	APPLICATION FORAGENDA ITEM #URBAN DESIGN COMMISSIONProject #REVIEW AND APPROVALLegistar #	
	DATE SUBMITTED: Action Requested Informational Presentation Initial Approval and/or Recommer Final Approval and/or Recommer	
	UDC MEETING DATE: Final Approval and/or Recommer	dation
	PROJECT ADDRESS: 6550 SCHROEDER ROAD, MADISON, WI 537	// P
Z	ALDERMANIC DISTRICT: MARK CLEAR, DISTRICT 19	
22	OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGEN BRIGHTSTAR GROUP HOLDINGS LANTZ-BOBGIO ARCHITE 1125 TRI-STATE PARKWAY # 100 5650 DTC PARKWAY #	KTS PC D
4		<u>200</u>
	CONTACT PERSON: GLENN DECKER	R
E	Address: 5650 DTC PBRLWAY, #200	
	ERECNWOOD VILLAGE, CO BOILI	
	Phone: $303.414.1277$ Fax: $303.713.8709$	• •
	E-mail address: <u>gaecher e antz-baggio.</u> Com	
	<ul> <li>TYPE OF PROJECT:</li> <li>(See Section A for:)</li> <li>Planned Unit Development (PUD)</li> <li>General Development Plan (GDP)</li> <li>Specific Implementation Plan (SIP)</li> <li>✓ Planned Community Development (PCD)</li> <li>General Development Plan (GDP)</li> <li>Specific Implementation Plan (SIP)</li> <li>Planned Residential Development (PRD)</li> <li>New Construction or Exterior Remodeling in an Urban Design District * (A public hearin well as a fee)</li> <li>School, Public Building or Space (Fee may be required)</li> <li>New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exc Sq. Ft.</li> <li>Planned Commercial Site</li> <li>(See Section B for:)</li> <li>New Construction or Exterior Remodeling in C4 District (Fee required)</li> </ul>	
	(See Section C for:) R.P.S.M. Parking Variance (Fee required)	
	(See Section D for:) Comprehensive Design Review* (Fee required) Street Graphics Variance* (Fee required)	
	Other	
	*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)	

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

#### Lantz-Boggio Architects, P.C.

5650 DTC Parkway, Suite 200 Englewood, CO 80111 (303) 773-0436 (303) 773-8709 Fax

March 28, 2012

Ms. Heather Stouder, AICP Planner, Planning Division City of Madison Department of Planning & **Community & Economic Development** Madison Municipal Building, Ste. LL-100 215 Martin Luther King, Jr. Blvd. PO Box 2985 Madison, Wisconsin 53701-2985

Re: Letter of Intent - 6550 Schroeder Road Amended SIP

Dear Ms. Stouder,

The following is submitted together with plans, application and zoning text for staff, Plan Commission and Council consideration of approval of the proposed development.

Project:	BrightStar Assisted Living 6550 Schroeder Road Madison, WI 53711	Architect:	Lantz-Boggio Architects, P.C. 5650 DTC Parkway, Suite 200 Greenwood Village, CO 80111 303.773.0436 303.773.8709 Fax jshera@lantz-boggio.com
Owner:	Jayson Pearl BrightStar Group Holdings 1125 Tri-State Parkway Suite 700 Gurnee, IL 60031 847.693.2007 847.693.2048 Fax jayson.pearl@brightstarcare	Civil Engineer: .com	Tim Lynch Lynch & Associates, Inc. Engineering Consultants, LLC 5482 Westridge Drive New Berlin, WI 53151 262.402.5040 262.402.5046 Fax tlynch@lynchengineering.com
20		Landscape Architect:	The Bruce Company 2830 Parmenter Street Middleton, WI 53562 608.836.7041 608.831.6266 Fax sshort@brucecompany.com
			1 of 3

Heather Stouder Letter of Intent BrightStar Assisted Living 6550 Schroeder Road March 28, 2012

#### **Overview:**

This site is part of an existing PCD-SIP that was approved in 2002 for mixed use development which included Prairie Park housing for seniors and a 10,000 SF retail building. The site containing Prairie Park has been developed. The proposed retail site has remained vacant and undeveloped since that time. This proposal is for a development on the vacant parcel that will provide 30 units of residential living for residents requiring assisted living and memory care.

To accommodate this Development Plan, the existing PCD-SIP will have to be amended.

#### Site Planning and Building Architecture:

Access for the proposed development will utilize the existing ingress and egress drives on Schroeder and Struck Street. The drives were constructed with the development of Prairie Park. A perpetual, nonexclusive Access Easement for vehicular and pedestrian access, ingress and egress was granted for the benefit of this site by Prairie Park in 2002.

Parking and internal circulation will be provided to meet the specific needs of the development. The building has a small parking demand as residents do not drive. An appropriate number of parking spaces for staff and guests will be provided. The building will be staffed by approximately 10 - 12 people during the day and 6 staff members through the night. It is expected that some members of the staff will use public transportation located at the bus stop adjacent to this proposed development on Struck Street. Pedestrian circulation will directly connect the building to parking and to public walks on Schroeder Road and Struck Street.

Landscape design will compliment building forms and define exterior spaces.

The assisted living and memory care building will be a two-story development of residential scale and character. There will be a partial basement. Colors, building forms and materials will be chosen to establish a unique individual presence for the BrightStar community; however, the proposed development will respect the architectural character of the existing Prairie Park development.

#### Site Development Statistics:

BrightStar Assisted Living Lot Area: Building Area: Building Area: Density:

40,997 square feet or .9412 acres 21,373 square feet (without Basement) 24,300 square feet (with Basement) 30 units per .9412 acres



Heather Stouder Letter of Intent BrightStar Assisted Living 6550 Schroeder Road March 28, 2012

Unit Mix:	
Studio:	18
One Bedroom	6
Two Bedrooms	<u>6</u>
Total	30
Parking Stalls: Surface	16
Open Space:	18,210 square feet

#### **Project Schedule and Management:**

Construction of this project is planned to begin in August 2012 with completion scheduled for occupancy in late spring, early summer of 2013.

All building operations of the proposed assisted living and memory care community will be professionally managed by experienced personnel retained by the owner. Building management will be responsible for all building services, including building and grounds maintenance and trash removal. The building will be staffed 24 hours per day/7 days per week.

#### Social and Economic Impact:

Studies completed by the Owner show the development of this community will provide much needed assisted and memory care living for the senior population. The proposed use is most compatible with the adjacent Prairie Park housing development for seniors.

The site is a vacant infill site that can be developed with little or no additional cost for public services. Property tax will be increased and construction will provide employment for local businesses and trades people.

The building will have a very light demand on traffic as residents do not drive and it is anticipated that some staff will use public transportation.

Thank you for reviewing this proposal.

Sincerely,

Lantz-Boggio Architects, P.C.

Glenn Decker Manager of Development and Construction



Zoning Text:	Amended PCD/GDP/SIP
Project Name:	BrightStar Assisted Living
Address:	6550 Schroeder Road

*Legal Description:* The lands subject to this Planned Unit Development shall include those described as Lot 1 on CSM NO. 10528 as shown on Exhibit A and the Site Survey as shown on Exhibit B, attached hereto.

**A.** *Statement of Purpose:* This zoning district is established to allow for the construction of a 30 unit Assisted Living Community.

#### B. Permitted Uses:

- 1. Thirty units of Assisted Living and Memory Care.
- 2. Uses accessory to the permitted uses listed above.
- C. Lot Area: 40,997 square feet or .9412 acres.

