

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

Legistar # _____

DATE SUBMITTED: March 14, 2012

UDC MEETING DATE: March 21, 2012

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 701 & 737 Lorillard Court & 159-171 Proudfit Street, Madison, WI 53703

ALDERMANIC DISTRICT: _____ 4 _____

OWNER/DEVELOPER (Partners and/or Principals)
Urban Land Interests

ARCHITECT/DESIGNER/OR AGENT:
Valerio Dewalt Train Associates, Inc.

10 East Doty Street, Suite 300

500 N. Dearborn, Suite 900

Madison, Wisconsin 53703

Chicago, Illinois 60654

CONTACT PERSON: Christopher J. Schramm

Address: 10 E. Doty Street, Suite 300
Madison, Wisconsin 53703

Phone: (608) 251-0706

Fax: (608) 251-5572

E-mail address: cschramm@uli.com

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

___ Planned Community Development (PCD)

___ General Development Plan (GDP)

___ Specific Implementation Plan (SIP)

___ Planned Residential Development (PRD)

___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

___ School, Public Building or Space (Fee may be required)

___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

___ Planned Commercial Site

(See Section B for:)

___ New Construction or Exterior Remodeling in C4 District (Fee required)

(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)

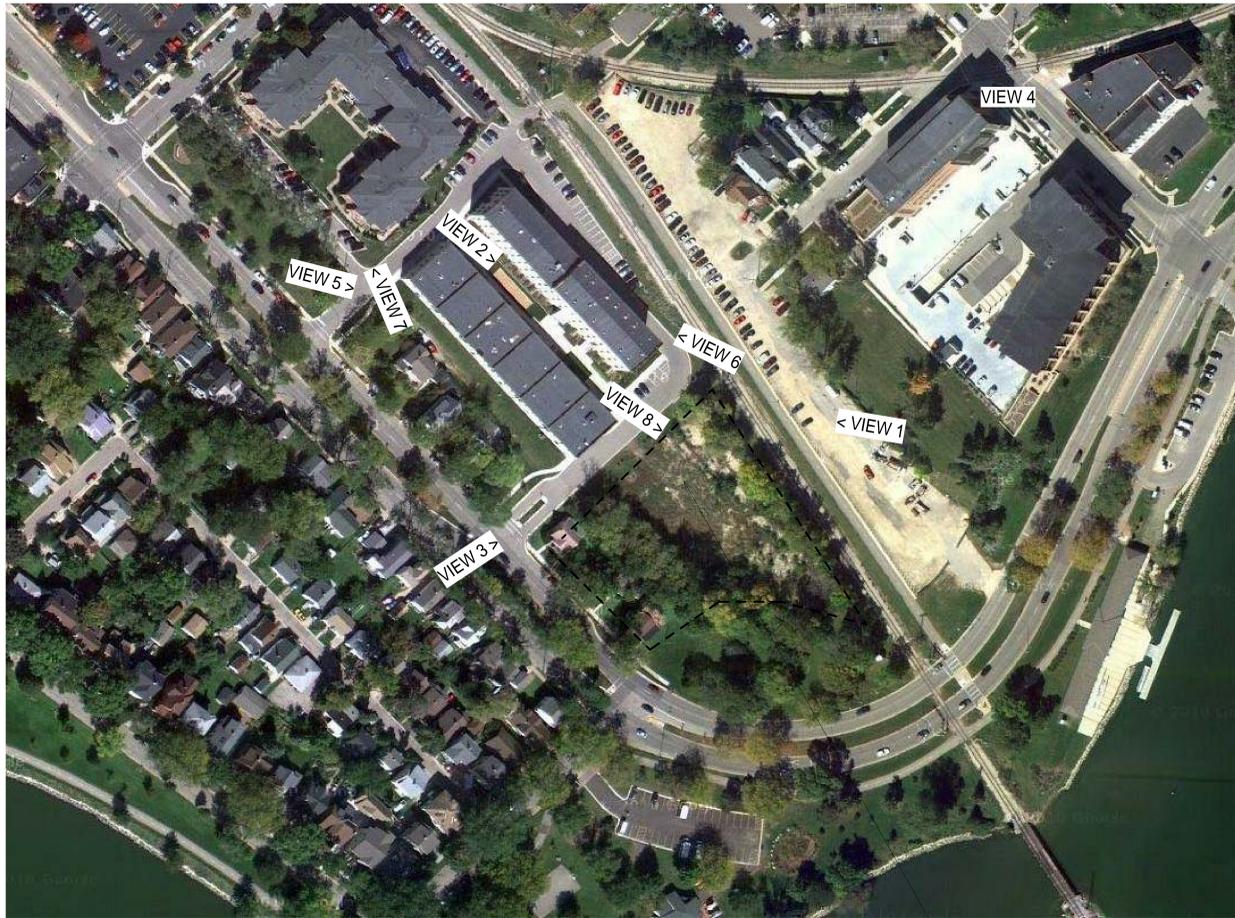
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

727 LORILLARD

URBAN DESIGN & PLAN COMMISSION SUBMITTAL

PROJECT NAME
727 LORILLARD
 RESIDENTIAL
 APARTMENT
 PROJECT ADDRESS
727 LORILLARD COURT
 MADISON, WISCONSIN 53703

LOCATION MAP



727 LORILLARD

BUILDING INFORMATION

TOTAL SITE ACREAGE:	1.679 ACRES (73,137 SF)
BUILDING FOOTPRINT:	32,169 SF
AREA BY USE:	
RESIDENTIAL AREA (R-1)	133,897 SF
ENCLOSED PARKING (S-2)	45,493 SF
FLOOR AREA RATIO:	2.46
GROSS BUILDING SQUARE FOOTAGE:	179,390 SF
LEVEL 5: RESIDENTIAL	16,226 SF
LEVEL 4: RESIDENTIAL	28,280 SF
LEVEL 3: RESIDENTIAL	31,197 SF
LEVEL 2: RESIDENTIAL	32,001 SF
LEVEL 1: RESIDENTIAL PARKING	21,232 SF
	11,133 SF
LEVEL P2: PARKING	38,321 SF
TOTAL:	TOTAL: 179,390 SF

BUILDING SUMMARY

BUILDING TYPE:	APARTMENT HOUSE
OCCUPANCY:	R-2 OVER S-2
CONSTRUCTION TYPE:	R-2: TYPE 5A, S-2: TYPE 1A
SPRINKLERED:	YES
MAXIMUM ALLOWABLE AREA PER FLOOR:	R-2: 45,000 SF S-2: UNLIMITED
MAXIMUM ALLOWABLE HEIGHT:	4 STORIES OF R-2 OVER S-2 70' (WITH NFPA-13 SYSTEM)

DRAWING SCHEDULE

1-GENERAL		
G1-01	GENERAL INFORMATION	03.07.2012
G2-01	RENDERINGS	03.07.2012
G3-01	SITE PHOTOMETRICS	03.07.2012
G3-02	SITE LIGHTING CUT SHEETS	03.07.2012
2-LANDSCAPE		
L-000	SITE SURVEY	03.07.2012
L-100	SITE PREPARATION & EROSION CONTROL	03.07.2012
L-200	SITE GRADING PLAN	03.07.2012
L-300	SITE LAYOUT PLAN	03.07.2012
L-400	SITE UTILITY PLAN	03.07.2012
L-500	DETAILS	03.07.2012
L-600	SITE PLANTING PLAN	03.07.2012
L-700	FIRE ACCESS PLAN	03.07.2012
4-ARCHITECTURAL		
A0-01	SITE PLAN	03.07.2012
A1-00	FLOOR PLAN - LEVEL P2	03.07.2012
A1-01	FLOOR PLAN - LEVEL 1	03.07.2012
A1-02	FLOOR PLAN - LEVEL 2	03.07.2012
A1-03	FLOOR PLAN - LEVEL 3	03.07.2012
A1-04	FLOOR PLAN - LEVEL 4	03.07.2012
A1-05	FLOOR PLAN - LEVEL 5	03.07.2012
A1-06	ROOF PLAN	03.07.2012
A2-01	EXTERIOR ELEVATIONS	03.07.2012
A2-02	EXTERIOR ELEVATIONS	03.07.2012
A2-03	EXTERIOR ELEVATIONS	03.07.2012
A3-11	EASEMENT PLAN AND SECTIONS	03.07.2012
A3-20	ENLARGED ELEVATIONS	03.07.2012
A3-30	SIGNAGE PLANS AND ELEVATIONS	03.07.2012

SITE MAP



727 LORILLARD

UNIT MATRIX

LEVEL	# OF BEDROOMS	STUDIOS (0)	1 BEDROOM (1)	2 BEDROOM (2)	TOTAL UNITS	TOTAL BEDROOMS
LEVEL 5	1	9	5	15	19	
LEVEL 4	1	18	7	26	32	
LEVEL 3	2	25	5	32	35	
LEVEL 2	2	22	7	31	36	
LEVEL 1	0	10	2	12	14	
LEVEL P2	-	-	-	-	-	-
TOTAL	6	84	26	116	136	

USABLE OPEN SPACE PROVIDED	22,353 SF
USABLE OPEN SPACE PER UNIT	REQUIRED 70 SF PROVIDED 192 SF

PARKING COUNTS:

LEVEL 1 (INTERIOR)	32
LEVEL P2 (INTERIOR)	103
VISITOR (AT GRADE)	6
TOTAL:	141
ADA SPOTS INCLUDED IN TOTAL:	5
STALLS PER UNIT:	1.16
BIKE PARKING COUNTS:	
LEVEL 1 (INTERIOR RESIDENT)	119
AT GRADE (VISITOR)	12
TOTAL:	125

PROJECT TEAM

OWNER

URBAN LAND INTERESTS
 10 EAST DOTY ST.
 SUITE 300
 MADISON, WISCONSIN 53703
 608.251.9706 FAX: 608.251.5572

ARCHITECT

VALERIO DEWALT TRAIN ASSOCIATES, INC.
 500 N. DEARBORN
 SUITE 100
 CHICAGO, ILLINOIS 60654
 312.260.7300 FAX: 312.260.7301

STRUCTURAL ENGINEER

PIERCE ENGINEERS, INC.
 10 W. MIFFLIN STREET
 SUITE 205
 MADISON, WISCONSIN 53703
 608.256.7307 FAX: 608.256.7306

CIVIL ENGINEER & LANDSCAPE ARCHITECT

KEN SAKI DESIGN
 303 S. PATERSON STREET
 SUITE 1
 MADISON, WISCONSIN 53703
 608.251.3600 FAX: 608.251.2330



ARCHITECT

VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.buildordie.com

PROJECT TEAM

ARCHITECT STAMP

VDTA PROJECT NUMBER

11101.00

CONSULTANT

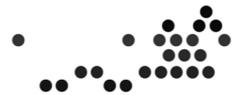
CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	PLAN COM/UDC	03.07.2012

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SHEET TITLE

GENERAL INFORMATION



SHEET NUMBER

G1-01

CONTEXT PHOTOS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7

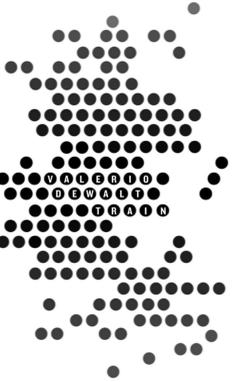


VIEW 8



PROJECT NAME
**727 LORILLARD
 RESIDENTIAL
 APARTMENT**

PROJECT ADDRESS
**727 LORILLARD COURT
 MADISON, WISCONSIN 53703**



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldorie.com

PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00

CONSULTANT

CONSULTANT PROJECT NUMBER

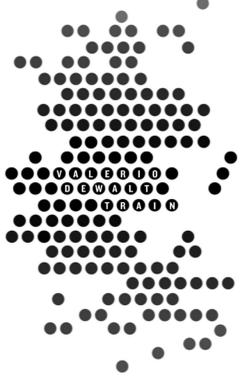
No.	Issue	
	Issued for	Date
1	ISSUED FOR PRICING	02.01.2012
2	PLAN COM/UDC	03.07.2012

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SHEET TITLE
RENDERINGS



SHEET NUMBER
G2-01



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.560.7300
 www.buildordie.com

PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00

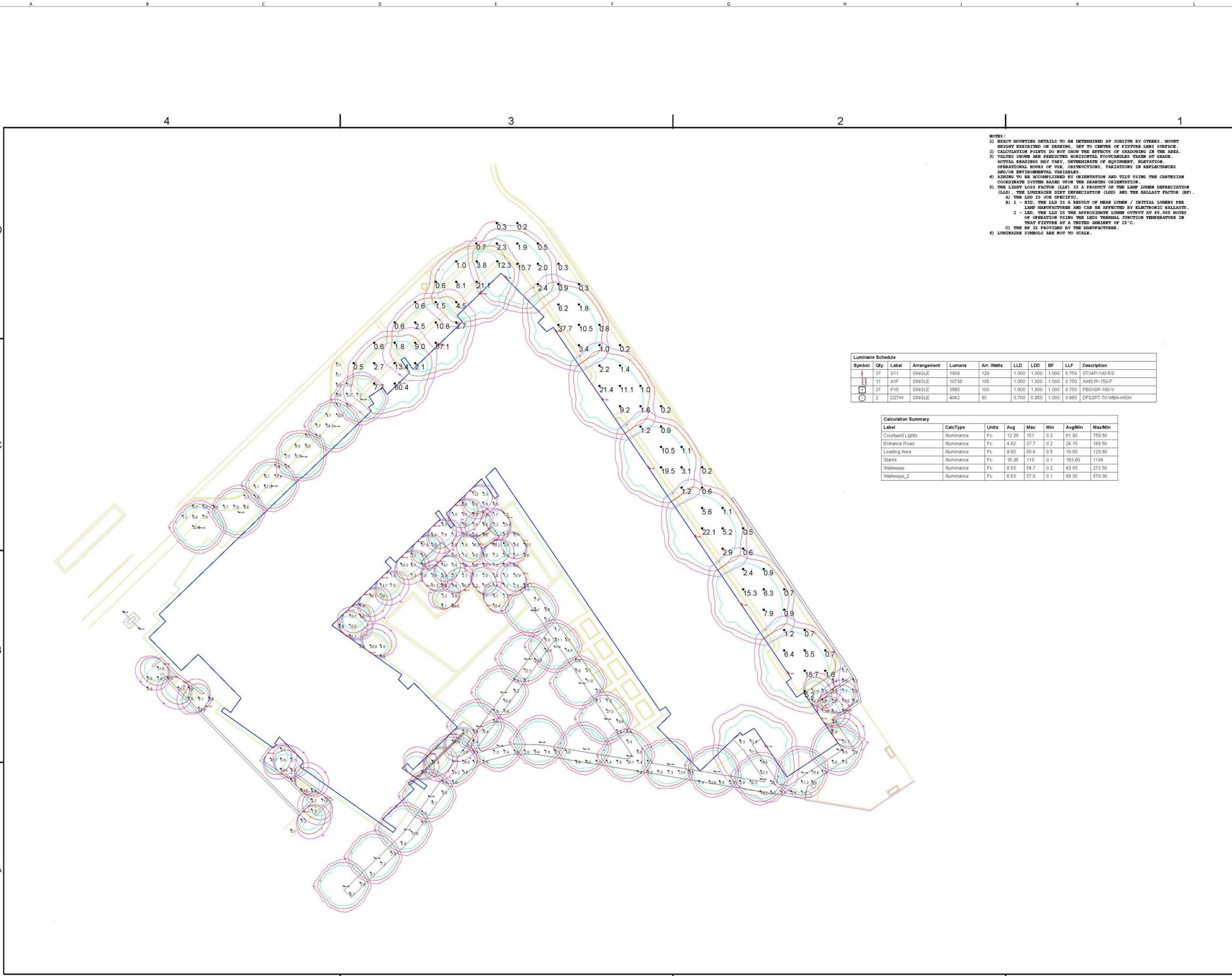
CONSULTANT

CONSULTANT PROJECT NUMBER

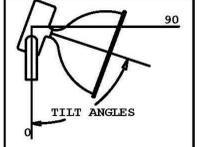
Issue		
No.	Issued for	Date
1	PLAN COM/UDC	03.07.2012

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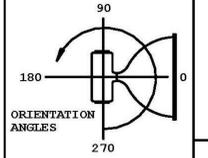
SHEET TITLE
SITE PHOTOMETRICS



NOTES:
 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS. MOUNT HEIGHT EXHIBITED ON DRAWING, SET TO CENTER OF FIXTURE LENS SURFACE.
 2) CALCULATION POINTS DO NOT SHOW THE EFFECTS OF SHADOWING IN THE AREA.
 3) VALUES SHOWN ARE PREDICTED HORIZONTAL FOOTCANDLES TAKEN AT GRADE. ACTUAL READINGS MAY VARY, DETERMINED BY EQUIPMENT, ELEVATION, OPERATIONAL HOURS OF USE, OBSTRUCTIONS, VARIATIONS IN REFLECTANCES AND/OR ENVIRONMENTAL VARIABLES.
 4) ADJUST TO BE ACCOMPLISHED BY ORIENTATION AND TILT USING THE CARTESIAN COORDINATE SYSTEM BASED UPON THE DRAWING ORIENTATION.
 5) THE LIGHT LOSS FACTOR (LLF) IS A PRODUCT OF THE LAMP LUMEN DEPRECIATION (LLD), THE LUMINAIRE DIRT DEPRECIATION (LDD) AND THE BALLAST FACTOR (BF).
 A) THE LLD IS JOB SPECIFIC.
 B) 1 - LLD, THE LLD IS A RESULT OF MEAN LUMEN / INITIAL LUMENS PER LAMP MANUFACTURER AND CAN BE AFFECTED BY ELECTRONIC BALLASTS.
 2 - LDD, THE LLD IS THE APPROXIMATE LUMEN OUTPUT AT 40,000 HOURS OF OPERATION USING THE LAMP THERMAL JUNCTION TEMPERATURE IN THAT FIXTURE AT A TEST AMBIENT OF 25°C.
 C) THE BF IS PROVIDED BY THE MANUFACTURER.
 6) LUMINAIRE SYMBOLS ARE NOT TO SCALE.



TILT IS THE ANGLE THE FIXTURE IS RAISED OR LOWERED, WITH ZERO BEING AIMED STRAIGHT DOWN. ALIGHTING LINES ARE PERPENDICULAR TO LENS FOR F-SERIES, EFFEX FAMILY, TILT-LITE, AND ARERA ECLIPSE FIXTURES, AND THEY ARE PARALLEL TO THE REDIRECTING BLADES IN THE AKTRA FAMILY FIXTURES.



ORIENTATION IS THE ANGLE THE FIXTURE IS SPUN, LEFT OR RIGHT AROUND ITS MOUNT. FIXTURES VIEWED FROM ABOVE (PLAN VIEW) WITH CENTER OF ROTATION BEING MIDDLE OF POLE OR MASTHEAD. ORIENTATION ANGLES NOTED ARE WITH RESPECT TO THIS DIAGRAM.

Symbol	Qty	Label	Arrangement	Lumens	Arr. Watts	LLD	LDD	BF	LLF	Description
⊥	37	ST1	SINGLE	1809	129	1.000	1.000	1.000	0.750	STX4P-100-RS
⊥	11	A1F	SINGLE	10738	185	1.000	1.000	1.000	0.750	AWS1P-150-F
⊥	27	P15	SINGLE	3565	100	1.000	1.000	1.000	0.750	PBSX9P-100-V
⊥	2	D27W	SINGLE	4042	90	0.700	0.950	1.000	0.665	DFS2PT-70-WBA-HIGH

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
Courtyard Lights	Illuminance	Fc	12.38	151	0.2	61.90	756.50
Entrance Road	Illuminance	Fc	4.83	37.7	0.2	24.15	188.50
Loading Area	Illuminance	Fc	9.80	60.4	0.5	19.60	120.80
Stairs	Illuminance	Fc	16.36	118	0.1	163.60	1184
Walkways	Illuminance	Fc	8.53	54.7	0.2	42.85	273.50
Walkways_2	Illuminance	Fc	6.83	57.0	0.1	68.30	570.00

NOTE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PHILIPS WIDELITE. THIS DRAWING IS TO BE USED FOR PROVIDING DETAILED INFORMATION TO THE CLIENT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PHILIPS WIDELITE. THIS DRAWING IS THE PROPERTY OF PHILIPS WIDELITE AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PHILIPS WIDELITE. THIS DRAWING IS THE PROPERTY OF PHILIPS WIDELITE AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PHILIPS WIDELITE.

