URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

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.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District 6

Submittal reviewed by _____

AGENDA ITEM # 6
LEGISTAR # 47917
ALD. DIST. 19

1. Project Information

Address: 5533 University Avenue

Title: _____

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

UDC meeting date requested December 2, 2017

☒ 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)

Other

☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Martin O'Connor Company Realm Real Estate Development LLC

Street address 3120 Edmonton Drive, Suite 300 City/State/Zip Sun Prairie, WI 53590

Telephone 608-712-1463 Email marty@homeagainliving.com

Project contact person Randy Bruce Company Knothe & Bruce Architects, LLC

Street address 7601 University Avenue, Suite 201 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email rbruce@knothebruce.com

Property owner (if not applicant) same

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 provided below for plan details)
- ☒ **Filing fee**
- ☒ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. 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 Chris Wells, Janine Glaeser on October 26, 2017.

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.

Applicant name Martin O'Connor Relationship to property Owner

Authorized signature of Property Owner _____ Date Nov. 21, 2017

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

December 11, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
146 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
5533 University Avenue
KBA Project # 1735

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:	Realm Real Estate Development LLC 3120 Edmonton Drive, Suite 300 Sun Prairie, WI 53590 608-712-1463 Contact: Martin O'Connor marty@homeagainliving.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Randy Bruce rbruce@knothebruce.com
Engineer:	Snyder & Associates, Inc. 5010 Voges Rd Madison, WI 53718 (608) 838-0444 Contact: Mike Calkins mcalkins@snyder-associates.com	Landscape Design:	Nelson Landscaping, Inc. P.O. Box 823 Waukesha, WI 53187 (608) 262-549-6111 Contact: Corey Nelson Corey@nelsonlandscape.com

Introduction:
The site is located at the southeast corner of University Avenue and Capitol Street and is currently zoned Neighborhood Mixed-Use District. The site is currently occupied by a 1-story retail business that served as the former Brennan's Market. This proposal requests a conditional use approval for a mixed-use development with commercial uses on the first floor and three levels of housing above the commercial. A Certified Survey Map has been submitted to combine the underlying parcels into one lot.

Project Description:
This proposed project is a mixed-use development consisting of approximately 5,600 square feet of retail space and 56 apartments with vehicle parking located primarily below the building in two levels; at the grade and basement levels. The building is broken into two modules that are linked on the upper floors and horizontally break up the massing of the building. Along University Avenue, a generous set back is provided to allow for a landscape buffer and the building is stepped back above the third floor to reduce the perceived height. The building also has significant setbacks on the side and rear lot lines allowing for landscaping and solar access to neighboring properties.

The applicant has worked with the City Traffic Engineering department to identify vehicular access locations on both Capitol Avenue and University Avenue

The exterior architecture is a clean urban architecture. On the street and eastern facades, the major material is brick masonry accented with fiber-cement siding. Towards the rear of the building the material palette uses a higher amount of fiber-cement siding consistent with the transition to the residential uses to the south.

Spring Harbor Neighborhood Plan and UDD #6

This project is consistent with the goals and guidelines of both the Spring Harbor Neighborhood Plan and the UDD #6 Guidelines. The SHNP calls for attractive mixed-use development at specified redevelopment sites including the Brennan's Market site. In addition, the plan calls for pedestrian-oriented and transit-oriented development to occur; both of which are met with the proposed plan. The commercial use face the two streets and have direct pedestrian access. A Madison Metro bus stop is currently located at the street intersection but the City of Madison has plans in the future for the bus stop to be located along University Avenue in front of the commercial area.

UDD # 6 generally refers to the SHNP but specifically calls for a minimum and maximum building height of three to four stories with parking areas located to the rear of the site.

Site Development Data:

Densities:	
Lot Area	48,517 sf / 1.1 Acres
Dwelling Units	56 DU
Lot Area / D.U.	867 sf / unit
Density	51 units/acre
Gross Commercial Area	5,812 sf (50% of first floor)
Building Height	4 stories
Lot Coverage	34,249 S.F. = 70.5%
Usable Open Space	11,140 S.F. (199 sf / D.U.)
Dwelling Unit Mix:	
Efficiency	15
One Bedroom	25
One Bedroom + Den	3
Two Bedroom	13
Total Dwelling Units	56
Vehicle Parking:	
Surface	28 stalls
Underground	61 stalls
Total	89 stalls

Bicycle Parking:

Surface Commercial	4 stalls
Surface Guest	6 stalls (10% of units)
Underground Garage – Wall Hung	16 stalls (covered)
Underground Garage STD. 2'x6'	38 stalls (covered)
Total	64 stalls

Project Schedule:

It is anticipated that the construction on this site will start in May 1, 2018 with a final completion date of June 1, 2019.

Thank you for your time reviewing our proposal.

Sincerely,

Randy Bruce, AIA

D-Series Size 0
LED Area Luminaire

Catalog Number

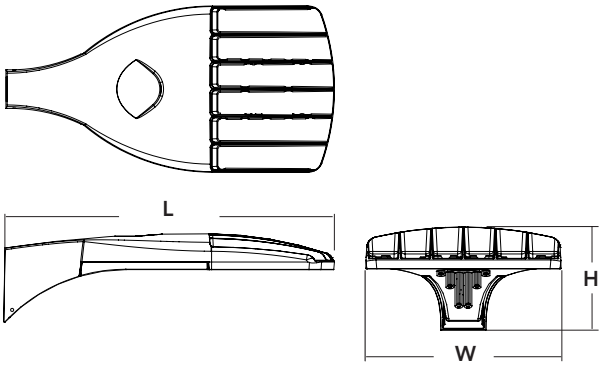
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4] 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (control ordered separate)[9]
PER5	Five-wire receptacle only (control ordered separate)[9,10]
PER7	Seven-wire receptacle only (control ordered separate)[9,10]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,12]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,12]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]
BL30	Bi-level switched dimming, 30%[13,14]
BL50	Bi-level switched dimming, 50%[13,14]
PNMTDD3	Part night, dim till dawn[15]
PNMT5D3	Part night, dim 5 hrs[15]
PNMT6D3	Part night, dim 6 hrs[15]
PNMT7D3	Part night, dim 7 hrs[15]
FAO	Field adjustable output[16]

Other options

Shipped installed

HS	House-side shield[17]
SF	Single fuse (120, 277, 347V)[5]
DF	Double fuse (208, 240, 480V)[5]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
DDL	Diffused drop lens[17]

Order separately

BS	Bird spikes
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

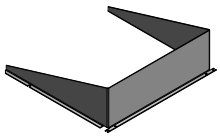
Ordered and shipped separately.

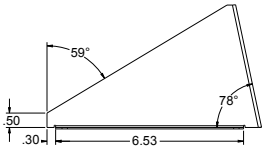
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
DSHORT SBK U	Shorting cap [18]
DSX0HS 20C U	House-side shield for 20 LED unit [17]
DSX0HS 30C U	House-side shield for 30 LED unit [17]
DSX0HS 40C U	House-side shield for 40 LED unit [17]
DSX0DDL U	Diffused drop lens (polycarbonate) [17]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)[19]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [7]

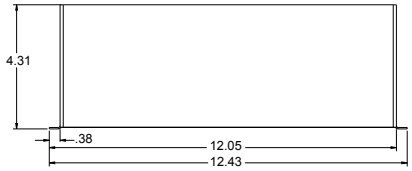
For more control options, visit DTL and ROAM online.

NOTES
1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
10 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
11 Reference Motion Sensor table on page 3.
12 Reference PER Table on page 3 to see functionality.
13 Requires (2) separately switched circuits.
14 Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3.
15 Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
16 Not available with other dimming controls options.
17 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
18 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
19 For retrofit use only.

External Glare Shield

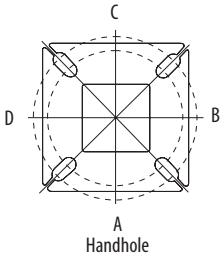




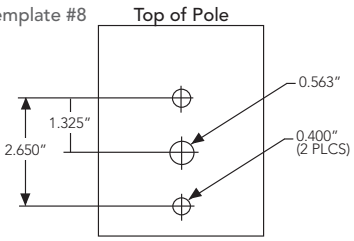


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

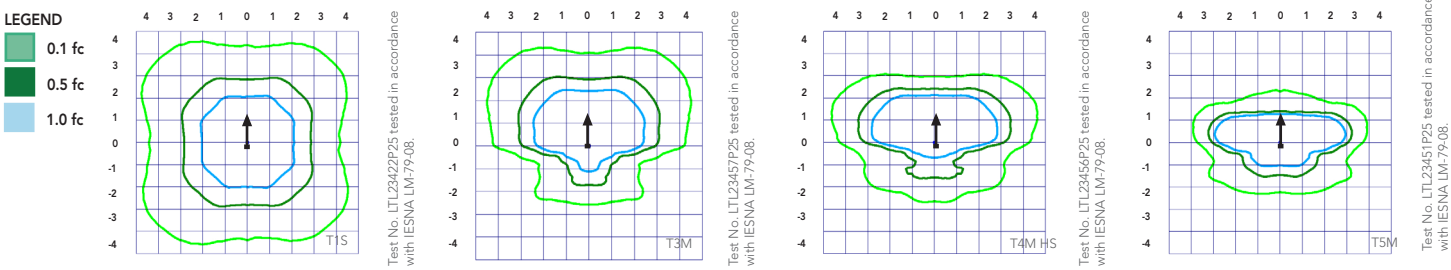
Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	**P1**	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
20	700	**P2**	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	**P3**	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
20	1400	**P4**	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	**P5**	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	**P6**	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	**P7**	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P10**	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	**P11**	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	**P12**	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	**P13**	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

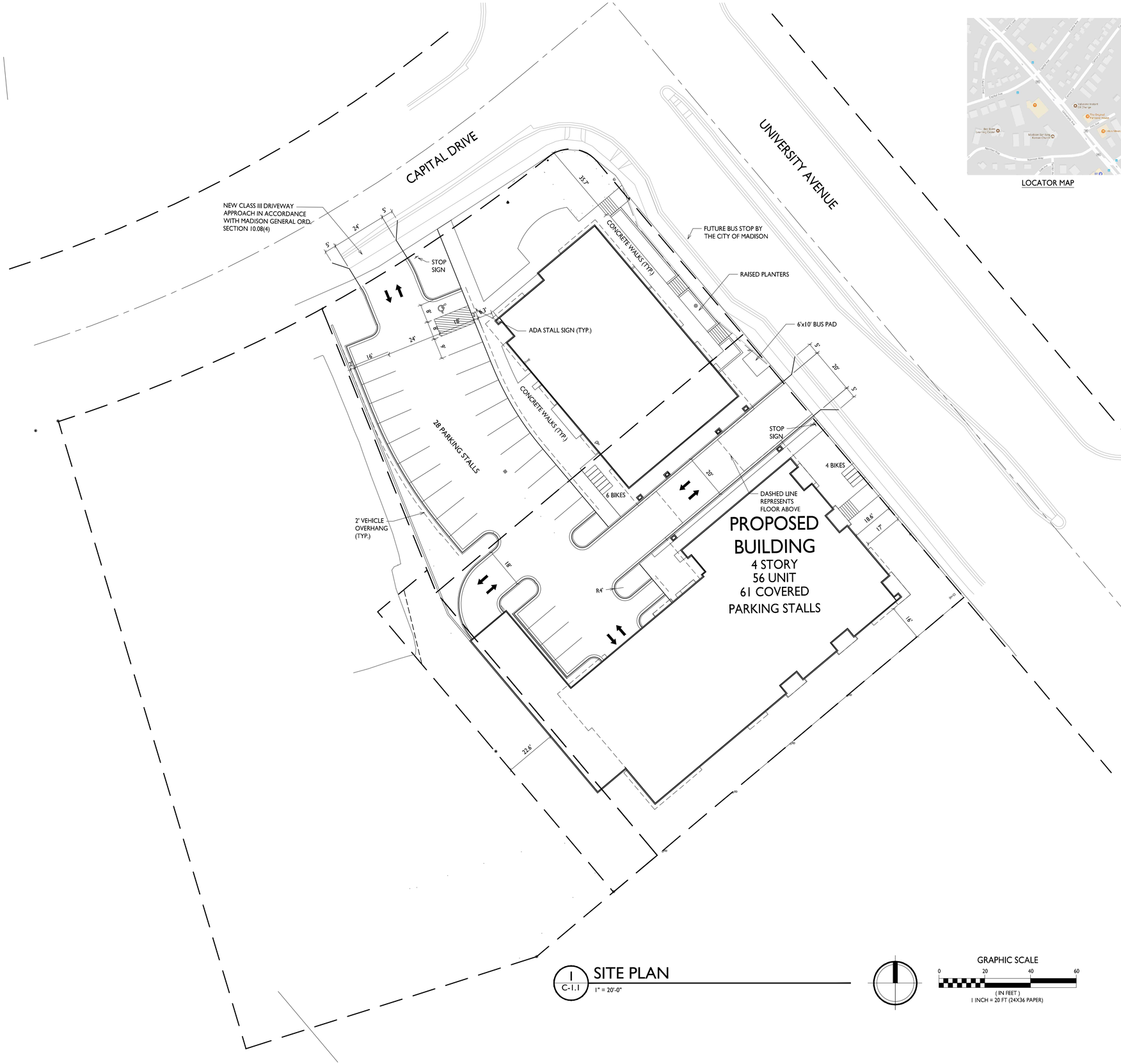
INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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 25 °C. Specifications subject to change without notice.