#### D. Floor Area Ratio:

- 1. Maximum floor area ratio permitted shall be as shown on approved plans.
- 2. Maximum building height shall be as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

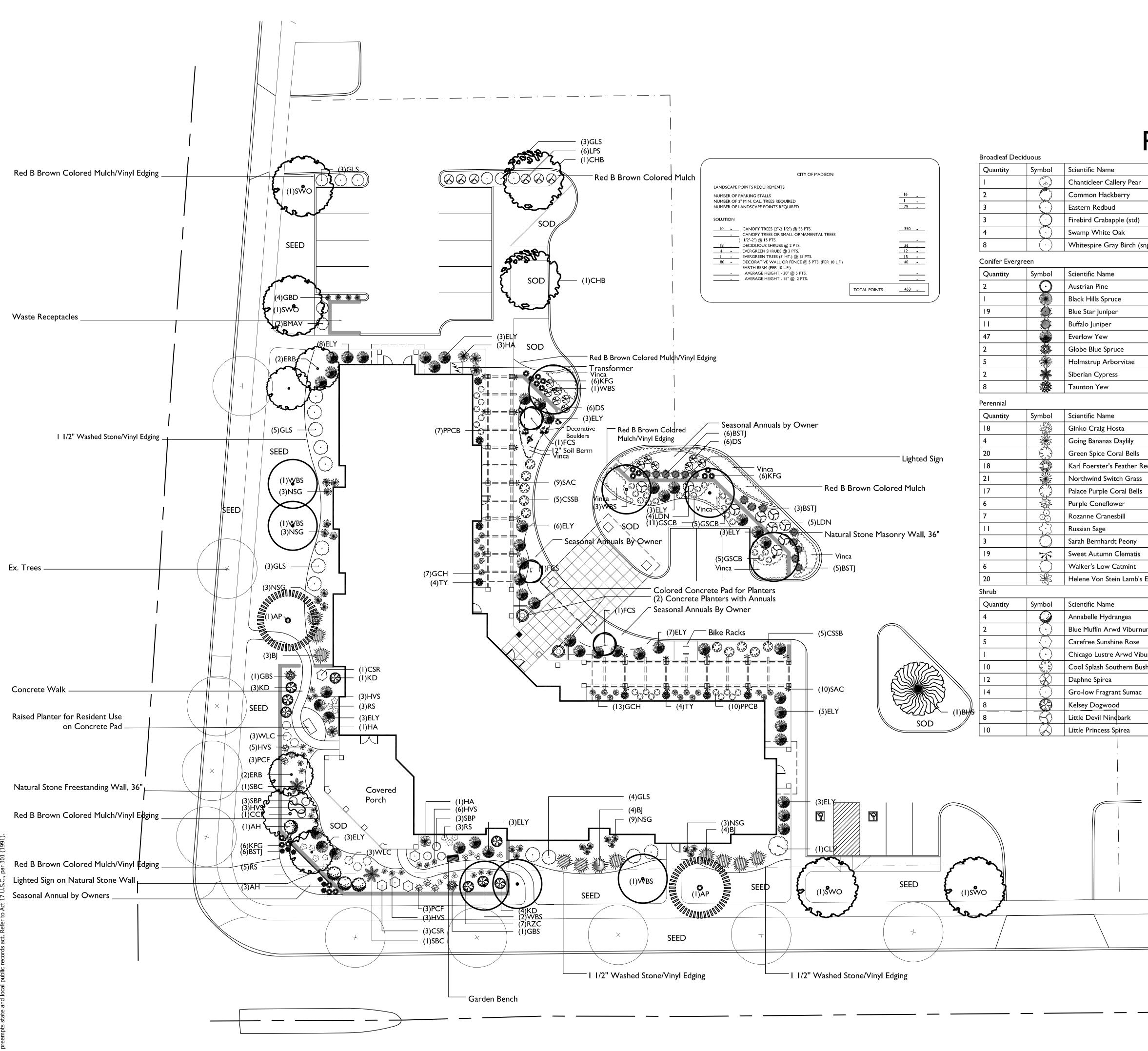
**G.** Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be provided as shown on approved plans.

**J.** *Family Definition:* The family definition of this PCD-SIP shall be limited to a maximum of two residents per unit.

**K.** *Alterations and Revisions:* No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by The City Plan Commission.



# Plant Table

	Common Name	Code Name	Planting Size
	Pyrus Calleryana 'Chanticleer'	ССР	4" B&B
	Celtis Occidentalis	СНВ	3" TS
	Cercis Canadensis	ERB	6' B&B
	Malus Sargentii 'Select A' (std)	FCS	3" B&B
	Quercus Bicolor	SWO	3" TS
lg)	Betula Populifolia 'Whitespire' (sng)	WBS	2" B&B
	-		
	Common Name	Code Name	Planting Size
	Pinus Nigra	AP	6' B&B
	Picea Glauca Var Densata	BHS	6' TS
		BITS	#2 CONT.
	Juniperus Squamata 'Blue Star'	,	
	Juniperus Sabina 'Buffalo'	BJ	#2 CONT.
	Taxus X Media 'Everlow'	ELY	18" B&B
	Picea Pungens 'Glauca Globosa'	GBS	24" B&B
	Thuja Occidentalis 'Holmstrup'	HA	#5 CONT.
	Microbiota Decussata	SBC	#2 CONT.
	Taxus X Media 'Tauntonii'	TY	18" B&B
	Common Name	Code Name	Planting Size
	Hosta 'Ginko Craig'	GCH	#I CONT.
	Hemerocallis 'Going Bananas'	GBD	#I CONT.
	Heuchera Americana 'Green Spice'	GSCB	#I CONT.
ed Grass	Calamagrostis Acutiflora 'Karl Foerster'	KFG	#I CONT.
	Panicum Virgatum 'Northwind'	NSG	#I CONT.
	Heuchera Micrantha 'Palace Purple'	РРСВ	#I CONT.
	Echinacea Purpurea 'Magnus'	PCF	#I CONT.
	Geranium 'Rozanne'	RZC	#I CONT.
	Perovskia Atriplicifolia	RS	#I CONT.
	Paeonja 'Sarah Bernhardt'	SBP	#2 CONT.
	Clematis Paniculata	SAC	#I CONT.
	Nepeta X Faassenii 'Walker's Low'	WLC	#I CONT.
Ear	Stachys byzantina 'Helene Von Stein'	HVS	#I CONT.
_ai	Stacity's byzantina Thelene von Stein	1145	
	Common Name	Code Name	Planting Size
	Hydrangea Arborescens 'Annabelle'	AH	#2 CONT.
	Viburnum Dentatum 'Blue Muffin'	BMAV	#2 CONT. #5 CONT.
m	Rosa 'Radsun'	CSR	#3 CONT. #2 CONT.
irnum	Viburnum Dentatum 'Synnestvedt'	CLV	4' B&B
n-honeysuckle	Diervilla Sessilifolia 'Lpdc Podaras'	CSSB	#2 CONT.
	Spiraea Japonica Var Alpina	DS	#2 CONT.
	Rhus Aromatica 'Gro-Iow'	GLS	#3 CONT.
	Cornus Sericea 'Kelseyi'	KD	#5 CONT.
	Physocarpus Opulifolius 'Donna May'	LDN	#2 CONT.
	Spiraea Japonica 'Little Princess'	LPS	#2 CONT.

## **GENERAL NOTES**

A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown or red as indicated, 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 or red as indicated, spread to a minimum 3" depth (3' wide beds for shrub groupings).

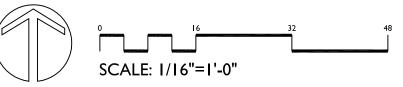
C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.

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

E) Seed shall consist of the following mixture:

- 40% Palmer Ryegrass
- 20% Baron Bluegrass 20% Nassau Bluegrass
- 20% Pennlawn Creeping Red Fescue

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



Lantz-Boggio Architects, P.C

Ph: 303.773.0436 | Fax: 303.773.8709

## BrightStar Assisted Living

Madison | Wisconsin

## Owner:

BRIGHTSTAR GROUP HOLDINGS 1125 TRI-STATE PARKWAY, SUITE 700 GURNEE, IL 60031 P: 847 693 2007 JAYSON PEARL

## Structural Engineer:

JIRSA HEDRICK & ASSOCIATES 7000 EAST BELLEVIEW AVENUE ENGLEWOOD, CO 80111 P: 303.839.1963 STEVE JIRSA

## Electrical Engineer:

JCAA CONSULTING ENGINEERS LLC 13772 DENVER WEST PARKWAY, SUITE 200 LAKEWOOD, CO 80401 P: 303.985.3260 F: 303.987.2304 JERRY ALBER

