QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \ST-04-14\ST04BASE.DWG

WEST JOHNSON STREET

PARCEL A
ORIGINAL PLAT OF MADISON BLOCK 11 LOT 2
125 W. Johnson St.
Existing 2-Story Brick Building

PARCEL B
435 W. Johnson St.
Existing 2-Story Wood Framed Building

PARCEL C
431 W. Johnson St.
Existing 3-Story Wood Framed Building

437 W. Johnson St.
Existing 3-Story Stucco Building

409 W. Johnson St.
PROPOSED 12-Story Building

ORIGINAL PLAT OF MADISON BLOCK 11 LOT 1

ORIGINAL PLAT OF MADISON BLOCK 11 LOT 14

ORIGINAL PLAT OF MADISON BLOCK 11 LOT 13

EX. SAN MH
RIM=858.50
IE=850.73

EX. HYDRANT

EX. 12" RCP STORM SEWER

EX. INLET
TC=857.60±
IE=852.56±

EX. 8" SANITARY SEWER

EX. 18"x30" HERCP STORM SEWER

EX. SAN MH
RIM=854.88
IE=849.88

N43°56'29"E 265.37'

S43°56'26"E 133.95' (S45°E 132')

N43°50'55"W 133.88' (N45°W 132')

S45°58'14"W 132.59' (S45°W 132')

EX. FENCE

EX. POWER POLE (TYP.)

EX. RETAINING WALL

Concrete Walk

Concrete Drive

Gravel Parking Lot (Stalls not Marked)

Asphalt Parking Lot (Stalls not Marked)

Existing Joint Driveway Agreement W13198 Records, P.R. Doc #2158903 Easement is Subject to Adjoining Existing Buildings Easement is 11'2" Deep x 9.45' Wide

Wood Framed Fire Escape

Overhang Stoop

Landscaping

Porch/Deck 1st & 2nd Story

Timber Wall w/Raised Landscaping Area

Concrete Wall w/Raised Landscaping Area

Concrete Wall Flush w/Walk

Existing 2-Story Wood Framed Building

Window Well

0 10 20

JOHNSON BEND – 425 W. JOHNSON STREET
EXISTING SITE PLAN
DATED: AUGUST 8, 2014

C1.1

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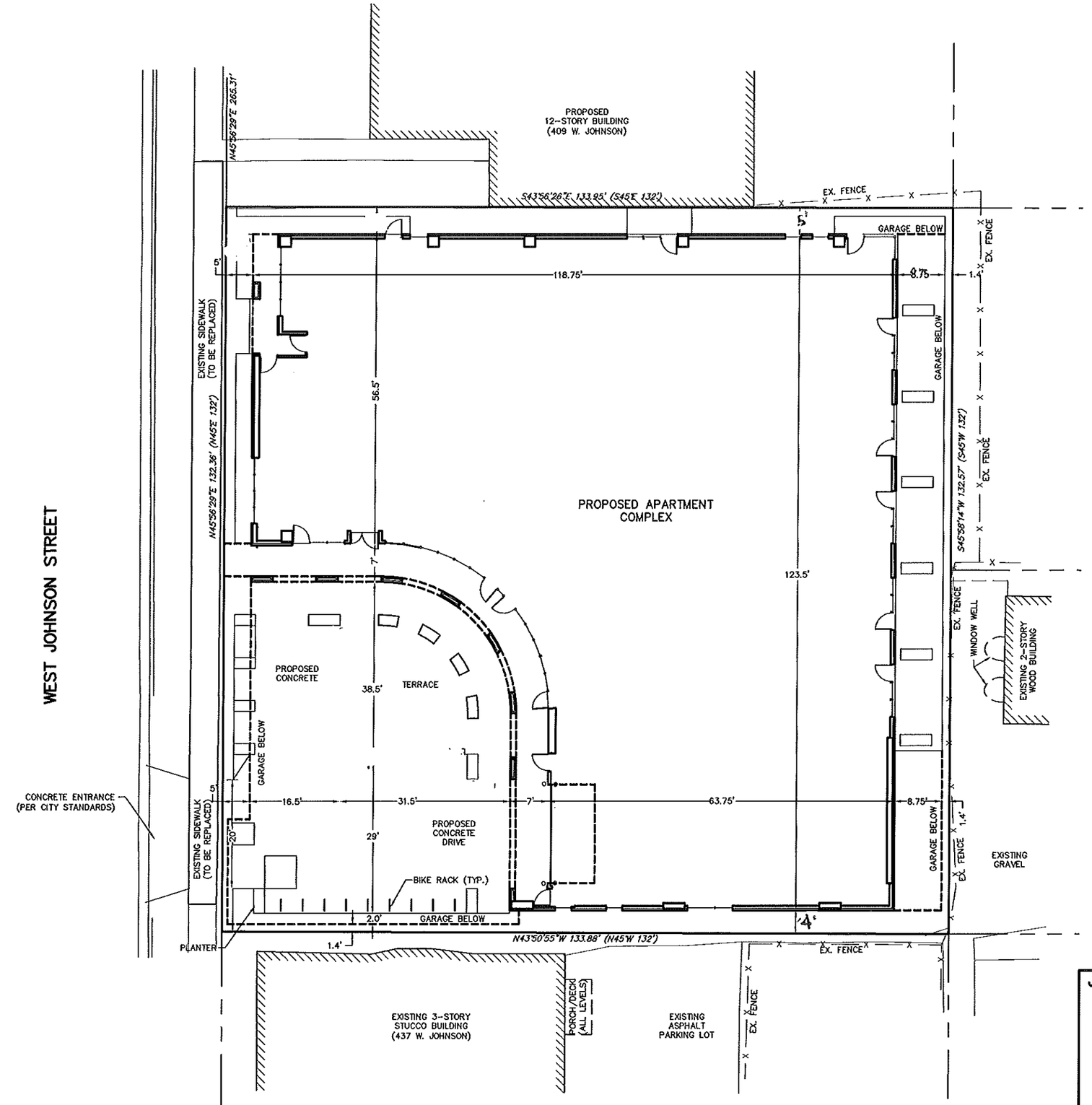

DUMPSTER NOTE
THERE WILL BE NO DUMPSTER POSITION ON THE SITE AND THE GARBAGE REMOVAL WILL BE MANAGED WITHIN THE BUILDING.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 425, 431 & 435 WEST JOHNSON STREET
Site acreage (total) 17,759 s.f.

Number of building stories (above grade) 12
Building height 140'
DILHR type of construction (new structures or additions) 1A
Total square footage of building 11,810 s.f.
Total square footage of garage 16,320 s.f.

Use of property APARTMENTS
Gross square feet of office N/A
Gross square feet of retail area N/A
Number of employees in warehouse N/A
Number of employees in production N/A
Capacity of restaurant/place of assembly N/A

Number of bicycle stalls shown 22

Number of Parking stalls (SEE PARKING PLAN)

	SHOWN
Small Car	0
Large Car	0
Accessible	0
Total	0

Number of trees shown (See Landscape Plan)

JOHNSON BEND – 425 W. JOHNSON STREET
PROPOSED SITE PLAN
DATED: AUGUST 8, 2014

C1.2

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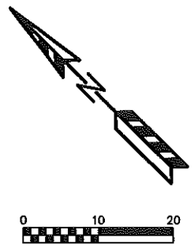
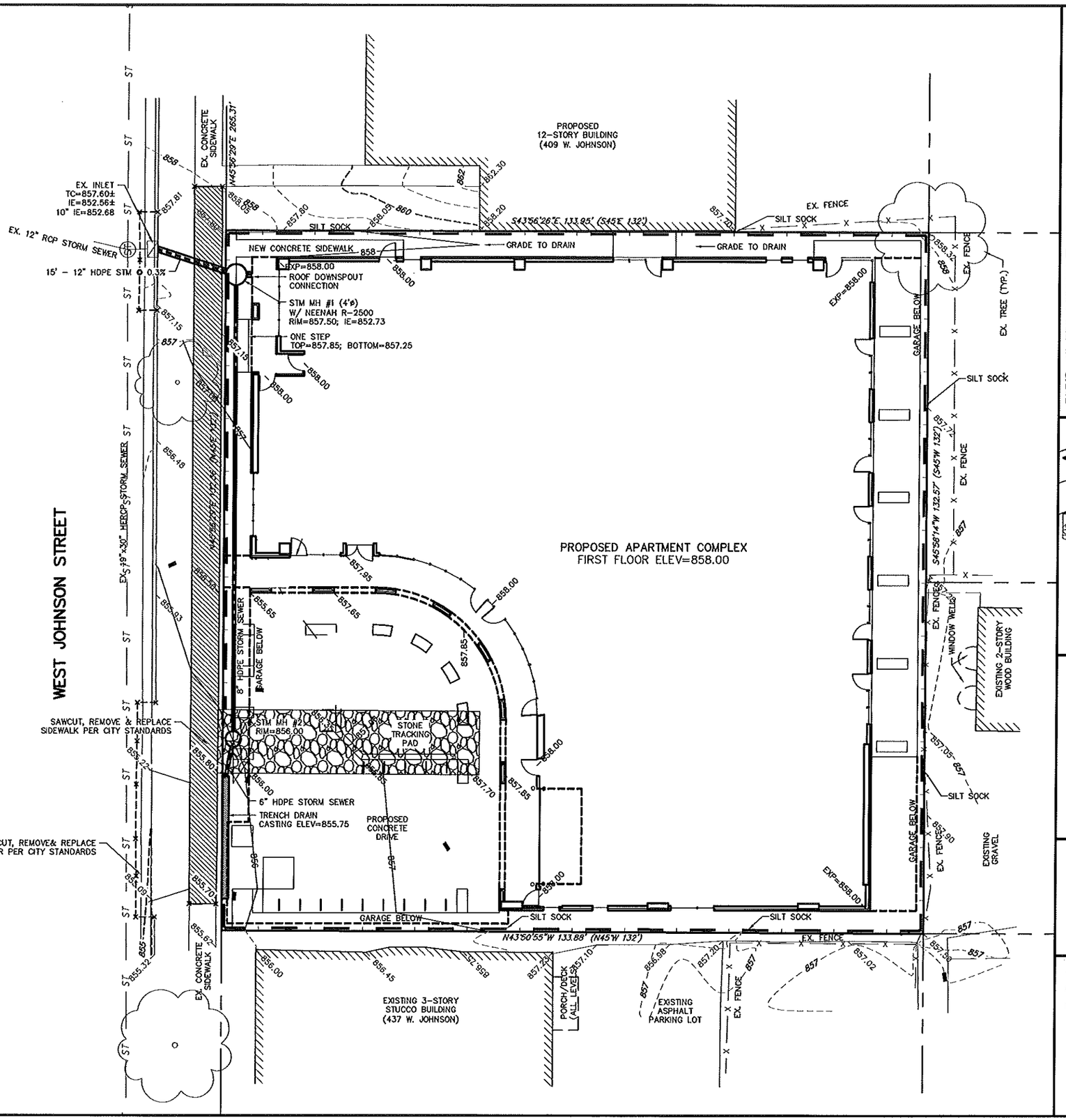


LEGEND:

- 856 – EXISTING MINOR CONTOUR.
- 855 – EXISTING MAJOR CONTOUR.
- 856 – PROPOSED MINOR CONTOUR.
- 855 – PROPOSED MAJOR CONTOUR.
- 856.40 – PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT IF NOT NOTED)
- EXP=889.00 – BUILDING EXPOSURE ELEVATION.



EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

NOVEMBER 1, 2014	INSTALL EROSION CONTROL DEVICES.
NOVEMBER 1 – 30, 2014	DEMOLISH EXISTING BUILDINGS AND SIDEWALKS.
DECEMBER 1, 2014 – MAY 1, 2016	CONSTRUCT BUILDING, SIDEWALK, UTILITIES AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

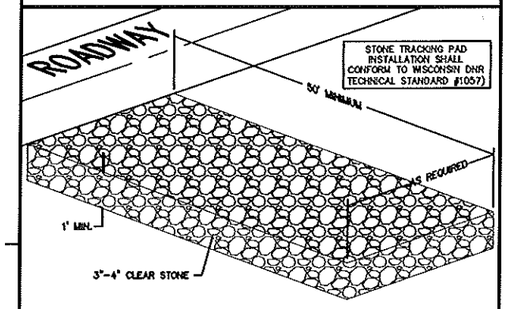
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL WET DETENTION NATIVE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

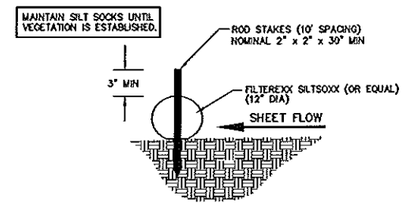
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
LES OROSZ
505 UNIVERSITY AVENUE
MADISON, WI 53703

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



STONE TRACKING PAD DETAIL



SILT SOCK DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

JOHNSON BEND – 425 W. JOHNSON STREET
GRADING AND EROSION CONTROL PLAN
DATED: AUGUST 8, 2014

C1.3

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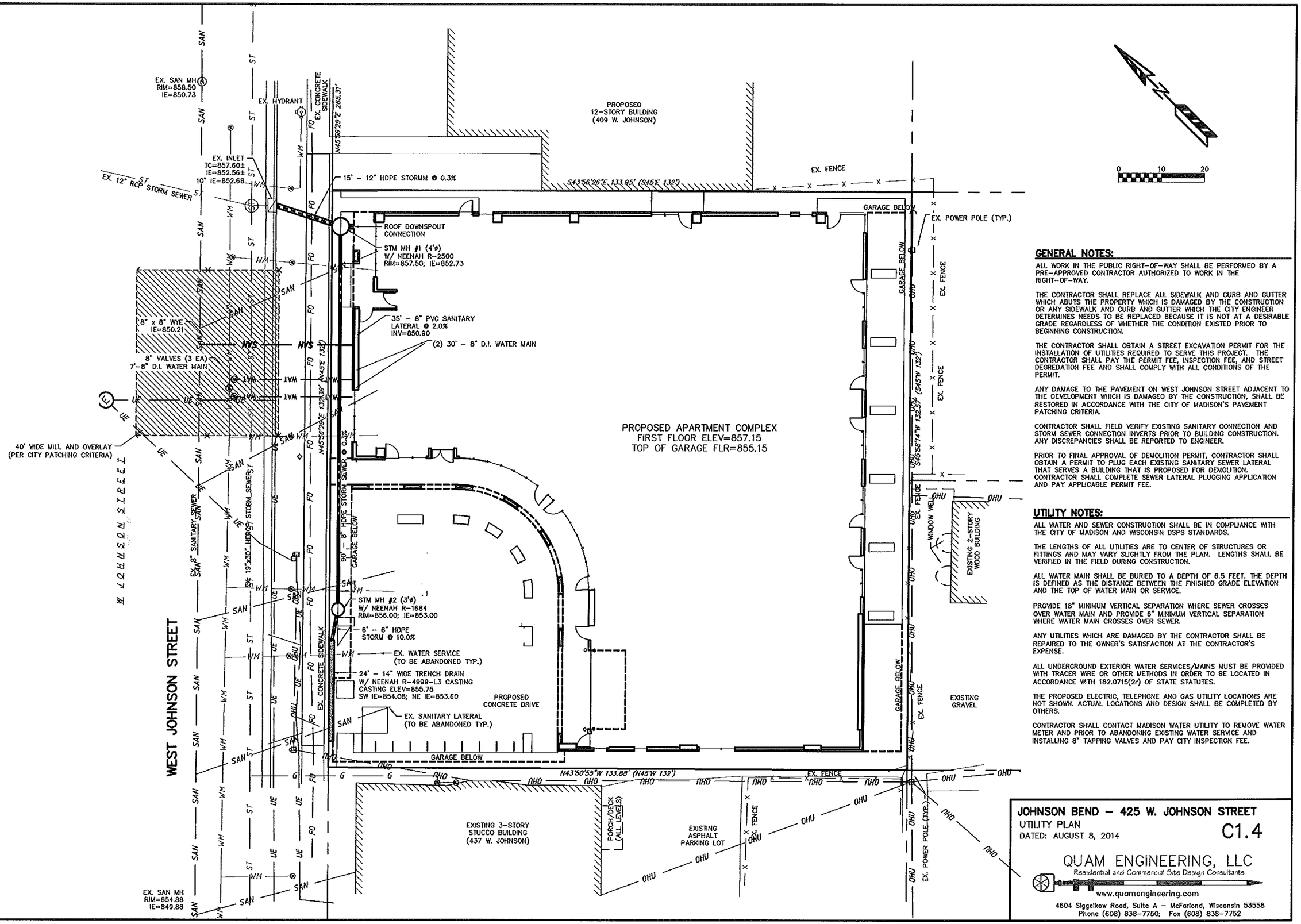

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT FOR THE INSTALLATION OF UTILITIES REQUIRED TO SERVE THIS PROJECT. THE CONTRACTOR SHALL PAY THE PERMIT FEE, INSPECTION FEE, AND STREET DEGREDATION FEE AND SHALL COMPLY WITH ALL CONDITIONS OF THE PERMIT.

ANY DAMAGE TO THE PAVEMENT ON WEST JOHNSON STREET ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND STORM SEWER CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

PRIOR TO FINAL APPROVAL OF DEMOLITION PERMIT, CONTRACTOR SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES A BUILDING THAT IS PROPOSED FOR DEMOLITION. CONTRACTOR SHALL COMPLETE SEWER LATERAL PLUGGING APPLICATION AND PAY APPLICABLE PERMIT FEE.

UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

CONTRACTOR SHALL CONTACT MADISON WATER UTILITY TO REMOVE WATER METER AND PRIOR TO ABANDONING EXISTING WATER SERVICE AND INSTALLING 8" TAPPING VALVES AND PAY CITY INSPECTION FEE.

JOHNSON BEND - 425 W. JOHNSON STREET
UTILITY PLAN
DATED: AUGUST 8, 2014

C1.4

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCSL100 Series

Exterior Die-Cast Brick Light with Die-Cast Faceplate for masonry applications.

FCSL101

FCSL105

FCSL103

ORDERING

EXAMPLE: FCSL105-120V-LED-4K-180-BK-F-PL

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	ACCESSORIES
FCSL101	**120V**	**PL** **13BX**▲ **13Q**▼	**BK** Black	**DWR** Drywall wings *(for remodeling applications)*
FCSL102	**277V**	**INC** **25W** T10 **50W** T10	**BZ** Bronze	**EC** E-Coat
FCSL103	**347V**△	**LED** **3K** **180** Lumens min.	**CC** Custom Color	**EMR** Emergency Backup, Remote *(PL only, LED*△*)*
FCSL105		**4K**	**SL** SIlver	**F** Fuse
FCSL106			**WH** White	**PCL** Polycarbonate Lens *(LED and PL only)*
FCSL107				**PL** Prismatic Lens
				SLH Spread Lens, Horizontal
				SLV Spread Lens, Vertical

△contact factory

▲120V only

▼120V or 277 electronic

SPECIFICATION

MOUNTING

- Concrete pour. Use **DWR** accessory for drywall applications.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum construction.
- Clear or opal, tempered lens. Precision formed semi-specular aluminum reflector.
- Neoprene continuous closed cell urethane ‘O’ ring gasket. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are minumum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are tested to LM 80 with a minimum CRI of 80 and color consistency of step 4 MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V. Consult factory for dimming, all RGB color changing and any single color options.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- **Socket** PL: Two or Four pin plug-in type compact fluorescent lamp holder *(lamp by others)*. INC *(120V only)*: Mini can base for incandescent quartz or medium base for T10 lamp.
- **Ballast** UL listed ballast standard.

