

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

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

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

1. Project Information

Address: 1224 South Park Street

Title: _____

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

UDC meeting date requested August 14

New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

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

Signage

Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name John Van Note

Street address 1955 Atwood Ave

Telephone 608-577-7936

Project contact person Amy S Hasselman

Street address 242 E Main St suite 201

Telephone 608-825-0094 x25

Property owner (if not applicant) Twelve Park LLC

Street address 1955 Atwood Avenue

Telephone 608-577-7936

Company SARA Investment Real Estate Inc

City/State/Zip Madison, WI 53704

Email jvannote@sarainvest.com

Company KONTEXT architects llc

City/State/Zip Sun Prairie, WI 53590

Email amy@kontextarchitects.com

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

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

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on May 22, 2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant John Van Note Relationship to property Attorney

Authorizing signature of property owner John Van Note Date 6-19-19

7. Application Filing Fees

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

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

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

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

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



Sun Prairie - Madison Office
242 East Main Street, Suite #201
Sun Prairie, WI 53590

V: 608.825.0094
V: 608.251.7515
F: 866.926.9351

Wausau Office
4404 Rib Mountain Drive #244
Wausau, WI 54401

V: 715.803.2736
F: 866.926.9351

26 June 2019

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, JR. Blvd.
Madison, WI 53701

RE: 1224 S PARK STREET – DEMOLITION & RECONSTRUCTION IN URBAN DESIGN DISTRICT #7

It is the intent of SARA Investment Real Estate, Bauer & Raether Builders, and KONTEXT architects to demolish the existing small strip mall at 1224 S Park St and construct a new 2-story commercial building over lower level parking on the site. The existing structure has become structurally unsound.

The proposed new building will retain lower level parking accessed via High Street. Customer parking accessed from S Park St is a single drive, double-loaded row that uses less than 50% of the street frontage. The main entrance is located at the corner of S Park St and the customer parking, to be clearly identifiable from both. The façade is broken into vertical circulation areas with exterior burnished and splitface CMU, and storefront areas with first floor brick veneer and aluminum storefront windows. All storefront extends to the floor for flexibility of retail and service business layouts throughout the life of the building. Upper level main wall finish is fiber cement panel. Flat roof overhangs and canopies are prefinished metal. The building is set back 8'-10' from the front property line to allow for landscaping, comfortable circulation at entries, parking lot screening, and bicycle parking. Side setbacks for the building and parking provide landscaped buffers and water infiltration. Secured lower level parking will be screened by ornamental metal fencing, solid at the integrated trash enclosure.

Signage will be submitted separately.

Sincerely,

John Van Note
Owner Representative

Amy S Hasselman, AIA

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

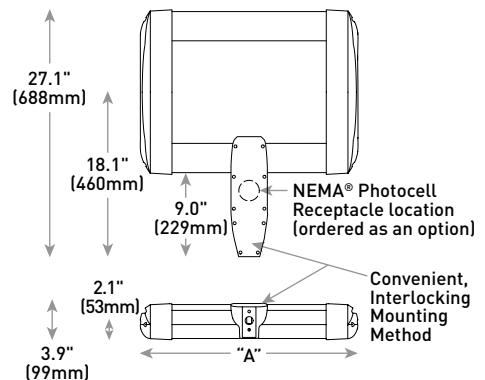
CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[†]See <http://lighting.cree.com/warranty> for warranty terms

DA Mount



Accessories

Field-Installed		Backlight Control Shields	
Bird Spikes XA-BRDSPK		XA-20BLS-4	
Hand-Held Remote XA-SENSREM		<ul style="list-style-type: none"> - Four-pack - Unpainted stainless steel 	
<ul style="list-style-type: none"> - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required 			

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	E	Series	Voltage	Color Options	Drive Current	Options			
									DIM	F	HL	ML
ARE-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2MP Type II Medium w/Partial BLS 2M Type II Medium w/Partial BLS 3M Type III Medium 4M Type IV Medium 4MB Type IV Medium w/BLS	3MB Type III Medium 2MB Type III Medium w/BLS 3MP Type III Medium w/Partial BLS 5M Type V Medium 5S Type V Short	4MP Type IV Medium w/Partial BLS 5M Type V Medium 5S Type V Short	AA Adjustable Arm DA Direct Arm DL Direct Long Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available with 20-60 LEDs	0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current	PML Programmable Multi-Level, 20-40° Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt	
FLD-EDG	25 25° Flood 40 40° Flood	70 70° Flood SN Sign	N6 NEMA® 6	AA Adjustable Arm SA Side Arm - Available with 20-60 LEDs					Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse	PML2 Programmable Multi-Level, 10-30° Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt		

* Reference EPA and pole configuration suitability data beginning on page 19



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Rev. Date: V7 R1 10/02/2018



Canada: www.cree.com/canada

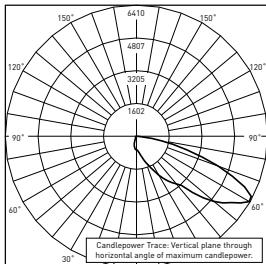
T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

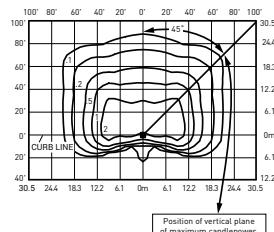
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

4MB



RESTL Test Report #: PL01023-002B
ARE-EDG-4MB-**-06-E-UL-525-40K
Initial Delivered Lumens: 7,985



ARE-EDG-4MB-**-10-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,185
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,884	B0 U0 G1	1,921	B0 U0 G1
04	3,768	B1 U0 G1	3,843	B1 U0 G1
06	5,588	B1 U0 G1	5,698	B1 U0 G2
08	7,450	B1 U0 G2	7,598	B1 U0 G2
10	9,291	B1 U0 G2	9,475	B1 U0 G2
12	11,149	B1 U0 G2	11,370	B1 U0 G2
14	12,924	B1 U0 G2	13,181	B1 U0 G2
16	14,771	B2 U0 G2	15,063	B2 U0 G2
525mA				
02	2,674	B0 U0 G1	2,730	B0 U0 G1
04	5,348	B1 U0 G1	5,460	B1 U0 G1
06	7,930	B1 U0 G2	8,096	B1 U0 G2
08	10,573	B1 U0 G2	10,794	B1 U0 G2
10	13,185	B1 U0 G2	13,461	B1 U0 G2
12	15,821	B2 U0 G3	16,153	B2 U0 G3
14	18,341	B2 U0 G3	18,726	B2 U0 G3
16	20,962	B2 U0 G3	21,401	B2 U0 G3
700mA				
02	3,156	B1 U0 G1	3,220	B1 U0 G1
04	6,311	B1 U0 G2	6,440	B1 U0 G2
06	9,359	B1 U0 G2	9,549	B1 U0 G2

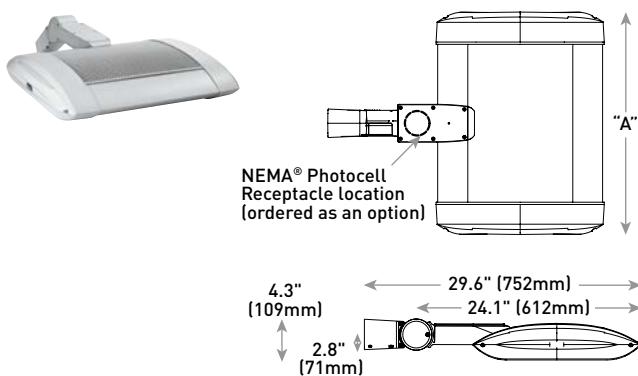
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

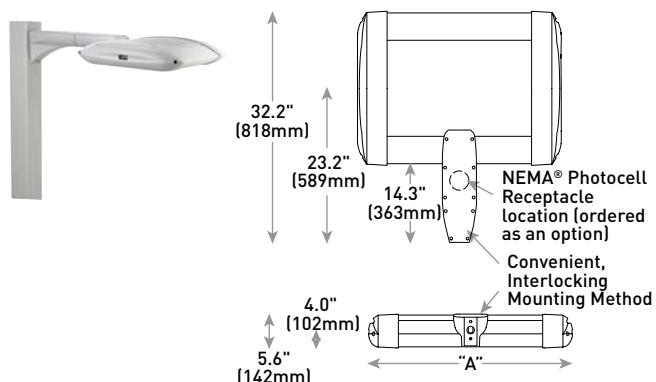


Cree Edge™ LED Area/Flood Luminaire

AA Mount



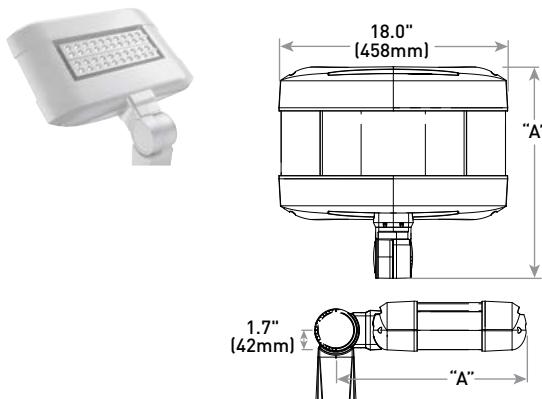
DL Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

SA Mount



LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

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CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 1224 South Park Street, Madison, WI 53715

Name of Project 1224 South Park Street Redevelopment

Owner / Contact John Van Note (SARA Investment)

Contact Phone 608-577-7936 Contact Email jvannote@sarainvest.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 9,003 SF

Total landscape points required 150 pts

- (b) ~~For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.~~

~~Total square footage of developed area~~

~~Five (5) acres = 217,800 square feet~~

~~First five (5) developed acres = 3,630 points~~

~~Remainder of developed area~~

~~Total landscape points required~~

- (c) ~~For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.~~

~~Total square footage of developed area~~

~~Total landscape points required~~

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			1	35
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			6	90
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			58	174
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			5	20
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			87	174
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			96'	38
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				0		531

