

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____ 6/2/21 3:19 p.m. **RECEIVED**
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser -UDC Planning Division on Thursday May 27, 2021.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Mark Laverty Relationship to property Developer
 Authorizing signature of property owner  Recorder Date 5/28/2021

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



May 5th, 2021

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Rezoning of 575 Zor Shrine Place

Dear Members of the Plan Commission and Common Council:

Please accept this Letter of Intent, Application and plans as our formal request for approval to rezone the site at 575 Zor Shrine Place from the Suburban Employment (SE) to the Traditional Residential – Urban District (TR-U2). We are requesting approval of our plans for the development of two multifamily buildings on the site. The project is being financed through a first mortgage, owner equity, and equity partners in the deal. The experienced project team consists of Saturday Properties (Developer – Mark Laverty and Property Manager – Jaime Perron), a local developer out of the Twin Cities Area, Cuningham (Architect – David Stahl), Stevens Construction (General Contractor – Matt Hartenstein), and Vierbicher (Civil Engineer – Matt Schreiner).

We believe this project is a benefit to the City of Madison and neighborhood for the key reasons:

- Creation of 479 new, rental apartments that will give renters another option in an area with ~2% vacancy
- Public connection to the planned bike path
- Dedication of public right of way for future grid system as considered in the draft Odana Area Plan
- Estimated annual property taxes per year of \$1,060,000 for a parcel that is currently exempt from property taxes
- Park impact fees totalling \$1,860,000 at the time building permits are issued for the development

The Zor Shrine site is located at 575 Zor Shrine Place in Madison, WI. The site is currently home of the Madison Zor Shriners Zor Temple. They will be relocating downtown and entered into a Purchase and Sale Agreement with Saturday Properties to sell the site. The site is roughly 8.87 acres with the Zor Temple, a surface parking lot, and green space that underutilizes the site's potential. Both the temple and parking lot will be removed for the redevelopment.

The new site configuration was designed to allow for future street connectivity at the northern most point of the site between Zor Shrine Place and the West Town Mall out lot area, as called out by the Odana Area Plan, with a 65 foot right of way. The street was also designed to create a direct connection for pedestrians coming from Zor Shrine Place to get on to the future bike extension along West Beltline Hwy (Hwy 14). In addition to the development of the multifamily buildings, the western most portion of the site is also being left for the potential development of an office building at a later date.

The project redevelopment consists of an east and west multifamily building as designated by each building's geographical location on the site. The project will have a total of 479 rental units and 552 bedrooms across 471,479 gross square feet. Each building will have underground parking (247 stalls total) with shared surface parking for the project of 255 stalls, for a total parking count of 501 stalls. The breakdown between the buildings is provided on the following page.



<u>Metric</u>	<u>East Building</u>	<u>West Building</u>
Number of Units	263	216
Number of Bedrooms	305	247
Gross Square Footage	259,399	212,081
Garage Parking Stalls	130	117

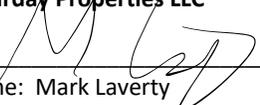
Project amenities include fitness room, resort style pool, grill and chill areas, enclosed bike parking, dog run, top floor lounge with views, workout studio, yard games, hot tub, chef's kitchen, co-working space, remote working spaces, secure package storage, onsite concierge, residential events and designated move-in/move-out areas. Landscaping and trees surrounding the buildings will provide a sense of privacy and will include many native plant and tree species. The front entrance to the buildings will have seating for residents waiting for a rideshare or friends. Residents will have direct access to the future bike path connection, amongst many great neighborhood restaurants and shopping options.

The developer will acquire the property and start construction by December of 2021. Construction is scheduled to take place over two phases. The first phase consists of the east building and is estimated to take sixteen months to construct. The west building will begin in Fall 2022 and open in Spring 2024.

Once developed, the project will be managed by Saturday Properties with local staff hired to run and maintain the buildings. Saturday expects there to be a total of twelve fulltime employees across the two buildings, bringing new jobs to the area. The roles will be for a general manager, assistant manager, leasing, maintenance crew, and caretaker with staff available for questions at all times. The team will work typical hours with leasing and site visits available at peak times during the days and weeks.

Sincerely,

Saturday Properties LLC

By: 
Name: Mark Laverty

Multifamily at 575 Zor Shrine Place



Site Map

Sheet Index - LUA

Number	Sheet Name
A-0	Cover Sheet
A-1	Site Plan (Overall)
A-2	Floor Plan - Parking Level
A-3	Floor Plan - Level 1
A-4	Floor Plan - Level 2 thru 4
A-5	Floor Plan - Level 5
A-6	Roof Plan
A-7	Building Elevations - West Building
A-8	Building Elevations - East Building
A-9	Enlarged Building Elevation
D-1	Site Demo

Area Schedule (Gross Building)

Level	Area
East	
Parking Level 1	51187 SF
Level 1	41845 SF
Level 2	41591 SF
Level 3	41591 SF
Level 4	41591 SF
Level 5	41591 SF
	259399 SF
West	
Parking Level 1	44526 SF
Level 1	33511 SF
Level 2	33511 SF
Level 3	33511 SF
Level 4	33511 SF
Level 5	33511 SF
	212081 SF
Grand total:	471479 SF

Area Schedule (Rentable & Common)

Level	Name	Area
East		
Common Area		
Parking Level 1	Common Area	51187 SF
Level 1	Common Area	12806 SF
Level 2	Common Area	5345 SF
Level 3	Common Area	5345 SF
Level 4	Common Area	5345 SF
Level 5	Common Area	6439 SF
		86468 SF
Rentable Area		
Level 1	Rentable Area	29040 SF
Level 2	Rentable Area	36246 SF
Level 3	Rentable Area	36246 SF
Level 4	Rentable Area	36246 SF
Level 5	Rentable Area	35153 SF
		172931 SF
		259399 SF
West		
Common Area		
Parking Level 1	Common Area	44526 SF
Level 1	Common Area	13649 SF
Level 2	Common Area	4144 SF
Level 3	Common Area	4144 SF
Level 4	Common Area	4144 SF
Level 5	Common Area	5238 SF
		75845 SF
Rentable Area		
Level 1	Rentable Area	19862 SF
Level 2	Rentable Area	29367 SF
Level 3	Rentable Area	29367 SF
Level 4	Rentable Area	29367 SF
Level 5	Rentable Area	28273 SF
		136236 SF
		212081 SF
		471480 SF

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No.	Date	Description
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Project Team

Architect		Civil		MEP		Structural		Landscape	
Name:	Cunningham	Name:	Vierbicher Associates, Inc.	Name:	Emarutson-Podas	Name:		Name:	Cunningham
Contact:	Dave Stahl Natira James	Contact:	Matthew Schreiner	Contact:	Matthew Fuhs Michael Weibert	Contact:		Contact:	Mike Jones
Address:	201 SE Main Street Suite 325 Minneapolis, MN 55414	Address:	959 Fournier Drive Suite 201 Madison, WI 53717	Address:	7705 Bush Lake Road Edina, MN 55439	Address:		Address:	201 SE Main Street Suite 325 Minneapolis, MN 55414
Phone:	(612) 379-3400	Phone:	(608) 821-3961	Phone:	(952) 930-0050	Phone:	(##) ##-####	Phone:	(612) 379-3400
FAX:	(##) ##-####	FAX:	(##) ##-####	FAX:	(##) ##-####	FAX:	(##) ##-####	FAX:	(##) ##-####
E-Mail:	njames@cunningham.com	E-Mail:	msch@vierbicher.com	E-Mail:	mfuhs@epinc.com	E-Mail:	(##) ##-####	E-Mail:	mjjones@cunningham.com

Phase:	LUA /UDC:	Date:
	28-0384	06/02/2021

Multifamily at 575 Zor Shrine Place

Sheet Title
Cover Sheet

Sheet Number Current Revision

A-0

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A



B



C



D



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Revisions		
No.	Date	Description

Project Information
Phase: LUA Date: 05/05/2021
Project No.: 20-0084 PIC/AIC: DStahn/Schoeck
Madison Mixed Use