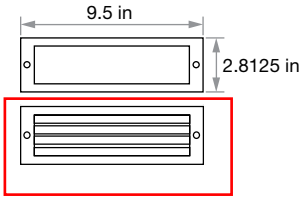
LISTING

- UL & cUL listed for interior and exterior wet locations. IP65 rating.

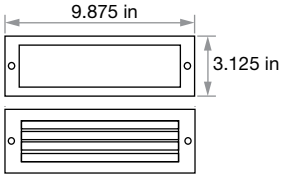
PHOTOMETRY

DIMENSIONS

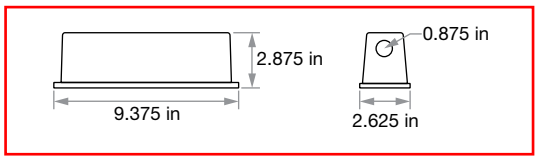
FCSL101 / FCSL105



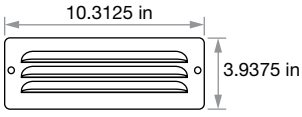
FCSL102 / FCSL106



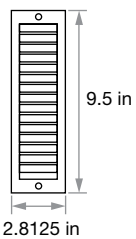
UNIVERSAL HOUSING



FCSL107



FCSL103



lumière

DESCRIPTION

Eon 303 - W1 and 303 - W2 are compact, low profile, dimmable, ADA compliant LED luminaires. Model 303 - W1 provides either uplight or downlight depending upon how it is mounted. Model 303 - W2 provides both uplight and downlight simultaneously. Dimming is achieved with a standard ELV reverse phase dimming driver or, for the 303 - W1 model only, an optional 0 - 10V dimming driver. Both models mount directly to any wall surface over a standard 4" jbox and come standard with a universal input LED driver (120 - 277V, 50/60 Hz). Both fixtures may be used indoors or outdoors and carry an IP66 rating.

		Type
Catalog #		
Project	JOHNSON BEND	D
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material

Head and backplate are precision-machined from corrosion-resistant 6061-T6 aluminum, C360 brass, C932 bronze, C110 copper or 303/304 stainless steel.

B ... Finish

Fixtures constructed from aluminum are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Aluminum fixtures can also be brushed and clear coat painted.

Brass, Bronze, Copper or Stainless Steel

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina over time.

C ... Gasket

The backplate is sealed with a high temperature silicone gasket to prevent water intrusion into the jbox.

D ... Lens

Diffused, tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock. EDGE LIT option: when specified with the EDGE option, the glass will be slightly thicker, diffused, tempered and sealed in the same manner referenced above. The added glass thickness will offer a brigher line of light around the edge of the glass that will accentuate the fixture's aesthetics and styling.

E ... Mounting

Both models mount directly to a standard 4" jbox. Model 303 - W1 provides downlight or uplight. Model 303 - W2 provides non-adjustable uplight and downlight.

F ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

G ... Electrical

Both models comes standard with a universal input LED driver (120-277, 50/60Hz). The standard driver is ELV reverse phase dimmable. For the single head model only, 303 - W1, an optional 0 - 10V dimming driver is also available.

H ... LED

LEDs are included and available in three color temperatures (2700K, 3000K & 4000K) and a variety of optics. Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic. For the up and down model, 303 - W2, the uplight is always a T5X, type V extra wide flood. The specified distribution (T2, T4 or T5) is assoicated with the downlight.

I ... Labels & Approvals

UL and cUL listed, standard wet label. IP66 rated.

J ... Warranty

Lumiere warrants it's fixtures against defects in materials & workmanship for five (5) years. Auxiliary equipment such as transformers, ballasts and LED drivers carry the original manufacturer's warranty.

EON

303-W1/303-W2

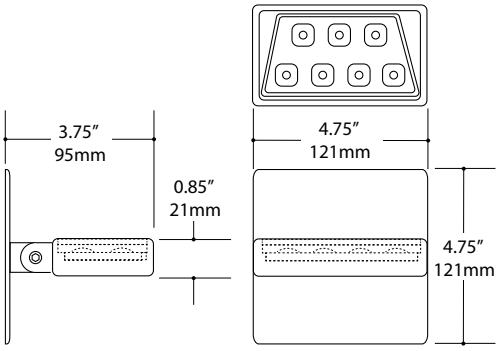
8.8 W LED
17.6 W LED

LED

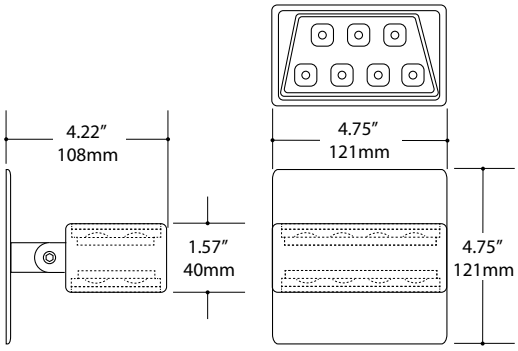
WALL

IP66

303-W1



303-W2



Specification and Dimensions subject to change without notice.

Consult your representative for additional options and finishes.

LED INFORMATION

LED	Watts	Distribution	Total Lumens	CRI	°K	Life (hrs.)	Volts
T2, 2700K	8.8	Type II - Lateral Throw	364	95	2700	50000	120V - 277V, 50/60 Hz
T2, 3000K	8.8	Type II - Lateral Throw		85	3000	50000	120V - 277V, 50/60 Hz
T2, 4000K	8.8	Type II - Lateral Throw	607	65	4000	50000	120V - 277V, 50/60 Hz
T4, 2700K	8.8	Type IV - Forward Throw	340	95	2700	50000	120V - 277V, 50/60 Hz
T4, 3000K	8.8	Type IV - Forward Throw		85	3000	50000	120V - 277V, 50/60 Hz
T4, 4000K	8.8	Type IV - Forward Throw	566	65	4000	50000	120V - 277V, 50/60 Hz
T5X, 2700K	8.8	Type V - Flood	381	95	2700	50000	120V - 277V, 50/60 Hz
T5X, 3000K	8.8	Type V - Flood		85	3000	50000	120V - 277V, 50/60 Hz
T5X, 4000K	8.8	Type V - Flood	635	65	4000	50000	120V - 277V, 50/60 Hz
T2, 2700K	17.6	Type II - Lateral Throw	745	95	2700	50000	120V - 277V, 50/60 Hz
T2, 3000K	17.6	Type II - Lateral Throw		85	3000	50000	120V - 277V, 50/60 Hz
T2, 4000K	17.6	Type II - Lateral Throw	1242	65	4000	50000	120V - 277V, 50/60 Hz
T4, 2700K	17.6	Type IV - Forward Throw	721	95	2700	50000	120V - 277V, 50/60 Hz
T4, 3000K	17.6	Type IV - Forward Throw		85	3000	50000	120V - 277V, 50/60 Hz
T4, 4000K	17.6	Type IV - Forward Throw	1201	65	4000	50000	120V - 277V, 50/60 Hz
T5X, 2700K	17.6	Type V - Flood	762	95	2700	50000	120V - 277V, 50/60 Hz
T5X, 3000K	17.6	Type V - Flood		85	3000	50000	120V - 277V, 50/60 Hz
T5X, 4000K	17.6	Type V - Flood	1270	65	4000	50000	120V - 277V, 50/60 Hz

NOTES AND FORUMULAS

- Apply appropriate light loss factors where necessary.
- Photometry is LM-79 compliant.

ORDERING INFORMATION

Sample Number: 303 - W2 - LEDB2 - 3000 - UNV - T2 - BA

Series
- **303-W1 =** LED single head wall mount up or down
- **303-W2 =** LED dual head wall mount up and down

Quantity of Mini Lightbars
- **LEDB1 =** Light Emitting Diode, Rev B., One Mini Lightbar (W1 only)
- **LEDB2 =** Light Emitting Diode, Rev B., Two Mini Lightbars (W2 only)

Color Temperature
- **2700 =** 2700K
- **3000 =** 3000K
- **4000 =** 4000K

Input Voltage
- **UNV =** Universal 120 - 277V, 50/60Hz

Optics
- **T2 =** Type II, Lateral Throw
- **T4 =** Type IV, Forward Throw
- **T5X =** Type V, Extra Wide Flood

Consult factory for other optics

Dimming
- **DIMELV =** Trailing Edge Phase Dimming Driver
- **DIM10 =** 0 - 10V Dimming Driver

Finish

Painted
- **BK** = Black
- **BZ** = Bronze
- **CS** = City Silver
- **VE** = Verde
- **WT** = White

Premium Material
- **NBR** = Natural Brass
- **NBZ** = Natural Bronze
- **NCP** = Natural Copper
- **NSS** = Natural Stainless Steel
- **BA** = Brushed Aluminum

Options
- **Edge =** Edge Lit Clear Tempered Glass Lens

Notes: * Consult your Cooper Lighting representative for additional options and finishes

Date:	**Approved:**
Type: TYPE C	
Fixture:	
Project: JOHNSON BEND	

FCC611

6” Round Wall or Surface Mounted
Stainless Steel Cylinder.

ORDERING

EXAMPLE: FCC611W-120V-20W MH G12-BK-F

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP		FINISH		LED OPTICS		ACCESSORIES	
FCC611	**120V**	**PL**	**13T 18T 26T**	**BK**	Black	**SP**	Spot	**EC**	E-Coat
FCC611W	**277V**	**INC**	**75W** PAR30	**BZ**	Bronze	**NFL**	Narrow Flood	**EMR**	Emergency Backup, Remote *(PL only, LED△)*
	347V△	**HID**	**20W MH G12**	**CC**	Custom Color	**FL**	Flood	**F**	Fuse
		LED 3K	**600** Lumens *min	**SL**	Sllver	**WFL**	Wide Flood		
		4K	**1000** Lumens *min	**WH**	White				

△contact factory

SPECIFICATION

MOUNTING

- Mounts directly to standard recessed junction box. Additional mounting holes allow unit to be attached directly to mounting surface.

CONSTRUCTION

- Marine grade 316 stainless steel.
- Lens is 1/8” thick cear, tempered glass. Precision formed semi-specular aluminum for maximum reflectance.
- Neoprene continuous closed cell urethane ‘O’ ring gasket to seal out contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- *Stated minimum lumens are delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are tested to LM 80 with a minimum CRI of 80 and color consistency of step 4 MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V. Consult factory for dimming, all RGB color changing and any single color options.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.
- Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

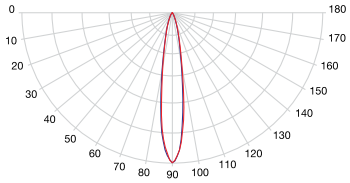
- **Socket** PL: Four pin plug-in type compact fluorescent lamp holder *(lamp by others)*. INC *(120V only)*: Medium base porcelain socket. HID: G12 base porcelain socket.
- **Ballast** PL: Fluorescent electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. Please consult factory for other voltage options.

LISTING

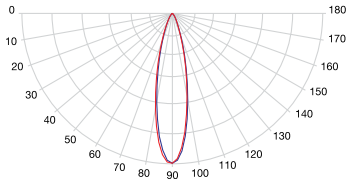
- UL & cUL listed for wet locations *(for solid ceilings only)*. IP65 Rating.

PHOTOMETRY

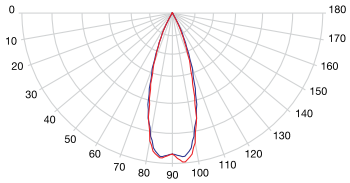
FCC611 120V LED 4000K 1000 Lumens Spot Distribution



FCC611 120V LED 4000K 1000 Lumens Narrow Flood Distribution

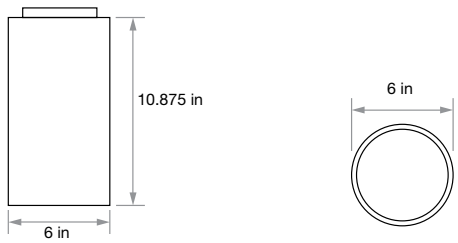


FCC611 120V LED 4000K 1000 Lumens Flood Distribution

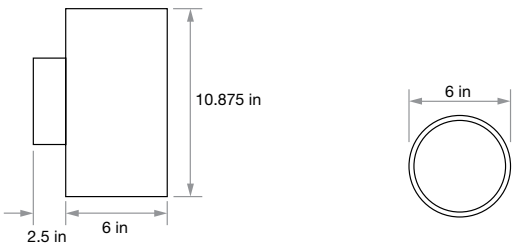


DIMENSIONS

FCC611



FCC611W



lumière

DESCRIPTION

Eon 303 - B1 and 303 - B2 are compact, low profile, dimmable, LED bollards that provide downlight only via a fixed head. 303 - B1 has a single head on one side of the luminaire and 303 - B2 has two, integrated heads coming off opposite sides of the luminaire. 303 - B1 and 303 - B2 come standard with universal input LED drivers (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. Our patented LumaLevelTM leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type
Project	JOHNSON BEND	TYPE B
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material

Head is precision-machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and mounting base is cast from corrosion resistant silicone aluminum alloy.

B ... Finish

Fixture and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. Mounting base is painted black. Fixture housing and head are available in a variety of standard colors. In addition to the standard five colors offered by Lumiere, the Eon bollards are also available in colors to match other outdoor Cooper brands, such as Invue. See the Finish section in the ordering detail for more information.

C ... Lens

Clear, tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock. EDGE LIT option: when specified with the EDGE option, the glass will be slightly thicker, clear, tempered and sealed in the same manner referenced above. The added glass thickness will offer a brigher line of light around the edge of the glass that will accentuate the fixture's aesthetics and styling.

D ... Adjustable Mounting Base

Cast aluminum mounting base is equipped with the patented LumaLevelTM leveling system that includes mounting chassis, 70 shore neoprene base, stainless steel hardware and 3/4" conduit entry. It provides quick installation, easy adjustment, secure mounting and protection from vibration.

E ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

F ... Electrical

Both models come standard with universal input LED drivers (120-277, 50/60Hz). The standard driver is ELV reverse phase dimmable.

G ... LED

LEDs are included and available in three color temperatures (2700K, 3000K & 4000K) and a variety of optics. Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic. 303 - B1 comes standard with two mini lightbars and 303 - B2 comes standard with four mini lightbars.

H ... Labels & Approvals

UL and cUL listed, standard wet label. IP66 rated.

I ... Warranty

Lumiere warrants it's fixtures against defects in materials & workmanship for five (5) years. Auxiliary equipment such as transformers, ballasts and LED drivers carry the original manufacturer's warranty.

EON

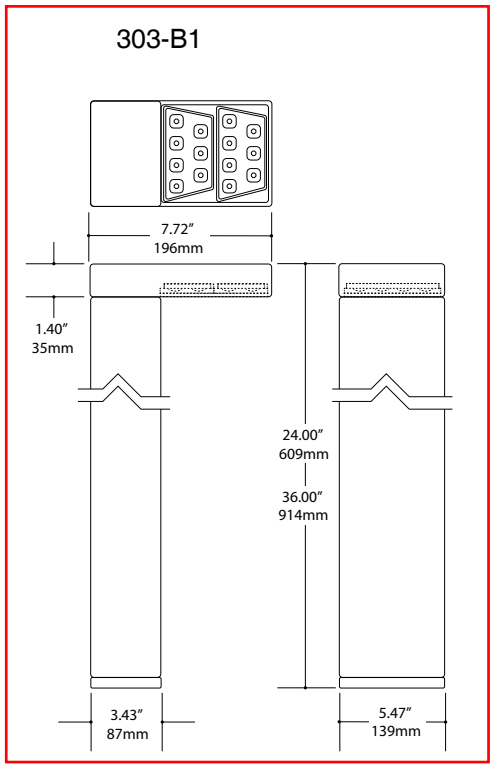
303-B1 / 303-B2

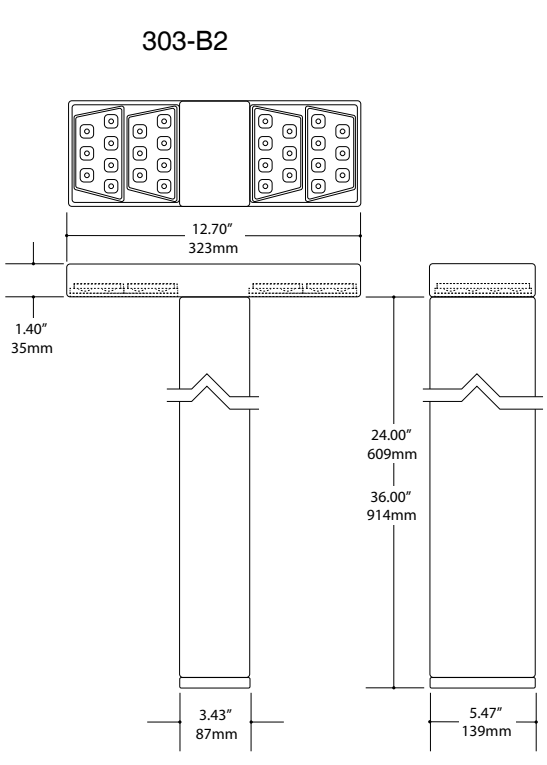
15.5 W LED
31 W LED

LED

BOLLARD

IP66





LED INFORMATION

LED	Watts	Distribution	Total Lumens	CRI	°K	Life (hrs.)	Volts
LEDB2 - 2700 - T2	15.5	Type II - Lateral Throw	725	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T4	15.5	Type IV - Forward Throw	709	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 2700 - T5X	15.5	Type V - Flood	626	65	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T2	15.5	Type II - Lateral Throw		95	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T4	15.5	Type IV - Forward Throw		85	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 3000 - T5X	15.5	Type V - Flood		65	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T2	15.5	Type II - Lateral Throw	1209	95	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T4	15.5	Type IV - Forward Throw	1181	85	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB2 - 4000 - T5X	15.5	Type V - Flood	1044	65	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T2	31	Type II - Lateral Throw	1436	95	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T4	31	Type IV - Forward Throw	1410	85	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 2700 - T5X	31	Type V - Flood	1247	65	2700	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T2	31	Type II - Lateral Throw		95	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T4	31	Type IV - Forward Throw		85	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 3000 - T5X	31	Type V - Flood		65	3000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T2	31	Type II - Lateral Throw	2393	95	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T4	31	Type IV - Forward Throw	2350	85	4000	50000	Universal Input (120 - 277V, 50/60Hz)
LEDB4 - 4000 - T5X	31	Type V - Flood	2078	65	4000	50000	Universal Input (120 - 277V, 50/60Hz)

NOTES AND FORUMULAS

- Apply appropriate light loss factors where necessary.
- Photometry is LM-79 compliant.

