 4 OF 6
DWG. NO.: C-4.0

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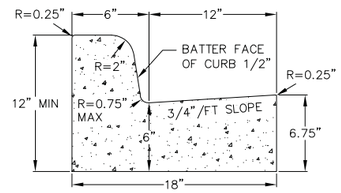
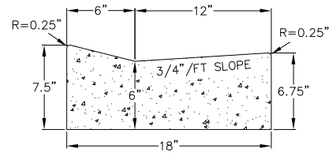
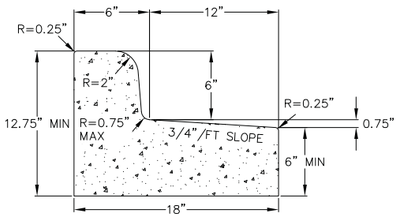


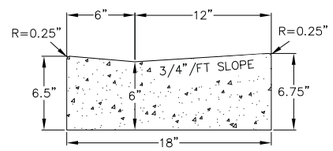
CURB AND GUTTER
CROSS SECTION



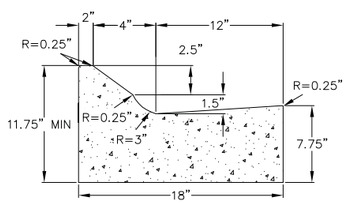
DRIVEWAY GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION

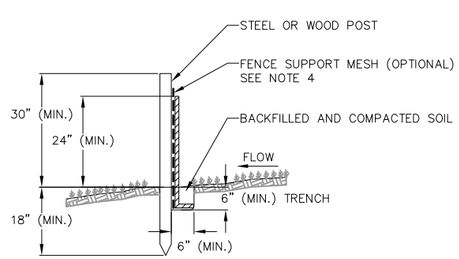


HANDICAP RAMP
GUTTER CROSS SECTION



MOUNTABLE CURB AND
GUTTER
CROSS SECTION

1 / 5 **18" CONCRETE CURB AND GUTTER**
NOT TO SCALE



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

2 / 5 **SILT FENCE**
NOT TO SCALE

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
7. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).
8. STORM AND SANITARY LATERAL SIZES/LOCATIONS WERE OBTAINED FROM CITY OF MADISON GIS DATA.

DEMOLITION NOTES:

1. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).
2. ALL DAMAGE TO THE PAVEMENT ON S. PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.

SITE CONSTRUCTION NOTES:

1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, OR RIGHT-OF-WAY PERMITS.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, WORK IN RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
6. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438) AND SHALL COMPLY WITH ALL PROVISIONS AS OUTLINED IN THE CITY OF MADISON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

CONSTRUCTION SEQUENCE :

PHASE 1 –

1. INSTALL SILT FENCE AND TRACKING PAD. APRIL 2016
2. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY. APRIL 2016
3. PERFORM SITE DEMOLITION AND REMOVE PAVEMENT (AS NECESSARY). APRIL 2016
4. STRIP SITE TOPSOIL AND STOCKPILE/REMOVE EXCESS. APRIL 2016
5. ROUGH GRADE FOR FOR BUILDINGS AND WALKS. MAY 2016
6. CONSTRUCT FOUNDATION, BASEMENT AND BUILDING JUNE 2016 – FEB 2017
7. CONSTRUCT UNDERGROUND UTILITIES. JUNE – JULY 2016
8. INSTALL INLET PROTECTION ON NEW INLETS. JUNE – JULY 2016
9. CONSTRUCT WALKS, DRIVE, CURB AND GUTTER AND LOADING AREA. SEPT – OCT 2016
10. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH. SEPT 2016

PHASE 2 –

1. CONSTRUCT BUILDING APRIL 2017 – NOV 2017
2. FINAL GRADE SITE. INSTALL TOPSOIL, SEED, FERTILIZER AND MULCH. SEPT 2017
3. REMOVE SILT FENCE AFTER DISTURBED AREAS ARE RESTORED. NOV 2017

UTILITY NOTES:

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151, CLASS 52) OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(4)(d).
2. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO COMM 84.30(2)(c).
3. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER COMM 82.10(11)(h) AND COMM 82.40(8)(k).
4. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH COMM 82.40(8)(b.).
5. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF COMMERCE PER S.145.06.
6. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED SANITARY AND WATER LATERALS.
7. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
8. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
10. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
11. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
13. THE DEVELOPER SHALL INSTALL THE 3M™ ELECTRONIC MARKER SYSTEM (EMS) 4" EXTENDED RANGE 5' BALL MARKERS-WASTEWATER (MODEL #1404-XR) FOR EACH SANITARY AND STORM SEWER LATERALS. THE CITY SHALL SUPPLY ALL THE REQUIRED MARKERS TO THE DEVELOPER OR ITS CONTRACTOR (GENERALLY REQUIRES 2 PER LATERAL) AND THE CONTRACTOR SHALL INSTALL THEM PER THE MANUFACTURER'S REQUIREMENTS OR AS DIRECTED BY THE CITY ENGINEER.
14. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
15. PUBLIC RIGHT-OF-WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).
16. ALL DAMAGE TO THE PAVEMENT ON SOUTH PARK STREET AND FISH HATCHERY ROAD ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
17. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
18. UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING STORM SEWER CONSTRUCTION.

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Notes & Construction Details
Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
08/17/2017

DRAFTER
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PROJECT NO.
140245

SHEET
5 OF 6

DWG. NO.
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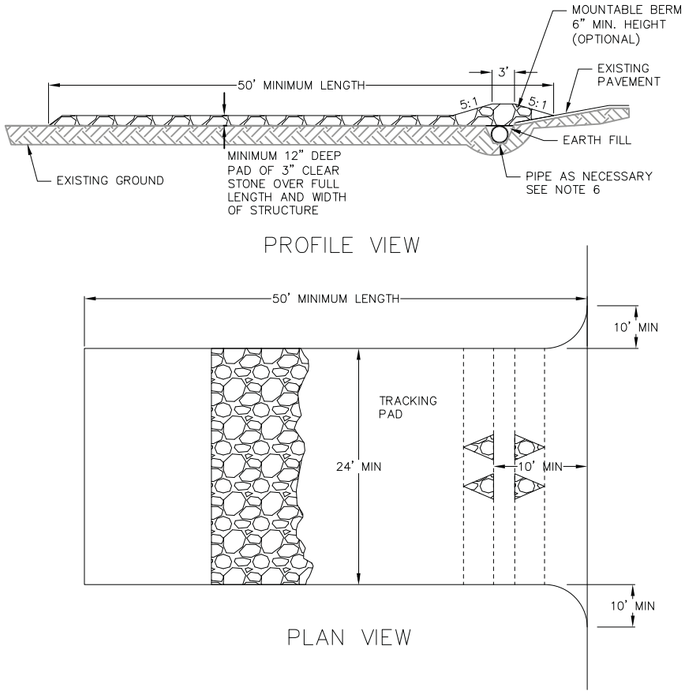


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH – MINIMUM OF 50'.

3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

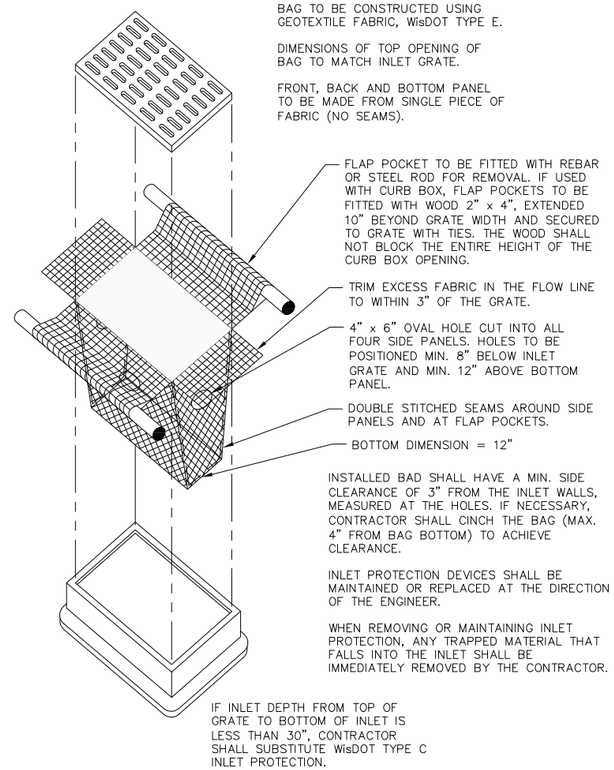
4. ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE–HR GEOTEXTILE FABRIC.

5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.

6. SURFACE WATER – ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

7. LOCATION – A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1/6 TRACKING PAD
NOT TO SCALE



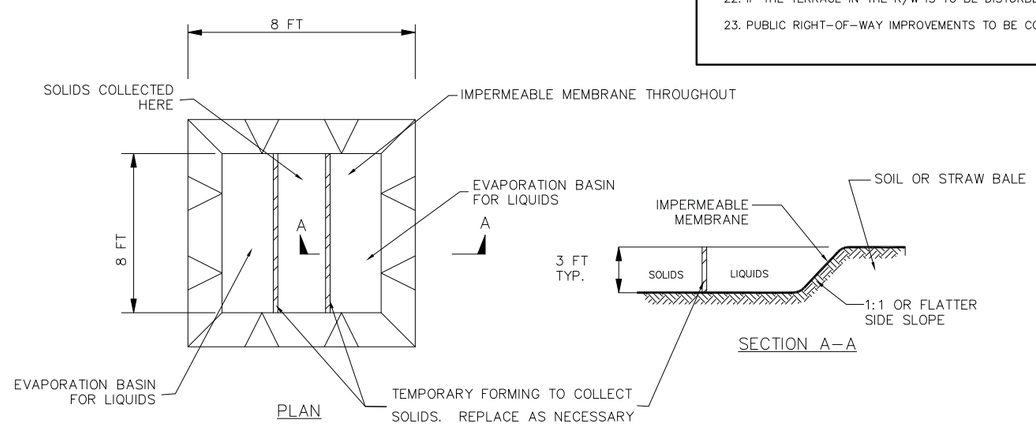
2/6 INLET PROTECTION TYPE D
NOT TO SCALE

EROSION CONTROL MEASURE NOTES:

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7–CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25–FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN–WORKED FOR A PERIOD OF MORE THAN 14–CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
8. SITE DE–WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED PER APPLICABLE DNR TECHNICAL STARDARDS, OR OTHER APPROPRIATE CONTROL MEASURES. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DEWATERING). PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE–APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. IF THE TERRACE IN THE R/W IS TO BE DISTURBED, CONTRACTOR SHALL CONSIDER PLACING STONE/MULCH TO MINIMIZE RUNOFF.
23. PUBLIC RIGHT–OF–WAY IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF MADISON PLANS (PROJECT NUMBER 53B2438).

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET–VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



3/6 CONCRETE WASHOUT STRUCTURE
NOT TO SCALE

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED
AFTER SEPTEMBER 15.

PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1–½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

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Erosion Control Notes and Details
Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 08/17/2017
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CHECKED: RKOL
PROJECT NO.: 140245
SHEET: 6 OF 6
DWG. NO.: C–6.0

17 Aug 2017 - 2:46p M:\1 Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base eng.dwg by: amea

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	AHH	Amer Hornbeam	Carpinus Caroliniana	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
7	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	4' B&B
7	ELY	Everlow Yew	Taxus X Media 'everlow'	18" B&B
6	TY	Taunton Yew	Taxus X Media 'tauntonii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
44	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.
99	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
9	JH	June Hosta	Hosta 'june'	#1 CONT.
26	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
51	VMOG	Variegated Moor Grass	Molina Caerulea 'variegata'	#1 CONT.
44	TSLF	Tassel Fern	Polystichum Polyblepharum	#1 CONT.
52	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
1	FBWE	Fire Ball Winged Euonymus	Euonymus Alatus 'select'	3' B&B
25	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#3 CONT.
3	KV	Koreanspice Viburnum	Viburnum Carlesii	30" B&B
2	LJAV	Little Joe Arwd Viburnum	Viburnum Dentatum 'klmseventeen'	5 GAL.

MADISON LANDSCAPE WORKSHEET

Zoning district is GDP/SIP
Total square footage of developed area ....12,500 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet = ...42 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet = ...0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
42 Landscape Units x 5 landscape points for first 5 acres.... 210 points
0 Landscpe Units x 1 landscape point for additional ___acres....0 points
TOTAL LANDSCAPE POINTS REQUIRED....210 points

PLANT TYPE or ELEMENT	Point Value	NEW Qty.	NEW Points Achieved	EXISTING Qty.	EXISTING Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	3	105			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15	3	45			
Upright Evergreen Shrub : 3-4 feet tall	10	7	70			
Shrub, deciduous : 3 gallon / 12"-24"	3	26	78			
Shrub, evergreen : 3 gallon / 12"-24"	4	13	52			
Ornamental grass/perennial :1gallon / 8"-18"	2	325	650			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					TOTAL POINTS PROVIDED
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
		Sub Totals	1000	+	NA	= 1000

Street Frontage Landscape Required

Street Frontage = __1,000__LF
Canopy Trees Required: 1 per 30 LF Frontage = ... 33
Shrubs Required : 5 per 30 LF Frontage = ... 165

Street Frontage Landscape Supplied

Proposed Canopy Trees = ...Due to site constraints we request alternative requirements as shown per plan
Proposed Shrubs = ...Due to site constraints we request alternative requirements as shown per plan

City Street Trees at Park Street and Fish Hatchery Road -- Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name (Mature Size)	Scientific Name	Planting Size
3	SKHL	Street Keeper Honeylocust (45'H x 20'W)	Gleditsia Triacan 'draves'	2 1/2" B&B
2	EKC	Espresso Kentucky Coffeetree (60'H x 35'W)	Gymnocladus Dioicus 'espresso-Jfs'	2 1/2" B&B
2	CSP	Cleveland Select Pear (30'H x 20'W)	Pyrus Calleryana 'Cleveland Select'	2 1/2" B&B
4	ASL	American Sentry Linden (45'H x 30'W)	Tilia Americana 'McKSentry'	2 1/2" B&B
2	NHE	New Horizon Elm (60'H x 30' W)	Ulmus 'new Horizon'	2 1/2" B&B

GENERAL NOTES

A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.

B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).

C) "Spaded Edge" to be Hand Trenched to depth of 4".

D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.

F) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Ginney Kentucky Bluegrass

G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with Class I Urban Type A organic straw erosion control netting that is then pegged into the soil with biodegradable staples.

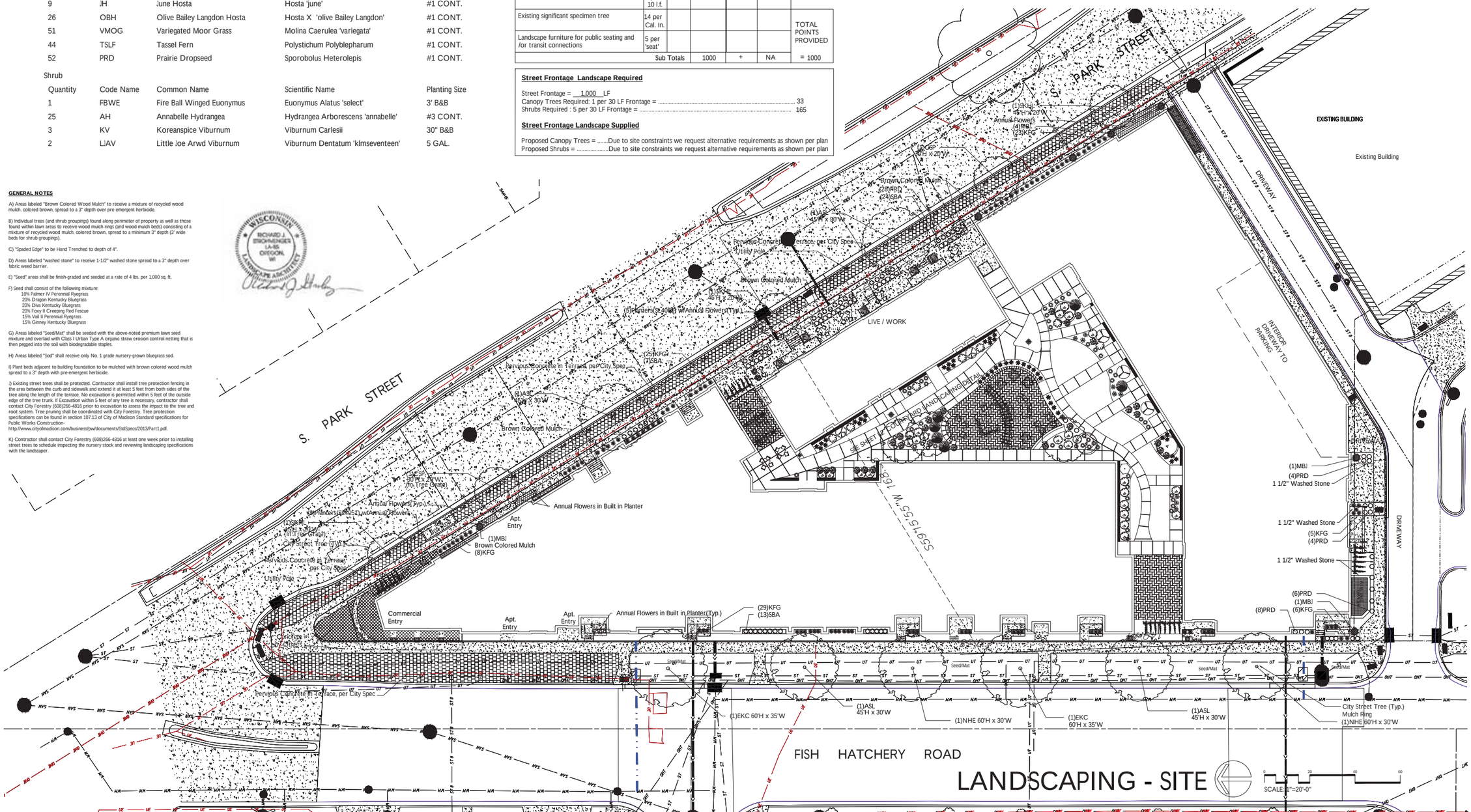
H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Plant beds adjacent to building foundation to be mulched with brown colored wood mulch spread to a 3" depth with pre-emergent herbicide.

J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If Excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction-
http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf.

K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

WISCONSIN RICHARD J. STOHMENGER LA-85 OREGON WI LANDSCAPE ARCHITECT



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OF WISCONSIN INC
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

PELOTON
1004-1032 S. PARK STREET
MADISON, WISCONSIN

Checked By: SS
Drawn By: 8/17/16 RS

Revised: 9/20/16 RS
Revised: 4/5/17 RS
Revised: 5/10/17 RS
Revised: 8/2/17 RS
Revised: 8/17/17 JH
Revised: ----
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L-1.1

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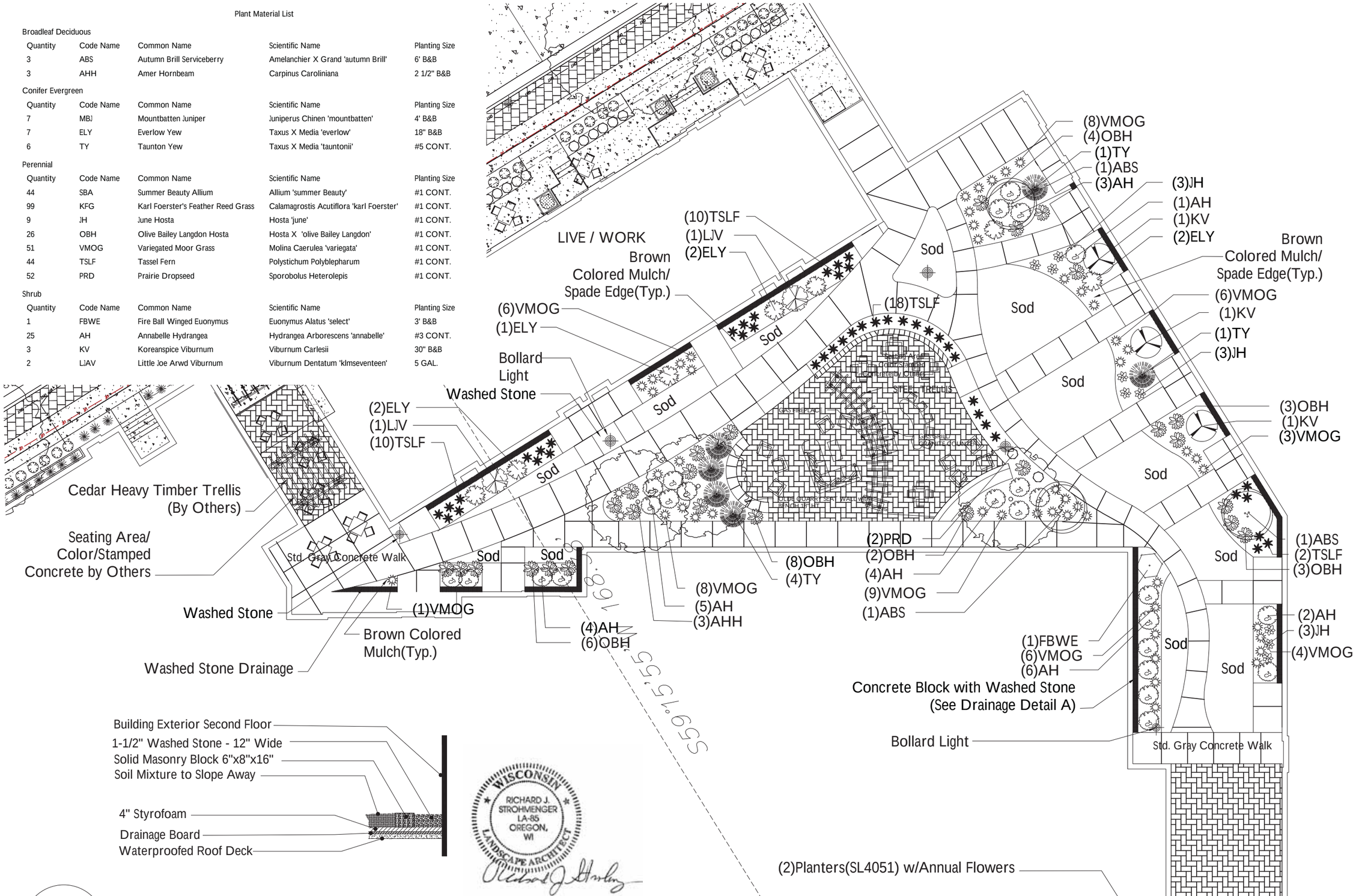

A Drainage Detail on Roof Deck

No Scale

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MADISON, WISCONSIN

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OLDE QUARRY®

Whether your plans call for constructing a curved wall, seat wall, planters, steps, edging or even an outdoor kitchen, the look will be commanding and impressive with the antiqued finish of Olde Quarry. The flexibility of Olde Quarry makes it one of the most significant landscape-design products available today. Available in a variety of colors, it can be matched to almost any paver project.

