

DIRECTORY

ARCHITECT:
 ARCHITECTURE 2000, LLC
 244 N. BROADWAY
 MILWAUKEE, WI 53202
 TEL: (414) 727-2321
 FAX: (414) 276-1764
 ATTN: JEREMY BARTLETT

GENERAL CONTRACTOR:
 HORIZON CONSTRUCTION GROUP, LLC
 1031 NORTH EDGE TRAIL
 VERONA, WI 53593
 TEL: (262) 574-0305
 FAX: (262) 574-0313
 ATTN: DAN FITZGERALD

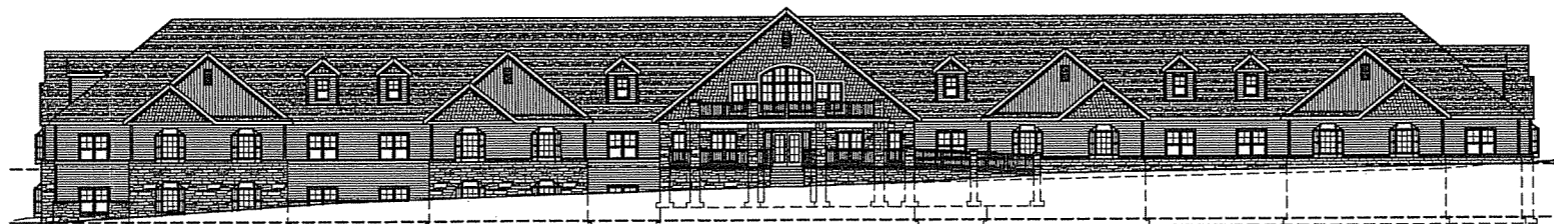
LANDSCAPE ARCHITECT:
 LANDSCAPE ARCHITECTURE, LLC
 5806 SOUTH HILL DRIVE
 MILWAUKEE, WI 53705
 TEL: (608) 798-1840
 FAX: (608) 798-1653
 ATTN: JOE HANAUER

CIVIL ENGINEER/SURVEYOR:
 CALKINS ENGINEERING, LLC
 5010 VOGES ROAD
 MADISON, WI 53718
 TEL: (608) 838-0444
 FAX: (608) 838-0445
 ATTN: MATT MORRIS

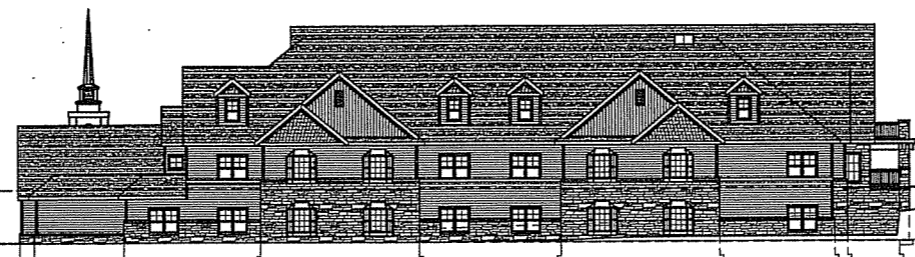
OWNER:
 ALL SAINTS COTTAGES AND CONDOS, INC.
 702 S. HIGH POINT ROAD
 MADISON, WI 53719-3522

ALL SAINTS ASSISTED LIVING NEW CONSTRUCTION

SIP - SUBMITTAL - 1/10/2007



8210 HIGHVIEW DRIVE



PLAZA DRIVE

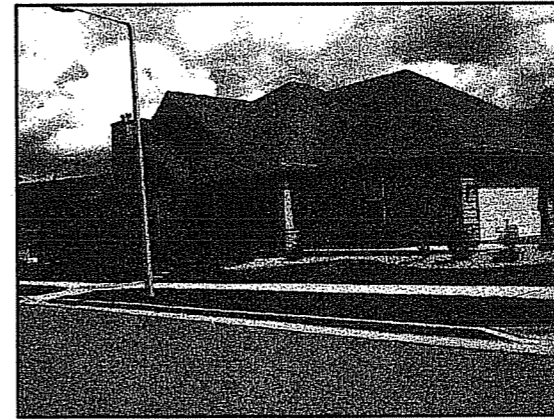
CONTEXTUAL SITE INFORMATION



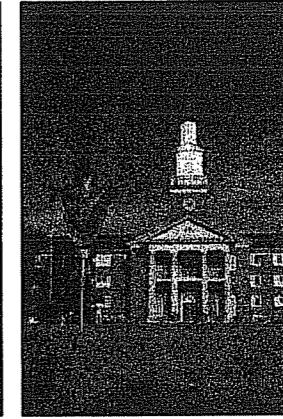
ALL SAINTS CAMPUS
HILLSIDE ESTATES



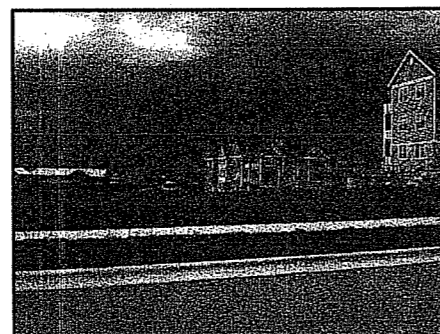
ALL SAINTS CAMPUS
APARTMENTS



ALL SAINTS CAMPUS
COTTAGES



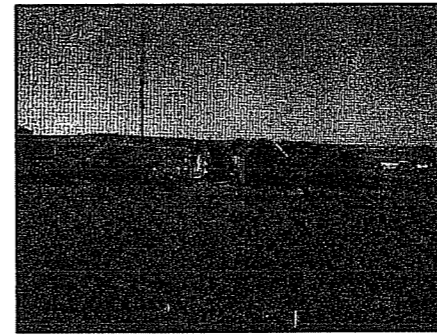
BISHOP O'CONNOR
CENTER



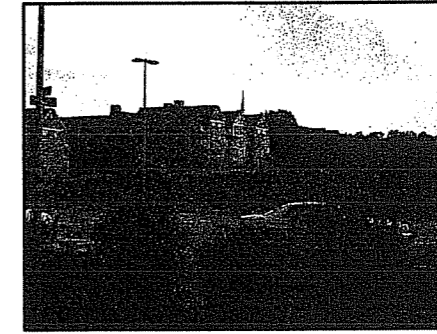
NORTHEAST



WEST



NORTHWEST



SOUTHEAST

VIEW OF THE VACANT LOT PROPOSED FOR THIS PHASE OF THE ALL SAINTS CAMPUS - ASSISTED LIVING

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C3.1	UTILITY PLAN
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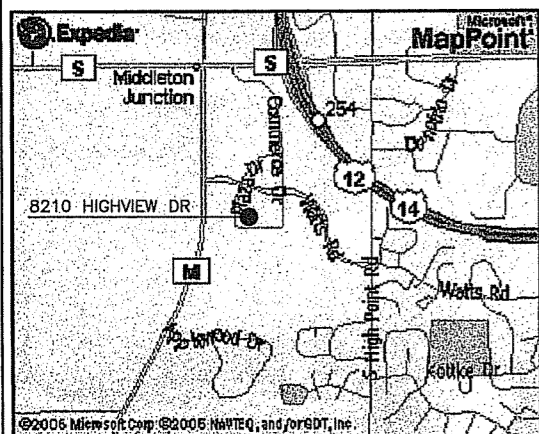


ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
 ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
 HORIZON CONSTRUCTION GROUP
 1031 NORTH EDGE TRAIL
 VERONA, WI 53593

BUILDING SUMMARY

BASED ON THE	2002 WISCONSIN ENROLLED COMMERCIAL CODE 2003 INTERNATIONAL MECHANICAL CODE 2004 WISCONSIN COMM 81 TO 84 2005 NATIONAL ELECTRICAL CODE 2000 INTERNATIONAL FIRE CODE 2000 INTERNATIONAL SPRINKLER CODE 2000 INTERNATIONAL FIRE ALARM CODE 1998 ANSI A117.1 ACCESSIBILITY CODE CITY OF MADISON MUNICIPAL CODE
OCCUPANCY GROUPS	I-2 - INSTITUTIONAL
CONSTRUCTION TYPE	TYPE VB, WOOD FRAME PROTECTED
SPRINKLER/FIRE ALARM	SPRINKLER NFPA 13 FIRE AND SMOKE ALARM REQUIRED
BUILDING SQ. FOOTAGE	FLOOR AREA
	LOWER LEVEL 28,180 SF
	1ST FLOOR 27,358 SF
	TOTAL AREA 55,538 SF
CODE EXCEPTIONS:	

VICINITY MAP



NO.	DATE	BY	DESCRIPTION
△	12/22/06	JDB	LEDC - INFORMATIONAL PRESENTATION
△	1/10/07	JDB	SIP SUBMITTAL - LAND USE
△			
△			
△			
△			
△			
△			
△			
△			

TITLE SHEET

SCALE: _____ SHEET: _____
 PROJECT #: 0813
 DRWN BY: JDB/CHKD BY: DRF
 BLDG. SUBMITTAL: **T1**

ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1051 NORTH EDGE TRAIL
 VERONA, WI 53598

PLAZA DRIVE

HIGHVIEW DRIVE

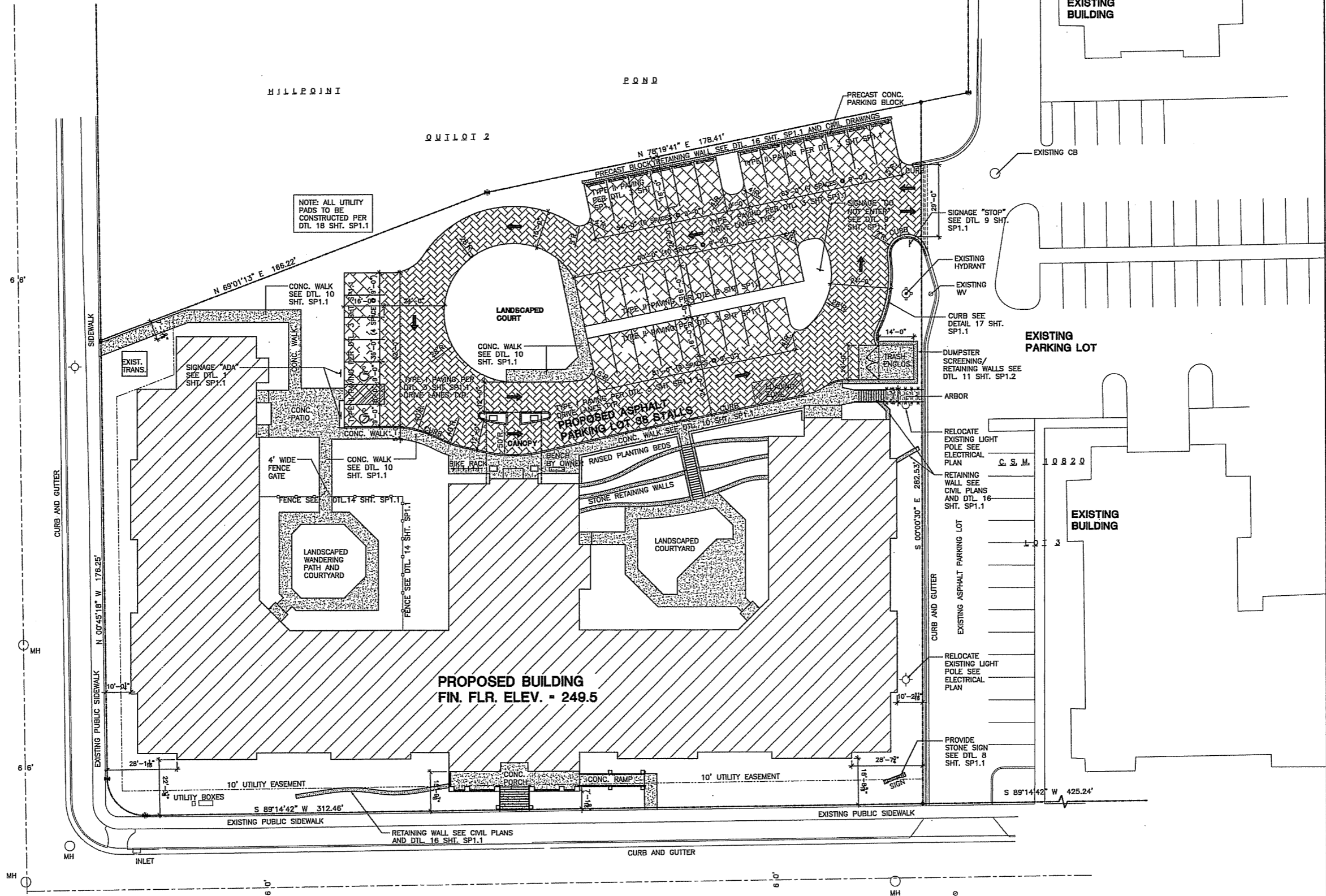
SITE PLAN

HILLOPONI POND

HILLOPONI

POND

QUILQI 2

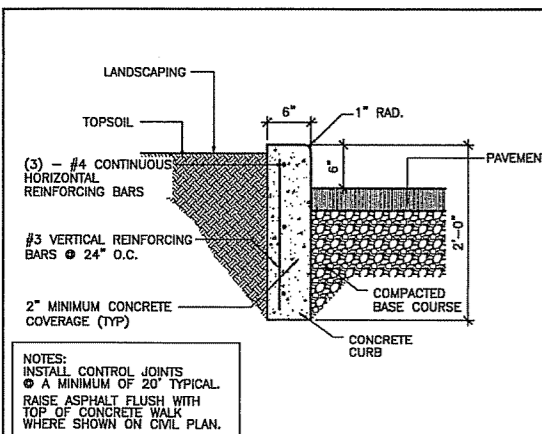


NOTE: ALL UTILITY PADS TO BE CONSTRUCTED PER DTL 18 SHT. SP1.1

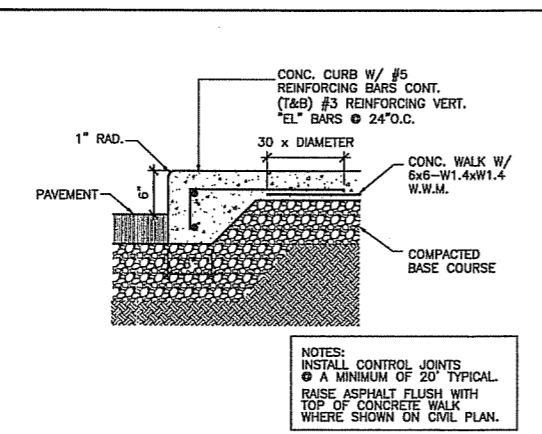
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▲	1/10/07	JOB	SP SUBMITTAL - LAND USE
▲			
▲			
▲			
▲			
▲			
▲			
▲			