Sheet Title
Existing Conditions

Sheet Number _____ **Current Revision** _____

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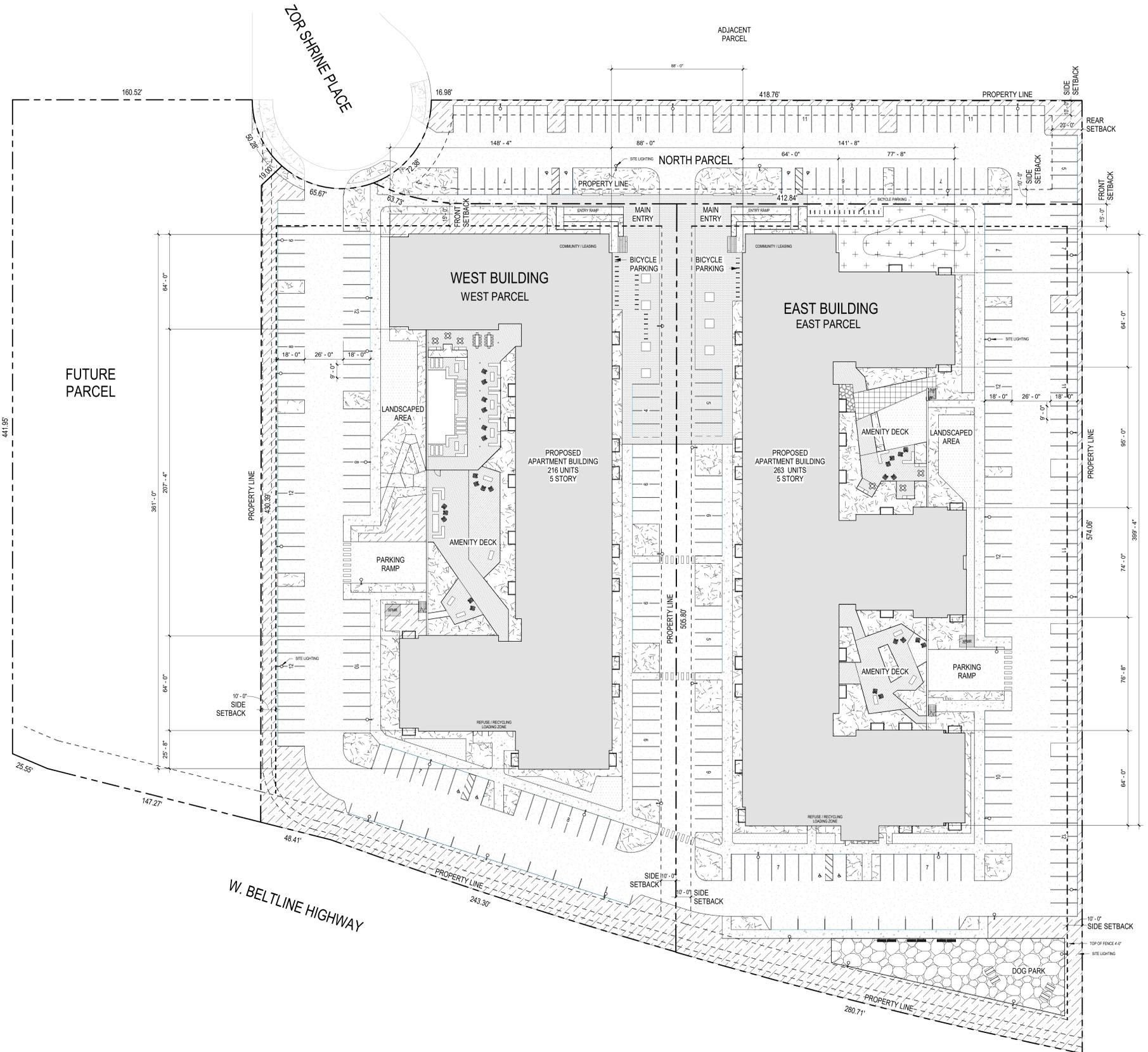
Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC /AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Site Plan (Overall)

Sheet Number **A-1** Current Revision



SITE METRICS
EXISTING ADDRESS: 575 ZOR SHRINE PLACE, MADISON, WI
EXISTING SITE ACREAGE: 8.87 ACRES
EXISTING ZONING: (SE) SUBURBAN EMPLOYMENT
PROPOSED ZONING: (TR-U2) TRADITION RESIDENTIAL - URBAN DISTRICT

TR-U2 REQUIREMENTS
MAX. HEIGHT -
REQUIRED - MAX. 6 STORIES OR 78'
PROVIDED - 5 STORIES AT 62'

NORTH PARCEL
SITE: 31,357 SF (0.719 ACRES)
LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED - 71% COVERAGE
USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (0 UNITS = 0 SF REQUIRED)
PROVIDED - 7,152 SF
*NO UNITS ARE PROVIDED ON THIS PARCEL
PAVED AREA: 22,238 SF
LANDSCAPED AREA: 9,119 SF
BUILDING: 0 SF
PARKING: 66 SPACES (NOT INCLUDED IN REQUIRED TOTALS)

WEST PARCEL
SITE: 129,781 SF (2.979 ACRES)
LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED: 87,804 SF / 67.6% COVERAGE
USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (216 UNITS x 140 SF = 30,240 SF)
PROVIDED - 52,993 SF
PAVED AREA: 43,278 SF
LANDSCAPED AREA: 86,503 SF
BUILDING FOOTPRINT: 44,526 SF
MAX. BUILDING COVERAGE: N/A
GROSS BUILDING TOTAL: 212,081 SF
UNITS: 216
NUMBER OF BEDS: 247 (SEE A2 - A5 FOR DETAILS)
PARKING:
REQUIRED 216 SPACES (1 PER UNIT)
117 BELOW GRADE/ 120 AT GRADE (237 TOTAL SPACES)
*SEE PARKING NOTES BELOW
BICYCLE PARKING:
REQUIRED 216 SPACES (INDOOR) / 22 (OUTSIDE) (1 PER UNIT COVERED = 216,
1 PER 10 UNITS OUTDOOR = 22)
PROVIDED 216 (INDOOR) - 22 (OUTSIDE)

EAST PARCEL
SITE: 147,257 SF (3.381 ACRES)
LOT COVERAGE:
REQUIRED - 80% MAX.
PROVIDED: 100,828 SF / 68.4% COVERAGE
USABLE OPEN SPACE:
REQUIRED - MIN. 140 SF PER D.U. (263 UNITS = 36,820 SF REQUIRED)
PROVIDED: 53,914 SF
PAVED AREA: 49,641 SF
LANDSCAPED AREA: 55,842 SF
BUILDING FOOTPRINT: 51,187 SF
GROSS BUILDING TOTAL: 259,399 SF
UNITS: 263
NUMBER OF BEDS 305 (SEE A2 / A5 FOR DETAILS)
PARKING:
REQUIRED: 263 SPACES (1 PER UNIT)
PROVIDED: 130 BELOW GRADE/ 136 AT GRADE (266 TOTAL SPACES)
*SEE PARKING NOTES BELOW
BICYCLE PARKING:
REQUIRED: 263 SPACES (INDOOR) / 27 (OUTSIDE) (1 PER UNIT COVERED - 263,
1 PER 10 UNITS OUTDOOR = 27)
PROVIDED: 263 SPACES (INDOOR) / 27 (OUTSIDE)

FUTURE PARCEL: 77,825 SF (1.787 ACRES)
*NOT TO BE DEVELOPED AT THIS TIME - NOT INCLUDED IN REQUIRED TOTALS

PARKING NOTES
28,141 PARKING AND LOADING STANDARDS
2021-2025 - 10% EV READY SPACES / 2% EV INSTALLED





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Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC / A/C: JSchoeneck