ORDERING INFORMATION

Sample Number: 303 - B1 - LEDB1 - 3000 - UNV - T2 - BZ

Series
303-B1 = LED single head bollard
303-B2 = LED dual head bollard

Quantity of Mini Lightbars
LEDB2 = Light Emitting Diode, Rev B., Two Mini Lightbar (B1 only)
LEDB4 = Light Emitting Diode, Rev B., Four Mini Lightbars (B2 only)

Color Temperature
2700 = 2700K
3000 = 3000K
4000 = 4000K

Input Voltage
UNV = Universal 120 - 277V, 50/60Hz

Optics
T2 = Type II, Lateral Throw
T4 = Type IV, Forward Throw
T5X = Type V, Extra Wide Flood
Consult factory for other optics

Dimming
DIMELV = Trailing Edge Phase Dimming Driver

Finish
Painted
BK = Black
BZ = Bronze
CS = City Silver
VE = Verde
WT = White
AP = Grey (Invue)
DP = Dark Platinum (Invue)
GM = Graphite Metallic (Invue)

Height
24 = 24" Height
36 = 36" Height

Options
EDGE = Edgelit Clear Tempered Glass Lens

Specification and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

PROJECT NAME: JOHNSON BEND

FIXTURE TYPE: A1 AND A2

SOLID STATE AREA LIGHTING

VIPER-R SERIES-LED

SPECIFICATIONS

HOUSING

Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper) with four cast arms continuously welded to a central mounting hub. Optical compartment is accessed through the hinged top. Mounting hub slip fits a pole tenon and is secured by 8 stainless steel hex socket recessed cap screws. Minimum wall thickness is .188". All exposed hardware is stainless steel. Internal protected hardware is electro-zinc plated.

VLED® OPTICAL MODULE

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

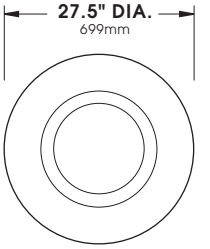
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

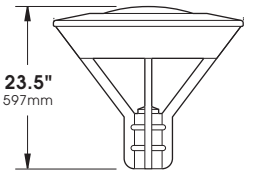
FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

VIPER-R

PATENT PENDING





U.L. Listed for wet location

MADE IN THE USA

2013179

U.S. Architectural Lighting

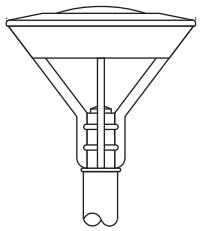
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

VIPER-R SERIES - LED

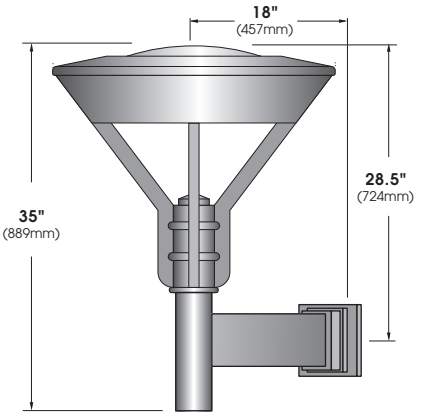
SPECIFICATIONS

MOUNTING STYLE



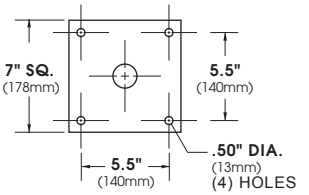
Fitter supplied to fit over 2 7/8" X 3" (73mm X 76mm) tennon.

WALL MOUNT

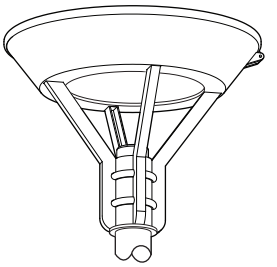


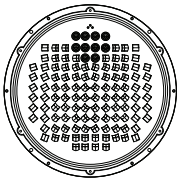
EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



VLED® MODULES





100 LED Module

VPR-R E.P.A.= 1.25
Available in:
100, 80 & 64
LED Module

OVERVIEW

PRECISE CAST ALUMINUM LED MODULE. HOUSING IS VENTED TO PROVIDE AIR FLOW FOR THERMAL MANAGEMENT.

SELF CONTAINED, LENSED LED MODULE.

PROPRIETARY LED OPTICS SEALED IN LED MODULE.

LUXEON® REBEL LED EMITTERS.

LED DRIVER ACCEPTS FROM 100-277 VAC INPUT VOLTAGE.

BALLAST TRAY IS REMOVABLE WITHOUT THE USE OF TOOLS FOR EASY ACCESS TO ELECTRICAL COMPONENTS.

ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS

LUMINAIRE

LUMINAIRE

- ☐ **VPR-R**

OPTICS

VLED® IES DISTRIBUTION TYPE

- ☐ **VLED - II** (Type-II)
- ☐ **VLED - III** (Type-III)
- ☐ **VLED - IV** (Type-IV)
- ☐ **VLED - VSQ** (Type-VSQ)

LED

No. LEDs

- ☐ **100LED** (110 Watts)
- ☐ **80LED** (89 Watts)
- ☐ **64LED** (72 Watts)

Wattages are Max Input Watts

COLOR

- ☐ **NW (4000K)*** *STANDARD
- ☐ **CW (5000K)**
- ☐ **WW (3000K)**

OTHER LED COLORS AVAILABLE CONSULT FACTORY

VOLTAGE

- ☐ **120**
- ☐ **208**
- ☐ **240**
- ☐ **277**
- ☐ **347**
- ☐ **480**

TYPE A1 OPERATES AT 350 mA
TYPE A2 OPERATES AT 525 mA

MOUNTING

ARM MOUNT

- ☐ **PT** . . . . . ●
- ☐ **WM** . . . . . ●

FINISH

STANDARD TEXTURED FINISH

- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

- ☐ INTERNAL HOUSE SIDE SHIELDS. . . **HS**
- ☐ EXTERNAL HOUSE SIDE SHIELD. . . **EHS**
- ☐ DIMMABLE DRIVER(S) (0-10V). . . . . **DIM**
- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . . **PC+V**
- ☐ TWIST LOCK PHOTOCELL +VOLTAGE . . . . . **TPC+V**
- ☐ TWIST LOCK PHOTOCELL RECEPTACLE ONLY . . . **TPR**
- ☐ 10KV SURGE PROTECTOR. **10SP**
- ☐ 20KV SURGE PROTECTOR (277V & 480V Only) **20SP**

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

LETTER OF INTENT
February 19, 2014 Revised November 26, 2014

PUD/SIP Submission - THE **Johnson Bend**
residential

Proposed by

Les Orosz
505 University Avenue
Madison, WI 53703

(608) 256-7368

Prepared by
Sutton Architecture
104 King Street
Madison, WI 53703

(608) 469-2528

Architect	Sutton Architecture 104 King Street Madison, WI 53703
Design Consultant	KEE Architecture 1111 Williamson Street Madison, WI 53703
Landscape Architecture	Plandesign Maynard Drive Sun Prairie, WI 53590
Civil Engineering	Quam Engineering 4604 Siggelkiow Road McFarland, WI 53558
General Contractor	Stevens Construction Corp. 2 Buttonwood Court Madison, WI 53718
Construction start	December 2014
Construction completion	May 2016

STATEMENT OF RATIONALE (MARKET)

We are submitting within the UMX zoning for this site that will allow us to develop a mixed unit with 150 underground parking stalls, 1,375 square feet of commercial space, and 160 market-rate apartments.

Housing development has been very successful, but tenants have been requesting units with more amenities and contemporary design. By developing this site with a variety of one- and two-bedroom units, it will complement the available types of units renters are looking for. This area is very attractive because of the easy access to the Central Business District (CBD) and State Street area. Our marketing studies and all housing studies show the need for higher density in an area this close to the Square.

All housing projects in the downtown area have 99% occupancy and are rented 6 to 9 months in advance. We have talked to all of the downtown management groups and have obtained the same data. The downtown area has no vacancies. Some management groups are receiving up to 30 calls a week, even without advertising. This is across the board—market apartments and student units. Apartment buildings on the west side of Madison have a vacancy rate of 11%, while the vacancy rate on the east side of Madison is 8½%.

Currently, there is a high demand for housing closer to the CBD for Epic employees, which makes this an ideal time to develop this site. There is absolutely no doubt that the market is there. All reports written in the last 10 years, along with all the evidence in renting trends bears this out. The number of apartment units is clearly less than the current demand. That demand is obviously growing due to the success at Epic and projections for growth.

FEASABILITY

We have surveyed the apartment market with respect to cost also. We surveyed apartment projects with at least 30 units. We have placed these into two categories. The first is older, well-maintained units. The second are the newer or unique apartments. We priced studios through four-bedroom apartments. This is the range we found: studio; $450 - $725, one-bedroom; $725 - $1,225, two-bedroom; $1,275 - $1,850, three-bedroom; $1,500 – $2,275. Our units will be priced near the high-end and very similarly to newer.

PROJECT DESCRIPTION

The proposed project occupies approximately .41 acre (17,739 s.f.) on three lots, 425, 431, and 435 West Johnson Street. The project requires demolition of one existing two-story brick veneer, 24-unit apartment building, one two-story wood frame apartment building, and one three-story wood frame apartment building. The new building will have two levels of parking with 150 stalls, 12 floors of residential apartments totaling 160 units, and two commercial spaces. We will have 139 one-bedroom units (565 to 770 s.f.) and 21 two-bedroom units (865 to 1,050 s.f.). This development averages 1.16 bedrooms per apartment.

Each unit has a laundry room. All units will have a full-size kitchen, upgraded finishes, and individual electric heat pump split systems for HVAC. This project will total 1,375 square feet of commercial space, 126,909 square feet of residential space, and 31,903 square feet for parking.

POTENTIAL IMPACTS (AMENITIES)

Within a 4-block area there are restaurants, coffee shops, retail businesses, services (e.g., dry cleaning, travel agencies, medical), churches, banks, and recreation areas that will serve these tenants. Access to the State Street area is only 3 blocks away. All markets are showing the downtown to be the most desirable apartment location for new renters.

Our site is on the city bus route for easy access anywhere in the city. Also, we are close to two bike paths that are widely used. These are great transportation amenities for the tenants.

This type of development will also be an easy fit for all city services and utilities, not adding to the cost for the city. With a predominantly adult population, there will be no significant increase for local public schools. With new construction, there will be very little demand for city services. And with on-site management and security, there should be very little need for police calls. This project will, however, add over $7,000,000 in taxes over the next 10 years with no city financial assistance. This project will also create 80 full-time jobs during construction and 12 full-time jobs upon completion.

NEIGHBORHOOD CONTEXT (DENSITY)

The proposed development takes into consideration the character of the planned neighborhood changes, as well as the use. All architectural features draw from the neighboring developments as well as the revised downtown plan and new zoning requirements.

We will have galvanized steel planters around this building to develop a very urban feel. We are also going to replace the sidewalk, terrace, and curb for the entire length of the site. The ground floor terrace, walkway, and drive, will be scored concrete with some variation in color to create a larger plaza feel and minimize the effect of the driveway.

Our site is four blocks off the Square and just off West Washington Avenue, a major artery, which contains a number of larger buildings. It is reasonable to have higher density and taller structures with the number of amenities and CBD facilities so close by.

OPEN SPACE

The open space on the site will be predominantly private patios and roof top terraces with composite deck finishes and planters. Built-in planters will be provided on the rooftop terrace area as well. The courtyard will have bike parking for visitors. The street terrace will have new grass and trees that will be maintained and improved.

Overall, the proposed project provides approximately 1,500 square feet of open space on the first-floor terraces, 15,708 square feet on private balconies, and an additional 3,864 square feet of rooftop terrace. All the apartments will have exterior space that will allow for plants. The rear yard will add 1,320 square feet of open space.

PARKING AND ACCESS

We are constructing underground parking, using an automated parking technology. We feel the scale of this project will be better served in the long run with as many parking stalls as we can get close to our goal of 1 to 1, apartments to parking space. The mechanical system allows more stalls for the square footage. This will give us a ratio of .93 stalls per unit. We have a surplus of parking during the day with a minimum of 25% of the stalls vacant. That will allow for shared parking during the day with the commercial use. The mechanical system has built-in redundancy to assure its reliability. Each parking deck will have three automated retrieval vehicles (AGV's) and will continue to work even if two are out of commission. They can also move to a different level if need be. There will also be two vehicle lifts. During peak times, both will be available for incoming as well as outgoing. In addition, we have sufficient driveway length to stack four deep for incoming traffic, as well as two deep in the vehicle staging area.

MANAGEMENT

Orosz Properties will provide full-time professional management and maintenance services, including an onsite resident manager and regular daily office hours. Management will include all aspects of renting, maintenance, and resident relations, including all snow removal and repairs. The building will be served by 24-hour emergency maintenance services. Fire alarms and elevator service is monitored 24 hours per day. Management includes all operations of the parking garage including, but not limited to, overhead door maintenance, lighting, carbon monoxide and exhaust maintenance, lighting, and cleaning. Parking management includes daily and regular attendance to approved users and monitoring of illegal/unauthorized users. Video surveillance and key fob entry for entry doors and garage entry will be state of the art.

Allowed resident rooftop usage hours are posted and noticed in lease addendum per historically ideal operating hours. This notice includes operating hours, expectations of behavior, clean up, and acceptable noise levels.

BIKE PARKING

Bicycle racks will be provided for the tenants within a secured area on the first floor. A minimum of 158 stalls will be provided on the first floor with two levels. 25% of the total bike parking will be wall mount units. This area will also have direct access to the exterior and a bike repair area. The main door to the exterior will be equipped with an automatic door opener to make it easier for bikers. The stair to the bike mezzanine will also have a channel for the tires on the bikes to make it easier to move the bikes up and down. An additional 25 stalls will be provided in the plaza for visitors and commercial space.

CURRENT ZONING

The existing zoning is UMX. Below is a comparison of what is provided to what is required.

	actual lot	required
Lot Area:	17,739 s.f.	3,000 s.f. minimum
Yard Requirement:	0 front 5’ left side 3.5’ right side 10’ rear	0 front 0 side 0 side 10’ rear
Useable Open Space:	23,213 s.f.	1,600 s.f.
Rear yard	1,325 s.f.	
Arcade	1,116 s.f.	
Plaza	458 s.f.	
Balconies	12,094 s.f.	
Roof Terrace	5,332 s.f.	
Green Roof	2,888 s.f.	
Lot coverage:	66%	90% maximum
Off Street Parking:	.93 per unit	0 per unit
Bike stalls:	183	176
Building Height (max.)	1011.5’	1032’
Bedrooms per unit	1.16	N.A.
Permeable area	27%	10%

GENERAL DESIGN STANDARD

Architectural Design

This mixed use building is located mid-block on the 400 block of Johnson Street. It is designed to enhance the street frontage through its L-shaped plan, creating a tall building elevation along part of the street, with a courtyard along the remainder of the site. The partially landscaped courtyard provides respite along the street edge, allows the building plan to be developed with sweeping balconies to capture views, both distant and close, and acts as a staging area for underground parking. An arcade encircles the building edge along the courtyard, created by a two-story masonry wall with large punched openings. This wall establishes a noble scale to the entrance and courtyard, while also serving as a visual base for the building. The masonry base continues around all sides of the building.

Above the masonry base from the third through the 11th floors, the enclosing material is horizontal metal in a bronze color, using a box shaped profile at 8 inch centers. Floors are articulated by 12” galvanized “C” channels which provide visual interest as well as good detailing opportunities for the “rain screen” wall construction. The top floor is characterized by a stepped-back balcony around the entire perimeter. Most walls on this level will be of glass to create transparency and a sense of a floating roof overhead.

The roof terrace will have a swimming pool for use by residents. A guardrail will define the occupied terrace area, with the remainder of the roof having intensive vegetation. This level is accessed by elevator with emergency exiting through two stairs extensions.

Except for the “compact one-bedroom studio” units, all apartments will have balconies, with durable side walls which will be constructed of EFIS for both durability and for the color opportunity. All of these locations are inboard of the enclosing walls.

The design provides a rigorous but straightforward use of clay masonry, galvanized steel, clear glass, and bronze-colored aluminum. Our desire is to provide a truthful use of materials where interest is achieved through composition in plan and in elevation, and through articulation of the elements of construction.

Utilities

All utility service within the proposed development will be provided underground. Water, gas, sanitary sewer, storm sewer, telephone, and cable currently run along West Johnson Street (see utility sheet C1.4).

Storm Drainage

All storm water for the structure will drain to either roof drains or floor drains. We will slope the entrance driveway from the garage door to the street curb, which will eliminate water from entering the parking garage. Over half of the entire site will have plantings to assist filtering the water of sediment before entering the storm sewer system.

Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building.

Site lighting will include recessed cans for all entrances and walkways under the structure and recessed wall mount pedestrian lighting at the first floor planters for the courtyard area.

All fixtures will be positioned with care taken to direct light away from windows and street traffic and will use LED bulbs.

Signs

The building will be identified with street numbers on the face of the structure, laser cut into a one-inch thick galvanized steel plate, as shown on the renderings and building elevations. Any commercial signage will meet required guidelines and approvals. We will have two signs for the two commercial spaces located just to the left of the main entry. Each sign will be 24” wide by 18” high. They will also be made out of galvanized steel plate with 4” cut out letters. Each will have a brick light for back lighting and a white frosted translucent back plate.

Informational signage will be located on the interior of the entrance to the building. Appropriate site signage will be used for vehicle access from West Johnson Street, including stop sign and drive lanes.

Service Area

Trash collection will utilize space on the first floor with direct access to the exterior. We will use two compactors, one for trash and one for recyclables. Tenants will have access on each floor level to one trash chute and one recycle chute within there own trash room. The main trash room will be vented, have a water supply for cleaning, and a floor drain.

Mailboxes will be near the elevators on the first floor on the private residence side for security.

Landscaping

Open space areas will be planted with groundcover, shrubs, and trees to complement the site design, architectural character, and neighborhood. Most units will have access to their own area for planting as well.

A large concrete terrace in the courtyard will serve as a major focal point as well as separate the pedestrians from the vehicles. We will incorporate galvanized steel planters throughout the ground level to create an urban feel, as well as define different uses and privacy.