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'
 PROJECT #: 0813
 DRWN BY: JOB CHKD BY:
 BLDG. SUBMITTAL: **SP1.0**

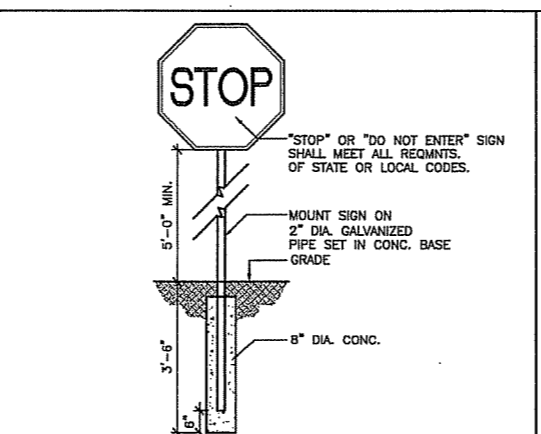
SCALE: 1" = 20'



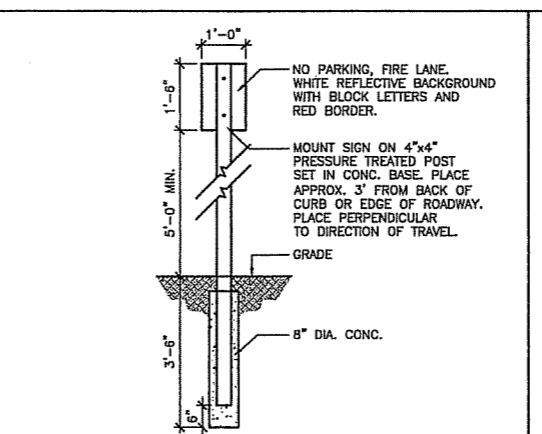
CURB DETAIL 17
 SCALE: N.T.S.



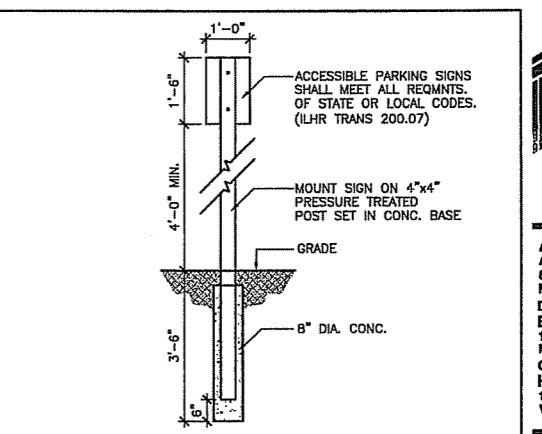
CURB W/ WALK DETAIL 13
 SCALE: N.T.S.



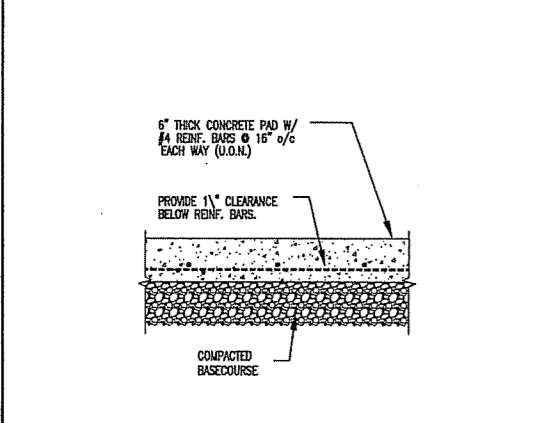
STOP/DO NOT ENTER SIGNAGE 9
 SCALE: N.T.S.



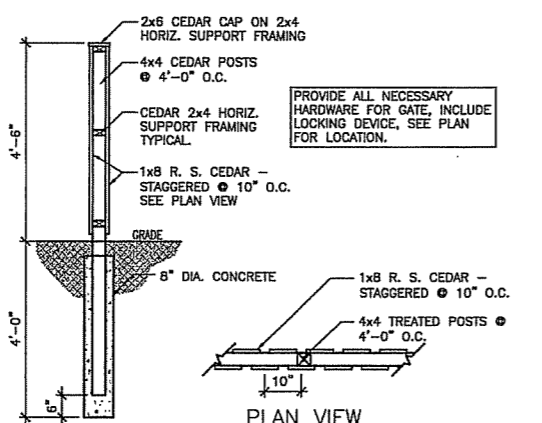
FIRE LANE SIGNAGE 5
 SCALE: N.T.S.



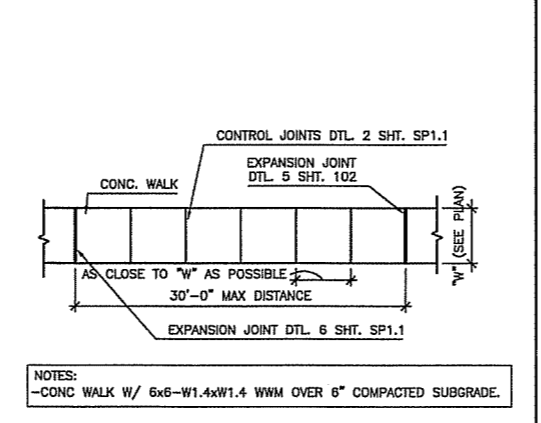
ADA PARKING SIGNAGE 1
 SCALE: N.T.S.



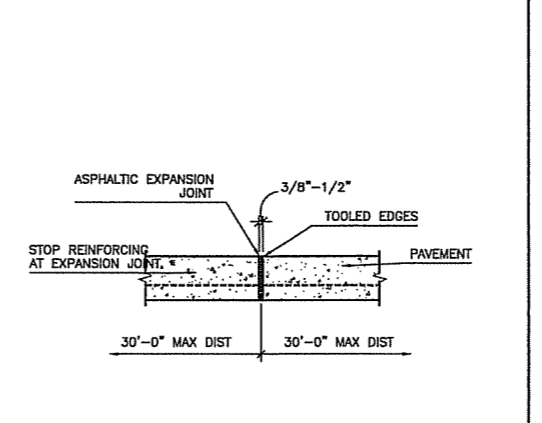
CONCRETE PAD 18
 SCALE: N.T.S.



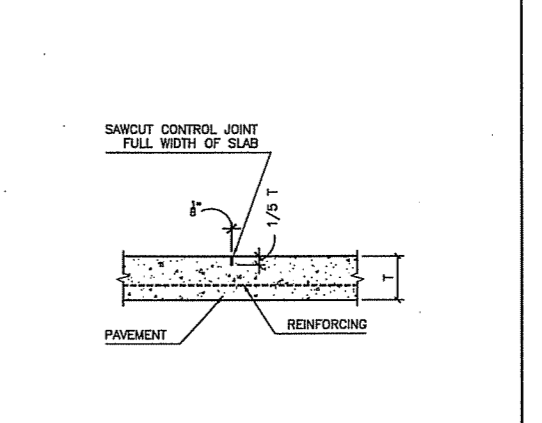
FENCE DETAIL 14
 SCALE: N.T.S.



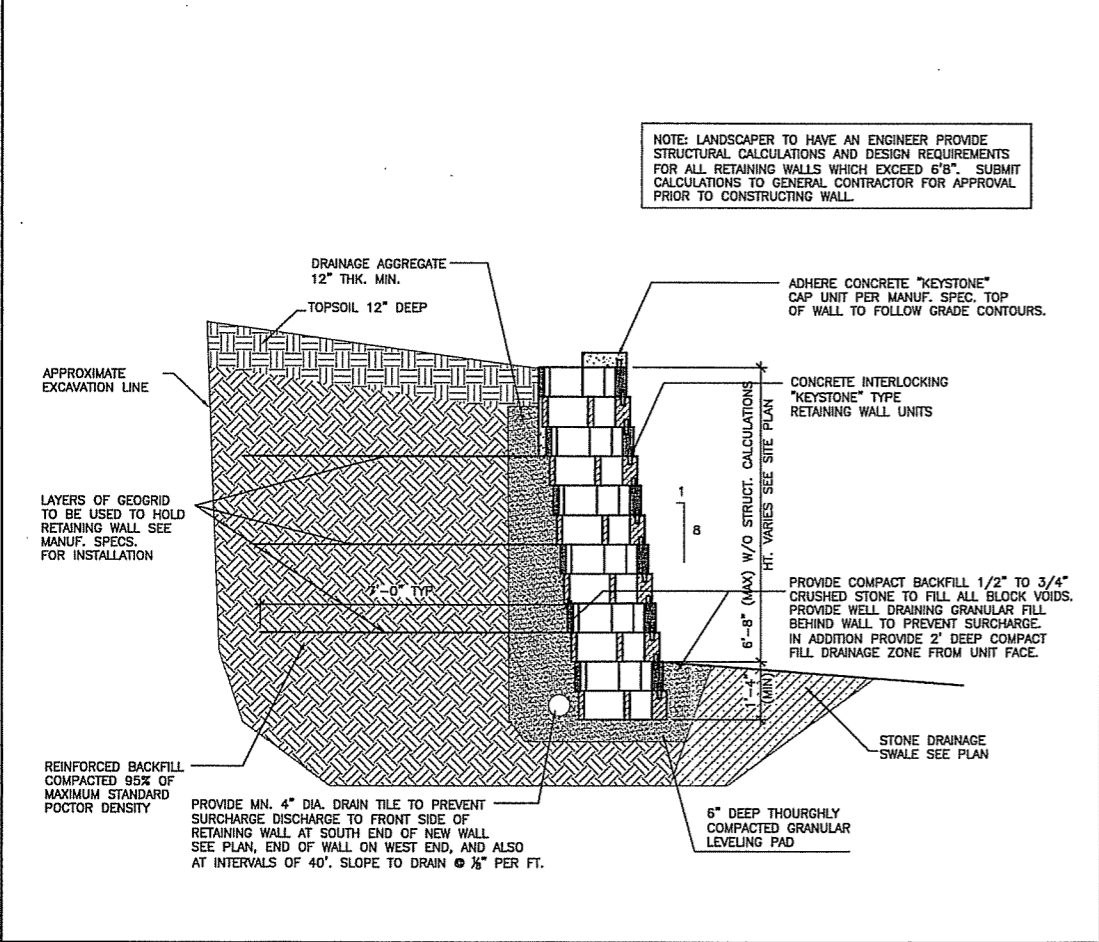
CONCRETE WALK PLAN DETAIL 10
 SCALE: N.T.S.



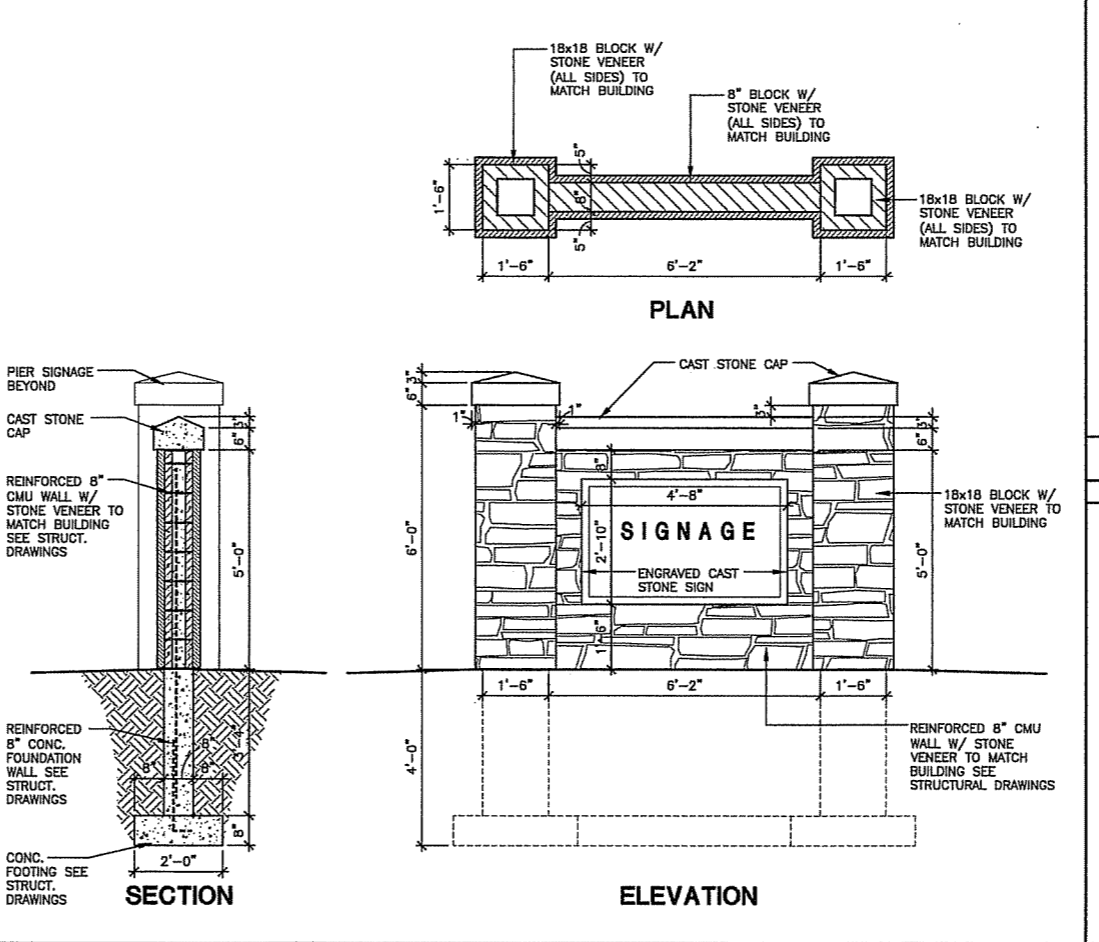
SIDEWALK EXPANSION JOINT 6
 SCALE: N.T.S.