Total Number of Points Provided 531

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

DEMOLITION AND REDEVELOPMENT OF 1224 SOUTH PARK STREET



SHEET INDEX

T100 TITLE SHEET
A000 NEIGHBORHOOD CONTEXT PLAN
A001 EXISTING BUILDING PHOTOS

V-101 EXISTING SITE PLAN
C-100 DEMOLITION PLAN
C-101 AERIAL SITE PLAN
C-102 UPPER/LOWER SITE PLAN LAYOUTS
C-103 OVERALL GRADING PLAN
C-104 SITE UTILITY PLAN
C-401 FIRE LANE ACCESS PLAN
C-601 SITE LIGHTING PHOTOMETRIC PLAN
L-101 LANDSCAPING PLAN
L-102 LANDSCAPE DETAILS

A100 BASEMENT LEVEL
A101 MAIN LEVEL
A102 UPPER LEVEL
A200 EXTERIOR ELEVATIONS
A200C EXTERIOR ELEVATIONS COLOR
A201 EXTERIOR ELEVATIONS
A201C EXTERIOR ELEVATIONS COLOR

1216 SOUTH PARK STREET REDEVELOPMENT		
MADISON, WI		
Revisions:		
No.	Date:	Description:
Graphic Scale		
Not to Scale		
Project Number	1903	
Set Type	ENTITLEMENT	
Date Issued	06/26/2019	
Sheet Number	T100	



Neighborhood Context Plan

Scale: Not to Scale



1216 SOUTH PARK STREET REDEVELOPMENT			
MADISON, WI			
Sheet Title: Neighborhood Context Plan			
Revisions:			
No.	Date:	Description:	
Graphic Scale Not to Scale			
Project Number	1903		
Set Type	ENTITLEMENT		
Date Issued	06/26/2019		
Sheet Number	A000		



Exterior from Southeast



Exterior Lower Level with Neighbor to North and SSM parking lot to South



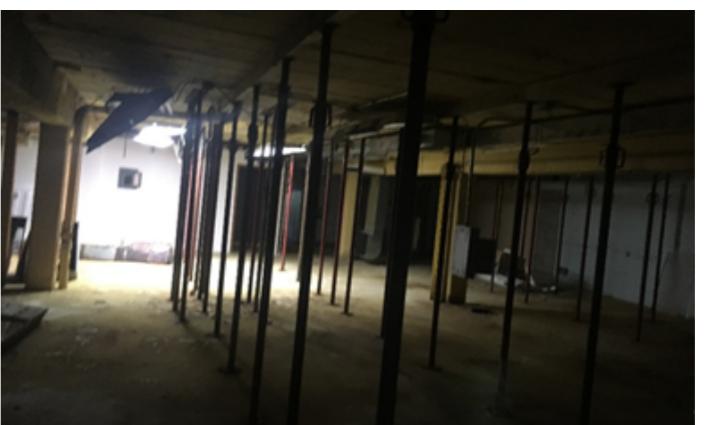
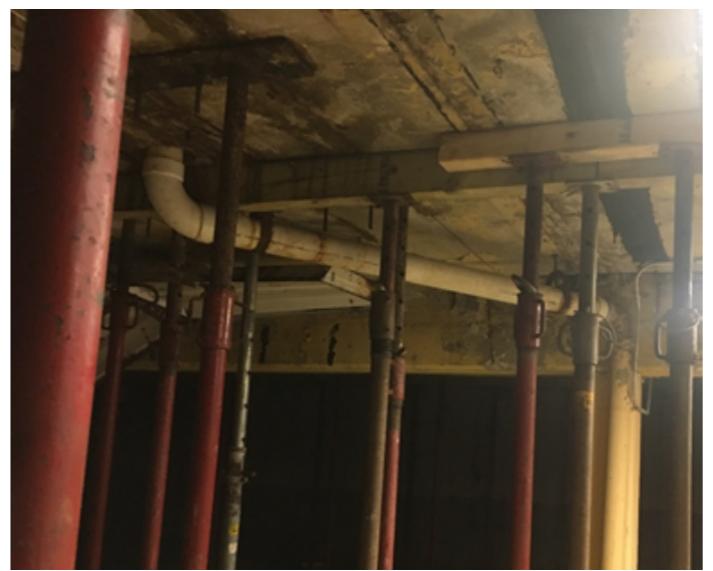
Exterior looking West



Interior lower level parking area, showing fenced-off area with temporary shoring posts



Staining on the concrete beams is from rusted rebar inside the precast concrete planks above and the beams themselves.



Lower level former office space with temporary shoring posts. Rust staining and spalled concrete visible.

GENERAL SURVEY NOTES: (THIS SHEET)

- ALL PROPERTY AND R.O.W. LINES SHOWN ARE BASED ON CERTIFIED SURVEY MAP PREPARED BY MERIDIAN SURVEYING, LLC.
- HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY LOCATING DIGGERS HOT LINE FIELD MARKINGS.
- PRIVATE UTILITIES SHOWN ARE BASED ON PRIOR PLANS AND ARE SCHEMATIC ONLY. NO FIELD VERIFICATION WAS COMPLETED. A PRIVATE UTILITY LOCATE SHALL BE PERFORMED PRIOR TO ANY EXCAVATION.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF PUBLIC UTILITIES, CONTACT DIGGERS HOT LINE, AT 1.800.242.8511.
- THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. EDGE CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.

SURVEY LEGEND:

W	EX. WATER SERVICE
SS	EX. SANITARY SEWER
ST	EX. STORM SEWER
G	EX. GAS
E	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
MF	EX. MAN HOLE
HY	HYDRANT
VL	VALVE
UP	UTILITY POLE
LP	LIGHT POLE
CON	CONCRETE
ASPH	ASPHALT

SIGNAGE
TRANSFORMER
PEDESTAL (ELEC/CABLE/TEL.)
METER (PARKING)
CURB INLET (INL)
CATCH BASIN (CB)
BENCHMARK
CONTROL POINT
SOIL BORING
IRON PIPE - FOUND

931	EXISTING CONTOUR
GR	GRAVEL
LM	LANDSCAPE/MULCH BED

SURVEY DATA			
SURVEY DATE(S)	1/17/2019		
HORIZONTAL COORD. SYSTEM	DANE COUNTY - NAD83		
VERTICAL DATUM	NAVD 88		
CONTROL SOURCE	GPS - WISCORS		
SURVEY UNITS	US SURVEY FOOT		

BENCHMARK	
POINT ID	ELEVATION
BM-1	862.51
BM-2	869.58
BM-3	870.57

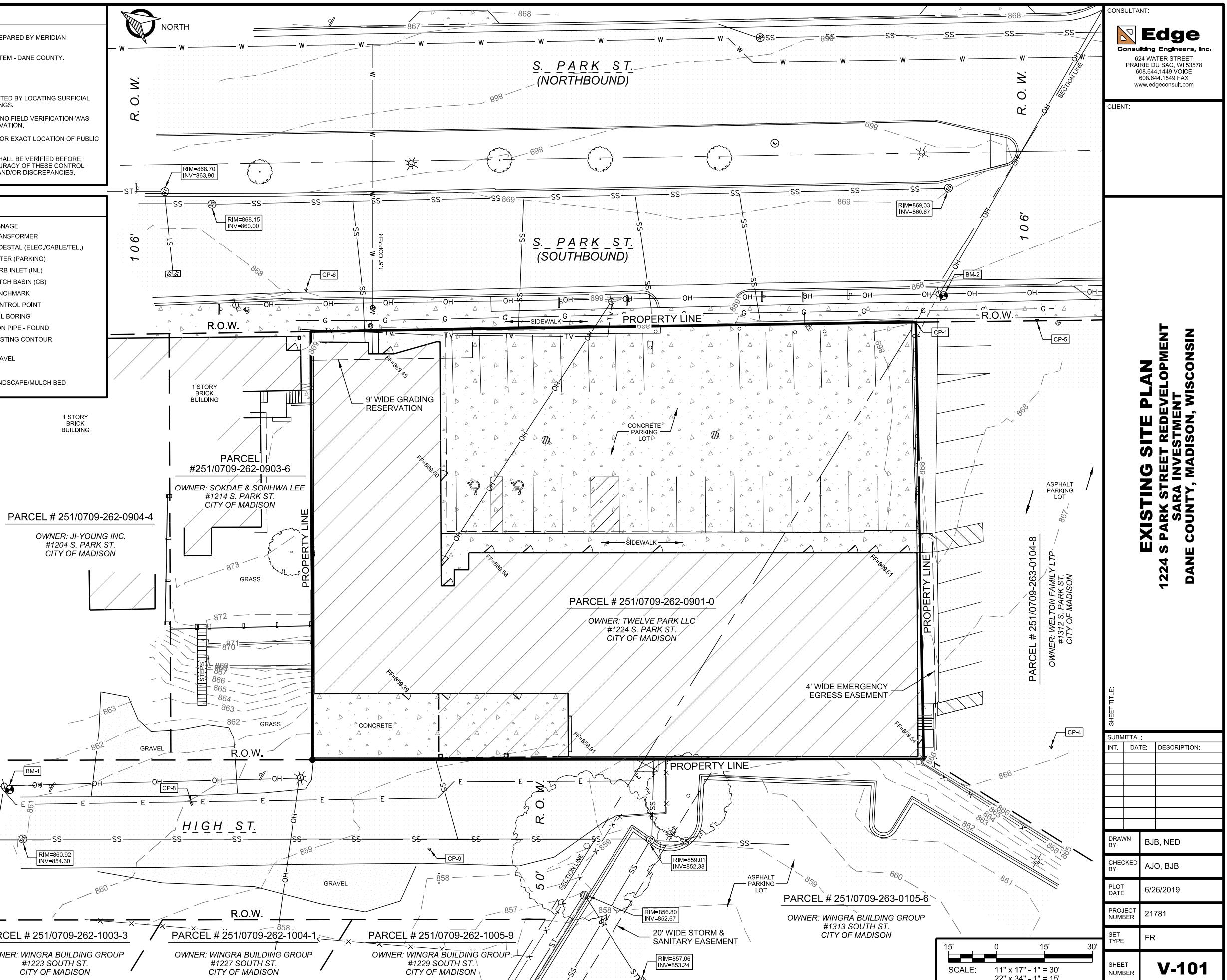
DESCRIPTION

NAIL IN UTILITY POLE
NAIL IN UTILITY POLE
HYDRANT "6-6" BURY TAG BOLT @ INTERSECTION OF SPRUCE & S. PARK

CONTROL POINTS			
POINT ID	NORTHING	EASTING	ELEVATION
CP-1	474938.509	818038.161	868.752
CP-4	474834.092	817945.52	866.045
CP-5	474906.213	818058.221	868.386
CP-6	475107.894	817949.419	868.086
CP-7	475194.259	817880.518	867.781
CP-8	475056.539	817792.8	859.946
CP-9	474985.228	817818.641	858.462