## Mechanical/Plumbing Engineer:

GIVEN & ASSOCIATES, INC. 735 S. XENON CT., SUITE 201 LAKEWOOD, CO 80228 P: 303.716.1270 F: 303.716.1272 JEFF GIVEN

### Civil Engineer: LYNCH & ASSOCIATES

5482 WESTRIDGE DRIVE NEW BERLIN, WI 53151 P: 262.402.5040 TIMOTHY LYNCH

Landscape Architect: THE BRUCE COMPANY 2830 PARMENTER STREET P.O. BOX 620330 MIDDLETON, WI 53562 P: 608.836.7041

DANA PETIT

## Issued For:

Item	Date	Description
1.	04.04.2012	Madison Planning Department Sub.
2.	04.11.2012	Urban Design Commission Sub.
3.	04.25.2012	Urban Design Comm. Sub Initial/Final Approval

Seal:

Key Plan:

## Landscape Plan

LBA Project Number: 2011.46 Date: APRIL 25, 2012

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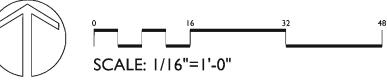
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## Landscape Architect:

THE BRUCE COMPANY 2830 PARMENTER STREET P.O. BOX 620330 MIDDLETON, WI 53562 P: 608.836.7041 DANA PETIT

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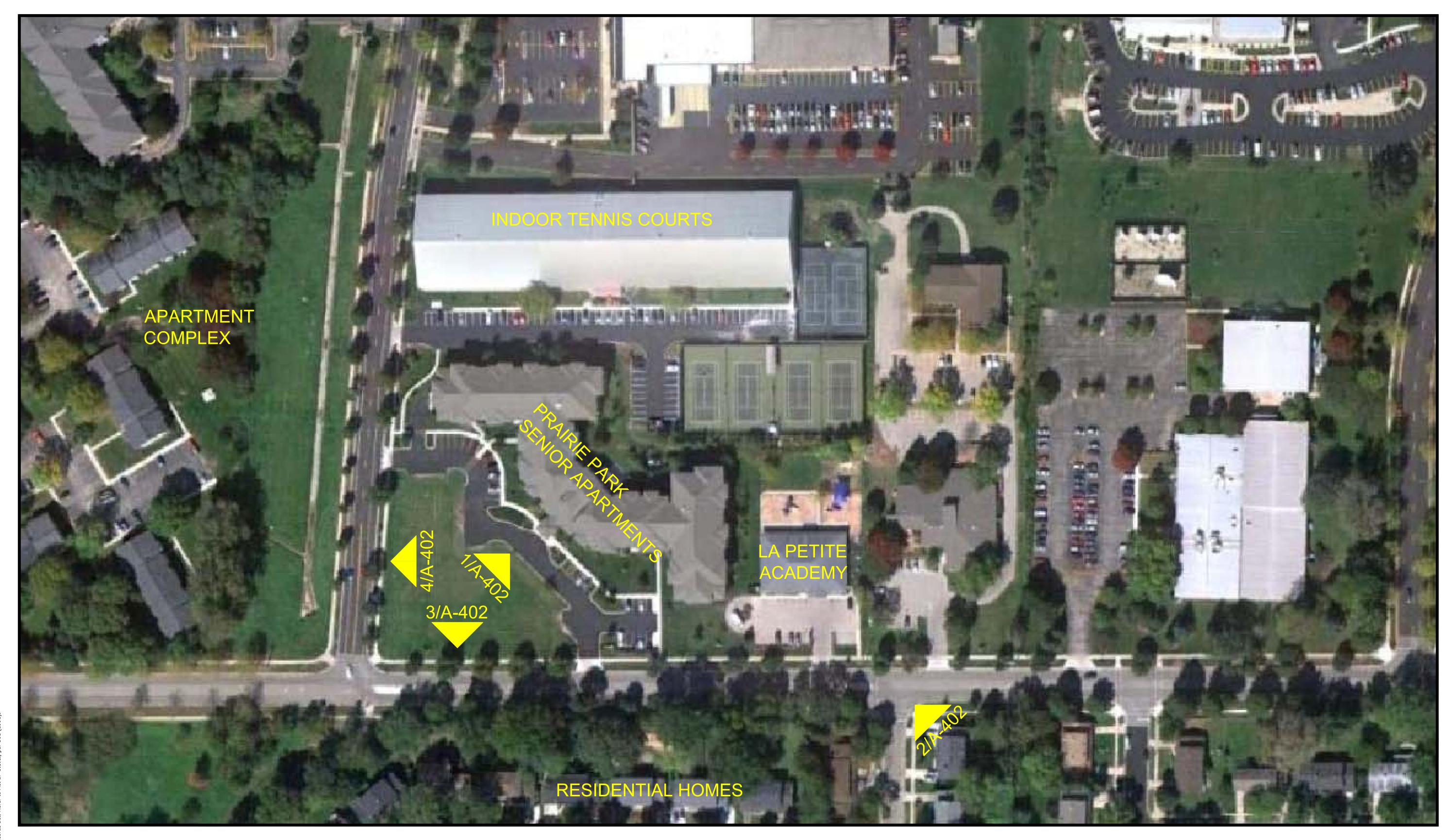
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BrightStar Assisted Living Madison | Wisconsin

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## LOCATER MAP

# **G-001**

# BRIGHTSTAR ASSISTED LIVING MADISON, WISCONSIN

# APRIL 25, 2012 - URBAN DESIGN COMMISSION - INITIAL / FINAL APPROVAL SUBMITTAL



VICINITY MAP



DWELLING UNIT DATA				
	STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	TOTAL
1ST FLOOR	9	3	4	16
2ND FLOOR	8	4	2	14
TOTAL	17	7	6	30

**NOTICE:** These documents are instruments of professional service, and information contained therein is incomplete unless used in conjunction with Lantz-Boggio's interpretations, decisions, observations and administrations. Use or reproduction of these documents in whole or in part without Lantz-Boggio's consent is in violation of common law, copyrights, statutory and other reserved rights. Refer to Act 17 U.S.C., par. 511 (1991), which preempts state and local public records act. Refer to Act 17 U.S.C., par 301 (1991).

## OWNER:

BrightStar Group Holdings 1125 Tri-State Parkway, Suite 700 Gurnee, IL 60031 Ph: (847) 693.2007 Jayson Pearl

## CONSULTANTS:

## ARCHITECT:

Lantz-Boggio Architects, P.C. 5650 DTC Parkway, Suite 200 Englewood, CO 80111 Ph: (303) 773.0436 Fax: (303) 773.8709 Jeff Shera

## STRUCTURAL ENGINEER:

Jirsa Hedrick & Associates 7000 East Belleview Avenue Englewood, CO 80111 Ph: (303) 839.1963 Steve Jirsa

## ELECTRICAL ENGINEER:

JCAA Consulting Engineers LLC 13772 Denver West Parkway, Suite 200 Lakewood, CO 80401 Ph: (303) 985.3260 Fax: (303) 987.2304 Jerry Alber

## MECHANICAL/PLUMBING ENGINEER:

Given & Associates, INC. 735 S. Xenon Ct., Suite 201 Lakewood, CO 80228 Ph: (303) 716.1270 Fax: (303) 716.1272 Jeff Given

## CIVIL ENGINEER:

Lynch & Associates 5482 Westridge Drive New Berlin, WI 53151 Ph: (262) 402.5040 Timothy Lynch

## LANDSCAPE ARCHITECT:

The Bruce Company 2830 Parmenter Street P.O. Box 620330 Middleton, WI 53562 Ph: (303) 836.7041 Dana Petit

PROJECT	DATA	
SITE AREA:	0.9412 ACRES	
BUILDING AREA:	BASEMENT:	2,905 S.F.
	1ST FLOOR:	11,746 S.F.
	2ND FLOOR:	9,627 S.F.
	TOTAL:	24,278 S.F.
PARKING PROVIDED:	14 STANDARD	AND 2 HANDICAP SPACES
BICYCLE PARKING:	2 SPACES	

## SHEET INDEX

GENERAL:	
G-000	COVER SHEET, DESIGN TEAM, SHEET INDEX, GENERAL NOTES, SYMBOLS LEGEND, APPLICABLE
G-001	CODES, PROJECT SCOPE, VICINITY MAP LOCATER MAP
CIVIL:	
C7 LANDSCAPE:	GRADING AND EROSION PLAN
L1ARCHITECTURAL:	LANDSCAPE PLAN
	EXTERIOR ELEVATIONS CONTEXTUAL PHOTOGRAPHS
	SITE LIGHTING PHOTOMETRIC PLAN AND DETAIL UMINAIRE SPECIFICATIONS