The existing street terrace will be replanted at the completion of this project with canopy trees between 4” and 6” diameter of a species approved by the city forestry department.

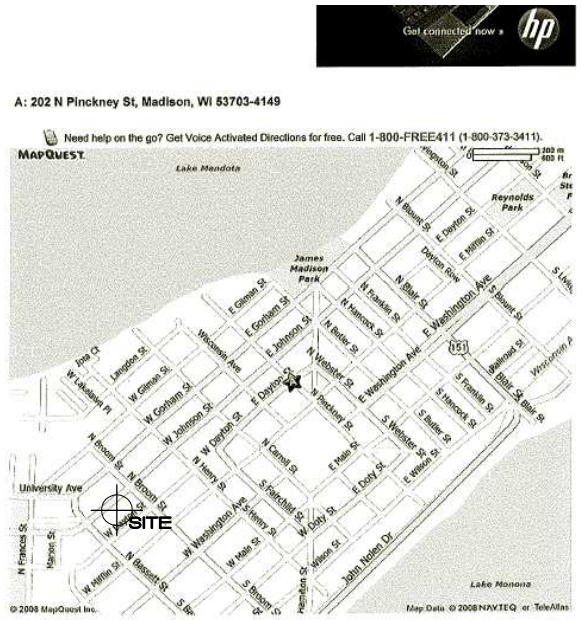
Walkways

All walkways and driveways will be constructed of concrete. The existing sidewalk will be replaced and widened to 8’ along the entire site. We will restore the terrace and also replace the existing concrete curb for the abandoned driveway being removed.

The first floor courtyard will have a concrete wear surface that incorporates color and patterns to create more of a terrace feeling, blending the driveway and sidewalks together.

The rooftop terrace will be constructed with concrete pavers on pedestals for walking surface, concrete planters, and metal railings to match the decks. The rail will be kept at least 10’ from the roof edge for greater safety.

LOCATION MAP



http://www.mapquest.com/maps?city=Madison&state=WI&address=202+N.+Pinckney 12/1/2008

ZONING MAP

OWNER

Les Orosz

505 University Avenue
Madison, Wisconsin 53703

(608) 256-7368

PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

SITE DATA

LOT SIZE	17,739 SQUARE FEET (0.41 ACRES)
BUILDING FOOTPRINT	10,785 SQUARE FEET
COMMERCIAL	1,375 SQUARE FEET
APARTMENTS	126,909 SQUARE FEET
GARAGE	31,903 SQUARE FEET
TOTAL SQUARE FEET	177,130 SQUARE FEET
ONE BDRM UNITS	139
TWO BDRM UNITS	21
TOTAL UNITS	160
TOTAL BDRMS	181
USEABLE OPEN SPACE	
REAR YARD	1,320 SQUARE FEET
COURTYARD PLANTERS	150 SQUARE FEET
COURTYARD PLAZA	1,295 SQUARE FEET
BALCONIES	15,708 SQUARE FEET
ROOF PLANTERS	1,008 SQUARE FEET
GREEN ROOF	2,660 SQUARE FEET
ROOF TERRACE	3,864 SQUARE FEET
TOTAL	26,005 SQUARE FEET
PARKING	150 (ALL ADA, 3 VAN ACCESSIBLE)
BIKE STALLS	158 INTERIOR, 25 EXTERIOR, 183 TOTAL

INDEX

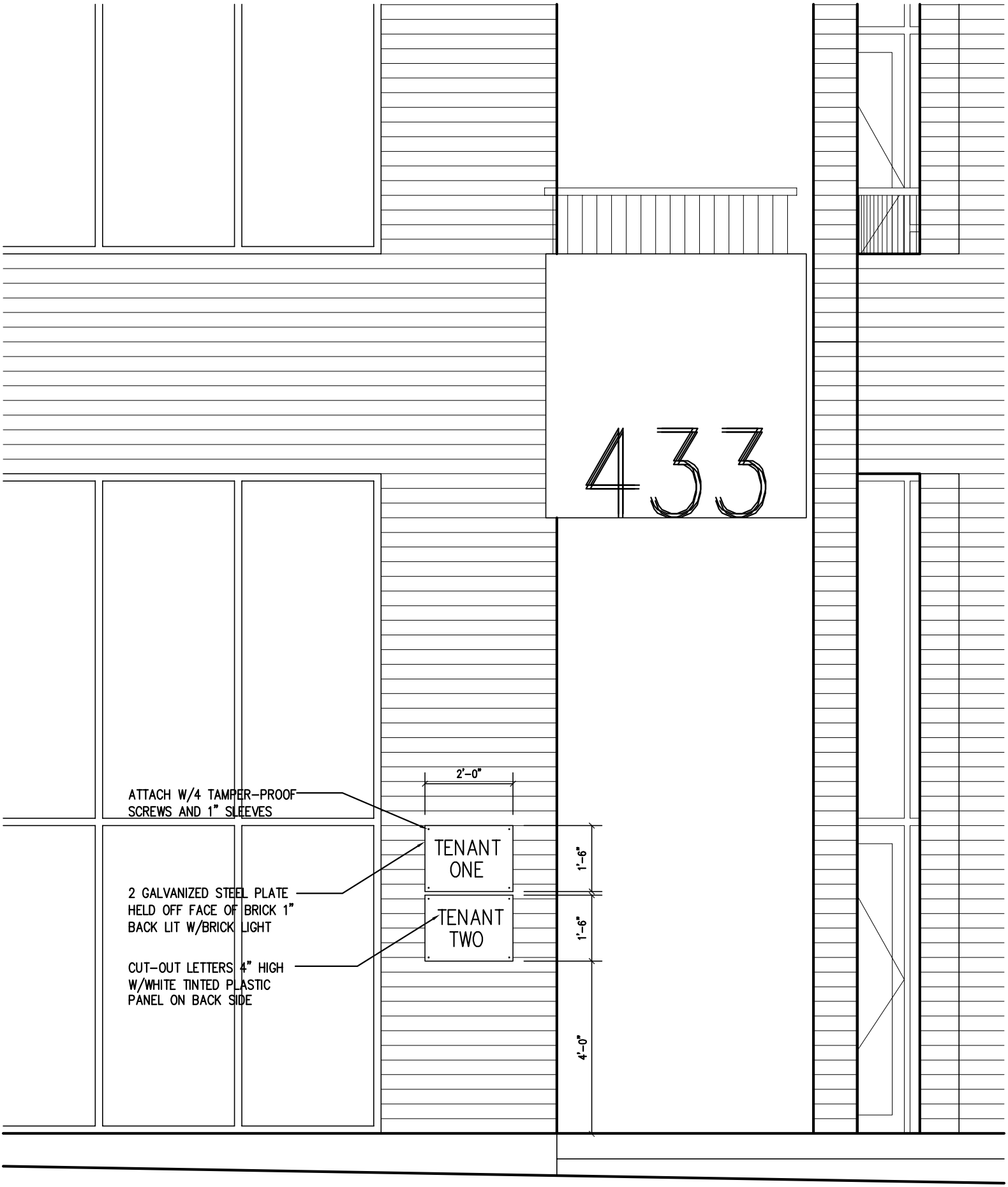
SUTTON ARCHITECTURE

KEE architecture

DRAWING
TITLE SHEET
LOCATION/ZONING MAP

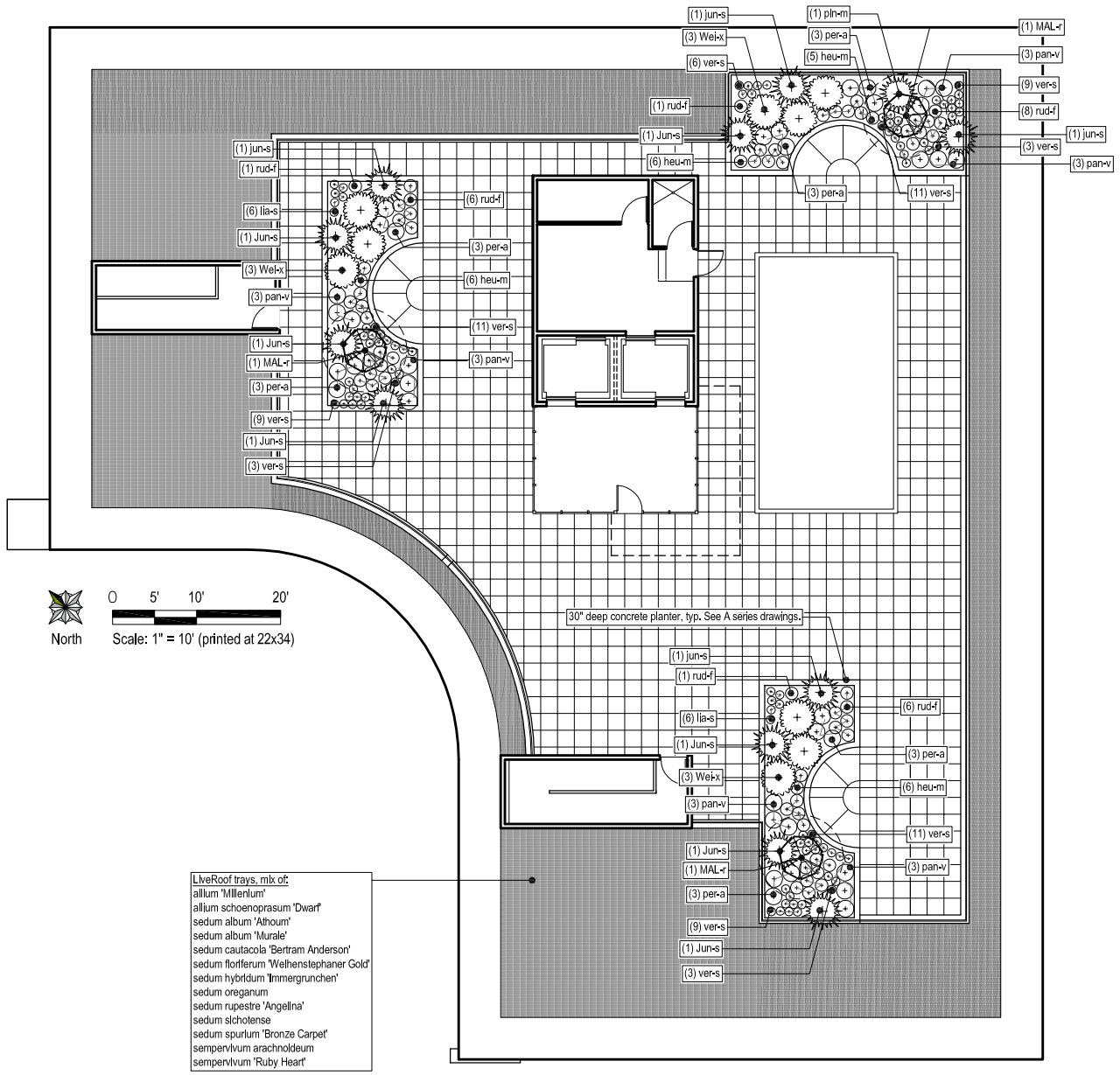
DATA
Project # 201303
Date: 11.11.14

T1.1



1 / S1.1 SIGN DETAIL

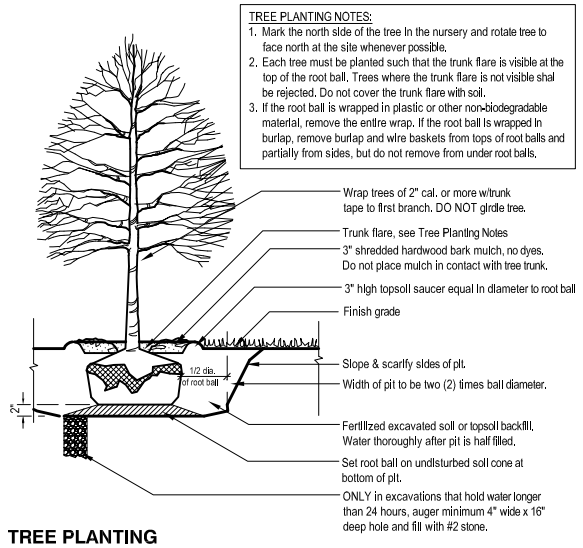
SCALE: 3/8" = 1'-0"



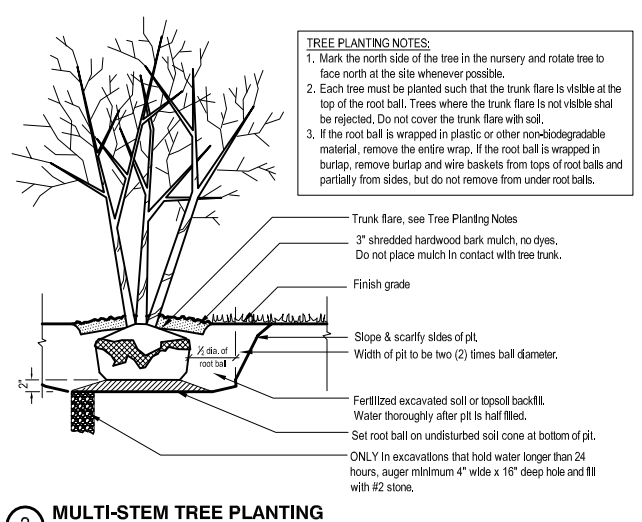
LiveRoof trays, mix of:
allium 'Millenium'
allium schoenoprasum 'Dwarf'
sedum album 'Athoum'
sedum album 'Murale'
sedum cautacola 'Bertram Anderson'
sedum floriferum 'Weihenstephaner Gold'
sedum hybridum 'Immergrunchen'
sedum oreganum
sedum rupestre 'Angelina'
sedum sichotense
sedum spurium 'Bronze Carpet'
sempervivum arachnoideum
sempervivum 'Ruby Heart'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	MATURE SIZE	DET.
CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)							
ACE-F	Acer freemanii ' Celebration'	'Celebration' Maple	2.5" cal	B&B	Full, symmetrical, strong central leader	25' H x 10' W In planter	1/L1.1 & 2/A1.3
QUE-B	Quercus bicolor	Swamp White Oak	3.5" cal	B&B	Full, symmetrical, strong central leader	50' H x 50' W	1/L1.1
TIL-A	Tilia americana 'McKSentry'	American Sentry Linden	3.5" cal	B&B	Full, symmetrical, strong central leader	45" H x 30' W	
ORNAMENTAL TREES							
MAL-r	Malus 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W	1/L1.1
EVERGREEN SHRUBS							
Jun-s	Juniperus sabina 'Mona'	Calgary Carpet Juniper	3 gal	cont.		9" H x 8' W	3/L1.1
Mic-d	Microbiotta decusatta	Russian Cypress	3 gal	cont.		12" H x 8" W	
Pin-m	Pinus mugo v. mugo	Mugho Pine	18"	cont.		3" H x 4' W	
Tax-x	Taxus x media 'Taunton'	Taunton Yew	18" H	cont		3' H x 4' W	
Thu-o	Thuja occidentalis 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W	
DECIDUOUS SHRUBS							
Hyd-p	Hydrangea panlculata 'Silver Dollar'	'Silver Dollar' Hydrangea	24"	cont.		3' H x 4' W	3/L1.1
Phy-d	Physocarpus opulifolius 'Dart's Gold'	Compact Ninebark	18"	cont.		4' H x 4' W	
Vib-c	Viburnum carlesII 'Compactum'	Compact Koreanspice Viburnum	18"	cont.		3' HW	
Wei-x	Weigela 'Minuet'	'Minuet' Weigela	18"	cont.		2' H x 3' W	
PERENNIALS & ORNAMENTAL GRASSES							
cor-v	Coreopsis verticlilata 'Zagreb'	Threadleaf Coreopsis	1 gal	cont.	18" o.c. triangular spacing		4/L1.1
heu-m	Heuchera micrantha 'Palace Purple'	Coralbells 'Palace Purple'	1 gal	cont.	15" o.c. triangular spacing		
lia-s	Liatris spicata 'Kobold'	Kobold Spike Gayfeather	1 gal	cont.	15" o.c. triangular spacing		
pan-v	Panicum virgatum 'Shenandoah'	'Shenandoah' Red Switchgrass	3 gal	cont.	3' o.c. triangular spacing		
per-a	Perovskia atriplicifolia 'Fillgran'	'Fillgran' Russian Sage	1 gal	cont.	3' o.c. triangular spacing		
rud-f	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Blackeyed Susan	1 gal	cont.	18" o.c. triangular spacing		
sch-s	Schizachyrium scoparium	Little Bluestem	1 gal	cont.	18" o.c. triangular spacing		
ver-s	Veronica spicata 'Red Fox'	'Red Fox' Speedwell	1/2 gal	cont.	12" o.c. triangular spacing		



1 **TREE PLANTING**
Not to scale



2 **MULTI-STEM TREE PLANTING**
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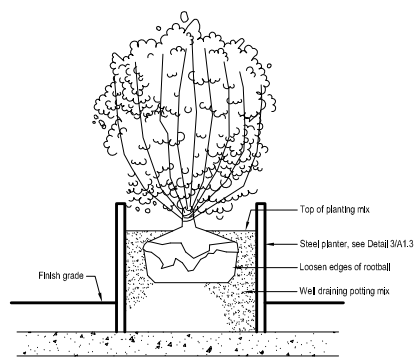

5 **SHRUB IN PLANTER**
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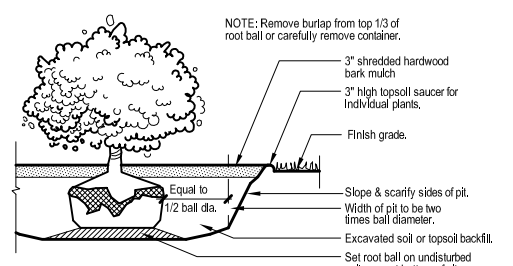

3 **SHRUB PLANTING**
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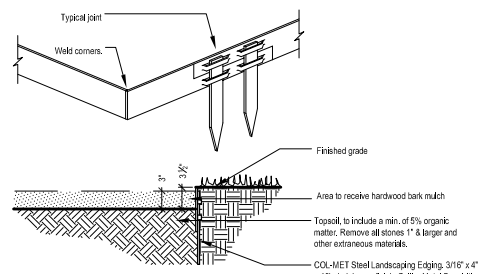

6 **STEEL EDGE**
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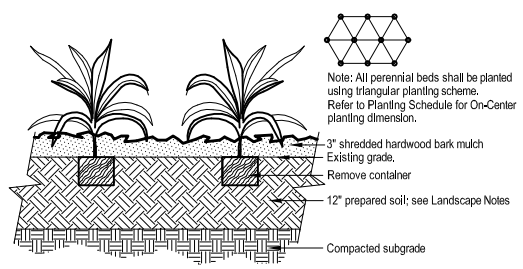