1 C-1.1 SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

LOCATOR MAP

SHEET INDEX

SITE

C-1.1	SITE PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	FIRE DEPARTMENT ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.1	EXISTING CONDITIONS/DEMO PLAN
C-2.2	SITE PLAN
C-3.0	GRADING & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
C-5.0	EROSION DETAILS
C-5.1	SITE DETAILS
C-5.2	UTILITY DETAILS
L-1.1	LANDSCAPE PLAN

ARCHITECTURAL

BUILDING #2

A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-5.1	TYPICAL UNIT FLOOR PLANS
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS

SITE DEVELOPMENT DATA:

DENSITIES:	
LOT AREA	48,517 SF / 1.1 ACRES
DWELLING UNITS	56 DU
LOT AREA / D.U.	867 SF / UNIT
DENSITY	51 UNITS/ACRE
GROSS COMMERCIAL AREA	APPROX. 5,812 SF (50% OF FIRST FLR)
BUILDING HEIGHT	4 STORIES
LOT COVERAGE	34,249 S.F. = 70.5%
USABLE OPEN SPACE	11,140 S.F. (199 SF / D.U.)
DWELLING UNIT MIX:	
EFFICIENCY	15
ONE BEDROOM	25
ONE BEDROOM + DEN	3
TWO BEDROOM	13
TOTAL DWELLING UNITS	56
VEHICLE PARKING:	
SURFACE	28 STALLS
UNDERGROUND/ COVERED	61 STALLS
TOTAL	89 STALLS
BICYCLE PARKING:	
SURFACE COMMERCIAL	4 STALLS
SURFACE ONEST	6 STALLS (10% OF UNITS)
UNDERGROUND GARAGE - WALL	16 STALLS (COVERED)
UNDERGROUND GARAGE STD. 2'X6'	38 STALLS (COVERED)
TOTAL	64 STALLS

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT , ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER, 266-4816.
5. EASEMENT LINES SHOWN ON THIS SHEET ARE FOR GENERAL REFERENCE ONLY - SEE CSM AND CIVIL SHEETS FOR ADDITIONAL AND MORE COMPLETE EASEMENT INFORMATION
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - Dec. 11, 2017

PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

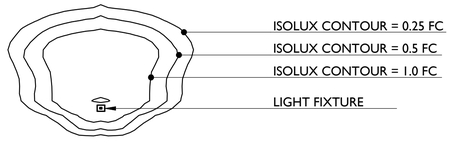
PROJECT NO. 1735

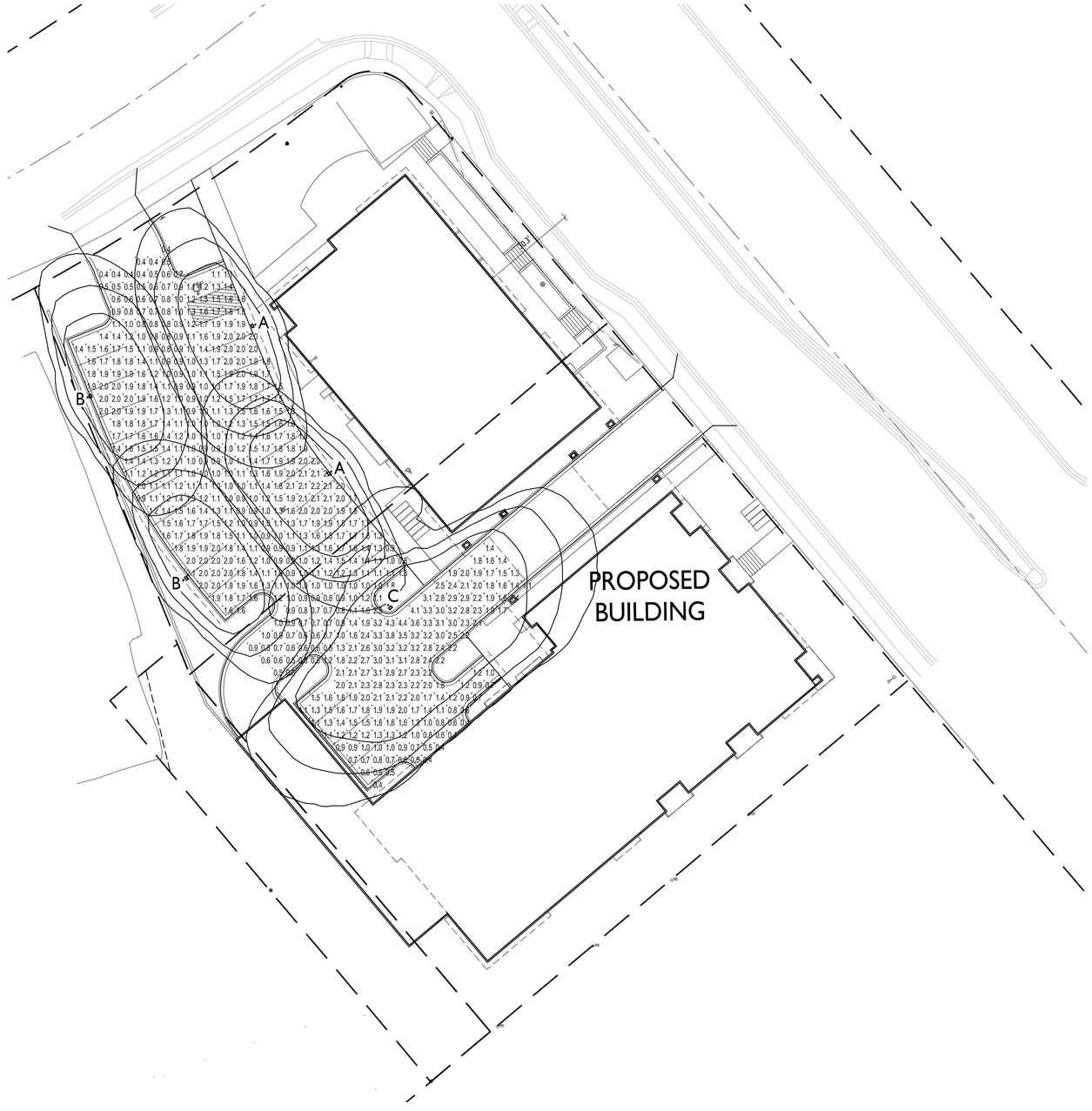
STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
Calculation Zone	+	1.5 fc	4.4 fc	0.4 fc	11.0:1	3.8:1

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE-SIDE SHIELS	DSX0_LED_P1_30K_ T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
	B	2	LITHONIA LIGHTING	DSX0 LED P1 30K T2S MVOLT HS	DSX0 LED P1 30K T2S MVOLT WITH HOUSE-SIDE SHIELS	DSX0_LED_P1_30K_ T2S_MVOLT_HS.ies	18'-0" POLE ON FLUSH CONC. BASE
	C	1	LITHONIA LIGHTING	DSX0 LED P4 30K T3M MVOLT	DSX0 LED P4 30K T3M MVOLT	DSX0_LED_P4_30K_ T3M_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 / C-1.2 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

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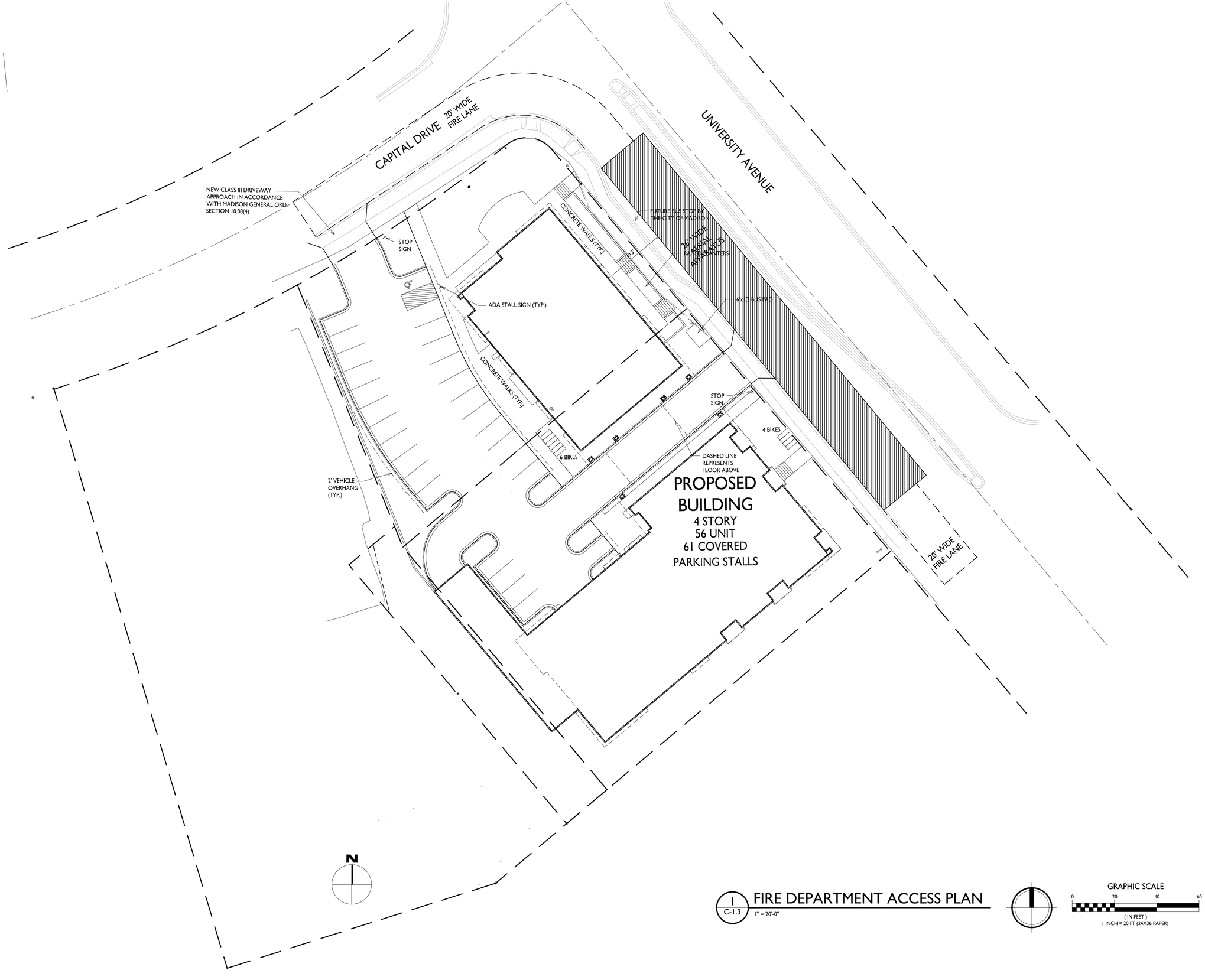
PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO. 1735



1 / C-1.3 FIRE DEPARTMENT ACCESS PLAN

1" = 20'-0"

GRAPHIC SCALE

0 20 40 60

(IN FEET)

1 INCH = 20 FT (24X36 PAPER)

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Mixed-Use Development

5533 University Ave.
Madison, WI

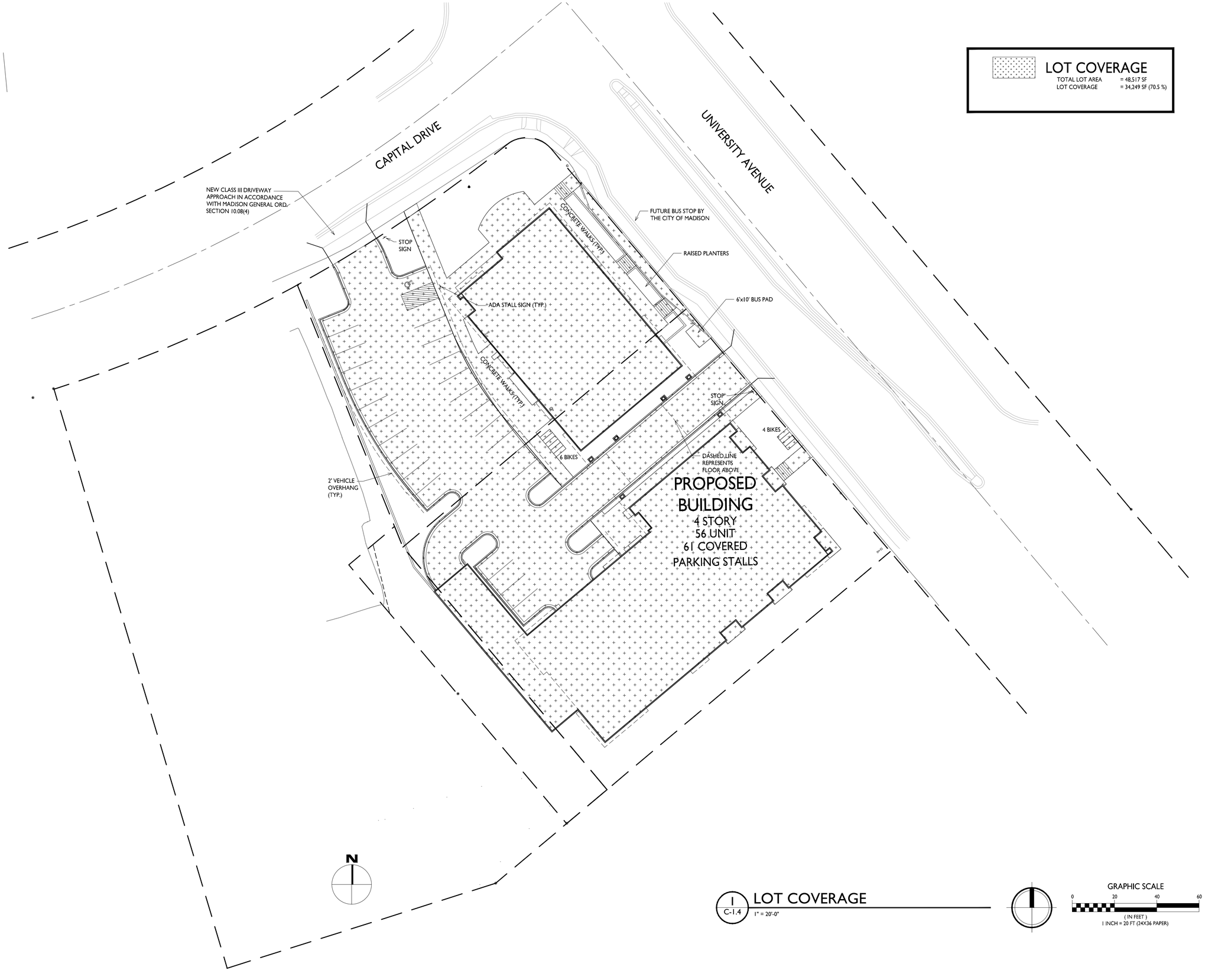
SHEET TITLE

Fire Department Access Plan

SHEET NUMBER

C-1.3

PROJECT NO. 1735



LOT COVERAGE

TOTAL LOT AREA = 48,517 SF
LOT COVERAGE = 34,249 SF (70.5 %)