 $\sim$ 201 25 APRIL **SUBMITTAL** APPROVAL / FINAL INITIAL . COMMISSION DESIGN Ζ URB/ Q 0 N C LIVIN  $\square$ Ш ┣— S  $\overline{\mathcal{S}}$ S Ľ S BRIGI

GREENBRIAR<sup>®</sup> WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378)

meet IESNA full cutoff classification

Shown with optional decal striping

B Junction Box Centerline

 Amm
 Current
 Current

 (448mm)
 (244mm)
 (257mm)
 (137mm)

 17-5/8'
 9-5/8'
 10-1/8'
 5-3/8'

 (508mm)
 (341mm)
 (283mm)
 (218mm)

 20'
 13-7/16'
 11-5/32'
 8-5/8'

Universal Mounting Plate

 Humber
 (Humber)
 (Humber)
 (Humber)

 GBWS-HID
 10/22
 616/24.25
 394/15.5
 343/13.5

 GBWM-HID
 15/32
 616/24.25
 394/15.5
 343/13.5

 GBWS-CFL
 8/17
 616/24.25
 394/15.5
 343/13.5

 GBWM-CFL
 11/24
 616/24.25
 394/15.5
 419/16.5

SHIPPING WEIGHTS - Greenbriar Wall Sconce

CUL US

wet location (Downlight only)

damp location (Uplight - covered locations only)

5-11/16" (145mm)

Est. Weight Length Width Height (kg/lbs.) (mm/in.) (mm/in.) (mm/in.)

E

ARRA

Funding Compliant

DIMENSIONS

Small

Catalog Number

(3)<u>nts</u>

HOUSING - The aluminum housing is use in Canada. available in two sizes and is a rectangular SOCKETS - HID lampholders are glazed shape. All mounting hardware is stainless steel or electro-zinc plated steel. fixture and mogul base for the medium WALL MOUNT - A galvanized-steel

porcelain, medium base for the small

fixture, 4KV pulse rated. The Compact

thermoplastic socket.

Fluorescent (coated, 4100K).

to comply with Life Safety Codes which

require emergency lighting along the

path of egress on the building's exterior,

so building occupants can exit safely.

Integral Emergency Battery Back-up

Fluorescent units. Emergency Quartz

options are offered on HID units. Options

- Forward Throw (FTM, FT) and Type III

(3) reflectors are available on small and

medium. Wall Wash (WW) reflectors

are also available on small. All are high

performance, full cut-off distribution as

only). Photometric data is tested in

LSI's DuraGrip<sup>®</sup> polyester powder coat

finishing process. The DuraGrip finish

withstands extreme weather changes

guaranteed for five full years. Standard

colors include bronze, black, platinum

plus, white, satin verde green, metallic

12/06/1

208HCFL

171

121

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silver, and graphite.

without cracking or peeling, and is

defined by the IESNA (downlight position

for one or two 12 volt separate circuit(s),

options are available on Compact

for use with up to 35 watt Halogen lamp(s) are available on both Compact

Fluorescent and HID units.

Fluorescent fixtures feature a one-piece

universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal

for wet locations). DOOR FRAME - The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by

LENS/GASKET - A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available **REFLECTORS/DISTRIBUTION PATTERNS** on most Compact Fluorescent fixtures.

mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into accordance with IESNA guidelines. the fixture. The need to open the fixture FINISHES - Each fixture is finished with to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with highpower factor ballasts rated for -20°F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V 50/60 Hz) or 347V (60 HZ), 0°F starting. Compact Fluorescent fixtures

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced, Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. Lamps supplied as standard – HID (clear, shipped installed), and Compact

plate permits the fixture to be mounted in the uplighting position (listed for damp EMERGENCY OPERATION - A variety of locations) or downlighting position (listed integral emergency options are available

a retainer.

BALLASTS/ELECTRICAL COMPONENTS - Electrical components are factory-

with UE (Universal Electronic) voltage are available with an optional dimming ballast DECAL STRIPING - LSI offers optional colorfor multiple types of controls such as coordinated decals in 9 standard colors to building lighting controls and occupancy accent the fixture. Decals are guaranteed sensors. Available battery back-up of BB for five years against peeling, cracking, (32° starting temperature) and CWBB or fading. (0° starting temperature) are 120 or 277 PHOTOMETRICS - Please visit our web site voltage for U.S. applications for 26 watt at www.lsi-industries.com for detailed through 70 watt lamps. Consult factory photometric data. for available wattages and voltages for

Project Name Fixture Type A Company with a Snarst Maiser Catalog #\_\_\_\_ LUMINAIRE TYPES "CC" & "EE"

**8" HORIZONTAL FLUORESCENT - CROSS BAFFLE** 

PRODUCT HIGHLIGHTS Premium quality open reflector with a

- vertical cross baffle. .050" spun aluminum reflector available in low-iridescent Alzak® or painted finishes. White self-trim flange. Horizontal orientation provides medium
- beam spread for even illumination and optimum cutoff. Computer-aided design optimizes visual 2" thick.
- comfort, efficiency and distribution. CONSTRUCTION - Frame-in housing constructed of galvanized heavy gauge steel with adjustable yoke to retain reflector. Socket housing made of die

LEGEND ----0 90

formed galvanized steel.

CANDLEPOWER DISTRIBUTION

LSI File No.: acd-188.ies Fbdure: 208HCFL-2-42T-Cl Lamps: (2) 42W CFL Efficiency: 45.9%

4

NTS

LUMINANCE DATA (cd/sq.m)

Angle In Average Average Average Degrees 0-Deg 45-Deg 90-De

LUMINAIRE ORDERING INFORMATION

MOUNTING - Minimized overall housing dimensions simplify installation and access to junction box. Butterfly brackets accept 27" or 52" C-Channels, nailer bars or EMT

shutdown protection.

ELECTRICAL - Ballasts are Class P. solid

state electronic, universal voltage

(120V thru 277V) with end-of-life

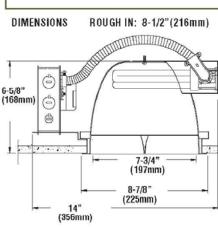
at www.lsi-industries.com for detailed photometric data. LISTING - UL listed to U.S. and Canadian

for use with thru wiring. IBEW Union made in the U.S.A.

51 51 49 49 49 4747 4



safety standards. Non-IC rated. Suitable for damp locations. Listed



 $\otimes \otimes$ 

**ARRA** Funding Compliant 9.00 -

TYPICAL ORDER EXAMPLE: 208H CFL 2 32T UNIV EB C27

CO-EFFICIENT OF UTILIZATION

55 55 55 53 53 53 53 53 50 48 47 50 49 48 46

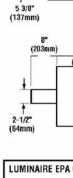
AC 80 70 50 30 10 0 RW 70 50 3010 0 50 30 10 50 30 10 50 30 10 0

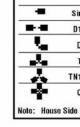
uminaire Prefix	Light Source	Lamp Quantity	Rated Wattage	Line Voltage	Options	Field Installed Accessories
208H	CFL- Compact Ruorescent	1 or 2	13 0 18 0 26 0 13 T 18 T 26 T 32 T 42 T	UNIV - Universal	DB - Dimming Ballast* EB - Emergency Battery Pack EBHL - Emergency Battery Pack High Lumen FUS - Fuse 347 - 347 Volt Operation	C27 - 27" Channel Bars (pair) C52 - 52" Channel Bars (pair) NB - Nailer Bar Kit (set of 4) SCIK - Suspended Ceiling Installation Kit (set of 4 bars and 4 grid clips)
			42 1			
TYPICAL OF	RDER EXAMPLE: 208	BH CL	CB E	]		* See Price Guide for available dimming ballasts
TYPICAL OF	RDER EXAMPLE: 208	SH CL Finish		Baffle		* See Price Guide for available dimming ballasts Emergency
	CL - Clear Semi Spe	Finish	CB E	Baffle - Cross Baffle	E - Emergency Indicator / Test Sv	
Reflector		Finish	CB E		E - Emergency Indicator / Test Sv	Emergency
Reflector	CL - Clear Semi Spe	Finish	CB E		E - Emergency Indicator / Test St	Emergency