COLORS*

We recommend Unilock's Ledgestone™ coping and pillar caps (page 96) to complement this great wall system.

PRODUCT SPECIFICATIONS

Visit Unilock.com for more Olde Quarry project ideas and information.

UMBRIANO®

N Z C UC

EnduraColor®

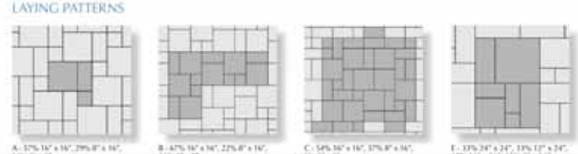
The ultimate in color and wear performance. Unilock's unmatched years of experience in the development of proprietary technologies leverage nature's inherent strength and enduring beauty.

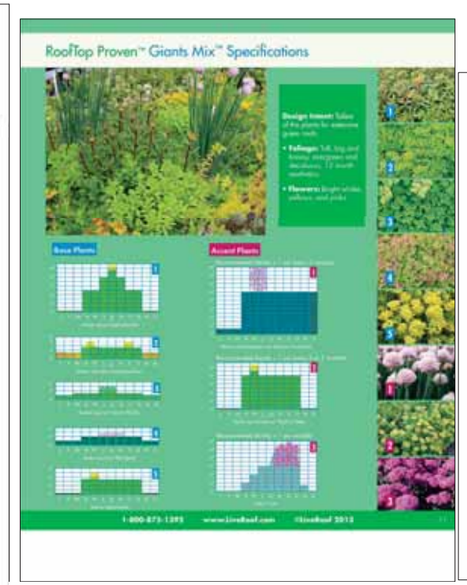
The random dispersing of color and granite particles creates the beauty of Umbriano's® unique mottled surface resembling the appearance of natural granite. Umbriano, with ColorFusion™ and other superior features, make it an ideal selection for driveways, pool decks, patios, commercial plazas and offices.

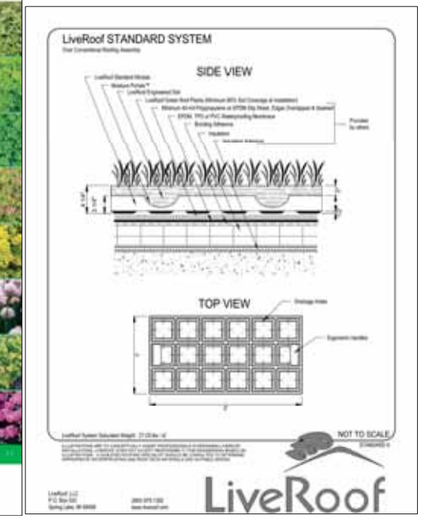
COLORS*

PRODUCT SPECIFICATIONS

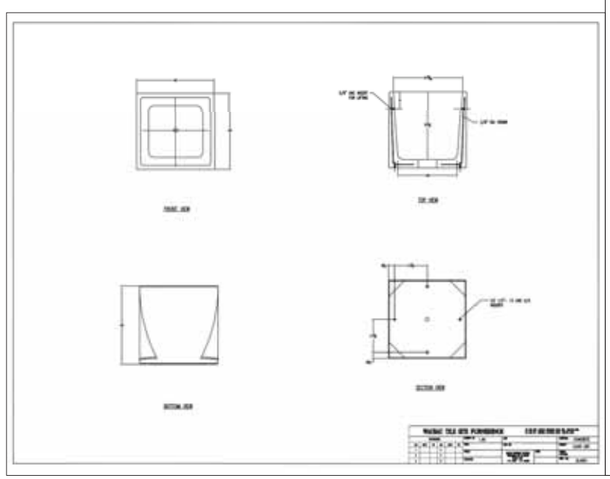
LAYING PATTERNS







Concrete Colors and Finishes



Product Information SL4061

Size:	42" Sq. x 42" H
Weight:	3,200 Lbs.
Material:	Reinforced concrete
Reinforcing:	3/8" Dia. steel rebar
Logo Options:	Inkjet or Cast
Drain Hole:	(1) 2" Dia drain hole
Hardware:	(2) 5/8" Dia lifting inserts

Note:
Lifting inserts are to ONLY be used when planter is EMPTY

Accepts Reservoir System

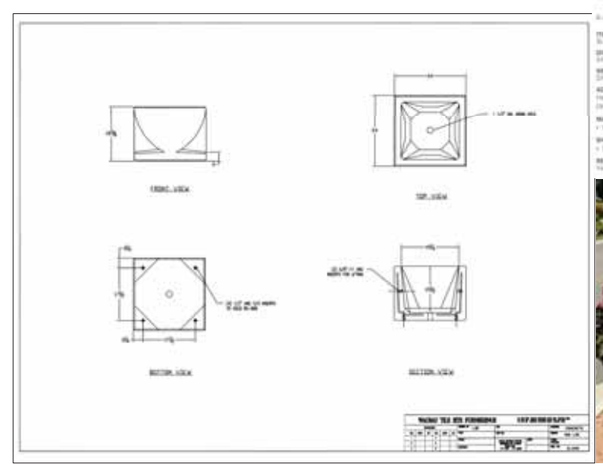
Finish Options

Standard
-Weatherstone(B)

Premium
-Weatherstone Glass(C)

Site Furnishing Division PO Box 1520, Wausau, WI 54402-1520 (800) 388-8720
Date: 08/11/14

MADE IN WAUSAU Wausau Tile



SL4051

Typical Summer Flower Display

POT STYLE SHOWN NOT TYPICAL- SEE SPECS FOR STYLE 4051 & 4061

DETAILS

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
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PELOTON
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MADISON, WISCONSIN

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L-3.1

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City Street Trees at Park Street and Fish Hatchery Road -- Plant Material List

Broadleaf Deciduous

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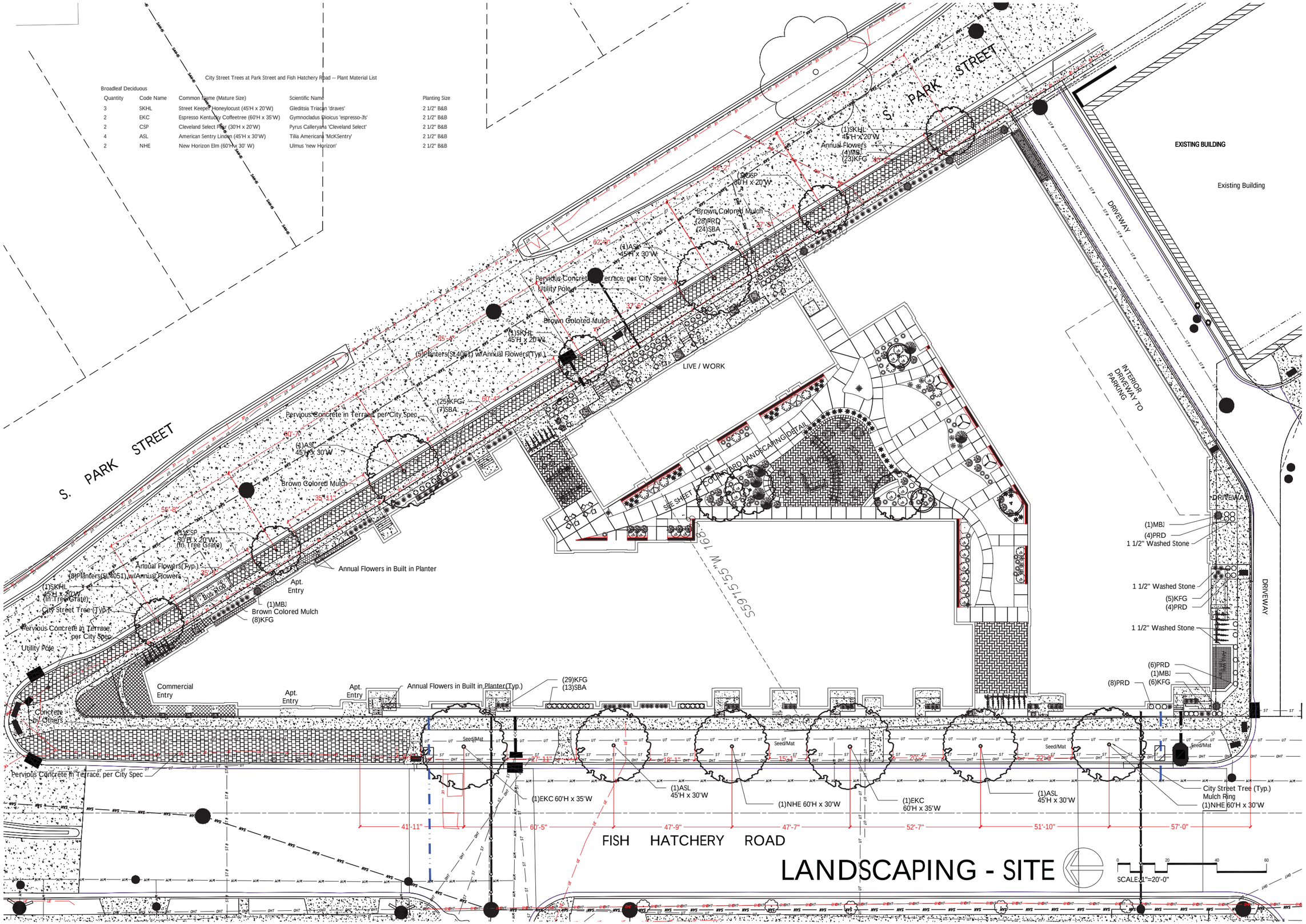