FINDORFF YARDS
 SITE LIGHTING LAYOUT

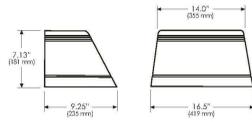
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 DESIGNER: 2/28/2012
 DATE:
 CHECKED BY: AS NOTED
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 SHEET: 1 OF 1 PRINT TO:
 FILE / DRAWING NO.
56021 REV-A AGI
 727 LORILLARD, MADISON, WISCONSIN
 TRACY HASSELBRING / PHILIPS
 WIDELITE / QUALITY LIGHTING / EXCELLINE
 ARCHITECTURAL WALL SERIES / AWS1P-150-F
 STX SERIES / STX4P-100-RS
 PBSX SERIES / PBSX9P-100-V
 DECOFLOOD SERIES / DFS2PT-70-WBA

AWS1 Series

Wedge Shape Wall Sconce - 50-150W HID / 242 max CF

Type:	Job:	Approvals:			
Catalog Number:					
Series/Source/Wattage	Distribution	Voltage	Options	Finish	Date:
			(Factory Installed)		Page 1 of 2

Overall Dimensions For Reference Only



Weight: 18.5 lbs. (8.39 kg)

Specifications

Housing: Die-cast aluminum housing. Constructed to IMA.

Lens and Gasketing: Heat and impact resistant tempered glass lens. Silicone rubber gasketing.

Optical System: Available in three downlight distributions meeting IESNA Full Cutoff classification. Forward throw (F) or wide (W) distribution. Each lamp CF unit has one (1) available with 2D cutoff.

Ballast: Minimum reflectivity specular anodized aluminum segmented reflector. Horizontally lamped. HID unit requires mercury ballast. Type ES 12 (200). Compact fluorescent unit requires GX24q-4 (40W/50).

Mounting: The luminaires shall be surface wall mount type. Mounting of a universal mounting bracket with adjustable level for accurate installation to 4" round or octagonal junction box. Stainless steel hardware.

Ballast: UL/IEF ballast is standard for HID sources. Optional CWA ballast may be specified. Cutoff ballast shall be electronic, high frequency, high power factor.

Emergency Battery Backup Options: All emergency luminaires feature an indicator light visible through the lens and a test switch accessible through the door. In the event of a power interruption, emergency luminaires will power CF lamps or reduced light levels for a minimum of 90 minutes.

Remove EBB sockets include a 7.5 (2.29m), 12 wire, quick disconnect assembly for wiring through conduit (by others) to either the EBB or EBB-C.

CAUTION: Maximum battery pack input power for units with the EBB-C is 100 watts (240 volts) when wiring elements is on (when lamps reach 24°C / 41°F or below). This is in addition to the normal rated power for luminaire lamps and ballast.

Battery pack minimum ambient temperatures: EBB (integrated) 20°C (68°F) EBB-C (integrated) 20°C (68°F) EBB-R (remote) 20°C (68°F) EBB-C (remote cold pack) -18°C (0°F)

Finish: Polyester powder coat, electrochemically oxidized, which is preceded by a live die pre-treatment process including an iron phosphate pretreatment stage for superior corrosion adhesion. This process meets or exceeds all ASTM testing requirements, including those for 1,000-hour salt spray and corrosion testing.

Listing: ETL/CEC listed to the UL 1598 housing code for use in wet locations in down position only. 22°C (71°F) ambient listing. The quality systems of this facility have been registered by UL to the ISO 9001 Series Standards.

Warranty: Mechanical, finish and electrical shall be covered by a limited 1-year warranty.

Terms and Conditions: The current Philips Wide Lite Warranty may be found at www.widelite.com. Beyond terms of the Philips Wide Lite Warranty and standard terms, please contact the factory for same prior to ordering.

UL: Some luminaires use fluorescent or high pressure sodium (HPS) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and the correct "Hg" label that denotes proper disposal of the waste lamp with instructions, information regarding recycling and disposal can be found at www.epa.gov/mercury.

Philips Wide Lite reserves the right to change specifications and dimensions without notice. Lamp and electrical specifications / availability subject to change by manufacturer without notice. Please refer to detailed specification sheets for additional information and see details.

1611 Chas B. Baker Road • San Marcos, TX 78666 • Phone: 512.392.8121 • Fax: 512.753.1122 • www.widelite.com

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Bulletin No. WLS0111F110



AWS1 Series

Wedge Shape Wall Sconce - 50-150W HID / 242 max CF

Type:	Job:	Page 2 of 2
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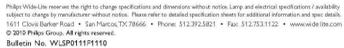
Series/Source/Wattage	Distribution	Voltage	Options	Finish
Pulse Start Metal Halide	<input type="checkbox"/> F Forward Throw	<input type="checkbox"/> 120	<input type="checkbox"/> CWA ² Low Voltage CWA Socket	<input type="checkbox"/> TBK Tool-paint Block
<input type="checkbox"/> AWS1P-50	<input type="checkbox"/> W Wide	<input type="checkbox"/> 208	<input type="checkbox"/> FCB ^{1,7} Photocell Button	<input type="checkbox"/> TDB Tool-paint Bronze
<input type="checkbox"/> AWS1P-100	<input type="checkbox"/> 2D Cutoff Light ³	<input type="checkbox"/> 240	<input type="checkbox"/> EBB ^{1,8} Integral Emergency Softly Backup	<input type="checkbox"/> TGR Tool-paint Grey
<input type="checkbox"/> AWS1P-150 ²	<input type="checkbox"/> New CF Lamp	<input type="checkbox"/> 277	<input type="checkbox"/> EBB-C ^{1,8,9} Integral Cold Pack Emergency Softly Backup	<input type="checkbox"/> TSA Tool-paint Soft Aluminum
High Pressure Sodium		<input type="checkbox"/> 480	<input type="checkbox"/> EBB-R ^{1,8} Remote Emergency Softly Backup	<input type="checkbox"/> TON Tool-paint Green
<input type="checkbox"/> AWS1S-50		<input type="checkbox"/> 277	<input type="checkbox"/> EBBR-C ^{1,8,9} Remote Cold Pack Emergency Softly Backup	<input type="checkbox"/> TWH Tool-paint White
<input type="checkbox"/> AWS1S-70		<input type="checkbox"/> 480	<input type="checkbox"/> F1 ⁷ Single Fuse (120/277V)	<input type="checkbox"/> TWH Tool-paint White
<input type="checkbox"/> AWS1S-100		<input type="checkbox"/> 277	<input type="checkbox"/> F2 ⁷ Double Fuse (208/240/480V)	<input type="checkbox"/> RAL ¹¹ Custom Color (consult factory)
<input type="checkbox"/> AWS1S-150 ²		<input type="checkbox"/> 277	<input type="checkbox"/> CSR ¹¹ Hot Quartz Resistor Quartz mounting to control setting easy, high-impact quality emergency lighting applications	<input type="checkbox"/> LQ ¹¹ Hot/Cold Quartz Resistor Photocell/Resistor operation for Remote with 120V or small tap ballast
Compact Fluorescent		<input type="checkbox"/> 277	<input type="checkbox"/> LQ ¹¹ Separately Wired (120V) Quartz Resistor Separately wired, electrically controlled emergency lighting from a separate power source.	
single lamp CF units				
<input type="checkbox"/> AWS1CF-24				
<input type="checkbox"/> AWS1CF-32				
<input type="checkbox"/> AWS1CF-42				
with lamp CF units ¹⁰				
<input type="checkbox"/> AWS1CF-224 (2x20W)				
<input type="checkbox"/> AWS1CF-232 (2x35W)				
<input type="checkbox"/> AWS1CF-242 (2x42W)				

Notes

- Not available in 480V.
- Optional CWA ballast available for use with 120V or 277V HID lamps. Not available in 208/240V or 480V. 120V and 277V CWA ballast not available in 208/240V or 480V.
- One lamp is covered in emergency mode for 208, 240, 480, 277V only.
- Two lamps are covered in emergency mode for 208, 240, 480, 277V only. One lamp is covered in emergency mode for 208, 240, 480, 277V only.
- Only a two compact fluorescent units only (200-277V). Certain options require voltage selection.
- Voltage must be specified with units for product and integral EBB.
- Available with single lamp. Available for emergency mode only. 120V or 277V only.
- Available for emergency mode. 120V or 277V only.
- CF for HID units only (120/277V). HID units are not 277V.
- For HID units only.

CF wattage	720 lumens	1220 lumens	1220 lumens	1300 lumens
	EBB	EBB-C	EBBR	EBBR-C
24	✓	✓	✓	✓
2x 24	✓	✓	✓	✓
32	✓	✓	✓	✓
2x 32	✓	✓	✓	✓
42	✓	✓	✓	✓
2x 42	✓	✓	✓	✓

* 1200 lumen package for 2x24 and 2x32 with EBBR-C in emergency mode. Variations may exist depending upon the interpretation of codes in your area. Consult factory for other wiring options.



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Bulletin No. WLS0111F110



Quality Lighting

1611 Chas B. Baker Road
San Marcos, Texas 78666
Tel: New Phone (800) 545-1126
Fax: (512) 713-4002
www.qualitylighting.com
e-mail: QualityInfo@qlp.com

STX4

Low Level Lighting
Landscape Accent
Walkways
Parks



Specifications

HOUSING: Semi-recessed, water-tight, die-cast, copper-free aluminum with glass lens. Hinges allow for easy re-lamping.

FASTENERS: Captive, black oxide stainless steel, tamper resistant.

GASKET: Single piece molded silicone.

SOCKET: HID models, porcelain socket in medium base, 4KV rated. Compact fluorescent model, 32 watt socket is GX24q-3, 42 watt socket is GX24q-4. T6 lamp is bi-pin base.

REFLECTOR: Specular aluminum segmented reflector assembly.

LENS FRAME: Frosted tempered glass lens with silicone gasketing.

MOUNTING ASSEMBLY: Hardware and template for concrete pour is supplied. Mounting kits for masonry (BMA1) and new (BMA2) or existing stud walls (BMA3) may be ordered as accessories.

ELECTRICAL ASSEMBLY: Electrical components are mounted on a removable galvanized steel ballast tray, factory wired with quick disconnect for easy replacement. Ballasts have power factors greater than 90%. Metal halide ballasts are capable of starting at 20°F or 30°F. HPS ballasts are 40°F or 40°F. All components are UL and CSA listed or UL recognized and 100% factory tested.

BALLAST: Ballast is factory wired and tested. HPS: 120/208/240/277 volts.

WIRING COMPARTMENT: One 0.5" NPT conduit tap on the back, two 0.75" NPT taps on the bottom and one 0.75" NPT tap on each side for easy through-wiring.

FINISH: Smooth, Thermoseal polyester powdercoat, laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/AIAA G53-77 specifications. Available in Black (BLK), White (WHT), Dark Bronze (DB) or Custom Color (RAL).

WARRANTY: Mechanical, finish and electrical shall be covered by a limited 1-year warranty. See terms and conditions for details.

CERTIFICATION: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is audited to ISO 9001:2000 standards.

UL: Some luminaires use fluorescent or high pressure sodium (HPS) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and the correct "Hg" label that denotes proper disposal of the waste lamp with instructions, information regarding recycling and disposal can be found at www.epa.gov/mercury.

Quality Lighting is a Philips group brand



PROJECT:	Quality Lighting
FIXTURE TYPE:	1611 Chas B. Baker Rd.
CATALOG:	San Marcos, Texas 78666
	Tel: New Phone (800) 545-1126
	Fax: (512) 713-4002
	www.qualitylighting.com
	e-mail: QualityInfo@qlp.com

ORDERING EXAMPLE

ORDERING EXAMPLE: STX4C-39-RS-120-P-DB

SERIES/SIZE/SOURCE-WATTAGE	DISTRIBUTION	VOLTAGE	OPTIONS	FINISH	ACCESSORIES
Pulse Start Metal Halide	RS	120	LH ¹	DB	Mounting (BMA1/BMA2/BMA3)
STX4P-50		208	FP ⁷	BLK	(BMAKES)
STX4P-70		240		WHT	(BMAKES)
STX4P-100		277		RAL (*)	(BMAKES)
Ceramic Metal Halide		120			Housing Only (STX4H ¹⁰)
STX4C-39	Compact Fluorescent	120			
STX4C-70		240			
STX4C-100		277			
STX4C-42		347			

NOTE: Fixture does NOT include lamp.

SERIES/SIZE/SOURCE-WATTAGE	DISTRIBUTION	VOLTAGE	OPTIONS	FINISH	ACCESSORIES
Pulse Start Metal Halide	RS	120	LH ¹ Lens Housing	DB	Dark Bronze Standard
STX4P-50		208	FP ⁷ Thermal Protector	BLK	Black
STX4P-70		240		WHT	White
STX4P-100		277		RAL (*)	Specify Custom RAL Color Number Consult Factory
Ceramic Metal Halide		120			
STX4C-39	Compact Fluorescent	120			
STX4C-70		240			
STX4C-100		277			
STX4C-42		347			

NOTE: Fixture does NOT include lamp.

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PTL QLS015208710

Quality Lighting

1611 Chas B. Baker Road
San Marcos, Texas 78666
Tel: New Phone (800) 545-1126
Fax: (512) 713-4002
www.qualitylighting.com
e-mail: QualityInfo@qlp.com

PBSX8

Low Level Lighting
Landscape Accent
Walkways
Parks



Specifications

HOUSING: 3000-H4 Anodized aluminum alloy. Head is secured to the ballast tube with a single stainless steel Allen head screw for easy removal for re-lamping. 3" sq. 3000-H4 Anodized aluminum alloy with wall thickness of 0.003". A new thermoplastic assembly locks in the ballast tube and provides longer life. All eye areas feature prevent corrosion and escape finger pin.

FINISH: Thermoseal polyester powdercoat electrocoat finish applied after a three-stage corrosion cleaning process and bonded by heat fusion. Thermoseal Laboratory tested for superior weatherability and fade resistance in accordance with ASTM-B-117-64 and ANSI/AIAA G53-77 specifications. Contact the factory for larger product price that require a custom color.

OPTICAL ASSEMBLY: Type V Special thermoseal aluminum internal cone. Optically designed, highly polished ALUM. aluminum internal cone assembly (optically designed, white powder-coated aluminum, internal cone assembly). 5" square, 0.1075" thick UV stabilized, clear polycarbonate lens.

LAMPING: Pulse start metal halide and high pressure sodium Medium base: 01, 7, 28W compact fluorescent G23-D-3.

ELECTRICAL ASSEMBLY: Key-down ballast assembly is mounted to aluminum base plate, which is mounted inside the base. Quick disconnect for easy replacement and removal. All rated medium base porcelain socket. Non-plated screw shell with center contact. 28W fluorescent socket is G23-D-3.

BALLAST: All HID ballasts are eco and not regulated with power factors over 90% (90%). Ballast provides at 50W lamp power reduction with a 100W rated voltage regulation. Ballast is factory pre-wired and tested. Pulse start metal halide ballasts are capable of starting at 20°F or 30°F and high pressure sodium at 40°F or 40°F. NOTE: All ballasts are BSLA / ITR 20 ITR 24 compliant where applicable. Fluorescent ballast is electronic. Ballast is capable of starting 10°F or 10°C. Ballast is factory wired and tested.

INSTALLATION & MOUNTING: Internal cap aluminum base plate is secured to anchor function by four (4) 3/16-1/8" galvanized steel bolts and nuts on a 4.25" diameter base. Factory supplied template for accurate location and hole placement. Ballast is factory wired and tested. Ballast is secured to the bottom of the ballast housing. Ballast of ballast can be inserted with cover and under nut. One and one-half used to secure the ballast to the base plate.

WARRANTY: Mechanical, finish and electrical shall be covered by a limited 1-year warranty. See terms and conditions for details.

CERTIFICATION: UL Listed to U.S. and Canadian safety standards for wet locations.

UL: Some luminaires use fluorescent or high pressure sodium (HPS) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and the correct "Hg" label that denotes proper disposal of the waste lamp with instructions, information regarding recycling and disposal can be found at www.epa.gov/mercury.

Quality Lighting is a Philips group brand



PROJECT:	Quality Lighting
FIXTURE TYPE:	1611 Chas B. Baker Rd.
CATALOG:	San Marcos, Texas 78666
	Tel: New Phone (800) 545-1126
	Fax: (512) 713-4002
	www.qualitylighting.com
	e-mail: QualityInfo@qlp.com

ORDERING INFORMATION

ORDERING EXAMPLE: PBSX8-50-5-120-BLK

SERIES/SIZE/SOURCE-WATTAGE	DISTRIBUTION	VOLTAGE	FINISH
PBSX8P-50	Pulse Start Metal Halide	120	BLK
PBSX8P-70		208	DB
PBSX8P-100		240	GR
PBSX8S-50	High Pressure Sodium	277	RAL
PBSX8S-70		347	
PBSX8S-100			
PBSX8CF-28	Compact Fluorescent		

SERIES/SIZE/SOURCE-WATTAGE	DISTRIBUTION	VOLTAGE	FINISH
Pulse Start Metal Halide	<input type="checkbox"/> V ¹ Variable Reflector (see manual with CF units)	120	BLK
PBSX8P-50	<input type="checkbox"/> LW White Louvers	208	DB
PBSX8P-70	<input type="checkbox"/> LS Special Louvers	240	GR
PBSX8P-100		277	GR
PBSX8S-50		347	RAL (*)
PBSX8S-70			Custom Color (consult factory)
PBSX8S-100			
PBSX8CF-28			

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PTL QLS01530810

PROJECT NAME
727 LORILLARD
RESIDENTIAL
APARTMENT

PROJECT ADDRESS
727 LORILLARD COURT
MADISON, WISCONSIN 53703



ARCHITECT

VALERIO DEWALT TRAIN ASSOC.
500 N. DEARBORN, 9TH FLOOR
CHICAGO, ILLINOIS 60654
312.260.7300
www.buildordie.com

PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER

11101.00

CONSULTANT

CONSULTANT PROJECT NUMBER

No.	Issue	Issued for	Date
1	PLAN COM/UDC		03.07.2012

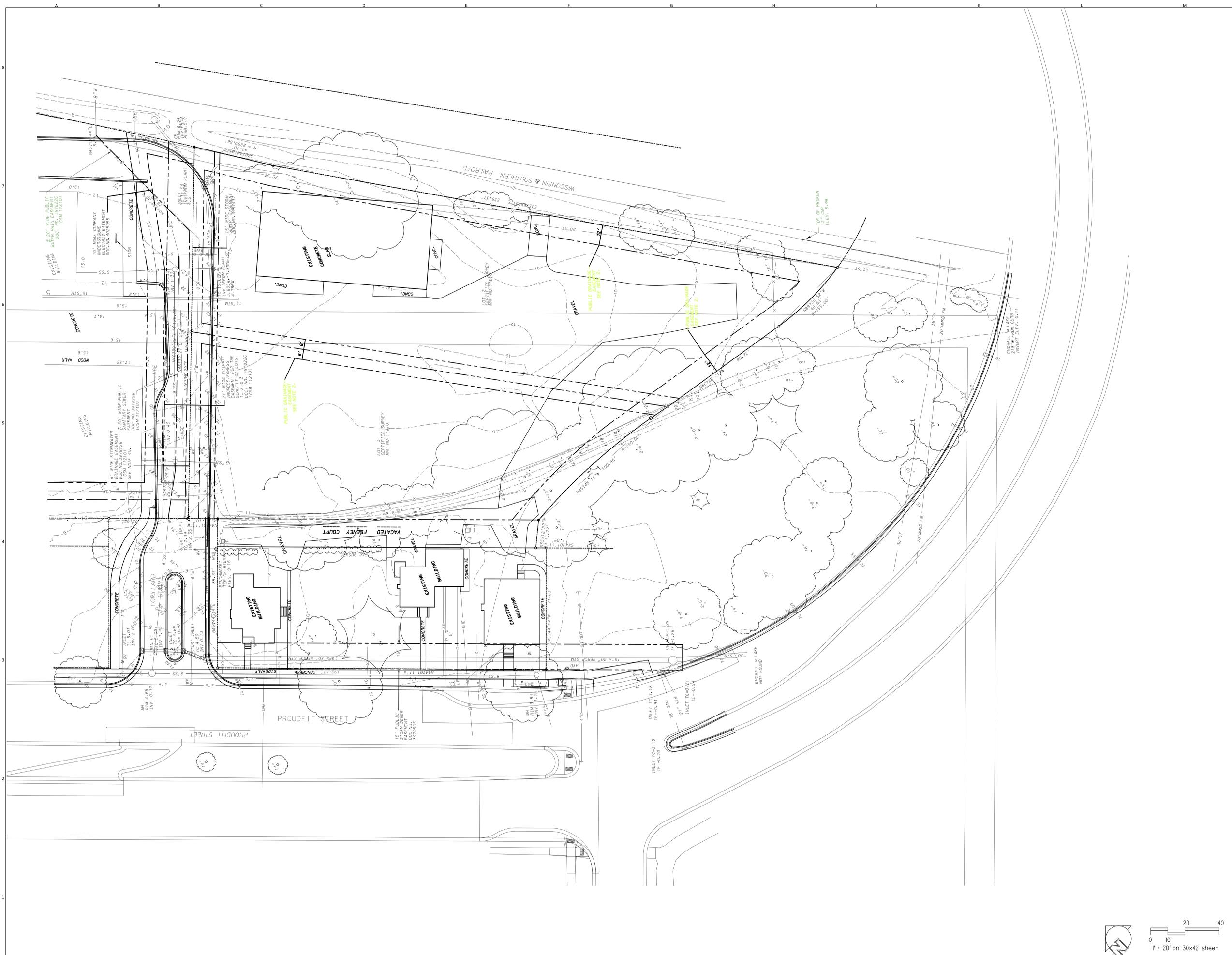
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SHEET TITLE
SITE LIGHTING CUT SHEETS