4 **PERENNIAL PLANTING**
Not to scale

PLANdesign LANDVISION•PASSION
PLANdesign LLC · 480 Maynard Drive · Sun Prairie, WI 53590
Tel 608.318.1217 · Fax 608.318.1216 · www.plandesignllc.com

Project: Approval Drawings for
Johnson Bend Apartments
425 W Johnson Street, Madison, WI 53703

Owner: Les Orosz
University Avenue, Madison, WI (608) 347-5432
In association with: Sutton Architecture
104 King Street, Madison, WI 53703

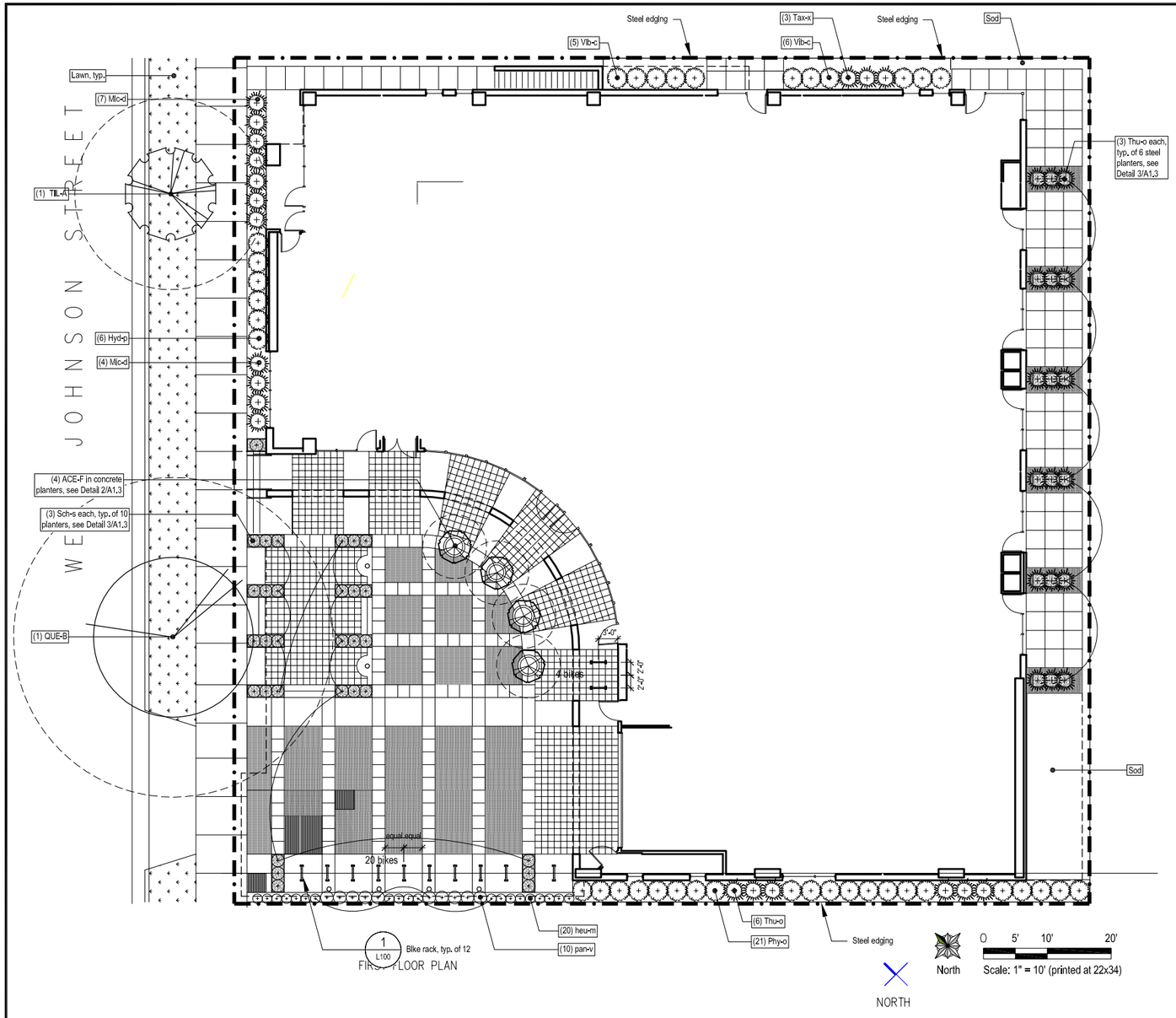
Revision	Date	Description

Issued for:	Approval
Issue Date:	2014-11-26
Job No:	2014-045
Drawn by:	ASA

Stamp:

Sheet Title:
Roof
Landscape Plan

Sheet No:
L1.1
2 of 2



PLANT SCHEDULE

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CANOPY TREES (NOTE: Sizes indicated shall be used unless noted otherwise on plans)							
ACE-F	Acer freemanii ' Celebration'	'Celebration' Maple	2.5" cal	B&B	Full, symmetrical, strong central leader	25' H x 10' W in planter	1/L1.1 & 2/A1,3
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TIL-A	Tilia americana 'McKSentry'	American Sentry Linden	3.5" cal	B&B	Full, symmetrical, strong central leader	45" H x 30' W	
ORNAMENTAL TREES							
MAL-r	Malus 'Red Jewel'	'Red Jewel' Crabapple	8' ht	B&B	Full, matched, single-stem tree form	15' H x 12' W	1/L1.1
EVERGREEN SHRUBS							
Jun-s	Juniperus sabina 'Mona'	Calgary Carpet Juniper	3 gal	cont.		9" H x 8' W	3/L1.1
Mic-d	Microblotta decusatta	Russian Cypress	3 gal	cont.		12" H x 8" W	
Pin-m	Pinus mugo v. mugo	Mugho Pine	18"	cont.		3" H x 4' W	
Tax-x	Taxus x media 'Taunton'	Taunton Yew	18" H	cont		3' H x 4' W	
Thu-o	Thuja occidentalis 'Holmstrup'	'Holmstrup' Arborvitae	36" H	cont.	Full, matched	6' H x 3' W	
DECIDUOUS SHRUBS							
Hyd-p	Hydrangea paniculata 'Silver Dollar'	'Silver Dollar' Hydrangea	24"	cont.		3' H x 4' W	3/L1.1
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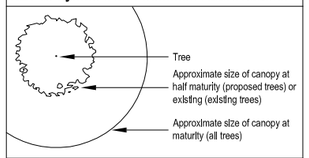
pan-v	Panicum virgatum 'Shenandoah'	'Shenandoah' Red Switchgrass	3 gal	cont.	3' o.c. triangular spacing		
per-a	Perovskia atriplicifolia 'Filigran'	'Filigran' Russian Sage	1 gal	cont.	3' o.c. triangular spacing		
rud-f	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Blackeyed Susan	1 gal	cont.	18" o.c. triangular spacing		
sch-s	Schizachyrium scoparium	Little Bluestem	1 gal	cont.	18" o.c. triangular spacing		
ver-s	Veronica spicata 'Red Fox'	'Red Fox' Speedwell	1/2 gal	cont.	12" o.c. triangular spacing		

GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials, plant locations and plant bed conditions are subject to the approval of the Landscape Architect and Owner at any time. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for seeded areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all new lawn and plant material for a three (3) month period from date of Substantial Completion. Maintanenace shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Recondition soil and seed/re-reseed all areas disturbed by construction activities that are not to receive other surface treatment (i.e. pavement, planting bed, etc.). Seed with WiDOT 40 or equal.
11. All plant beds to receive steel edge (see Detail 8/L301) where bed is not bounded by a structure or pavement unless otherwise noted.
12. Scientific names of plants to take precendence over common names.
13. SOD: Provide Highland type, nursery-grown sod of dense growth, with a strong, fibrous root system, and shall be composed of at least seventy-five (75) percent Kentucky Bluegrass, mixed with fescue and perennial rye grasses, and free of pernicious weeds. Cut the sod at a length of approximately 2" (5.1 cm), and rake the sod free of debris.

KEY to Symbols and Common Abbreviations



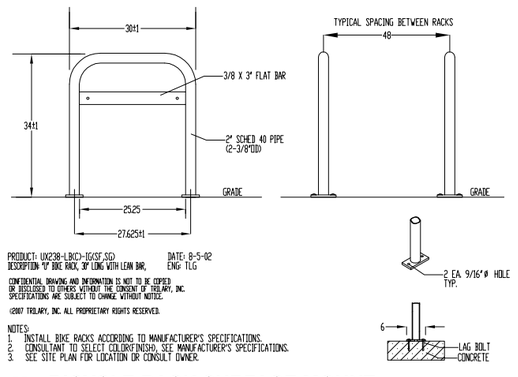
Ex.	Existing
Typ.	Typical

CITY OF MADISON LANDSCAPE POINT SCHEDULE

per Amended Sections 28.142 & 28.211 effective 9/12/13

Total points required = Total Landscape Units (Total SF of developed area / 300) x 5 points = (17,673 SF / 300) x 5 = 295 points

TABULATION OF POINTS & CREDITS	Ground Level		Roof	
	Qty	Pts	Qty	Pts
Overstory deciduous trees (min 2.5" caliper) @ 35 pts ea.	4	140		
Ornamental trees (1.5" caliper) @ 15 pts ea.			3	45
Evergreen trees (min 3' height) @ 15 pts ea.				
Shrub, deciduous (min 18" ht or 3 gal cont) @ 3 pts ea	38	114	9	27
Shrub, evergreen (min 18" ht or 3 gal cont) @ 4 pts ea	27	68	9	36
Ornamental grasses (min 18" ht or 3 gal cont) @ 2 pts ea.	40	80	18	36
Decorative fence @ 4 points / 10 linear feet				
Subtotals		402		144
Total proposed landscape points achieved				546



1 **BICYCLE RACK SURFACE MOUNT**
Not to Scal

PLANdesign LANDSCAPE ARCHITECTURE
PLANdesign LLC. · 480 Maynard Drive · Sun Prairie, WI 53590
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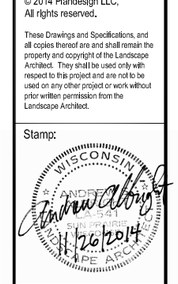
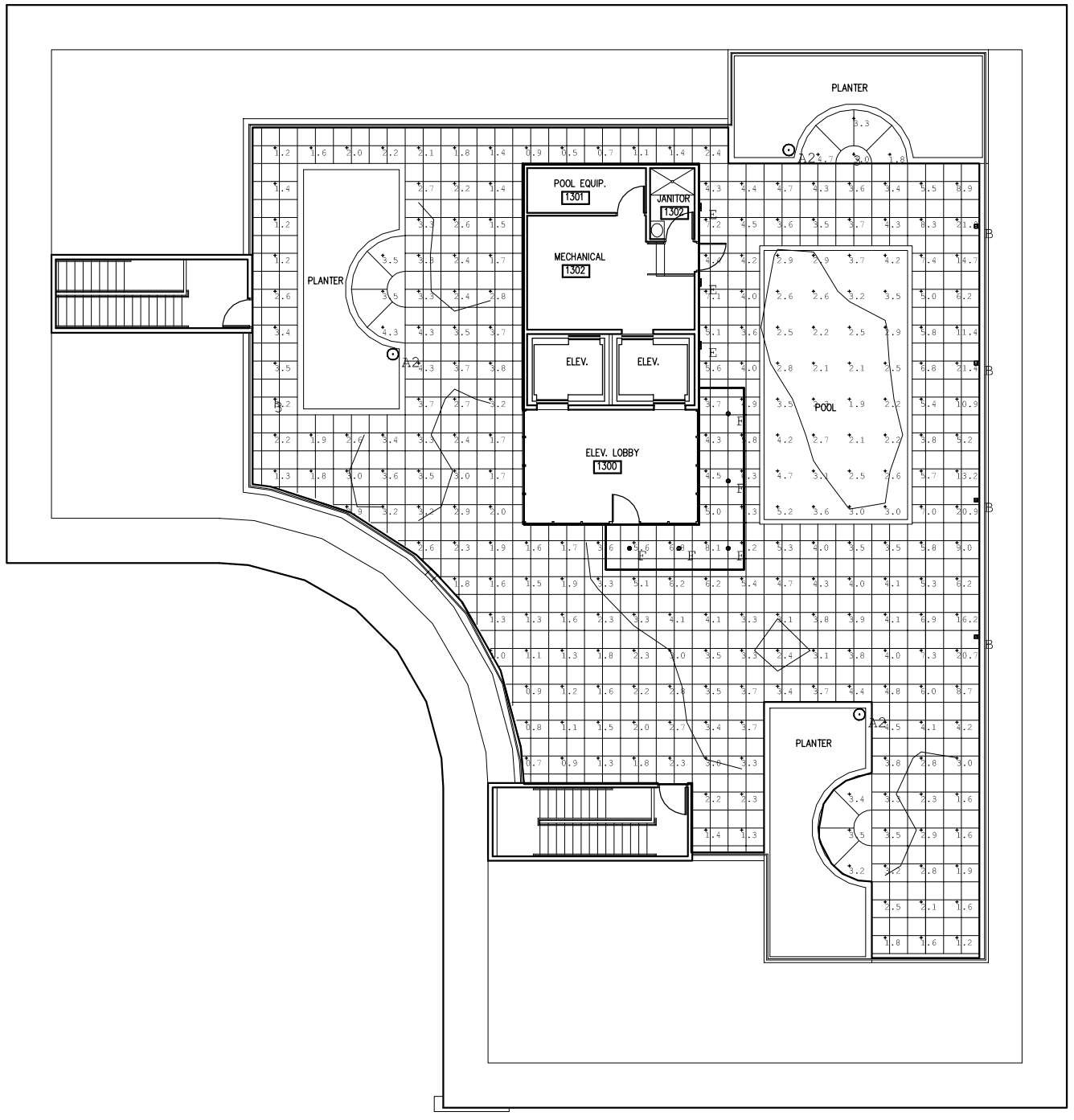


Sheet Title:
Ground Level Landscape Plan

Sheet No:
L1.0
1 of 2

SUTTON ARCHITECTURE

KEE architecture



LIGHT FIXTURE SCHEDULE				
SYMBOL	NAME	TYPE	EMITTERS	NOTES
A1	VIPER-R	POLE MOUNT	4000K	12' POLE
A2	VIPER-R	POLE MOUNT	4000K	12' POLE
B	EON 303-B1	BOLLARD	3000K	36" TALL
C	FCC611	CEILING CAN	3000K	CENTERED
D	EON 303-W1	WALL MOUNT	3000K	MOUNT 7' ABOVE GRADE
E	FCSL105	BRICK LIGHT	3000K	MOUNT 2' ABOVE GRADE
F	HALO SLD606830WH	CEILING CAN	3000K	CENTERED

1 / E1.3 ROOF TERRACE PHOTOMETRICS PLAN

SCALE: 1/8" = 1'-0"

NORTH

OWNER

Les Orosz
(608) 347-5432
University Avenue
Madison, Wisconsin 53703

PROJECT

Johnson Bend

433 West Johnson Street
Madison, Wisconsin 53703

DRAWING

ROOF TERRACE
PHOTOMETRICS PLAN

DATA

Project # 201303
Date: 11.26.14

E1.3

SUTTON
ARCHITECTURE

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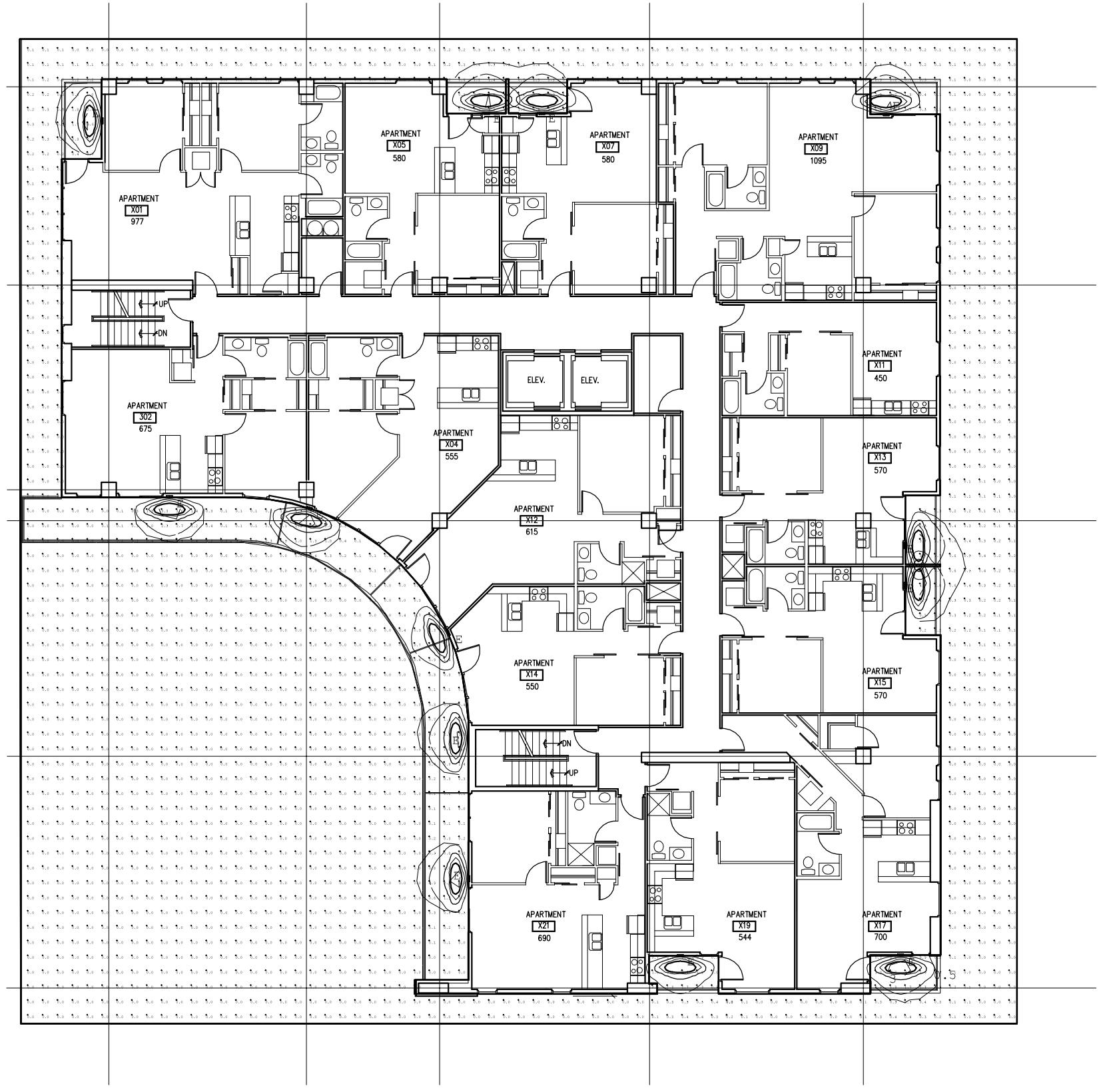