1 / C-1.4 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

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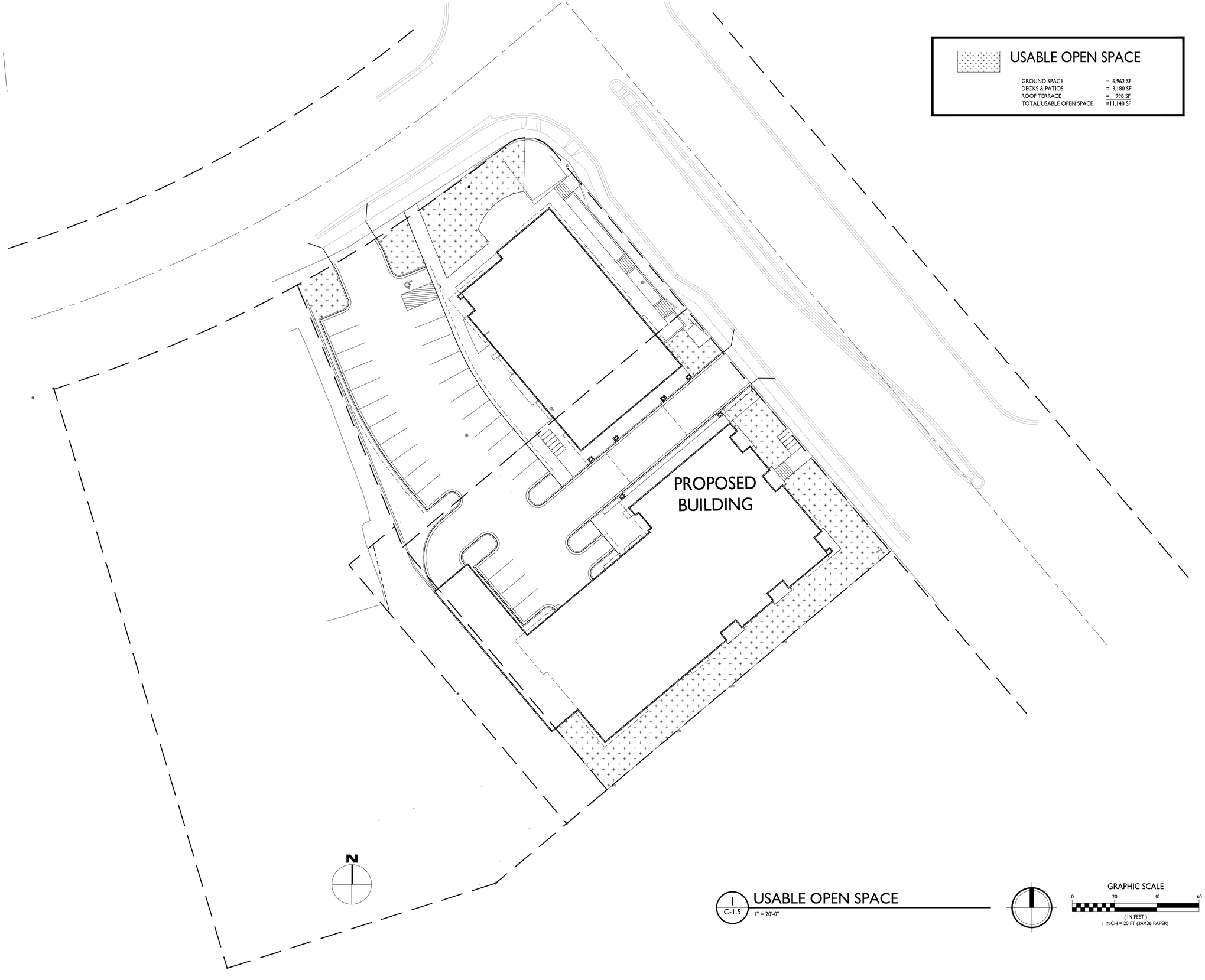
PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Lot Coverage

SHEET NUMBER
C-1.4

PROJECT NO. 1735



USABLE OPEN SPACE

GROUND SPACE	= 6,962 SF
DECKS & PATIOS	= 3,180 SF
ROOF TERRACE	= 998 SF
TOTAL USABLE OPEN SPACE	=11,140 SF

1 / C-1.5 USABLE OPEN SPACE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 INCH = 20 FT (24X36 PAPER)

kba
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Middleton, WI 53562

ISSUED
Issued for Land Use & UDC - Dec. 11, 2017

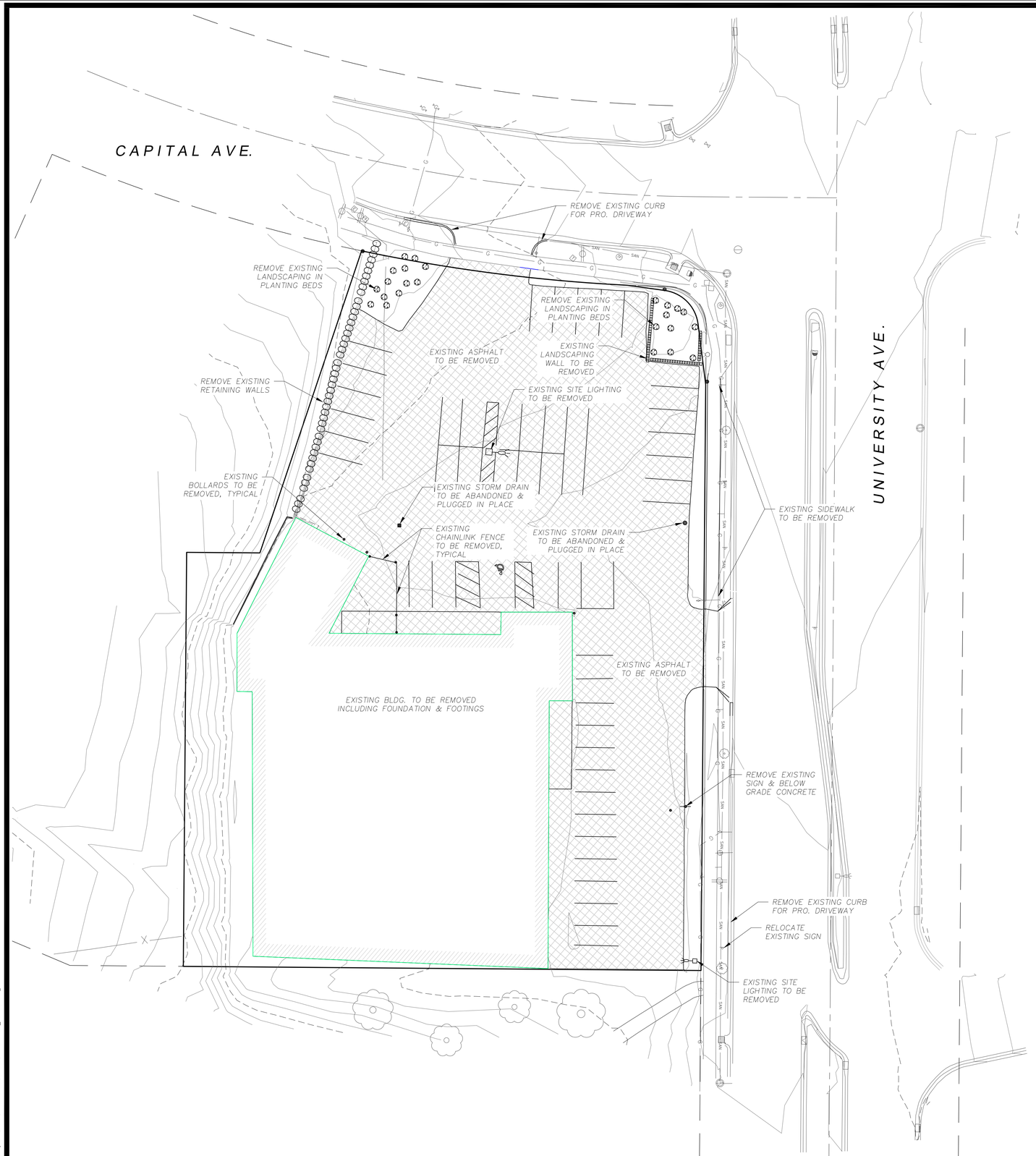
PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Usable Open Space

SHEET NUMBER
C-1.5

PROJECT NO. 1735



GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD LOCATING OF EXISTING UTILITIES.
8. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
10. REMOVE SIDEWALKS TO THE NEAREST JOINT.
11. SAW CUTS SHALL BE FULL DEPTH PRIOR TO REMOVAL.

LEGEND

ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO BE REMOVED/PULVERIZED

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT.

EXISTING SITE / DEMO PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NORTH
0 20 40
SCALE: 1" = 20'

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

5533 UNIVERSITY AVENUE

EXISTING SITE / DEMO PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0784.30

C 2.1

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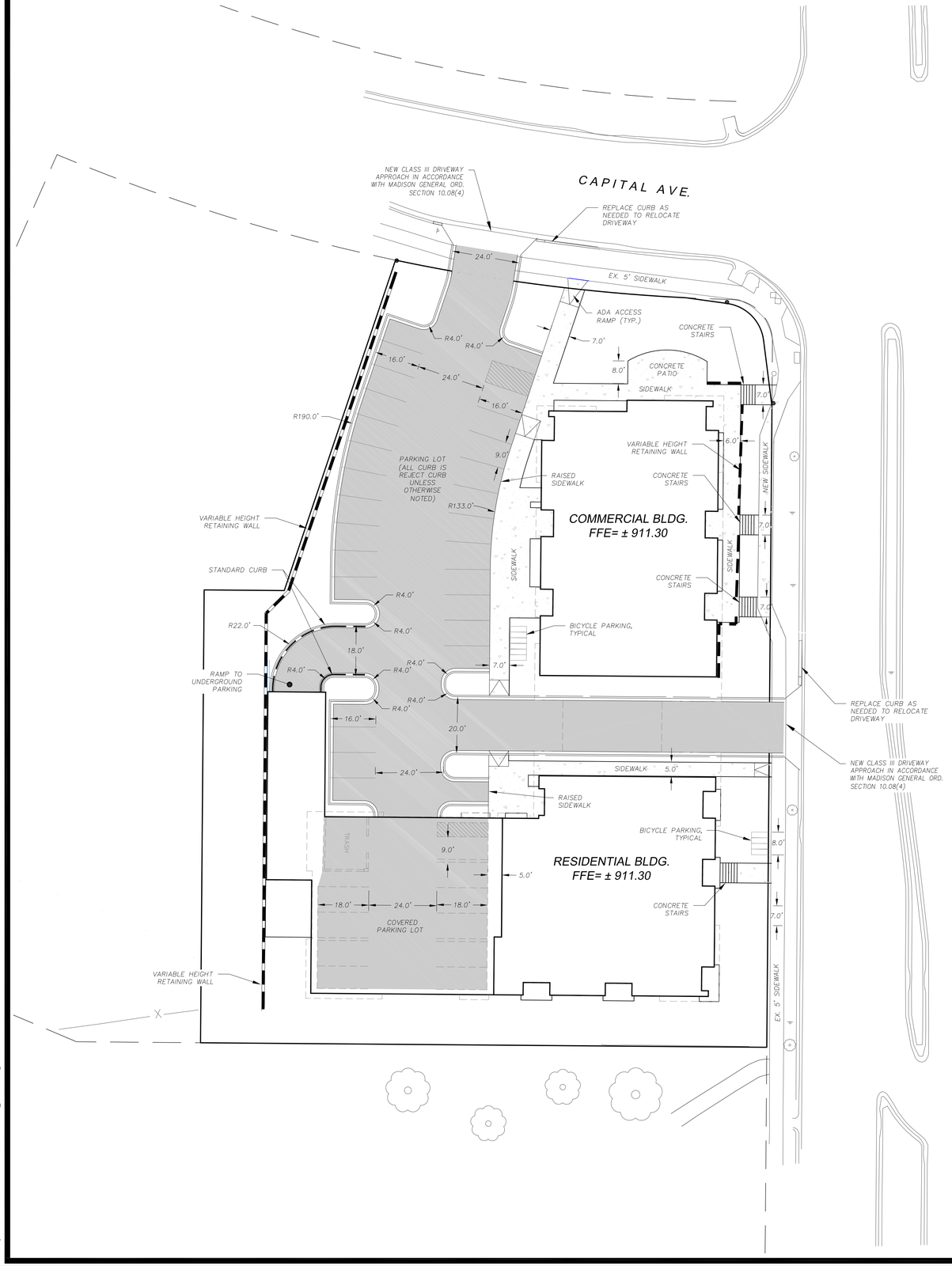

LEGEND

ASPHALT

CONCRETE

SITE PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

5533 UNIVERSITY AVENUE

SITE PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0784.30

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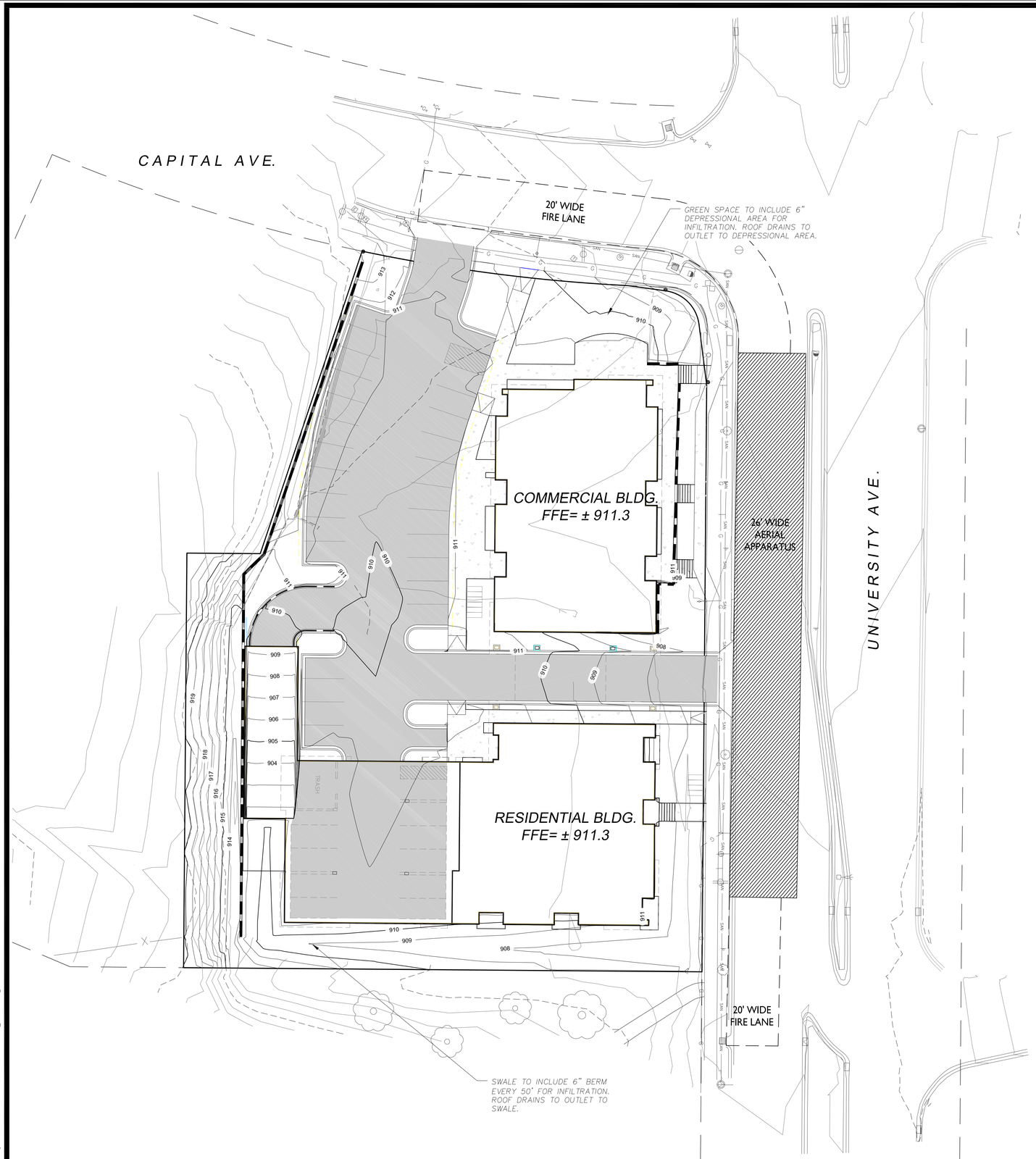

EROSION CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE). CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR THIRTY DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING EROSION MAT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
7. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
9. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
10. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
11. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES.
12. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

GRADING

1. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
2. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE SITE HAS BEEN STABILIZED WITH VEGETATION AND THE APPROVAL OF THE GOVERNING AGENCY.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL GRADING, CUT AND FILL CALCULATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
4. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
5. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE ENGINEER BEFORE ANY MATERIAL IS PLACED.
6. REFER TO SPECIFICATION SECTIONS 31 20 00, 31 25 00, 32 91 19, AND 32 92 00.