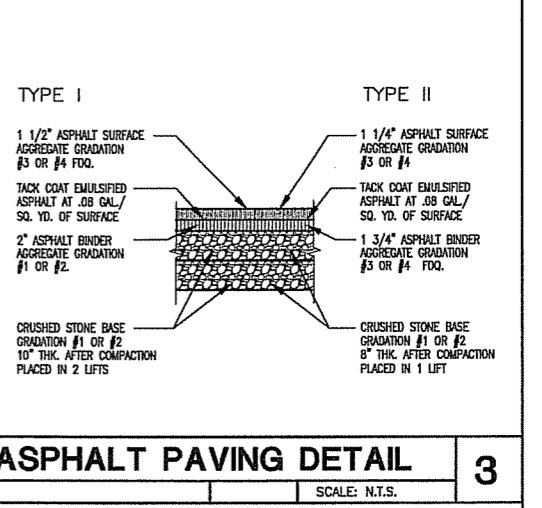
SIDEWALK CONTROL JOINT 2
 SCALE: N.T.S.



RETAINING WALL DETAIL 16
 SCALE: N.T.S.



SIGN DETAIL 8
 SCALE: 1/2" = 1'-0"



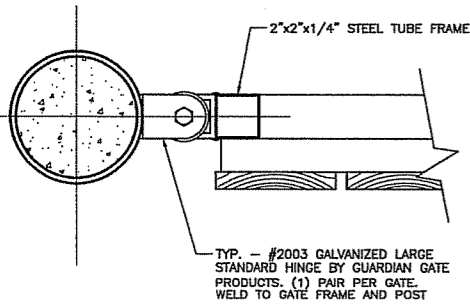
ASPHALT PAVING DETAIL 3
 SCALE: N.T.S.

SITE DETAILS

NO.	DATE	BY	DESCRIPTION
△	12/22/06	JOB	LOC - INFORMATIONAL PRESCRIPTION
△	1/10/07	JOB	SP SUBMITTAL - LAND USE
△			
△			
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SCALE: 1" = 20' SHEET:
 PROJECT #: 0613
 DRWN BY: JOB CHKD BY: SP1.1
 BLDG. SUBMITTAL:

NOT USED 4
 SCALE:



GATE HINGE DETAIL

17

SCALE: 3"=1'-0"

NOT USED

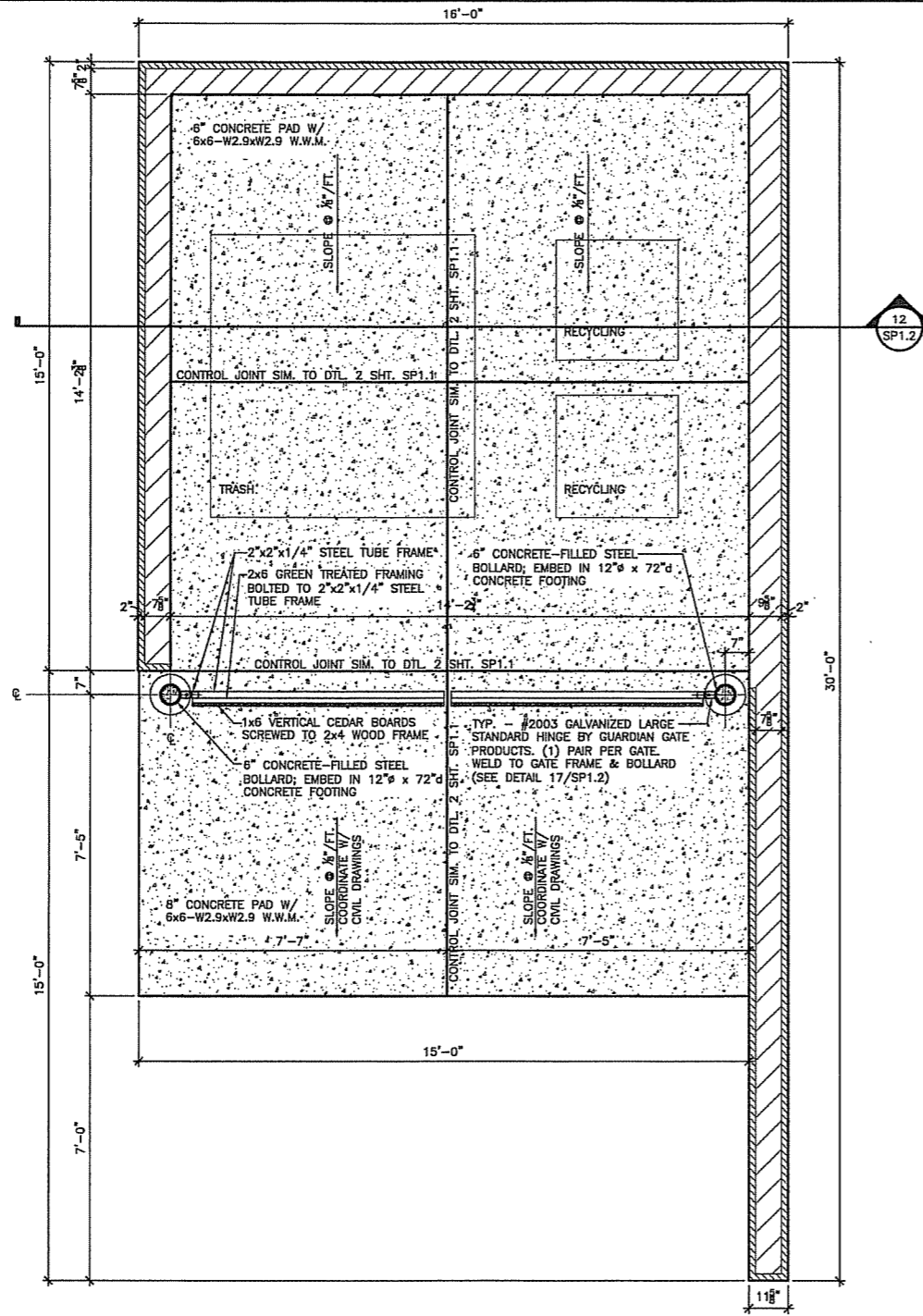
18

SCALE: N.T.S.

NOT USED

19

SCALE: N.T.S.



TRASH/RECYCLING GATE DETAIL

11

SCALE: 1/2"=1'-0"

NOT USED

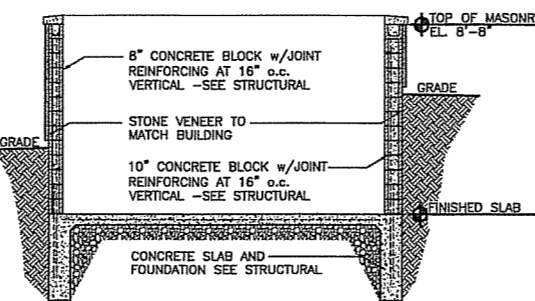
20

SCALE: N.T.S.

NOT USED

16

SCALE: N.T.S.



DUMPSTER SECTION

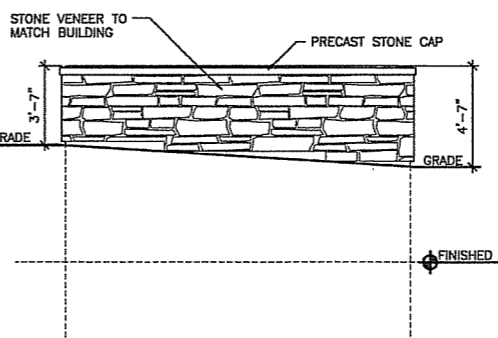
12

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

GATE ELEVATION

2

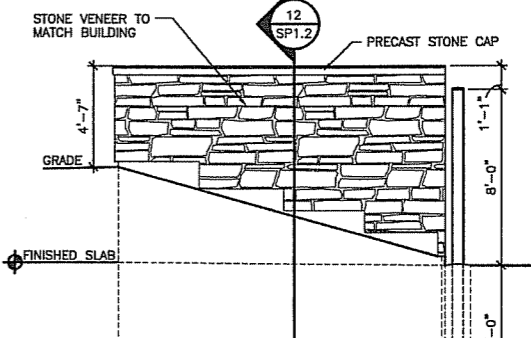
SCALE: 1/2"=1'-0"



REAR ELEVATION (EAST)

7

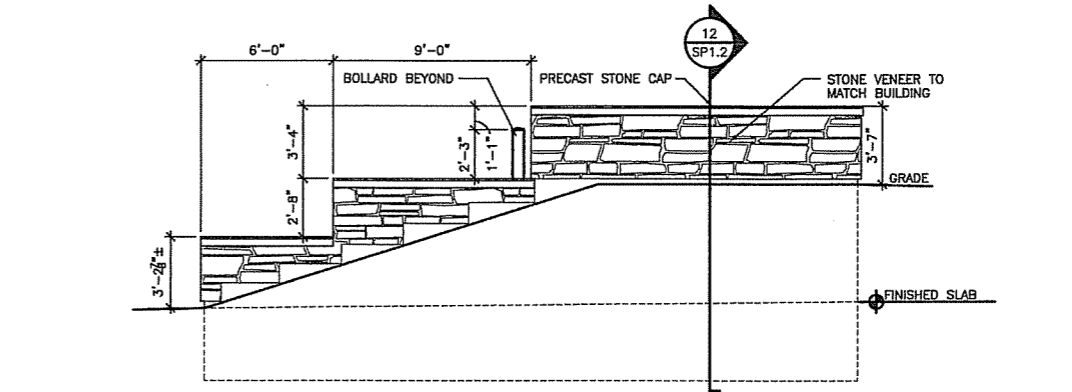
SCALE: 1/4"=1'-0"



SIDE ELEVATION (NORTH)

3

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



SIDE ELEVATION (SOUTH)

4

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

ARCHITECTURE 2000
 244 N BROADWAY
 MILWAUKEE, WISCONSIN 53202
 PHONE: 414 277 2321
 FAX: 414 276 1764
 EMAIL: A2K@ARCHITECTURE2000.COM
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ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1051 NORTH EDGE TRAIL
 VERONA, WI 53593

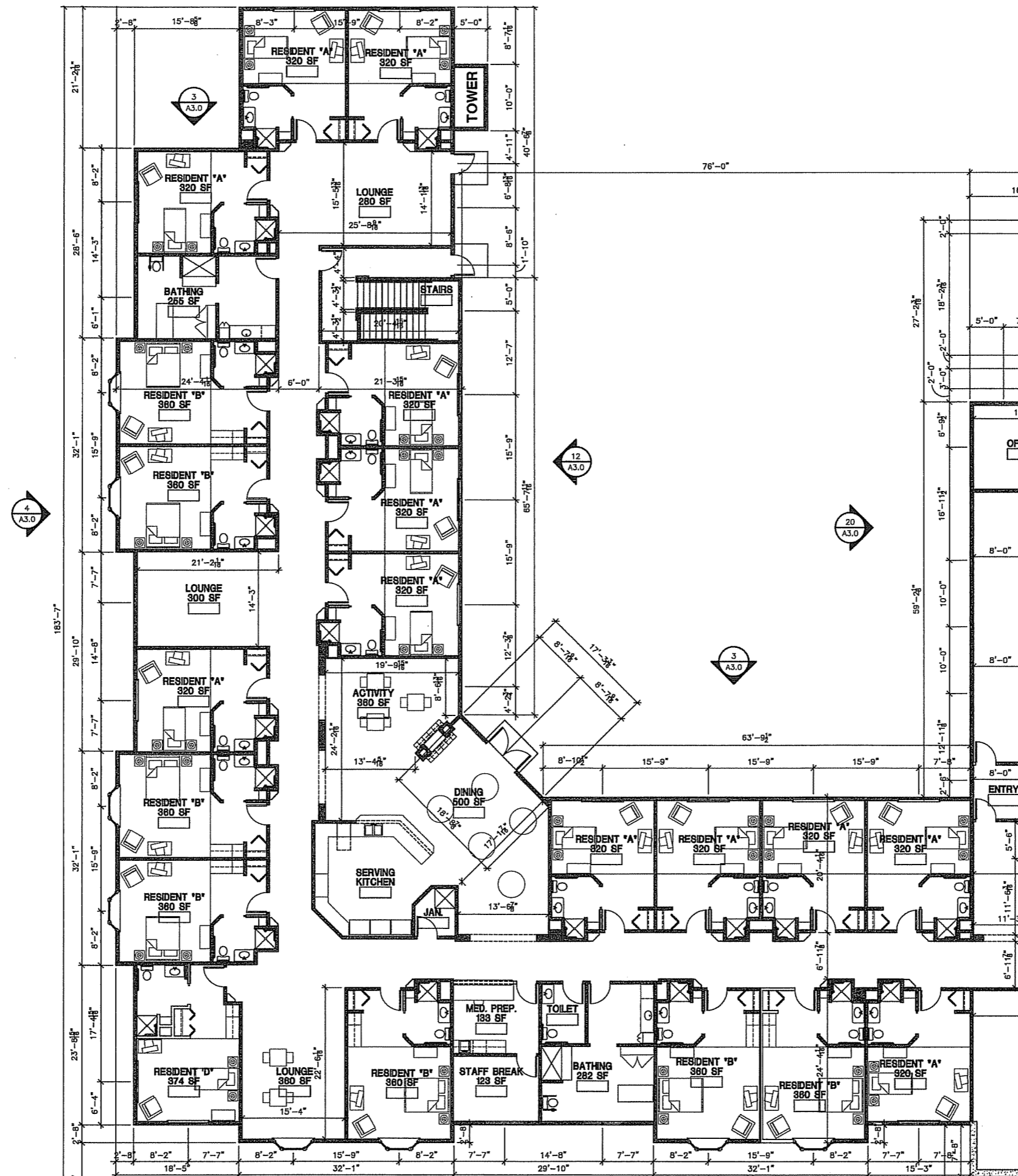
NO.	DATE	BY	DESCRIPTION
▲	12/22/06	JOB	LOC - INFORMATIONAL PRESENTATION
▲	1/10/07	JOB	SP SUBMITAL - LAND USE
▲			
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▲			