1
E1.2 TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

LIGHT FIXTURE SCHEDULE				
SYMBOL	NAME	TYPE	EMITTERS	NOTES
A1	VIPER-R	POLE MOUNT	4000K	12' POLE
A2	VIPER-R	POLE MOUNT	4000K	12' POLE
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F	HALO SLD606830WH	CEILING CAN	3000K	CENTERED

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TYPICAL FLOOR
PHOTOMETRICS PLAN

DATA

Project # 201303
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E1.2

SUTTON ARCHITECTURE

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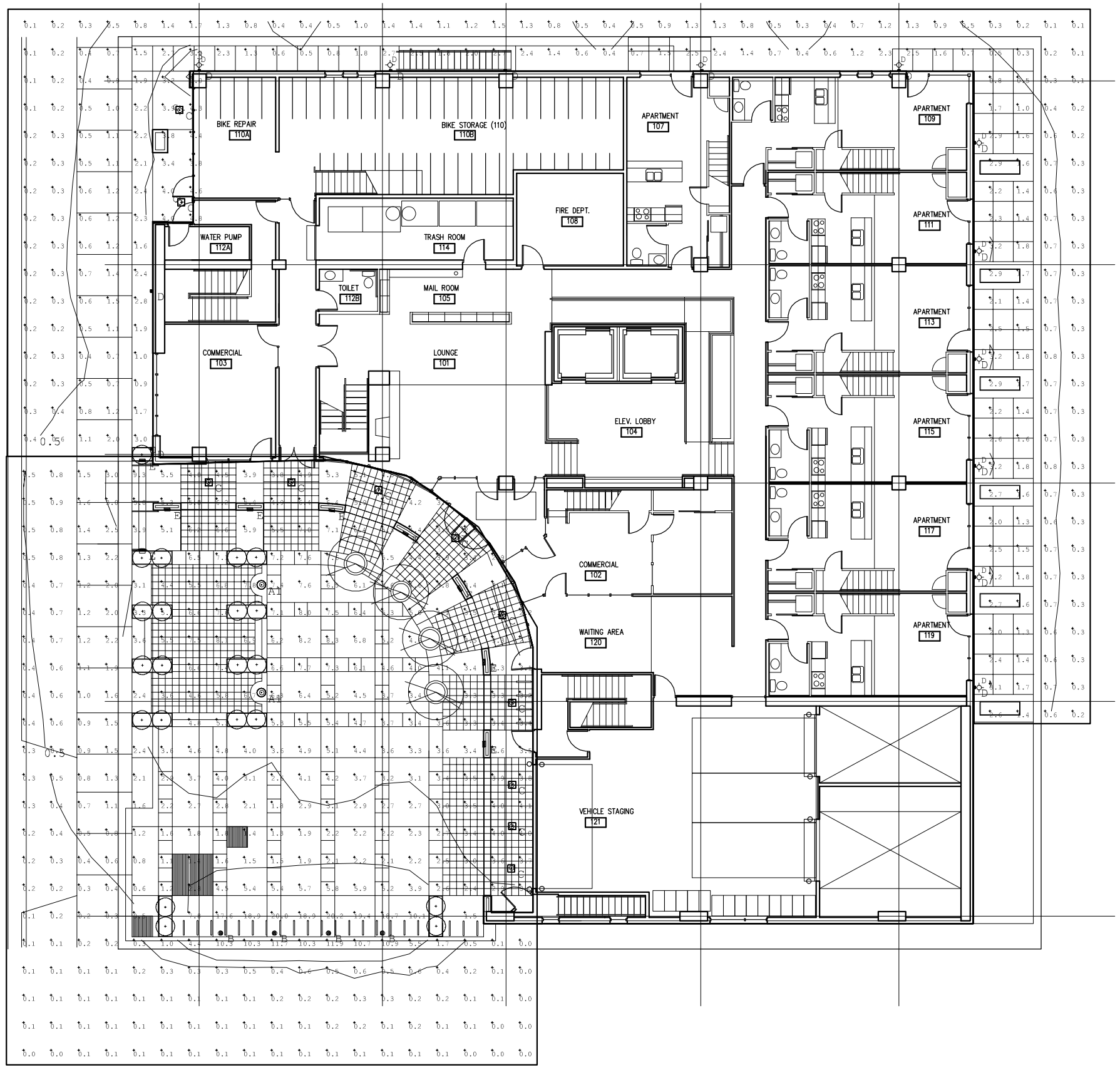
WEST JOHNSON STREET



1 / E1.1 FIRST FLOOR PHOTOMETRICS PLAN

SCALE: 1/8" = 1'-0"

NORTH

LIGHT FIXTURE SCHEDULE				
SYMBOL	NAME	TYPE	EMITTERS	NOTES
A1	VIPER-R	POLE MOUNT	4000K	12' POLE
A2	VIPER-R	POLE MOUNT	4000K	12' POLE
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C	FCC611	CEILING CAN	3000K	CENTERED
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E	FCSL105	BRICK LIGHT	3000K	MOUNT 2' ABOVE GRADE
F	HALO SLD606830WH	CEILING CAN	3000K	CENTERED

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FIRST FLOOR PHOTOMETRICS PLAN

DATA

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Date: 11.26.14

E1.1

SUTTON
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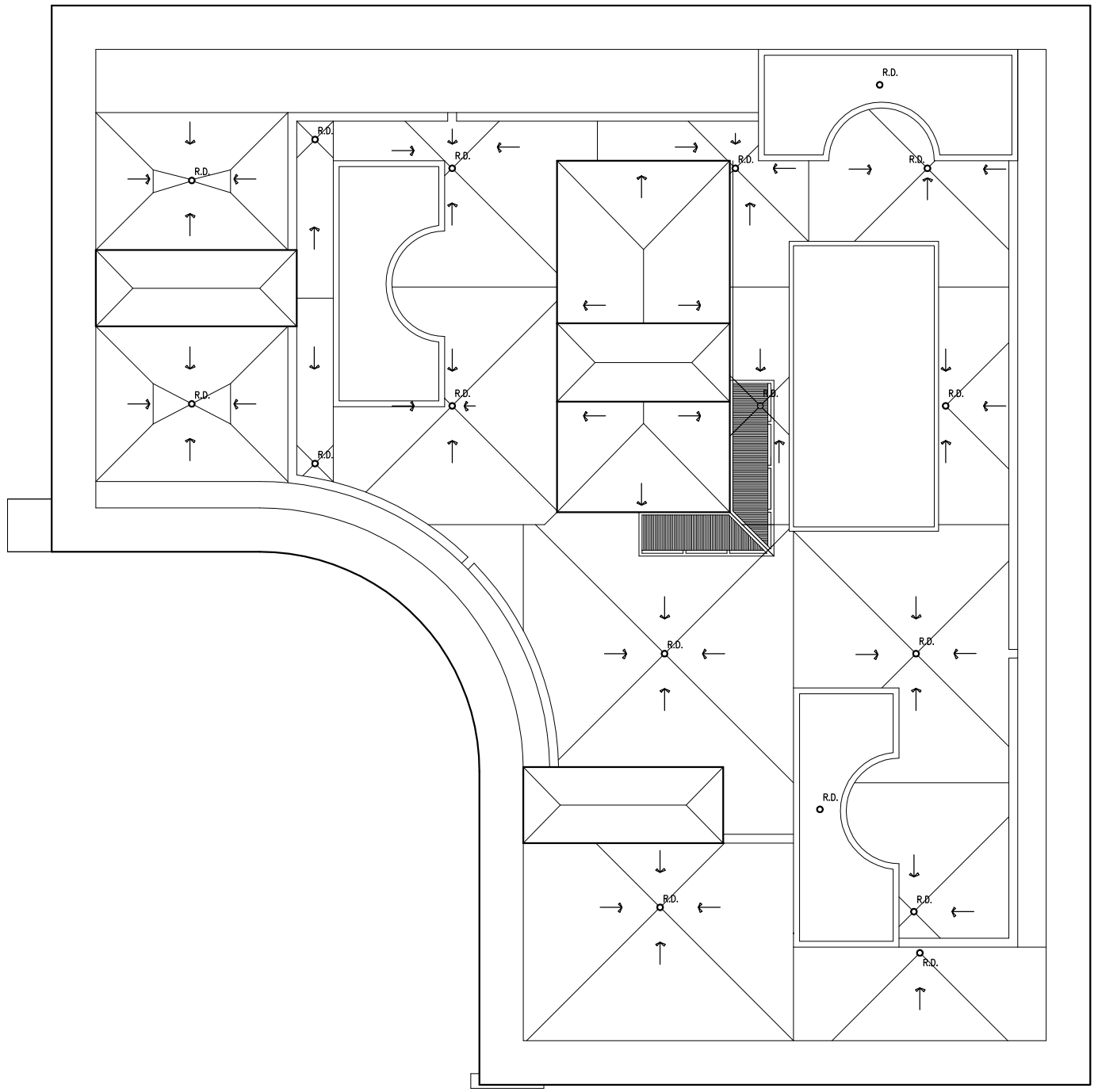

1 / A1.10 ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN

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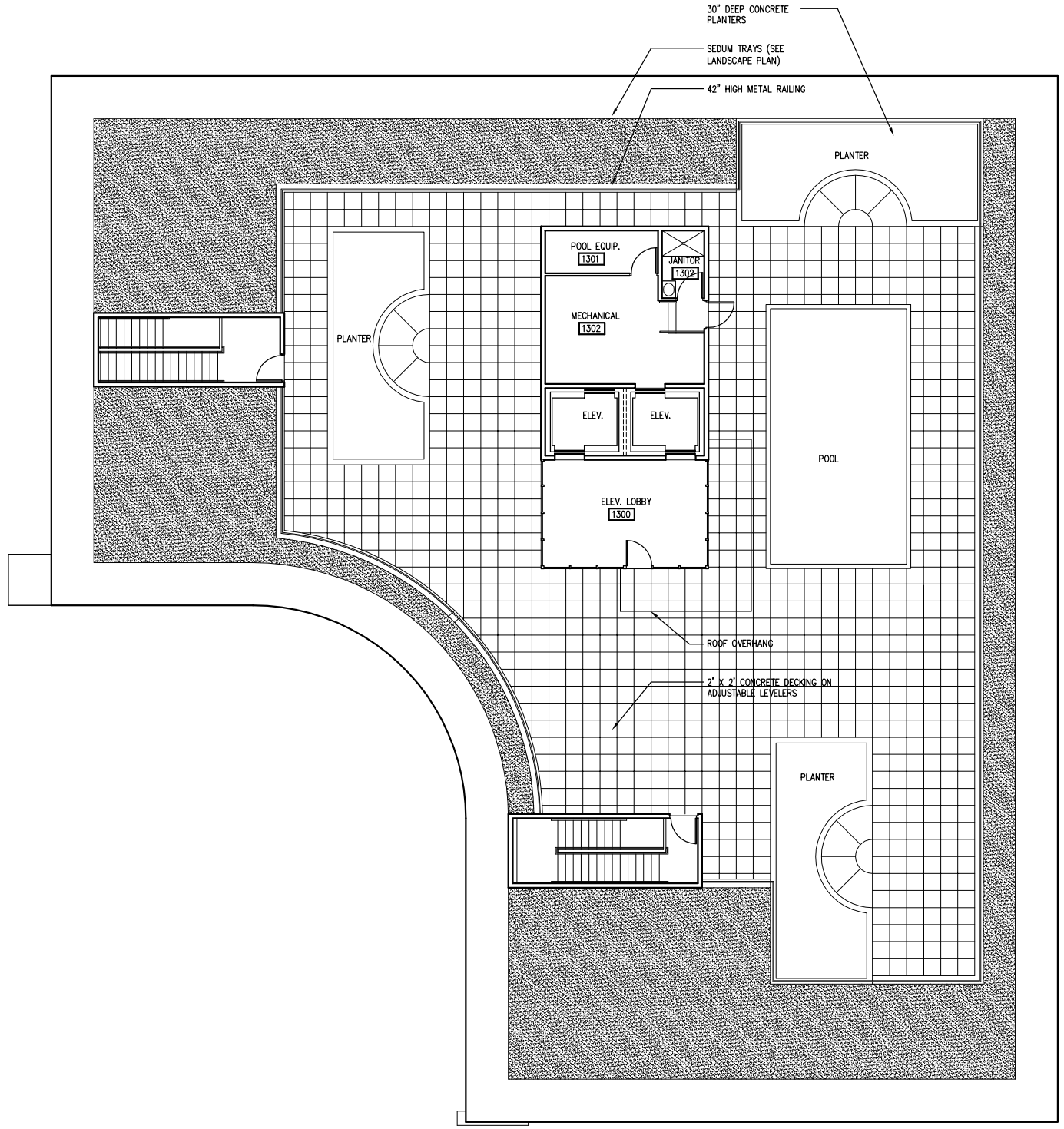
Date: 11.26.14

A1.10



1 / A1.9 ROOF TERRACE PLAN

SCALE: 1/8" = 1'-0"

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ROOF TERRACE PLAN

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Project # 201303
Date: 11.26.14

A1.9

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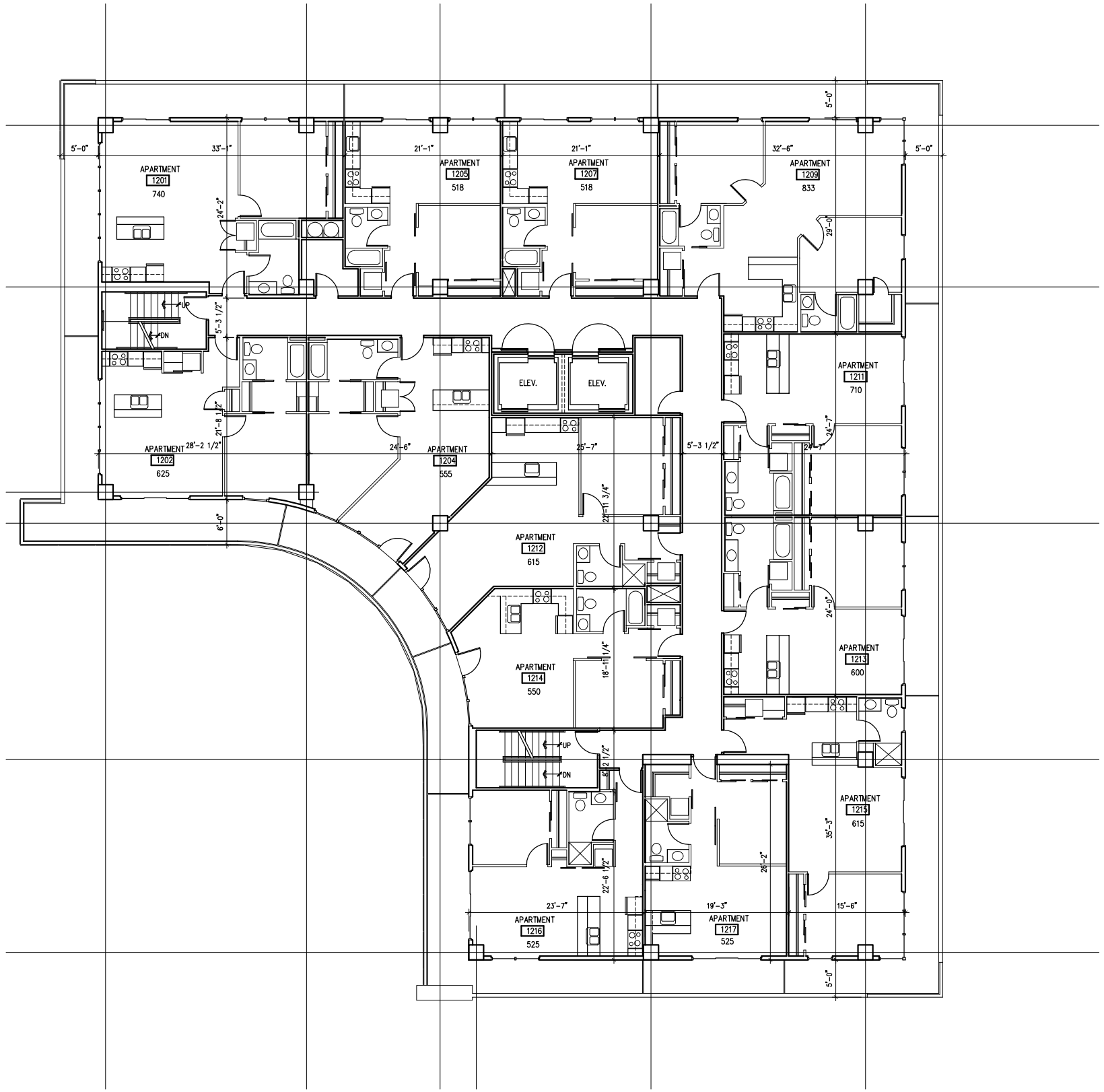

1 / A1.8 TWELFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

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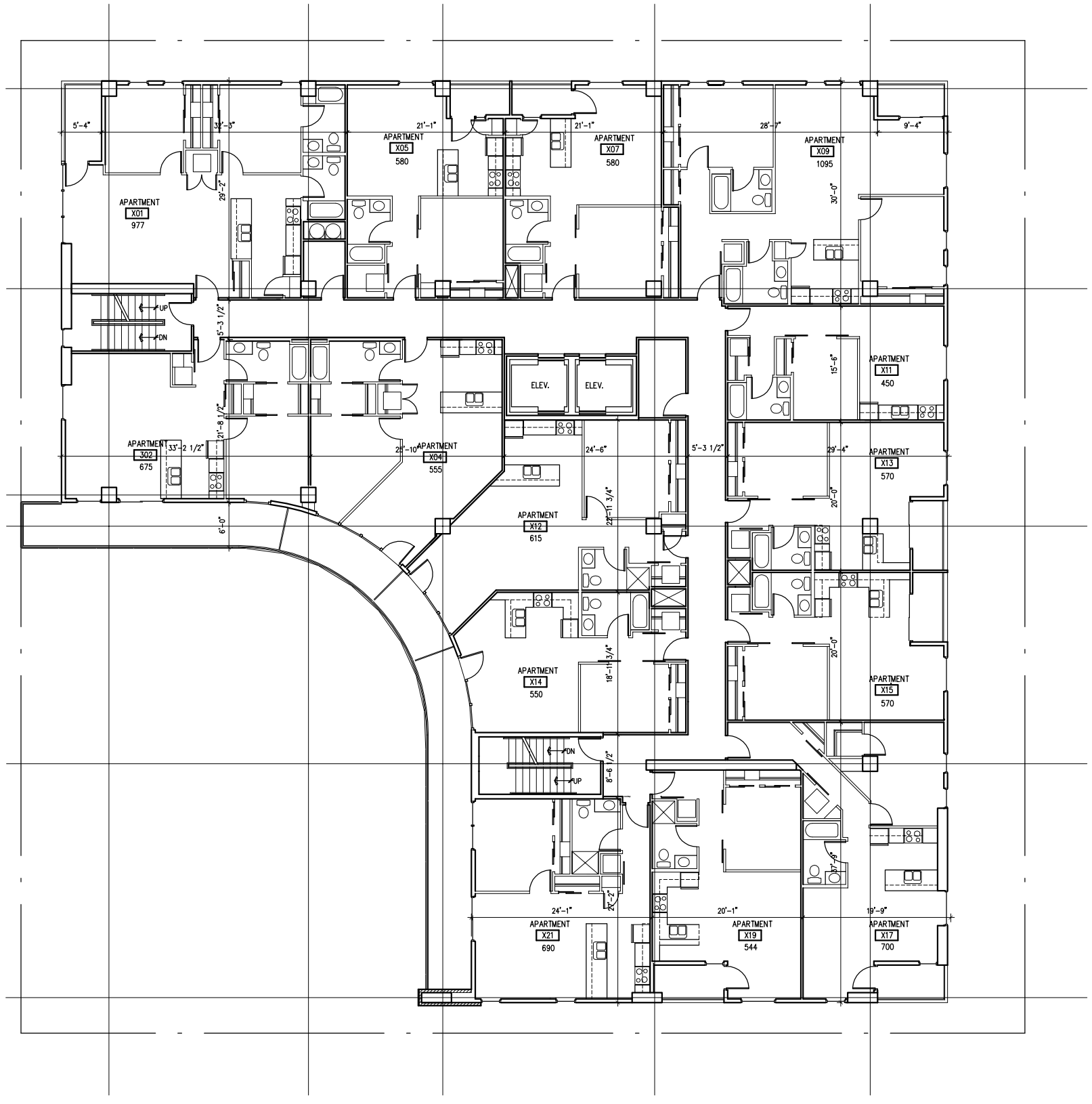
TWELVETH FLOOR PLAN