DESCRIPTION

PK NAIL SET IN ASPHALT
PK NAIL SET IN ASPHALT



GENERAL DEMOLITION NOTES:

1. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, EXCAVATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
2. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO ENGINEER PRIOR TO STARTING OF WORK.
3. ALL UTILITY SERVICES TO EXISTING BUILDINGS SCHEDULED FOR DEMOLITION SHALL BE REMOVED BY UTILITY PROVIDER OR CONTRACTOR WHERE ALLOWED. MAINTAIN ALL OTHER UTILITY SERVICES ADJACENT TO THIS PROJECT IN SERVICE THROUGHOUT PROJECT. RELOCATE EXISTING UTILITY SERVICES WHEN REQUIRED. CONTRACTOR TO COORDINATE CONSTRUCTION SEQUENCING WITH ALL AFFECTED UTILITIES. A LISTING OF KNOWN UTILITY PROVIDERS IS AS FOLLOWS:
 - NATURAL GAS (MADISON GAS & ELECTRIC)
 - ELECTRIC (MADISON GAS & ELECTRIC)
 - WATER / SEWER (CITY OF MADISON)
 - TELECOMMUNICATIONS (AT&T)
 - CABLE TV / CHARTER COMMUNICATIONS
4. ALL BENCHMARKS & CONTROL POINTS SHALL BE PROTECTED & MAINTAINED THROUGHOUT PROJECT.
5. STAGING AREAS SHALL BE LOCATED WITHIN THE PROPERTY.
6. BASEMENT FOUNDATIONS LOCATED WITHIN NEW BUILDING FOOTPRINT SHALL BE REMOVED COMPLETELY. PORTIONS OF FOUNDATION WALLS ON THE EXTERIOR OF THE PROPERTY SHALL REMAIN IN PLACE AS SHOWN ON THIS SHEET.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE, TO PROTECT THE PUBLIC AND ALLOW CONTINUED ACCESS TO NEIGHBORING BUILDINGS OUTSIDE OF THE PROJECT LIMITS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH NR447 FOR DUST CONTROL. DEMOLITION TO BE COMPLETED KEEPING BUILDING MATERIALS WET ALLOWING NO VISIBLE EMISSIONS.
9. CONTRACTOR SHALL REMOVE, CONTAIN AND PROPERLY DISPOSE OF ALL HVAC SYSTEMS AND REFRIGERANTS FROM EXISTING A/C UNITS AND OTHER COOLING SYSTEMS.
10. CONTRACTOR TO NOTIFY THE MADISON WATER UTILITY TO REMOVE WATER METERS PRIOR TO DEMOLITION. ALL REMOVED WATER SERVICES SHALL BE ABANDONED IN ACCORDANCE WITH CITY OF MADISON WATER UTILITY REQUIREMENTS.
11. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS TO PERMANENTLY PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVE THE BUILDING(S) BEING DEMOLISHED AT THE MAIN. FOR EACH LATERAL TO BE PERMANENTLY PLUGGED THE CONTRACTOR SHALL PAY FOR THE APPROPRIATE DEPOSITS AND FEES IN ACCORDANCE WITH CITY REQUIREMENTS.
12. SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER APPROVED MEANS.

KEYNOTES: (THIS SHEET)

- A. COMPLETELY REMOVE INTERIOR BUILDING WALLS, FLOORS, CEILINGS, AND FOUNDATIONS. EXTERIOR FOUNDATION WALLS TO REMAIN AS NECESSARY THROUGHOUT CONSTRUCTION.
- B. REMOVE CONCRETE PAVEMENT AND SIDEWALK
- C. REMOVE EXISTING DRIVEWAY & CURB
- D. REMOVE ASPHALT PAVEMENT
- E. PLUG SANITARY SERVICE PER CITY OF MADISON REQUIREMENTS
- F. ABANDON WATER SERVICE PER CITY OF MADISON REQUIREMENTS
- G. DECOMMISSION ELECTRIC SERVICE. TRANSFORMER TO BE RELOCATED.
- H. REMOVE GAS METER & SERVICE LINE COORDINATE WITH UTILITY PROVIDER
- I. REMOVE STORM SEWER CATCH BASIN & ASSOCIATED PIPING
- J. REMOVE CONCRETE RETAINING WALL & METAL FENCE
- K. REMOVE GUARDRAIL & POSTS
- L. REMOVE METAL STAIRS
- M. REMOVE SECTION OF CHAIN-LINK FENCE
- N. REMOVE SECTION OF CHAIN-LINK FENCE & REPLACE AFTER NEW STORM SEWER CONNECTION HAS BEEN INSTALLED
- O. SALVAGE & REMOVE BUILDING SIGN TO OWNER
- P. REMOVE OVERHEAD PARKING ENTRANCE BARRIER

R210021781CADPlanC-100.dwg

PARK STREET (WESTBOUND)

PARK STREET (EASTBOUND)

HIGH STREET

DEMOLITION PLAN

1224 S PARK STREET REDEVELOPMENT
SARA INVESTMENT
DANE COUNTY, MADISON, WISCONSIN

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.641.1449 VOICE
608.641.5459 FAX
www.edgeconsult.com

CLIENT:

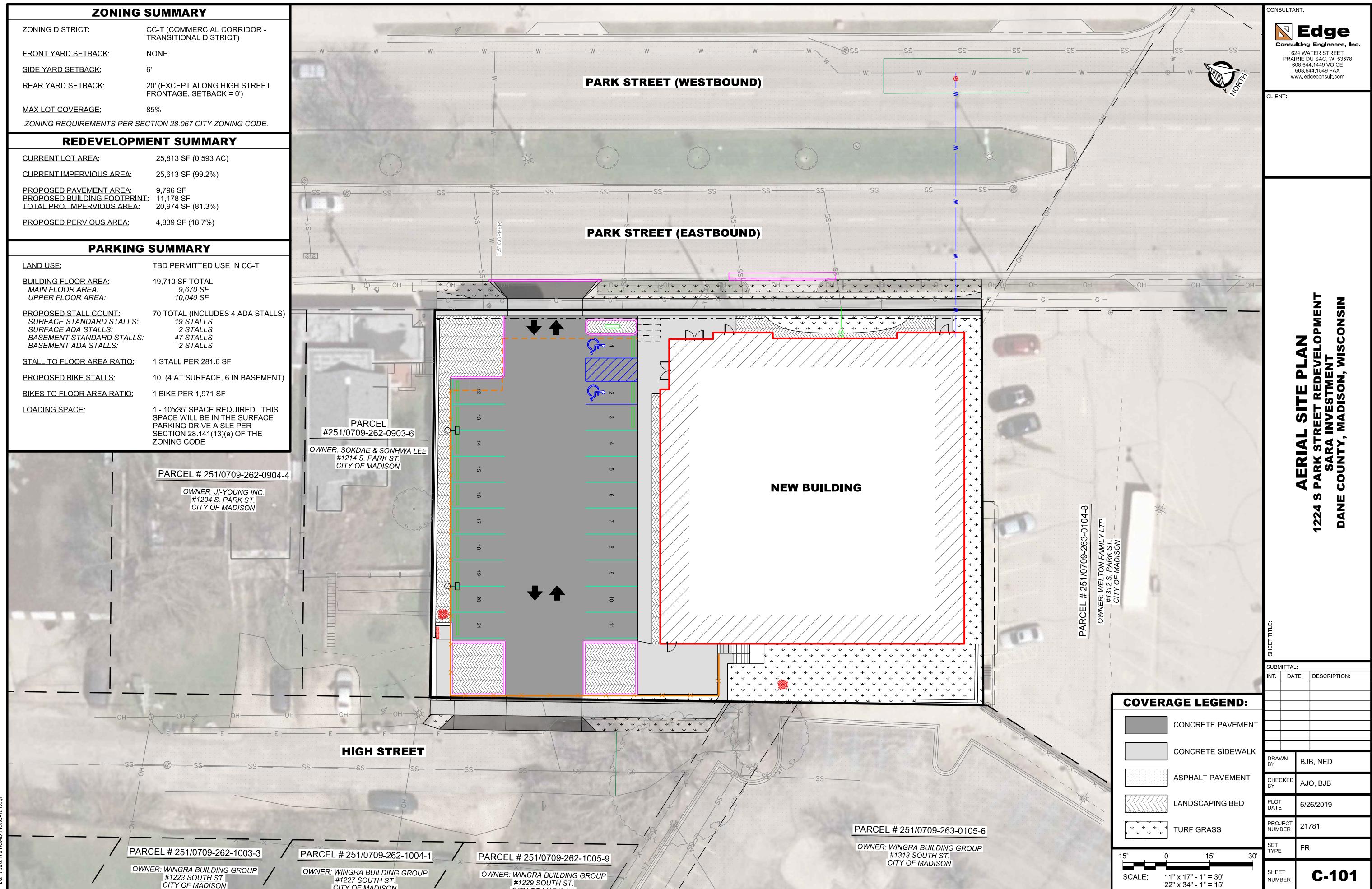
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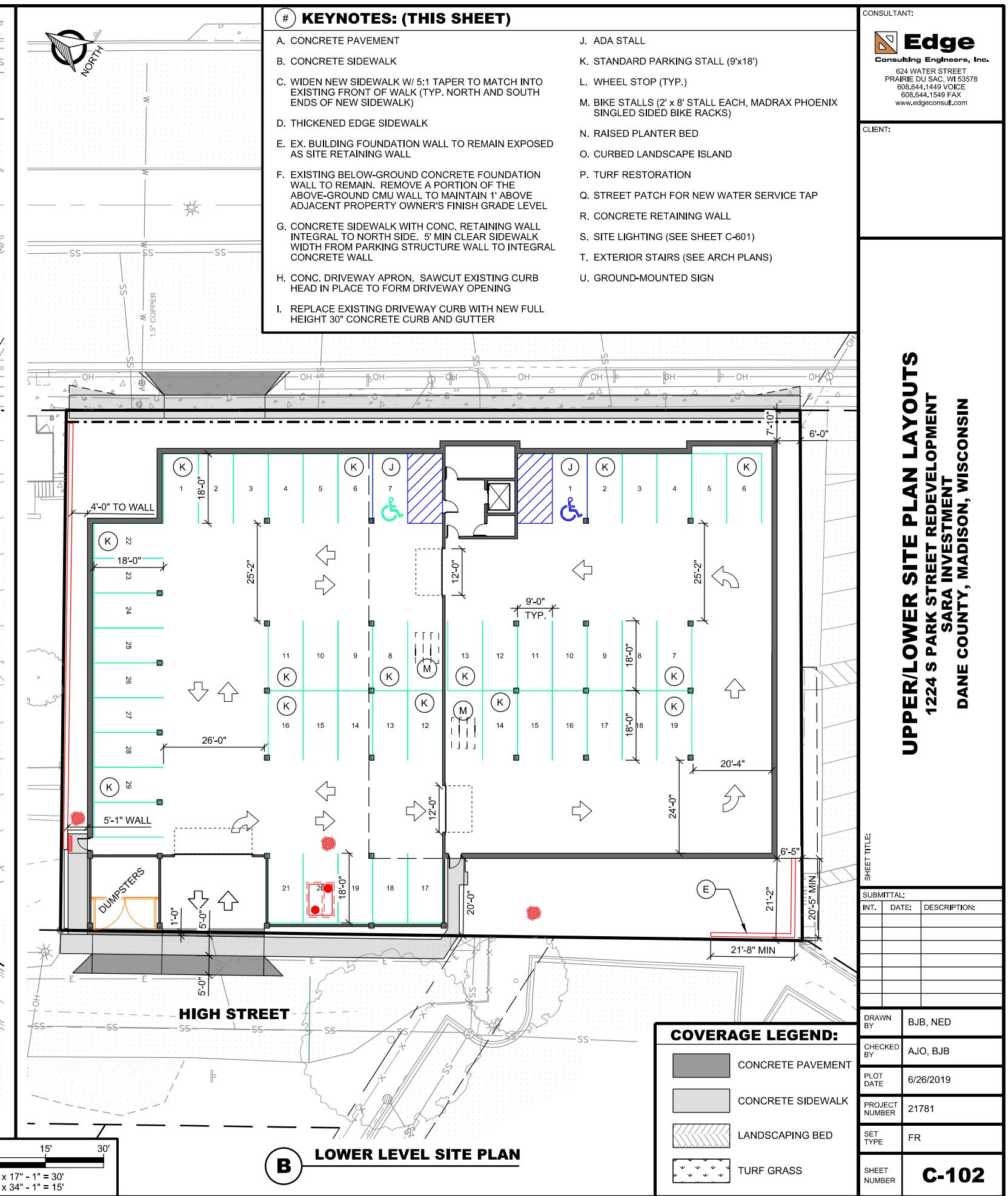
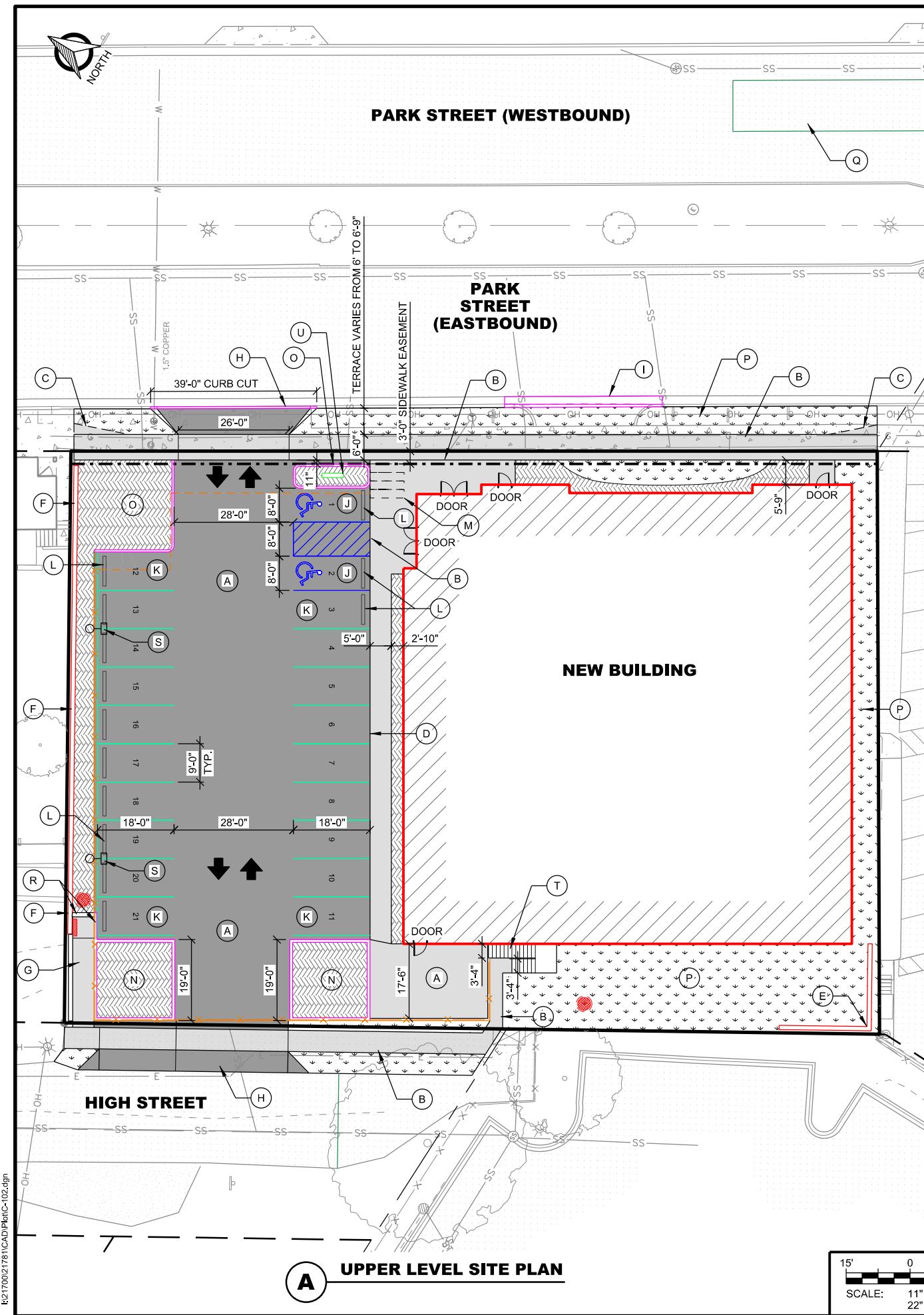
SUBMITTAL:	INT.	DATE:	DESCRIPTION:
DRAWN BY			BJB, NED
CHECKED BY			AJO, BJB
PLOT DATE			6/26/2019
PROJECT NUMBER			21781
SET TYPE			FR
SHEET NUMBER			C-100

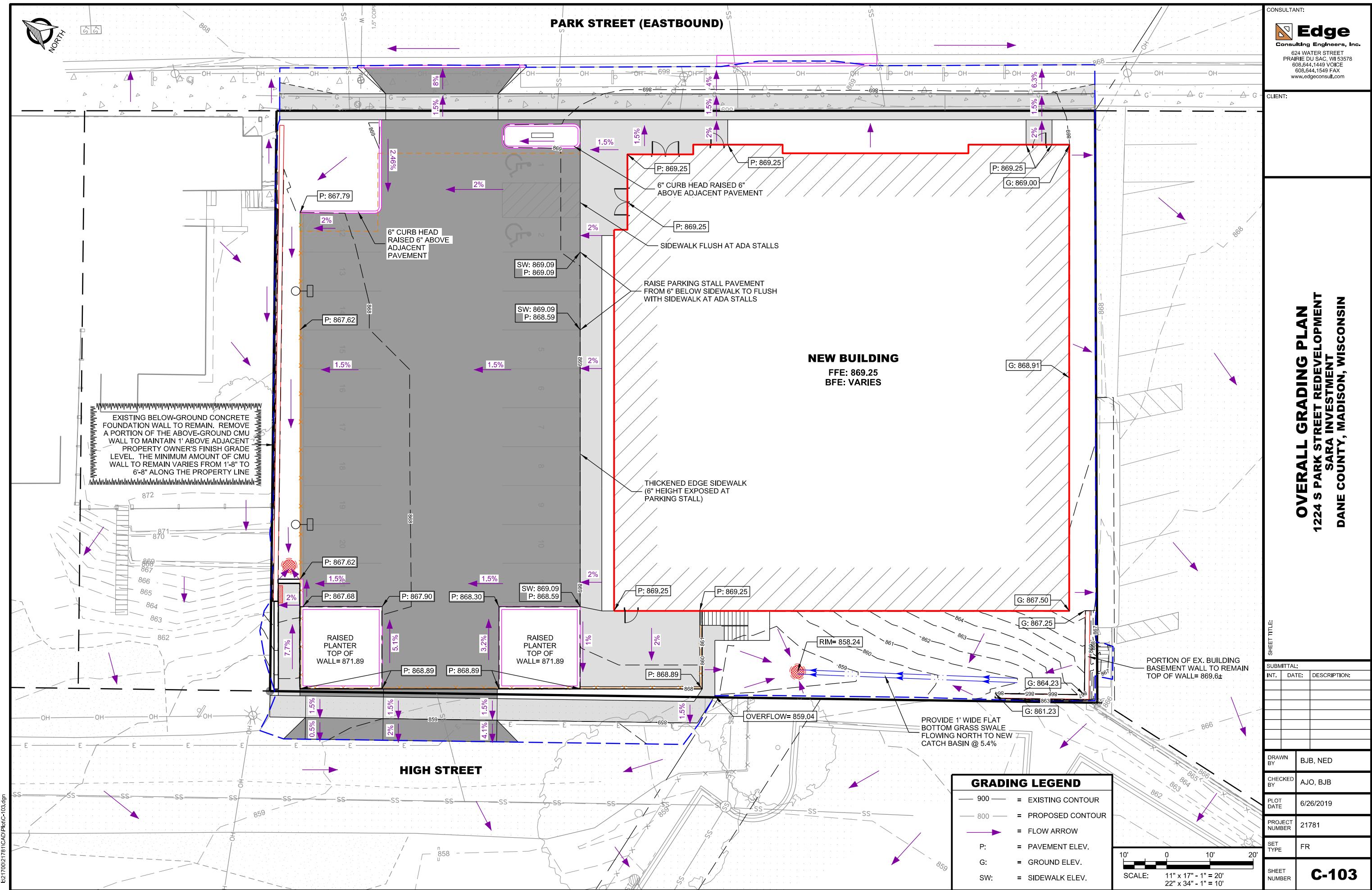
DEMOLITION LEGEND:

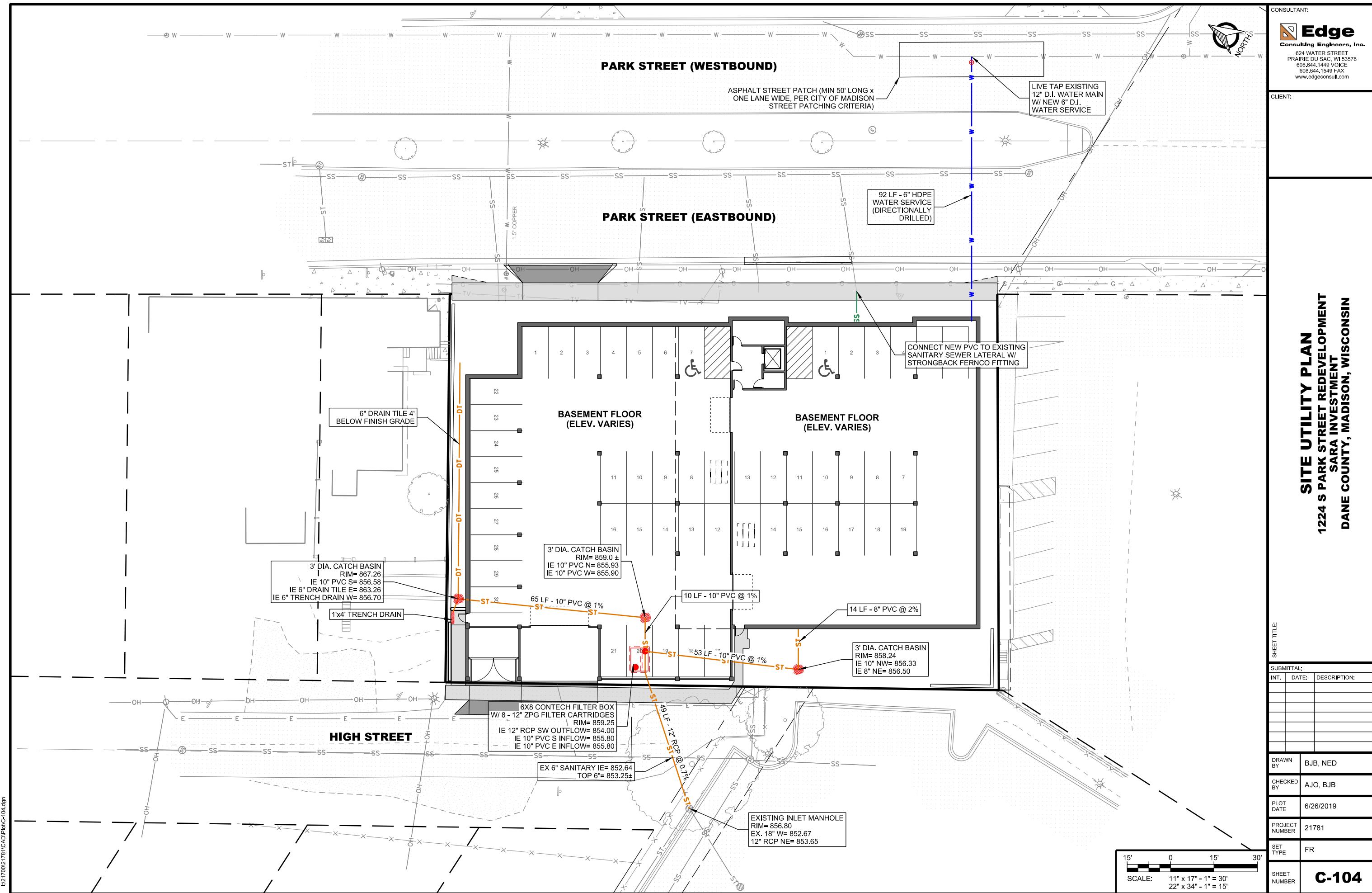
- X = ITEM TO BE REMOVED
- / / / = UTILITY REMOVAL / FENCE REPLACEMENT
- XXXXXX = FULL-DEPTH SAWCUT
- = REMOVE BUILDING (SEE KEYNOTE 'A')
- = REMOVE CONCRETE PAVEMENT / SIDEWALK
- = REMOVE ASPHALT PAVEMENT

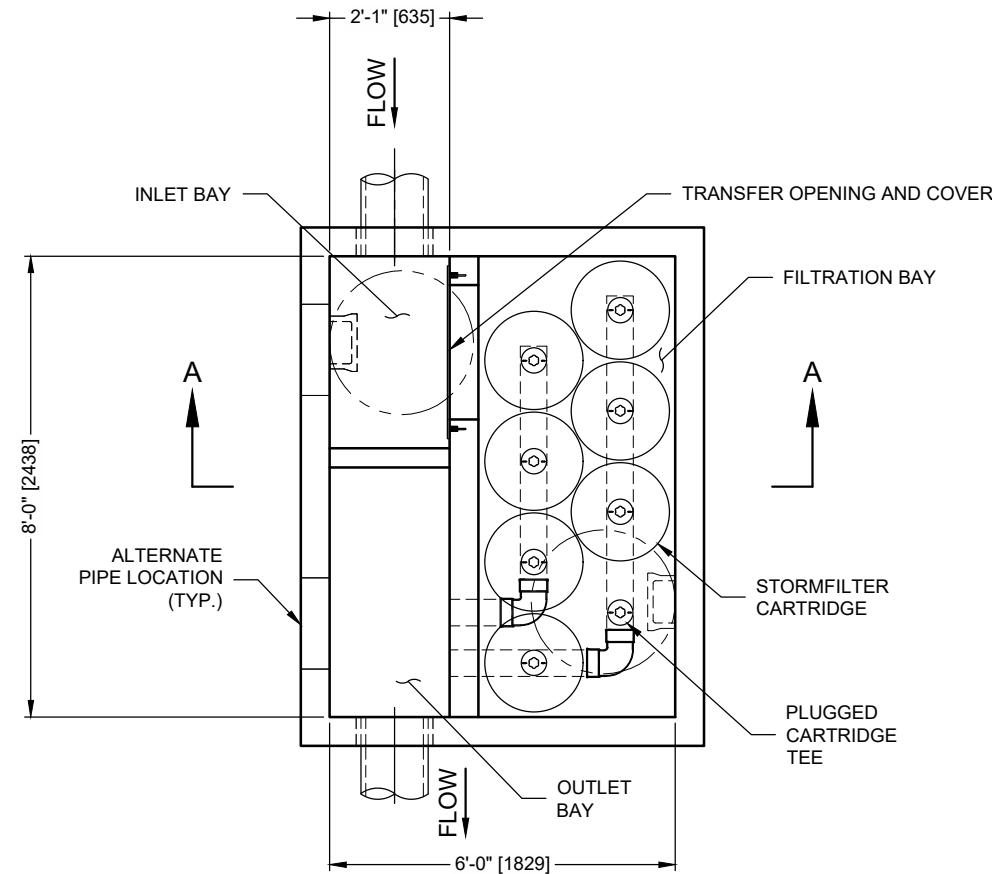
15' 0 15' 30'
SCALE: 11" x 17" - 1" = 30'
22" x 34" - 1" = 15'



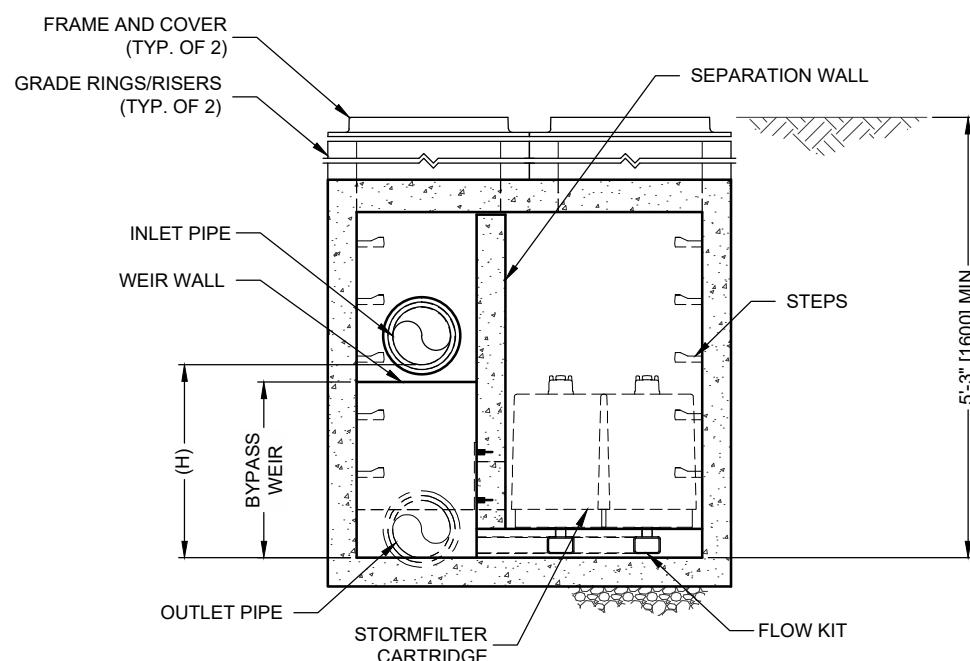








PLAN VIEW
(TOP SLAB NOT SHOWN)



ELEVATION SECTION A-A



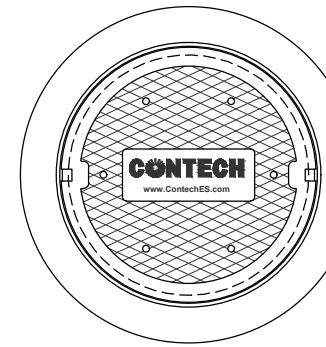
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,524,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- AN 8' x 6' [2438 x 1829] PEAK DIVERSION STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (7) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE

CARTRIDGE SIZE (in. [mm])	27 [686]	18 [457]	LOW DROP
RECOMMENDED HYDRAULIC DROP (H) (ft. [mm])	3.05 [930]	2.3 [701]	1.8 [549]
SPECIFIC FLOW RATE (gpm/sf [L/s/m ²])	2 [1.36] 1.67* [1.13]*	1 [0.68] 1.67* [1.13]*	2 [1.36] 1.67* [1.13]*
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42] 18.79 [1.19]	11.25 [0.71] 15 [0.95]	12.53 [0.79] 7.5 [0.47]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE FLOW RATE			
CARTRIDGE SIZE (27, 18, LOW DROP (LD))			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
FILTER BAY RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

PERFORMANCE SPECIFICATION

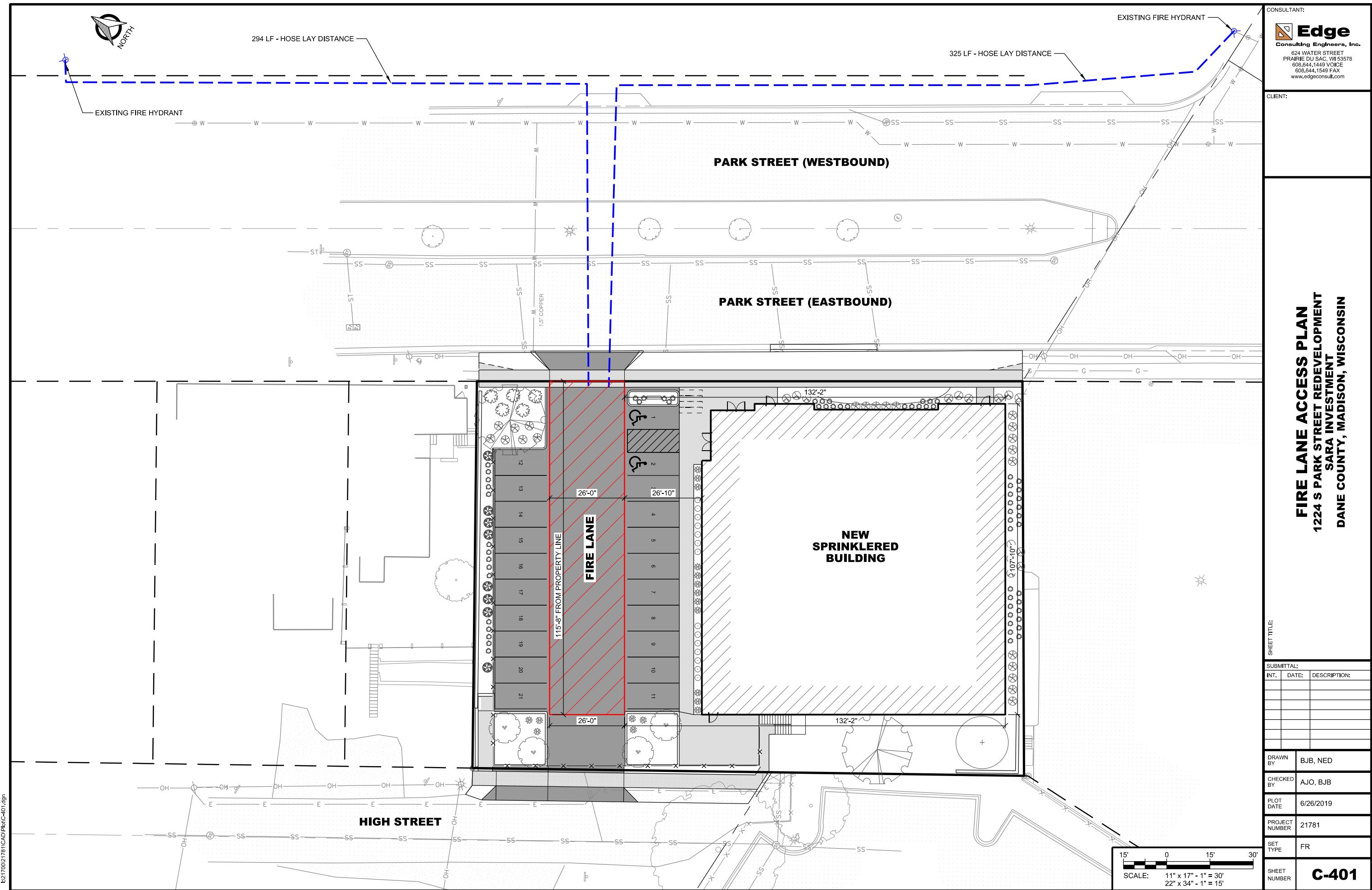
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7" [178]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS. SPECIFIC FLOW RATE SHALL BE 2 GPM/SF [1.36 L/s/m²] (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE 6 GPM/CF [13.39 L/s/m³] OF MEDIA (MAXIMUM).

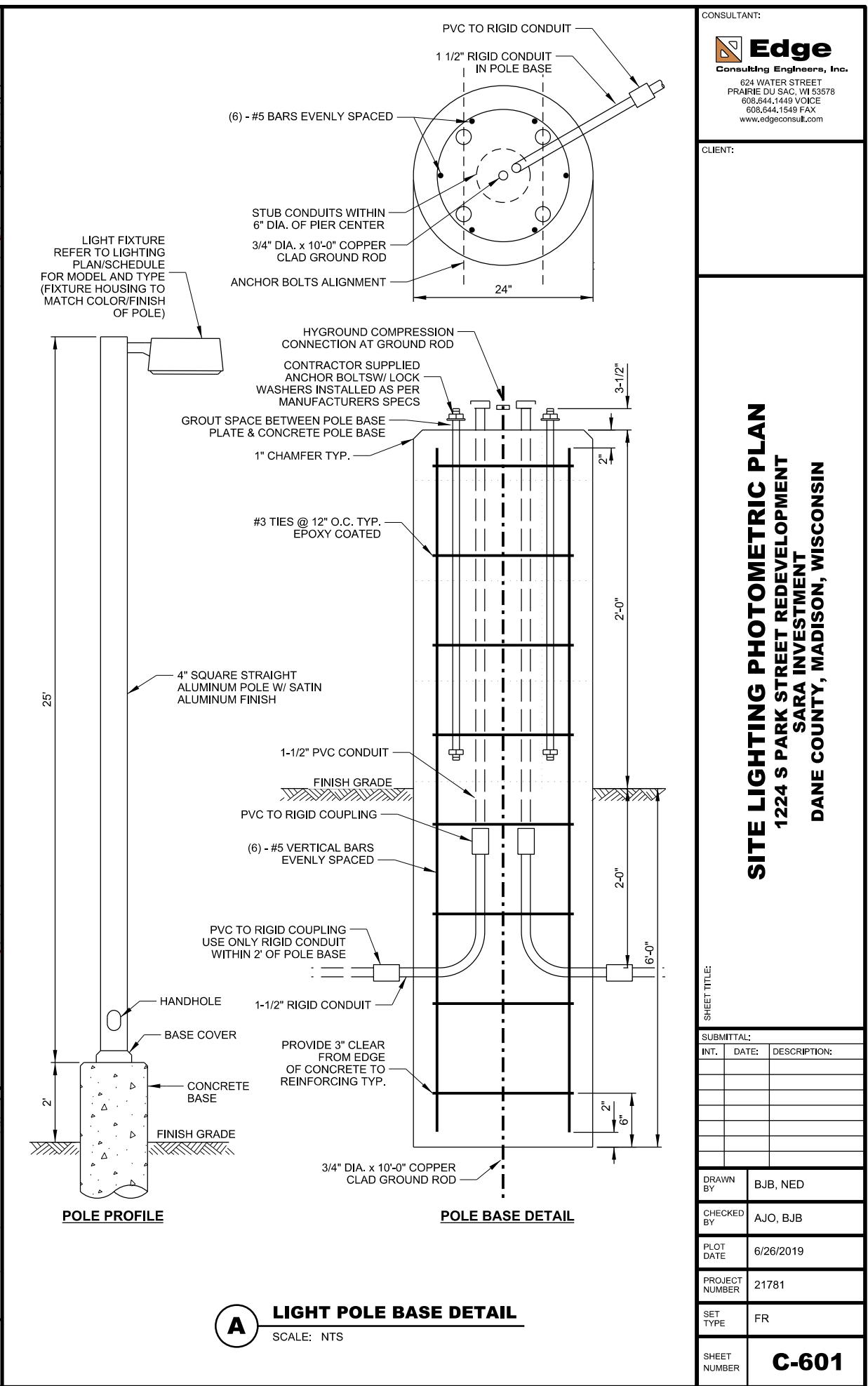
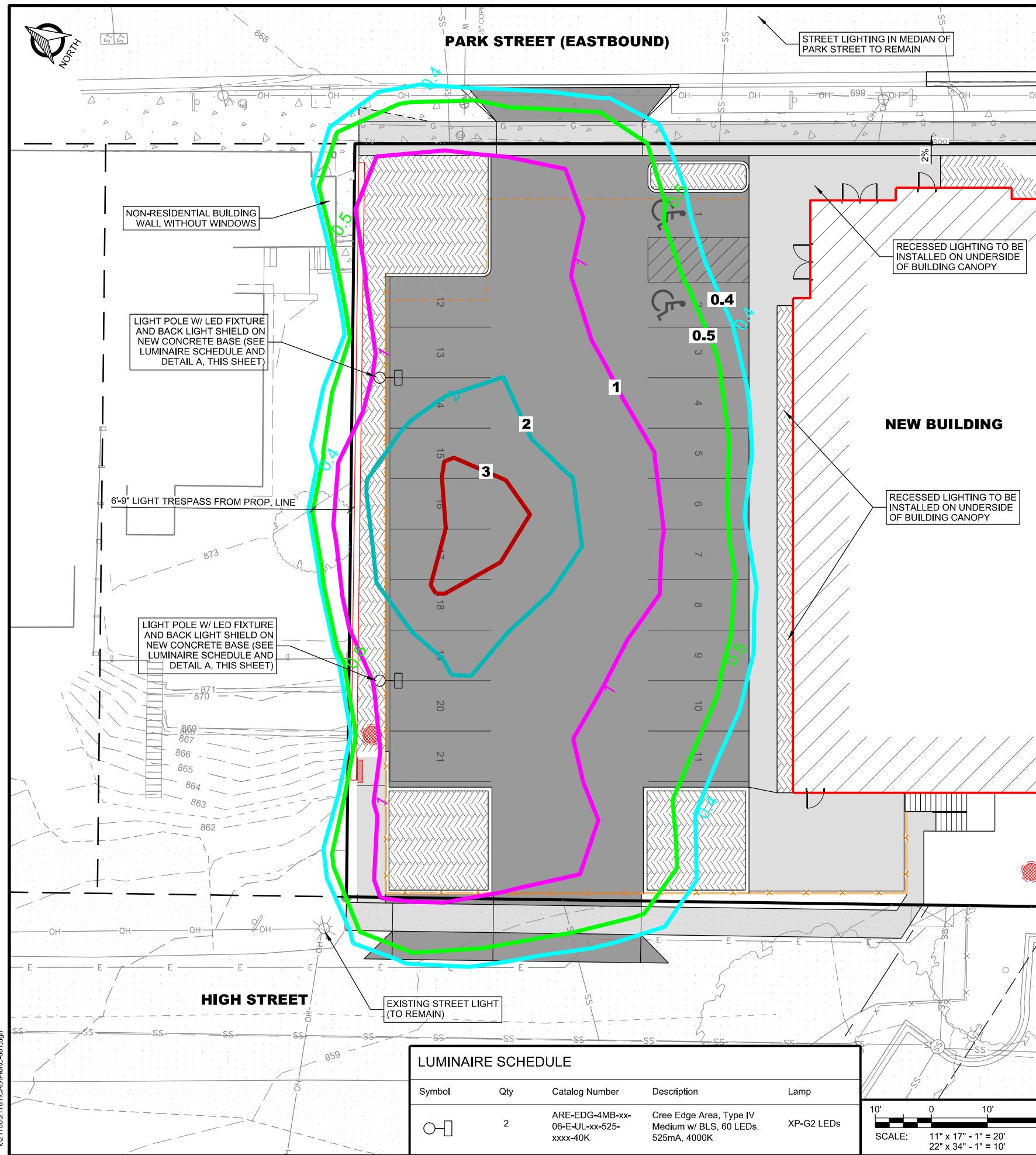
GENERAL NOTES