## LUMINAIRE TYPE "DD"

YPICAL ORI	DER EXAMPLE: <b>GB 5</b>	17	5 PSMV F	MT BRZ	PCR		
uminaire Prefix		Lamp Wattag	e Light Source	Lens	Line Voltage	Luminaire Finish	Options
GB	2 — Type II Vertical Burn 3 — Type III Vertical Burn FT — Forward Throw Horizontal Burn <sup>1</sup> 5 — Type V. Vertical Burn	100 150 175	PSMV – Pute-Start Metal Halid 173 Watt CMH – CeramicMetal Halide 160 Watt MH – Metal Halide 100 Watt HPS – High Pressure Sodium 100, 150 Watt	Tempered Glass	480 MT – Multi Tap TT – Tri-Tap	BRZ – Bronze BLK Blook PLP – Platinum Plus WHT – White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PCR – Photoelectric Control Rocoptaolo <sup>A</sup> LL – Less Lamp
	AH – Asymmetrical (Mogul Base) <sup>2</sup> Horizontal Burn	150 175	PSMH – Pulse-Start Metal Halic 175 Watt CMH – CeramicMetal Halide 150 Watt HPS – High Pressure Sodiun 150 Watt	Glass	– <b>Tri-Tap</b> consists of Canadian application:	of 120V, 208V, 240V and 2774 ternate volta ges will require fi 120V, 277V and 347V and is s sand is prepared for highest w s will require field adjustment.	
All lamps l	n CMH, MH, or HPS light sources only nave a medium base except Asymmetr <b>RY ORDERING INFOR MATION</b>	ical Horiz	ontal Burn (AH) which has a m ccessories are field installer	regulbase. re	CR factory in stalled a -wiring. Photocell mu	nd prewired for highest voltag ist be ordered seperately - se	e. Alternate voltages will require field e Accessories
			Örder Number	Description			Örder Number
escription			122514+	DFK480 - Double Fusin	0		DFK480++
			122515+	FK347 - Single Fusing			FK347++
120 - Pho	- Photocell for 208V, 240V or 277V				11		
) 120 – Pho 208-277 -			159516+	HSS – House Side Shir	310		122528BLK+++
0120 - Pho 0208-277 - 0347 - Pho	otocell			HSS – House Side Shir BPP2 – Bound Pole PL			
0347 – Pho 0480 – Pho	otocell otocell		1225180+	RPP2 - Round Pole Pla	ate		162914BLK+++
0120 - Pho 0208-277 - 0347 - Pho	otocell otocell jle Fusing				ate Vall Mount Plate		









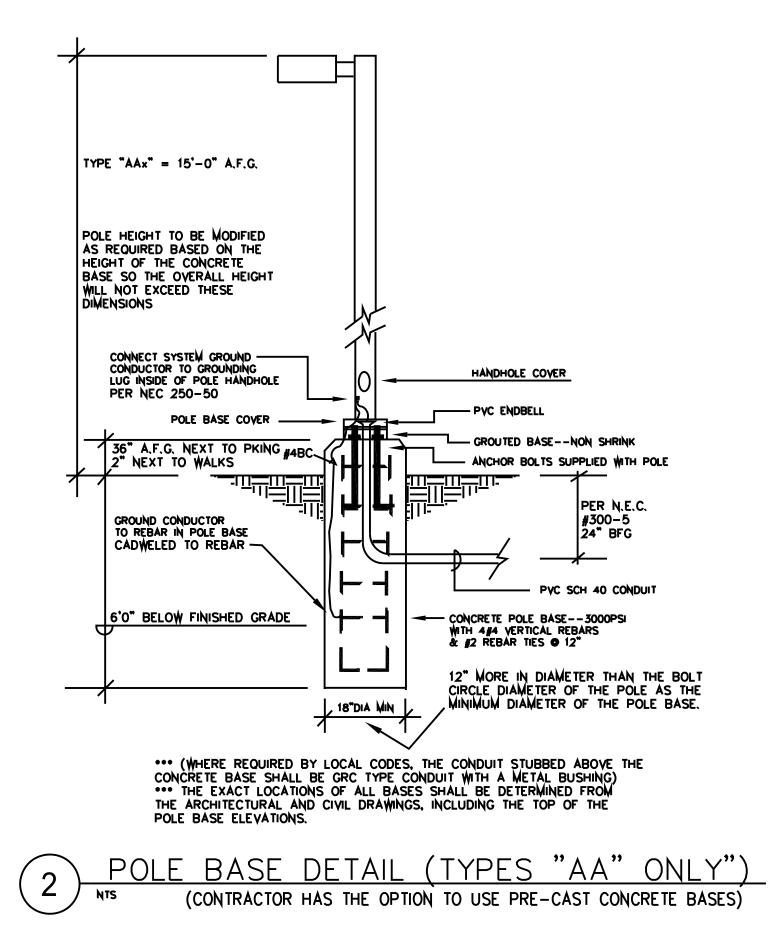
NTS

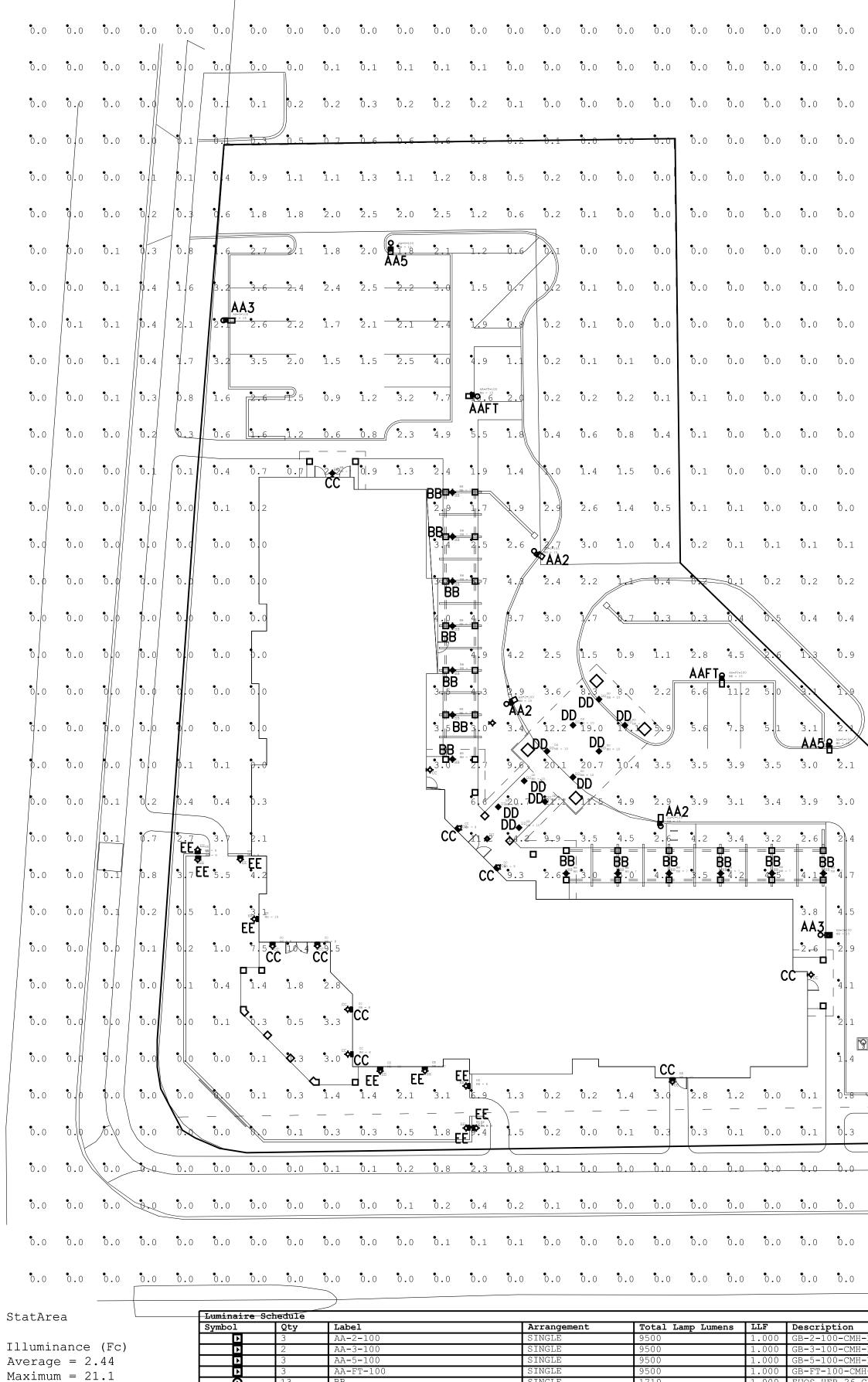
LUMINAIRE OR	DERING INFORM	ATION					$\theta$
TYPICAL ORDER EXA	MPLE: EUOM	CB	26 CFL2 W	120 BRZ	Z BB		
Luminaire Prefix	Bezel	Lamp Wattage	Light Source	Lens	Line Vollage	Luminaire Finish	Options
EUOS (Shallow) ADA Compliant	CB - Cross Bezel <sup>1</sup> HEB - Horizontal Eyelid Bezel <sup>2</sup> OB - Open Bezel <sup>1</sup> VEB - Vertical Eyelid Bezel <sup>2</sup>	13 19 26 32 42	CFL - Compact Fluorescent <sup>3</sup> Single 13, 18, 29, 32, 42 Watt CFL2 - Compact Fluorescent <sup>3</sup> Double 13, 28 Watt	F Frosted Polycarbonate W - White Polycarbonate	UE - Universal Electronic (120-277V 50/60HZ) 3474	BLK - Black BNZ - Bronæ WHT - White	BB - Battery Back-up 5 CWDB - Cold Weather Dattery Deok-up <sup>5</sup> LL - Less Lamp
EUOM (Medium)			CFL - Compact Fluorescent <sup>3</sup> Single 13, 18, 26, 32, 42, 57 Wa CFL2 - Compact Fluorescent <sup>3</sup> Double 13, 18, 26, 32, 42 Watt	tt	Units -		
<ol> <li>Eyelid bezel must is recommended</li> <li>26-watt to 57-wat</li> </ol>	oruse in eyelid bezel. triple tube 4-pin compa	sition. Al	r open & cross bezels. high wattage single lamp fixture sent amalgam lamps are ide ambient temperature	<ol> <li>Notavailable with battery</li> <li>Available in medium hous for U.S. applications. Ples be energized by the BB op</li> </ol>	3 - 53 SE	lamps up to 42 wai ge of UE to 120 or	tts and with 120 or 277 voltage specific units 277 when ordering this option. One lamp will
ACCESSORY ORI	ERING INFORMAT	ION	(Accessories are field installed)				
Descrip lion PCE120 - External Ph PCE208 - External Ph			Order Number 122547+ 122548+	<b>Description</b> FK120 - Single Fusing FK277 - Single Fusing			Order Number FK120 FK277
PCE240 - External Pr PCE240 - External Pt			122548+	T 15SCD - T 15 Pin-in-Head Ta	imper-pro of Screwch	river	2499.27
PGE277 - External Ph			122550+	+ Available on Medium units			