LEGEND

ASPHALT

CONCRETE

GL — PROJECT GRADING LIMITS

GRADING / EROSION CONTROL PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NORTH
0 20 40
SCALE: 1" = 20'

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

5533 UNIVERSITY AVENUE

GRADING & EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0784.30

C 3.0

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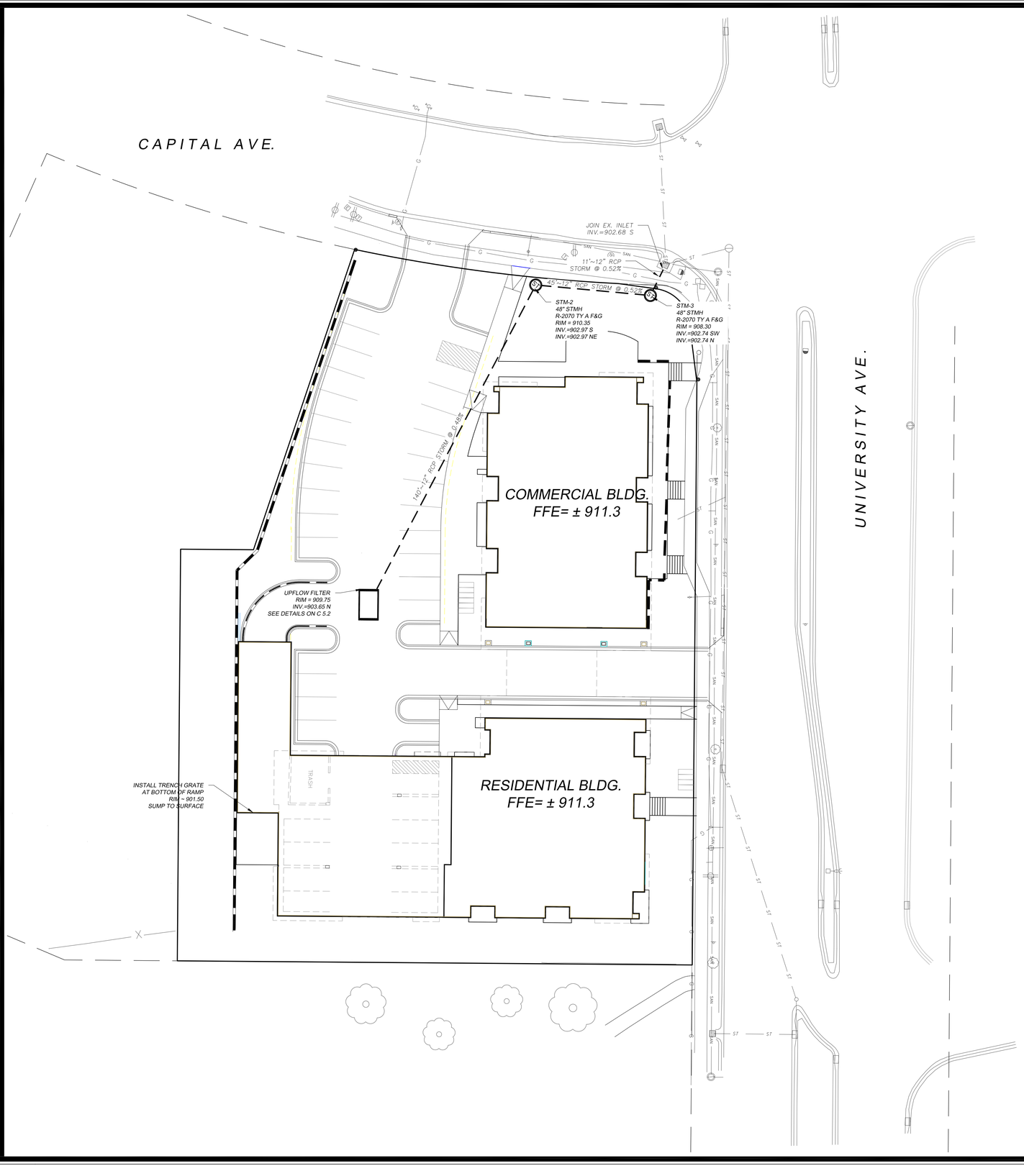

LEGEND

- EXISTING SANITARY SEWER
- SANITARY SEWER
- EXISTING STORM SEWER
- STORM SEWER
- EXISTING WATER
- WATER

UTILITY PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NORTH

0 20 40

SCALE: 1" = 20'

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

5533 UNIVERSITY AVENUE

UTILITY PLAN

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MADISON, WISCONSIN 53718
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SNYDER & ASSOCIATES

Project No: 117.0784.30

C 4.0

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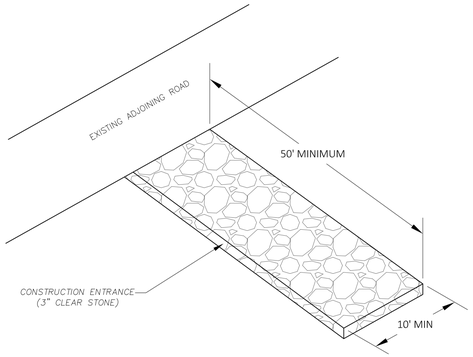


GENERAL NOTES:

1. CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE 3 INCH CLEAR OR WASHED STONE.
3. AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK.
4. THE CONSTRUCTION ENTRANCE SHALL BE UNDERLAIN WITH A WDOT TYPE HR OR FF GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND THEM BY USE OF A CULVERT. DIVERSION BERM OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
6. CLEANING BY SCRAPING OR ADDING NEW STONE SHALL BE REQUIRED IF ENTRANCE BECOMES MORE THAN 50% COVERED BY TRACKED MUD.

1 C5.0 CONSTRUCTION ENTRANCE
SCALE: NTS

GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

CLEANING SHALL BE REQUIRED WHEN SEDIMENT OR STANDING WATER IS WITHIN 6" OF OVERFLOW HOLES OR AS DIRECTED BY THE CONSTRUCTION ENGINEER.

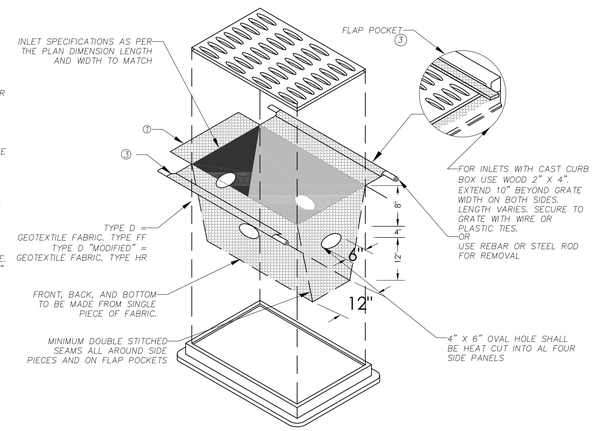
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARING BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

(1) TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

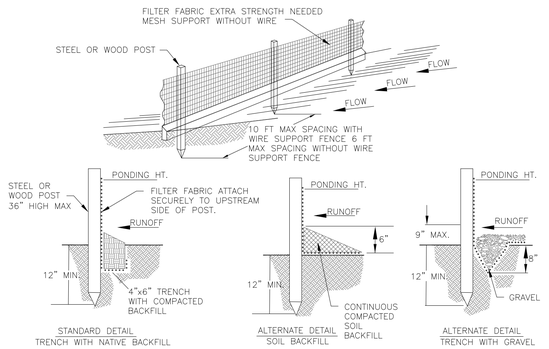
(2) FOR INLET PROTECTION WITH CURB BOX AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

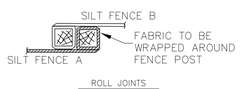


(CAN BE INSTALLED IN ANY OUTLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE (2))

3 C5.0 INLET PROTECTION TYPE "D" DETAIL
SCALE: NTS



NOTE:
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES ½ OF FENCE HEIGHT.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.



2 C5.0 SILT FENCE DETAIL
SCALE: NTS

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

5533 UNIVERSITY AVENUE

EROSION DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0784.30

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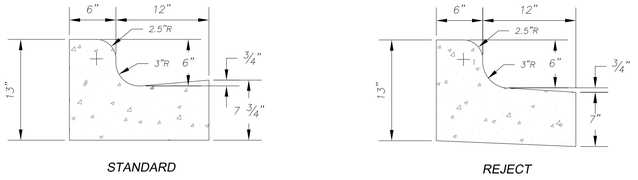


STANDARD

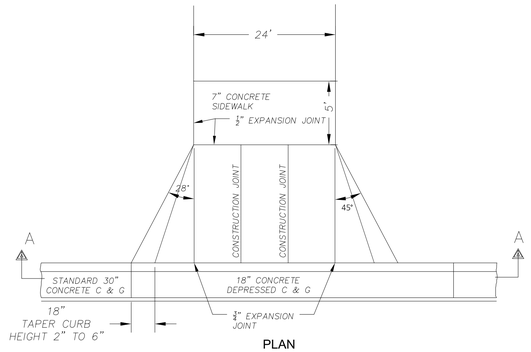
REJECT

NOTES:

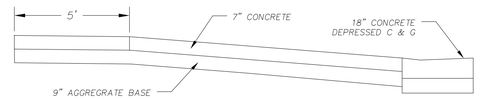
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
2. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

1 C5.1 CONCRETE CURB & GUTTER
SCALE: NTS

SECTION A-A



PLAN



PROFILE

4 C5.1 DRIVEWAY DETAIL
SCALE: NTS

PAVEMENT AND CURB NOTES

1. THE IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O. T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LA TEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (*-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE SUPERPAVE (E-**) IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE PG(***), AND LOWER LAYERS SHALL BE PG(***).
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (****), AND THE LOWER LAYER PAVEMENT SHALL BE (****).
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DA Y COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS:
   SECTION 415 FOR CONCRETE PAVEMENT
   SECTION 601 FOR CONCRETE CURB AND GUTTER
   SECTION 602 FOR CONCRETE SIDEWALKS.
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
    PARKING STALLS: WHITE
    PEDESTRIAN CROSSWALKS: WHITE
    LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
    LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
    ADA SYMBOLS: BLUE OR PER LOCAL CODE
    FIRE LANES: PER LOCAL CODE
    EXTERIOR SIDEWALK CURBED, LIGHT POLE BASES, AND GUARD POSTS: YELLOW

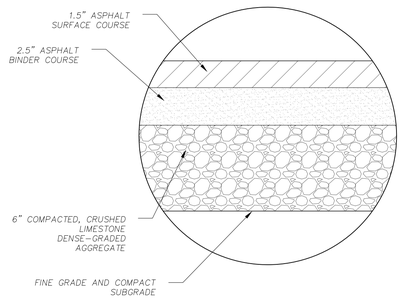
NOTE: PAVEMENT SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER. MISSING INFORMATION ABOVE, DESIGNATED WITH (*), SHALL BE FILLED IN PER GEOTECHNICAL REPORT. CAUTION: INFORMATION BELOW SHALL BE USED ONLY AS A GUIDE.