SITE DETAILS

SCALE: _____ W/SHEET: _____
 PROJECT #: 0613
 DRWN BY: JOO CHKD BY: _____
 BLDG. SUBMITTAL: _____

SP1.2

ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1081 NORTH EDGE TRAIL
 VERONA, WI 53593



LOWER LEVEL FLOOR PLAN - WEST (SUPPORT SPACE)

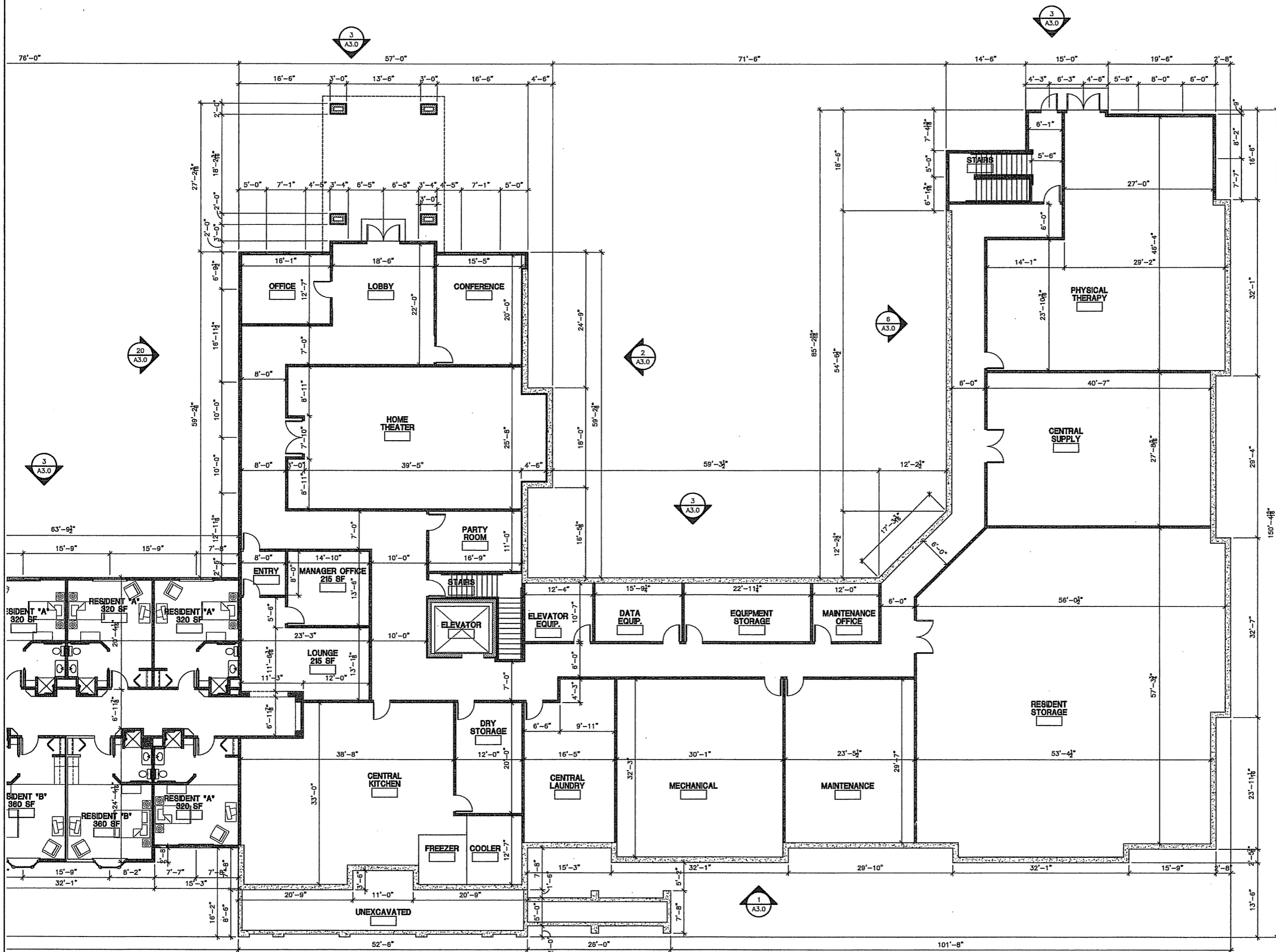
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△	1/10/07	JOB	SP SUBMITTAL - LAND USE
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LOWER LEVEL FLOOR PLAN (WEST)

SCALE: 1/8" = 1'-0"
 PROJECT #: 0613
 DRWN BY: JOB CHKD BY:
 BLDG. SUBMITTAL:

A1.0

ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1081 NORTH EDGE TRAIL
 VERONA, WI 53593



LOWER LEVEL FLOOR PLAN - EAST (SUPPORT SPACE)

NO.	DATE	BY	DESCRIPTION
1	12/22/06	JOB	ISC - INFORMATIONAL PRESENTATION
2	1/10/07	JOB	SP SUBMITTAL - LAND USE
3			
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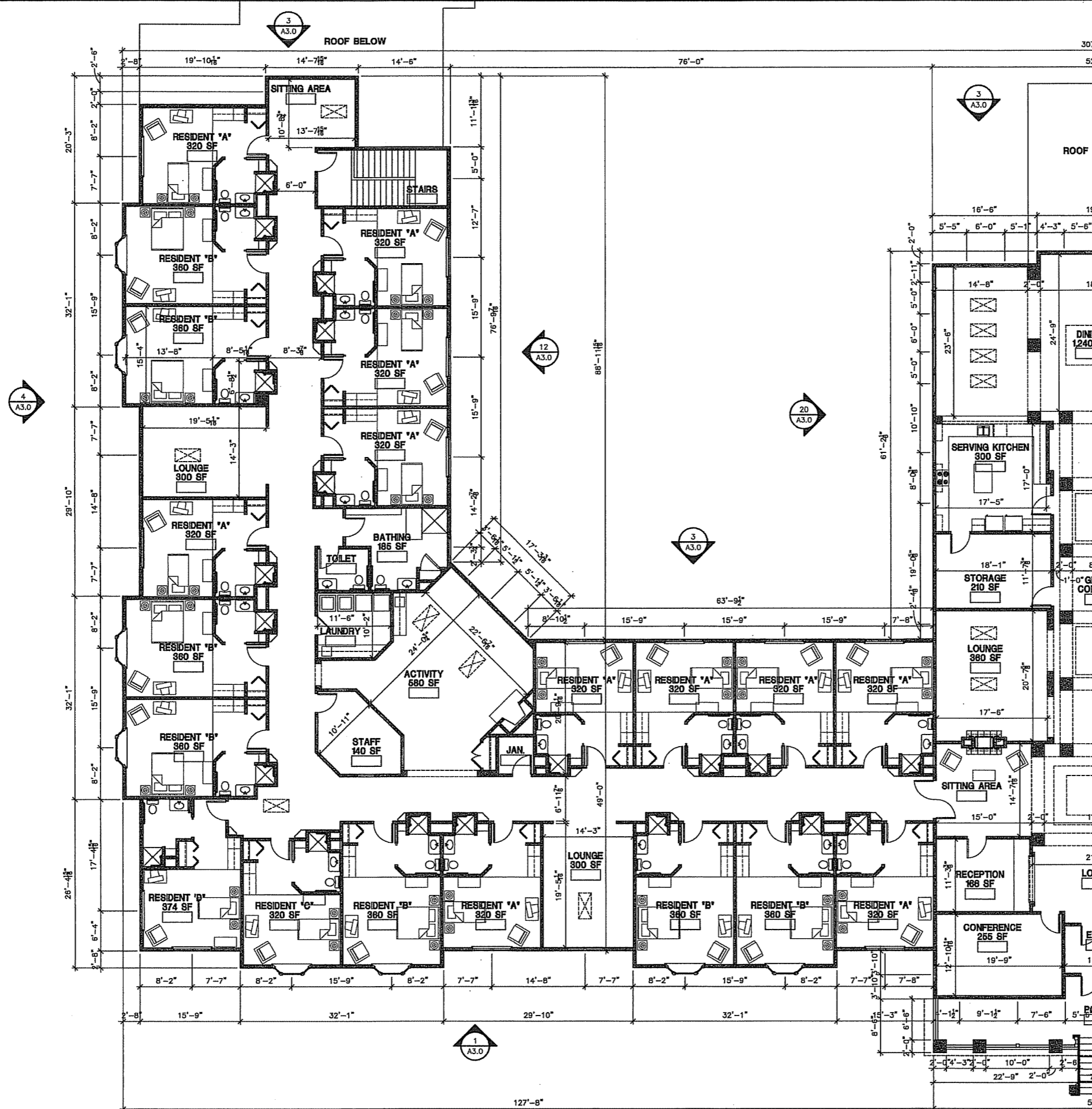
LOWER LEVEL FLOOR PLAN (EAST)

SCALE: 1/8" = 1'-0" SHEET:
 PROJECT #: 0613
 DRWN BY: JOB CHKD BY:
 BLDG. SUBMITTAL:

A1.1

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

ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1051 NORTH EDGE TRAIL
 VERONA, WI 53593



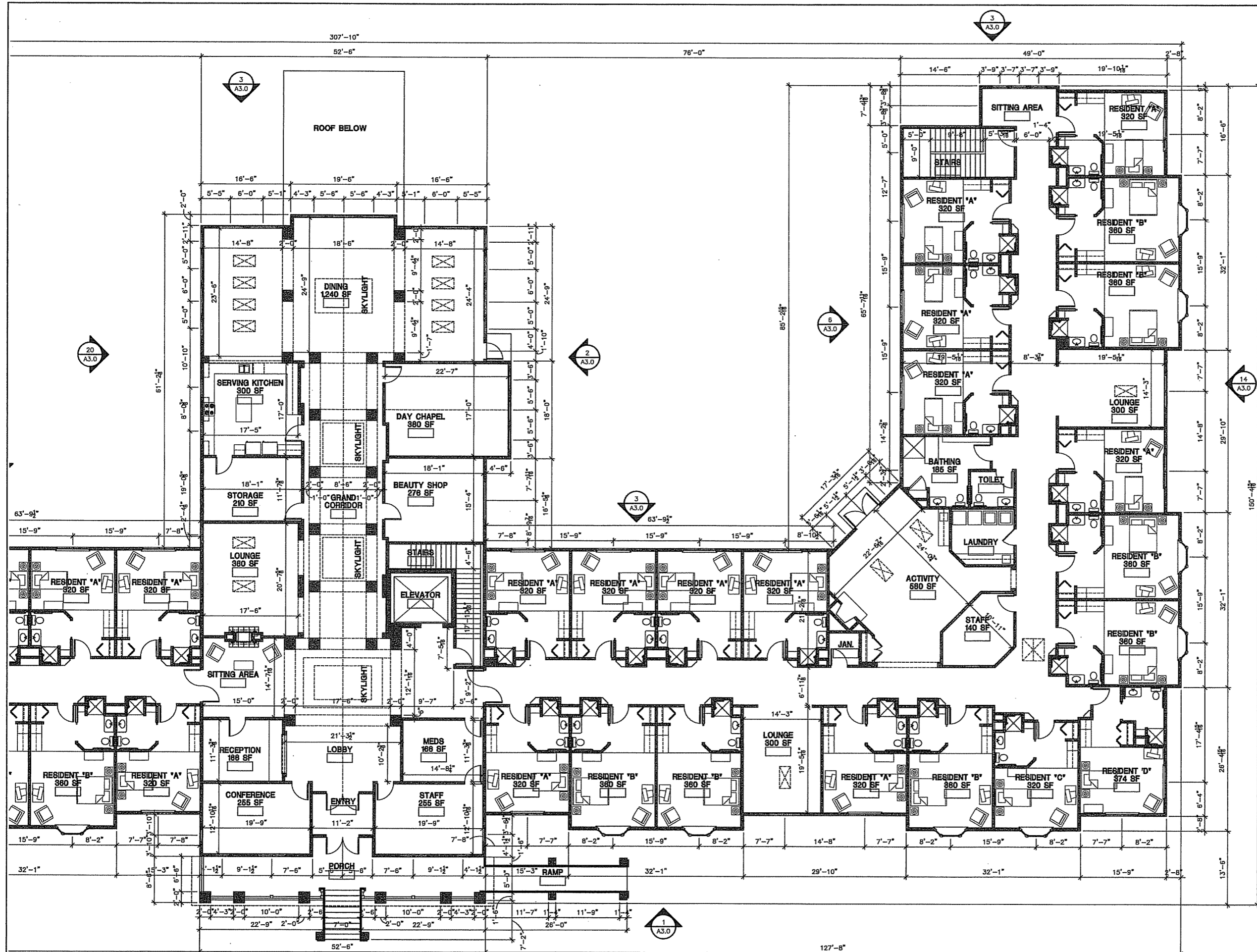
FIRST FLOOR PLAN - WEST (FRAIL ELDERLY WING)