2 ) NTS

<image/> <section-header><section-header><section-header><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></text></section-header></section-header></section-header>	Consultation of the product of the p
Image: State of the state	735 S. XENON CT., SUITE 201 LAKEWOOD, CO 80228 P: 303.716.1270 F: 303.716.1272 JEFF GIVEN <b>Civil Engineer:</b> LYNCH & ASSOCIATES 5482 WESTRIDGE DRIVE NEW BERLIN, WI 53151 P: 262.402.5040 TIMOTHY LYNCH <b>Landscape Architect:</b> THE BRUCE COMPANY 2830 PARMENTER STREET P.O. BOX 620330 MIDDLETON, WI 53562 P: 608.836.7041 DANA PETIT
Detack       EUCLID – OVAL         Luminaire ordering information       Implication of the product order of the product of the product order of the product of the pr	Issued For:         Item       Date       Description         1.       04.04.2012       Madison Planning Department Sub.         2.       04.11.2012       Urban Design Commission Sub.         3.       04.25.2012       Urban Design Comm. Sub Initial/Final Approval
(Medium)       19 22 42       Single 13, 19, 23, 22, 42, 79 Wett CFL2 - Compare Fluorescorts 24, 22       Single 13, 19, 26, 22, 42 Wett       Image: Single 13, 19, 26, 22, 42 Wett         FOOTNOTES:	Seal:
120011 Project Hame Fature Type 120011	Key Plan: LBA Project Number: 2011.46 Date: APRIL 25, 2012 LUMINAIRE SPECIFICATIONS
Catalog 3 Catalo	<b>E-2</b>





1 ELECTRICAL SITE PHOTOMETRIC PLAN SCALE: 1" = 20'-0"

INGLE

Minimum = 0.0

Avg/Min Ratio = 0.00

Max/Min Ratio = 0.00

	• 0.0	0.0	• 0.0	•0.0	• 0.0	• 0.0	<b>0</b> .0	• 0.0	•0.0	• 0.0	• 0.0	• 0.0
	0.0	0.0	0.0	•0.0	0.0	0.0	0.0	0.0	•0.0	0.0	•0.0	<b>0</b> .0
	<b>0</b> .0	0.0	<b>0</b> .0	•0.0	0.0	<b>0</b> .0	0.0	0.0	•0.0	<b>0</b> .0	•0.0	<b>0</b> .0
	<b>0</b> .0	•0.0	•0.0	•0.0	•0.0	•0.0	• <b>0.</b> 0	•0.0	•0.0	•0.0	•0.0	0.0
	• 0.0	•0.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	0.0	<b>0</b> .0	• 0.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0
	• 0.0	• 0.0	•.0	• 0.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	•0.0	<b>0</b> .0	• 0.0	0.0
	<b>0</b> .0	0.0	<b>0</b> .0	• 0.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	•0.0	<b>0</b> .0	<b>0</b> .0	0.0
	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	0.0	<b>0</b> .0	•0.0	<b>0</b> .0	<b>0</b> .0	0.0
	<b>0</b> .0	0.0	• 0.0	• 0.0	• 0.0	• 0.0	<b>0</b> .0	<b>0</b> .0	•0.0	• 0.0	• 0.0	<b>0</b> .0
	• 0.0	• 0.0	•.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	0.0	•.0	•0.0	<b>0</b> .0	• 0.0	0.0
	• 0.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	•0.0	<b>0</b> .0	• 0.0	0.0
	• 0.0	<b>0</b> .0	•.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	•0.0	•.0	•0.0	<b>0</b> .0	• 0.0	•.0
	• 0.0	• 0.0	•.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	0.0	<b>0</b> .0	•0.0	<b>0</b> .0	• 0.0	0.0
	<b>0</b> .0	0.0	• 0.0	• 0.0	• 0.0	• 0.0	<b>0</b> .0	• 0.0	•0.0	• 0.0	• 0.0	<b>0</b> .0
	0.1	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	•0.0	<b>0</b> .0	• 0.0	0.0
	<b>0.</b> 1	<b>0.</b> 1	•.0	<b>0</b> .0	<b>0</b> .0	<b>0</b> .0	•.0	•.0	•0.0	<b>0</b> .0	• 0.0	•.0
	• 0.4	<b>0.</b> 3	<b>0.</b> 1	<b>0.</b> 1	<b>0</b> .0	•.0	•.0	•.0	•0.0	<b>0</b> .0	• 0.0	•.0
	<b>0</b> .9	<b>0</b> .6	<b>•</b> 0.4	<b>0.</b> 1	<b>0</b> .0	<b>0</b> .0	0.0	•.0	•0.0	<b>0</b> .0	• 0.0	0.0
\	1.8	<b>0</b> .9	<b>0</b> .6	•0.2	<b>0</b> .0	<b>0</b> .0	0.0	<b>0</b> .0	•0.0	<b>0</b> .0	• 0.0	0.0
	2.8	1.3	<b>0</b> .6	•0.2	<b>0.</b> 1	<b>0</b> .0	0.0	<b>0</b> .0	•0.0	<b>0</b> .0	• 0.0	0.0
	2.0	1.3	<b>0</b> .7	<b>0.</b> 3	<b>0.</b> 1	<b>0.</b> 1	0.1	<b>0</b> .0	• 0.0	<b>0</b> .0	<b>0</b> .0	•0.0
	3.0	1.									<b>0</b> .0	
	2.9	•1.7	1.	•1.0	0.9	<b>0</b> .8	0.5	0.3	•0.1	<b>0</b> .0	• 0.0	<b>0</b> .0
			<b>1</b> .5	1.	1.6	<b>1</b> .4	0.9	0.5	<b>0</b> .2	<b>0.</b> 1	• 0.0	0.0
	3.2	2.0	2.6	2.3	2.2	2.7	1.0	0.5	0.2	0.1	• 0.0	•0.0
	2.6	2.0	2.2	2.0	1.7	<b>2</b> .0	0.9	0.5	<b>0</b> .2	<b>0</b> .1	•0.0	<b>0</b> .0
	<b>3.</b> 1	<b>2</b> .1	<b>2</b> .7	<b>3</b> .2	•2.7	2.5	<b>1.</b> 1	0.5	<b>0</b> .2	<b>0.</b> 1	• 0.0	•0.0
									•0.2		<u>•</u> .0	
7	2.8	5.1	•7.4	• <b>4</b> .2	<b>1</b> .7	•.9	0.5	<b>0</b> .2	•0.1	0.0	•.0 •.0	<b>0</b> .0
_		5.8		•	1.2	• 0.4	0.2	<b>0.</b> 1	• 0.0	0.0	0.0	•0.0
	0.8	<b>2</b> .0	3.4	<b>1</b> .7	0.6	0.2	0.1	0.0	• 0.0	0.0	° <u>.</u>	0.0
	0.1	<b>0</b> .1	<b>0.</b> 1	0.1	•.0	•.0	<b>.</b>	<del>•</del>	•.0	•	<u>•</u>	0.0
	0.0	0.0	0.0	0.0	0.0	<u>•</u> .0	0.0	0.0	0.0	0.0	0.0	0.0
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	<b>0</b> .0
	0.0	0.0	0.0	0.0	<b>0</b> .0	<b>0</b> .0	0.0	<b>0</b> .0	• 0.0	<b>0</b> .0	0.0	0.0