Multifamily at 575 Zor Shrine Place

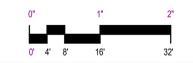
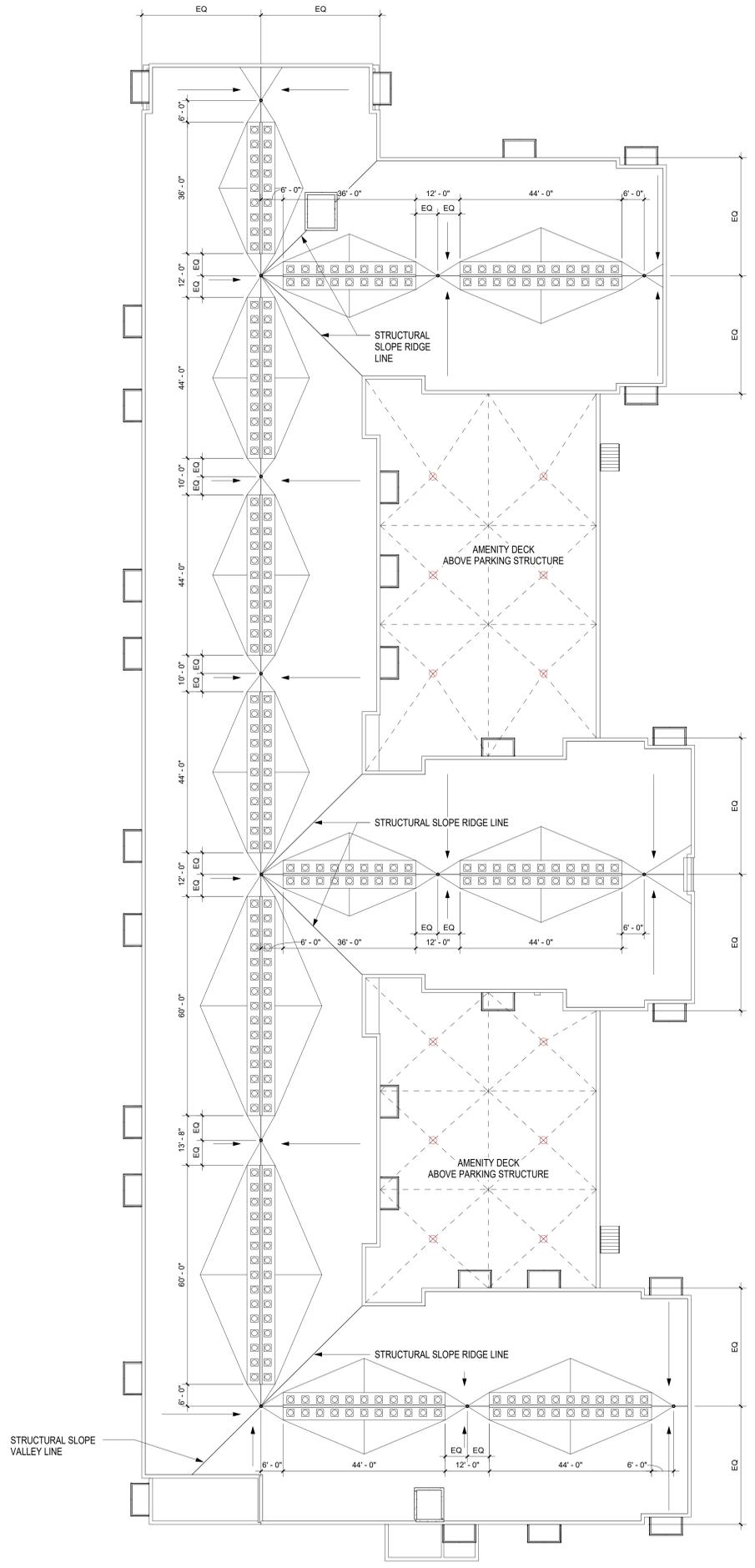
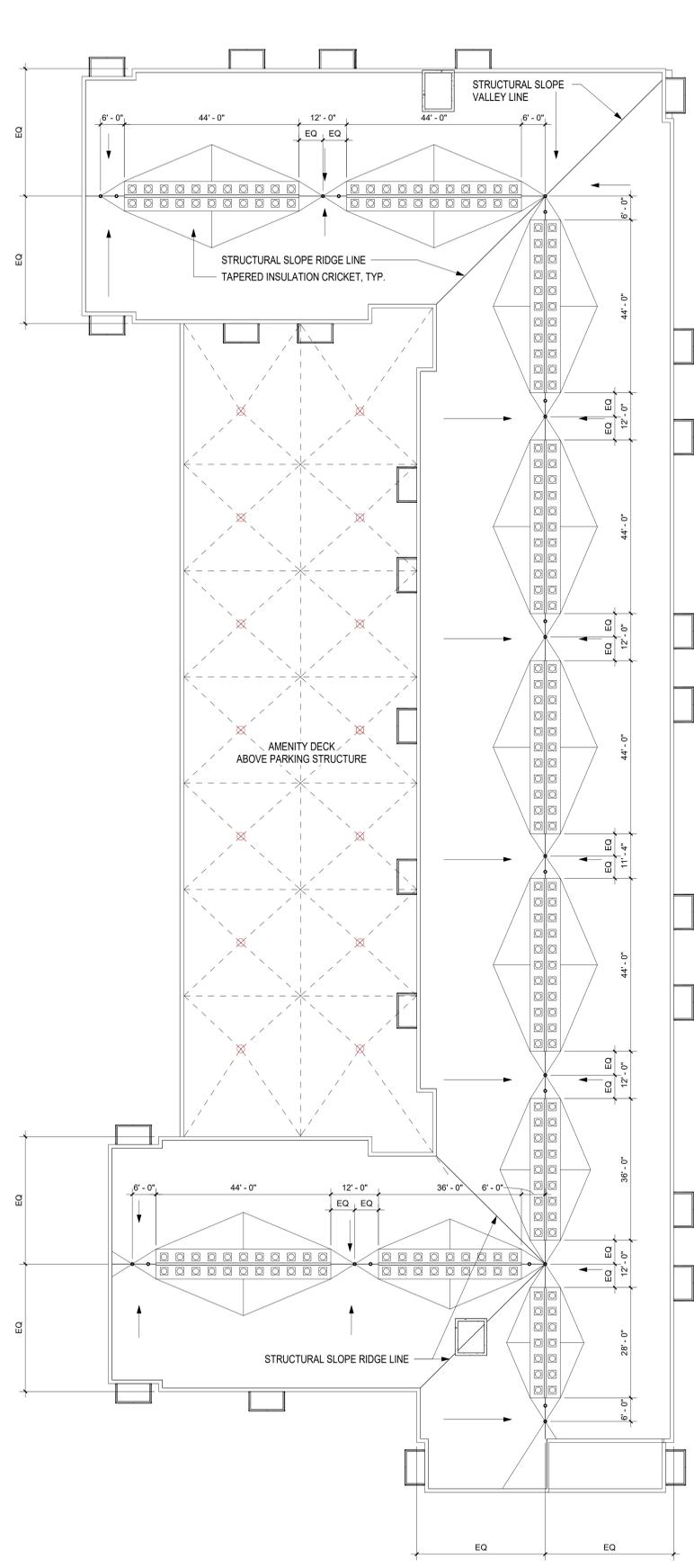
Sheet Title
Roof Plan

Sheet Number _____ Current Revision _____

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ROOF NARRATIVE

- HIGH ROOF TO BE TPO ROOFING AND AMENITY DECK TO BE LIQUID MEMBRANE ROOFING BELOW LANDSCAPE.
- MECHANICAL ROOF CONDENSING UNITS WITH DRAIN LAY-OUT TO BE REVISED PER DESIGN DEVELOPMENT.
- STRUCTURAL ROOF SLOPE AND DRAIN LOCATION SHOWN ARE CONCEPTUAL.
- ROOF TOP MECHANICAL EQUIPMENT SCREENED PER CODE REQUIREMENTS.





1 West Building - East Elevation
A-7 1/16" = 1'-0"



2 West Building - West Elevation
A-7 1/16" = 1'-0"



3 West Building - North Elevation
A-7 1/16" = 1'-0"



4 West Building - South Elevation
A-7 1/16" = 1'-0"



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Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC /A/C: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Building Elevations - West Building

Sheet Number	Current Revision
A-7	

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060



1 East Building - West Elevation
1/16" = 1'-0"

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2 East Building - East Elevation
1/16" = 1'-0"



3 East Building - North Elevation
1/16" = 1'-0"



4 East Building - South Elevation
1/16" = 1'-0"

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Revisions

No.	Date	Description

Project Information

Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0384	PIC / A/C:	JSchoenck

Multifamily at 575 Zor Shrine Place

Sheet Title
Building Elevations - East Building

Sheet Number Current Revision

A-8

MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060

EXTERIOR MATERIALS KEYNOTES

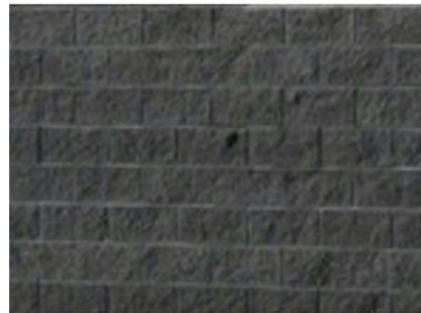
1. SPLIT FACE CMU, DARK, COLORED MORTAR
2. ALUMINUM BALCONY AND RAILING, 9' x 5' (260 TOTAL)
3. 5/4" FIBER CEMENT TRIM BOARD (EDGES, WINDOWS/DOORS)
4. VINYL WINDOWS SINGLE HUNG, 1' SILL HEIGHT, 8' HEAD HEIGHT
5. FIBER CEMENT LAP SIDING
6. ARCHITECTURAL BAND: FIBER CEMENT FINISH
7. FIBER CEMENT BOARD AND BATTEN
8. STONE OR FACE BRICK
9. "WOODTONE" LAP SIDING
10. ALUMINUM STOREFRONT SYSTEM
11. SLIDING PATIO DOOR - 8' H x 6'-4" W (OR OTHER ADA COMPLIANT WIDTH)