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L4.1

CITY TREES

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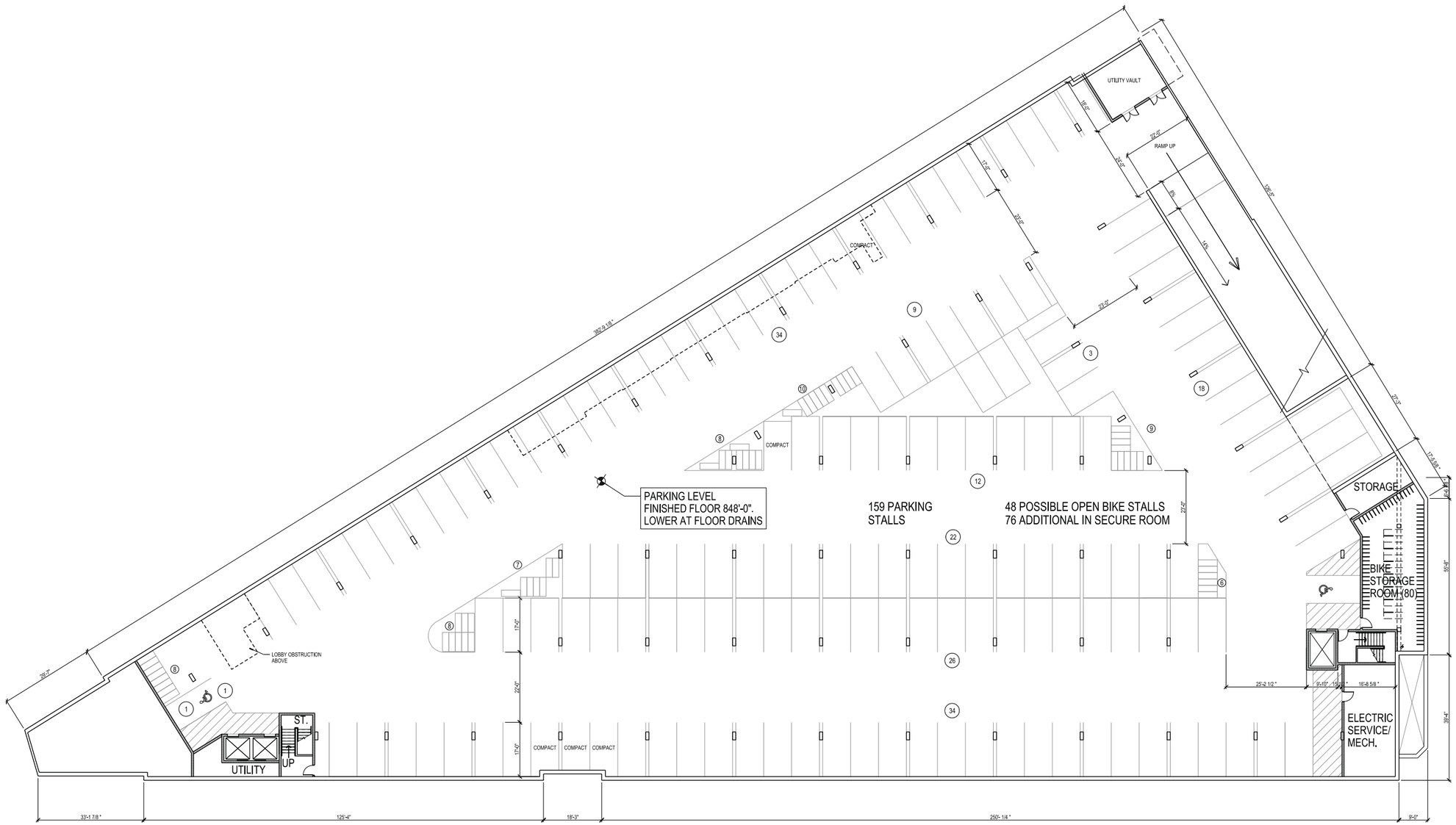

NORTH

PARKING LEVEL

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

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Janesville: 555 South River Street - Janesville, WI 53548 | Ph. 608.756.2326
Madison: 16 North Carroll Street - Madison, WI 53703 | Ph. 608.284.8225
www.angusyoung.com

PELOTON PLACE RESIDENCES
MIXED USE DEVELOPMENT
PELOTON RESIDENCES, LLC
MADISON, WISCONSIN

PROJECT NUMBER 59830

APPROVED BY XXX

REVIEWED BY XXX

DRAWN BY MBH

8/18/2017 3:12:27 PM

OVERALL PARKING LEVEL PLAN

A100

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

PLOTTED BY: emflynn

ORIGINAL SIZE = 24" x 36"

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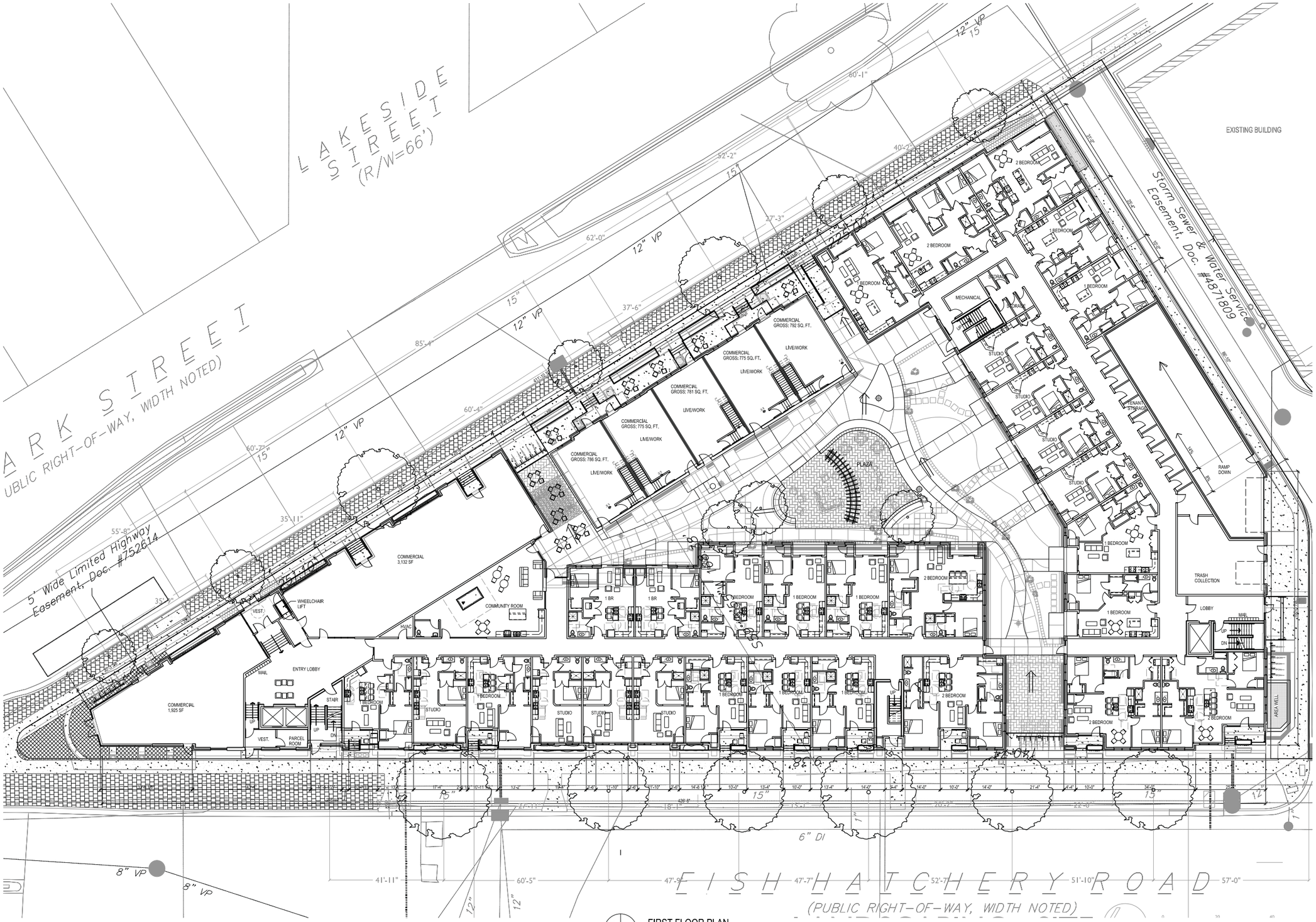

FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

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MADISON, WISCONSIN

PROJECT NUMBER 59830
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REVIEWED BY XXX
DRAWN BY MBH
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OVERALL FIRST FLOOR PLAN

A101

SCALE: 1/16"=1'-0"
PLOTTED BY: emflynn
ORIGINAL SIZE = 24" x 36"
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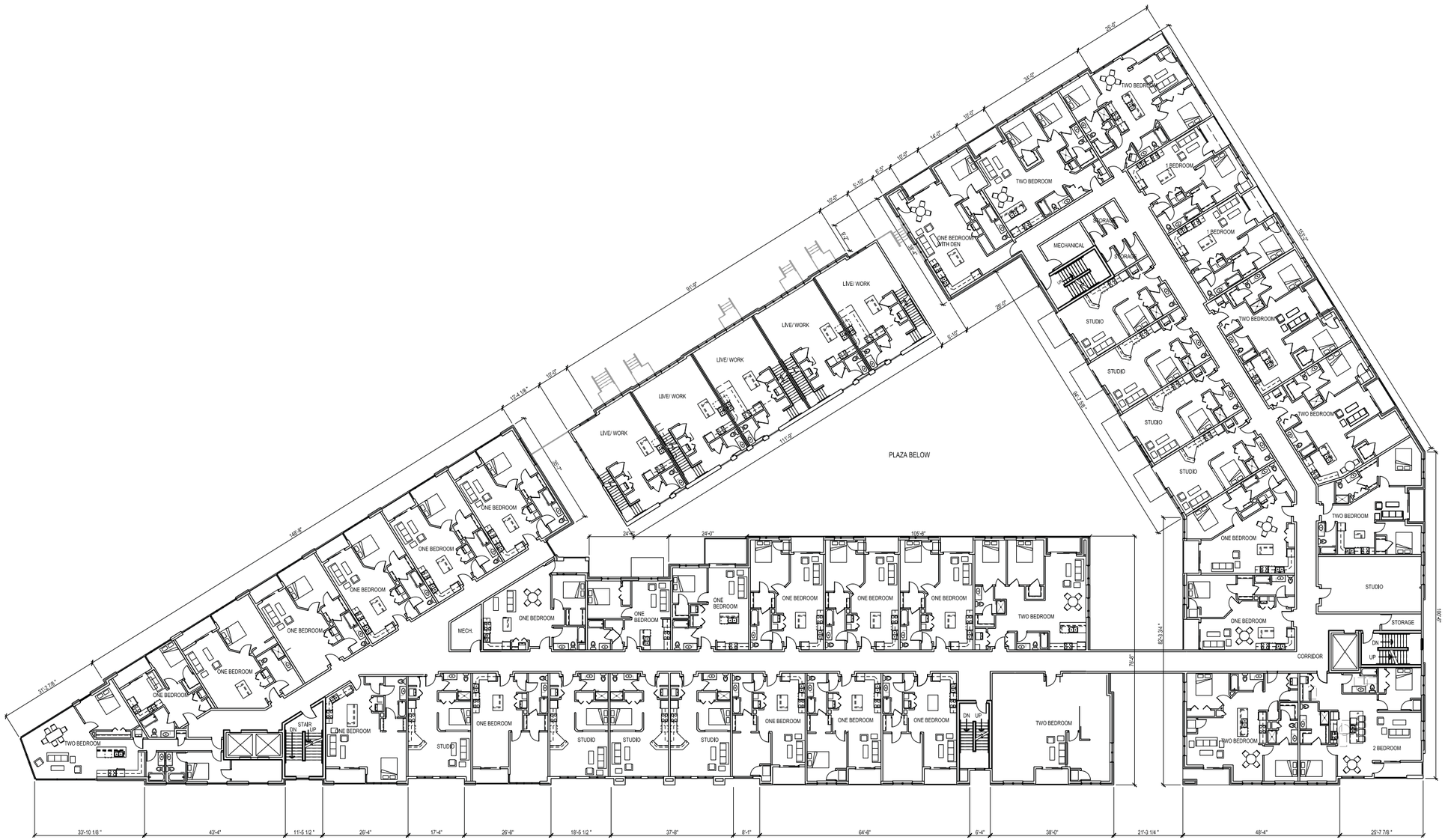