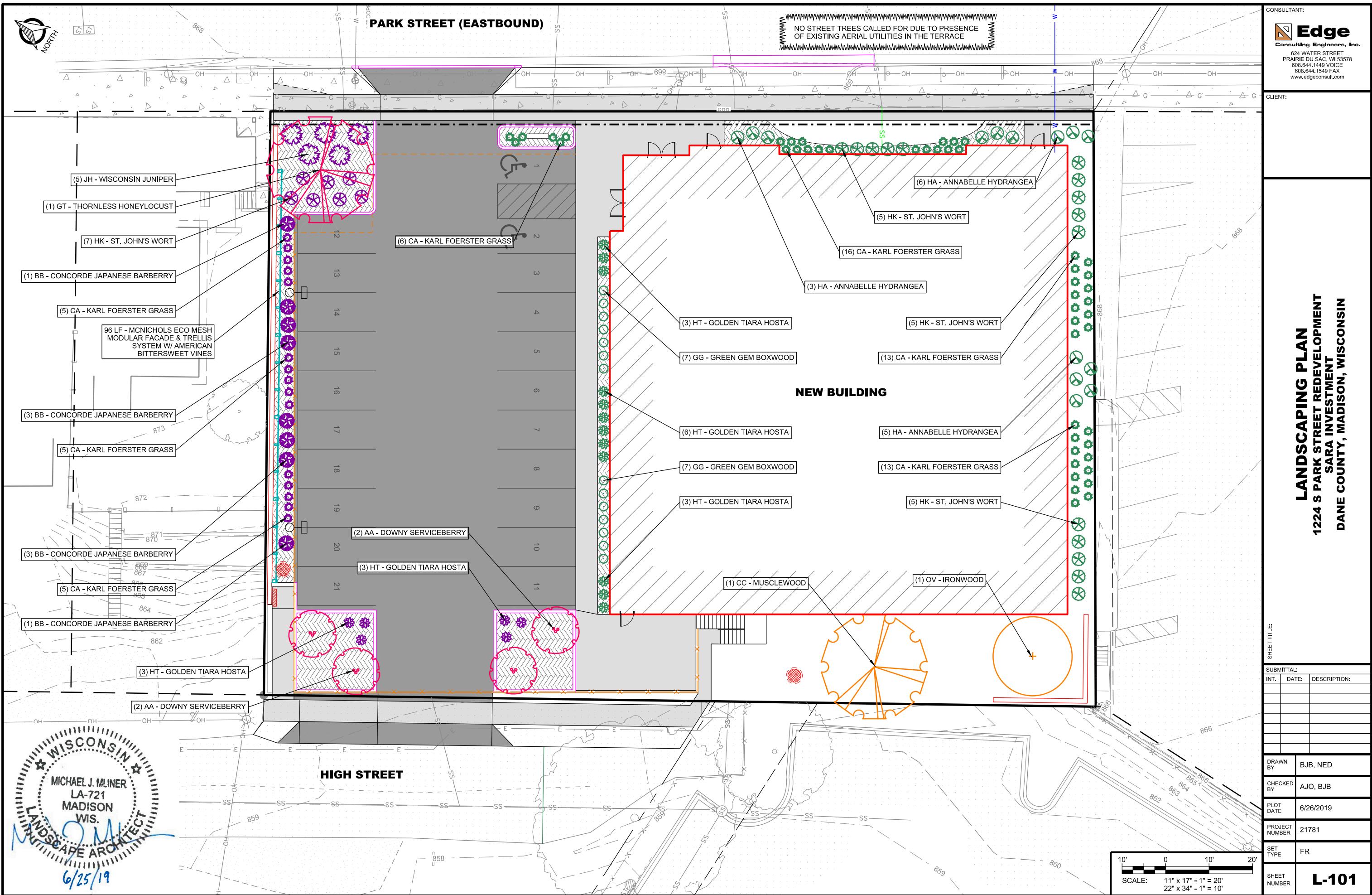
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.







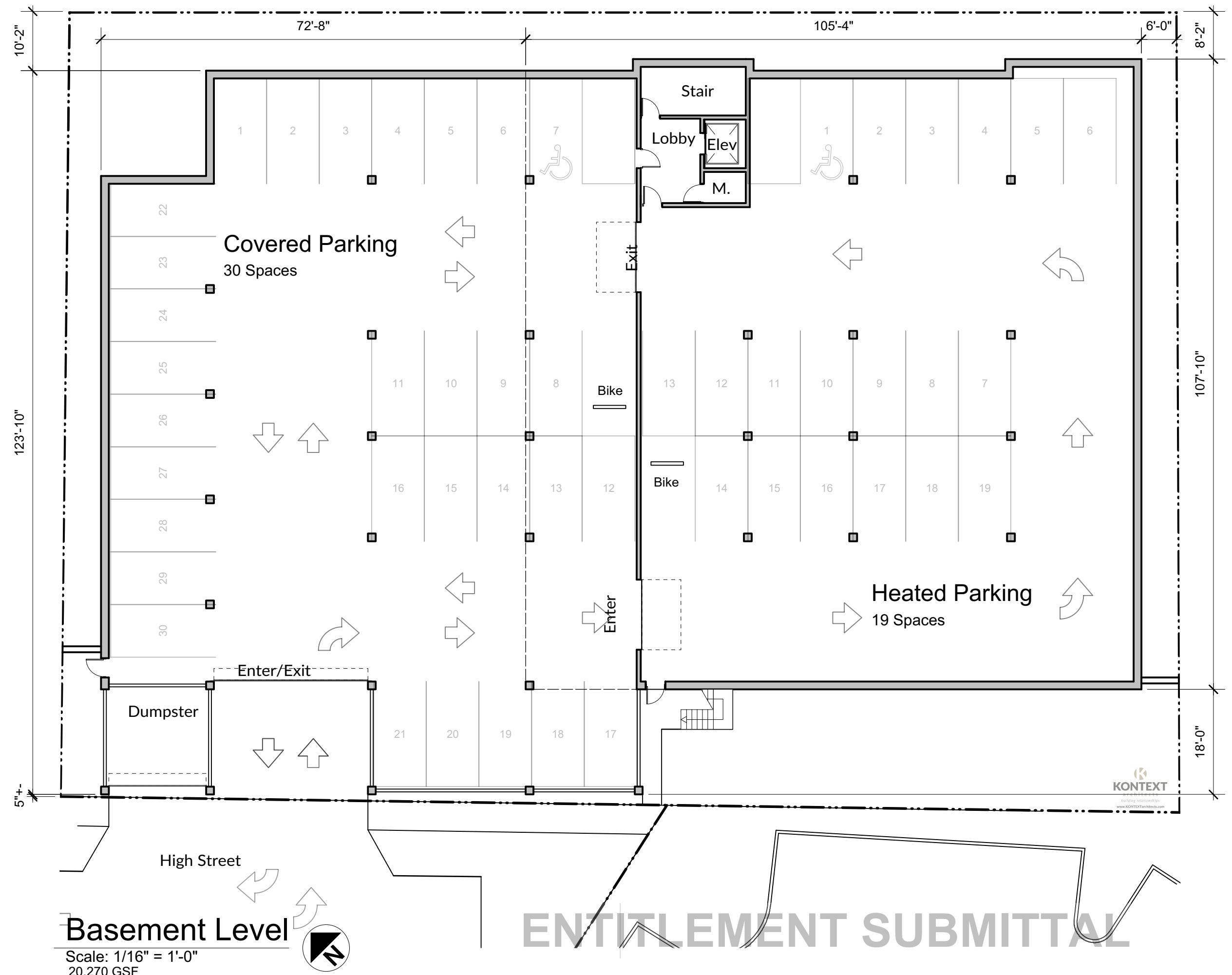
1224 S Park Street Redevelopment

LANDSCAPING POINT SUMMARY

25,813	= Total Lot Area (SF)
9,003	= Developed Area (SF)
150	= Landscape Points Required (5/300 SF)
189.40	= Park Street Frontage (LF)
N/A	Exempt - Building at Sidewalk
7,300	= Site Area for Parking Stalls (SF)
584	= 8% of Parking Stall Area (SF)
1,074	= Provided Landscape Island Area (SF)