* DENSE GRADED BASE GRADATIONS: 3-INCH, 1 1/4-INCH, OR 3/4-INCH (TYPICALLY 1 1/4-INCH)

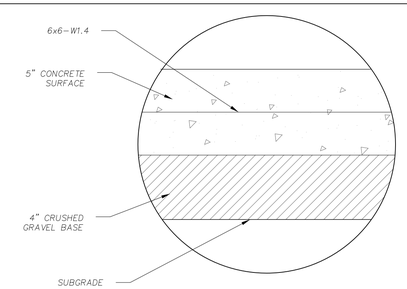
** HMA SUPERPAVE TYPES: E-0.3, E-1, E-3, E-10, E-30 (TYPICALLY E-0.3 OR E-1 FOR MOST RESIDENTIAL AND COMMERCIAL PROJECTS)

*** PG BINDERS:
64-22 BASIC ASPHALT, TYPICALLY USED FOR PARKING LOTS
58-28 RECOMMENDED FOR OVERLAY PROJECTS
64-28 POLYMER ADDED, HIGH COST ASPHALT, LARGEST RANGE OF TEMP.
UPPER LAYER PG64-28, PG64-22, OR PG58-28
LOWER LAYER PG64-22 (IF UPPER LAYER IS PG64-xx OR HIGHER), OR PG58-28

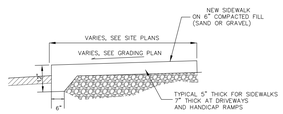
**** HMA AGGREGATE GRADATIONS: 37.5 MM, 25.0 MM, 19.0 MM, 12.5 MM, 9.5 MM (TYPICALL Y: 12.5 MM FOR UPPER LAYER, 19.0 MM FOR LOWER LAYER)



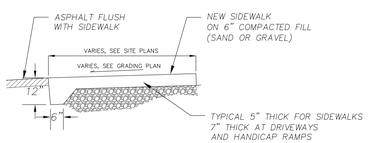
2 C5.1 LIGHT DUTY ASPHALT PAVING DETAIL
SCALE: NTS



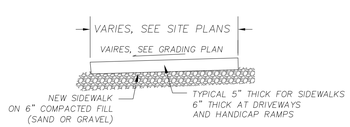
3 C5.1 DUMPSTER PAD LOADING CONCRETE DETAIL
SCALE: NTS



THICKENED EDGE

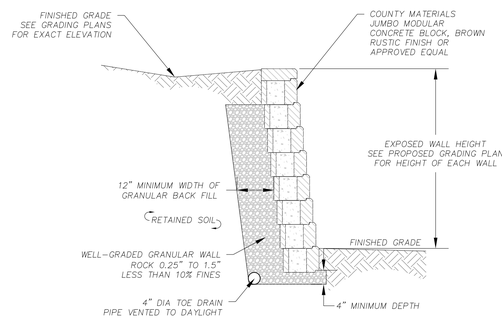


THICKENED EDGE (FLUSH)



TYPICAL

5 C5.1 CONCRETE SIDEWALK DETAILS
SCALE: NTS



6 C5.1 SPLIT BLOCK RETAINING WALL DETAIL
SCALE: NTS

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

5533 UNIVERSITY AVENUE

SITE DETAILS

SNYDER & ASSOCIATES, INC.
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Project No: 117.0784.30

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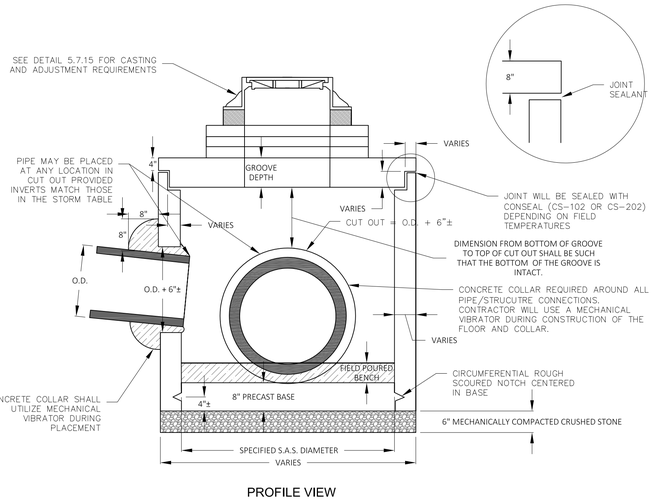
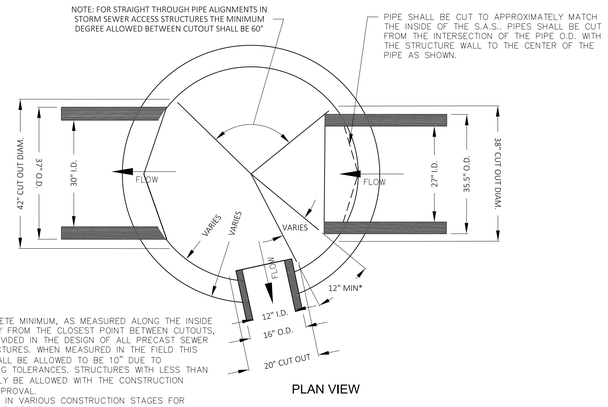


PROFILE VIEW

NOTE: ALL STORM SEWER ACCESS STRUCTURES (S.A.S.) SHALL BE CONSTRUCTED IN COMPLIANCE WITH ASTM C478.

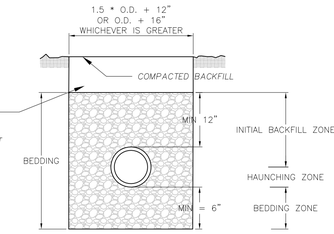


* 12" OF CONCRETE MINIMUM, AS MEASURED ALONG THE INSIDE WALL RADIALLY FROM THE CLOSEST POINT BETWEEN CUTOUTS, SHALL BE PROVIDED IN THE DESIGN OF ALL PRECAST SEWER ACCESS STRUCTURES. WHEN MEASURED IN THE FIELD THIS DIMENSION SHALL BE ALLOWED TO BE 10" DUE TO MANUFACTURING TOLERANCES. STRUCTURES WITH LESS THAN 10" SHALL ONLY BE ALLOWED WITH THE CONSTRUCTION ENGINEER'S APPROVAL.

** PIPES SHOWN IN VARIOUS CONSTRUCTION STAGES FOR ILLUSTRATIVE PURPOSES.

PLAN VIEW

1 C5.2 PRECAST STORM SEWER
SCALE: NTS



GRANULAR MEATERIAL
GRADATION #3 (3/4" MAXIMUM)

NOTES:

UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.

THE COST OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. FOR RCP, BEDDING INCLUDES THE HAUNCHING & BEDDING ZONES. FOR PLASTIC PIPES, THE BEDDING INCLUDES THE HAUNCHING, BEDDING & INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.

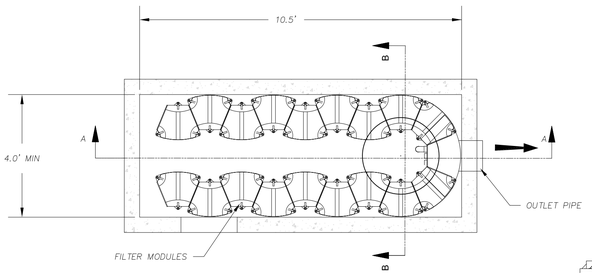
ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.

PAYMENT SHALL NOT BE MADE FOR BACKFILL WITH EXCAVATED MATERIAL, IF APPROVED. SELECT FILL IF REQUIRED. SHALL BE PAID PER CONTRACT.

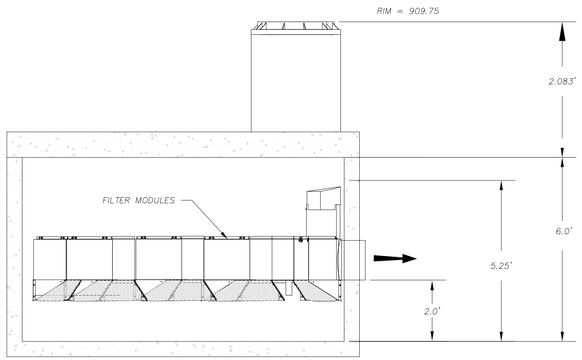
THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. +24" AND MINIMUM OF O.D. +16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.

O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.

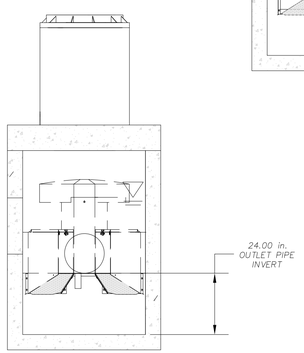
3 C5.2 STORM PIPE BEDDING AND BACKFILL
SCALE: NTS



PLAN VIEW



ELEVATION A-A



ELEVATION B-B

2 C5.2 UP-FLO FILTER AND VAULT DETAIL
SCALE: NTS

MARK	REVISION	DATE	BY
Engineer: MLC	Checked By: BCA/LAO	Scale: NOTED	
Technician: MW	Date: 12-6-2017	Field Bk:	Pg:

CITY OF MADISON, WI

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5533 UNIVERSITY AVENUE

UTILITY DETAILS

SNYDER & ASSOCIATES

Project No: 117.0784.30

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Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY (multi-stem)	8-10'/b. b.
3	Acer miyabei 'Morton'	STATE STREET MYABE MAPLE	2 1/2"/b. b.
2	Carpinus betulus 'Fastigiata'	FASTIGIATA COMMON HORNBEAM	2 1/2"/b. b.
3	Prunus maackii	AMUR CHOKE CHERRY	2 1/2"/b. b.
2	Quercus rubor x bicolor 'Long'	REGAL PRINCE(R) OAK	2 1/2"/b. b.
16	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6/b. b.
2	Tilia cordata 'Greenspire'	GREENSPIRE SMALL-LEAVED LINDEN	2 1/2"/b. b.
4	Ulmus x 'Morton Glossy'	TRIUMPH ELM	2 1/2"/b. b.
Shrubs			
7	Aronia melanocarpa 'Morton'	ROGUOS BEAUTY BLACK BERRIED ARONIA	18-24"/cont.
24	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18-24"/b. b.
5	Chamaecyparis pisifera 'Golden Mops'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18-24"/cont.
3	Cornus stolonifera 'Kelseyi'	KELSEYS DOGWOOD	18-24"/cont.
1	Diervilla lonicera	BUSH HONEYSUCKLE	18-24"/cont.
3	Diervilla sessilifolia 'Cool Splash'	COOL SPLASH BUSH HONEYSUCKLE	18-24"/cont.
3	Euonymus fortunei 'Emerald Gaiety'	EMERALD GAIETY EUONYTUS	18-24"/cont.
2	Hydrangea arborescens 'Abetus' ppt20571, dbr#466 (Proven Winners)	INCREDIBALL(R) SMOOTH HYDRANGEA (Proven Winners)	18-24"/cont.
5	Hydrangea arborescens 'Annabelle'	ANNABELLE HYDRANGEA	18-24"/cont.
9	Hydrangea arborescens 'NCHA1 PP 20765	Invincibelle(R) Spirit Hydrangea	18-24"/cont.
14	Hydrangea paniculata 'SHHLQF' ppt29586, dbr# (Proven Winners)	LITTLE QUICK FIRE(R) HARDY HYDRANGEA (Proven Winners)	18-24"/cont.
1	Physocarpus opulifolis 'Donna May'	LITTLE DEVIL NINEBARK	24-30"/cont.
4	Picea abies 'Nidiformis'	NIDIFORM'S NORWAY SPRUCE	18-24"/cont.
3	Pinus mugo 'Compacta'	COMPACTA MUGO PINE	18-24"/cont.
9	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	18-24"/cont.
16	Symphoricarpos 'Sofia' ppt#3,226 (Proven Winners)	PROUD BERRY CORAL BERRY (Proven Winners)	18-24"/cont.
8	Syringa patula 'Miss Kim'	MISS KIM MANCHURIAN LILAC	24-30"/cont.
10	Syringa vulgaris 'Sensation'	SENSATION COMMON LILAC	6/b. b.
15	Taxus x media 'Everlow'	EVERLOW YEW	18-24"/cont.
Ornamental Grasses			
18	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1 cont.
26	Calamagrostis x acutiflora 'Overdam'	OVERDAM FEATHER REED GRASS	#1 cont.
22	Deschampsia cespitosa	TUFTED HAIR GRASS	#1 cont.
Perennials and Annuals			
19	Asclepias tuberosa	BUTTERFLY WEED	#1 cont.
18	Baptisia australis	BLUE WILD INDIGO	#1 cont.
10	Echinacea purpurea 'Kims Knee High'	KIM'S KNEE HIGH CONEFLOWER	#1 cont.
38	Geranium x cantabrigiense 'Biokovo'	BIOKOVO CRANESBILL	#1 cont.
37	Hemerocallis 'Prairie Blue Eyes'	PRAIRIE BLUE EYES DAYLILY	#1 cont.
9	Hemerocallis 'Stranberry Candy'	STRAWBERRY CANDY DAYLILY	#1 cont.
10	Hosta fortunei 'Patriot'	PATRIOT HOSTA	#1 cont.
35	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1 cont.
12	Penstemon digitalis 'Husker Red'	HUSKER RED PENSTEMON	#1 cont.
9	Perovskia atriplicifolia 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	#1 cont.
12	Pycnanthemum virginianum	VIRGINIA MOUNTAIN MINT	#1 cont.
37	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	#1 cont.
26	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	#1 cont.
28	Solidago shortii 'Solar Cascade'	SOLAR CASCADE GOLDENROD	#1 cont.
8	Stachys monieri 'Hummelo'	HUMMELO COMMON BETONY	#1 cont.
Vines			
6	Parthenocissus quinquefolia	VIRGINIA CREEPER	#1 cont.

LANDSCAPE CALCULATIONS & DISTRIBUTION:

TOTAL SQUARE FOOTAGE OF DEVELOPED AREA= 35,483 SQUARE FEET
TOTAL LANDSCAPE POINTS REQUIRED= 595

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			16	560
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			3	45
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			16	160
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			121	363
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			49	401
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			389	778
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						2,307

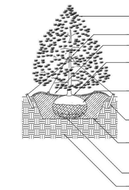
Total Number of Points Provided 2,307

PLANTING NOTES:

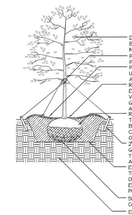
1)CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON SITE. WI STATE STATUTE 182.0715 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511.
2)SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING.
3)ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.
4)ALL DECIDUOUS TREES SHALL BE GUYED AND STAKED ACCORDINGLY AS PER PLANTING DETAILS.
5)ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL, DEBRIS, AND WEEDS.
6)OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISH GRADE.
7)SUPPLY AND INSTALL 3" OF WASHED STONE MULCH IN ALL PLANTING BEDS. STONE MULCH SHALL BE SPREAD EVENLY OVER A COMMERCIAL GRADE, WEED-BARRIER, NON-WOVEN LANDSCAPE FABRIC, AND SHALL BE SECURED WITH 4" STEEL STAPLES AND 1'-0" LAP JOINTS.
8)SUPPLY AND INSTALL BLACK VINYL EDGING 'ACE OF DIAMOND' MANUFACTURED BY VALLEY VIEW INDUSTRIES IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. IN ADDITION, INSTALL 1'-0" SPIKES 3'-0" ON CENTER IN ADDITION TO MANUFACTURER SUPPLIED HARDWARE TO PREVENT FROST HEAVING.
9)SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH 1'-0" PAST THE DRIPLINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TREE TRUNK OR ROOT FLARE AT TREE BASE.
10)ALL TURF AREAS SHALL BE FINE GRADED, REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY A STARTER FERTILIZER AT THE RECOMMENDED RATE IN ALL TURF AREAS. ALL TURF AREAS SHALL BE SODDED WITH A KENTUCKY BLUEGRASS BLEND SOD, INSTALLED IN A STAGGERED JOINT LAYING FASHION. ALL SODDED AREAS SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION AND SATURATED TO A DEPTH OF 3".

GENERAL NOTES:

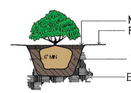
1)REFER TO GRADING AND CIVIL PLANS FOR RETAINING WALLS.
2)SUPPLY AND INSTALL A DESIGN/BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS. CONTRACTOR TO PROVIDE CAD SHOP DRAWINGS AND ALL PRODUCT LITERATURE SUBMITTALS PRIOR TO FINAL APPROVAL. AS-BUILT DRAWINGS, MANUALS, AND, WARRANTIES SHALL BE PROVIDED TO THE OWNER UPON PROJECT COMPLETION.
3)THE OWNER IS RESPONSIBLE FOR ALL ON-GOING MAINTENANCE OF LANDSCAPING ON THE SITE. ALL PLANTING BEDS SHALL BE KEPT FREE OF WEEDS, ANY PLANT MATERIAL THAT HAS DIED SHALL BE REPLACED NO LATER THAN THE UPCOMING JUNE 1. ANY PLANT MATERIAL THAT HAS DIED DURING THE FIRST YEAR WARRANTLY PERIOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.