FIBER CEMENT BOARD AND BATTEN SIDING



FIBER CEMENT LAP SIDING



ROCK FACE CEMENT MASONRY BASE



FIBER CEMENT CEDAR-LOOK PLANK SIDING



1 Enlarged Building Elevation
A-9 1/32" = 1'-0"

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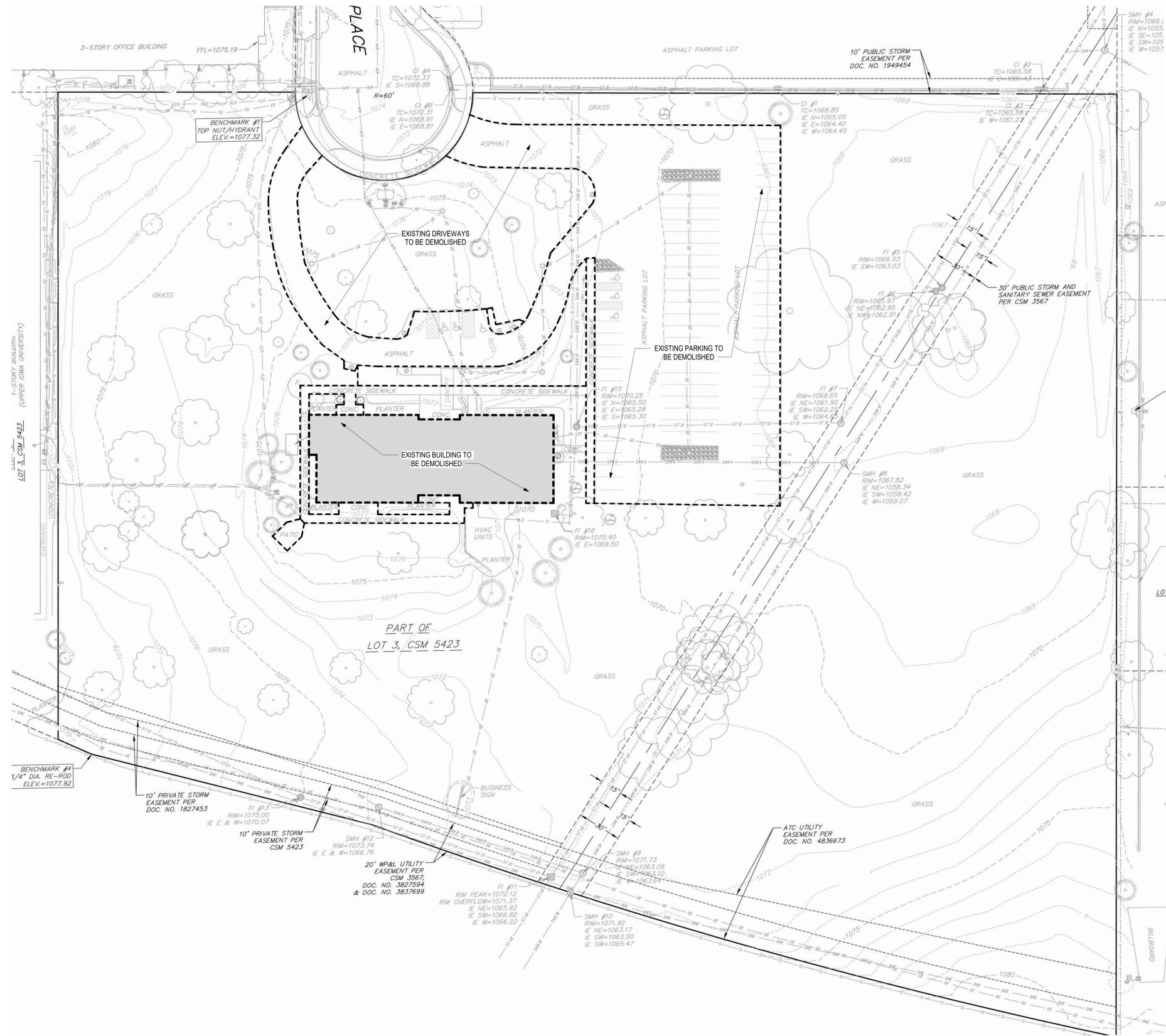
Revisions		
No.	Date	Description

Project Information			
Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC /A/C:	J/Schoeck

Multifamily at 575 Zor Shrine Place

Sheet Title
Enlarged Building Elevation

Sheet Number **A-9** Current Revision



**PRELIMINARY
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Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date:
		06/02/2021
Project No.:	PIC /A/C:	J/Schoenbeck
20-0084		

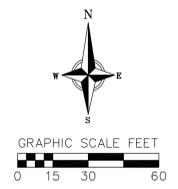
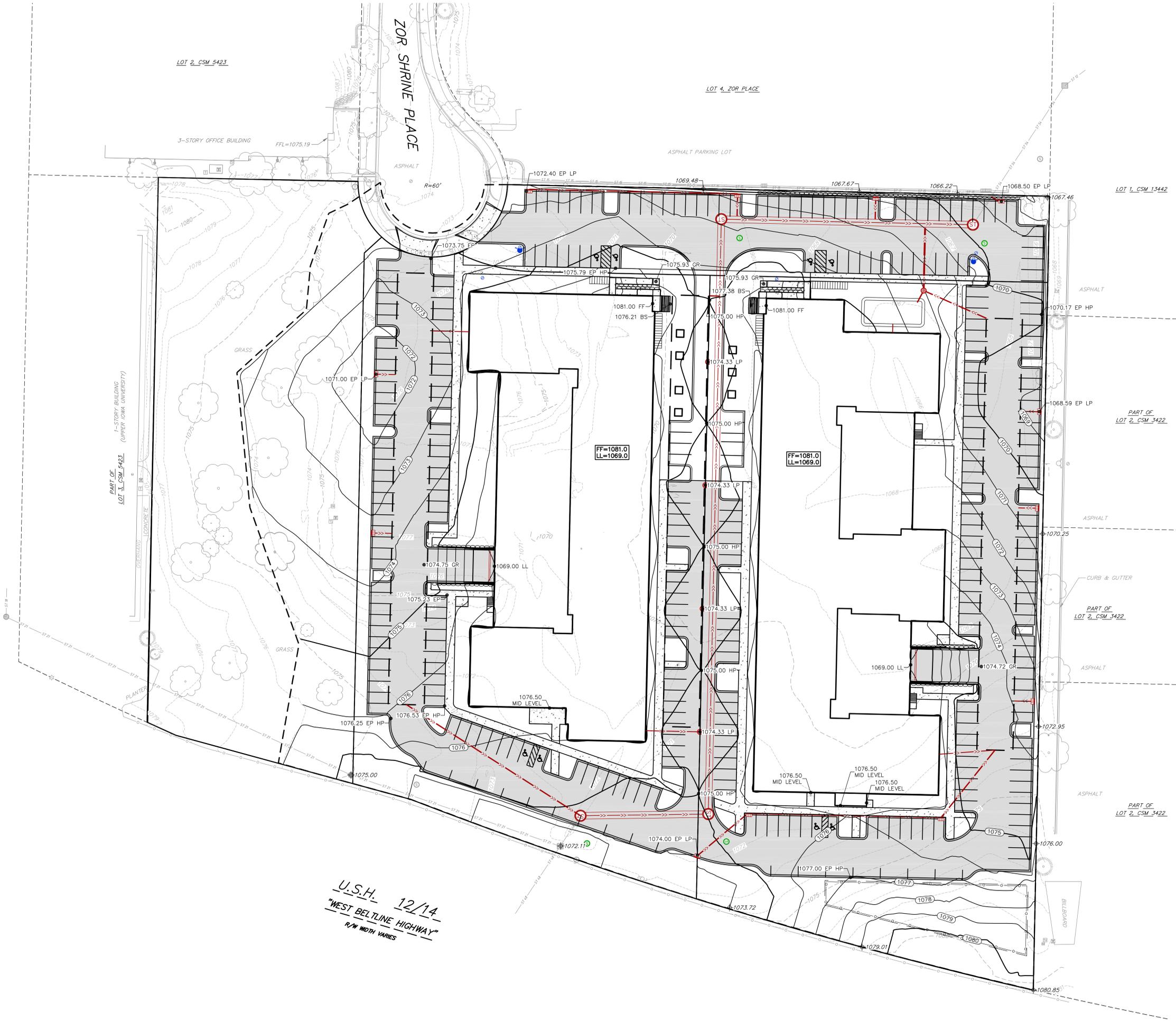
Multifamily at 575 Zor Shrine Place

Sheet Title
Site Demo

Sheet Number Current Revision

D-1

1 Site Demo
1" = 30'



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 Phone: (800) 261-3898

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Revisions		
No.	Date	Description

Project Information	
Phase: CITY SUBMITTAL	Date: 5-5-2021
Project No.: 200147	PIG / A.C.