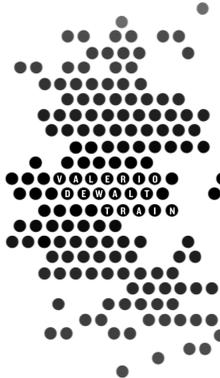


SHEET NUMBER

G3-02



PROJECT NAME
FINDORFF YARDS
 RESIDENTIAL
 APARTMENT
 PROJECT ADDRESS
 727 LORILLARD COURT
 MADISON, WI 53703



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.560.7300
 www.bulldordie.com
 PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00

CONSULTANT

KEN SAIKI
 DESIGN INC.
 LANDSCAPE
 ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 608.551.7830
 www.kstc-ia.com
 CONSULTANT PROJECT NUMBER
 2011-039

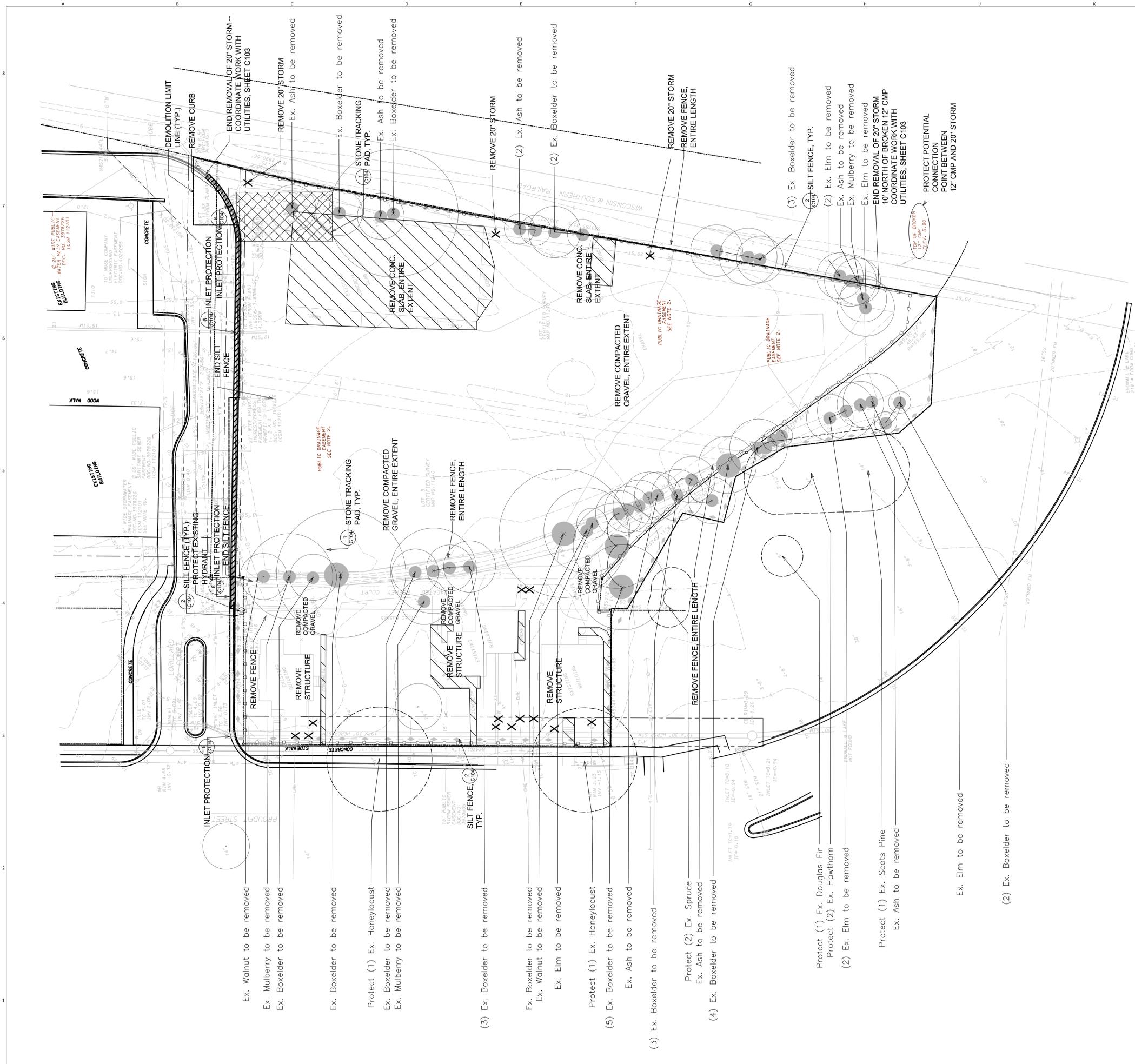
Issue		
No.	Issued for	Date
1	ISSUED FOR PRICING	02.01.2012
2	PLAN COM/UDC	03.07.2012

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SHEET TITLE
Site Survey



SHEET NUMBER
L-000

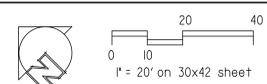


NOTES

1. Existing site topographic, benchmark, and utility information was provided by D'Onofrio Kottke & Associates. The survey is dated 7-9-08. It is the contractor's responsibility to field verify survey information prior to start of construction and report any discrepancies.
2. See Sheet C-500 for Erosion Control Details.
3. Site will be excavated to construct underground parking structure.
4. Provide silt filter on all pumping operation for lower level foundations and associated grading.
5. Provide stabilized construction entrance at all access points to the site from surrounding roadways.
6. Remove all existing site utilities per plan and survey drawing. Plug or cap all laterals per City of Madison Standards.
7. Demolition work is to be performed as indicated in a reuse and recycling plan, to be formulated by General Contractor.
8. Install silt fence where shown. Install inlet protection measures on all public and private inlets adjacent to construction boundary.
9. Provide Wisconsin Department of Transportation (WIS DOT) Type C or D inlet protection for existing curb inlets per plan.
10. Remove all areas of gravel and/or compacted gravel, concrete slag piles, or piles of refuse material and dispose of off-site.
11. Gravel shall be excavated to a minimum depth of 12 inches in any area to receive plantings or seeding. Excavated gravel shall be disposed of off-site.
12. Remove all existing private sidewalks concrete stairs, concrete pads, and gravel areas associated with the three single family residential units to be removed along Proudft Street.
13. Protect all existing pavements, curbs, utilities, and other improvements, except where noted, during demolition and construction.
14. Any unforeseen demolition or construction activities outside of the demolition line requires coordination with City of Madison and/or Wisconsin & Southern Railroad.
15. Contractor shall make every attempt to protect existing concrete pad for mailbox. Mailbox may be temporarily or permanently relocated - coordinate with Owner and US Postal Service.
16. Elevator lift currently stored at the northwest corner of the site shall be salvaged by contractor prior to site clearing and demolition, stored in a secure location during construction, and placed per detail after concrete pad has fully cured.
17. Cinder material encountered during excavation shall be removed, replaced, and disposed of in accordance with the 07/23/04 "Excavated Soil Handling Criteria" letter by Gannett Fleming Inc.

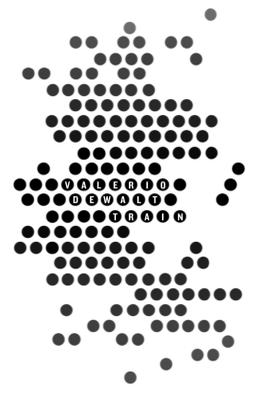
LEGEND

- REMOVE PAVEMENT
- REMOVE CURB
- REMOVE / PLUG / CAP UTILITY
- REMOVE EXISTING TREE
- TREE PROTECTION MEASURES; 2/C100
- PROTECT EXISTING FIRE HYDRANT (1)
- INLET PROTECTION (4)
- STONE TRACKING PAD (2)
- SILT FENCE
- CONSTRUCTION SECURITY FENCE WITH GATES - GENERAL CONTRACTOR TO ERECT, MAINTAIN AND REMOVE
- DEMOLITION LIMIT LINE



PROJECT NAME
FINDORFF YARDS
RESIDENTIAL
APARTMENT

PROJECT ADDRESS
727 LORILLARD COURT
MADISON, WI 53703



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldordie.com

PROJECT TEAM **ARCHITECT STAMP**

VDTA PROJECT NUMBER
 11101.00

CONSULTANT

 KEN SALKI
 DESIGN INC.
 LANDSCAPE
 ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 Phone: 608.551.7830
 www.ksc-ia.com

CONSULTANT PROJECT NUMBER
 2011-039

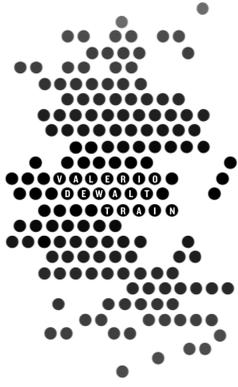
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1	ISSUED FOR PRICING	02.01.2012
2	PLAN COM/UDC	03.07.2012

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SHEET TITLE
Site Prep. & Erosion
Control Plan



SHEET NUMBER
L-100



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 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.560.7300
 www.bulldordie.com
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VDTA PROJECT NUMBER
 11101.00

CONSULTANT

 KEN SALKO
 DESIGN INC.
 LANDSCAPE
 ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 608.551.7830
 www.kstc-ia.com
 CONSULTANT PROJECT NUMBER
 2011-039

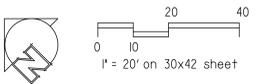
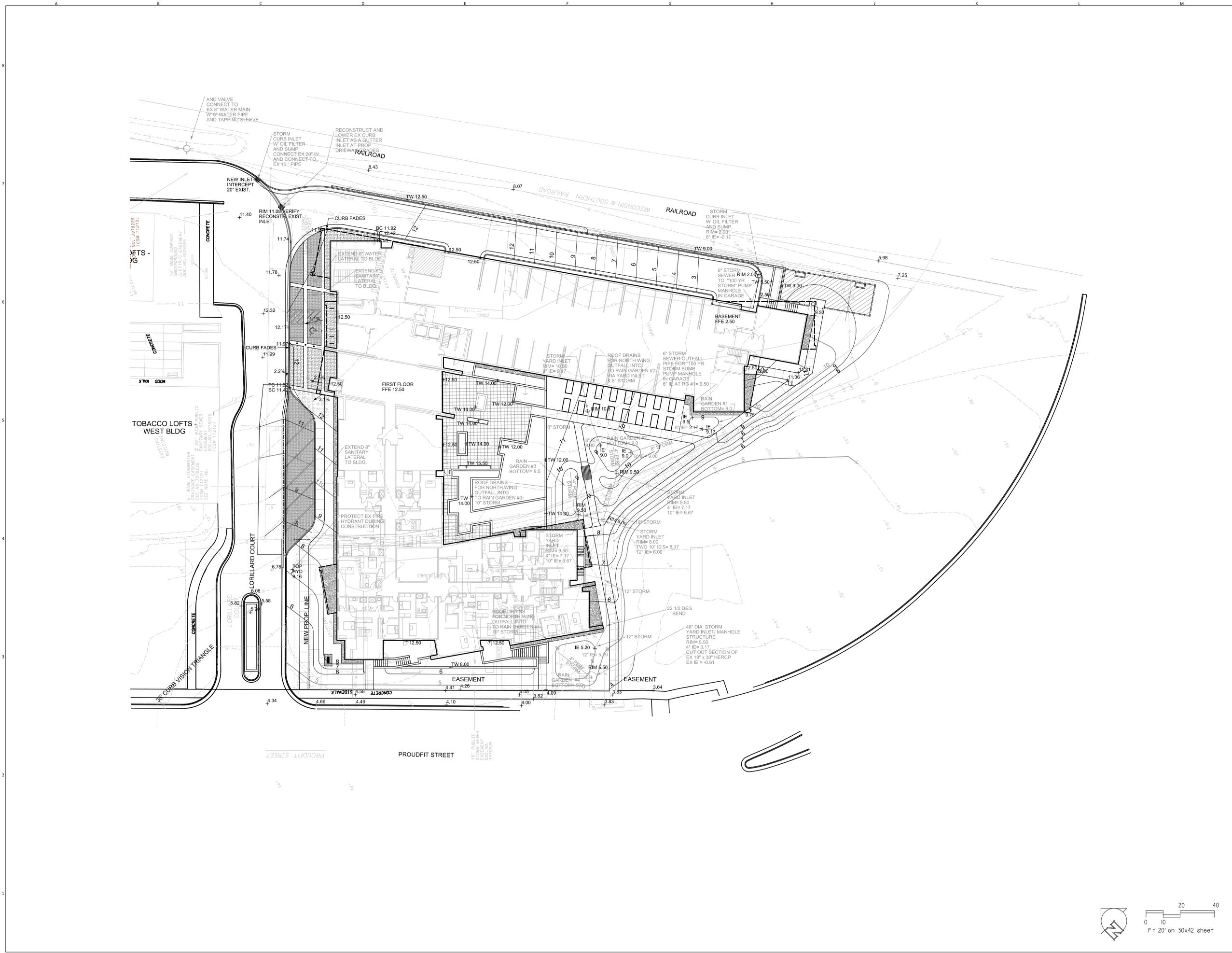
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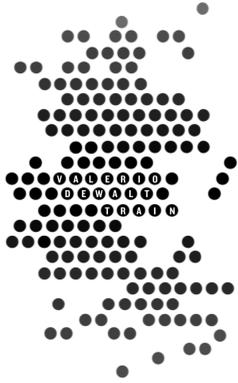
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SHEET TITLE
Site Grading Plan



SHEET NUMBER
L-200





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 CHICAGO, ILLINOIS 60654
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 PROJECT TEAM ARCHITECT STAMP

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 11101.00

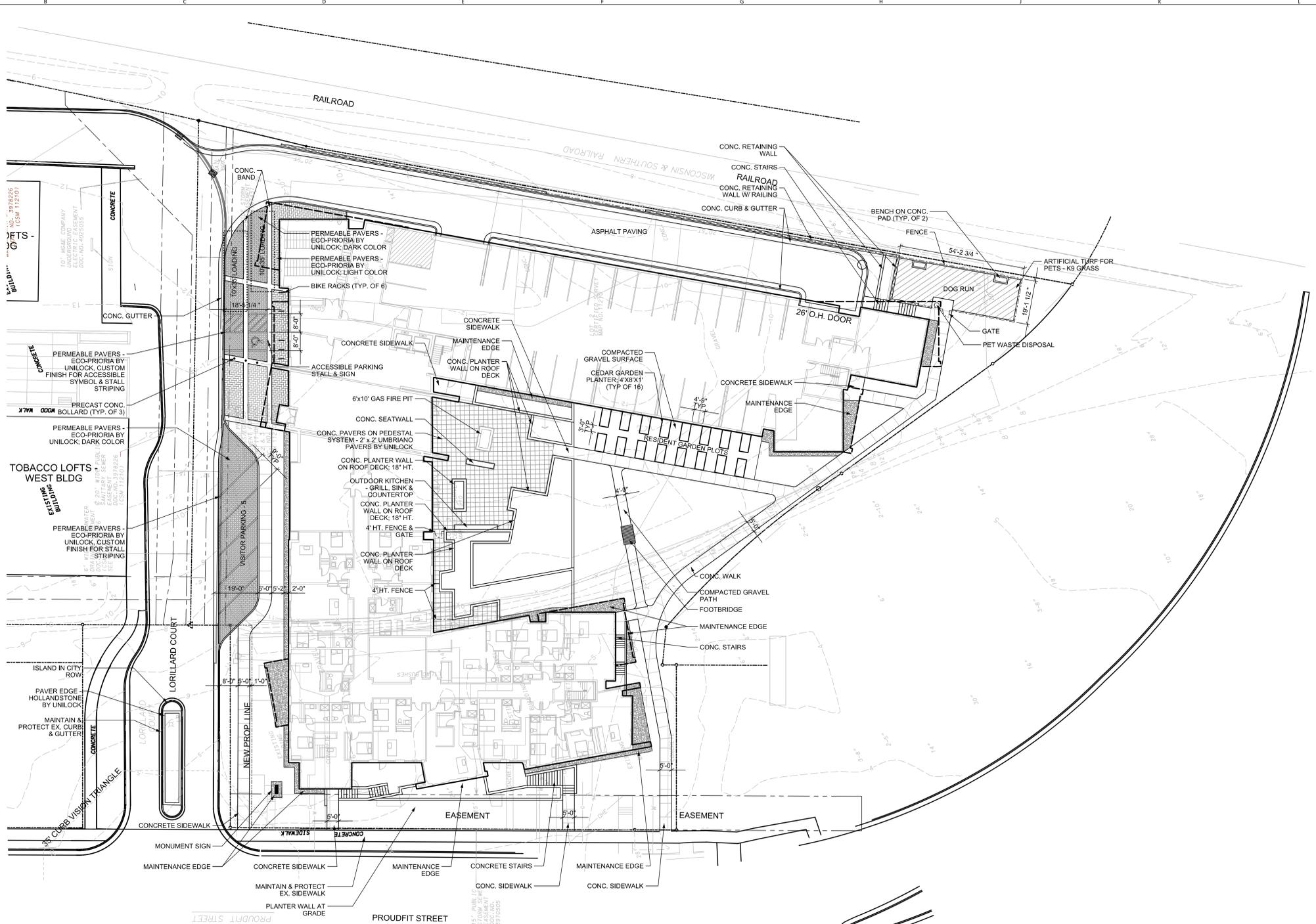
CONSULTANT

 KEN SALKI DESIGN INC.
 LANDSCAPE ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 608.251.7830
 www.kstc-ia.com
 CONSULTANT PROJECT NUMBER
 2011-039

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SHEET TITLE
Site Layout Plan

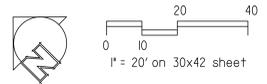


ACCESSIBLE PARKING
 **CITY OF MADISON REQUIRES MIN. 5 ACC. STALLS FOR 141 TOTAL PARKING STALLS (1 STALL MUST BE VAN ACCESSIBLE)

TOTAL STALLS	AT GRADE ACC.	BELOW GRADE ACC.	TOTAL ACC.
6 AT-GRADE 135 UNDERGRND.	1 UNIV. ACC.	4	5

BICYCLE PARKING
 **CITY OF MADISON REQUIRES 1 BIKE PARKING STALL PER 10 AUTOMOBILE PARKING SPACES

TOTAL AUTO. STALLS	BIKE STALLS REQUIRED	BIKE STALLS AT GRADE	BIKE STALLS INTERIOR	TOTAL BIKE STALLS PROVIDED
141	14	12	119 ROOM	131





ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.560.7300
 www.buildordie.com

PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00

CONSULTANT

 KEN SAKAI
 DESIGN INC
 LANDSCAPE
 ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 608.551.3330
 www.ksd-ia.com