NORTH

SECOND FLOOR PLAN

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

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PELOTON RESIDENCES, LLC
MADISON, WISCONSIN

PROJECT NUMBER 59830
APPROVED BY XXX
REVIEWED BY XXX
DRAWN BY MBH
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OVERALL SECOND FLOOR PLAN

A102

SCALE: 1/16"=1'-0"
PLOTTED BY: emfgymh

ORIGINAL SIZE = 24" x 36"
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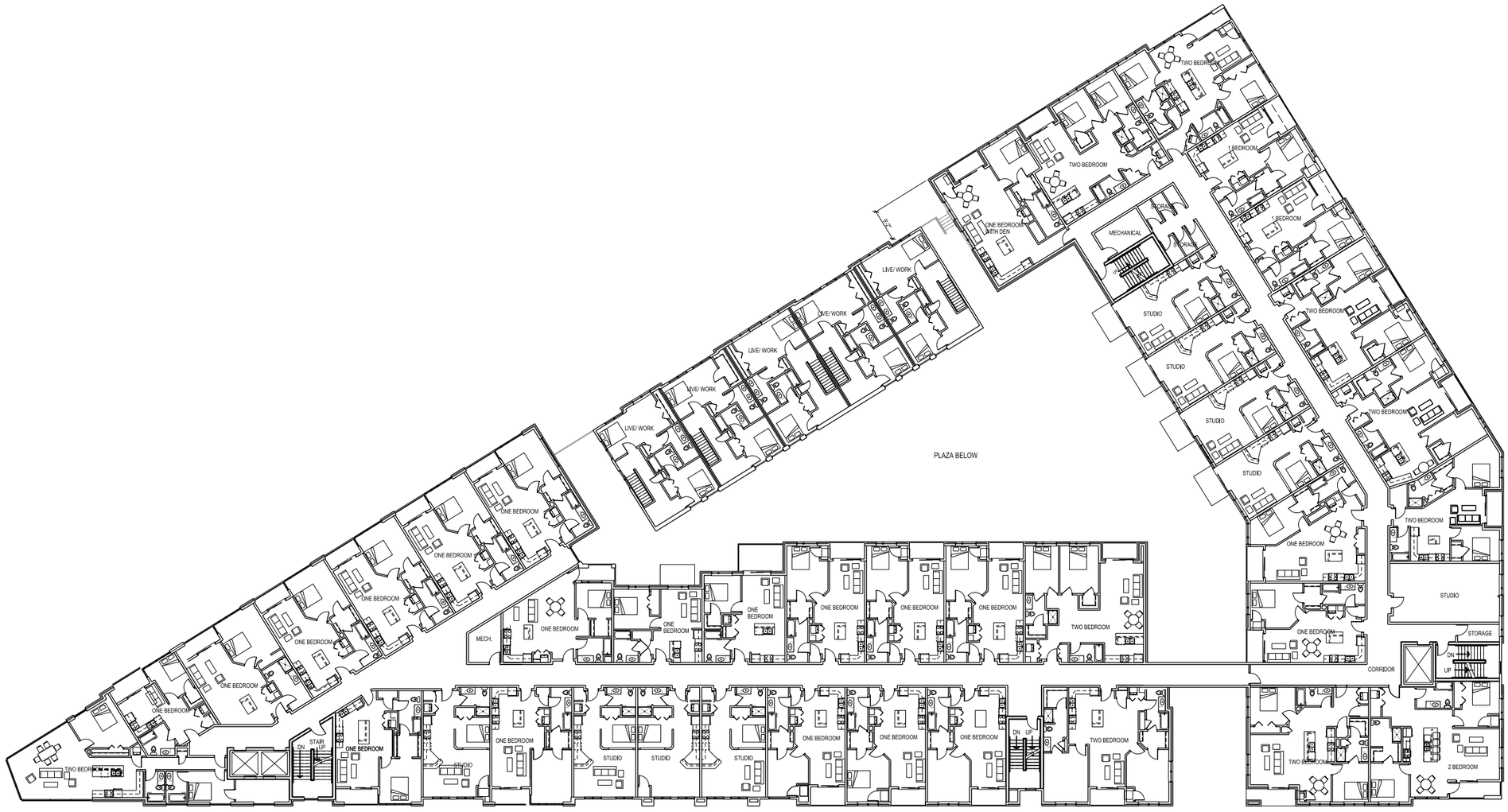

NORTH

THIRD FLOOR PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION

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

PLOTTED BY: emf@vm

ORIGINAL SIZE = 24" x 36"

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PELOTON PLACE RESIDENCES
MIXED USE DEVELOPMENT
PELOTON RESIDENCES, LLC
MADISON, WISCONSIN

PROJECT NUMBER
59830

APPROVED BY
XXX

REVIEWED BY
XXX

DRAWN BY
MBH

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OVERALL
THIRD FLOOR
PLAN

A103

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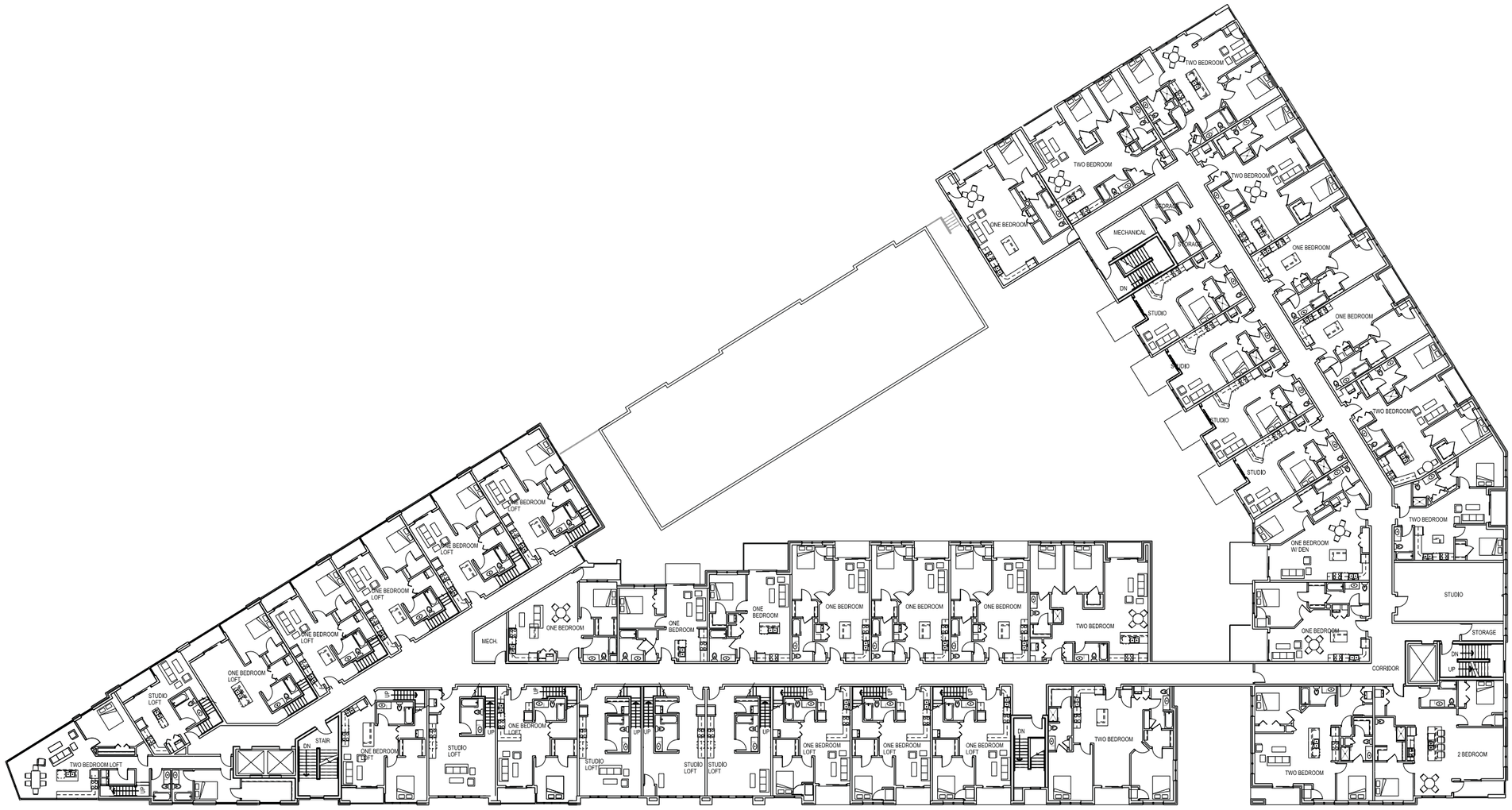

NORTH

FOURTH FLOOR PLAN

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

PRELIMINARY - NOT FOR CONSTRUCTION

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

PLOTTED BY: emf@ym

ORIGINAL SIZE = 24" x 36"

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PELOTON PLACE RESIDENCES
MIXED USE DEVELOPMENT
PELOTON RESIDENCES, LLC
MADISON, WISCONSIN