NO.	DATE	BY	DESCRIPTION
1	12/23/05	JOB	USE - INTERNATIONAL PRESENTATION
2	1/10/07	JOB	SP SUBMITTAL - LAND USE
3			
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10			

FIRST FLOOR PLAN (WEST)

SCALE: 1/8" = 1'-0" SHEET:
 PROJECT #: 0613
 DRWN BY: JOB CHKD BY:
 BLDG. SUBMITTAL: **A2.0**

ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53718
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, STE 110
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1081 NORTH EDGE TRAIL
 VERONA, WI 53583



NO.	DATE	BY	DESCRIPTION
1	12/22/06	JOB	ISSUE - INTERNATIONAL PRESENTATION
2	1/19/07	JOB	ISSUE - SUBMITTAL - LAND USE
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4			
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10			

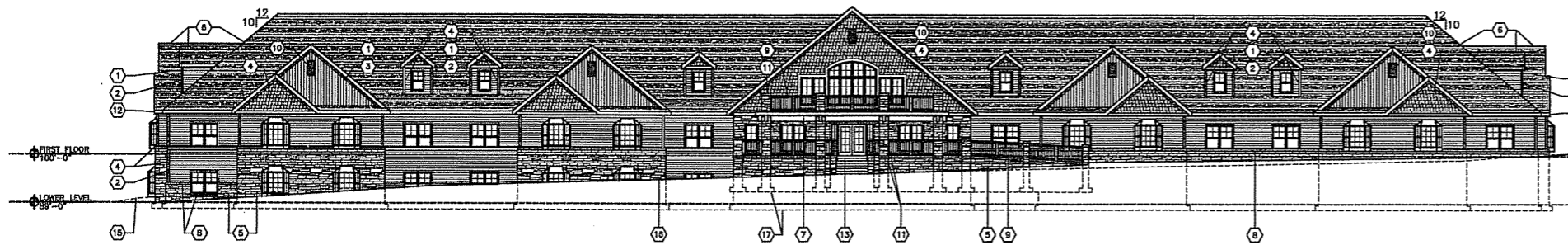
FIRST FLOOR PLAN (EAST)

SCALE: 1/8"=1'-0" SHEET:
 PROJECT #: 0613
 DRWN BY: JOB CHKD BY:
 BLDG. SUBMITTAL:

FIRST FLOOR PLAN - EAST (FRAIL ELDERLY WING AND COMMONS)

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

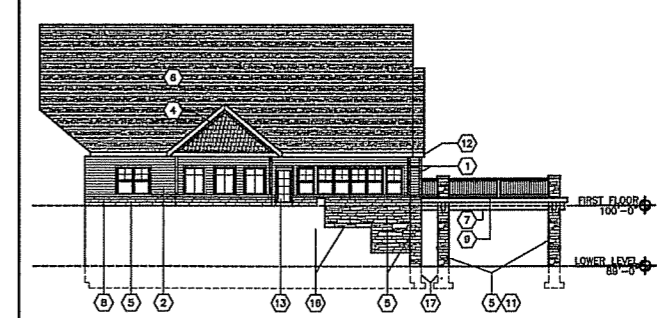
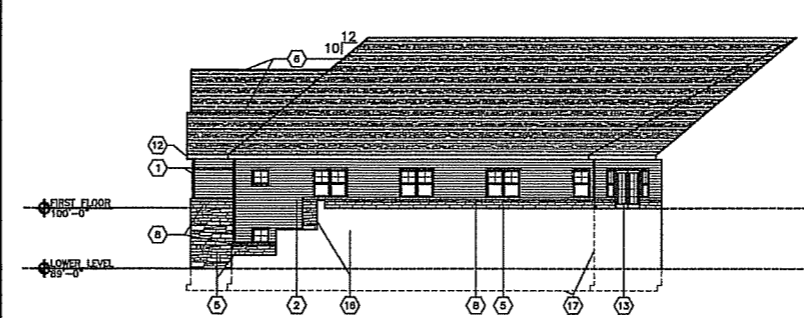
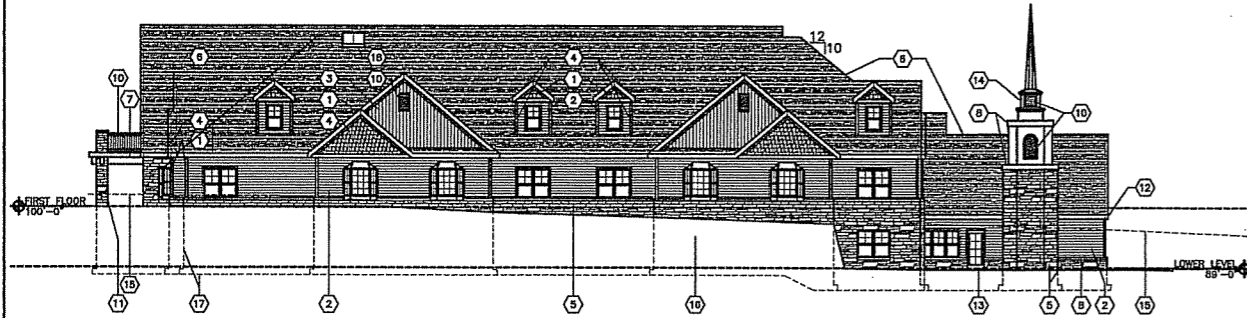
ALL SAINTS
 ASSISTED LIVING - CBRF
 8210 HIGHVIEW DRIVE
 MADISON, WI 53719
 DEVELOPER:
ELDERSPAN MANAGEMENT
 1402 PANKRATZ STREET, 8TH FLOOR
 MADISON, WI 53704
 CONTRACTOR:
HORIZON CONSTRUCTION GROUP
 1031 NORTH EDGE TRAIL
 VERONA, WI 53583



FRONT ELEVATION (SOUTH)

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

ELEVATION KEY NOTES	
①	TRIM
②	HORIZONTAL SIDING
③	VERTICAL SIDING
④	SHAKER SIDING
⑤	STONE
⑥	ROOFING
⑦	SHUTTLE
⑧	BELL
⑨	PAINTING
⑩	LOANER
⑪	COLLAR
⑫	FASCIA
⑬	PAINTED DOOR AND FRAME
⑭	TOWER
⑮	EXISTING GRADE, VERIFY w/ CIVIL
⑯	RETAINING WALL, SEE LANDSCAPE PLAN
⑰	FOOTINGS AND FOUNDATION, SEE STRUCTURAL
⑱	SKYLIGHT, TYP.
⑲	NOT USED
⑳	NOT USED



SIDE ELEVATION (EAST)

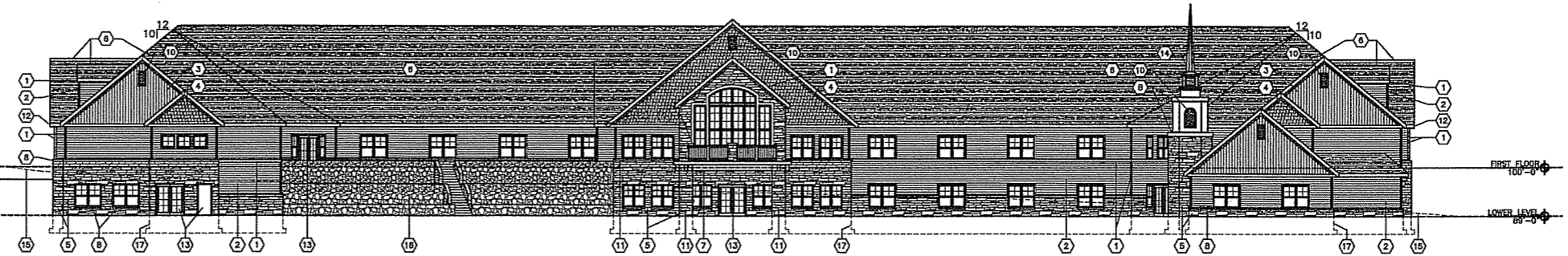
SCALE: 1/16"= 1'-0"

SIDE ELEVATION (NORTH-EAST)

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

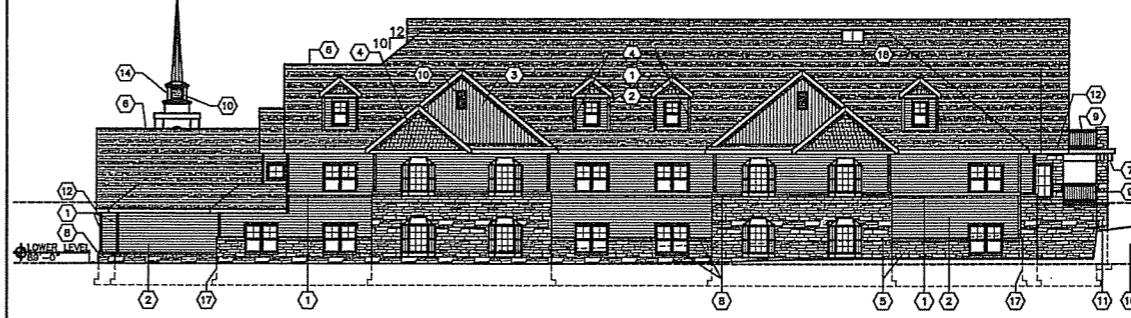
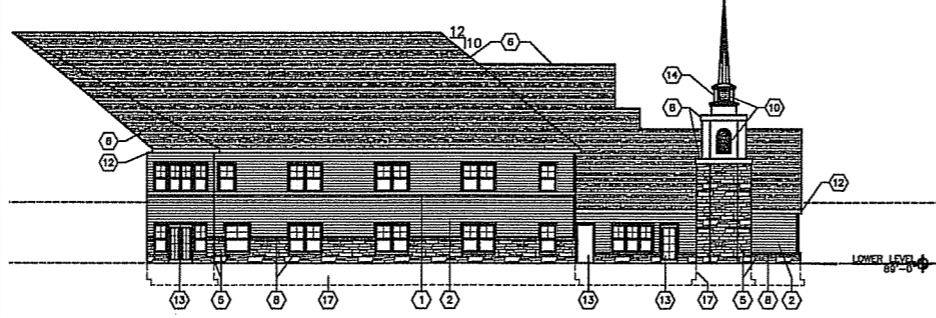
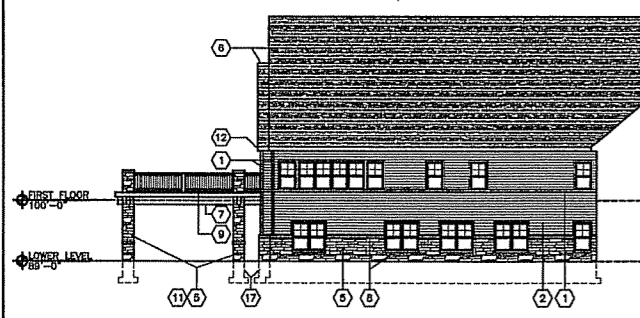
SIDE ELEVATION (NORTH-WEST)

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



REAR ELEVATION (NORTH)

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



SIDE ELEVATION (NORTH-EAST)

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

20

SIDE ELEVATION (NORTH-WEST)

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

12

SIDE ELEVATION (WEST)

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

4

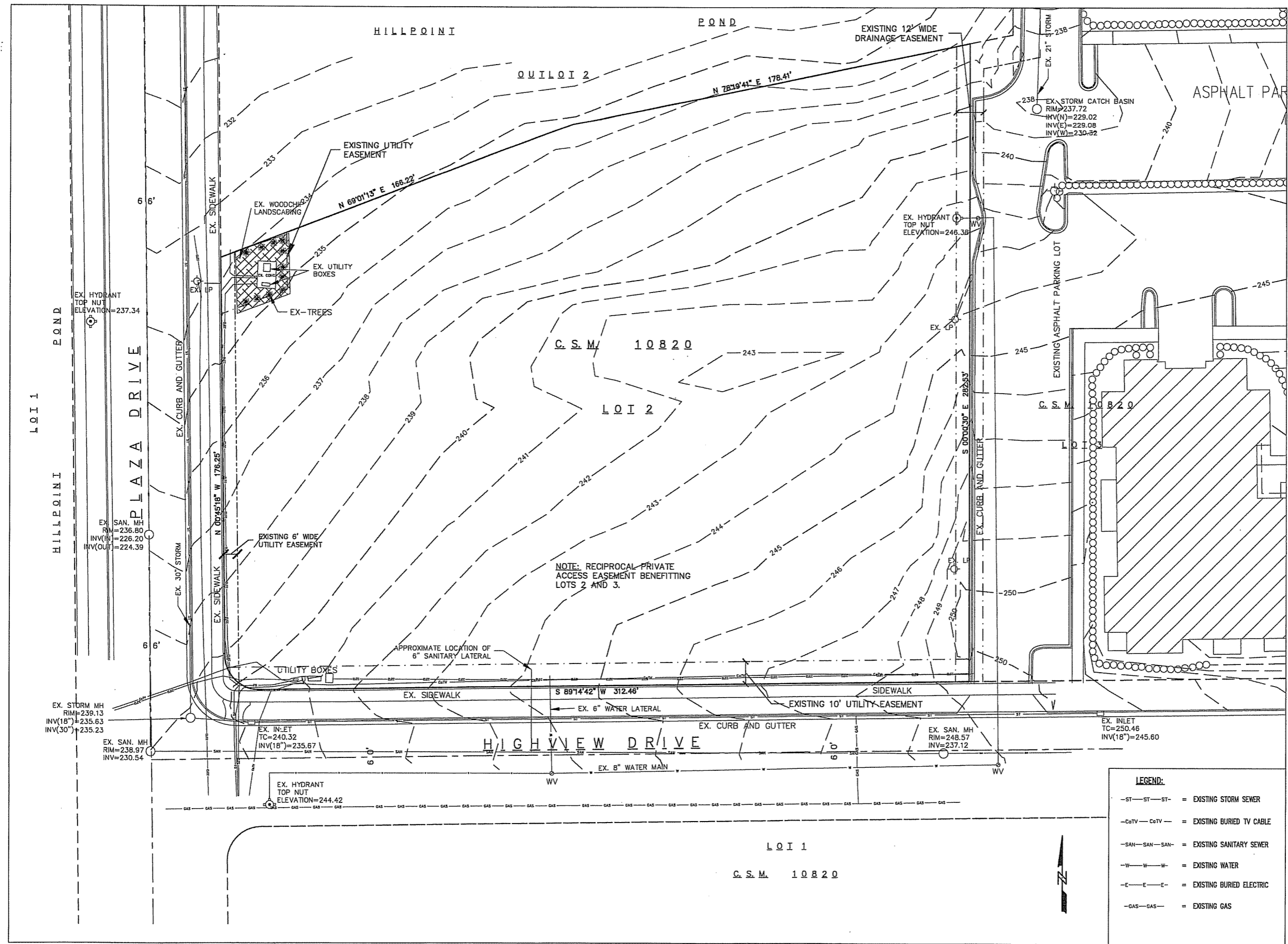
NO.	DATE	BY	DESCRIPTION
▲	12/22/05	JOB	LOG - INFORMATIONAL PRESENTATION
▲	1/10/07	JOB	SP SUBMITTAL - LAND USE
▲			
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▲			
▲			