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 2011-039

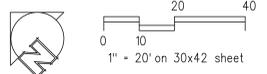
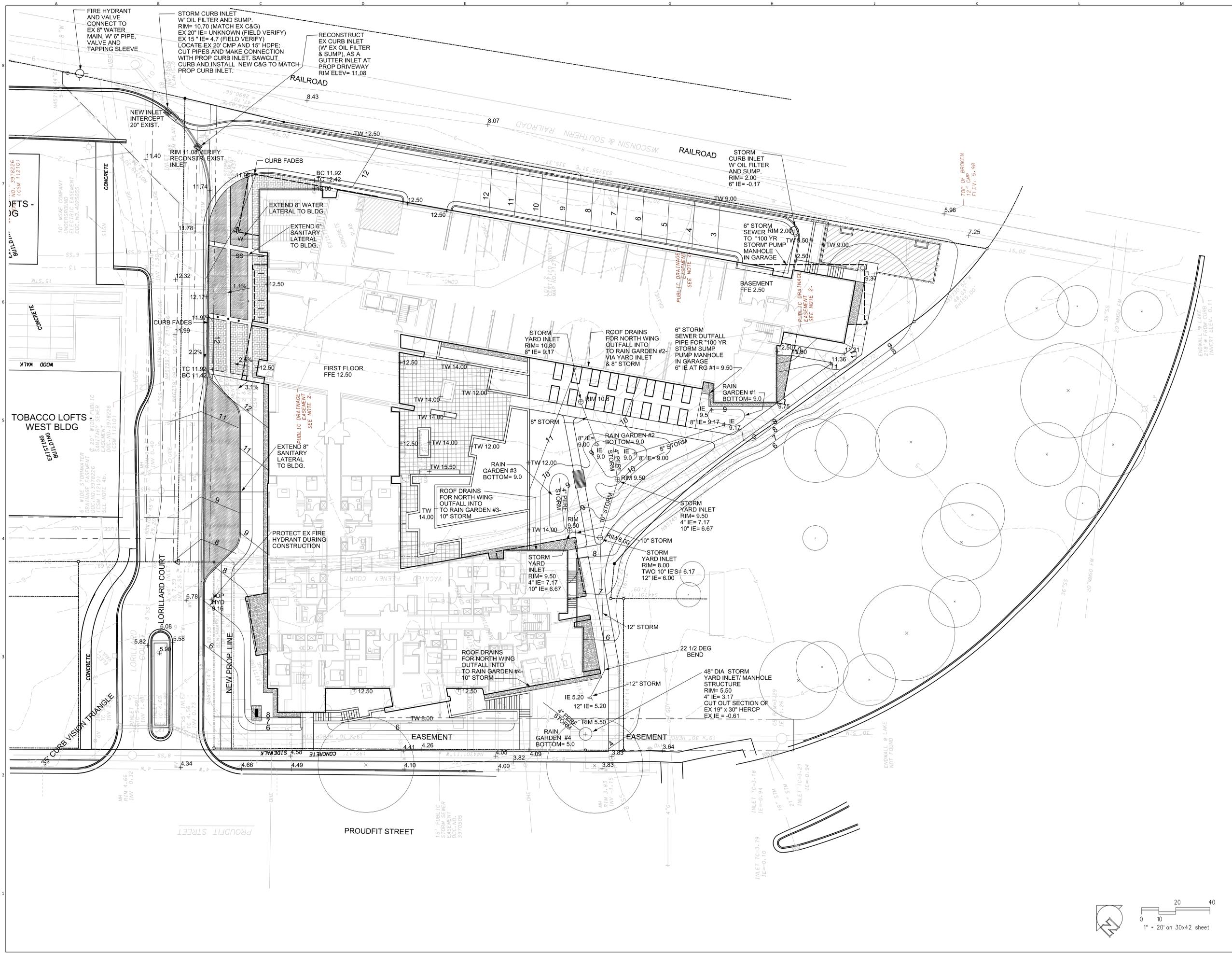
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2	PLAN COM/UDC	03.07.2012

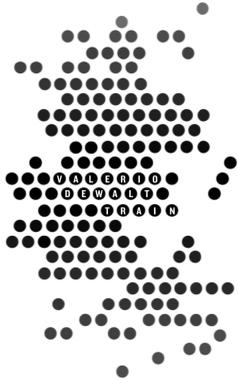
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SHEET TITLE
Site Utility Plan



SHEET NUMBER
L-400





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VDTA PROJECT NUMBER
 11101.00

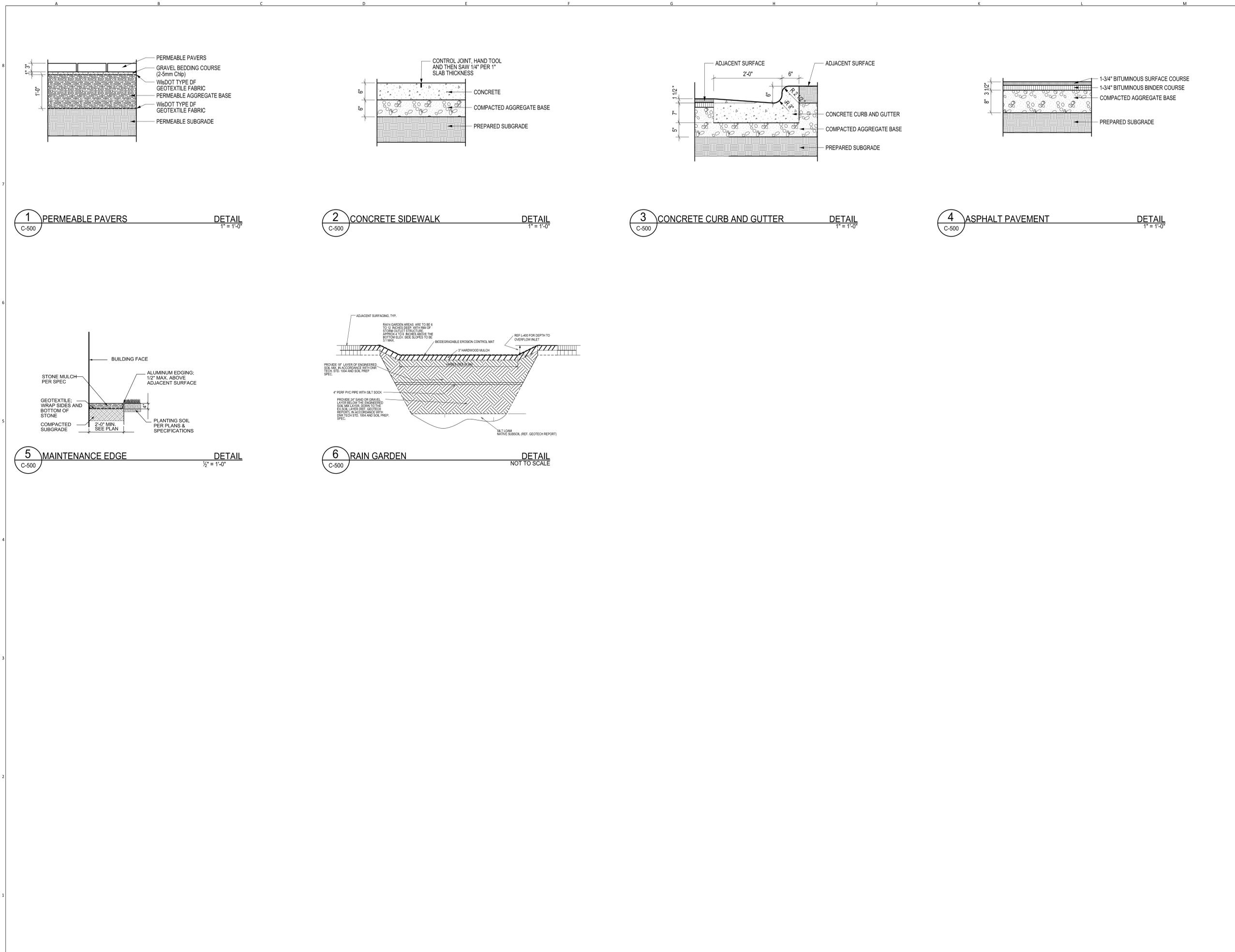
CONSULTANT

 KEN SALKO DESIGN INC.
 LANDSCAPE ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 Phone: 608.551.7830
 www.kstc-ia.com
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SHEET TITLE
Site Details





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PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00



CONSULTANT PROJECT NUMBER
 2011-039

No.	Issue	Issued for	Date
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2	PLAN COM/UDC		03.07.2012

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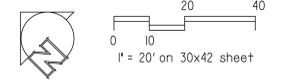
SHEET TITLE

Sheet Name
Site Planting Plan



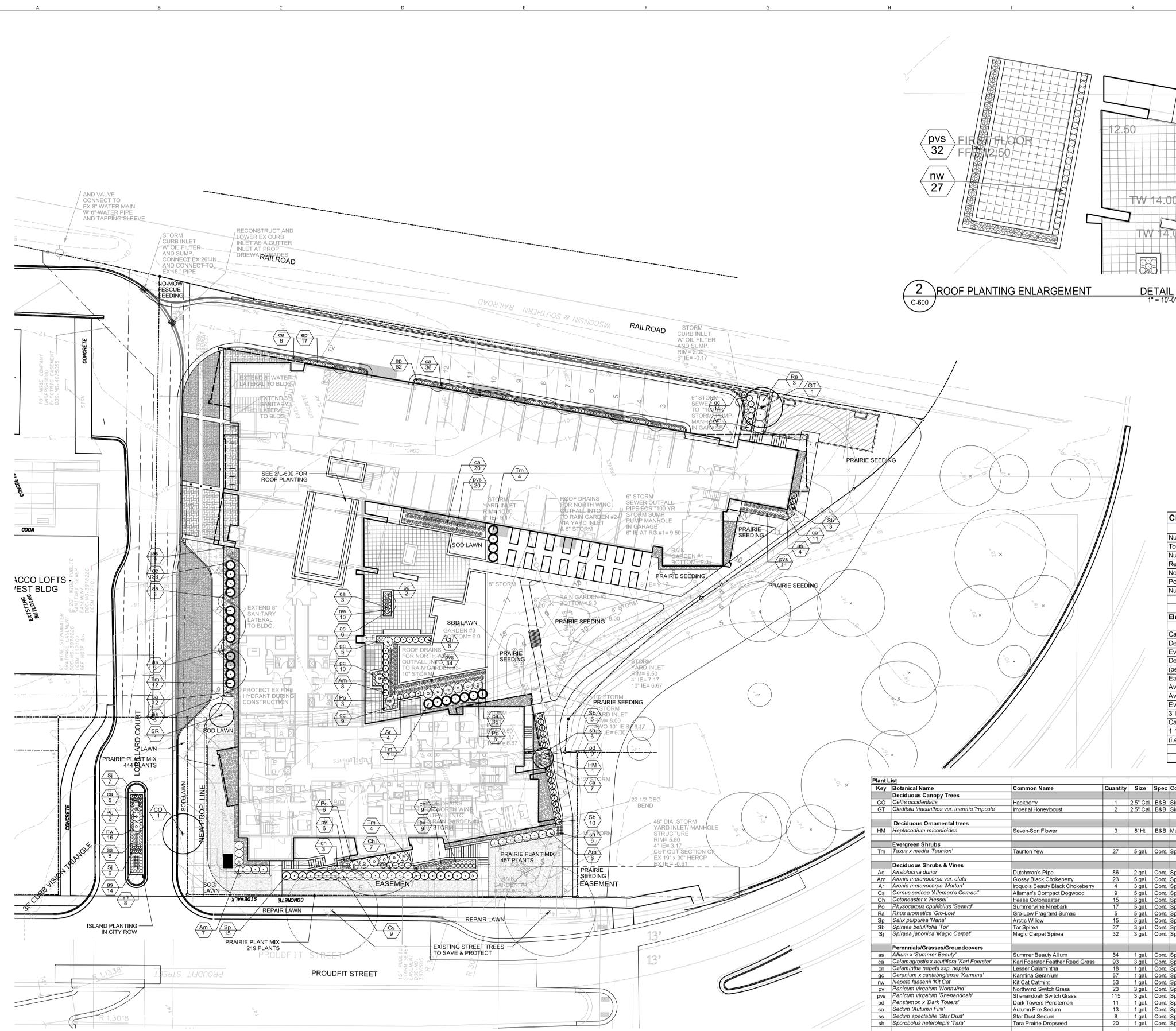
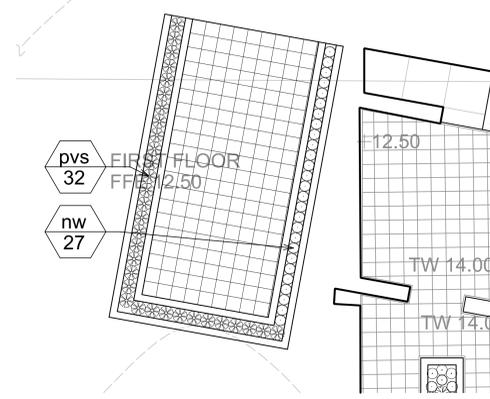
SHEET NUMBER

L-600



- NOTE:
- All plant beds and mulch rings shall have shredded hardwood bark mulch unless otherwise noted.
 - All plant beds shall have shovel-cut edging unless otherwise noted.
 - All disturbed areas shall be repaired with indicated seed or sod.
 - Contact City Forestry regarding any pruning of existing street trees.
 - If any street trees are damaged or need to be removed to accommodate construction, the appraised value of the tree(s) will need to be paid. The planned removal of street trees includes all brush and stump removal.
 - Install tree protection fencing at least 5'-0" on each side of all existing trees for the width of the terrace area to protect the structural support roots. If any excavation is needed within 5'-0" of the trees, City Forestry shall be called to evaluate the excavation and approve any root cutting.
 - Landscape contractor shall contact City Forestry at least 48 hours prior to planting street trees to approve planting stock and mark the tree locations. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com

2 ROOF PLANTING ENLARGEMENT
 C-600 DETAIL
 1" = 10'-0"



ACCO LOFTS WEST BLDG EXISTING BUILDING

LAND COURT

ISLAND PLANTING IN CITY ROW

PROUDFIT STREET

PROUDFIT STREET

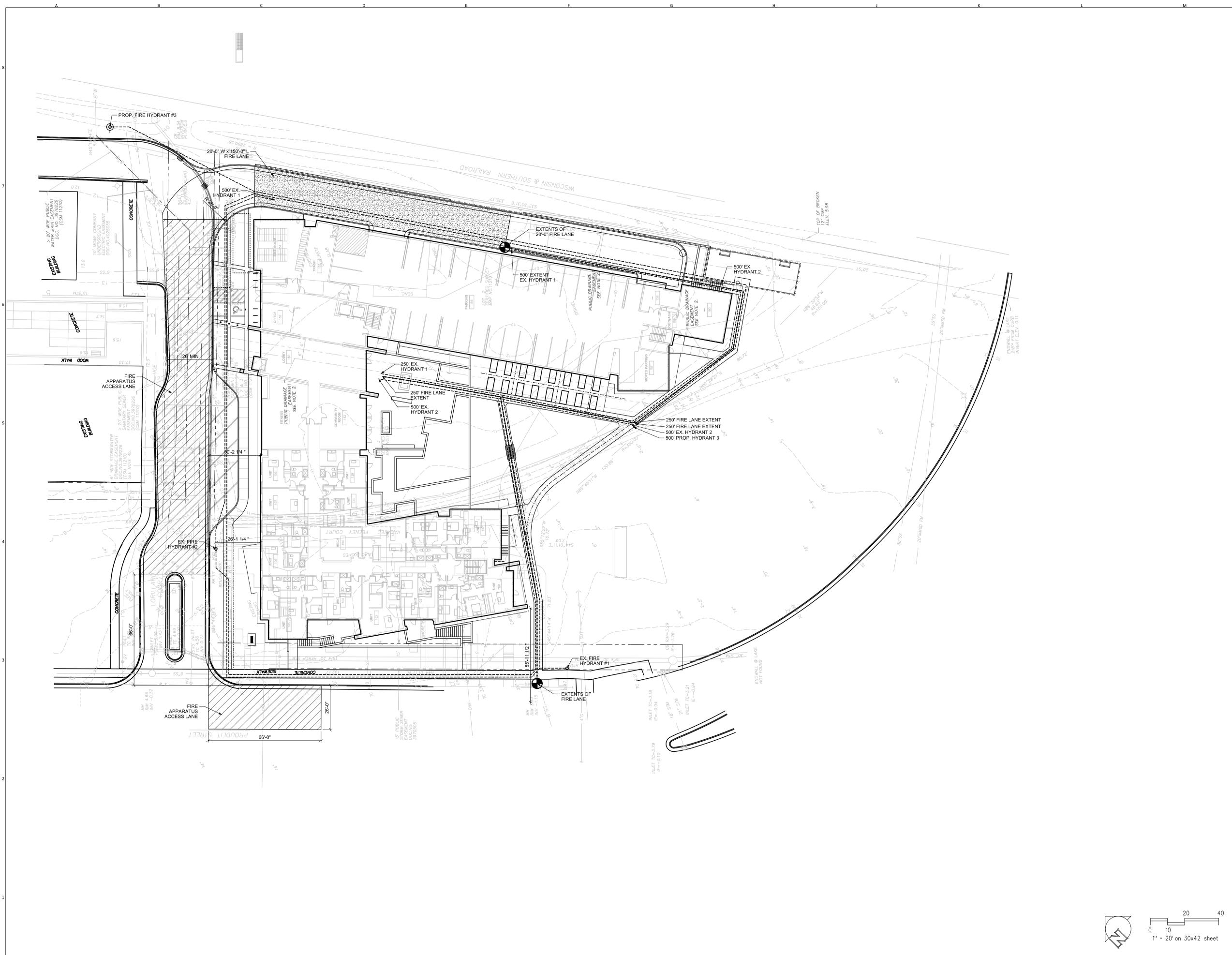
PROUDFIT STREET

City of Madison - Landscape Worksheet

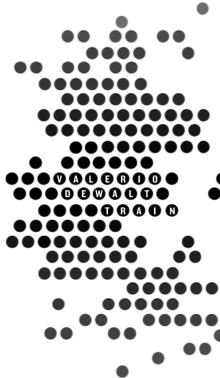
Element	Point Value	Quantity	Points Achieved	Quantity	Points
Number of Parking Stalls				6	6
Total Sq. Footage of Storage Area				1	1
Number of Canopy Shade Trees				30	30
Required - 2" - 2 1/2" cal.				0	0
No. of Landscape Points Required				30	30
Points for Loading Area Required				0	0
Number of Points Required				30	30
Canopy Tree: 2" - 2 1/2"	35	0	0	0	0
Deciduous Shrub	2	12	36	0	0
Evergreen Shrub	3	12	36	0	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0	0
Avg. Height 30"	2	0	0	0	0
Avg. Height 15"	5	0	0	0	0
Evergreen Trees 3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	0	0	0	0
Sub-Totals			36		36
Total Points					36

Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
Deciduous Canopy Trees							
CO	<i>Celtis occidentalis</i>	Hackberry	1	2.5" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	40-60' H x 40-60' sp.
GT	<i>Gleditsia triacanthos var. inermis 'Impcoale'</i>	Imperial Honeylocust	2	2.5" Cal.	B&B	Single, straight leader, match specimens, branching shall start at 5'-0" min.	30-40' H x 30-35' sp.
Deciduous Ornamental trees							
HM	<i>Heptacodium miconioides</i>	Seven-Son Flower	3	6' Ht.	B&B	Multistem, min. 3 leaders, well-developed crown, no overlapping leaders	10-20' H x 8-15' sp.
Evergreen Shrubs							
Tm	<i>Taxus x media 'Taunton'</i>	Taunton Yew	27	5 gal.	Cont.	Space 4'-6" o.c.	3-5' H x 3-6' sp.
Deciduous Shrubs & Vines							
Ad	<i>Aristolochia duran</i>	Dutchman's Pipe	86	2 gal.	Cont.	Space 2'-0" o.c.	30" H x 1.5-2' sp.
Am	<i>Aronia melanocarpa var. elata</i>	Glossy Black Chokeberry	23	5 gal.	Cont.	Space 4'-0" o.c.	4-6' H x 4-6' sp.
Ar	<i>Aronia melanocarpa 'Morton'</i>	Inquisitor Beauty Black Chokeberry	4	3 gal.	Cont.	Space 3'-0" o.c.	2-3' H x 3-4' sp.
Cs	<i>Cornus sericea 'Alleman's Compact'</i>	Alleman's Compact Dogwood	9	5 gal.	Cont.	Space 4'-0" o.c.	4-5' H x 4-5' sp.
Ch	<i>Cotoneaster x 'Hessai'</i>	Hesse Cotoneaster	15	3 gal.	Cont.	Space 3'-0" o.c.	18" H x 3-5' sp.
Po	<i>Physocarpus opulifolius 'Seward'</i>	Summerwine Ninebark	17	5 gal.	Cont.	Space 5'-0" o.c.	5-6' H x 5-6' sp.
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	5	5 gal.	Cont.	Space 6'-0" o.c.	3-4' H x 6-8' sp.
Sp	<i>Salix purpurea 'Nana'</i>	Arctic Willow	15	5 gal.	Cont.	Space 4'-0" o.c.	3-6' H x 3-6' sp.
Sb	<i>Spiraea betulifolia 'Tor'</i>	Tor Spiraea	27	3 gal.	Cont.	Space 3'-0" o.c.	2-3' H x 2-3' sp.
Sj	<i>Spiraea japonica 'Magic Carpet'</i>	Magic Carpet Spiraea	32	3 gal.	Cont.	Space 2'-0" o.c.	1-1.5' H x 1-3' sp.
Perennials/Grasses/Groundcovers							
as	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Allium	54	1 gal.	Cont.	Space 18" o.c.	1.5' H x 1.5' sp.
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	93	3 gal.	Cont.	Space 24" o.c.	4-6' H x 2-3' sp.
cn	<i>Calamintha nepeta ssp. nepeta</i>	Lesser Calamintha	18	1 gal.	Cont.	Space 24" o.c.	1.5-2' H x 1.5-2' sp.
gc	<i>Geranium x canadense 'Kermina'</i>	Karmina Geranium	57	1 gal.	Cont.	Space 18" o.c.	8-12' H x 18-24" sp.
nw	<i>Nepeta faassenii 'Kit Cat'</i>	Kit Cat Catmint	53	3 gal.	Cont.	Space 18" o.c.	1-1.5' H x 1.5-2' sp.
pv	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	23	3 gal.	Cont.	Space 30" o.c.	4-6' H x 2-3' sp.
pvs	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	115	3 gal.	Cont.	Space 24" o.c.	3-5' H x 2-3' sp.
pd	<i>Penselmon x 'Dark Towers'</i>	Dark Towers Penselmon	11	1 gal.	Cont.	Space 18" o.c.	2-3' H x 1.5-2' sp.
sa	<i>Sedum 'Autumn Fire'</i>	Autumn Fire Sedum	13	1 gal.	Cont.	Space 18" o.c.	1.5-2' H x 1.5-2' sp.
ss	<i>Sedum spectabile 'Star Dust'</i>	Star Dust Sedum	8	1 gal.	Cont.	Space 18" o.c.	10"-2' H x 1-2' sp.
sh	<i>Sporobolus heterolepis 'Tara'</i>	Tara Prairie Dropseed	20	1 gal.	Cont.	Space 18" o.c.	1.5-2' H x 1.5' sp.
Prairie Plant Mix							
	<i>Asclepias tuberosa</i>	Butterfly Weed	56	4"	Cont.		2-3' H x 1.5-2' sp.
	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome New England Aster	56	4"	Cont.		1.5-2' H x 2-3' sp.
	<i>Baptisia leucantha (facta)</i>	White Wild Indigo	56	4"	Cont.		3-4' H x 2' sp.
	<i>Bouteloua curtipendula</i>	Side Oats Gramma	168	4"	Cont.		2-3' H x 1.5-2' sp.
	<i>Dalea purpurea</i>	Purple Prairie Clover	56	4"	Cont.		2-3' H x 8-12" sp.
	<i>Echinacea pallida</i>	Pale Purple Coneflower	112	4"	Cont.		2-3' H x 1-1.5' sp.
	<i>Liatris spicata 'Kobold'</i>	Kobold Spike Blazingstar	56	4"	Cont.		2-4' H x 1-2' sp.
	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	168	4"	Cont.		3-5' H x 2-3' sp.
	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Showy Coneflower	56	4"	Cont.		2-3' H x 1.5-2' sp.
	<i>Schizachyrium scoparium</i>	Little Bluestem	168	4"	Cont.		3-4' H x 1.5-2' sp.
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	168	4"	Cont.	Mix species randomly & space 18" o.c.	1.5-2' H x 1.5' sp.