PROJECT NUMBER
59830

APPROVED BY
XXX

REVIEWED BY
XXX

DRAWN BY
MBH

8/18/2017 3:12:51 PM

OVERALL
FOURTH FLOOR
PLAN

A104

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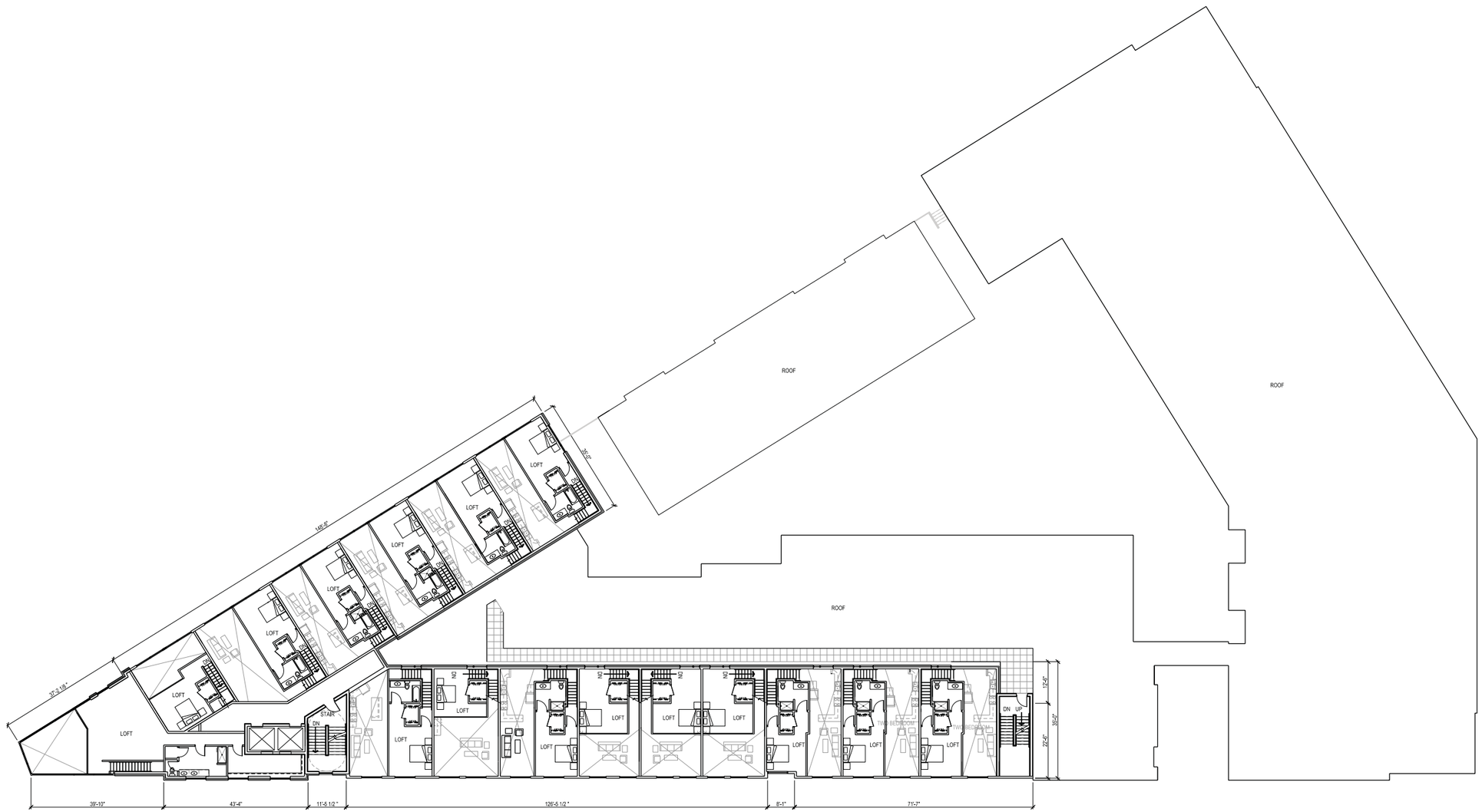

NORTH

FIFTH FLOOR PLAN

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

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PROJECT NUMBER 59830

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REVIEWED BY XXX

DRAWN BY MBH

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OVERALL FOURTH FLOOR PLAN

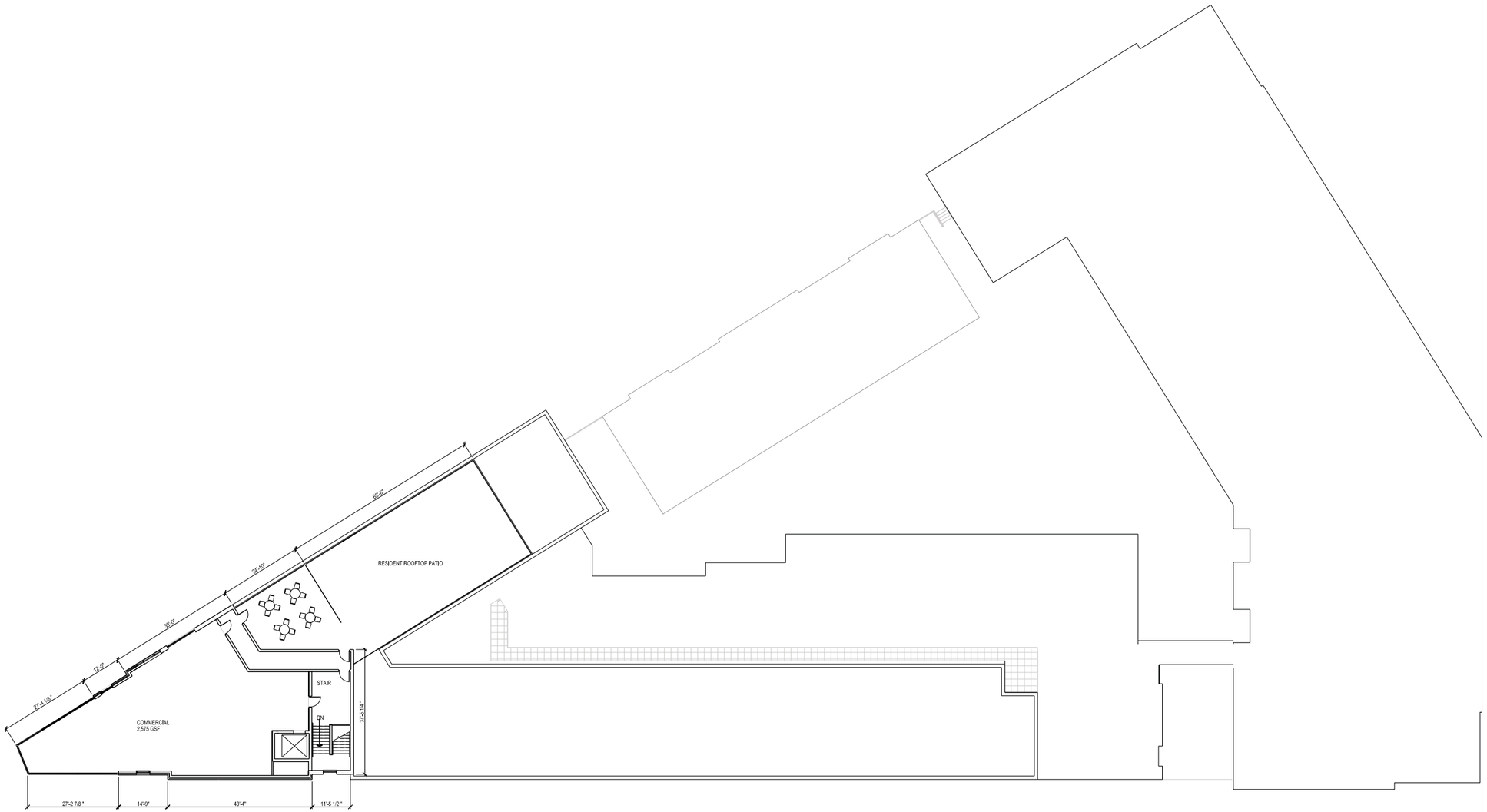
A105

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

PLOTTED BY: emflynn

ORIGINAL SIZE = 24" x 36"

X:\59830\cad\59830ea\A105.dgn



NORTH

SIXTH FLOOR PLAN

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

0 8' 16' 32'

PRELIMINARY - NOT FOR CONSTRUCTION

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

PLOTTED BY: emf/jmh

ORIGINAL SIZE = 24" x 36"

X:\59830\cad\59830sh\A106.dwg

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XXX

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JAD

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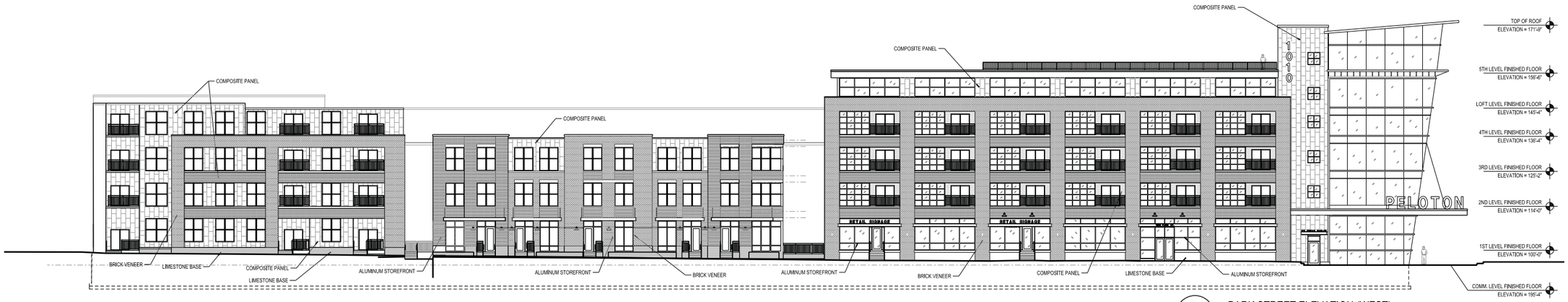
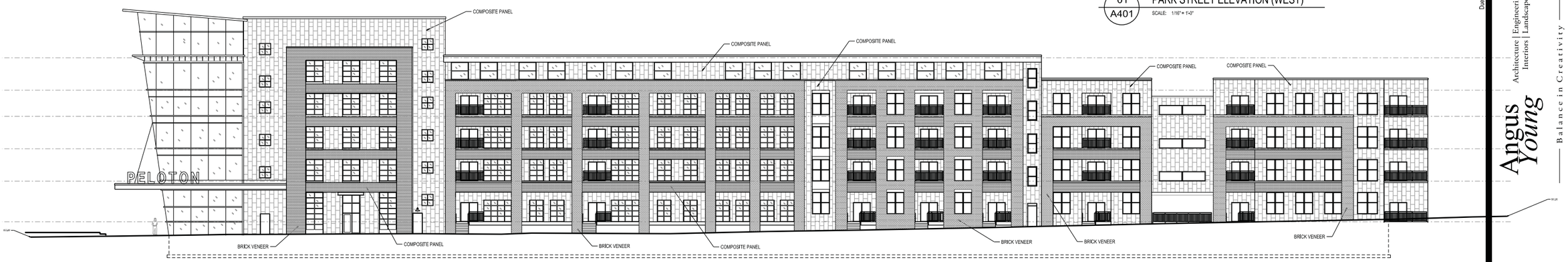
OVERALL
6TH FLOOR PLAN
PLAN

A106



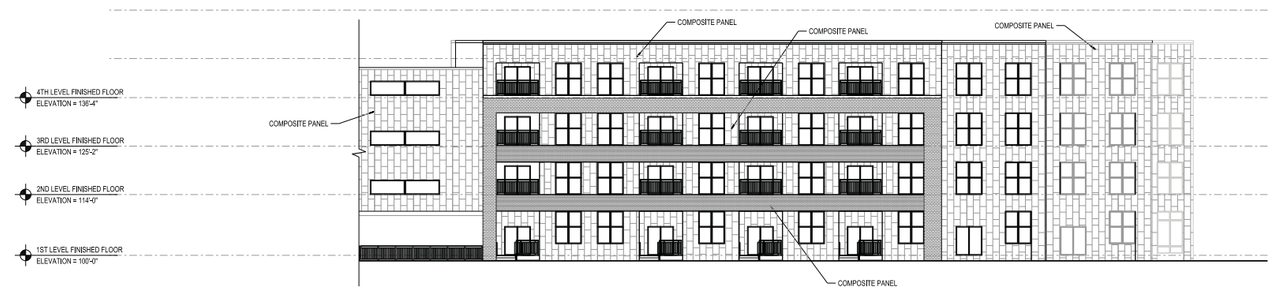
01 A401 PARK STREET ELEVATION (WEST)