DATA

Project # 201303
Date: 11.26.14

A1.8



1 / A1.7 TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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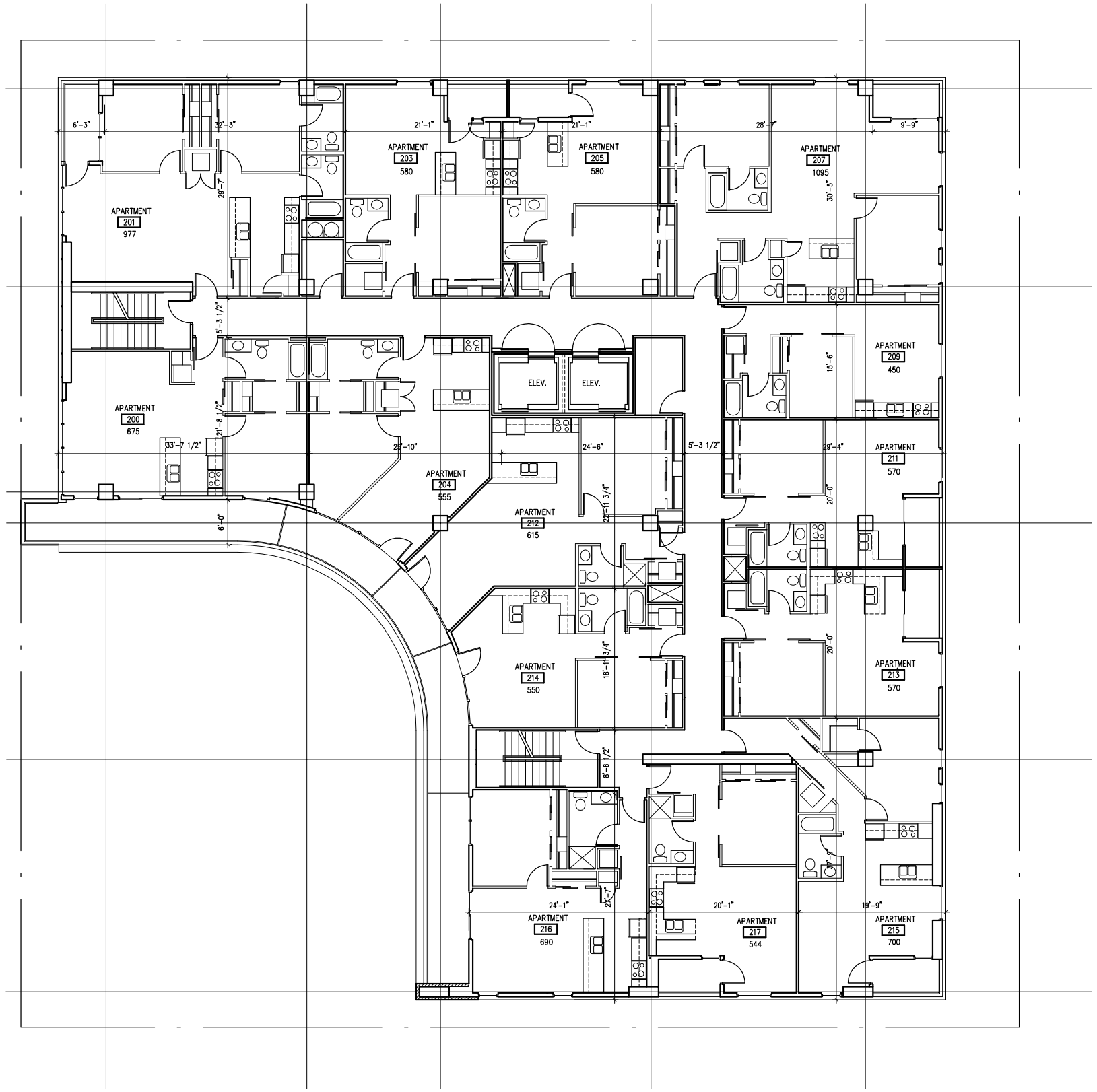
TYPICAL FLOOR PLAN

DATA

Project # 201303
Date: 11.26.14

A1.7



1 / A1.6 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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THIRD FLOOR PLAN

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Project # 201303
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A1.6

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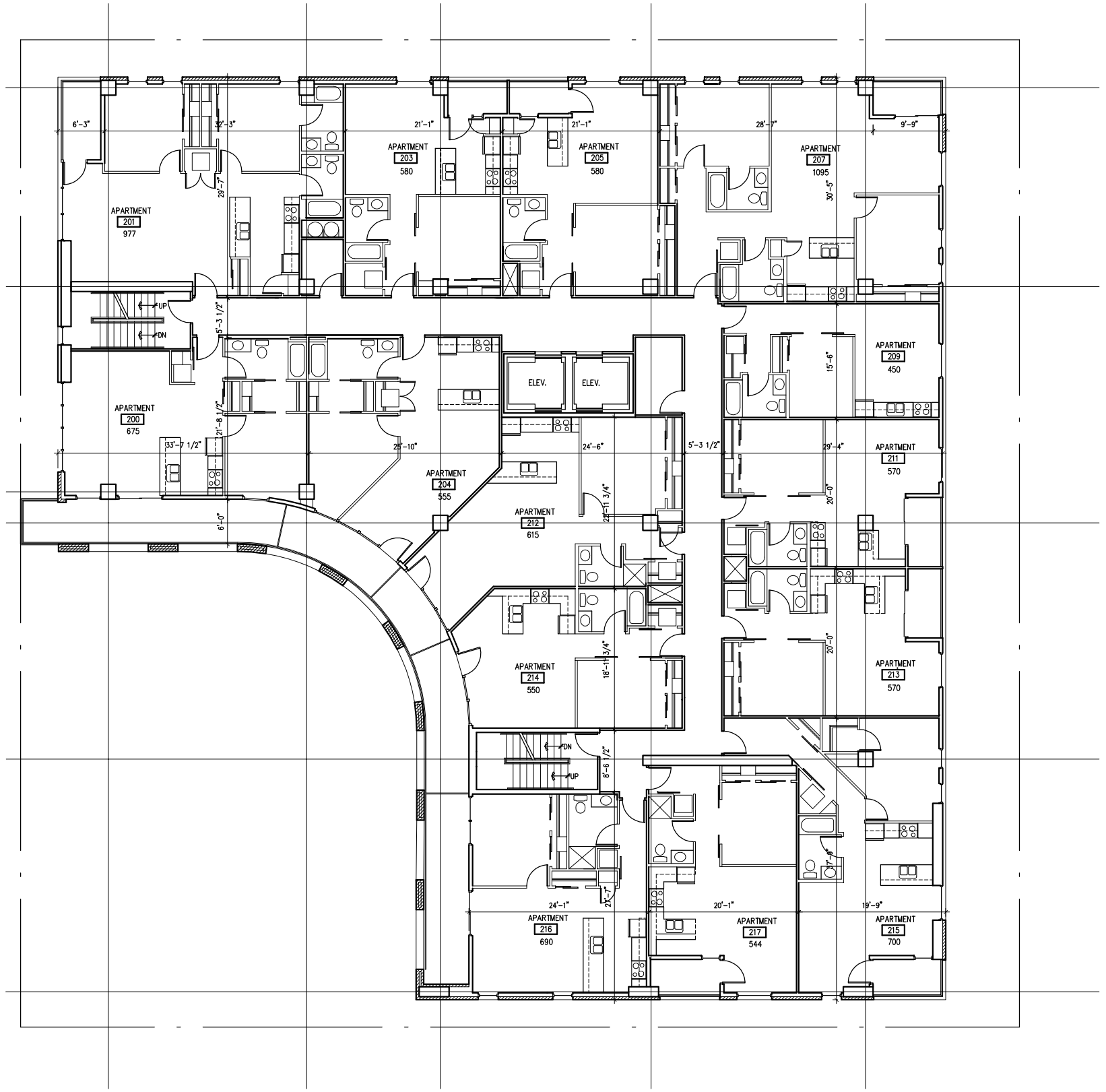

1 / A1.5 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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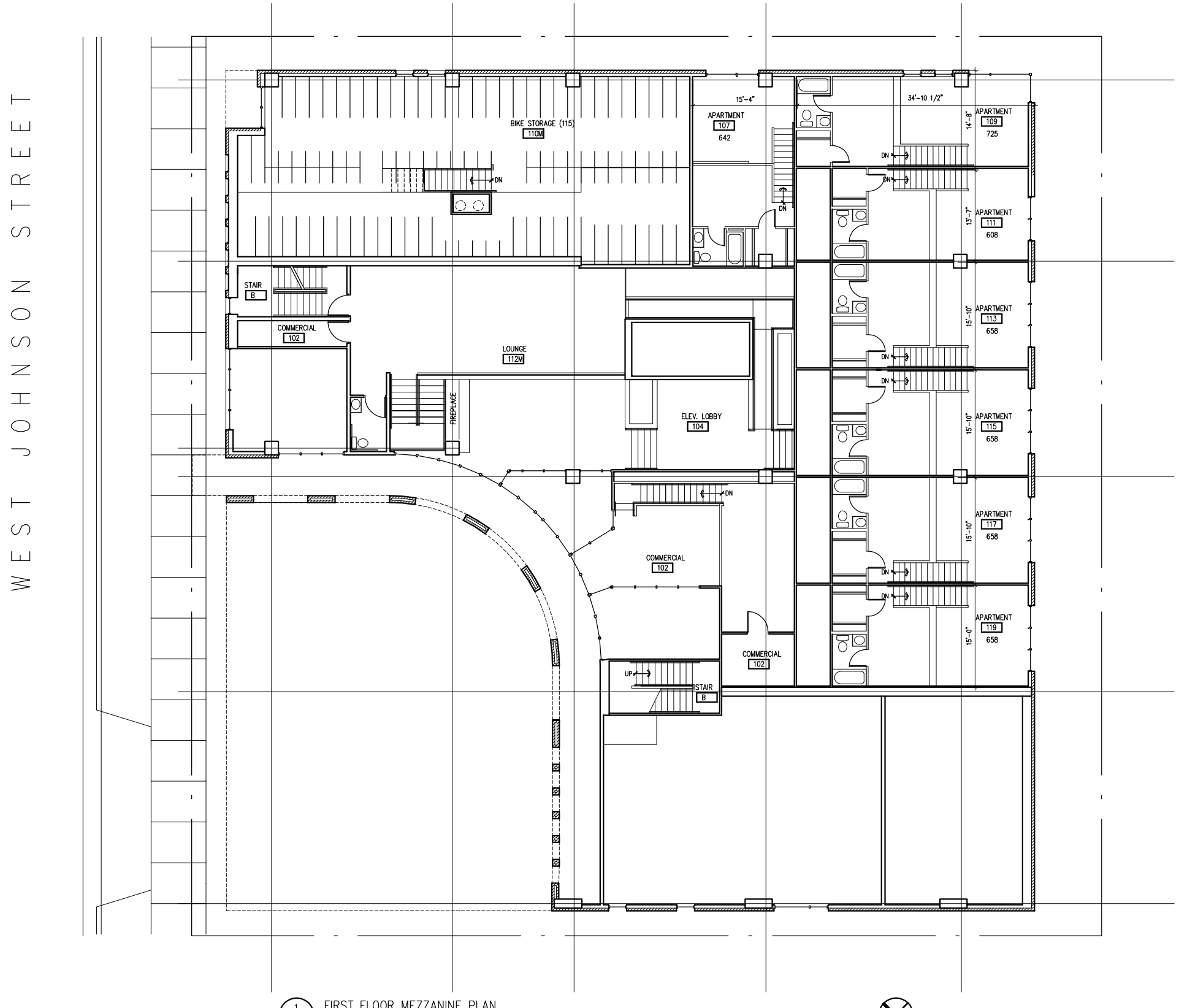
SECOND FLOOR PLAN

DATA

Project # 201303
Date: 11.26.14

A1.5



1 / A1.4 FIRST FLOOR MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

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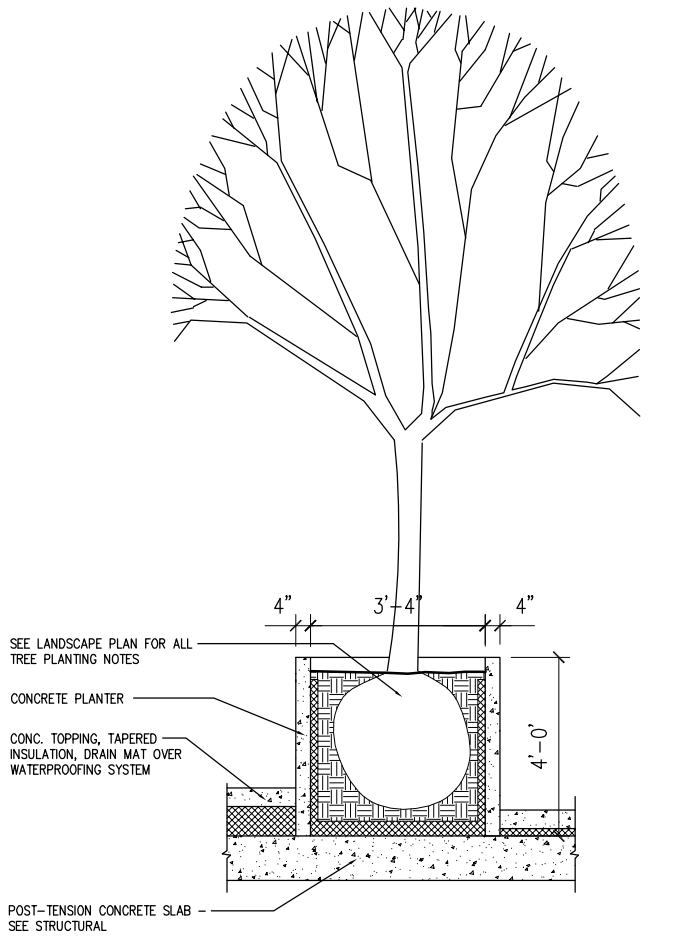
FIRST FLOOR MEZZANINE

DATA

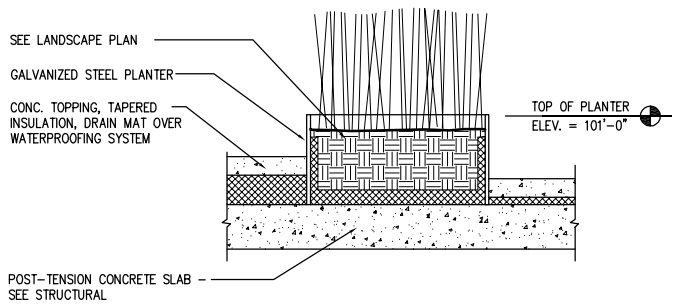
Project # 201303
Date: 11.26.14

A1.4



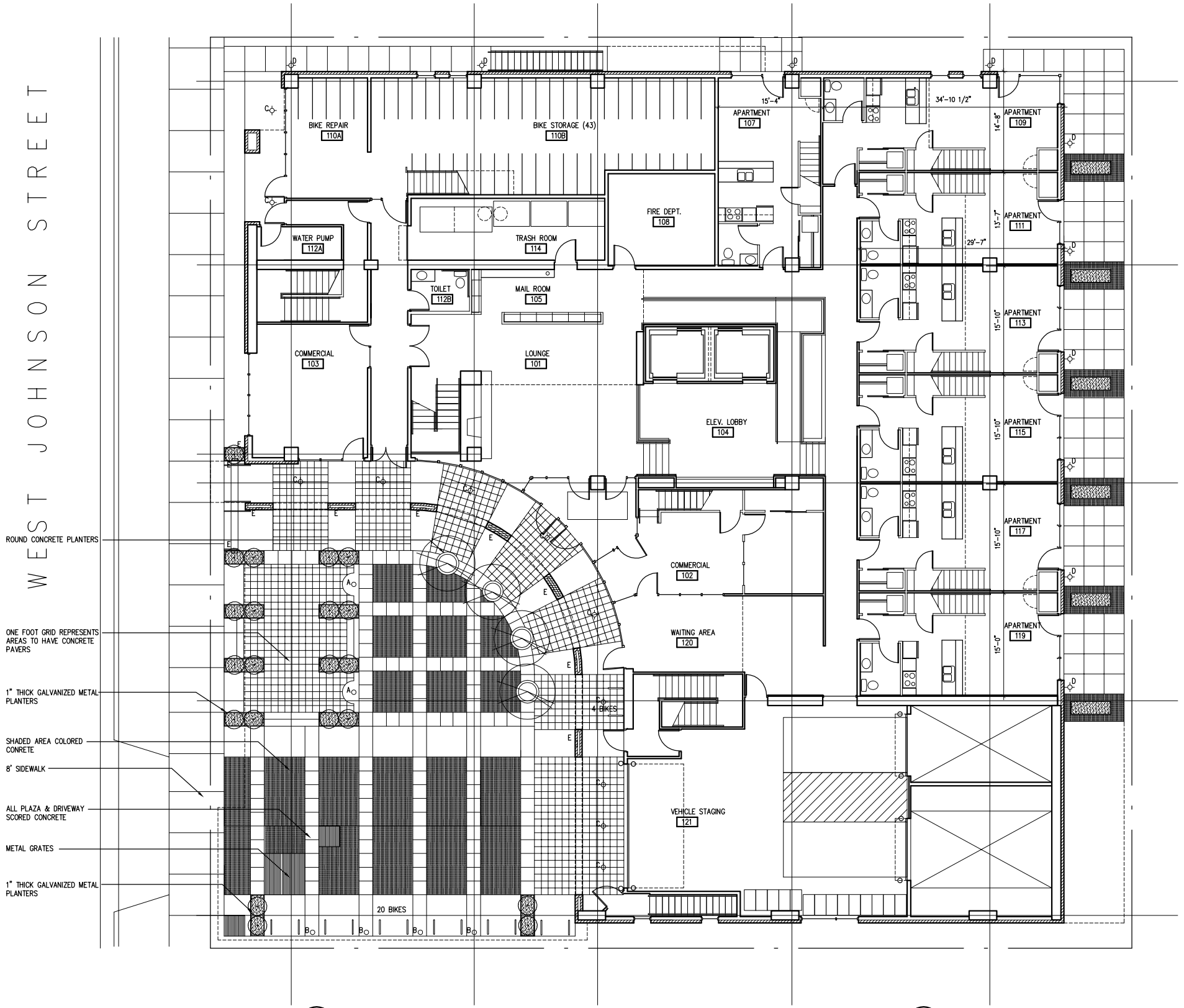
2 / A1.3 CONCRETE PLANTER DETAIL

SCALE: 3/4" = 1'-0"