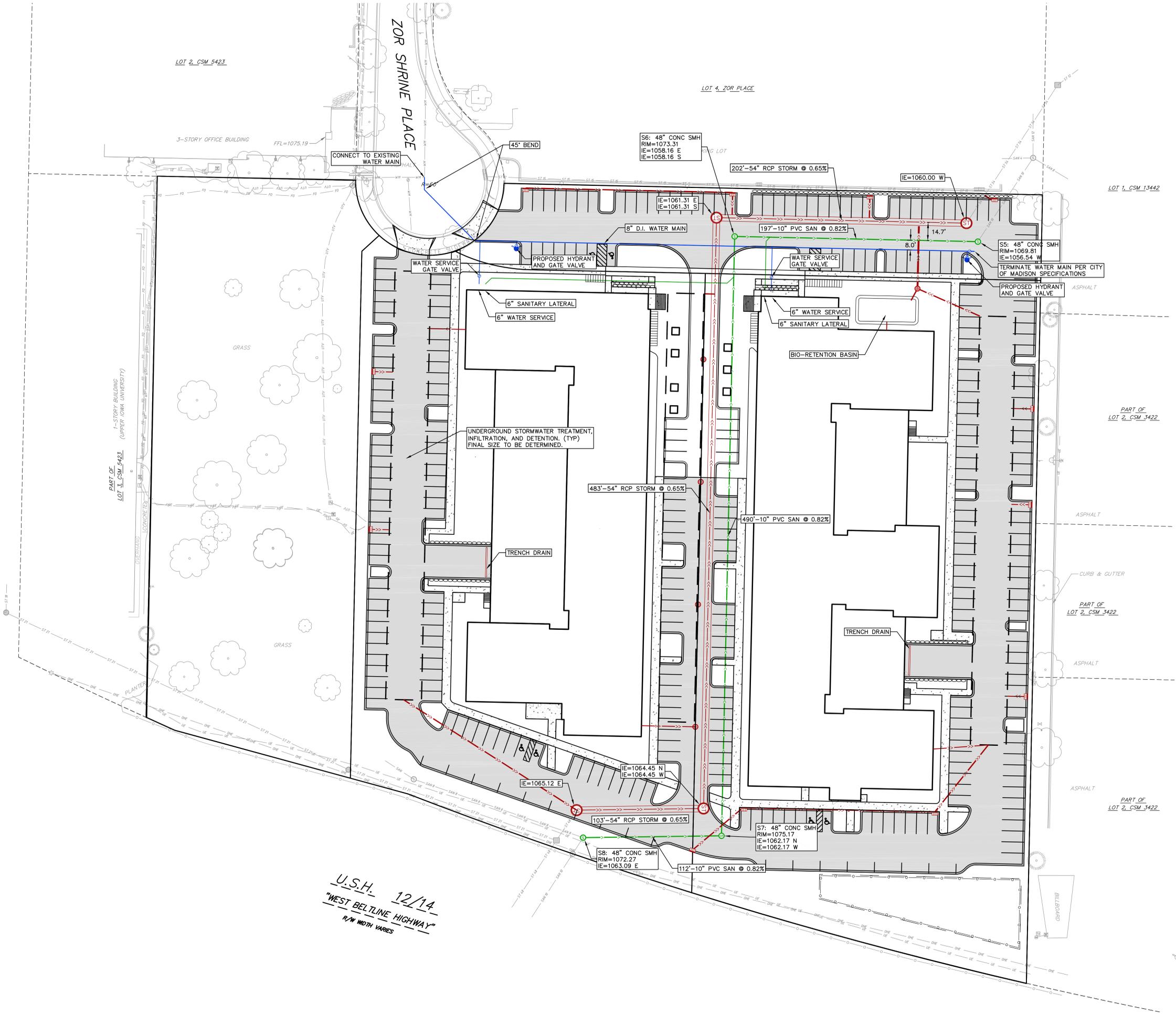
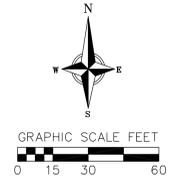
Sheet Title
GRADING PLAN

Sheet Number
C500

Current Revision

U.S.H. 12/14
"WEST BELLINE HIGHWAY"
 R/W WIDTH VARIES

4/25/21 11:58:51 AM
 888 3602565084 - \\minneapolis\Cad\Staff\m\m\m\Cunningham\West Belline



U.S.H. 12/14
 WEST BELTLINE HIGHWAY
 R/W WIDTH VARIES

**PRELIMINARY
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Revisions

No.	Date	Description

Project Information

Phase: CITY SUBMITTAL	Date: 5-5-2021
Project No.: 200147	PIG / A.C.

Sheet Title
UTILITY PLAN

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Planting Schedule - Enlargements

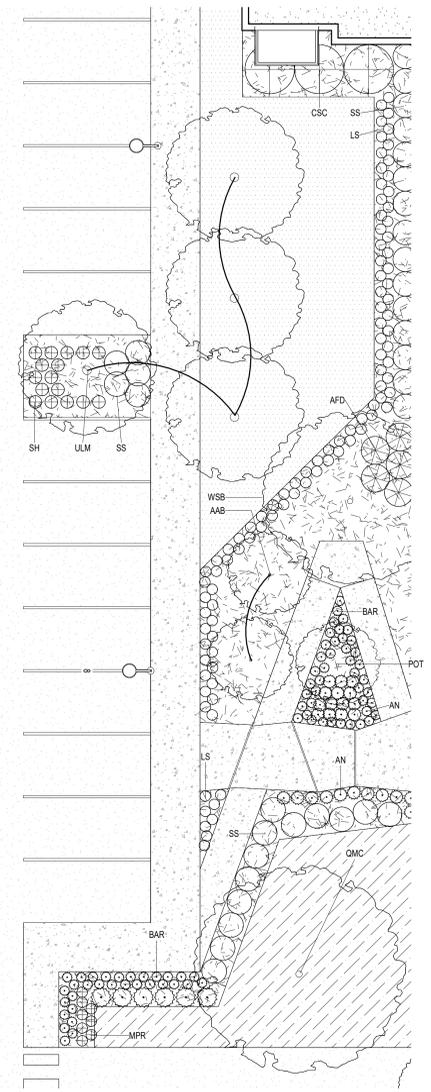
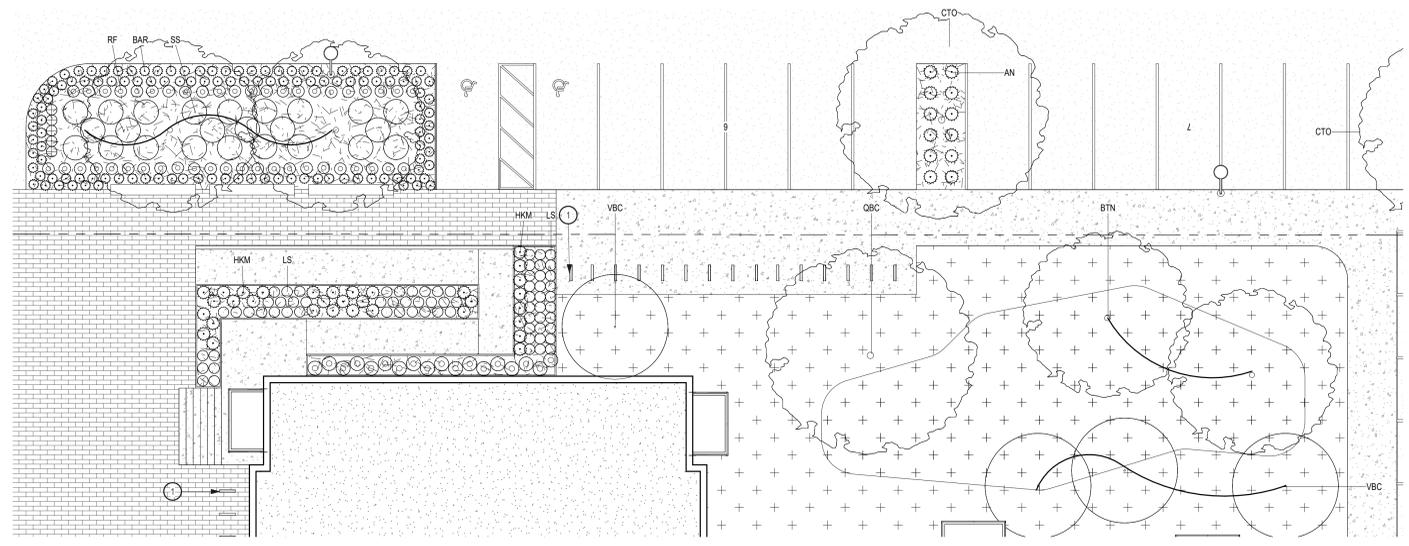
Type Mark	Common Name	Botanical Name
Coniferous Shrub		
TMT	Taunton Yew	Taxus x media 'Tauntonii'
Deciduous Shrub		
AM	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'
CRM	Muskingum Dogwood	Cornus racemosa 'Muszam'
CSC	Cardinal Dogwood	Cornus sericea 'Cardinal'
AFD	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'
IVA	Afterglow Winterberry	Ilex verticillata 'Afterglow'
SS	Sem Ash Leaf Spirea	Sorbaria sorbifolia 'Sem'
VBC	Bailey Compact American Cranberrybush	Viburnum trilobum 'Bailey Compact'
Deciduous Tree		
RM	Red Maple	Acer rubrum
BTN	River Birch	Betula nigra
WSB	Whitespire Birch	Betula populifolia
CTO	Common Hackberry	Celtis occidentalis
POT	Quaking Aspen	Populus tremuloides
QBC	Swamp White Oak	Quercus bicolor
QMC	Bur Oak	Quercus macrocarpa
QRB	Northern Red Oak	Quercus rubra
ULM	Accolade Elm	Ulmus 'Morton'
Ornamental Tree		
AAB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
Perennial		
AN	Blackhawks Big Bluestem	Andropogon gerardii 'Blackhawks'
ACD	Columbine	Aquilegia canadensis
AST	Butterfly Milkweed	Asclepias tuberosa
LIR	Lady in Red Fern	Athyrium filix-femina 'Lady in Red'
ECP	Purple Coneflower	Echinacea purpurea
HKM	Japanese Forest Grass	Hakonechloa macra
BAR	Blue Arrows Rush	Juncus inflexus 'Blue Arrows'
LS	Kobold Blazingstar	Liatis spicata 'Kobold'
MPR	Purple Rooster Beebalm	Monarda didyma 'Purple Rooster'
PBF	Blue Fountain Switchgrass	Panicum virgatum 'Blue Fountain'
RF	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'
SSP	Little Bluestem	Schizachyrium scoparium
SH	Prairie Dropseed	Sporobolus heterolepis
Upright Evergreen Shrub		
TOB	First Editions Technito Arborvitae	Thuja occidentalis 'Balljohn'
TOH	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'

