

CITY OF WATERTOWN, WISCONSIN

Site & Building Plan Review

600 Commerce Drive

Lighting • Landscaping • Site Layout • Building Exhibits

Prepared by Max Clouse for the City of Watertown



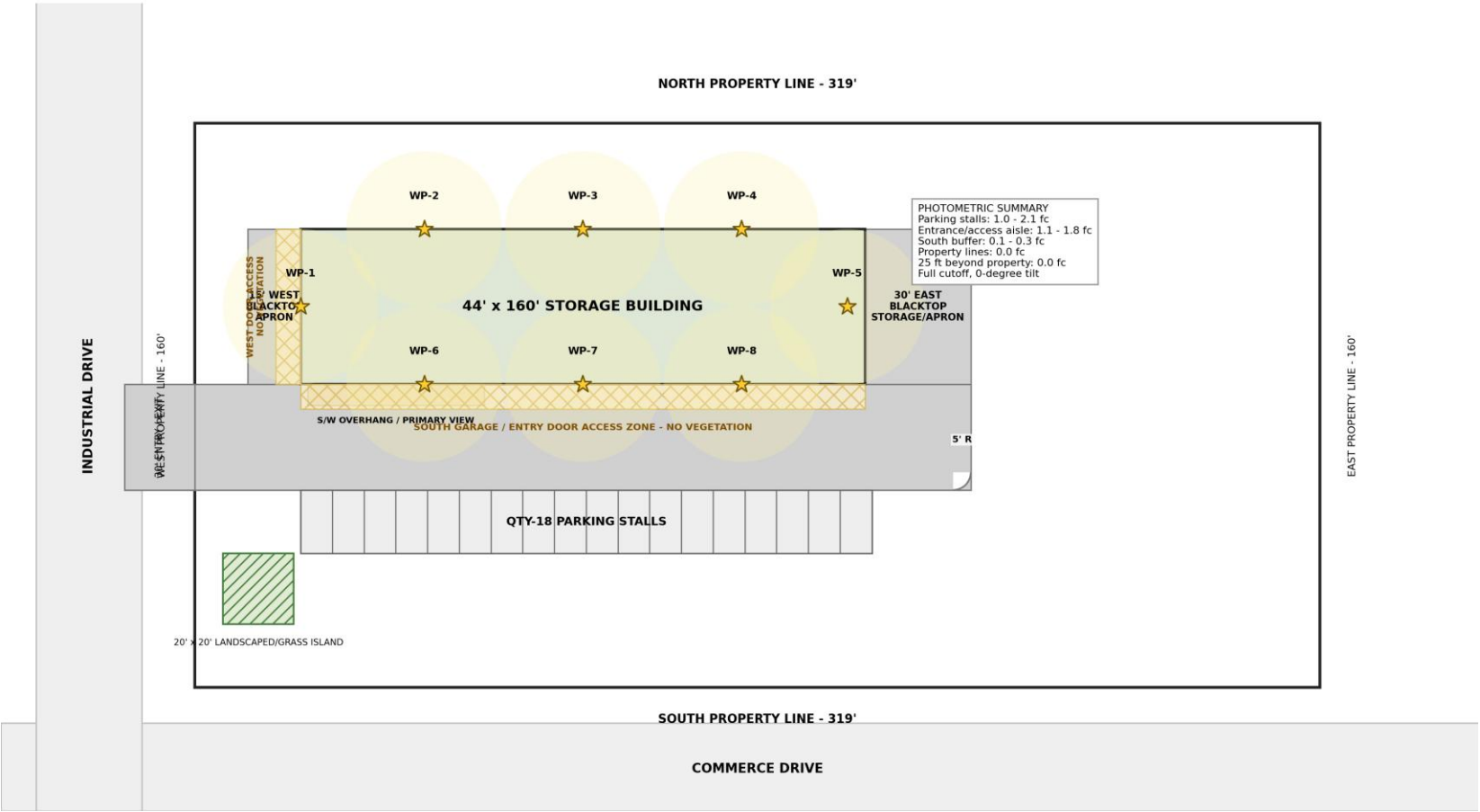
Final blacktop limits and dimensions

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Dimension	Value
Building	160 ft x 44 ft
South access aisle	30 ft, stops at east apron
SE aisle corner	5 ft radius
East apron	30 ft x 44 ft
West apron	15 ft x 44 ft
Parking	18 @ 9 ft x 18.5 ft

No curbs or gutters are shown or proposed. Blacktop limits now stop at the 30 ft east apron.