F
F
F
-F
FL-W
FL2-F
26T-CB
FL-F





BrightStar Assisted Living Madison | Wisconsin

#### Owner: BRIGHTSTAR GROUP HOLDINGS 1125 TRI-STATE PARKWAY, SUITE 700 GURNEE, IL 60031 P: 847.693.2007 JAYSON PEARL

Structural Engineer: JIRSA HEDRICK & ASSOCIATES 7000 EAST BELLEVIEW AVENUE ENGLEWOOD, CO 80111 P: 303.839.1963 STEVE JIRSA

Electrical Engineer: JCAA CONSULTING ENGINEERS LLC 13772 DENVER WEST PARKWAY, SUITE 200 LAKEWOOD, CO 80401 P: 303.985.3260 F: 303.987.2304 JERRY ALBER

Mechanical/Plumbing Engineer: GIVEN & ASSOCIATES, INC. 735 S. XENON CT., SUITE 201 LAKEWOOD, CO 80228 P: 303.716.1270 F: 303.716.1272 JEFF GIVEN

Civil Engineer: LYNCH & ASSOCIATES 5482 WESTRIDGE DRIVE NEW BERLIN, WI 53151 P: 262.402.5040 TIMOTHY LYNCH

Landscape Architect: THE BRUCE COMPANY 2830 PARMENTER STREET P.O. BOX 620330 MIDDLETON, WI 53562 P: 608.836.7041 DANA PETIT

## Issued For:

Item	Date	Description
1.	04.04.2012	Madison Planning Department Sub.
2.	04.11.2012	Urban Design Commission Sub.
3.	04.25.2012	Urban Design Comm. Sub Initial/Final Approval

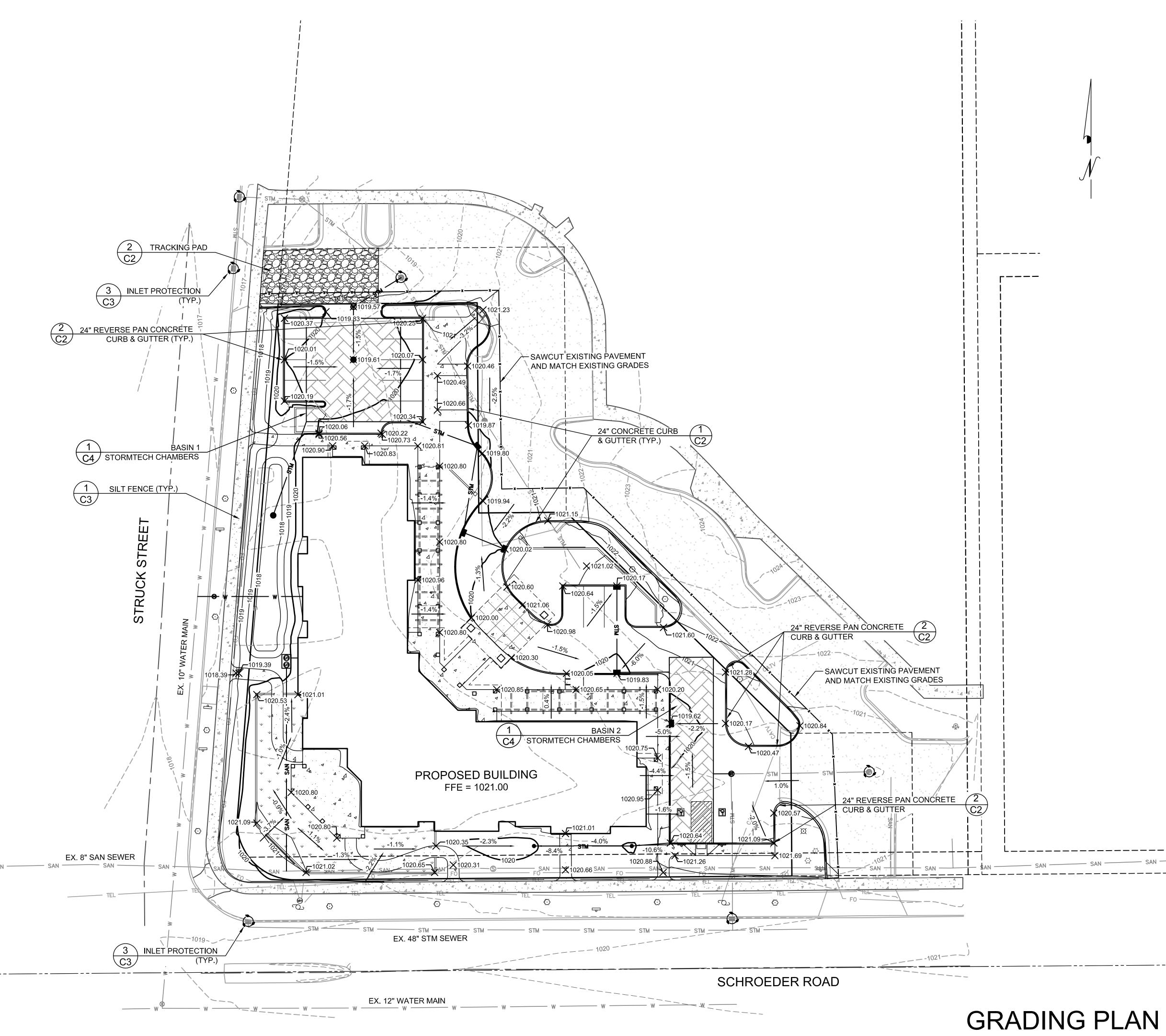
Seal:

Key Plan:

LBA Project Number: 2011.46

Date: APRIL 25, 2012 SITE LIGHTING PHOTOMETRIC PLAN AND DETAIL

E-1



**NOT** 511

SCALE: 1" = 20'