Material Legend

- CONCRETE SIDEWALK
- SPECIALTY SITE PAVERS
- PEDESTAL PAVERS TYPE 1
- PEDESTAL PAVERS TYPE 2
- PEDESTAL PAVERS TYPE 3
- HARDWOOD MULCH PLANTING AREA
- TURF SEED
- NATIVE SEED MIX TYPE 1 - SHORTGRASS PRAIRIE
- NATIVE SEED MIX TYPE 2 - INFILTRATION BASIN
- ROCK MULCH - DOG RUN

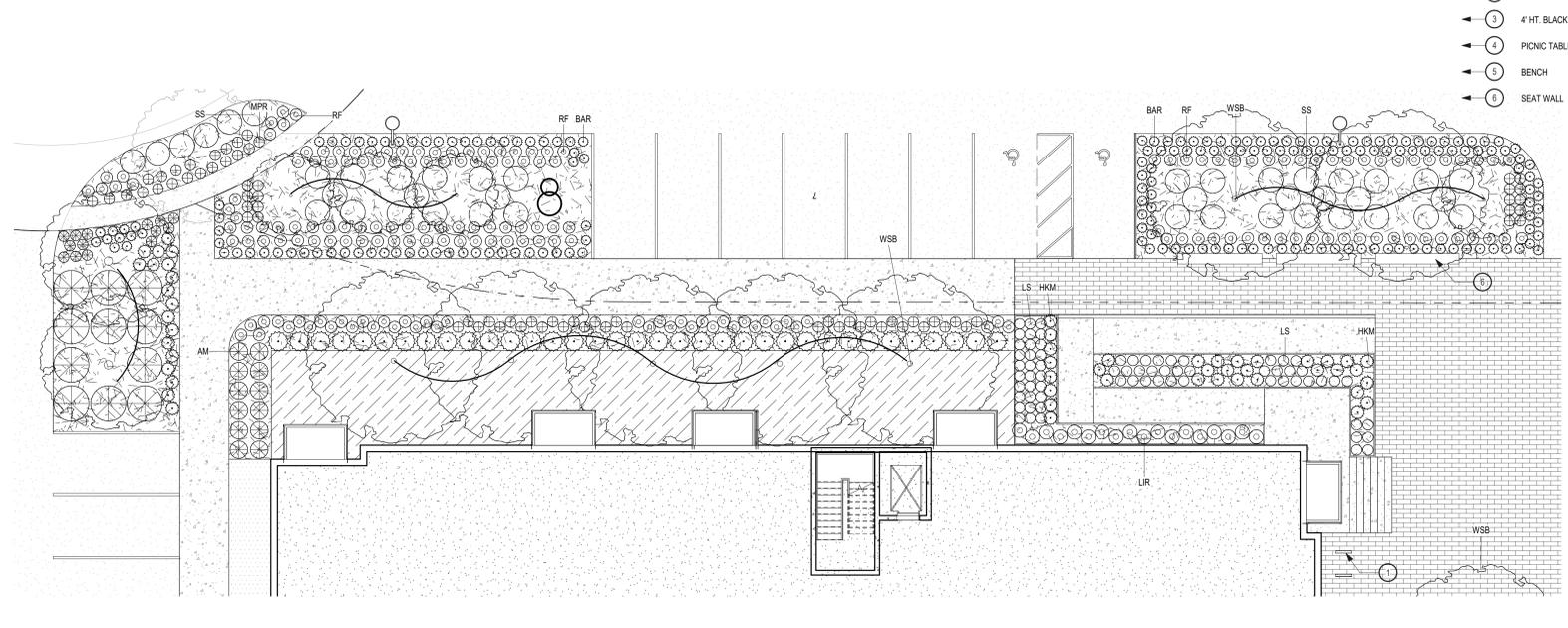
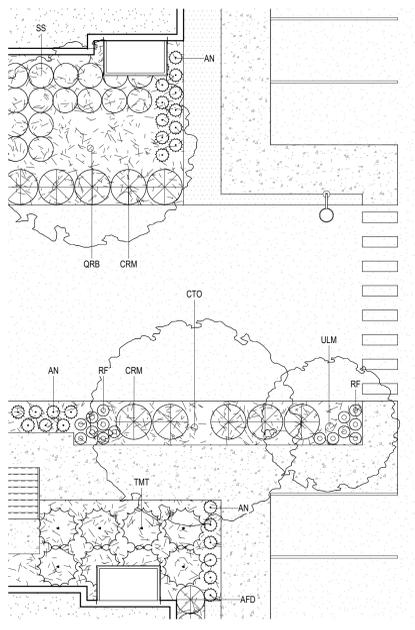
Keynote Legend

- BIKE RACK
- TREE GRATE
- 4' HT. BLACK CHAINLINK FENCE
- PICNIC TABLE
- BENCH
- SEAT WALL



1 Overall Planting Plan - Callout 1
1" = 10'-0"

4 Overall Planting Plan - Callout 7
1" = 10'-0"



3 Overall Planting Plan - Callout 6
1" = 10'-0"

2 Overall Planting Plan - Callout 2
1" = 10'-0"

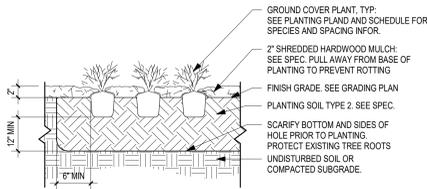
**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions		
No.	Date	Description

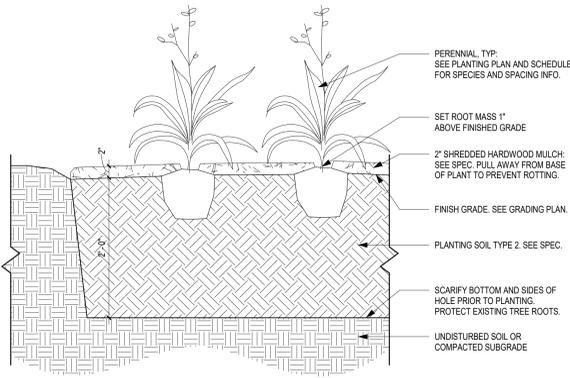
Project Information
 Phase: LUA/UDC Date: 6/2/2021
 Project No.: 20-0084 PIC / A/C: DS/ah / JSchooneck
**Multifamily at 575
 Zor Shrine Place**

Sheet Title
 Enlarged Landscape Plans

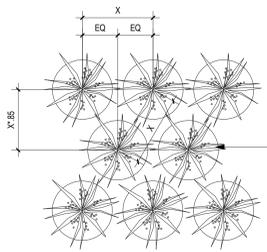
Sheet Number: **L-2** Current Revision:



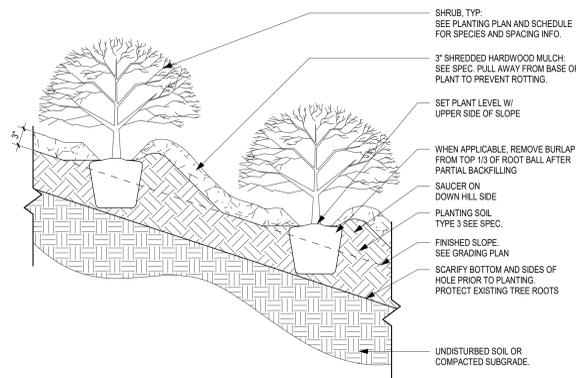
1 Ground Cover Planting Detail
1" = 1'-0"



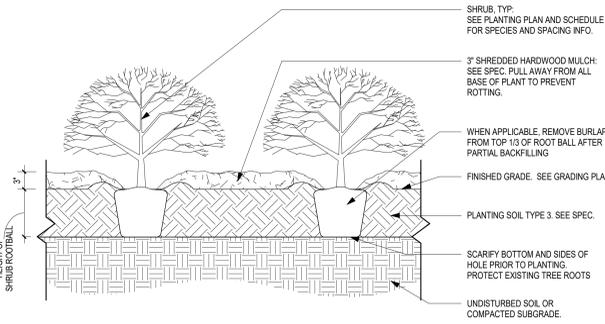
2 Perennial Planting Detail
1" = 1'-0"