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



02 A401 FISH HATCHERY STREET ELEVATION (EAST)

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



03 A401 WEST FACING COURTYARD ELEVATION

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

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PROJECT NUMBER 59830

APPROVED BY XXX

REVIEWED BY XXX

DRAWN BY EMH

8/18/2017 3:12:59 PM

PROPOSED EXTERIOR ELEVATIONS

A401

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

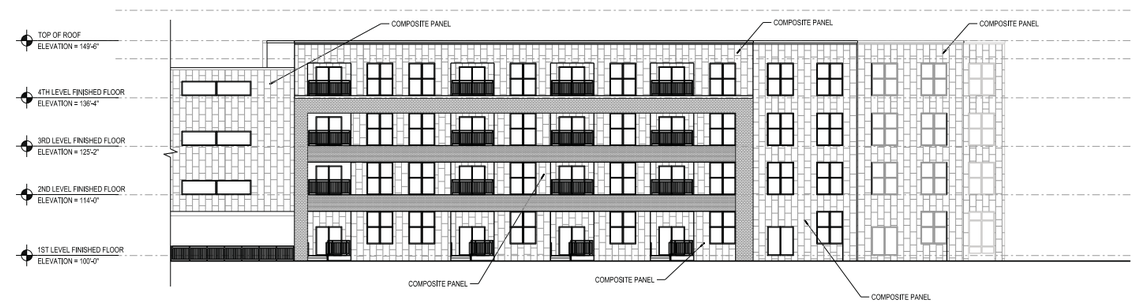
PLOTTED BY: emh@ym

ORIGINAL SIZE = 24" x 36"

X:\59830\cad\59830sp\A401.dgn

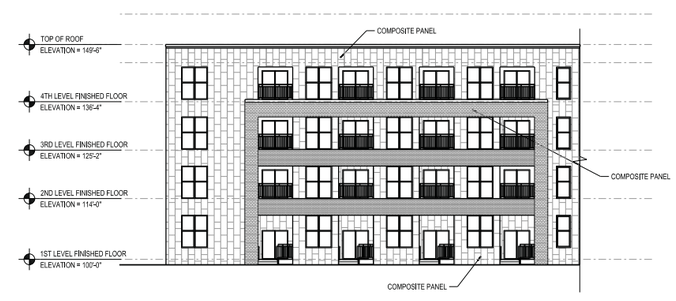
01 A401 SOUTH STREET ELEVATION (SOUTH)

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



02 A401 INTERIOR COURTYARD (WEST)

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



03 A401 INTERIOR COURTYARD (SOUTH)

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

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PROJECT NUMBER 59630

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REVIEWED BY XXX

DRAWN BY EMH

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PROPOSED EXTERIOR ELEVATIONS

A401

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

PLOTTED BY: emh@jmh

ORIGINAL SIZE = 24" x 36"

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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage
	OA1	6	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	EATON LED 4000K	1	1396	12.2
	OA2	5	COOPER LIGHTING - LUMARK	XTOR2A-N	LUMARK CROSSTOUR LED WALL PACK - 20W - 3500K WITH SPECULAR REFLECTOR, CLEAR LENS AND ALUMINUM HEATSINK		1	947	19.8
	OB	7	LIGMAN	UJE-317714-M-W40	Jet square wall up-down light 4.02 LED	2X7 LED 4000K	2	680	24.6
	OC	125	EATON - HALO (FORMER COOPER LIGHTING)	ML5606840-691WB	HALO 6 INCH ML56 600 SERIES LED DOWNLIGHT WITH WHITE POLYMER BAFFLE REFLECTOR	(1) HIGH LUMEN LED 80CRI / 4000K CCT ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	648	9
	OD	16	RAB LIGHTING, INC.	GNLED13YACB/FLOOD REF/FROSTED LENS	CAST FINNED METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, SPUN SEMI-SPECULAR METAL REFLECTOR, FROSTED FLAT GLASS LENS IN CAST BLACK PAINTED METAL TRIM RING, LENS FROSTED SIDE UP.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED) WITH LEDS ARRANGED IN AN ARRAY OF THREE LINEAR ROWS, VERTICAL BASE-UP POSITION.	1	343	15.6

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALLEYWAY	+	0.4 fc	8.0 fc	0.0 fc	N/A	N/A
EAST CURB	+	0.3 fc	0.7 fc	0.0 fc	N/A	N/A
FISH HATCHERY SIDEWALK PASSED THE PROPERTY LINE	+	0.4 fc	4.1 fc	0.0 fc	N/A	N/A
PARK ST SIDEWALK	+	1.2 fc	26.2 fc	0.0 fc	N/A	N/A
PARK ST SIDEWALK PASSED PROPERTY LINE	+	0.5 fc	2.1 fc	0.0 fc	N/A	N/A
PLAZA AREA	+	1.6 fc	18.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.4 fc	3.9 fc	0.0 fc	N/A	N/A

GENERAL EXTERIOR LIGHTING NOTES

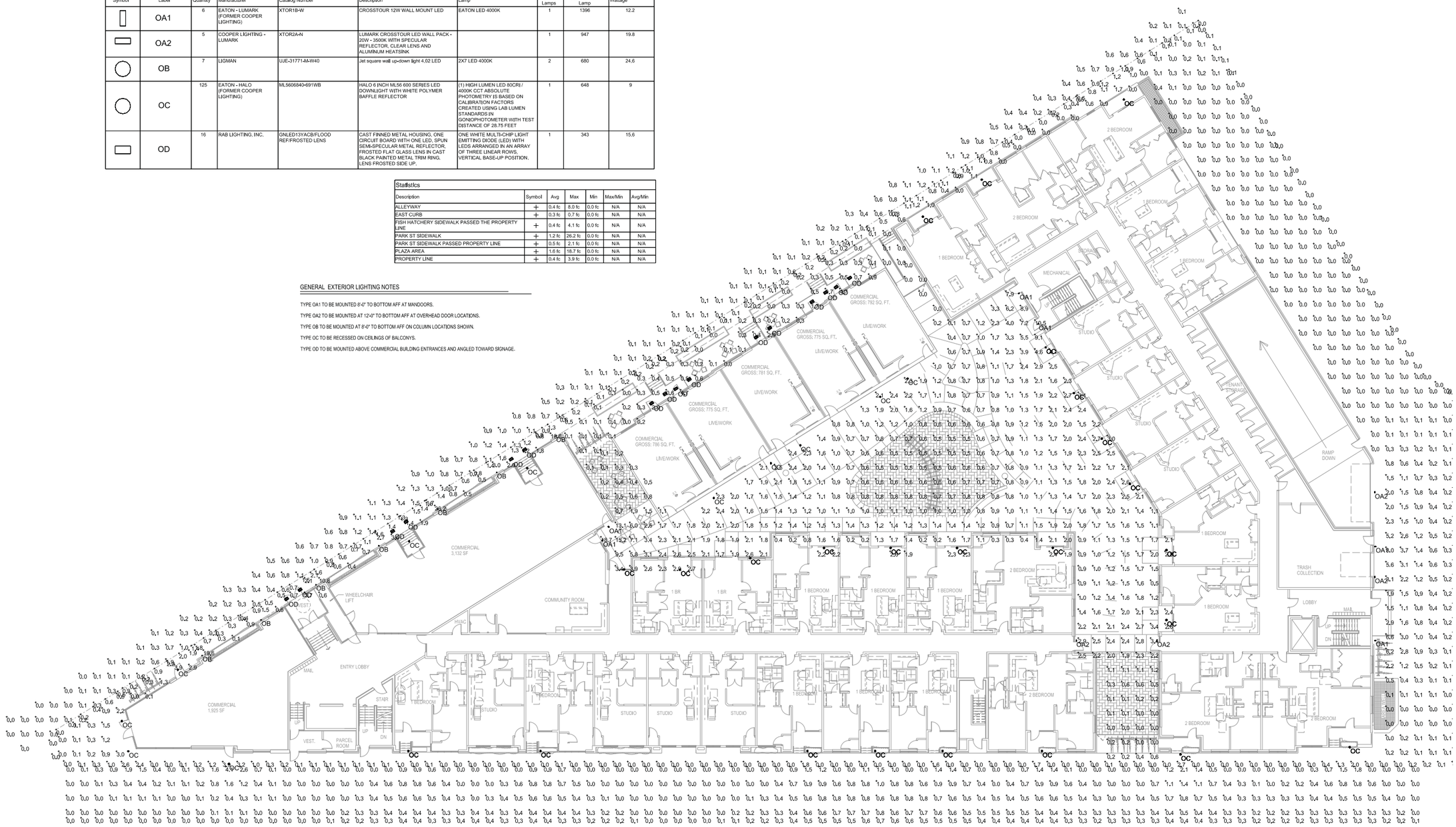
TYPE OA1 TO BE MOUNTED 8'-0" TO BOTTOM AFF AT MANDOORS.

TYPE OA2 TO BE MOUNTED AT 12'-0" TO BOTTOM AFF AT OVERHEAD DOOR LOCATIONS.

TYPE OB TO BE MOUNTED AT 8'-0" TO BOTTOM AFF ON COLUMN LOCATIONS SHOWN.

TYPE OC TO BE RECESSED ON CEILINGS OF BALCONYS.

TYPE OD TO BE MOUNTED ABOVE COMMERCIAL BUILDING ENTRANCES AND ANGLED TOWARD SIGNAGE.



NORTH

SITE LIGHTING PHOTOMETRICS

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

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

PLOTTED BY: emfjym

ORIGINAL SIZE = 24" x 36"

X:\59830\cad\59830sheE510.dgn

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PROJECT NUMBER 59830

APPROVED BY XXX

REVIEWED BY XXX

DRAWN BY CTK

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SITE LIGHTING PHOTOMETRICS

E510

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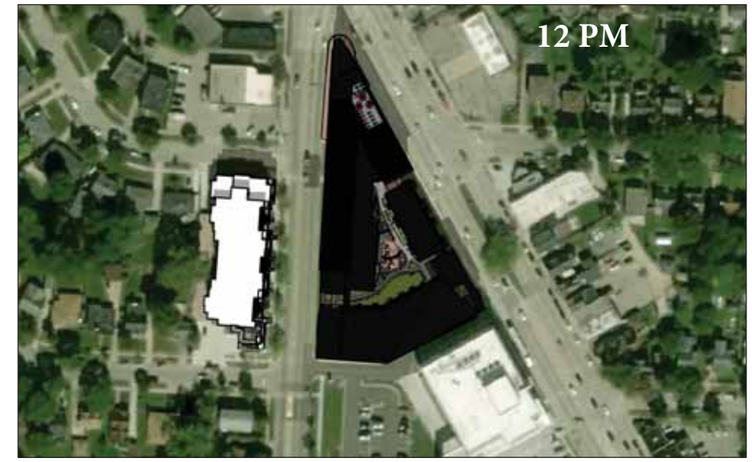

EXTERIOR SHADOW STUDY: MARCH 21ST

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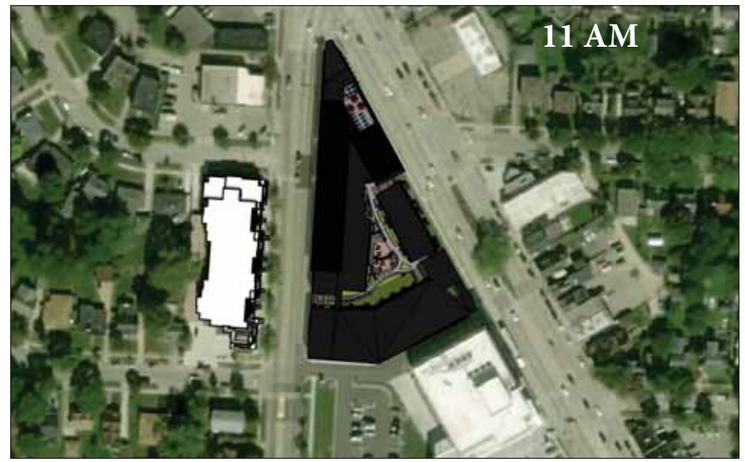