## LEGEND

S	EXISTING SANITARY MANHOLE
57	EXISTING STORM MANHOLE
	EXISTING STORM INLET
•	EXISTING STORM FIELD INLET
$\otimes$	EXISTING WATER VALVE
—— F0 ——	EXISTING FIBER OPTIC LINE
TEL	EXISTING TELEPHONE LINE
CATV	EXISTING CABLE TV LINE
Ø	LIGHT POLE
Ъ	POWER POLE
	SIGN
$\bigcirc$	EXISTING TREE
	EXISTING CONTOURS
	PROPOSED CONTOURS
★1020.21	PROPOSED SPOT GRADE
-1.0%	PROPOSED DRAINAGE ARROW
<b>9</b>	PROPOSED STORM MANHOLE
•	PROPOSED STORM INLET
Ô.	PROPOSED INLET PROTECTION



BrightStar Assisted Living

Owner:

BRIGHTSTAR GROUP HOLDINGS 1125 TRI-STATE PARKWAY, SUITE 700 GURNEE, IL 60031 P: 847.693.2007 JAYSON PEARL Structural Engineer: JIRSA HEDRICK & ASSOCIATES 7000 EAST BELLEVIEW AVENUE ENGLEWOOD, CO 80111 P: 303.839.1963 STEVE JIRSA Electrical Engineer: JCAA CONSULTING ENGINEERS LLC 13772 DENVER WEST PARKWAY, SUITE 200 LAKEWOOD, CO 80401 P: 303.985.3260 F: 303.987.2304 JERRY ALBER

Mechanical/Plumbing Engineer: GIVEN & ASSOCIATES, INC. 735 S. XENON CT., SUITE 201 LAKEWOOD, CO 80228 P: 303.716.1270 F: 303.716.1272 JEFF GIVEN

Civil Engineer: LYNCH & ASSOCIATES 5482 WESTRIDGE DRIVE NEW BERLIN, WI 53151 P: 262.402.5040 TIMOTHY LYNCH

Landscape Architect:

THE BRUCE COMPANY 2830 PARMENTER STREET P.O. BOX 620330 MIDDLETON, WI 53562 P: 608.836.7041 DANA PETIT

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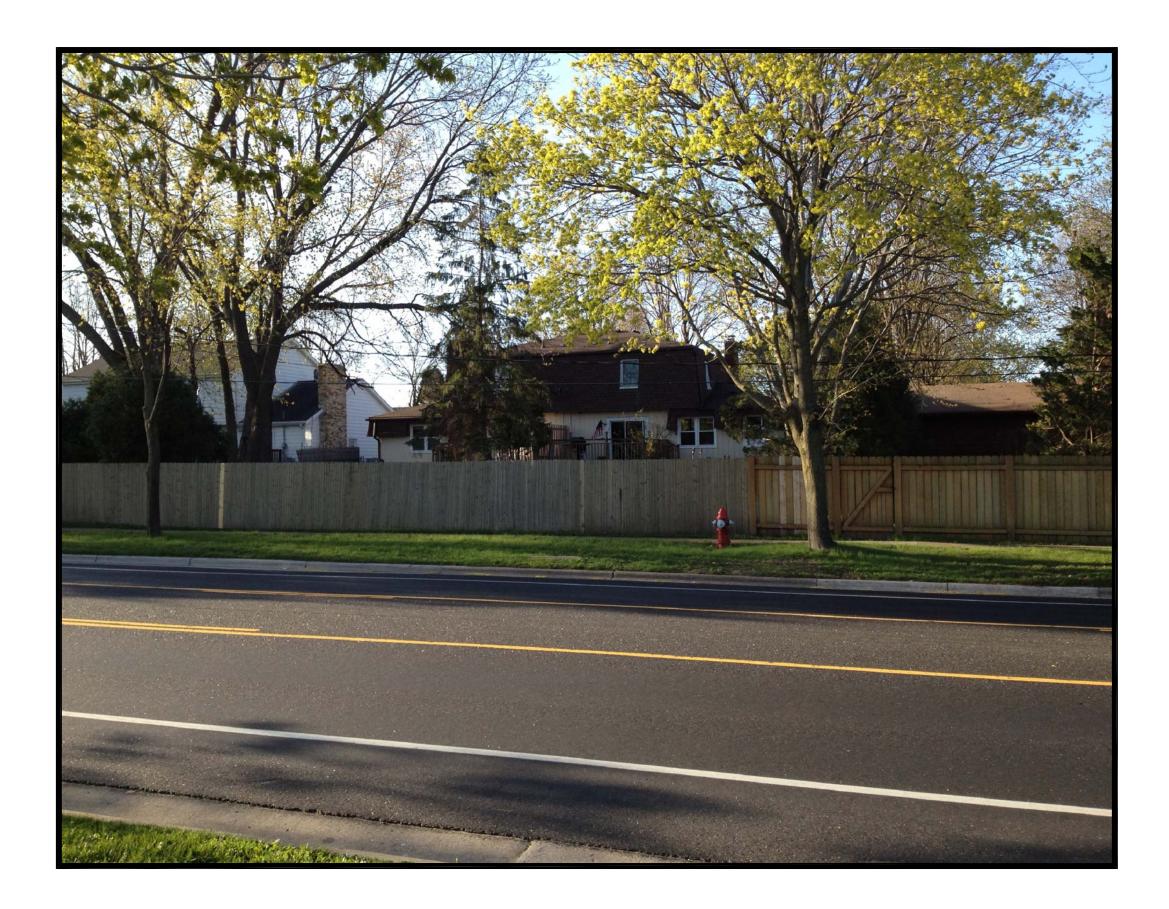
Seal:

Key Plan:

LBA Project Number: 2011.46 Date: APRIL 25, 2012



SCALE:NOT TO SCALE





3 EXISTING RESIDENTIAL HOMES SOUTH OF SITE SCALE: NOT TO SCALE

EXISTING PRAIRIE PARK SENIOR APARTMENTS NORTH-EAST OF SITE



2 EXISTING LA PETITE ACADEMY EAST OF SITE SCALE: NOT TO SCALE





4 EXISTING APARTMENT COMPLEX WEST OF SITE SCALE: NOT TO SCALE



Ph: 303.773.0436 | Fax: 303.773.8709

BrightStar Assisted Living Madison | Wisconsin

Owner:

BRIGHTSTAR GROUP HOLDINGS 1125 TRI-STATE PARKWAY, SUITE 700 GURNEE, IL 60031 P: 847.693.2007 JAYSON PEARL

Structural Engineer: JIRSA HEDRICK & ASSOCIATES 7000 EAST BELLEVIEW AVENUE ENGLEWOOD, CO 80111 P: 303.839.1963 STEVE JIRSA

Electrical Engineer: JCAA CONSULTING ENGINEERS LLC 13772 DENVER WEST PARKWAY, SUITE 200 LAKEWOOD, CO 80401 P: 303.985.3260 F: 303.987.2304 JERRY ALBER

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Landscape Architect: THE BRUCE COMPANY

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## Issued For:

Item	Date	Description
1.	04.04.2012	Madison Planning Department Sub.
2.	04.11.2012	Urban Design Commission Sub.
3.	04.25.2012	Urban Design Comm. Sub Initial/Final Approval

Seal:

Key Plan:

LBA Project Number: 2011.46 Date: APRIL 25, 2012

## CONTEXTUAL PHOTOGRAPHS

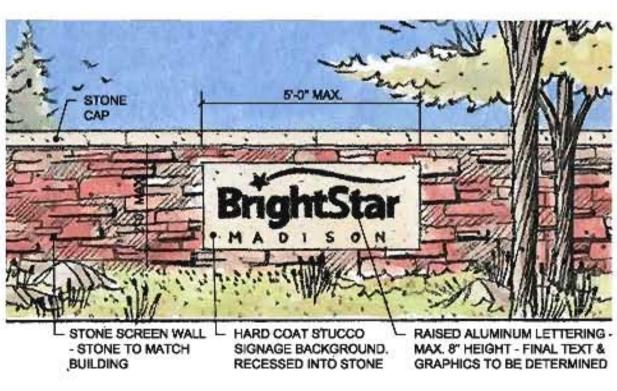
## **A-402**











BUILDING SIGNAGE ELEVATION

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BrightStar Assisted Living Madison   Wisconsin
Owner: BRIGHTSTAR GROUP HOLDINGS 1125 TRI-STATE PARKWAY, SUITE 700 GURNEE, IL 60031 P: 847.693.2007 JAYSON PEARL
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Seal:
Key Plan:
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EXTERIOR ELEVATIONS
A-401