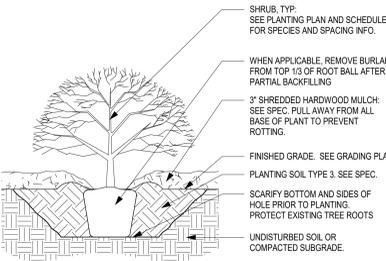
33 Triangular Spacing for Shrubs and Perennials Details
1" = 1'-0"



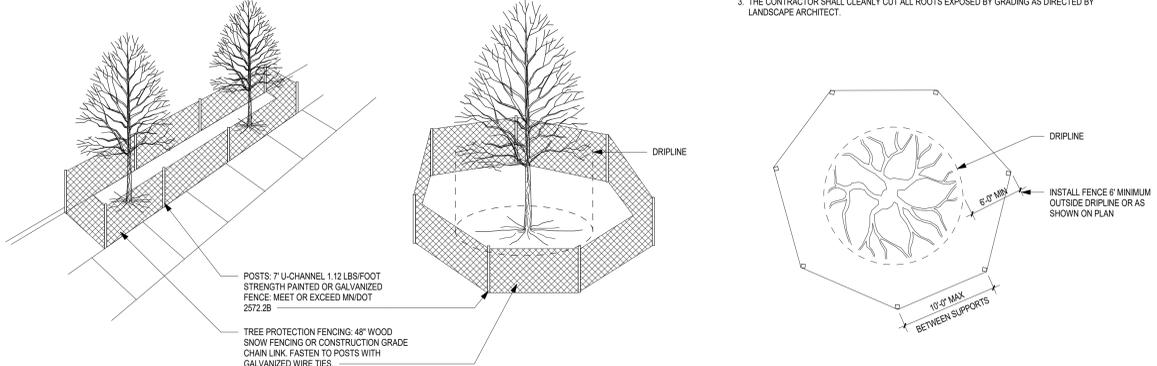
4 Shrub Planting On A Slope Detail
1" = 1'-0"



A Shrub Planting in Planting Beds



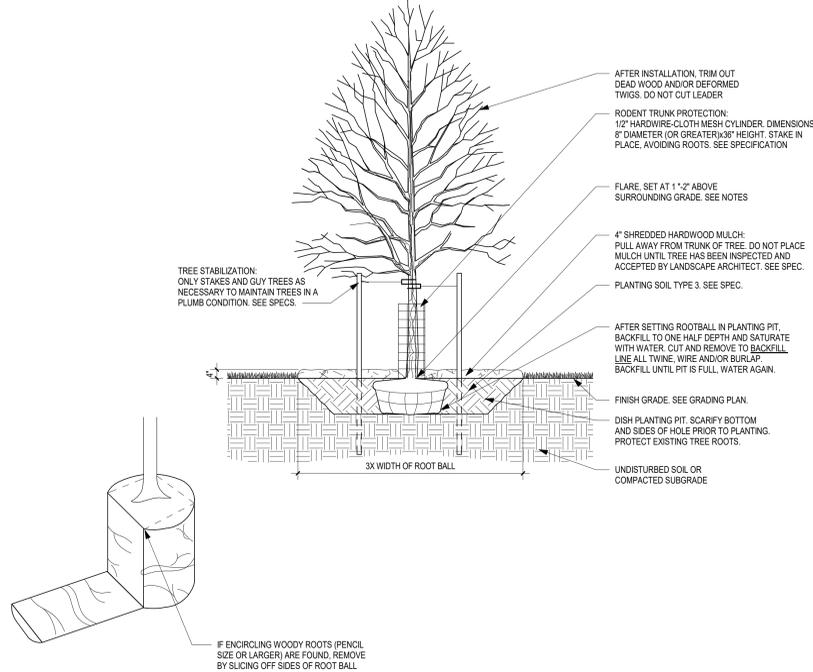
B Shrub Planting in Individual Planting Pit



6 Tree Protection Detail
1/8" = 1'-0"

- NOTES:
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
 2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTED ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
 3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY LANDSCAPE ARCHITECT.

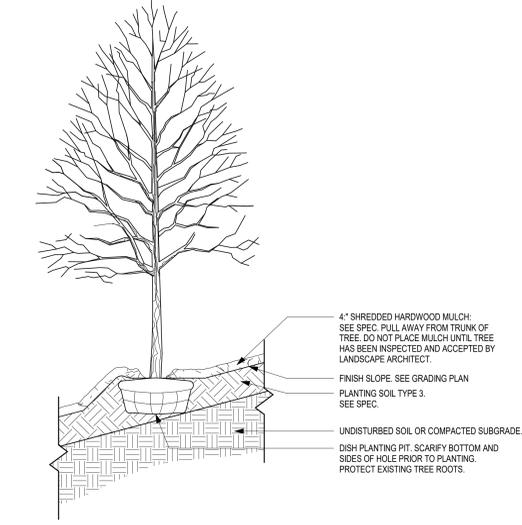
5 Shrub Planting Detail
1" = 1'-0"



7 Typical Tree Planting Detail
3/8" = 1'-0"

- NOTES:
- PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF FLARE IS LOCATED MORE THAN 2' DOWN FROM THE TOP OF THE ROOTBALL, THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE.
 - REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. THE LANDSCAPE ARCHITECT WILL NOT ACCEPT ANY TREE UNLESS THE FLARE IS VISIBLE.
 - ONCE THE PROPERLY GROWN TREE IS DELIVERED TO THE SITE, MEASURE THE DISTANCE BETWEEN TOP OF THE BUTTRESS ROOTS AND THE BOTTOM OF THE ROOTBALL. SUBTRACT 2' TO DETERMINE DEPTH OF PLANTING PIT.
 - DIG PIT TO DEPTH DETERMINED ABOVE AND 3x THE WIDTH OF THE ROOTBALL. PIT SHALL BE DISHED WITH SIEVE WALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
 - SET TREE IN PIT SO THAT THE FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE. IN AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLING), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR THE ROOTBALL FURTHER ELEVATED.
 - BACKFILL PLANTING PIT TO ON HALF DEPTH AND THOROUGHLY WATER.
 - FOR BAB MATERIAL REMOVE VISIBLE PORTIONS OF WIRE BASKET, BURLAP AND ROPE. W/O DISTURBING ROOTBALL. BACKFILL TO THE TOP OF THE FIRST WOODY ROOT. LEAVING NO EXPOSED BURLAP.
 - HEAL IN SOIL W/ FOOT OVER ENTIRE ROOT BALL AREA TO REMOVE AIR POCKETS FROM THE SOIL.
 - WATER ROOTBALL AND ENTIRE BACKFILL AREA. DO NOT CREATE WATERING RING.
 - BACKFILL TO THE TOP OF THE ROOTBALL.

- TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:
- POOR FORM
 - DAMAGED TRUNK
 - BARBED TRUNK FLARES
 - ENCIRCLING TRANSPORT ROOTS
 - UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)
 - NO OR DAMAGED CENTRAL LEADER



8 Tree Planting on a Slope Detail
3/8" = 1'-0"

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Revisions

No.	Date	Description
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Project Information
Phase: LUA/UDC Date: 6/2/2021
Project No.: 26-0084 PIC / A/C: DStahl / JSchoenck