PROJECT NAME
FINDORFF YARDS
 RESIDENTIAL
 APARTMENT
 PROJECT ADDRESS
 727 LORILLARD COURT
 MADISON, WI 53703



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.560.7300
 www.bulldordie.com
 PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00

CONSULTANT

KEN SAKI
 DESIGN INC.
 LANDSCAPE
 ARCHITECTS
 303 S. PATERSON
 MADISON, WI 53705
 PHONE: 608.551.7830
 WWW.KSD-I.A.COM
 CONSULTANT PROJECT NUMBER
 2011-039

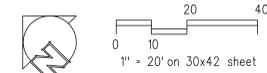
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SHEET TITLE
Fire Access Plan

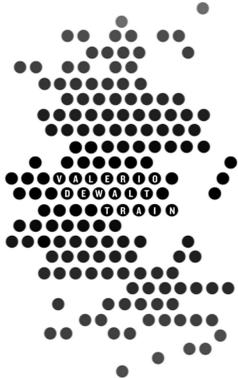


SHEET NUMBER
L-700





PROJECT NAME
**727 LORILLARD
 RESIDENTIAL
 APARTMENT**
 PROJECT ADDRESS
**727 LORILLARD COURT
 MADISON, WISCONSIN 53703**



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
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 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.buildordie.com
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VDTA PROJECT NUMBER
 11101.00

CONSULTANT

CONSULTANT PROJECT NUMBER

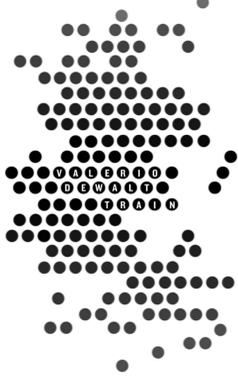
Issue		
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SHEET TITLE
SITE PLAN



SHEET NUMBER
A0-01



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 11101.00

CONSULTANT

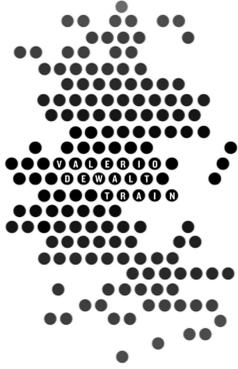
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SHEET TITLE
FLOOR PLAN - LEVEL P2





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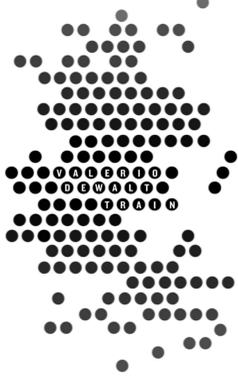
SHEET TITLE
FLOOR PLAN - LEVEL 1



NOTE: GC TO INCLUDE DEMOLITION OF THREE EXISTING HOUSES ON PROJECT SITE IN BUDGET.

NOTE: AT FLOOR 01 ONLY, MAINTAIN TYPE 5A CONSTRUCTION WEST OF LOBBY AND TYPE 1A CONSTRUCTION EAST OF LOBBY. SEE PLAN, U.N.G.

1 LEVEL 1
 A1-01 3/32" = 1'-0"



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 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
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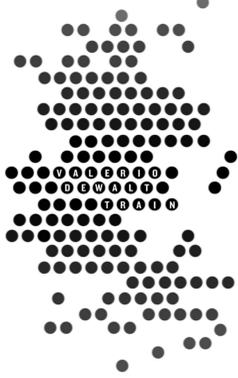
SHEET TITLE
FLOOR PLAN - LEVEL 2



SHEET NUMBER
A1-02



1 Level 2
 A1-02 3/32" = 1'-0"



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SHEET TITLE
FLOOR PLAN - LEVEL 3

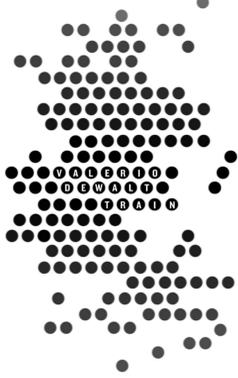


SHEET NUMBER
A1-03



NOTE: MAINTAIN TYPE 5A CONSTRUCTION THROUGHOUT FLOOR 03, U.N.O.

1 LEVEL 3
 A1-03 3/32" = 1'-0"



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SHEET TITLE
FLOOR PLAN - LEVEL 4

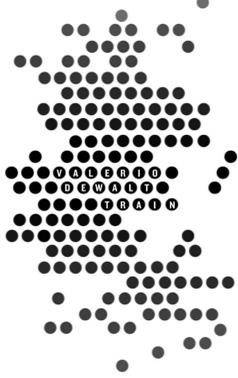


SHEET NUMBER
A1-04



NOTE: MAINTAIN TYPE 5A CONSTRUCTION THROUGHOUT FLOOR 04. U.N.D.

1 LEVEL 4
 A1-04 3/32" = 1'-0"



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VDTA PROJECT NUMBER
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CONSULTANT PROJECT NUMBER

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SHEET TITLE
FLOOR PLAN - LEVEL 5



SHEET NUMBER
A1-05



NOTE: MAINTAIN TYPE 5A CONSTRUCTION THROUGHOUT FLOOR OS. U.N.D.

SINGLE WIDTH TUBE WINDOW (3'-9\"/>

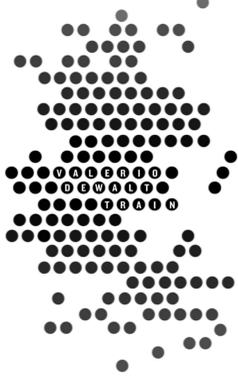
TYP WINDOW @ MASONRY (7'-4\"/>

1 LEVEL 5
 A1-05 3/32\"/>



PROJECT NAME
**727 LORILLARD
 RESIDENTIAL
 APARTMENT**

PROJECT ADDRESS
**727 LORILLARD COURT
 MADISON, WISCONSIN 53703**



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
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 CHICAGO, ILLINOIS 60654
 312.260.7300
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CONSULTANT

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SHEET TITLE
ROOF PLAN



SHEET NUMBER
A1-06

GENERAL NOTES

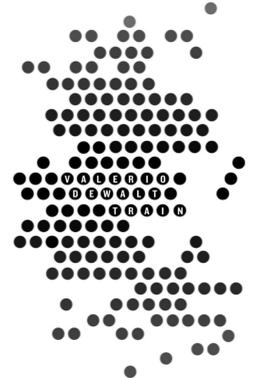
1. ALL EXTERIOR MATERIALS TO BE NON-COMBUSTIBLE RATING.
2. AT ALL EXTERIOR WALLS, PROVIDE 2" RIGID INSULATION OUTBOARD OF STUD IN ADDITION TO BATT INSULATION LOCATED IN STUD CAVITY.
3. PROVIDE EXPANSION JOINTS AT FB-1 WALL FINISH TYPE PER MANUFACTURER RECOMMENDATIONS.
4. PROVIDE OPERABLE VENT (AWNING TYPE) AT EACH BEDROOM AND LIVING ROOM OF APARTMENTS.
5. SEE #A3-11 FOR TYPICAL ROOF COPING DETAIL.

EXTERIOR MATERIAL LEGEND

AL-1	ALUMINUM STICK-BUILT FRAME WINDOW ASSEMBLY (TRACO OR SIMILAR)
AL-2	ALUMINUM FRAME WINDOW ASSEMBLY (W/ 6" FRAME & VERT MULLION, 7'-4"x7'-4" M.O., TRACO OR SIMILAR)
AL-3	SHEET ALUMINUM FASCIA TO MATCH AL-1
AL-4	HORIZONTAL CABLE RAIL, MAX SPACING 4"
AL-5	ALUMINUM STICK-BUILT WINDOW-WALL
AL-6	ARCHITECTURAL GRADE ALUMINUM LOUVERS
GL-1	1" INSULATED GLAZING W/ LOW E COATING (PROVIDE TEMPERED GLAZING BELOW 18" AFF)
MTL-1	ETTEL AND FRANZ TYPE 2 CRIMPED STYLE ALUMINUM SHINGLE
FB-1	FACE BRICK (NORMAN STYLE)
FCP-1	FIBER CEMENT PANEL (HARDIE PLANK SIDING) - USED AT INSIDE BALCONY WALLS AND SOFFITS AT TUBE
CT-1	CAST-IN-PLACE CONCRETE WALL W/ OFF-FORM FINISH
INS-1	2" POLYISO INSULATION
INS-2	2" POLYISO INSULATION W/ 7/16" NAILABLE SURFACE
INS-3	5" POLYISO ROOF INSULATION OVER SLOPED ROOF STRUCTURE
INS-4	BATT INSULATION
AWB-1	AIR / WEATHER BARRIER
VB-1	VAPOR BARRIER

PROJECT NAME
727 LORILLARD
RESIDENTIAL
APARTMENT

PROJECT ADDRESS
727 LORILLARD COURT
MADISON, WISCONSIN 53703



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
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 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.bulldogdie.com

PROJECT TEAM **ARCHITECT STAMP**

VDTA PROJECT NUMBER
 11101.00

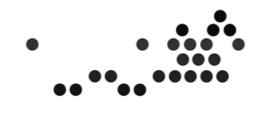
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SHEET TITLE
EXTERIOR ELEVATIONS



SHEET NUMBER
A2-01



2
A2-01 **West Elevation (Railroad Wing)**
 3/32" = 1'-0"



1
A2-01 **East Elevation (Railroad Wing)**
 3/32" = 1'-0"

GENERAL NOTES

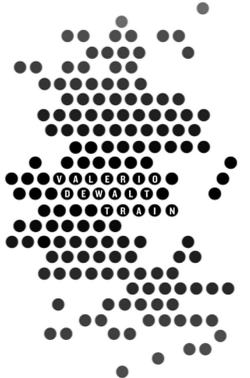
1. ALL EXTERIOR MATERIALS TO BE NON-COMBUSTIBLE RATING.
2. AT ALL EXTERIOR WALLS, PROVIDE 2" RIGID INSULATION OUTBOARD OF STUD IN ADDITION TO BATT INSULATION LOCATED IN STUD CAVITY.
3. PROVIDE EXPANSION JOINTS AT FB-1 WALL FINISH TYPE PER MANUFACTURER RECOMMENDATIONS.
4. PROVIDE OPERABLE VENT (AWNING TYPE) AT EACH BEDROOM AND LIVING ROOM OF APARTMENTS.
5. SEE #A3-11 FOR TYPICAL ROOF COPING DETAIL.

EXTERIOR MATERIAL LEGEND

AL-1	ALUMINUM STICK-BUILT FRAME WINDOW ASSEMBLY (TRACO OR SIMILAR)
AL-2	ALUMINUM FRAME WINDOW ASSEMBLY (W/ 6" FRAME & VERT MULLION, 7'-4"x7'-4" M.O., TRACO OR SIMILAR)
AL-3	SHEET ALUMINUM FASCIA TO MATCH AL-1
AL-4	HORIZONTAL CABLE RAIL, MAX SPACING 4"
AL-5	ALUMINUM STICK-BUILT WINDOW-WALL
AL-6	ARCHITECTURAL GRADE ALUMINUM LOUVERS
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MTL-1	ETTEL AND FRANZ TYPE 2 CRIMPED STYLE ALUMINUM SHINGLE
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FCP-1	FIBER CEMENT PANEL (HARDIE PLANK SIDING) - USED AT INSIDE BALCONY WALLS AND SOFFITS AT TUBE
CT-1	CAST-IN-PLACE CONCRETE WALL W/ OFF-FORM FINISH
INS-1	2" POLYISO INSULATION
INS-2	2" POLYISO INSULATION W/ 7/16" NAILABLE SURFACE
INS-3	5" POLYISO ROOF INSULATION OVER SLOPED ROOF STRUCTURE
INS-4	BATT INSULATION
AWB-1	AIR / WEATHER BARRIER
VB-1	VAPOR BARRIER

PROJECT NAME
727 LORILLARD
RESIDENTIAL
APARTMENT

PROJECT ADDRESS
727 LORILLARD COURT
MADISON, WISCONSIN 53703



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
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 CHICAGO, ILLINOIS 60654
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PROJECT TEAM **ARCHITECT STAMP**

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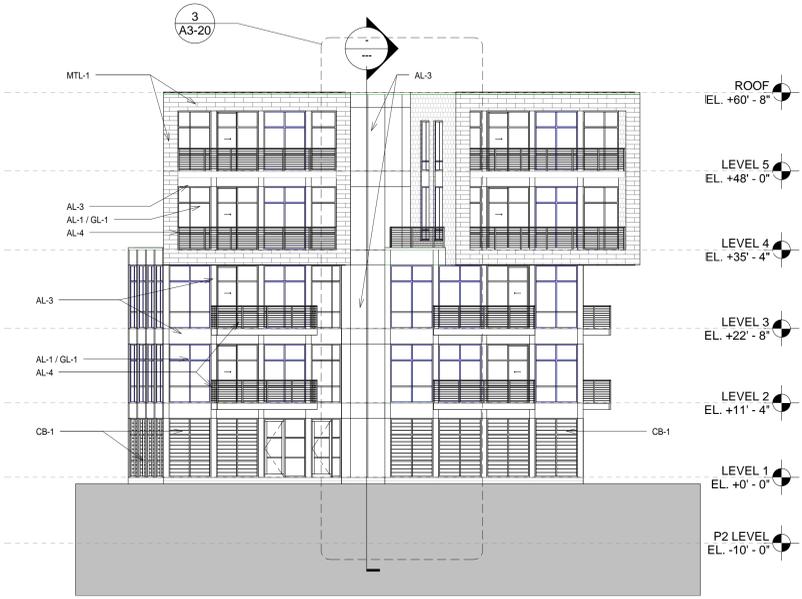
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SHEET TITLE
EXTERIOR ELEVATIONS



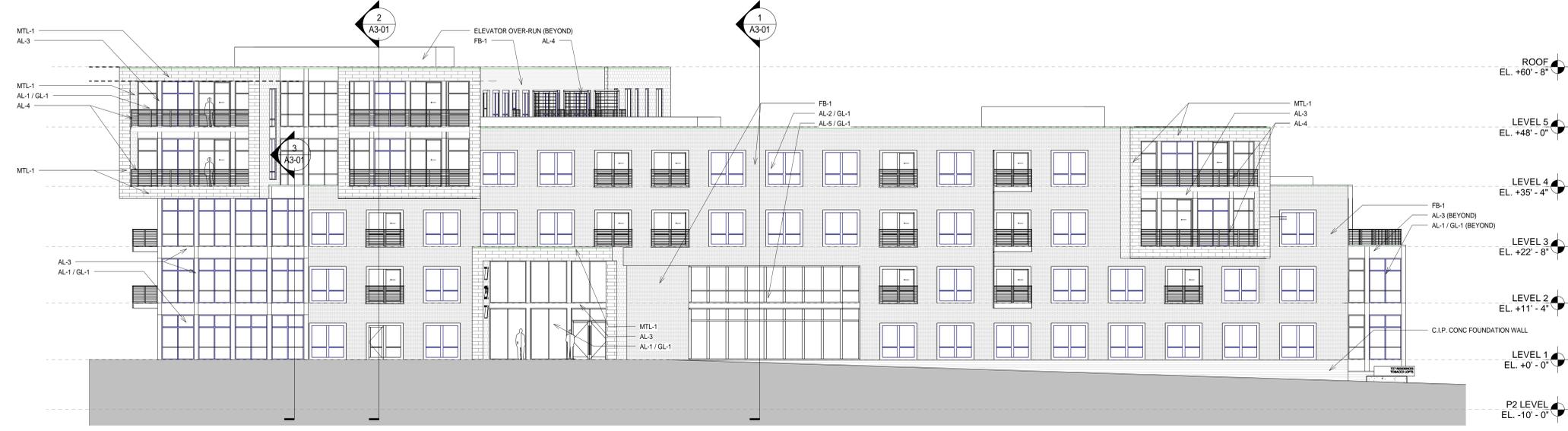
SHEET NUMBER
A2-02



1
A2-02 3/32" = 1'-0"



3
A2-02 3/32" = 1'-0"



2
A2-02 3/32" = 1'-0"

GENERAL NOTES

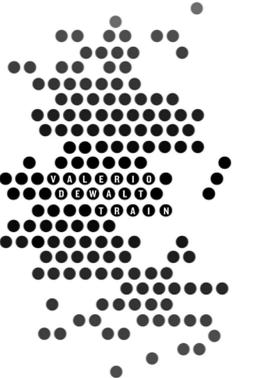
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INS-4	BATT INSULATION
AWB-1	AIR / WEATHER BARRIER
VB-1	VAPOR BARRIER

PROJECT NAME
**727 LORILLARD
 RESIDENTIAL
 APARTMENT**

PROJECT ADDRESS
**727 LORILLARD COURT
 MADISON, WISCONSIN 53703**



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
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 312.260.7300
 www.builtforie.com

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VDTA PROJECT NUMBER
 11101.00