E1 LIGHTING PLAN - FIXTURE LOCATIONS AND PHOTOMETRIC SUMMARY

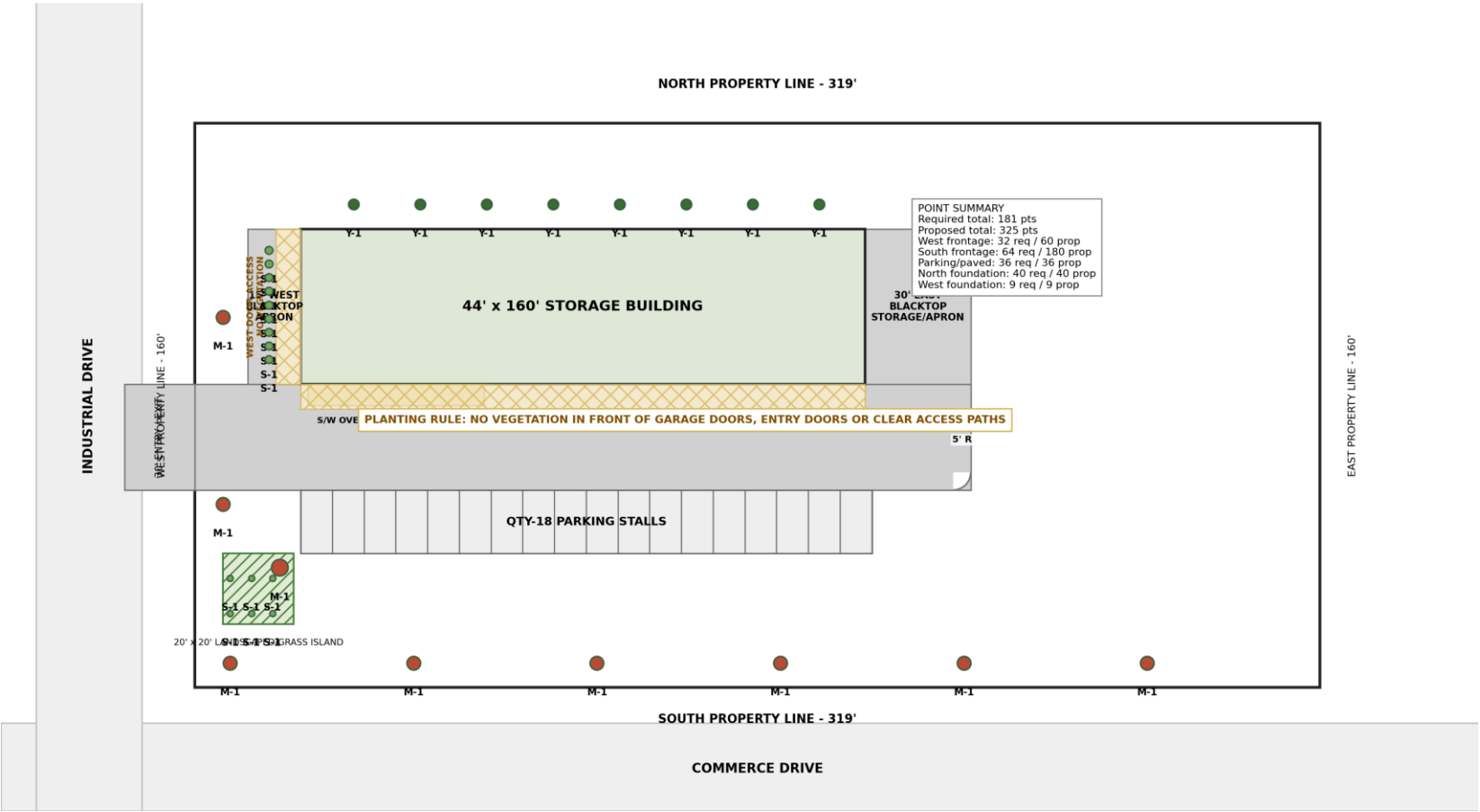


Location	Plan value
Parking stalls	1.0 to 2.1 fc
Access aisle	1.1 to 1.8 fc
Property lines	0.0 fc
Fixtures	Full cutoff, 0-degree tilt
WP-5	East building wall, directed toward east apron

Fixture	Location	Mounting	Optics	Output
WP-1	West elevation/access	12-14 ft AFG	Full cutoff, 0 deg tilt	30W / 3,800 lm
WP-2 to WP-4	North elevation	12-14 ft AFG	Full cutoff, 0 deg tilt	30W / 3,800 lm
WP-5	East building wall/elevation	12-14 ft AFG	Full cutoff, 0 deg tilt	30W / 3,800 lm
WP-6 to WP-8	South parking/access	12-14 ft AFG	Full cutoff, 0 deg tilt	45W / 5,500 lm

Reference	How addressed
550-107.F(3)	Parking/circulation lighting shown for safe and efficient use
550-110	Shielding, property-line spill and glare control referenced
E1 drawing	Fixture plan and photometric summary shown; WP-5 corrected