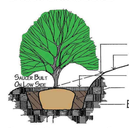
CONIFEROUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE



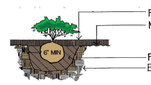
DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE



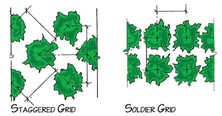
Shrub Planting Detail



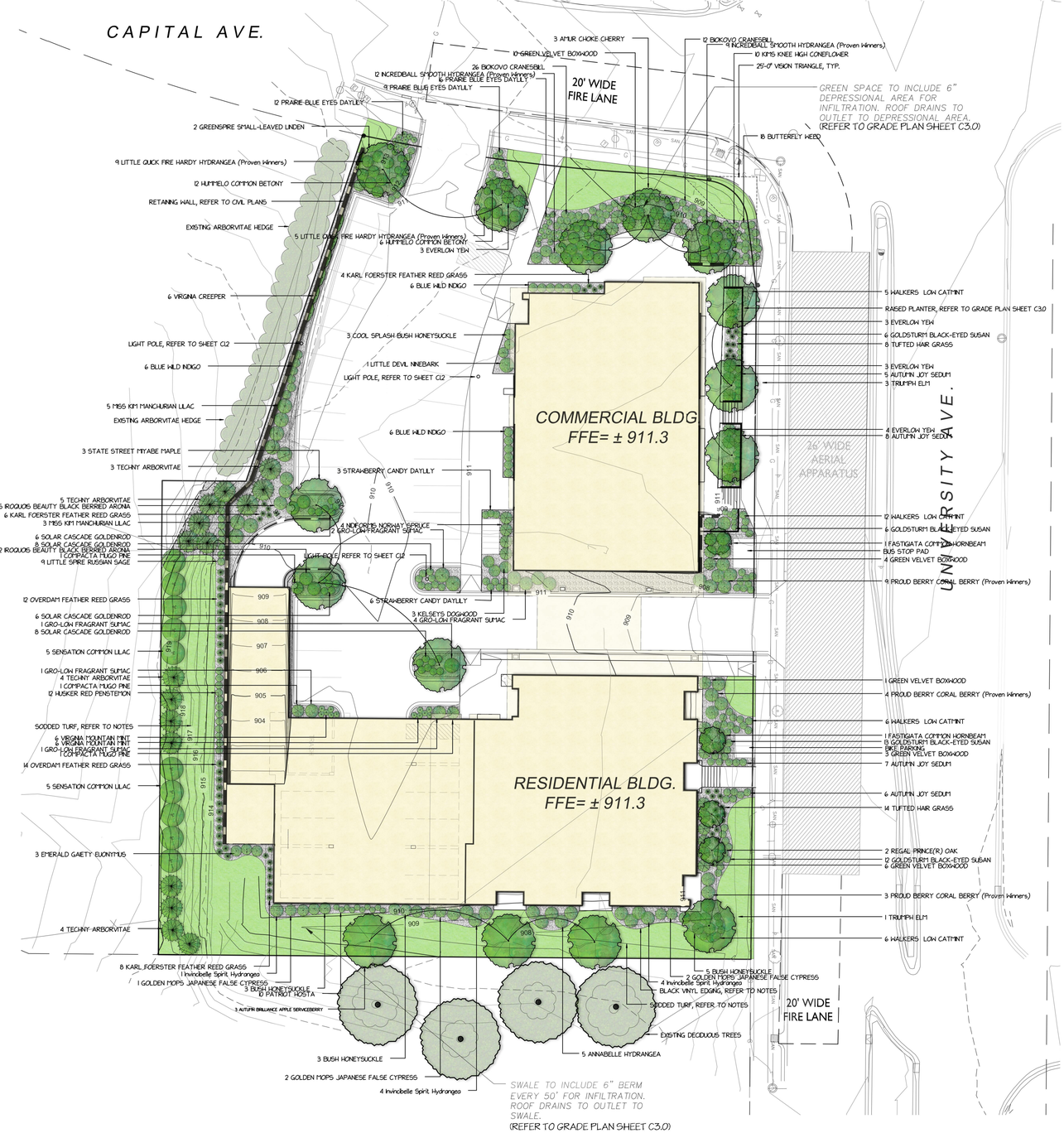
Tree & Shrub Slope Planting Detail



Ground Cover Planting Detail



Staggered Grid
Soldier Grid
Planting Layout Details



0 20 40
SCALE IN FEET

DIGGERS HOTLINE
WI STATE STATUTE 182.0715 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

WISCONSIN
CHARLES D WILLIAMS
LA-332
SUN PRAIRIE
WIS
LANDSCAPE ARCHITECT

Digitally signed by CHARLES D WILLIAMS
Date: 2017.12.10 19:19:10 -06'00'

PREPARED PER CITY OF MADISON ZONING CODE SECTION 28.142-LANDSCAPING & SCREENING REQUIREMENTS

NELSON LANDSCAPE INC.
Post Office Box 823
Waukesha, WI 53187-0823
262-549-6111
262-549-9229
www.nelsonlandscape.com

Sheet Title:

LANDSCAPE PLAN

Project:

PROPOSED DEVELOPMENT
5533 UNIVERSITY AVENUE
MADISON, WI 53705

Client:

Plan Notes:

Designed By:
Drawn By: C. J. N.
Date: 10-03-17
Revisions: 10-04-17, 12-05-17, 12-07-17, 12-11-17

Notice:

Landscape Designers & Contractors Celebrating Over Fifty Years of Outstanding Results

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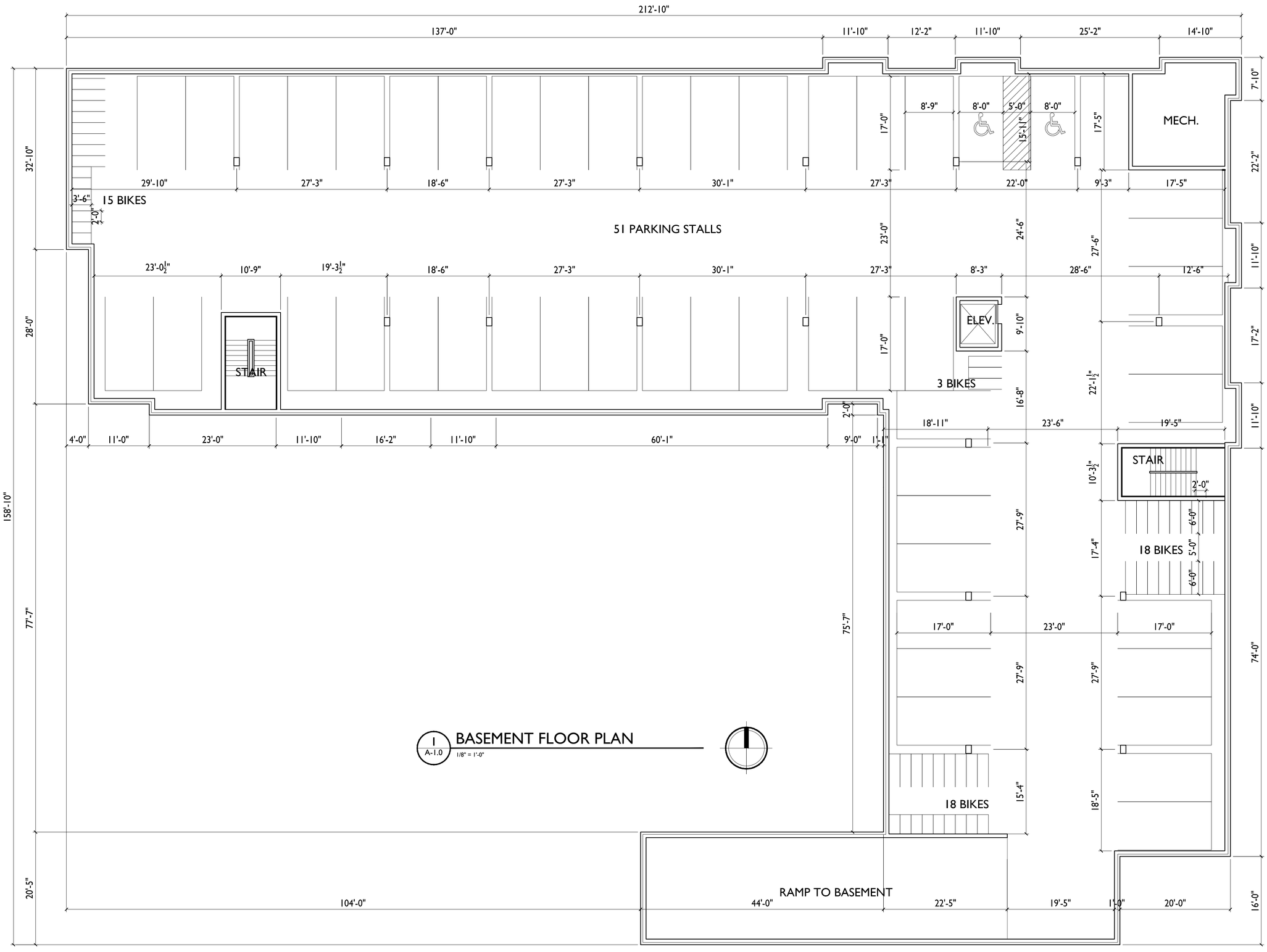

1 A-1.0 BASEMENT FLOOR PLAN

1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
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Middleton, WI 53562

ISSUED
Issued for Land Use & UDC -December 11, 2017

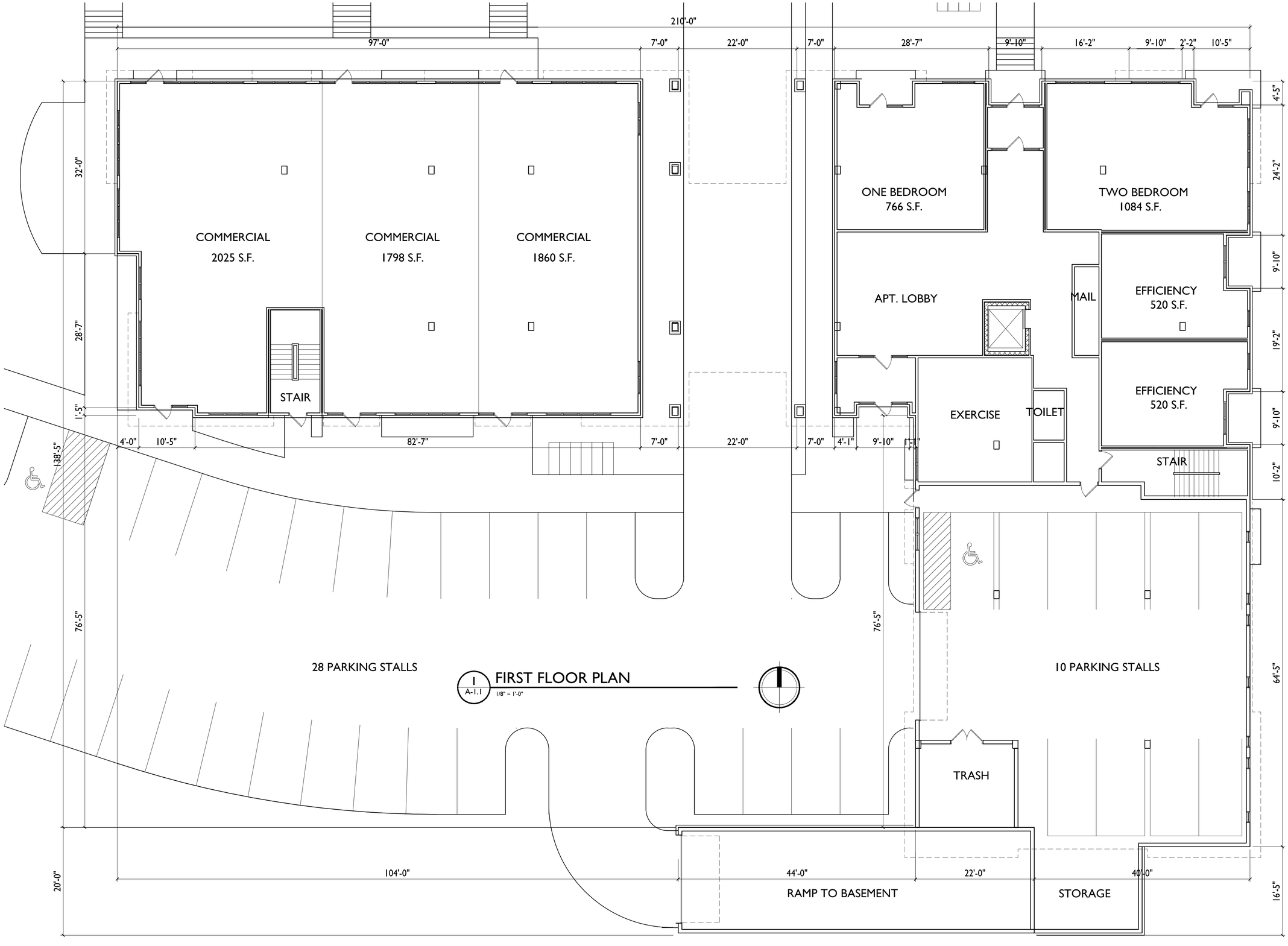
PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Basement Floor Plan