CONSULTANT

CONSULTANT PROJECT NUMBER

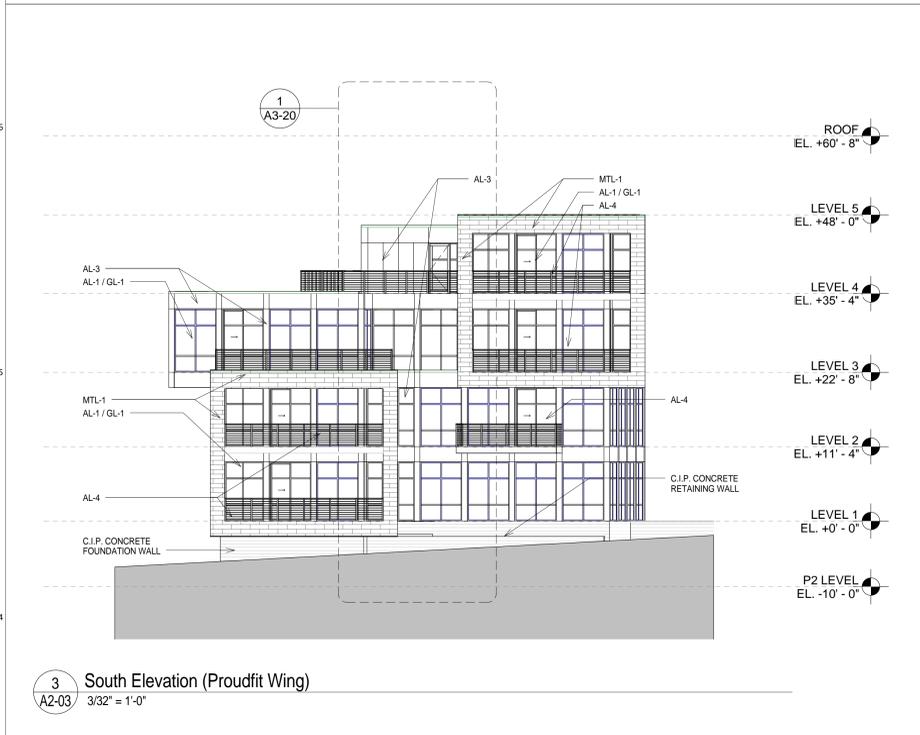
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SHEET TITLE
EXTERIOR ELEVATIONS



SHEET NUMBER
A2-03



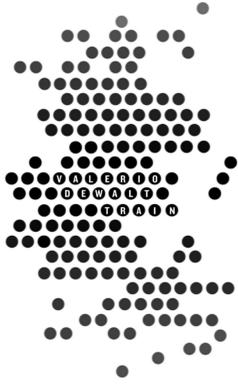
3 South Elevation (Proudfit Wing)
 3/32" = 1'-0"



2 West Elevation (Proudfit Wing)
 3/32" = 1'-0"



1 East Elevation (Proudfit Wing)
 3/32" = 1'-0"



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VDTA PROJECT NUMBER
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CONSULTANT PROJECT NUMBER

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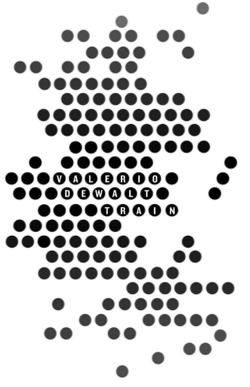
SHEET TITLE
EASEMENT PLAN AND SECTIONS



SHEET NUMBER

A3-11





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SHEET TITLE
ENLARGED ELEVATIONS



SHEET NUMBER
A3-20

GENERAL NOTES

- ALL EXTERIOR MATERIALS TO BE NON-COMBUSTIBLE RATING.
- AT ALL EXTERIOR WALLS, PROVIDE 2" RIGID INSULATION OUTBOARD OF STUD IN ADDITION TO BATT INSULATION LOCATED IN STUD CAVITY.
- PROVIDE EXPANSION JOINTS AT FB-1 WALL FINISH TYPE PER MANUFACTURER RECOMMENDATIONS.
- PROVIDE OPERABLE VENT (AWNING TYPE) AT EACH BEDROOM AND LIVING ROOM OF APARTMENTS.
- SEE 4/A3-11 FOR TYPICAL ROOF COPING DETAIL.

EXTERIOR MATERIAL LEGEND

AL-1	ALUMINUM STICK-BUILT FRAME WINDOW ASSEMBLY (TRACO OR SIMILAR)
AL-2	ALUMINUM FRAME WINDOW ASSEMBLY (W/ 6" FRAME & VERT MULLION, 7'-4"x7'-4" M.O., TRACO OR SIMILAR)
AL-3	SHEET ALUMINUM FASCIA TO MATCH AL-1
AL-4	HORIZONTAL CABLE RAIL, MAX SPACING 4"
AL-5	ALUMINUM STICK-BUILT WINDOW-WALL
AL-6	ARCHITECTURAL GRADE ALUMINUM LOUVERS
GL-1	1" INSULATED GLAZING W/ LOW E COATING (PROVIDE TEMPERED GLAZING BELOW 18" AFF)
MTL-1	ETTEL AND FRANZ TYPE 2 CRIMPED STYLE ALUMINUM SHINGLE
FB-1	FACE BRICK (NORMAN STYLE)
FCP-1	FIBER CEMENT PANEL (HARDIE PLANK SIDING) - USED AT INSIDE BALCONY WALLS AND SOFFITS AT TUBE
CT-1	CAST-IN-PLACE CONCRETE WALL W/ OFF-FORM FINISH
INS-1	2" POLYISO INSULATION
INS-2	2" POLYISO INSULATION W/ 7/16" NAILABLE SURFACE
INS-3	5" POLYISO ROOF INSULATION OVER SLOPED ROOF STRUCTURE
INS-4	BATT INSULATION
AWB-1	AIR / WEATHER BARRIER
VB-1	VAPOR BARRIER



1 Enlarged South Elevation (Proudfit Wing)
 A3-20 1/4" = 1'-0"

2 Enlarged South Elevation (Lorillard Wing)
 A3-20 1/4" = 1'-0"

3 Enlarged South Elevation (Railroad Wing)
 A3-20 1/4" = 1'-0"

4 Enlarged East Elevation (Railroad Wing)
 A3-20 1/4" = 1'-0"



ARCHITECT
 VALERIO DEWALT TRAIN ASSOC.
 500 N. DEARBORN, 9TH FLOOR
 CHICAGO, ILLINOIS 60654
 312.260.7300
 www.buildordie.com

PROJECT TEAM ARCHITECT STAMP

VDTA PROJECT NUMBER
 11101.00

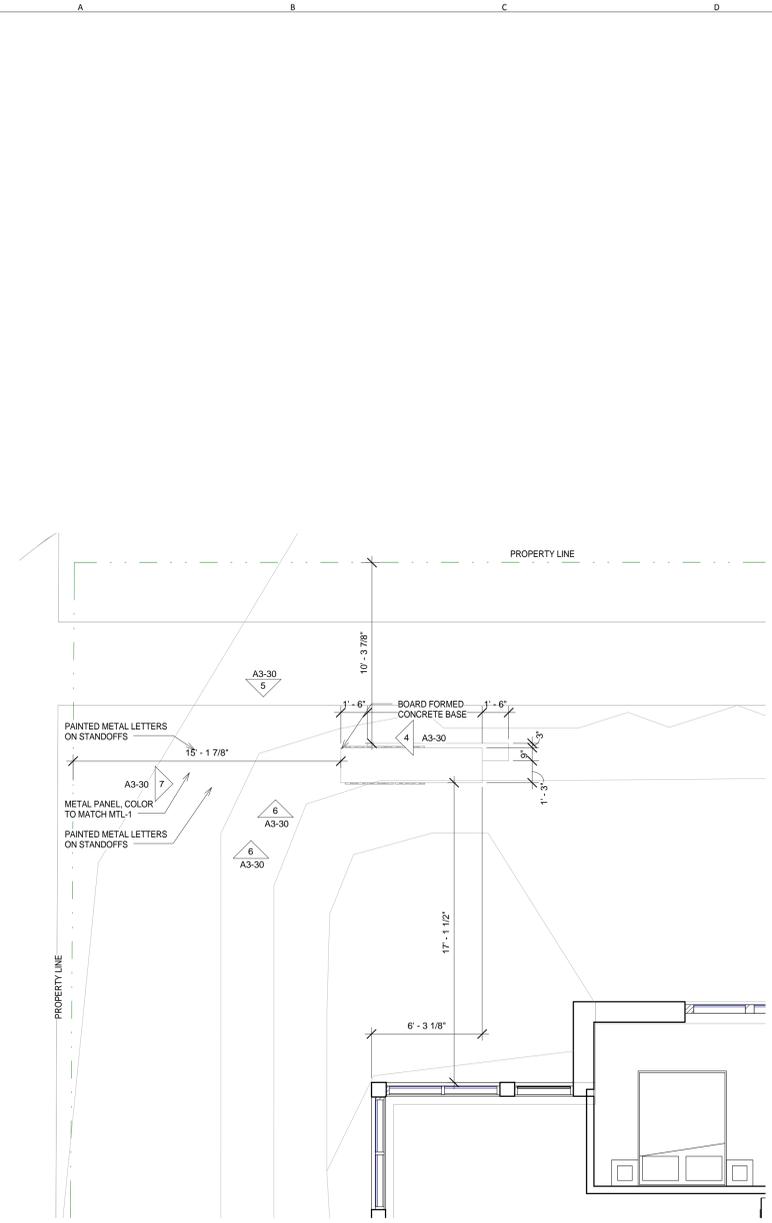
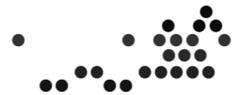
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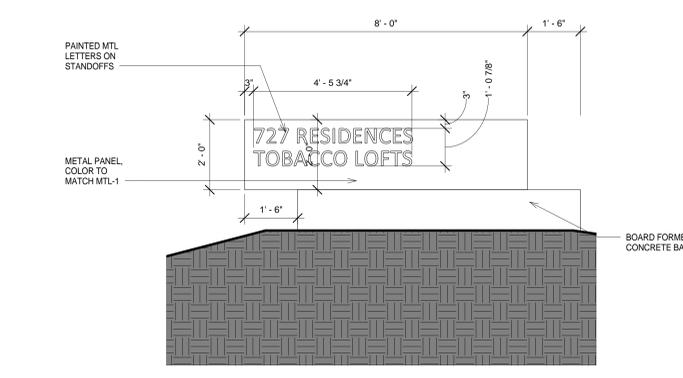
Issue		
No.	Issued for	Date
1	PLAN COM/UDC	03.07.2012

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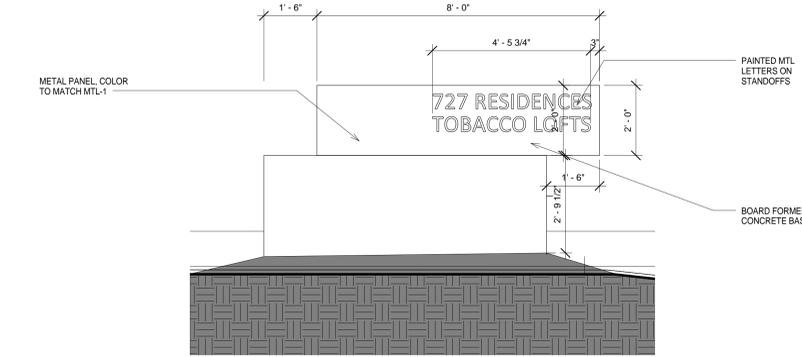
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**SIGNAGE PLANS AND
 ELEVATIONS**



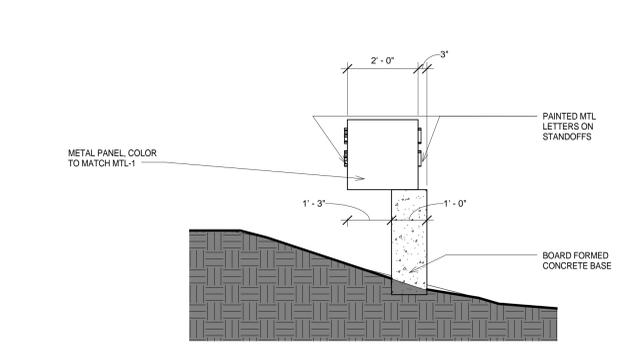
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 A3-30 1/4" = 1'-0"



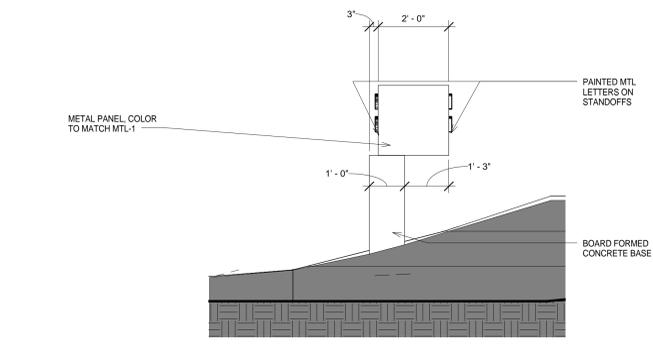
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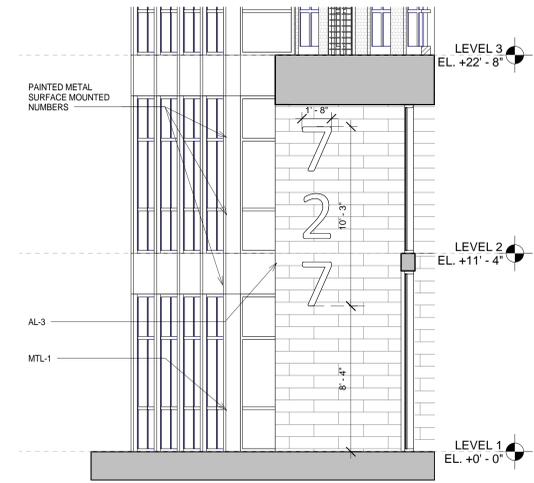
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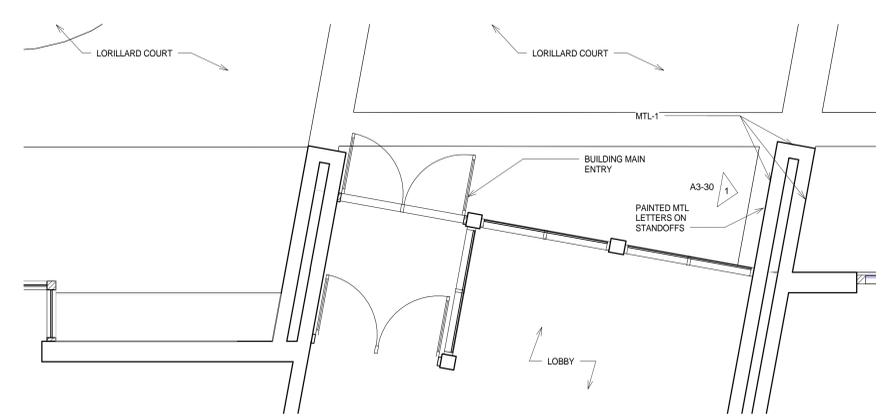
4 MONUMENT SIGN ELEVATION - EAST
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7 MONUMENT SIGN ELEVATION - WEST
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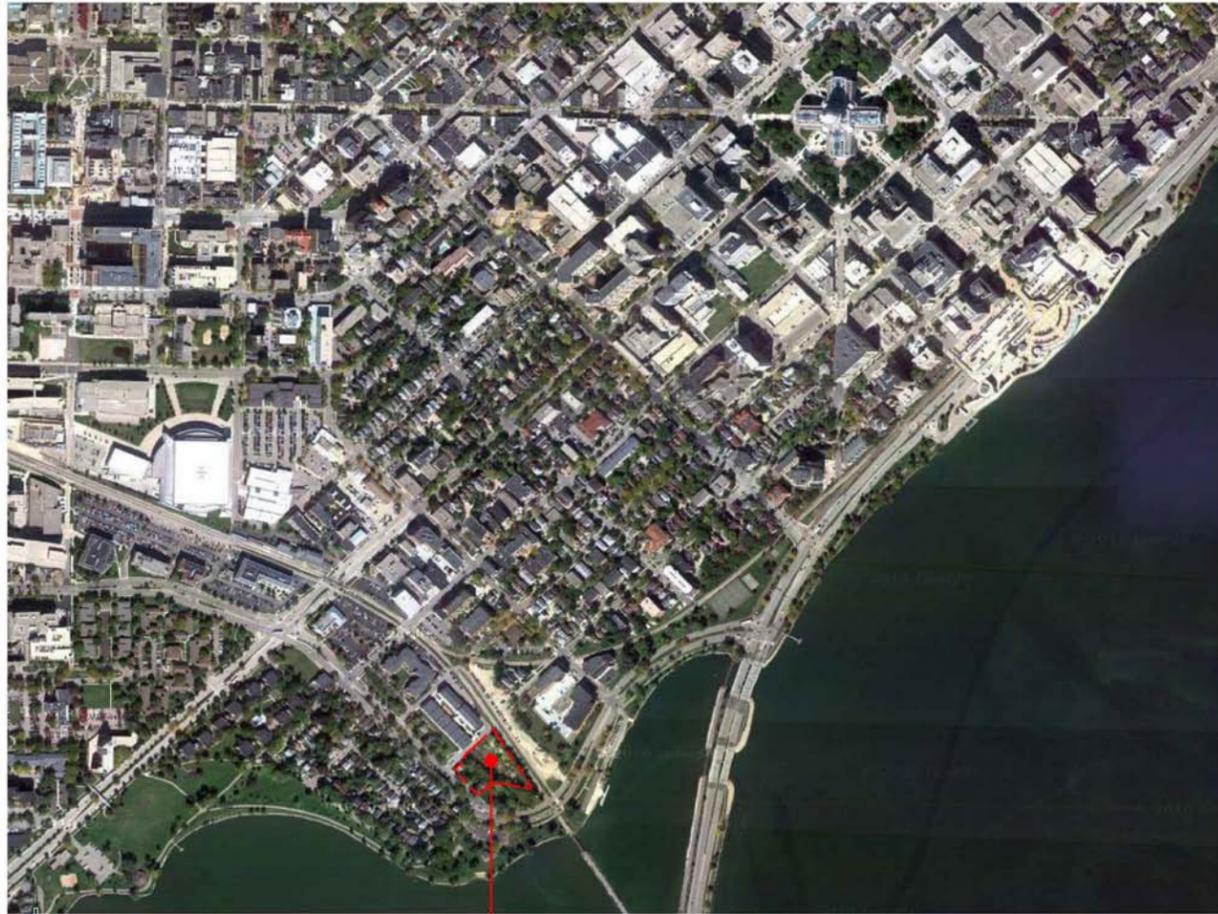


1 MAIN ENTRY SIGNAGE ELEVATION
 A3-30 1/4" = 1'-0"



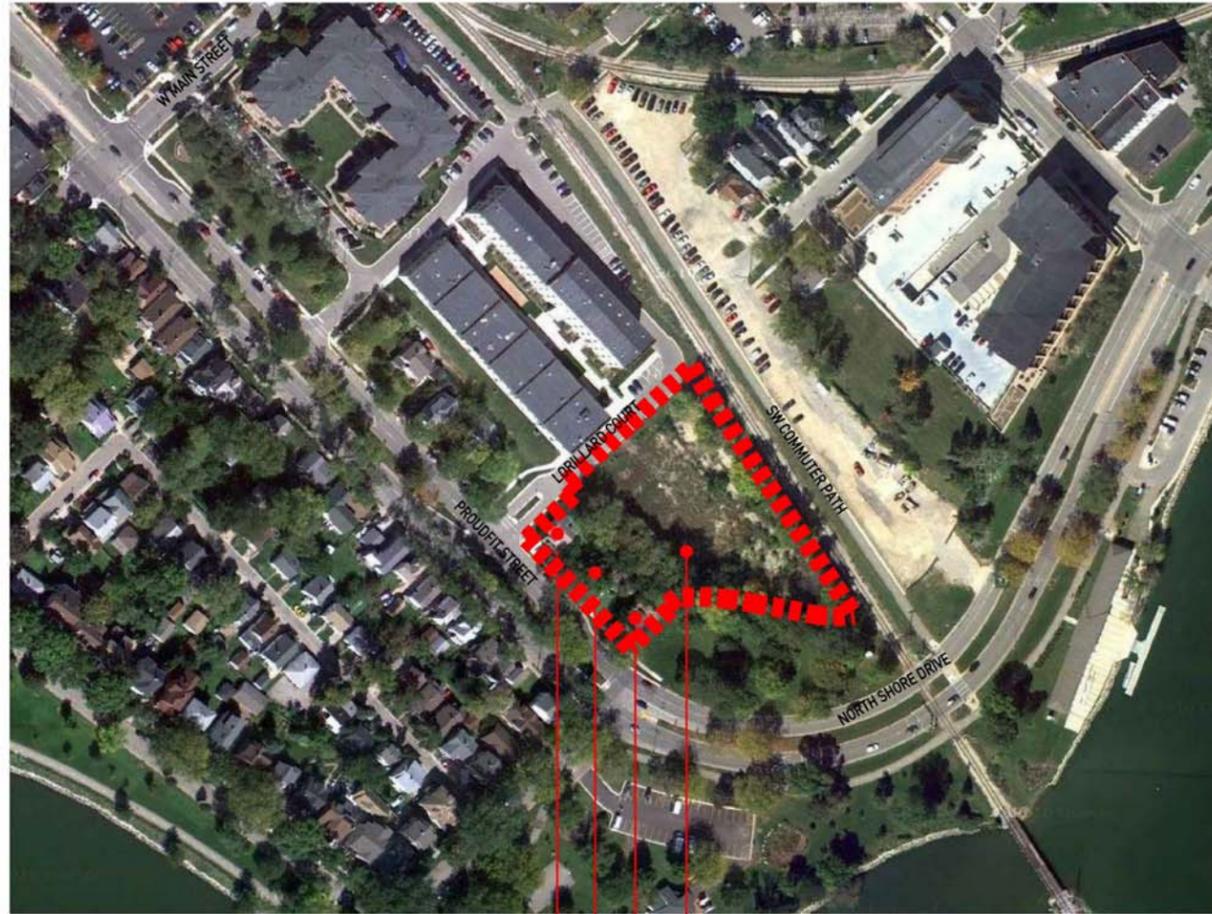
2 MAIN ENTRY SIGNAGE - SITE PLAN
 A3-30 1/4" = 1'-0"