Multifamily at 575
Zor Shrine Place

Sheet Title
Planting Details

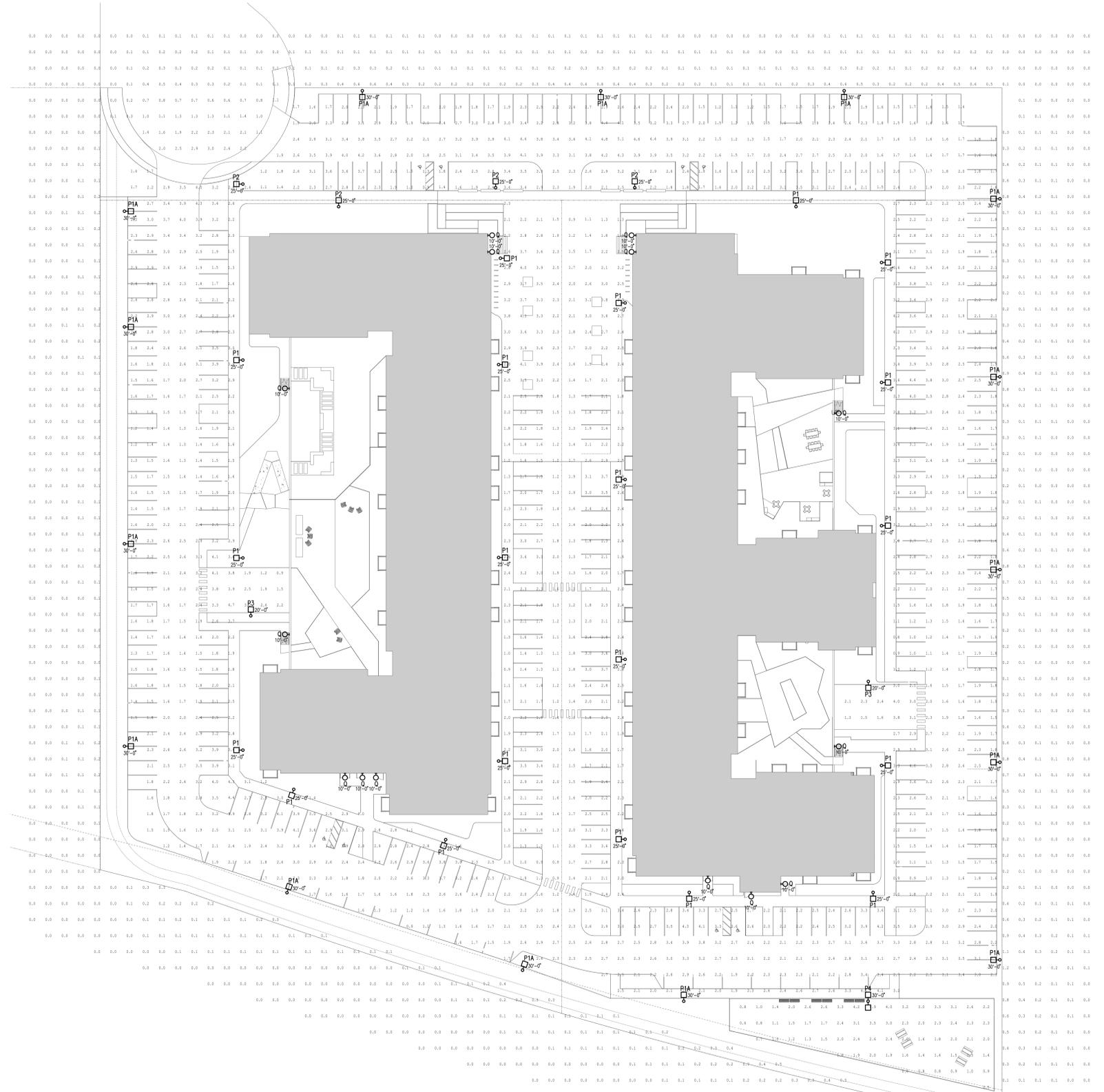
Sheet Number Current Revision

L-4

GENERAL NOTES

- A. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF .855 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- B. FIXTURES SHALL BE CONTROLLED BY A COMBINATION OF PHOTOCELL AND TIMECLOCK.

CALCULATOR SUMMARY						
TYPE	CALC TYPE	UNITS	AVG	MIN	MAX	MIN/MAX
100' PARK	ILLUMINANCE	FC	1.96	0.5	3.52	0.50
DRIVING WAY	ILLUMINANCE	FC	2.31	1.1	3.8	1.30
DRIVE BOUNDARIES	ILLUMINANCE	FC	0.13	0.0	N/A	N/A



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"

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emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
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3546 Dakota Ave S
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St. Louis Park, MN 55416

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Revisions		
No.	Date	Description

Project Information	
Phase:	Date: 05/05/2021
Project No.: 4506.0000	PIC / A/C:

Sheet Title
**Photometric
Site Plan**

Sheet Number _____ Current Revision _____

E-1



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Revisions		
No.	Date	Description

Project Information		
Phase:	Date:	05/05/2021
Project No.:	PIC / A/C:	4506.0000

Sheet Title
Photometric
Cutsheets and
Fixture Schedule

Sheet Number Current Revision

E-3



Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE
Provide plans of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
Cast aluminum housing with corrosion-resistant paint in either dark bronze or white finish. ADA compliant.

OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LEAKEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighted Facts label on page 2 for performance details.

ELECTRICAL
MVOLT driven operates on any line voltage from 120-277V.
Operating temperature: 30 C to 40 C.
WV surge protection standard.

INSTALLATION
Surface mounts to universal junction box (provided by others).

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.lithonia.com/customer-service/customer-support/terms-and-conditions

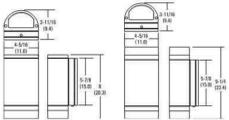
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 21 °C. Specifications subject to change without notice.



OLLWD & OLLWU
LED WALL CYLINDER LIGHT

Specifications

All dimensions are inches (centimeters)



Example: OLLWD LED P1 40K MVOLT DOB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Dowlight	P1	40K 4000K	MVOLT 120V-277V 120V 120V	DOB Dark Bronze WB White

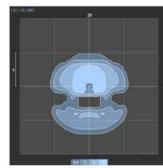
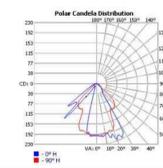
Notes:
1. Only available with OLLWD and a DOB.
2. Only available with OLLWU.

DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWU

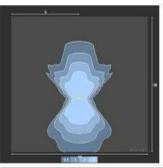
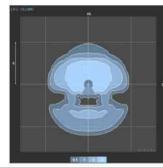
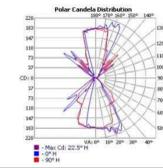
OLLWD & OLLWU LED Wall Cylinder Light

PHOTOMETRICS
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

OLLWD

OLLWU

OLLWD lighting facts

Light Output (Lumens)	52.1
Watts	8.1
Lumens per Watt (Efficiency)	64.45
Color Accuracy	70

Light Color: 4000 (Bright White)

OLLWU lighting facts

Light Output (Lumens)	84.7
Watts	14
Lumens per Watt (Efficiency)	67.64
Color Accuracy	70

Light Color: 4000 (Bright White)

LITHONIA LIGHTING
DECORATIVE INDOOR & OUTDOOR One Lithonia Way, Smyrna, GA 30082 Phone: 800-705-5291 (T376) www.lithonia.com © 2013-2020 Acuity Brands Lighting, Inc. All rights reserved. Rev: 02/17/20

FIXTURE TYPE Q

LIGHT FIXTURE SCHEDULE								
TYPE	DESCRIPTION	VOLT	LAMP TYPE	QTY / FIXT.	VA / FIXT.	MANUFACTURER	CATALOG NUMBER	NOTES
P1	EXTERIOR LIGHT POLE AND SINGLE ARM MOUNT HEAD, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS. 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER. FIXTURE AND POLE TO BE DARK BRONZE FINISH. HOUSE SIDE SHIELD. HEAD TO BE 25' ABOVE GRADE.	UNIV	LED 4000K	N/A	132	LITHONIA	MR2 LED 60C 700 40K T2M MVOLT SPA HS DDBXD	1
P1A	EXTERIOR LIGHT POLE AND SINGLE ARM MOUNT HEAD, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS. 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER. FIXTURE AND POLE TO BE DARK BRONZE FINISH. HOUSE SIDE SHIELD. HEAD TO BE 30' ABOVE GRADE.	UNIV	LED 4000K	N/A	132	LITHONIA	MR2 LED 60C 700 40K T2M MVOLT SPA HS DDBXD	1
P2	EXTERIOR LIGHT POLE AND SINGLE ARM MOUNT HEAD, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS. 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER. FIXTURE AND POLE TO BE DARK BRONZE FINISH. HOUSE SIDE SHIELD. HEAD TO BE 25' ABOVE GRADE.	UNIV	LED 4000K	N/A	132	LITHONIA	MR2 LED 60C 700 40K T2M MVOLT SPA HS DDBXD	1
P3	EXTERIOR LIGHT POLE AND SINGLE ARM MOUNT HEAD, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS. 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER. FIXTURE AND POLE TO BE DARK BRONZE FINISH. HEAD TO BE 20' ABOVE GRADE.	UNIV	LED 4000K	N/A	VARIES	LITHONIA	MR1 LED 42C 350 40K SR4 MVOLT SPA DDBXD	1
P4	EXTERIOR LIGHT POLE AND BACK TO BACK ARM MOUNT HEADS, DIE-CAST ALUMINUM FIXTURE HOUSING, ACRYLIC LENS. 4" STRAIGHT SQUARE STEEL POLE WITH BASE COVER. FIXTURE AND POLE TO BE DARK BRONZE FINISH. HEADS TO BE 30' ABOVE GRADE.	UNIV	LED 4000K	N/A	VARIES	LITHONIA	(2) MR2 LED 60C 700 40K T2M MVOLT SPA DDBXD	1
Q	8" H X 4-5/16" W X 3-11/16" D WALL CYLINDER, DOWNLIGHT ONLY, CAST ALUMINUM HOUSING IN DARK BRONZE PAINT. SURFACE MOUNT TO FLUSH MOUNT JUNCTION BOX.	UNIV	LED 4000K	N/A	9.1	LITHONIA	OLLWD LED P1 40K MVOLT DOB	

NOTES:
1. COORDINATE POLE HEIGHT AND CONCRETE BASE. REFER TO POLE BASE DETAILS.