SHEET NUMBER
A-1.0

PROJECT NO. 1735



1 / A-1.1 FIRST FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
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5533 University Ave.
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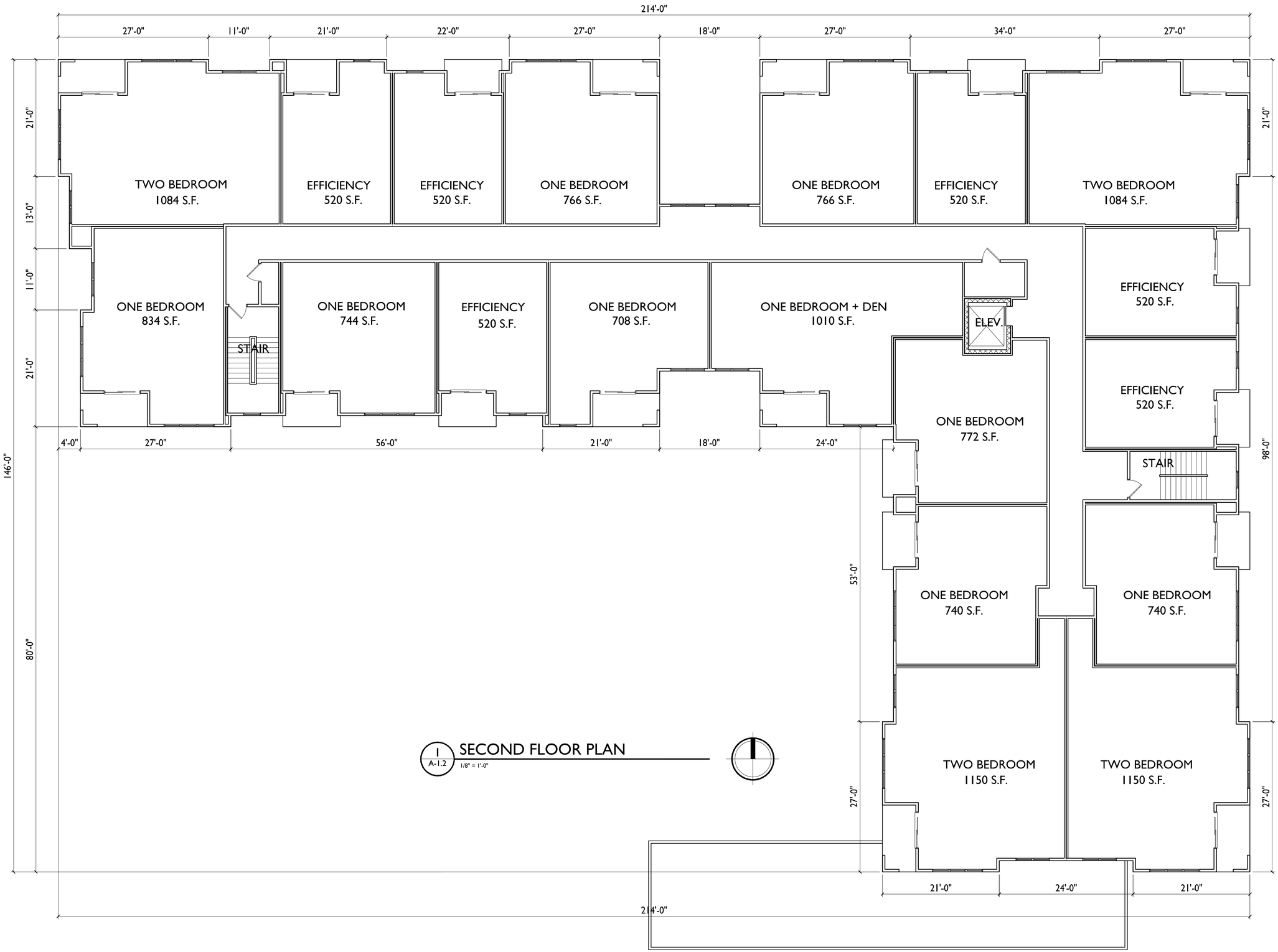
SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO. 1735



1 A-1.2 SECOND FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
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5533 University Ave.
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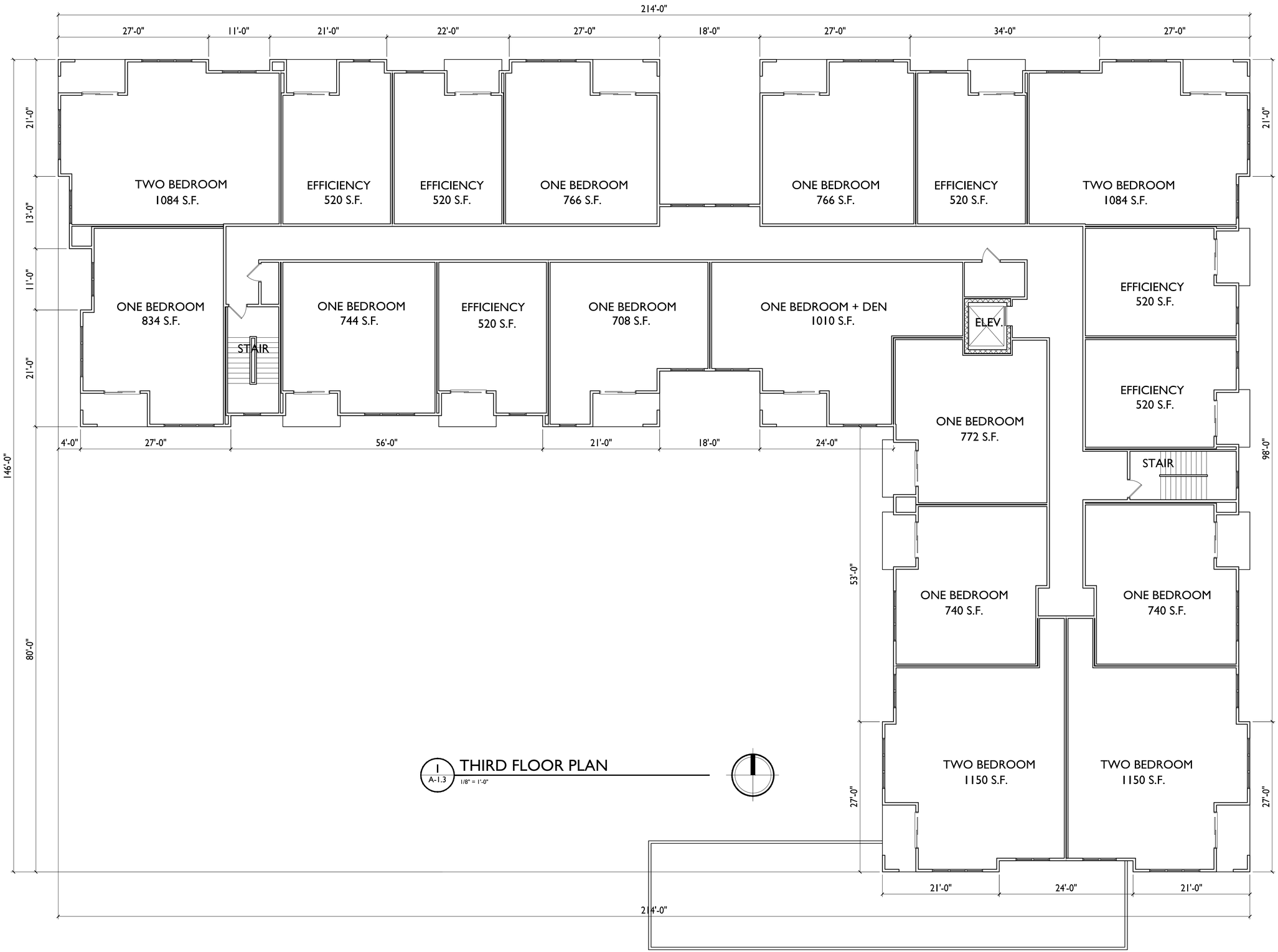
SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 1735



1 / A-1.3 THIRD FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
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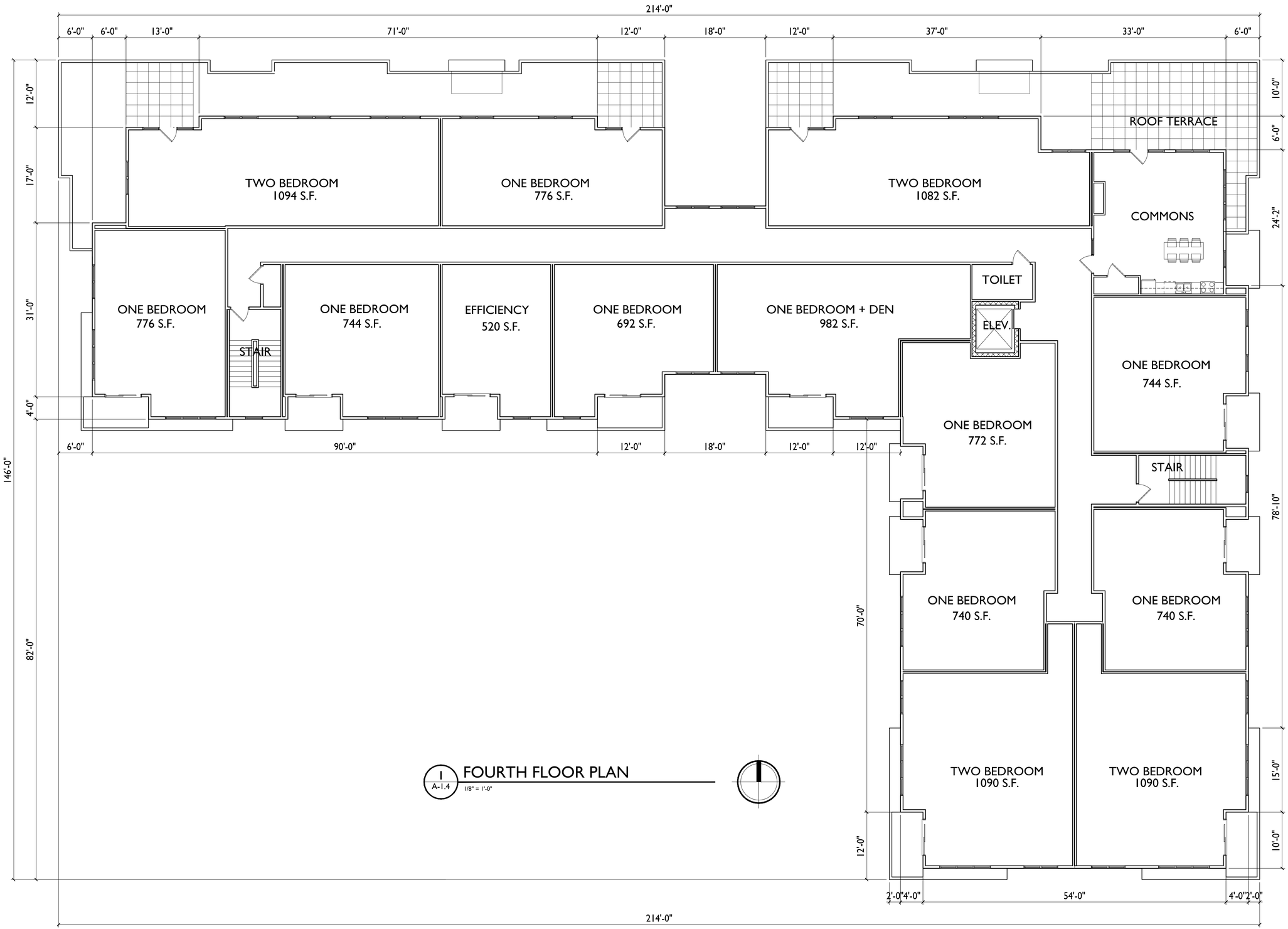
SHEET TITLE
Third Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO. 1735



1 A-1.4 FOURTH FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A-1.4

PROJECT NO. 1735

NORTH ELEVATION
ALONG UNIVERSITY AVENUE

1 / A-2.1

1/8" = 1'-0"

WEST ELEVATION
ALONG CAPITAL DRIVE

2 / A-2.1

1/8" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

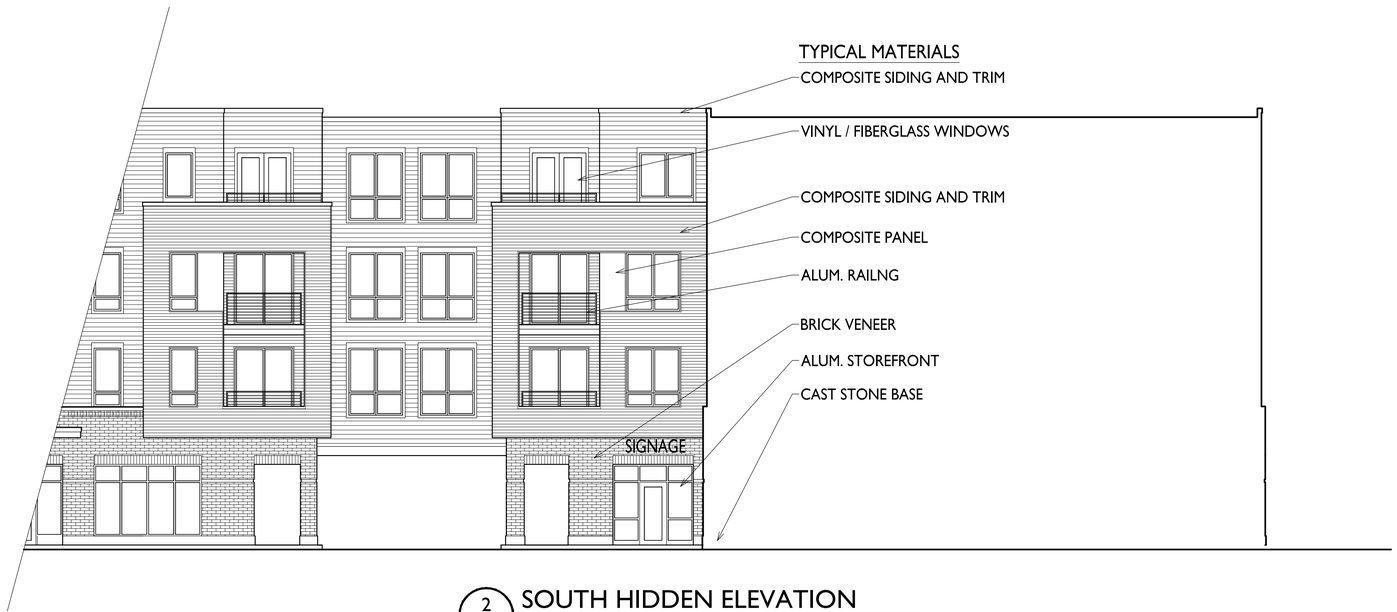
5533 University Ave.
Madison, WI

SHEET TITLE
Elevations

SHEET NUMBER
A-2.1

PROJECT NO. 1735

1 A-2.2 SOUTH ELEVATION
1/8" = 1'-0"



2 A-2.2 SOUTH HIDDEN ELEVATION
1/8" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1735

1 / A-2.3 EAST ELEVATION

1/8" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
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SHEET TITLE
Elevations