AREA MAP



PROJECT SITE

LOCATION MAP



159 PROUDFIT
167 PROUDFIT
171 PROUDFIT

PROJECT SITE

PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE

03/09/12

PROJECT NUMBER

11101.00

SHEET TITLE

CONTEXT AERIALS



SHEET NUMBER

G-1.0

ZONING MAP



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE

03/09/12

PROJECT NUMBER

11101.00

SHEET TITLE

ZONING MAP



SHEET NUMBER

G-1.1





VIEW 1



VIEW 2



VIEW 3



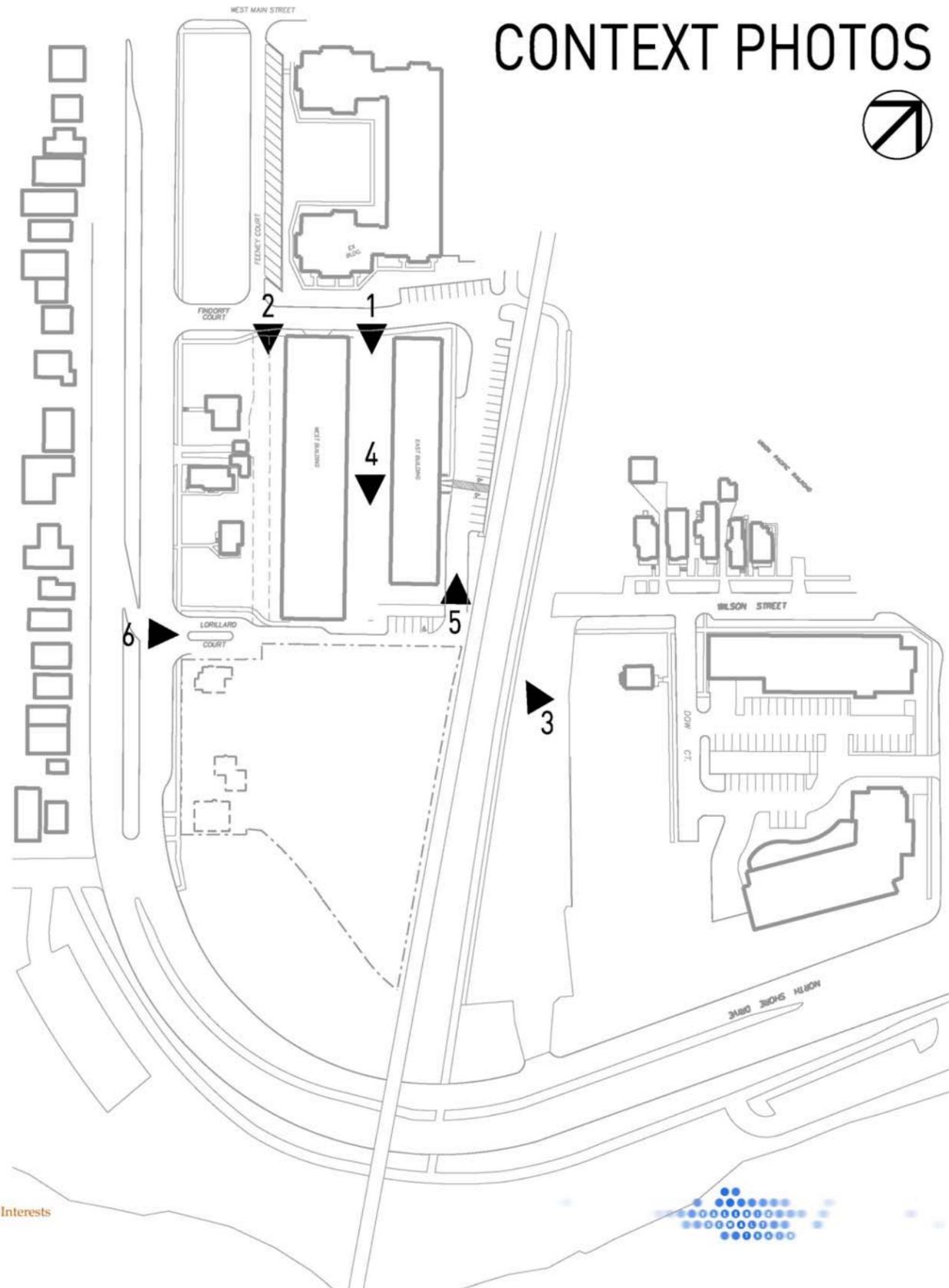
VIEW 4



VIEW 5



VIEW 6



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
CONTXT PHOTOS



SHEET NUMBER
C-1.0





VIEW 1



VIEW 2



VIEW 3



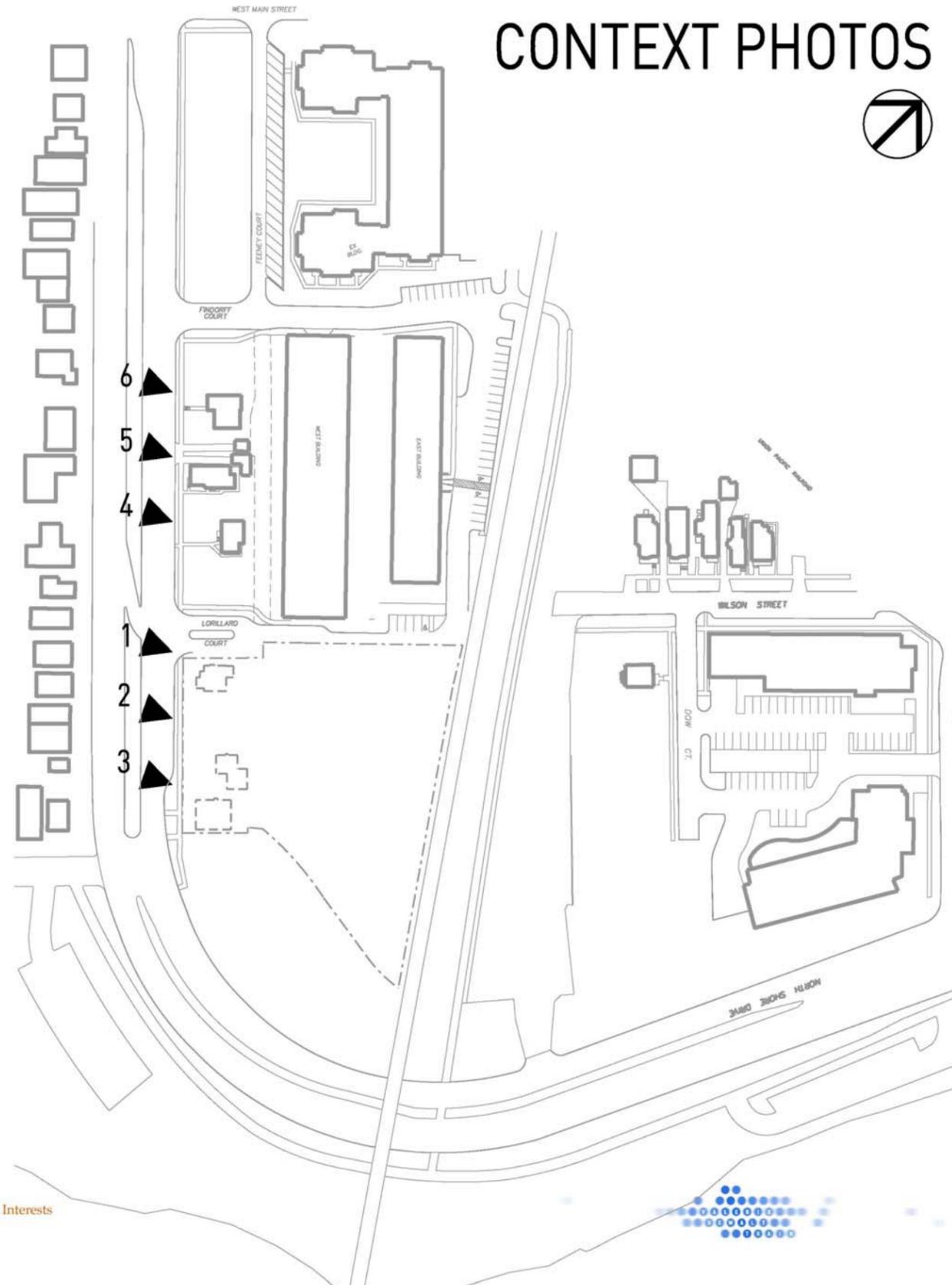
VIEW 4



VIEW 5



VIEW 6



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
CONTEXT PHOTOS



SHEET NUMBER
C-1.1





VIEW 1



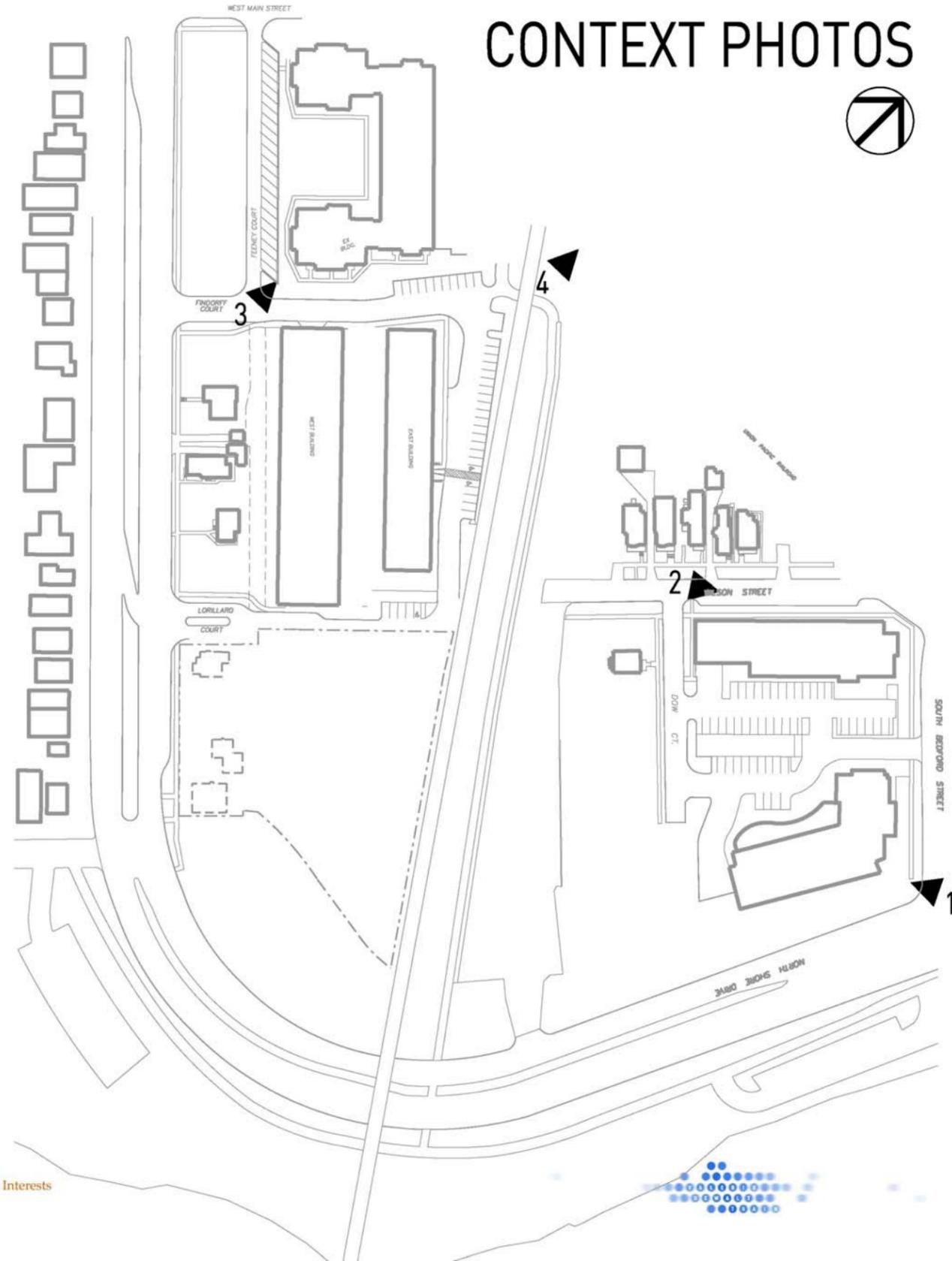
VIEW 2



VIEW 3



VIEW 4



CONTEXT PHOTOS



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
CONTEXT PHOTOS



SHEET NUMBER
C-1.2





VIEW 1



VIEW 2



VIEW 3



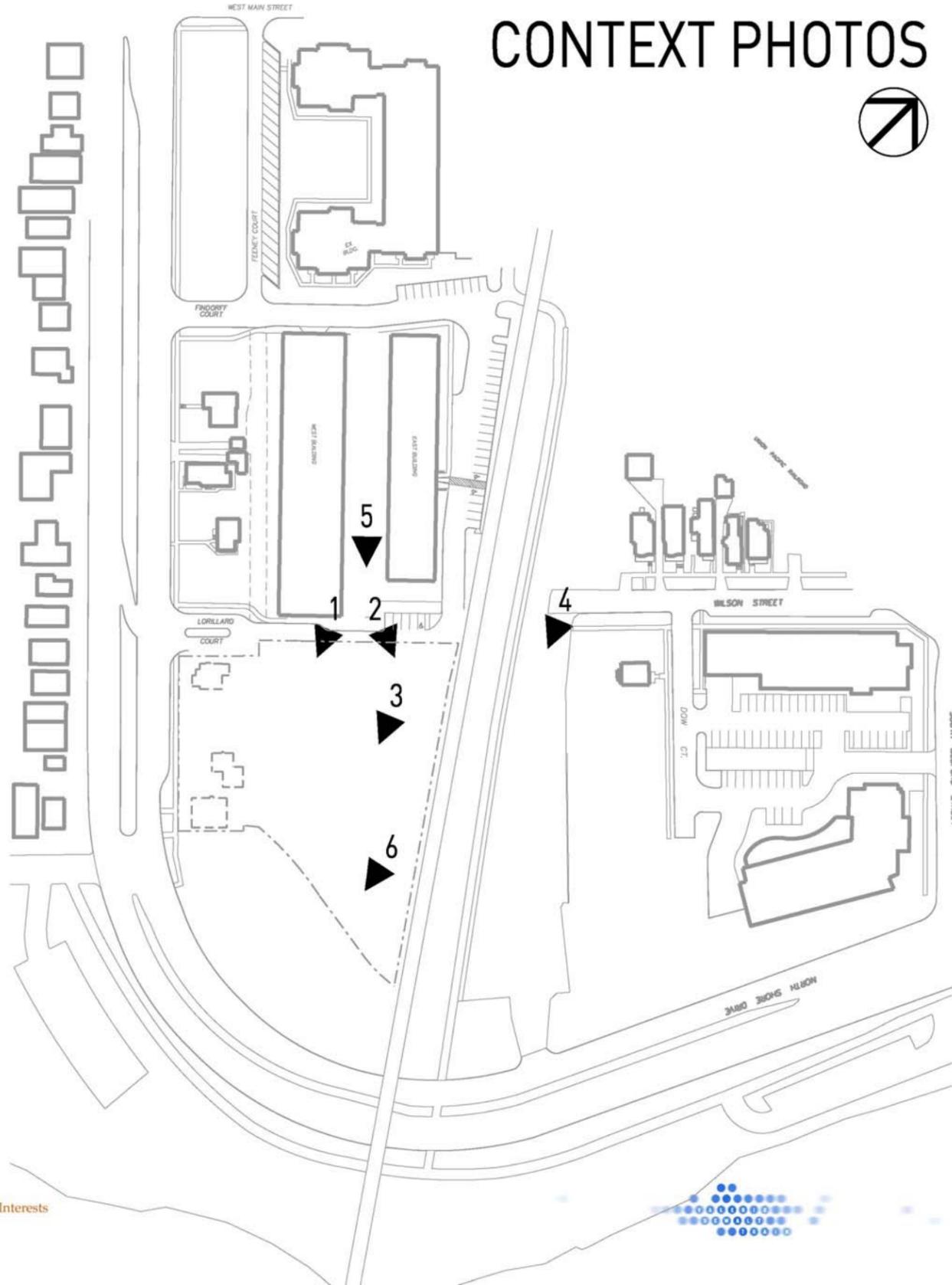
VIEW 4



VIEW 5



VIEW 6



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE

03/09/12

PROJECT NUMBER

11101.00

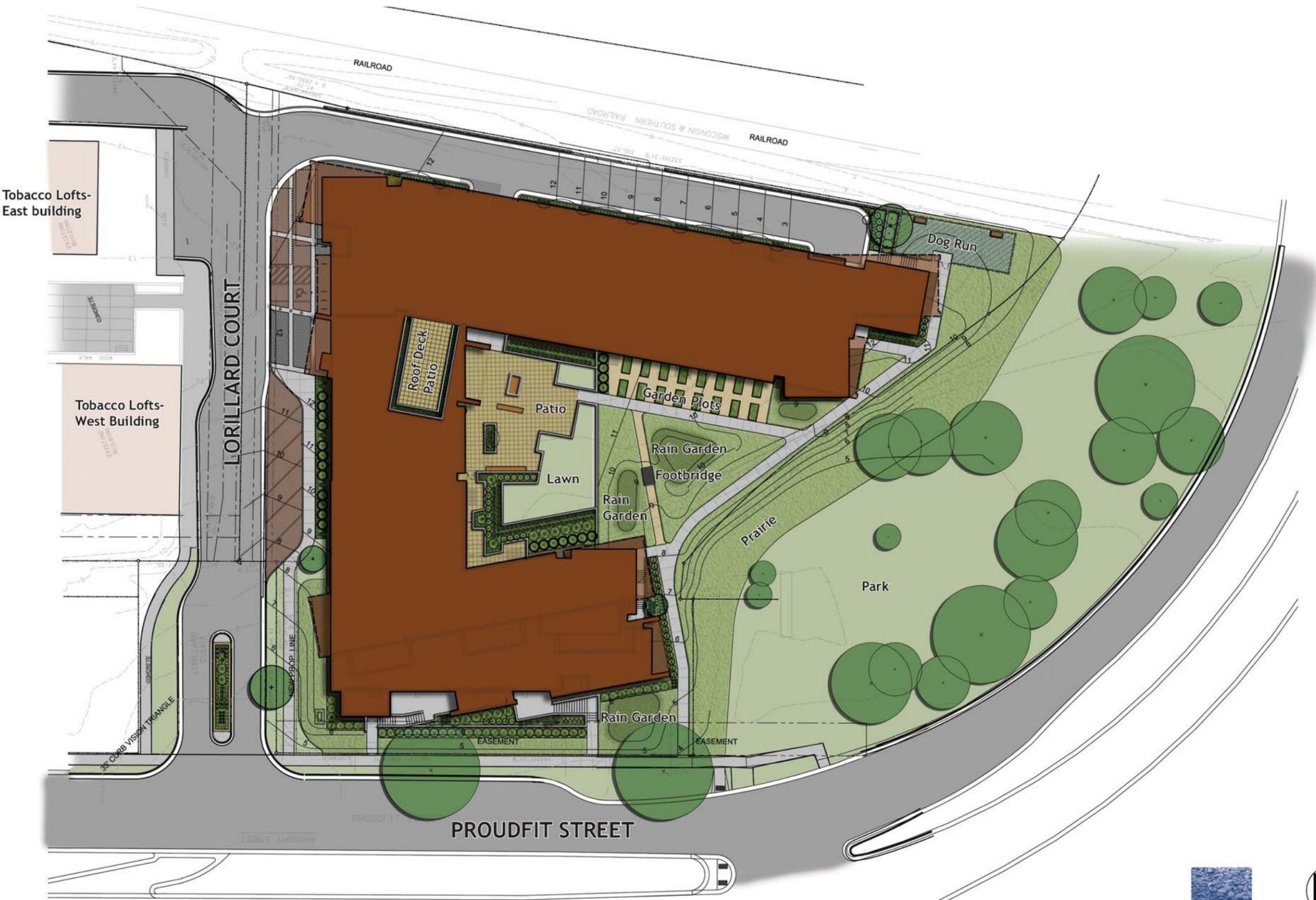
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CONTEXT PHOTOS



SHEET NUMBER

C-1.3



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
RENDERED SITE
PLAN



SHEET NUMBER
S-1.0



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
VIEW FROM
SOUTHWEST



SHEET NUMBER
V-1.0



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE

03/09/12

PROJECT NUMBER

11101.00

SHEET TITLE

VIEW FROM
SOUTHEAST



SHEET NUMBER

V-2.0



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
VIEW FROM
NORTHWEST



SHEET NUMBER
V-3.0

PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE
03/09/12

PROJECT NUMBER
11101.00

SHEET TITLE
VIEW FROM WEST



SHEET NUMBER
V-4.0





PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE

03/09/12

PROJECT NUMBER

11101.00

SHEET TITLE

VIEW FROM
TOBACCO LOFTS
COURTYARD



SHEET NUMBER

V-5.0



PROJECT NAME
727 LORILLARD

PROJECT ADDRESS
727 LORILLARD



DATE

03/09/12

PROJECT NUMBER

11101.00

SHEET TITLE

AERIAL VIEW



SHEET NUMBER

V-6.0

PROJECT DESIGN NARRATIVE

727 Lorillard Apartments

March 14, 2012

To: Al Martin – City of Madison

**From: Christopher J. Schramm – Urban Land Interests
David Jennerjahn – Valerio Dewalt Train Associates**

**Re: Urban Design Commission – Initial and Final Approval
701/737 Lorillard Court & 159-171 Proudfit Street
Madison, Wisconsin**

Site Planning and Building Massing

The proposed apartment building at 727 Lorillard Court is designed to work with the existing Tobacco Lofts to create a larger integrated residential community that responds to the demand for high quality rental units in the neighborhood as well as complete the redevelopment of this important site. The building is sited so as to respect the surrounding city fabric of streets, parks and pathways, while the building's design reflects that seen in the immediate context.