EXTERIOR ELEVATIONS
 SCALE: 1/16"=1'-0" SHEET:
 PROJECT #: 0613
 DRWN BY: JOB CHKD BY:
 BLDG. SUBMITTAL: **A3.0**

ARCHITECTURE 2000
 244 N BROADWAY
 MILWAUKEE, WISCONSIN 53202
 PHONE: 414 787 2321
 FAX: 414 276 1764
 EMAIL: A2@ARCHITECTURE2000.COM
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CBRF
 ALL SAINTS
 HIGHVIEW DRIVE
 MADISON, WISCONSIN
 CONTRACTOR:

CIVIL ENGINEER:
Colkins Engineering, LLC
 Civil Engineers & Land Surveyors
 5010 Voges Road
 Madison, WI 53718
 (608) 836-0444



LEGEND:

- ST-ST-ST- = EXISTING STORM SEWER
- CoTV-CoTV- = EXISTING BURIED TV CABLE
- SAN-SAN-SAN- = EXISTING SANITARY SEWER
- W-W-W- = EXISTING WATER
- E-E-E- = EXISTING BURIED ELECTRIC
- GAS-GAS- = EXISTING GAS

NO.	DATE	BY	DESCRIPTION
1	12/22/06	MM	CITY PLAN SUBMITTAL

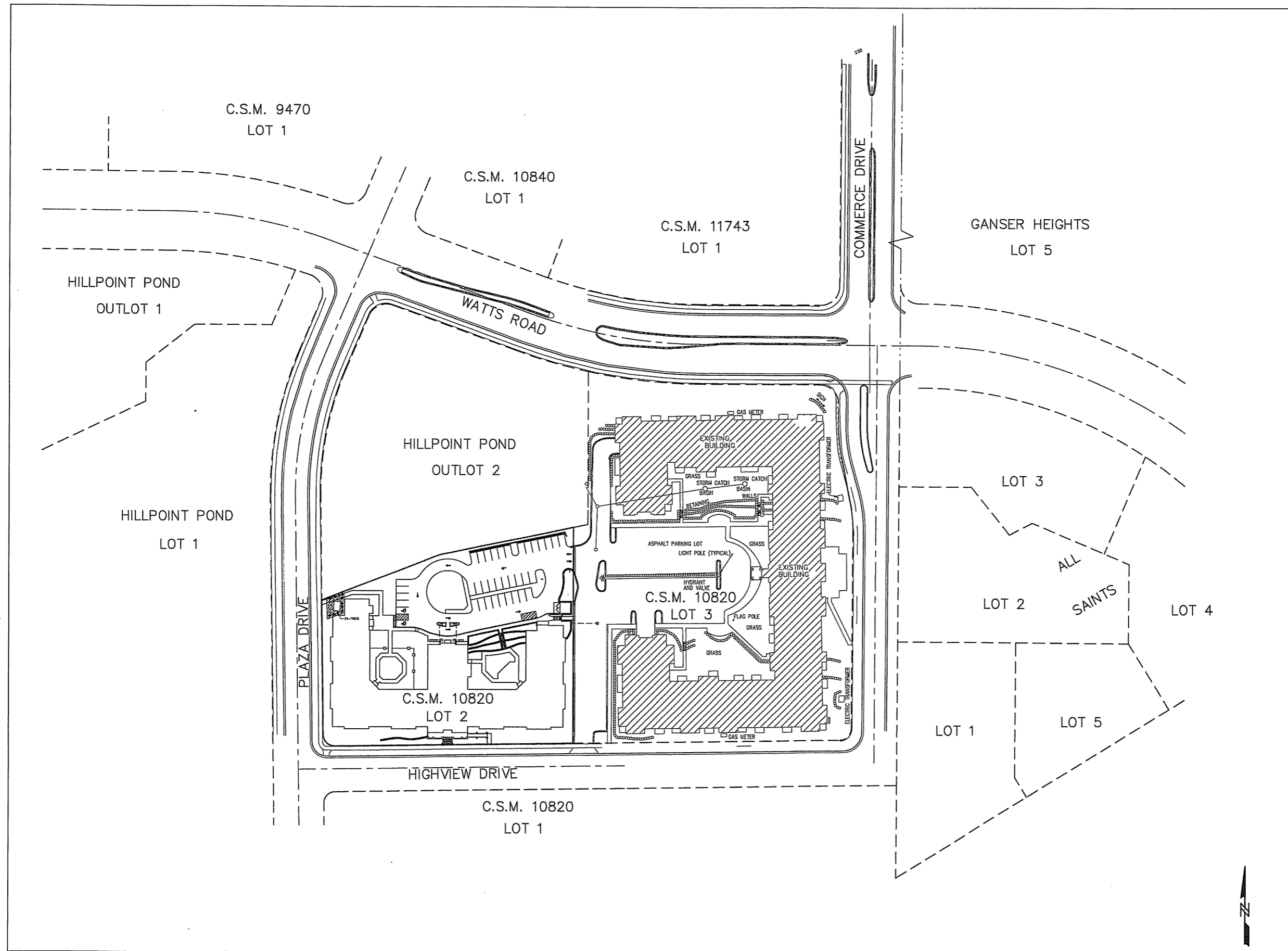
SITE SURVEY
 SCALE: 1"=20' SHEET: 00.1
 PROJECT #: 0813
 DRWN BY: CHKD BY:
 BLDG. SUBMITTAL:

CBRF
 ALL SAINTS
 HIGHVIEW DRIVE
 MADISON, WISCONSIN
 CONTRACTOR:

CIVIL ENGINEER:
Calkins Engineering, LLC
 Civil Engineers & Land Surveyors
 5010 Voges Road
 Madison, WI 53718
 (608) 638-0444

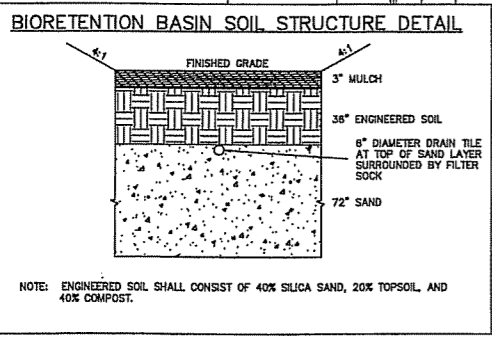
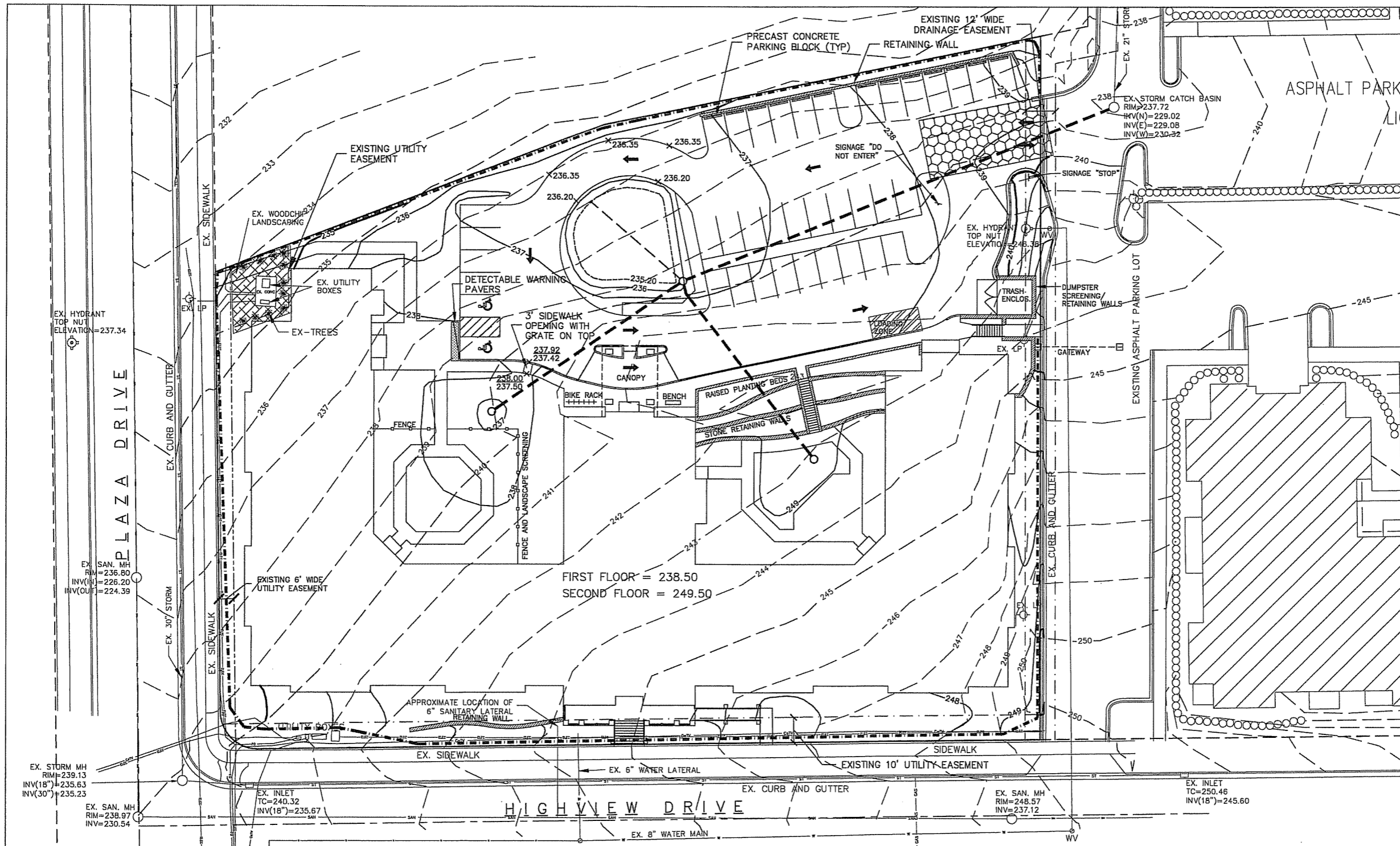
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OVERALL SITE PLAN
 SCALE: 1"=60' SHEET: C1.1
 PROJECT #: 0613
 DRWN BY: CHKD BY:
 BLDG. SUBMITTAL:



CBRF
 ALL SAINTS
 HIGHVIEW DRIVE
 MADISON, WISCONSIN
 CONTRACTOR:

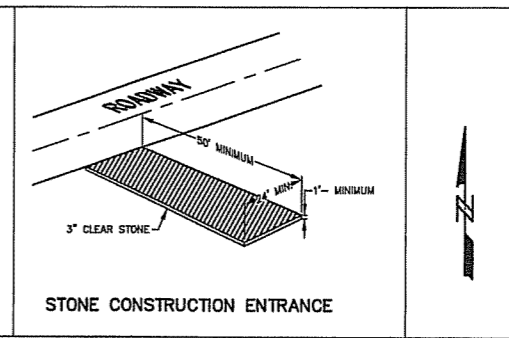
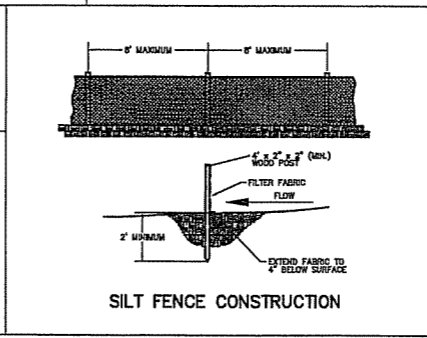
CIVIL ENGINEER:
Calkins Engineering, LLC
 Civil Engineers & Land Surveyors
 5010 Voges Road
 Madison, WI 53718
 (608) 638-0444



GRADING & EROSION CONTROL PLAN NOTES:
 STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL ROCK BASE COURSE IS INSTALLED.
 SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
 BIORETENTION BASIN SHALL BE CONSTRUCTED AFTER PARKING LOT GRAVEL BASE COURSE INSTALLATION TO PREVENT IT FROM CLOGGING WITH SEDIMENT.
 ROOTSTOCK AND PLUGS SHALL BE USED TO ESTABLISH WATER TOLERANT VEGETATION IN BIORETENTION BASIN.
 SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 030 OF D.O.T. SPECIFICATION AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8% FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.
 MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 2.0 TONS PER ACRE. MULCH MUST BE CRIMPED.
 FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.
 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED BY THE CONTRACTOR, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5\"/>