3 / A1.3 GALVANIZED STEEL PLANTER DETAIL

SCALE: 3/4" = 1'-0"



1 / A1.3 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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A1.3

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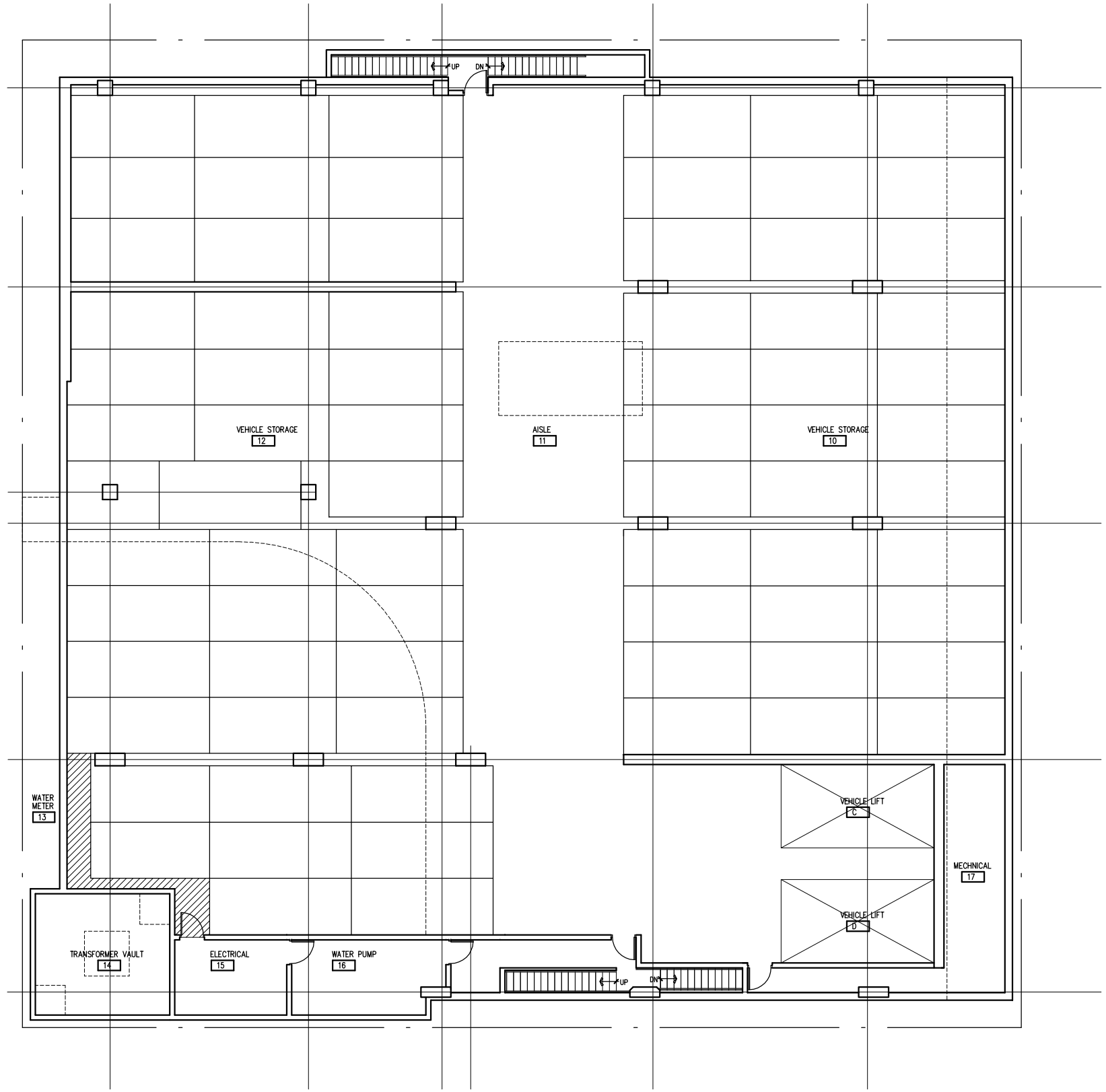

1 / A1.2 PARKING LEVEL P1 — 73 VEHICLES

SCALE: 1/8" = 1'-0"

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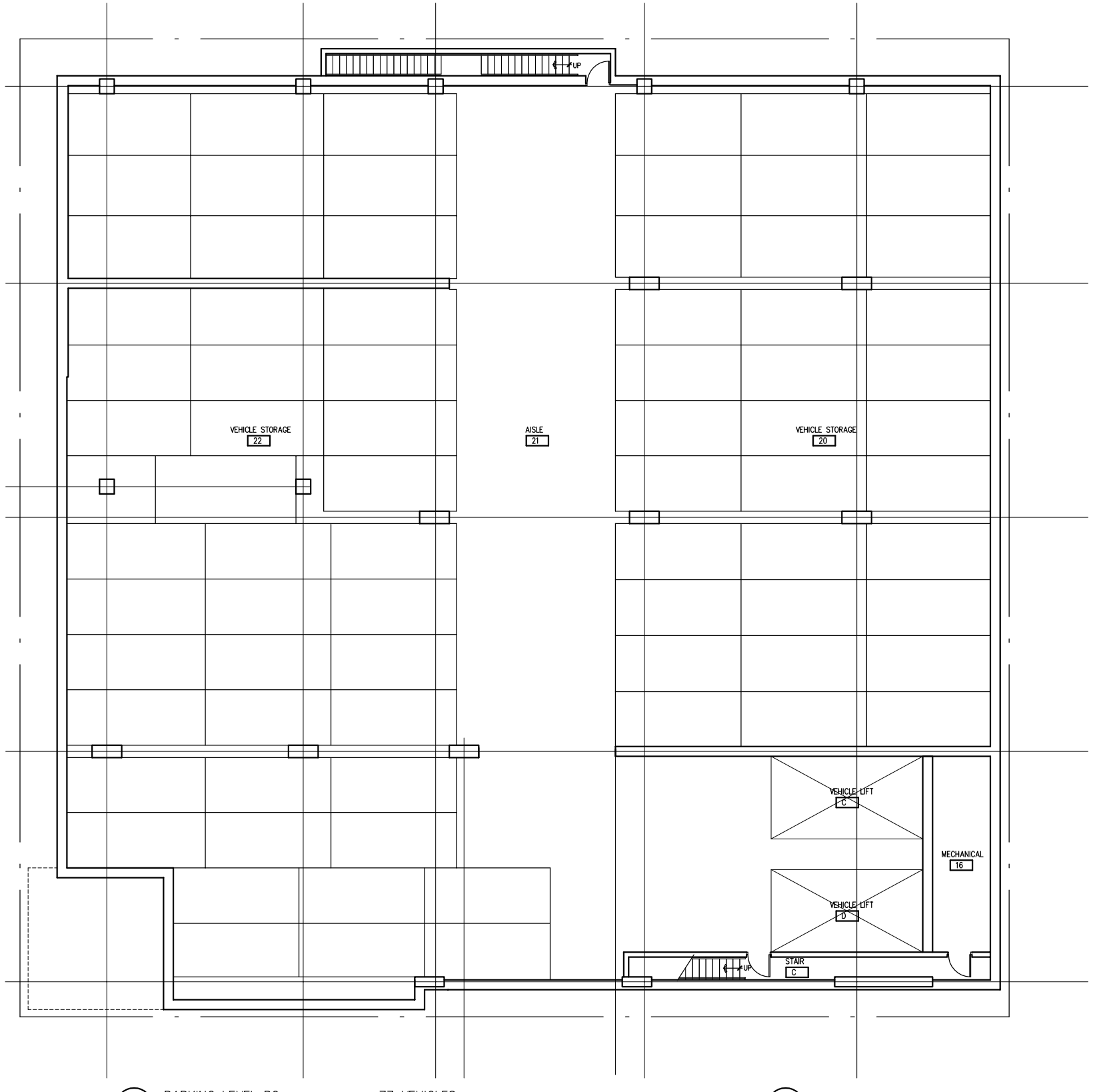
PARKING LEVEL P1 PLAN

DATA

Project # 201303
Date: 11.26.14

A1.2



1 / A1.1 PARKING LEVEL P2 77 VEHICLES

SCALE: 1/8" = 1'-0"

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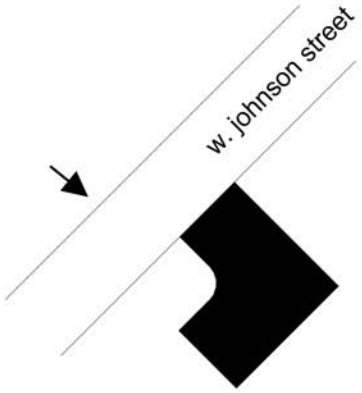
PARKING LEVEL P2 PLAN

DATA

Project # 201303
Date: 11.26.14

A1.1

View from across the street



SUTTON
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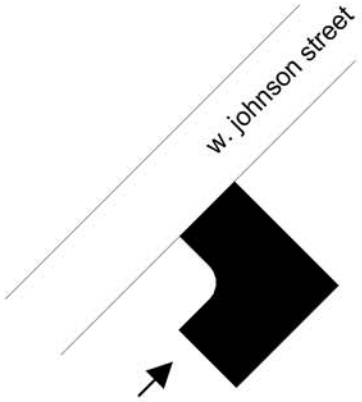
433 Johnson Bend

11/26/2014

South West Elevation

1. Brick masonry
2. Architectural metal panel
3. Aluminum window system
   * indicates spandrel glass
4. EIFS
5. Guardrail w/ galvanized steel plate
6. Galvanized steel channel
7. Louver (NE and SE elevations only)
8. Galvanized steel planter



SUTTON ARCHITECTURE

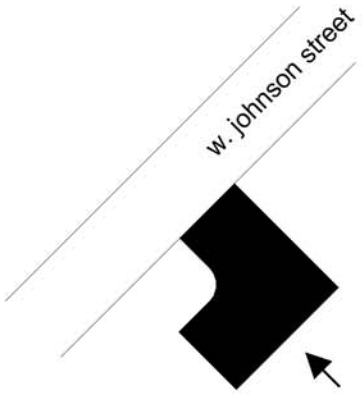
KEE architecture

433 Johnson Bend

11/26/2014

South East Elevation

1. Brick masonry
2. Architectural metal panel
3. Aluminum window system
   * indicates spandrel glass
4. EIFS
5. Guardrail w/ galvanized steel plate
6. Galvanized steel channel
7. Louver (NE and SE elevations only)
8. Galvanized steel planter



SUTTON ARCHITECTURE

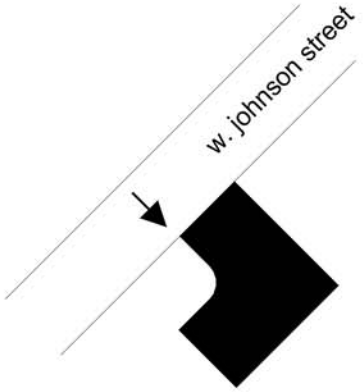
KEE architecture

433 Johnson Bend

11/26/2014

North West Elevation

1. Brick masonry
2. Architectural metal panel
3. Aluminum window system
   * indicates spandrel glass
4. EIFS
5. Guardrail w/ galvanized steel plate
6. Galvanized steel channel
7. Louver (NE and SE elevations only)
8. Galvanized steel planter



SUTTON ARCHITECTURE

KEE architecture

433 Johnson Bend

11/26/2014

North East Elevation

1. Brick masonry
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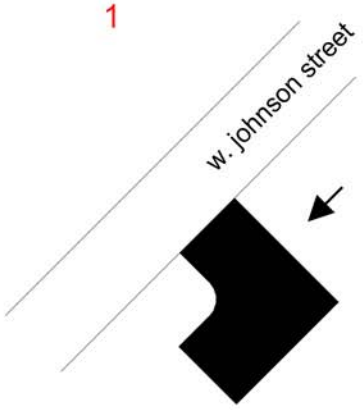

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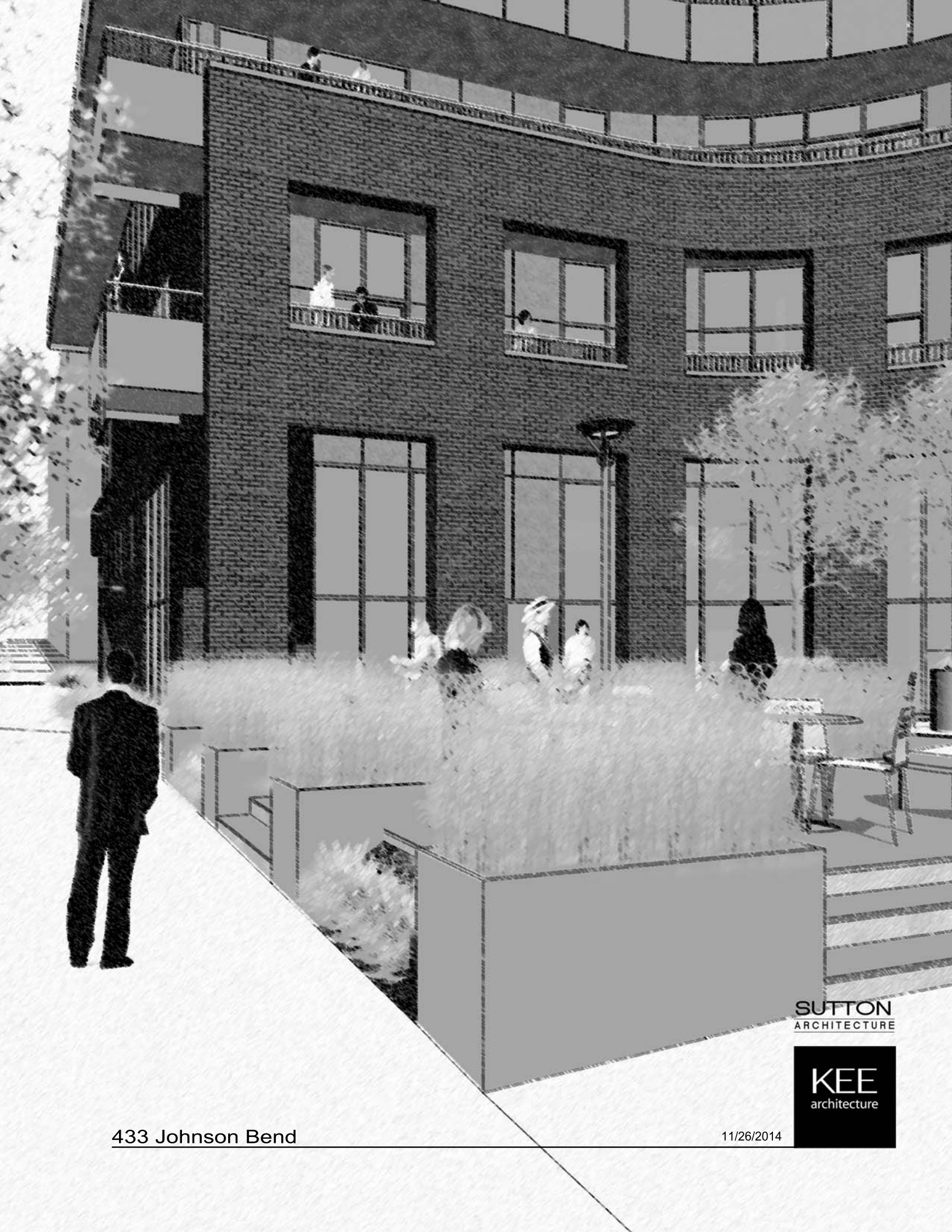

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433 Johnson Bend

11/26/2014

Exterior Materials List – 433 West Johnson

Brick Masonry

Utility – 'Oxford Ironspot Classic' from Glen-Gery Brick

Masonry Mortar:

'Dark Barn Owl' from Mortar Technologies

Concrete Sills and Cap at arcade wall:

Integral cast color to match masonry mortar color ('Dark Barn Owl' from Mortar Technologies)

Architectural Metal Panel with concealed fasteners:

Centria concept series metal panel system CS-620

Color: 9987 Bronze II

EIFS:

Dryvit Outsulation X System with High Impact Panzer 15 reinforcing mesh at all locations up to 4 feet AFF.

Color: #306 Swiss Mocha

Texture: Sandpebble Fine NT **(replace all locations shown w/ E.II.F.S. with cement board)**

Thermally broken aluminum storefront system (Kynar color to match metal panel) with 1" insulated glazing unit:

¼" Solarban 60 #2

¼" Clear

Thermally broken aluminum curtainwall system (Kynar color to match metal panel) with 1" insulated glazing unit:

¼" Solarban 60 #2

¼" Clear

Plate Metal Guardrails:

¼" galvanized steel plate with concealed fasteners; G90 hot dipped.

Guardrail with vertical balusters @ 4" o.c.Clear anodized aluminum.

Galvanized Steel Channel – MC 12x10; G90 hot dipped.

1" Galvanized Steel Plate with plasma cut address; G90 hot dipped.

Pavers:

Wausau Tiles 12" x 12" tile.

Color: Textured Sand TS-40.

Colored Concrete at Driveway:

Integral cast color to match Wausau Tiles.

Planters:

¾" Galvanized steel plate; G90 hot dipped.