The architectural design of the apartment building takes its cues from the architectural character of the surrounding buildings: the elongated warehouse character of the renovated historic Tobacco Lofts north across Lorillard Court and the Findorff office building and National Conference of Bar Examiners building on the opposite side of the railroad tracks and Southwest Commuter Bike Path to the east. The massing and heights of the proposed apartment building wings are similar to these historic warehouse structures and the more recently completed office building developments, with the tallest wing of the apartment building being slightly shorter than both the Bar Examiners and Findorff buildings.

The siting of the longest wing of the building, the eastern wing, is to set to continue the visual lines of the easternmost Tobacco Lofts warehouse building along the railroad line. This wing is a total of five stories above grade (four levels of apartment units over a level of enclosed at-grade parking).

The west wing is a smaller scale building element that holds the street edge and respects the scale of the existing single family residential buildings in the neighborhood. This building wing has three levels of apartments over a continuation of the main underground parking level. The lowest level apartment units along this façade have private pedestrian entrances from the street and are set back a minimum of fifteen feet to provide green space between the building face and sidewalk similar to the neighboring structures, further reinforcing the connection to the contextual site.

The proposed building has its main entrance off Lorillard Court, on axis with the landscaped courtyard space between the historic warehouses, providing a visual link and connection through to its own landscaped courtyard space. This landscaped plaza, in turn, continues the visual connection south to the City parkland at the curve of North Shore Drive and Proudfit Streets and serves as an active amenity space for residents of the building.

Building Materials

Taking cues from the industrial nature of the adjacent historic Tobacco Lofts, materials have been selected that compliment the scale, texture and feel of the adjacent structures. Smooth textured beige brick encompasses the majority of the facade, interspersed with bronze colored window units with clear glazing. Mill finish crimped aluminum shingles clad the series of angled tubes in the project with windows of similar materials to elsewhere in the project. Metal balconies with cable rail are mounted to the exterior of the building, colored to match the bronze window mullions. The base level of the building is constructed of an exposed cast in place concrete finish.

Landscaping and Stormwater Management

The development of the landscape and site plan continues to emphasize the geometric pedestrian corridor created by walkways from the existing Tobacco Lofts. Direct connection, both physically and visually, is made between the two sites. A simple plant palette of predominantly native vegetation throughout the site supports the transition between existing Tobacco Lofts, the rail corridor, City of Madison Park land, and the Lake Monona shoreline.

The stormwater management plan for the project involves a mix and variety of stormwater water quality and water quantity best practices. Storm inlet oil/grease filters and sumps are proposed for Lorillard Court and the access drive into the parking ramp. Permeable pavers are proposed for the visitor parking, accessible parking and loading areas along Lorillard Court. A portion of the roof area is designed as a roof deck for residents with pavers and landscaping. Five proposed rain gardens on the site will be landscaped with prairie plant mix & seeding, and will provided water quality and water quantity treatment for the access drive and the roof area of the proposed apartment building. These rain gardens will have underdrains and overflow storm yard inlets that connect into the City's storm sewer system on Proudfit Street.

SIP ZONING TEXT

727 LORILLARD COURT
MADISON, WISCONSIN

Legal Description

The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the construction of a multi-family residential building.

B. Permitted Uses

1. Multi-family residential uses.
2. Uses accessory to permitted uses as listed above, including but not limited to the following:
 - a. Underground and surface parking.
 - b. Indoor and outdoor amenity and recreation areas associated with multi-family residential units.
 - c. On-site management office for the management and leasing of multi-family residential units.
 - d. Home occupation. A resident may use a portion of his/her dwelling as his/her own personal office or studio space, subject to the provisions of Home Occupations as specified in Section 28.04(26) of the Madison General Ordinances.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the approved plans.

E. Yard Requirements

Yard areas will be provided as shown on the 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 the approved plans.

H. Lighting

Site lighting will be provided as shown on the approved plans.

I. Signage

Permanent signage will meet the requirements of Chapter 31 of the Madison General Ordinances and will be permitted as shown on the approved plans.

Permitted temporary signs will include project construction signs and signs associated with the marketing of the multi-family residential units within the project.

J. Family Definition

The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances as it relates to R6 zoning districts.

K. Miscellaneous

This building is located adjacent to an existing railroad right-of-way and may experience noise and vibration from current railroad traffic and possible future commuter rail services.

L. 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 Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

EXHIBIT A

727 LORILLARD COURT
MADISON, WISCONSIN

Legal Description

Lots 2 and 3 Certified Survey Map No. 11210, recorded in Volume 67 of Certified Survey Maps pages 302-309 as Document No. 3978226, part of Lots 11, 12, and 13, and part of vacated Feeney Court, Warren's Addition to the City of Madison, recorded in Volume A of Plats, Page 8, part of lots 1 and 2, Block 28, Original Plat of the City of Madison recorded in Volume A, page 1 and a parcel of land all located in the NW ¼ of the SE ¼ of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the most northerly corner of said lot 2 Certified Survey Map No. 11210; thence southeasterly on a curve to the right which has a radius of 2890.56 feet and a chord which bears S30°44'03"E, 47.70 feet; thence S33°55'31"E, 335.37 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 155.00 feet and a chord which bears N89°30'52"W, 48.63 feet; thence N80°29'21"W, 80.72 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 350.00 feet and a chord which bears N85°45'11"W, 100.86 feet; thence S55°12'22"W, 16.72 feet; thence S44°01'11"E, 7.09 feet; thence S45°44'14"W, 71.83 feet; thence N44°01'11"W, 192.17 feet; thence N45°44'14"E, 88.33 feet; thence N44°01'11"W, 17.10 feet; thence N46°39'27"E, 219.56 feet to the point of beginning. Containing 73,130 square feet (1.679 acres).

Lot Area

This Specific Implementation Plan contains 73,130 square feet (1.679 acres).



Urban Land Interests

LETTER OF INTENT
727 Lorillard Apartments
March 7, 2012

To: City of Madison Plan Commission

From: Christopher J. Schramm
Urban Land Interests

Re: 701/737 Lorillard Court & 159-171 Proudfit Street
Madison, Wisconsin

PROJECT ADDRESS

The current addresses of the properties within the development site are:

- 701 Lorillard Court
- 737 Lorillard Court
- 159 Proudfit Street
- 163 Proudfit Street
- 167 Proudfit Street
- 171 Proudfit Street

The proposed development consists of a single building with a requested new address of 727 Lorillard Court.

PROJECT DESCRIPTION

Urban Land Interests (ULI) is proposing to develop a multifamily residential building on a primarily vacant 1.7 acre site south of the existing Tobacco Lofts apartments in the Bassett Neighborhood. The U-shaped building ranges from two to five stories tall and wraps around a central courtyard. The proposed building contains approximately 116 market-rate apartments, including studio, one-bedroom and two-bedroom units.

Proposed resident amenities include an onsite management office, a fitness center, a multi-purpose community room, a landscaped courtyard with a fire pit and gas grills, a roof deck, enclosed bike storage and maintenance areas, a dog run and dog washing area, and resident garden plots.

The building is served by approximately 135 resident parking stalls located on one level of underground parking and a partial level of enclosed at-grade parking under the longer wing of the building, along with limited surface parking for visitors. Access to the site is from Lorillard Court, and utilizes the existing left-in only median break on Proudfit Street.

DEVELOPMENT TEAM

Owner	Urban Land Development, LLC	Brad Binkowski/Tom Neujahr
Developer	Urban Land Interests	Chris Schramm
Architect	Valerio Dewalt Train Associates	David Jennerjahn/Tom Daly
Structural Engineer	Pierce Engineers	Kurt Frey
Landscape Architect	Ken Saiki Design	Ken Saiki/Abbie Moilien
Civil Engineer	Ken Saiki Design	Steve Whayland

CONSTRUCTION SCHEDULE

Construction is anticipated to begin in June of 2012. The projected construction duration is approximately 12 months, with completion of the building and occupancy of the first units in June of 2013.

CURRENT ZONING

The PUD-GDP zoning recorded in 2004 for 701 and 737 Lorillard Court allows for up to 158 residential units in a building up to nine stories tall. The four residential lots at 159-171 Proudfit Street have historically been zoned R-5.

In 2008 and 2009, a PUD-GDP/SIP for two commercial office buildings on this site was conditionally approved but was never recorded.

APPROVALS REQUESTED

As part of this application the following approvals are requested:

- Rezoning of the entire property to Planned Unit Development – Specific Implementation Plan to allow the construction of a 116- unit multifamily residential building.
- Demolition of the three vacant houses at 159, 167 and 171 Proudfit.

CERTIFIED SURVEY MAP

The site for the proposed development consists of Lots 2 and 3 of Certified Survey Map 11210 (701 and 737 Lorillard Court), along with the platted lots identified as 159, 163, 167 and 171 Proudfit Street (which include part of vacated Feeney Court). The boundaries of the site are identified on the survey and legal description included with this application.

A new Certified Survey Map which will combine the six existing parcels into a single lot will be submitted for approval under a separate application. A draft of the proposed CSM is attached.

EXISTING CONDITIONS AND USES

The site has been held for future development since it was purchased in 2004. The majority of the site area is vacant land. It is covered by a combination open grassy areas, trees and heavy scrub brush, gravel, concrete, and stored construction materials.

The four residential lots along Proudfit Street (containing three houses) were purchased from J.H. Findorff as additional development land under the same purchase agreement as the former tobacco warehouses and the other land within the existing GDP. The houses were vacant at the time of purchase by ULI and have remained vacant since that time.

The Tobacco Lofts apartments, ULI's 2005 adaptive reuse of the two historic tobacco warehouse buildings as 61 residential units, is located just north of the site across the private portion of Lorillard Court. The site is bounded by Proudfit Street to the west and the Wisconsin & Southern rail line and Southwest Commuter bike path to the east. An area of City park land is located between the southern edge of the site and the curve of Proudfit Street where it becomes North Shore Drive.

DEMOLITION

The proposed development will require the demolition and recycling of the three vacant houses located at 159, 167 and 171 Proudfit Street. The houses are small (821, 896 and 1,273 square feet) and were constructed in the 1940's. They were acquired as part of a larger development site and have been unoccupied since they were purchased from Findorff along with the adjacent property in 2004.

The demolition of these houses was previously approved by the Plan Commission and Common Council in 2008 as part of the conditional approved for a proposed but unbuilt office development on the site, and is being requested again as part of the current development proposal. Notice of the intent to request a demolition permit was provided to the required parties in the attached October 18, 2011 letter and via the City's online interested parties notification system.

In connection with the 2008 demolition request, an architectural and structural assessment of each of these houses was prepared. The physical inspection of the houses determined that they are in poor condition and would require significant repairs to be made habitable. All have significant water damage in addition to other structural and cosmetic deficiencies. A copy of this report, including photos, is attached.

Each house was also documented in a 2008 report prepared by Katherine Rankin in conjunction with the Landmarks Commission review of the previous demolition request. This report, which is attached to the architectural and structural assessment, found that none of the houses has any known architectural or historical interest. The Landmarks Commission confirmed this conclusion in November, 2011 as part of its review of the current demolition request.

Due to their size, physical condition, and lack of historical or architectural value, these houses are not practical or economically feasible to relocate. The assessment team indicated that the cost of renovation would exceed the cost of new and more functional construction. All applicable provisions of the demolition ordinance will be complied with and a reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit.

PROPOSED USES

Proposed uses of the site are multifamily residential use and accessory uses, including underground and surface parking, indoor and outdoor resident amenity and recreation spaces and an on-site management and leasing office, as shown on the attached plans and outlined in the proposed SIP Zoning Text included with this submittal.

COMPATIBILITY WITH APPROVED MASTER PLANS

Bassett Neighborhood Master Plan

The 1997 Bassett Neighborhood Master Plan identifies this site for residential development, and the proposed project is consistent with the overall goals of the plan and with the pattern of development in the immediate area since the creation of the plan.

City of Madison Comprehensive Plan

The 2006 City of Madison Comprehensive Plan identifies the Findorff Yards Sub-District as a mixed-use area appropriate for residential and office development of two to four stories. The proposed development is generally compatible with the recommendations of the Comprehensive Plan.

City of Madison Draft Downtown Plan

While the Draft Downtown Plan identifies this site for predominantly employment use, due at least in part to ULI’s previously approved but unrecorded rezoning for an office development, the Plan’s recommendations for the Tobacco Warehouse district are to “continue its revitalization as a residential and office area blending new buildings and restoration of historic structures. Future emphasis should be on strengthening connections to surrounding areas and enhancing the streetscape and open spaces.” The proposed development is consistent with these goals and with the identified maximum building height of 6 stories.

NEIGHBORHOOD AND CITY PROCESS

ULI first presented the possibility of a new residential development on this site to the Bassett Neighborhood in August, 2011, and the preliminary conceptual design for this project was brought to the neighborhood in October, 2011 and again in November, 2011. Since that time, the development team has been in contact with Alders Verveer and Ellingson (Proudfit Street is the dividing line between Districts 4 and 13), and neighborhood steering committee was formed (including representatives from both the Bassett and Monona Bay neighborhoods). The steering committee has met three times to review various aspects of the project, and a presentation was made by the development team to a large joint meeting of the two neighborhoods on January 24, 2012.

The design team has met with various members of City staff from a number of departments, including a meeting with the DAT in January, 2012. A Landmarks Commission presentation and an informational Urban Design Commission presentation were made in December, 2011 and the project received very positive feedback from both groups.

Overall, the proposed design has received good reviews from both the neighborhood and the City for having an appropriate scale for the neighborhood, for its compatibility with both the historic tobacco warehouse buildings and the newer Findorff and Bar Examiner’s buildings, for the quality and energy of the architecture, and for the thoughtful approach to the site design and stormwater management plan.

SITE AREA

The site area includes the undeveloped portion of the Tobacco Row PUD (Lots 2 and 3 of CSM 11210) along with the four residential lots at 159-171 Proudfit Street (which now include the adjacent previously-vacated portion of Feeney Court).

The site contains approximately 73,130 square feet (1.679 Acres). A legal description is attached.

BUILDING AREA

Approximate total building areas by use are identified below. Building areas by floor are listed on the attached plans.

Residential Area	133,897 SF
Parking Area	45,493 SF
Total Building Area	179,390 SF

PARKING AND LOADING

It is an important objective of the development to minimize the amount of site area dedicated to surface parking and to provide adequate on-site parking in order to minimize the impact on the adjacent neighborhood. The resident parking ratio is 1.16 stalls per unit, and all of it is located underground or enclosed within the building at grade level. In order to minimize paved site area, the sloped parking access drive along the back of the site also serves as a fire lane. In addition, this location, in close proximity to a

major employment center and next to the bike path, should attract a significant number of pedestrian and bike commuters. The following vehicle and bike parking is provided in the proposed plans:

Enclosed/Below Grade Resident Parking	135 Stalls	(4 Accessible Stalls)
Surface Visitor Parking	5 Stalls	(1 Accessible Stall)
Total Parking	141 Stalls	(5 Accessible Stalls)
Resident Bike Parking (Interior Bike Rooms)		119 Bikes
Visitor Bike Parking (Exterior Bike Racks)		12 Bikes
Total Bike Parking		131 Bikes

If required by resident demand, additional bike parking may be provided in the future with the addition of wall-mounted bike racks in the enclosed parking areas. Motorcycle and moped parking will also be provided in the enclosed parking areas.

Two 10' x 35' loading spaces are located adjacent to the main building entry and are served by a dedicated service entry with direct access to the building elevators to accommodate deliveries and tenant move-ins and move-outs.

TRASH REMOVAL AND STORAGE/SNOW REMOVAL

Trash and recycling storage is located in a dedicated room inside the at-grade enclosed parking area of the building and will not be visible from outside the building. The owner will contract with outside vendors for trash removal, recycling and snow removal.

SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

Sustainability and energy efficiency are integrated into the design of the project at every level, from high efficiency mechanical systems and energy efficient appliances and lighting to water saving plumbing fixtures and low V.O.C. finishes. ULI is working with Focus on Energy to maximize the energy efficiency of the building design and systems. Sustainable design is also a focus of the stormwater management and landscaping approach for the site, with permeable pavers in surface parking and loading areas and multiple rain gardens integrated into the landscape design to help infiltrate stormwater runoff from the site and the roof.

REQUIRED CITY AGREEMENTS AND EASEMENT MODIFICATIONS

Lorillard Court Island Landscaping

The western portion of Lorillard Court between Proudfit Street and Feeney Court is a public right-of-way. A small traffic island, currently planted with grass, exists in the center of the Lorillard Court right-of-way where it meets Proudfit. ULI requests permission to landscape this island, which is a focal point of the entry to ULI's existing Tobacco Lofts apartments as well as the proposed 727 Lorillard development. ULI proposes to improve the island with new plantings as shown on the attached plans at its cost, and to maintain the landscaping within the island.

Storm Sewer Easement Encroachments

In 2004, a 15' wide storm sewer easement was imposed on the perimeter of the development site inside of the Proudfit Street sidewalk. Based on concerns raised by ULI about the impact of this easement on the buildable area of the site, the storm sewer pipe was offset from the centerline of the easement toward the sidewalk during construction, and the possibility of modifying or encroaching into this easement was left open by the City.

As part of this development, a number of minor encroachments are being requested to allow for flexibility in the design and construction of the proposed building, including the ability to provide enhanced landscaping and a number of direct unit entries that connect to and activate the Proudfit Street sidewalk.

Specifically, ULI requests that a retaining wall and planting area, pedestrian access sidewalks, apartment unit entry stairs and a project identification sign be allowed to encroach within the northeast 5' width of the easement, subject to specific provisions acceptable to the City.

These encroachments should not preclude the City from accessing and maintaining the storm sewer line in the future. Similar encroachments were allowed as part of the approval of the office development previously proposed for this site, and a Consent to Occupy Easement was recorded in 2010 to allow those encroachments. ULI requests that this encroachment agreement be amended to reflect the encroachments shown on the exhibits attached to this application. Copies of the existing Consent, along with previous correspondence with the City of Madison Engineering Division regarding this 15' easement area are also included.

Attachments:

Legal Description

Proposed SIP Zoning Text

Supporting Documents

Project Design Narrative

Project Renderings

Draft Certified Survey Map

Title Report (Copies of recorded documents available upon request)

October 18, 2011 Notice of Intent Letter

Structural/Architectural Assessment of Homes for Proposed Demolition

Storm Sewer Easement Encroachment Documentation

Plans