SHEET NUMBER
A-2.3

PROJECT NO. 1735

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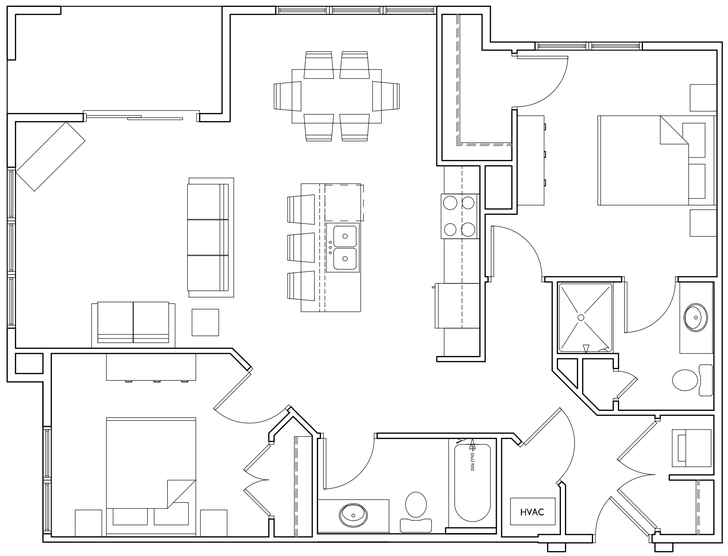
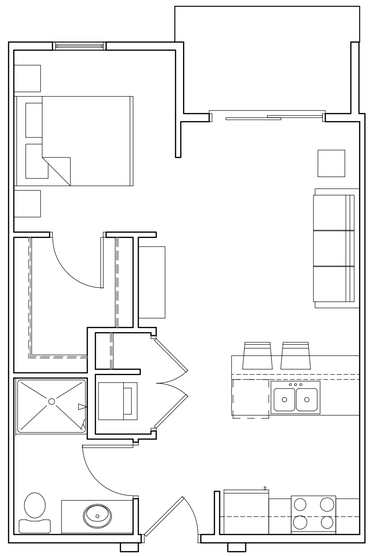
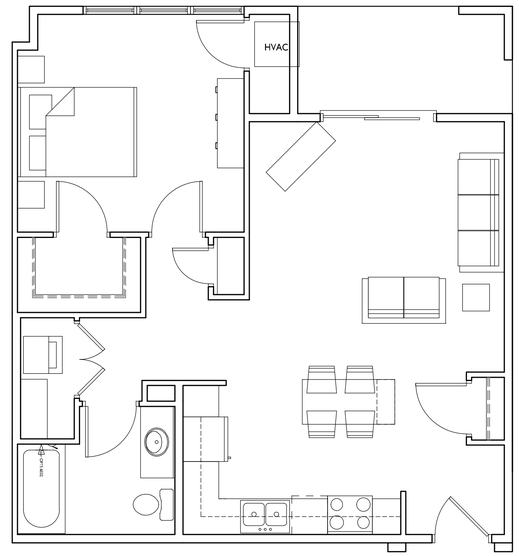


TWO BEDROOM
1084 S.F.



EFFICIENCY
520 S.F.



ONE BEDROOM
766 S.F.

1 / A-5.1 TYPICAL UNIT PLANS
1/4" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Typical Unit Plans

SHEET NUMBER
A-5.1

PROJECT NO. 1735

1 A-2.1 NORTH ELEVATION ALONG UNIVERSITY AVENUE

1/8" = 1'-0"

2 A-2.1 WEST ELEVATION ALONG CAPITAL DRIVE

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - SW7026 GRIFFIN
BRICK VENEER	ACME - CONFEDERATE BLEND
PRECAST	ROCKCAST - WHEATSTONE
HORIZONTAL SIDING & TRIM	COMPOSITE - SW7026 GRIFFIN
HORIZONTAL SIDING & TRIM @ BAYS	COMPOSITE - SW6117 SMOKEY TOPAZ
PANEL	COMPOSITE TO MATCH WINDOWS
WINDOWS	ANDERSON - CANVAS
RAILING	ALUMINUM - DARK BRONZE
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER

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PROJECT TITLE
Mixed-Use Development

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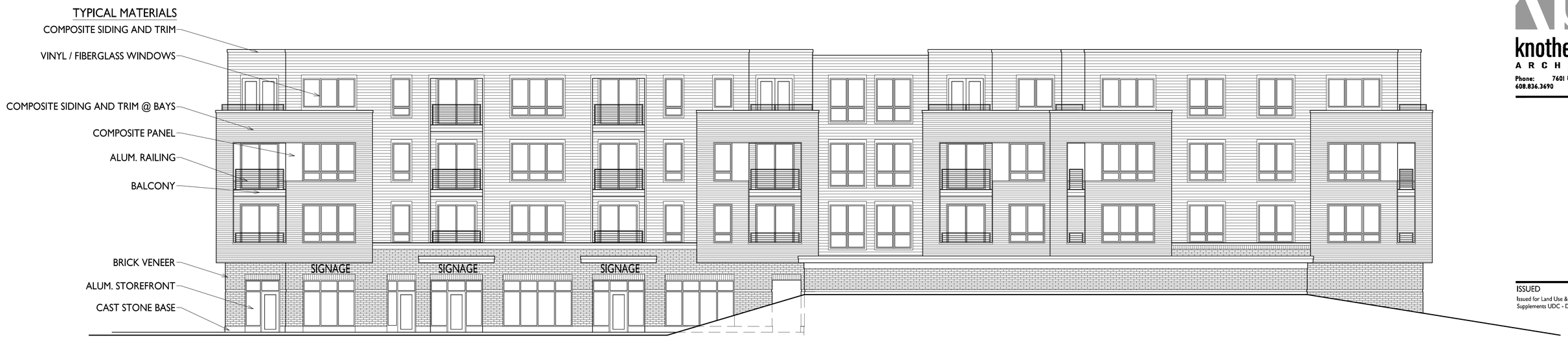
Madison, WI

SHEET TITLE
Elevations

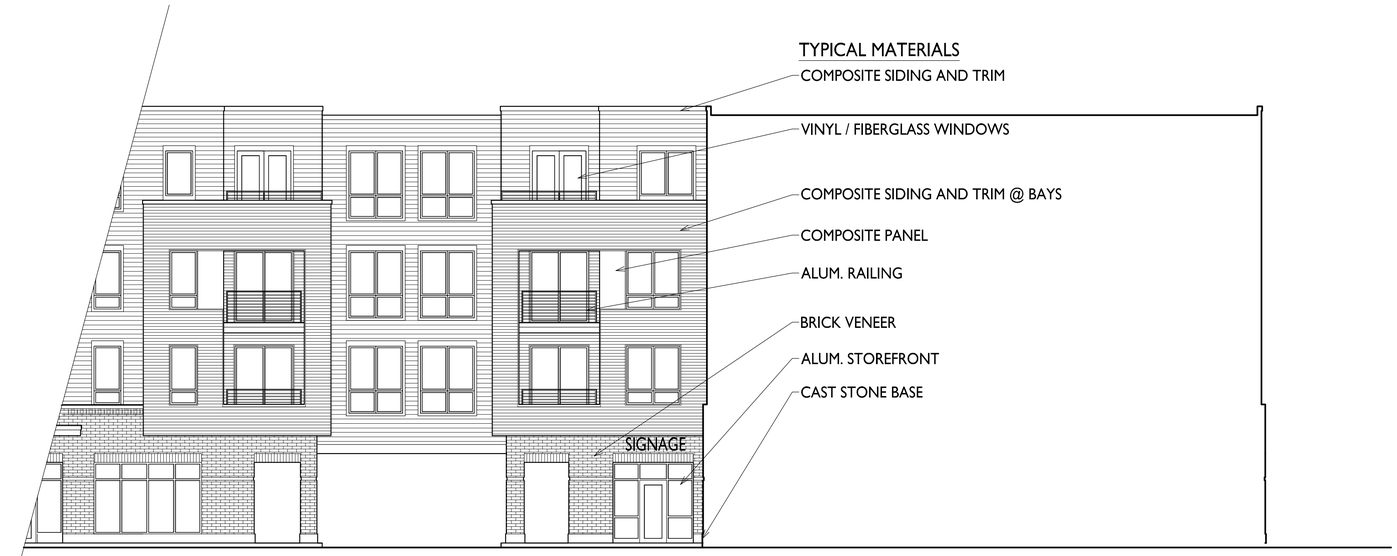
SHEET NUMBER
A-2.1

PROJECT NO. 1735



1 A-2.2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - SW7026 GRIFFIN
BRICK VENEER	ACME - CONFEDERATE BLEND
PRECAST	ROCKCAST - WHEATSTONE
HORIZONTAL SIDING & TRIM	COMPOSITE - SW7026 GRIFFIN
HORIZONTAL SIDING & TRIM @ BAYS	COMPOSITE - SW6117 SMOKEY TOPAZ
PANEL	COMPOSITE TO MATCH WINDOWS
WINDOWS	ANDERSON - CANVAS
RAILING	ALUMINUM - DARK BRONZE
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER



2 A-2.2 SOUTH HIDDEN ELEVATION
1/8" = 1'-0"

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1735

1 A-2.3 EAST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - SW7026 GRIFFIN
BRICK VENEER	ACME - CONFEDERATE BLEND
PRECAST	ROCKCAST - WHEATSTONE
HORIZONTAL SIDING & TRIM	COMPOSITE - SW7026 GRIFFIN
HORIZONTAL SIDING & TRIM @ BAYS	COMPOSITE - SW6117 SMOKEY TOPAZ
PANEL	COMPOSITE TO MATCH WINDOWS
WINDOWS	ANDERSON - CANVAS
RAILING	ALUMINUM - DARK BRONZE
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER

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PROJECT TITLE
Mixed-Use Development

5533 University Ave.
Madison, WI

SHEET TITLE
Elevations

SHEET NUMBER
A-2.3

PROJECT NO. 1735

North Elevation Along University Avenue

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - SW7026 GRIFFIN
BRICK VENEER	ACME - CONFEDERATE BLEND
PRECAST	ROCKCAST - WHEATSTONE
HORIZONTAL SIDING & TRIM	COMPOSITE - SW7026 GRIFFIN
HORIZONTAL SIDING & TRIM @ BAYS	COMPOSITE - SW6117 SMOKEY TOPAZ
PANEL	COMPOSITE TO MATCH WINDOWS
WINDOWS	ANDERSON - CANVAS
RAILING	ALUMINUM - DARK BRONZE
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER

West Elevation Along Capital Avenue

Elevations
5533 University Avenue
December 20, 2017

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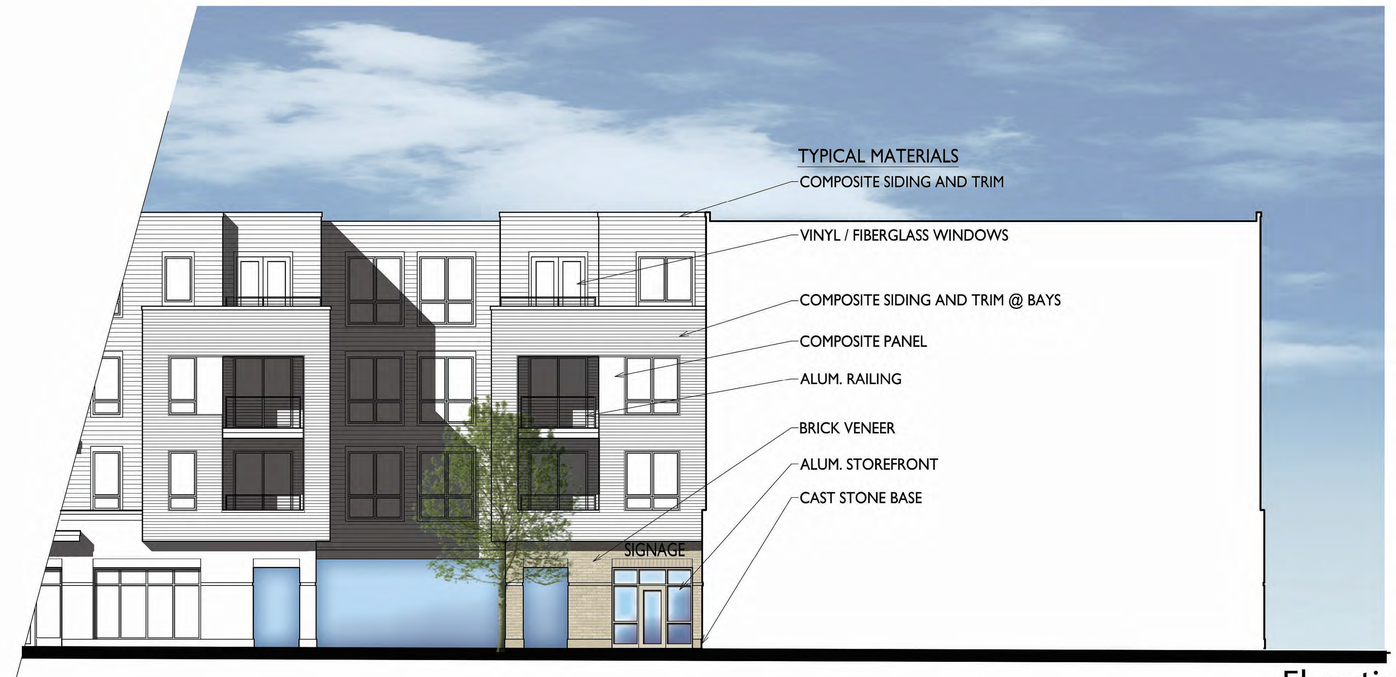
South Elevation

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - SW7026 GRIFFIN
BRICK VENEER	ACME - CONFEDERATE BLEND
PRECAST	ROCKCAST - WHEATSTONE
HORIZONTAL SIDING & TRIM	COMPOSITE - SW7026 GRIFFIN
HORIZONTAL SIDING & TRIM @ BAYS	COMPOSITE - SW6117 SMOKEY TOPAZ
PANEL	COMPOSITE TO MATCH WINDOWS
WINDOWS	ANDERSON - CANVAS
RAILING	ALUMINUM - DARK BRONZE
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER



South Hidden Elevation

Elevations
5533 University Avenue
December 20, 2017

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East Elevation

EXTERIOR MATERIAL SCHEDULE	
BALCONY	METAL - SW7026 GRIFFIN
BRICK VENEER	ACME - CONFEDERATE BLEND
PRECAST	ROCKCAST - WHEATSTONE
HORIZONTAL SIDING & TRIM	COMPOSITE - SW7026 GRIFFIN
HORIZONTAL SIDING & TRIM @ BAYS	COMPOSITE - SW6117 SMOKEY TOPAZ
PANEL	COMPOSITE TO MATCH WINDOWS
WINDOWS	ANDERSON - CANVAS
RAILING	ALUMINUM - DARK BRONZE
GARAGE DOORS	MATCH BRICK
BUILDING ENTRANCES	ALUMINUM STOREFRONT - ARCTIC SILVER

Elevations
5533 University Avenue
December 20, 2017

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RETAIL
RETAIL
RETAIL