PROJECT SCHEDULE:
 EROSION CONTROL MEASURES INSTALLED: MARCH 31, 2007
 BEGIN GRADING: APRIL 1, 2007
 FERT., SEED, & MULCH: NOVEMBER 15, 2007
 VEGETATION ESTABLISHED: MAY 1, 2008

LEGEND:
 x 236.00 = SPOT ELEVATION
 [Symbol] = SILT FENCE
 [Symbol] = STONE CONSTRUCTION ENTRANCE
 [Symbol] = STORM SEWER



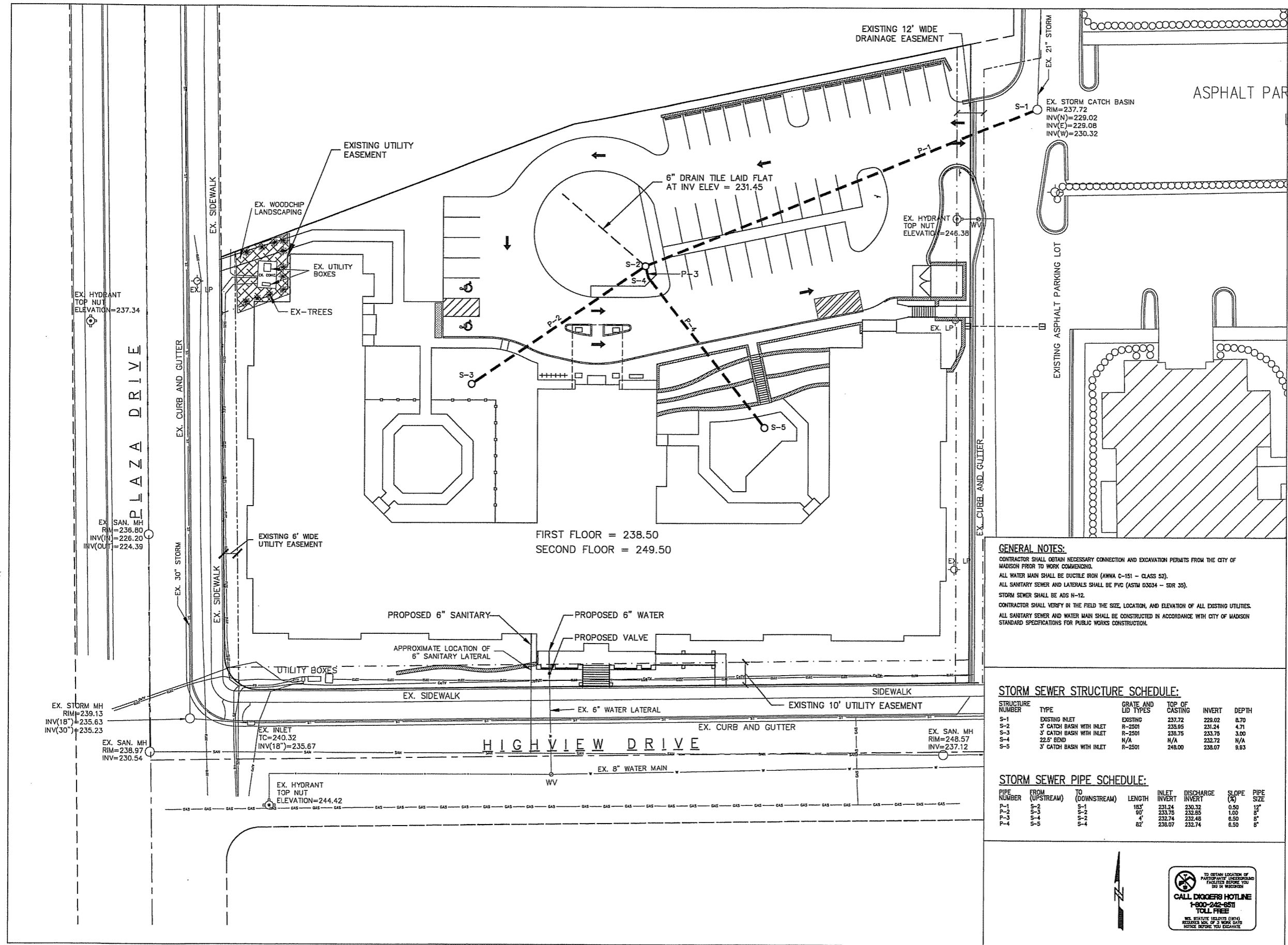
NO.	DATE	BY	DESCRIPTION
1	12/22/06	MM	CITY PLAN SUBMITTAL

GRADING & EROSION CONTROL PLAN

SCALE: 1"=20' SHEET: C2.1
 PROJECT #: 0613
 DRWN BY: CHKD BY:
 BLDG. SUBMITTAL:

CBRF
 ALL SAINTS
 HIGHVIEW DRIVE
 MADISON, WISCONSIN
 CONTRACTOR:

CIVIL ENGINEER:
Calkins Engineering, LLC
 Civil Engineers & Land Surveyors
 5010 Vogue Road
 Madison, WI 53718
 (608) 838-0444



GENERAL NOTES:
 CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM THE CITY OF MADISON PRIOR TO WORK COMMENCING.
 ALL WATER MAIN SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).
 ALL SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).
 STORM SEWER SHALL BE ADS H-12.
 CONTRACTOR SHALL VERIFY IN THE FIELD THE SIZE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.
 ALL SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

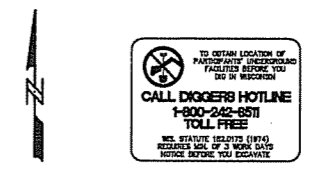
STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	GRATE AND LID TYPES	TOP OF CASTING	INVERT	DEPTH
S-1	EXISTING INLET	EXISTING	237.72	228.02	8.70
S-2	3' CATCH BASIN WITH INLET	R-2501	235.95	231.24	4.71
S-3	3' CATCH BASIN WITH INLET	R-2501	235.75	233.75	3.00
S-4	22.5' END	N/A	N/A	232.72	N/A
S-5	3' CATCH BASIN WITH INLET	R-2501	248.00	238.07	9.93

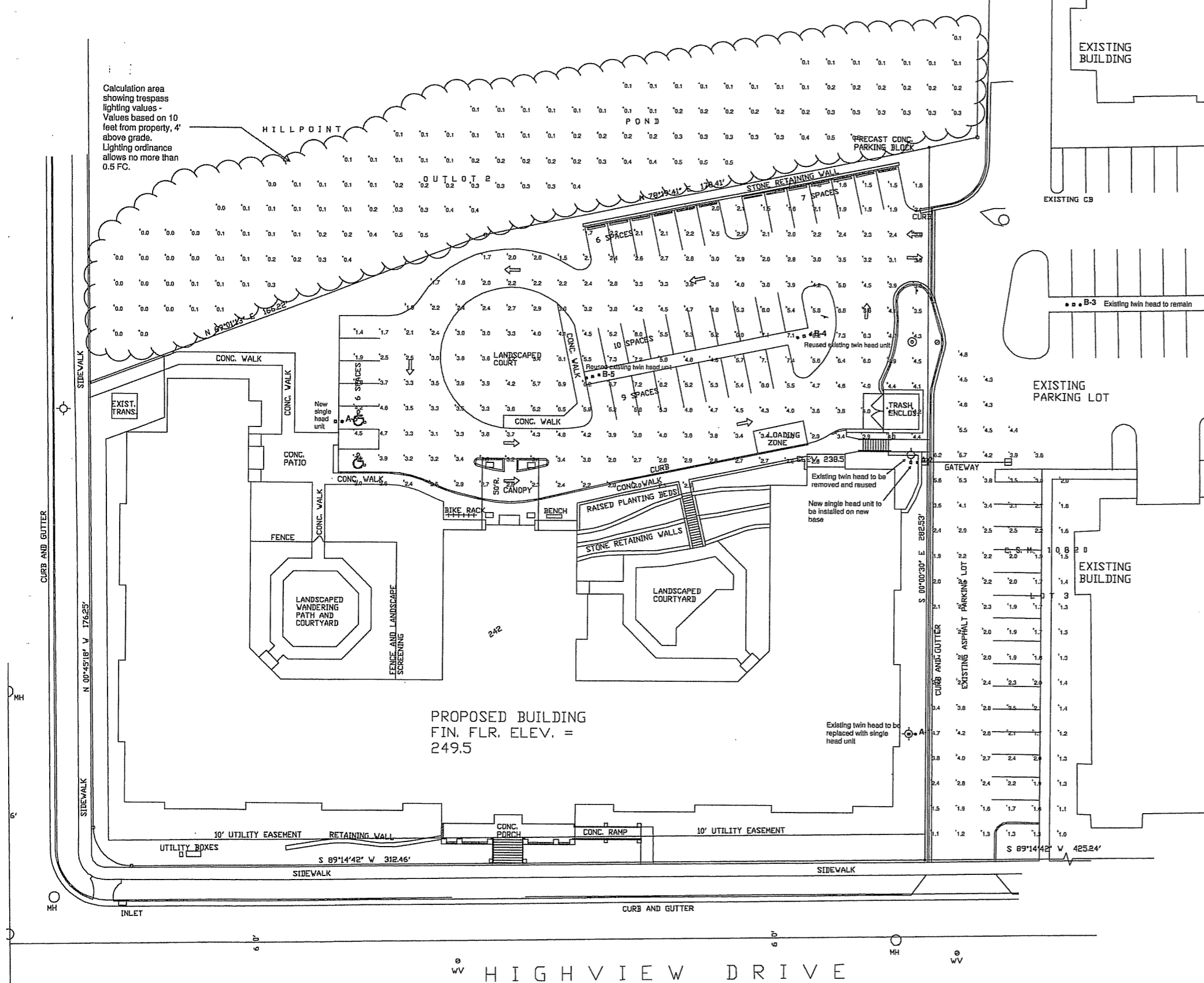
STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	183'	231.24	230.32	0.50	12"
P-2	S-3	S-2	90'	233.75	232.85	1.00	8"
P-3	S-4	S-2	4'	232.74	232.48	6.50	8"
P-4	S-5	S-4	82'	238.07	232.74	6.50	8"

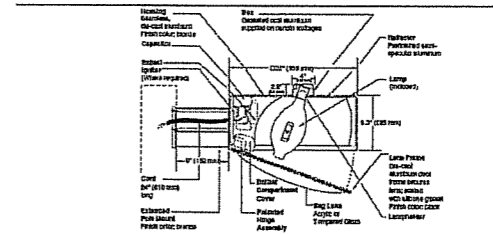
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Calculation area showing trespass lighting values - Values based on 10 feet from property, 4' above grade. Lighting ordinance allows no more than 0.5 FC.



22" (559 mm) VERTICAL FORWARD THROW LIGHT



SPEC # PARTS WAITAGE CATALOG #

22VFB01	220W PSMH	VFT2092-1(1)
22VFB02	220W PSMH	VFT2092-1(1)
22VFB03	300W PSMH	VFT2092-1(1)
22VFB04	300W PSMH	VFT2092-1(1)
22VFB05	400W PSMH	VFT2092-1(1)
22VFB06	400W PSMH	VFT2092-1(1)
22VFB07	400W PSMH	VFT2092-1(1)
22VFB08	400W PSMH	VFT2092-1(1)
22VFB09	400W PSMH	VFT2092-1(1)
22VFB10	400W PSMH	VFT2092-1(1)
22VFB11	400W PSMH	VFT2092-1(1)
22VFB12	400W PSMH	VFT2092-1(1)
22VFB13	400W PSMH	VFT2092-1(1)
22VFB14	400W PSMH	VFT2092-1(1)
22VFB15	400W PSMH	VFT2092-1(1)
22VFB16	400W PSMH	VFT2092-1(1)
22VFB17	400W PSMH	VFT2092-1(1)
22VFB18	400W PSMH	VFT2092-1(1)
22VFB19	400W PSMH	VFT2092-1(1)
22VFB20	400W PSMH	VFT2092-1(1)
22VFB21	400W PSMH	VFT2092-1(1)
22VFB22	400W PSMH	VFT2092-1(1)
22VFB23	400W PSMH	VFT2092-1(1)
22VFB24	400W PSMH	VFT2092-1(1)
22VFB25	400W PSMH	VFT2092-1(1)
22VFB26	400W PSMH	VFT2092-1(1)
22VFB27	400W PSMH	VFT2092-1(1)
22VFB28	400W PSMH	VFT2092-1(1)
22VFB29	400W PSMH	VFT2092-1(1)
22VFB30	400W PSMH	VFT2092-1(1)
22VFB31	400W PSMH	VFT2092-1(1)
22VFB32	400W PSMH	VFT2092-1(1)
22VFB33	400W PSMH	VFT2092-1(1)
22VFB34	400W PSMH	VFT2092-1(1)
22VFB35	400W PSMH	VFT2092-1(1)
22VFB36	400W PSMH	VFT2092-1(1)
22VFB37	400W PSMH	VFT2092-1(1)
22VFB38	400W PSMH	VFT2092-1(1)
22VFB39	400W PSMH	VFT2092-1(1)
22VFB40	400W PSMH	VFT2092-1(1)
22VFB41	400W PSMH	VFT2092-1(1)
22VFB42	400W PSMH	VFT2092-1(1)
22VFB43	400W PSMH	VFT2092-1(1)
22VFB44	400W PSMH	VFT2092-1(1)
22VFB45	400W PSMH	VFT2092-1(1)
22VFB46	400W PSMH	VFT2092-1(1)
22VFB47	400W PSMH	VFT2092-1(1)
22VFB48	400W PSMH	VFT2092-1(1)
22VFB49	400W PSMH	VFT2092-1(1)
22VFB50	400W PSMH	VFT2092-1(1)

(M) VOLTAGE SUFFIX KEY:

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
7	120V
2	277V
27	277V (Reader (200 - 400V PSMH) Only)
3	208V
4	240V
5	480V
8	847V (Canada Only)

(N) OPTIONS (Factory/Field):

-1F	Fasten
-1P	Button Photoconductive (Call for 1000W and 2000W for 400V)
-1P	External Photoconductive (1000W/100V)
-5P	External Photoconductive (for 400V)
0	Do not specify (Include 100V grade line) (BFA on 277V fixture)

Notes:

- 25" straight square steel pole with 27" mounting height.
- Specify (N) Height Waiver - See Voltage Table Key.