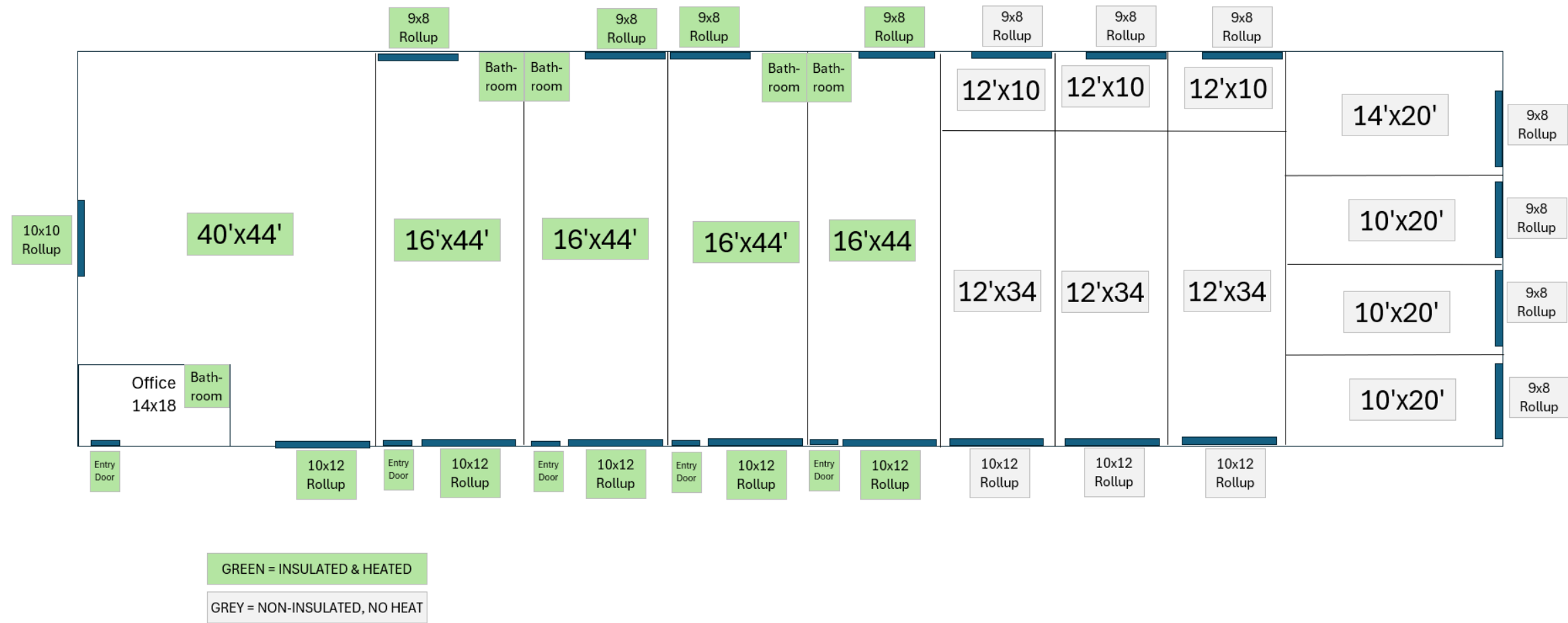
L1 LANDSCAPING PLAN - REQUIRED VS PROPOSED POINT AREAS



Category	Required	Proposed
West frontage	32	60
South frontage	64	180
Parking/paved	36	36
North foundation	40	40
West foundation	9	9
Total	181	325

Symbol	Plant type	Botanical/common name	Qty	Pts/plant	Function
M-1	Tall deciduous tree	Acer rubrum / Red Maple	9	30	Street frontage and island
Y-1	Medium evergreen shrub	Taxus x media / Dense Yew	8	5	North foundation
S-1	Low deciduous shrub	Spiraea japonica / Little Princess Spirea	15	1	West foundation and island shrubs

Reference	Compliance note
550-95	Uses point method and point values
550-96.A-C	Foundation, street frontage and paved-area plantings addressed
550-100 / Appendix F	Red Maple, Yew/Taxus and Spirea aligned to listed plant classifications
550-101 to 550-103	Installation, maintenance, calculation and site-plan depiction acknowledged



Building layout is included for site review context. C1/L1/E1 plan sheets control site dimensions and exterior features.



This image is generated as a design concept for the purpose of visualizing your finished project and may not be an exact representation of final construction. Final results may vary in price, materials, and specifications

Primary south/west rendering with overhang



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Alternate/back/east rendering for reference

Renderings are visual context only. Plan sheets control pavement limits, landscaping locations and lighting.

Request / issue	Included in final package
Parking dimensions and counts	C1 drawing and tables show stall size, count, row length and access aisle width
Lighting plan and schedule	E1, Luminaire Schedule, mounting specs, photometric summary and code notes
Landscaping species and points	Plant Schedule, Appendix F notes, required/proposed point calculations
Building exhibits	Building layout and renderings included
Blacktop budget approach	No curb/gutter; blacktop limits stop at east apron; island shown as grass/landscape