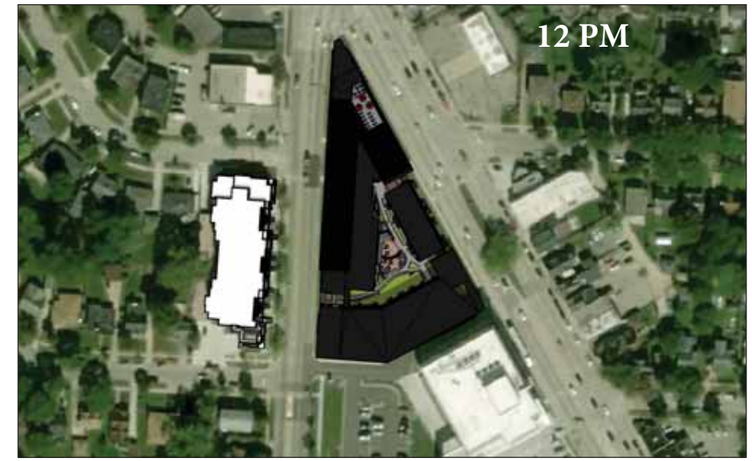

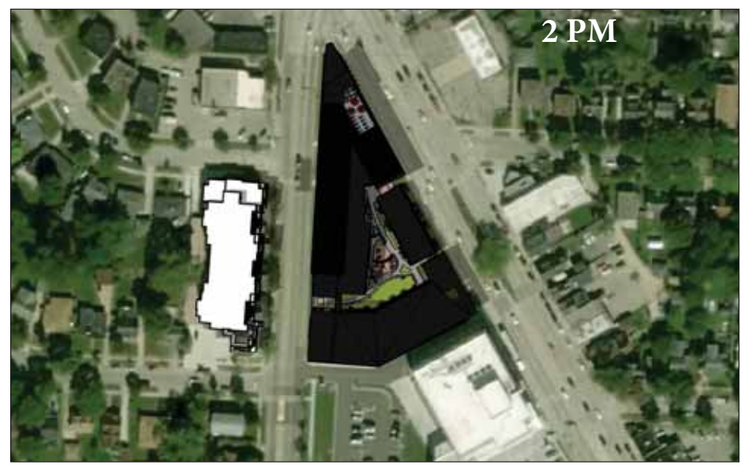

EXTERIOR SHADOW STUDY: JUNE 21ST

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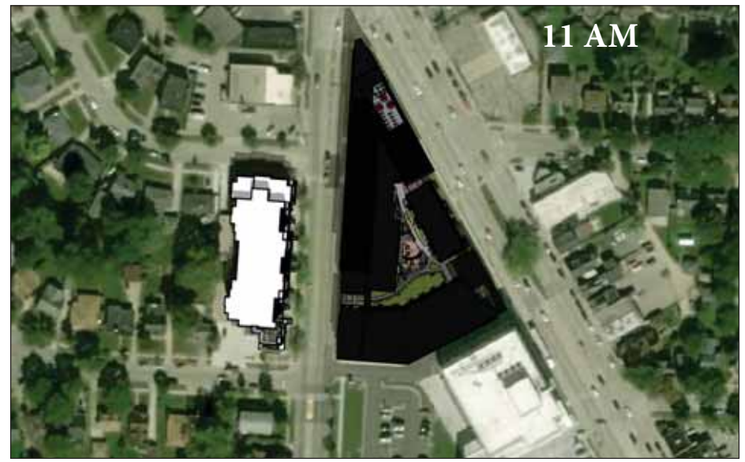

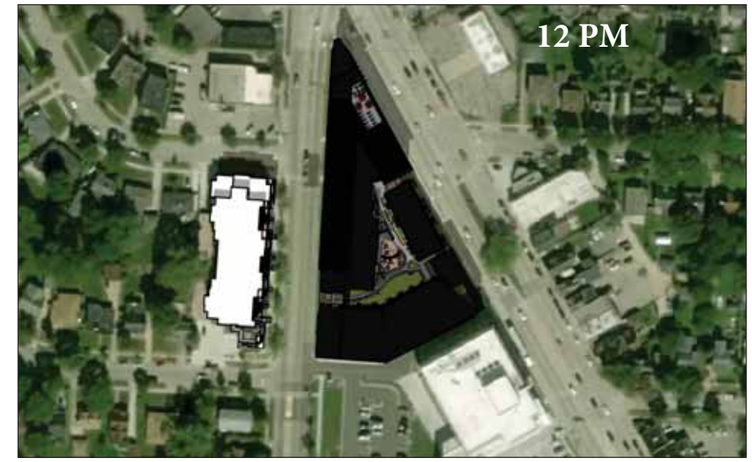

EXTERIOR SHADOW STUDY: SEPTEMBER 21ST

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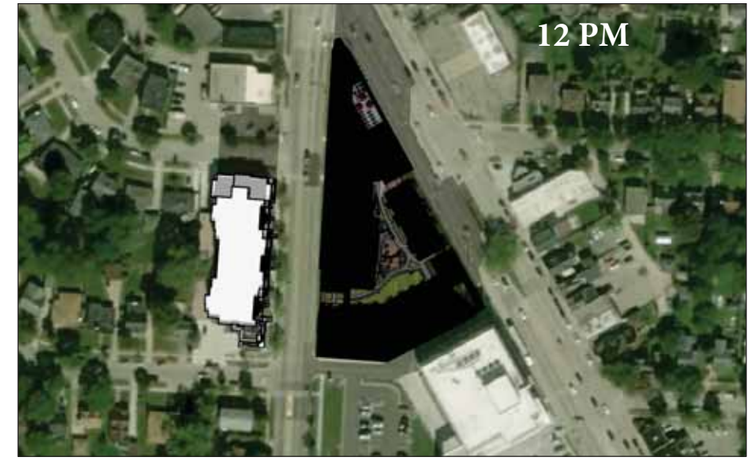

EXTERIOR SHADOW STUDY: DECEMBER 21ST

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"BUILDING" A:

TOTAL EXTERIOR PERIMETER = 527'-11"
AERIAL ACCESS = 164'-8" (31.19%)
Note: If existing overhead power lines on Fish Hatchery are buried, we will gain an additional 65'-0" of perimeter aerial access.

"BUILDING" B:

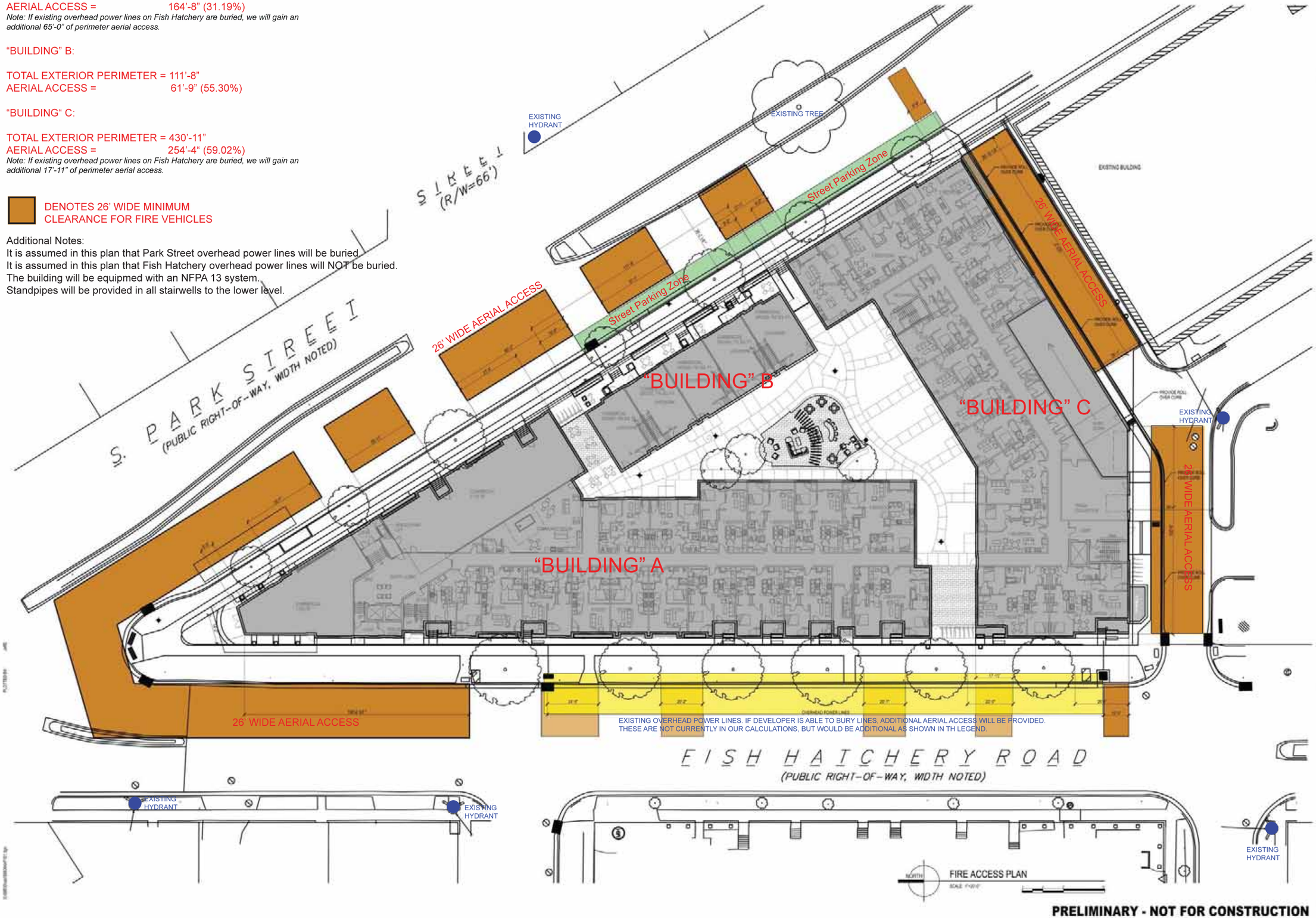
TOTAL EXTERIOR PERIMETER = 111'-8"
AERIAL ACCESS = 61'-9" (55.30%)

"BUILDING" C:

TOTAL EXTERIOR PERIMETER = 430'-11"
AERIAL ACCESS = 254'-4" (59.02%)
Note: If existing overhead power lines on Fish Hatchery are buried, we will gain an additional 17'-11" of perimeter aerial access.

DENOTES 26' WIDE MINIMUM CLEARANCE FOR FIRE VEHICLES

Additional Notes:
It is assumed in this plan that Park Street overhead power lines will be buried.
It is assumed in this plan that Fish Hatchery overhead power lines will NOT be buried.
The building will be equipmed with an NFPA 13 system.
Standpipes will be provided in all stairwells to the lower level.



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FIRE ACCESS PLAN

F101