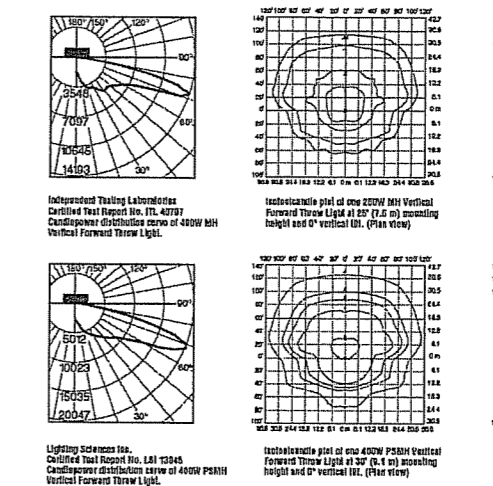
GENERAL DESCRIPTION:
70" main beam forward throw luminaire for 22" vertical HID lamp, totally enclosed. Optics provide precise control with low glare candlepower. Housing is seamless die-cast aluminum. Gasketed, cast aluminum box supplied on top of 750, 875 and 1000W PSMH, 1000W MH, 250 and 400W HPS housing for 104" lamp clearance. Lens assembly consists of a rigid die-cast aluminum frame and clear acrylic lens (tempered glass on 400, 500, 875 and 1000W PSMH and 1000W MH). Mounting consists of a 1.5" (44 mm) wide by 4.5" (114 mm) high by 8" (192 mm) long extruded aluminum arm. The arm is held in place by two 3/8" (9.5 mm) mounting studs fastened to a steel backing plate inside the pole, and by two nuts inside the luminaire housing. Mounting rods are provided with sealing washers to prevent leakage.

ELECTRICAL:
Fixture includes a clear, mogul-base lamp, 300 through 400W PSMH and 400W MH within the E20 reduced envelope lamp, 450, 875 and 1000W PSMH and 1000W MH within the E27 reduced envelope lamp. Pulse-rated porcelain enclosed, 400 (50 for 750 & 1000W PSMH) rated screw-shield-type lampholder with spring-loaded center contact and lamp grips. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:
Aestor (E27V PSMH)
CWA - Constant Wattage Autotransformer
200 - 1000W PSMH; 250 - 1000W MH; 250 - 400W HPS

FINISH:
Exclusive DataGuard® finish features an E-coat epoxy primer with medium brown ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ACCESSORIES:
ANSI lamp wattage label supplied, visible during reamping. UL Listed in US and Canada for wet locations and enclosure classified IP54 per IEC 529 and IEC 500.
E8L-22 Backlight Shield

EPA RATING
EPA for 250 & 400W MH = 1.73; EPA for 250 & 400W HPS and 1000W MH = 1.79



STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Existing Parking Area	+	2.6 fc	6.2 fc	1.0 fc	6.2:1	2.6:1
Light trespass	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
New Parking Area	+	3.7 fc	7.4 fc	1.3 fc	5.7:1	2.8:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
•	A	3	VFT694	22" VERTICAL FORWARD THROW, TYPE IV	400W PSMH, E028, CLEAR	VFT694.ies	44000	0.75	485
•	B	3	VFT694	22" VERTICAL FORWARD THROW, TYPE IV	400W PSMH, E028, CLEAR	VFT694.ies	44000	0.75	970

DOLAN & DUSTIN, INC.
CONSULTING ELECTRICAL ENGINEERS
1011 N. MAYFAIR ROAD
SUITE 206
WALWATONIA, WI 53226-3448
TEL: 414-774-4543
FAX: 414-774-4570

All Saints Assisted Living - Site Lighting
Madison, WI

Designer
James Knoerr
Date
Dec 22 2006
Scale
NA
Drawing No.
E1

Plant Table

Deciduous Canopy Trees			
Quantity	Planting Size	Scientific Name	Common Name
1	2' BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust
3	2' BB	Gymnocladia dioica	Kentucky Coffeetree
4	2' BB	Quercus bicolor	Burp White Oak
2	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
3	2' BB	Ulmus x 'Patriot'	Patriot Elm

Deciduous Ornamental Trees			
Quantity	Planting Size	Scientific Name	Common Name
3	6-1'	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Junberry
3	6-1'	Mala 'Cardinal's Robe'	Cardinal's Crabapple
3	1 1/2'	Pyrus calleryana 'Redspire'	Red Spire Pear

Evergreen Trees			
Quantity	Planting Size	Scientific Name	Common Name
3	3'	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae

Evergreen Shrubs			
Quantity	Planting Size	Scientific Name	Common Name
6	18"	Juniperus horizontalis 'Hughes'	Hughes Juniper
40	18"	Taxus media 'Taunton'	Taunton Yew
12	12"	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood
13	2'	Thuja occidentalis 'Holstrup'	Holstrup Arborvitae

Shrub			
Quantity	Planting Size	Scientific Name	Common Name
16	18"	Berberis thunbergii 'Crisson Pigeon'	Crisson Pigeon Barberry
3	24"	Berberis thunbergii 'Roxey Glow'	Roxey Glow Barberry
22	15"	Cornus Kelsey'	Kelsey Dogwood
4	18"	Cornus alba 'Baltho'	Ivory Halo Dogwood
6	3'	Cornus sericea 'Isanti'	Isanti Dogwood
6	12"	Cotoneaster spiculatus	Crisberry cotoneaster
9	12-15"	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
22	18"	Foraythia viridissima 'Bronxensis'	Bronx Forsythia
14	5 gal	Fothergilla gardenii	Fothergilla 'It. Alt.'
8	12"	Hydrangea 'Pink Elf'	Pink Elf Hydrangea
23	18"	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
7	2-3'	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
6	30"	Hydrangea paniculata 'Unique'	Unique Hydrangea
9	12"	Hypericum frondosum 'Surburst'	Hypericum 'Surburst'
13	2 gal	Rosa 'Fuchsia Medalland'	Fuchsia Medalland Rose
21	2 gal	Rosa 'Knockout'	Knockout Rose
8	2 gal	Rosa 'Scarlet Medalland'	Scarlet Medalland Rose
10	2 gal	Rosa 'Sea Foam'	Sea Foam Rose
3	2 gal	Rosa 'The Fairy'	Fairy Rose
40	15-18"	Spiraea bunzlida 'Anthony Waterer'	Anthony Waterer Spiraea
4	12-15"	Spiraea japonica 'Little Princess'	Little Princess Spiraea
5	18"	Syringa 'Tinkerbell'	Tinkerbell Lilac
18	2-3'	Syringa patula 'Miss Kin'	Miss Kin Lilac
10	24"	Viburnum x Juddii	Judd Viburnum
9	2'	Weigela florida 'Red Prince'	Weigela 'Red Prince'
13	2'	Weigela florida 'Rumba'	Rumba Weigela

Perennial			
Quantity	Planting Size	Scientific Name	Common Name
12	4' Pot	Heuchera norelthi 'Palace Purple'	Palace Purple
16	1-Gal	Panicum virgatum 'Shenandoah'	Switch Grass
11	1-Gal	Festuca alopecuroides 'Hanslin'	Hanslin Fountain Grass
7	4' pot	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed-Susan
16	4' pot	Scabum spectabile 'Autumn Joy'	Autumn Joy Scabum
3	1-Gal	Sorghastrum nutans	Indian Grass

LANDSCAPE WORKSHEET

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

NUMBER OF TREES REQUIRED

Number of Parking Stalls	38
Total Square Footage of the Storage Area	
Divided by Three Hundred (300 Square Feet)	
Number of Canopy Shade Trees Required (2"-2.5" Caliper)	3
(See Schedule on Reverse side of Section 28.04)	

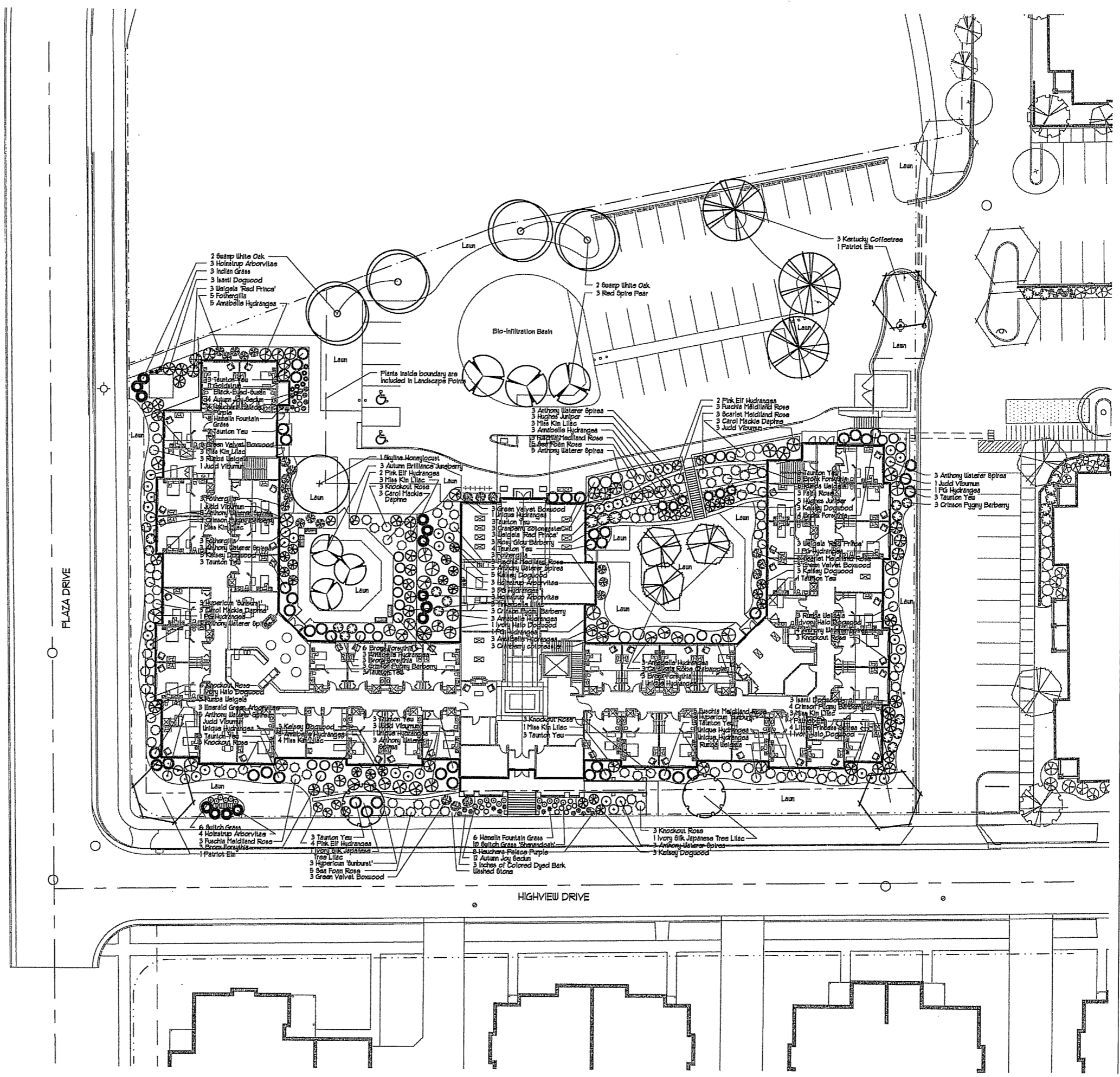
NUMBER OF LANDSCAPE POINTS REQUIRED

NUMBER OF POINTS REQUIRED: 268

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	4	140
Deciduous Shrub	2	28	56
Evergreen Shrub	3	9	27
Decorative Wall or Fence (per 10 L.F.)	5		0
Earth Berm (per 10 L.F.)			0
Ave. Height 30"	5		0
Ave. Height 15"	2		0
Evergreen Trees (3 foot height min.)	15		0
Canopy Tree or Small Tree (1.5"-2" caliper)	15	3	45
SUBTOTAL:			268

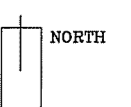
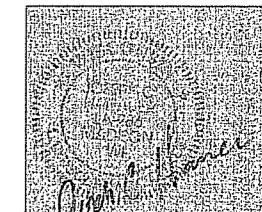
NOTES:

- All plant beds to be edged with black vinyl edging.
- Plant beds to be mulched with 2" washed stone and weed barrier unless otherwise noted.
- Trees planted in lawn areas to receive a 6" diameter arched hardwood mulch ring.
- Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.



LANDSCAPE ARCHITECTURE, LLC
 Artistic Landscape Design and Project Management
 5806 South Hill Drive
 Madison, Wisconsin 53705
 Phone 608.768.1840 Fax 608.768.1853

LANDSCAPE PLAN
ALL SAINTS
 HIGHVIEW DRIVE
 MADISON, WISCONSIN



SCALE: 1" = 20'-0"

DATE: 12.22.06
 DESIGN: Jch
 REVISION:

PLAN # C06-140
 ALL SAINTS