Interior Parking Lot Island Areas

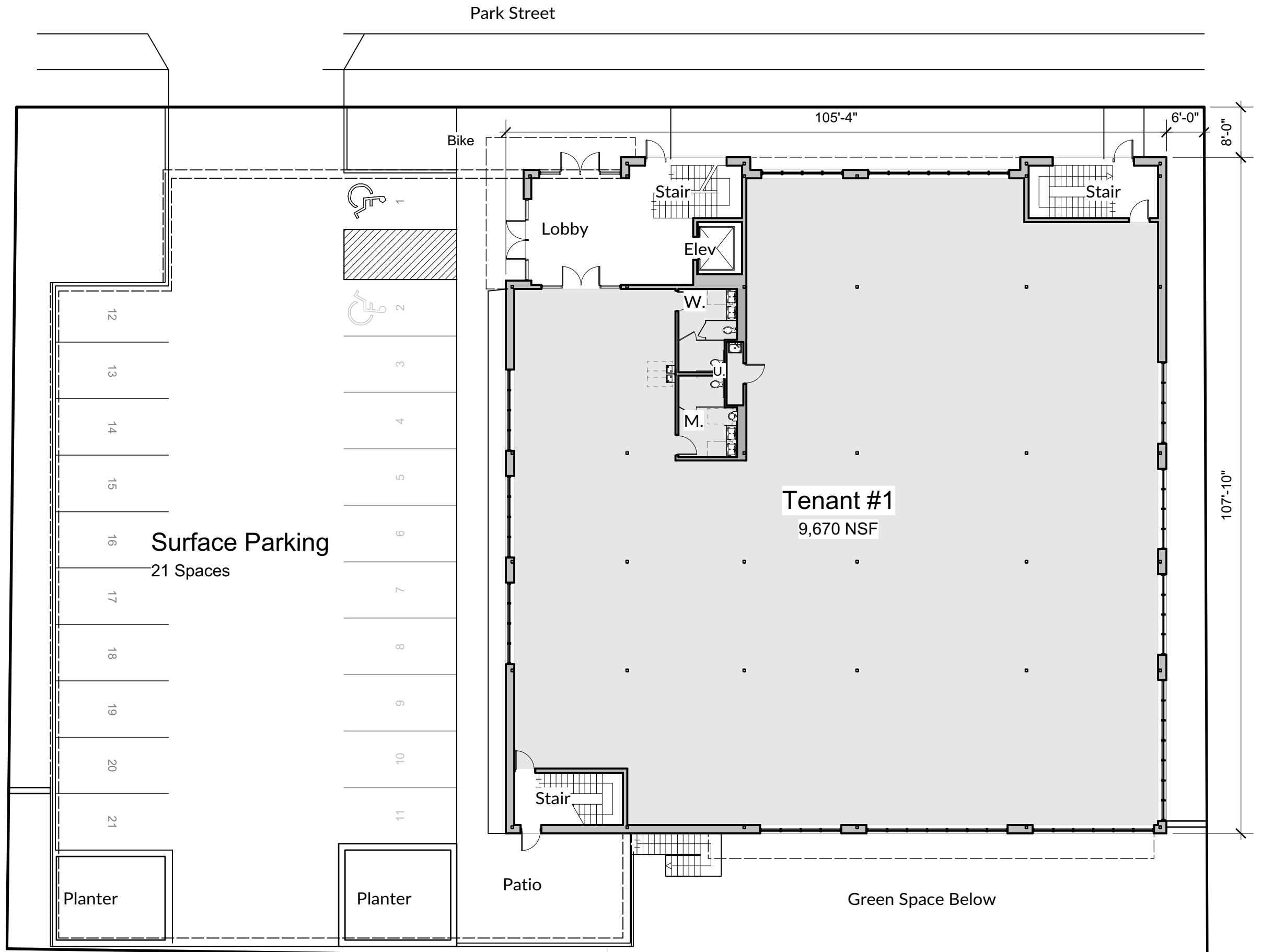
Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
TREES								
AA	4	Amelanchier arborea	Downy Serviceberry	15-25'	10-12'	1-1/2" BB	15	60
GT	1	Gleditsia triacanthos var. inermis	Thornless Honeylocust	60'	60'	2-1/2" BB	35	35
SHRUBS								
BT	8	Berberis thunbergii var. atropurpurea 'Concorde'	Concorde Japanese Barberry	2'	2'	3 gal.	3	24
HK	7	Hypericum kalmianum	St. John's Wort	2-3'	3'	3 gal.	3	21
JH	5	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	8"	5'	3 gal.	4	20
GRASSES								
CA	21	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	4-5'	2'	3 gal.	2	42
PERENNIALS								
HG	6	Hosta 'Golden Tiara'	Golden Tiara Hosta	2'	2-3'	1 gal.	2	12
VEGETATED FENCING								
---	96 LF	Celastrus scandens	American Bittersweet	4'	96'	---	4	38
Foundation Plantings								
Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size	Points Each	Total Points
TREES								
OV	1	Ostrya virginiana	Ironwood	25'	15'	1-1/2" BB	15	15
CC	1	Carpinus caroliniana	Musclewood	25'	25'	1-1/2" BB	15	15
SHRUBS								
HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4'	4'	3 gal.	3	42
GG	14	Buxus x 'Green Gem'	Green Gem Boxwood	2'	2'	3 gal.	3	42
HK	15	Hypericum kalmianum	St. John's Wort	2-3'	3'	3 gal.	3	45
GRASSES								
CA	48	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	4-5'	2'	3 gal.	2	96
PERENNIALS								
HT	12	Hosta 'Golden Tiara'	Golden Tiara Hosta	2'	2-3'	1 gal.	2	24



ENTITLEMENT SUBMITTAL

Basement Leve

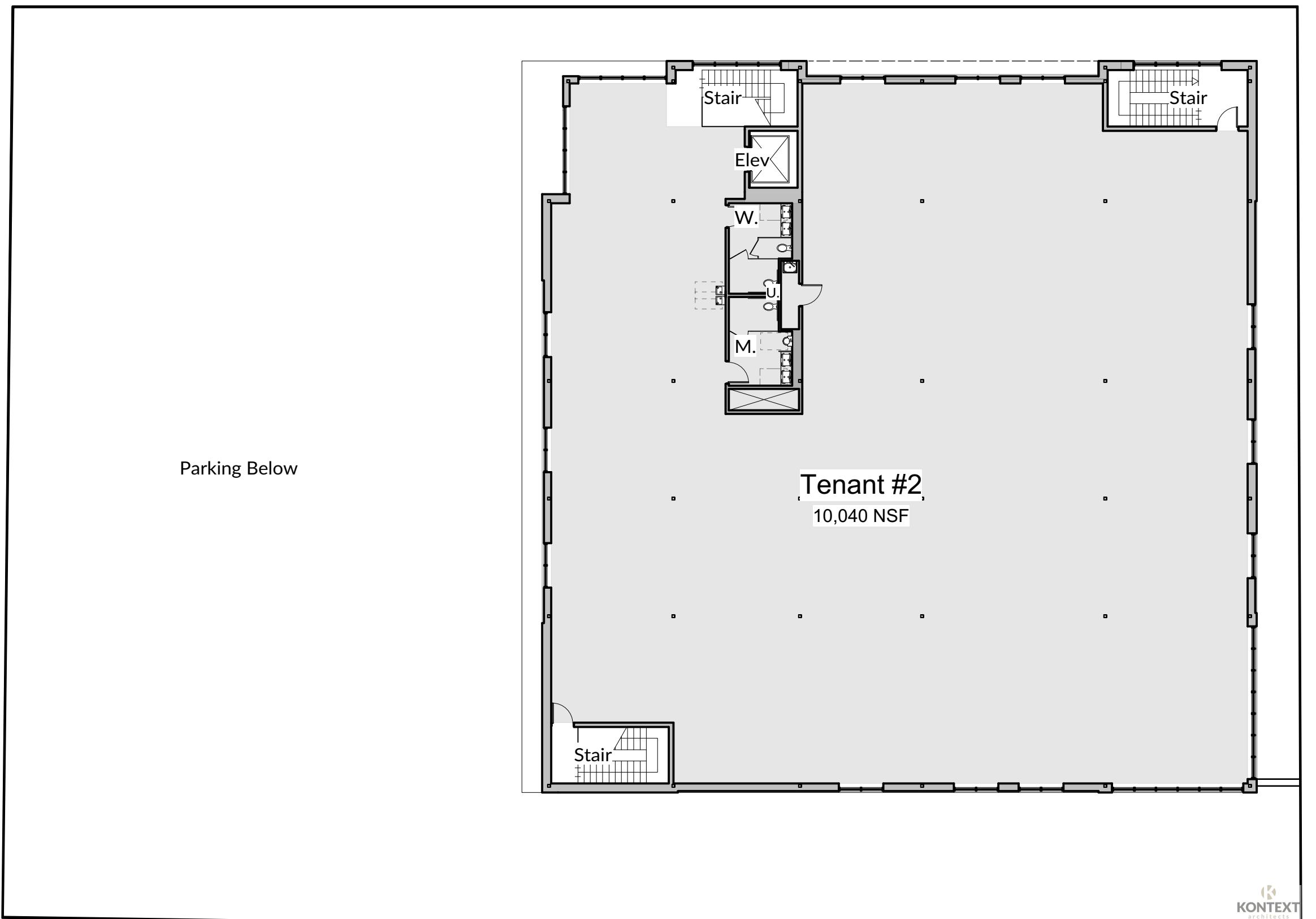
Scale: 1/16" = 1'-0"
20.270 GSF



ENTITLEMENT SUBMITTAL

Project Owner:	SARA INVESTMENT REAL ESTATE 1955 Atwood Avenue Madison, WI 53704	
Sheet Title:	1224 SOUTH PARK STREET REDEVELOPMENT	
Sheet Title:	MADISON, WI	Main Level
Revisions:	No. _____	Date: _____
Graphic Scale	0"	8' 12"
Project Number	1903	
Set Type	Entitlement	
Date Issued	06/26/2019	
Sheet Number	A101	
File / Job Date		

KONTEXT architects
building relationships
242 East Main St. - Sun Prairie, WI
2866 Agriculture Dr.
Madison WI 53718



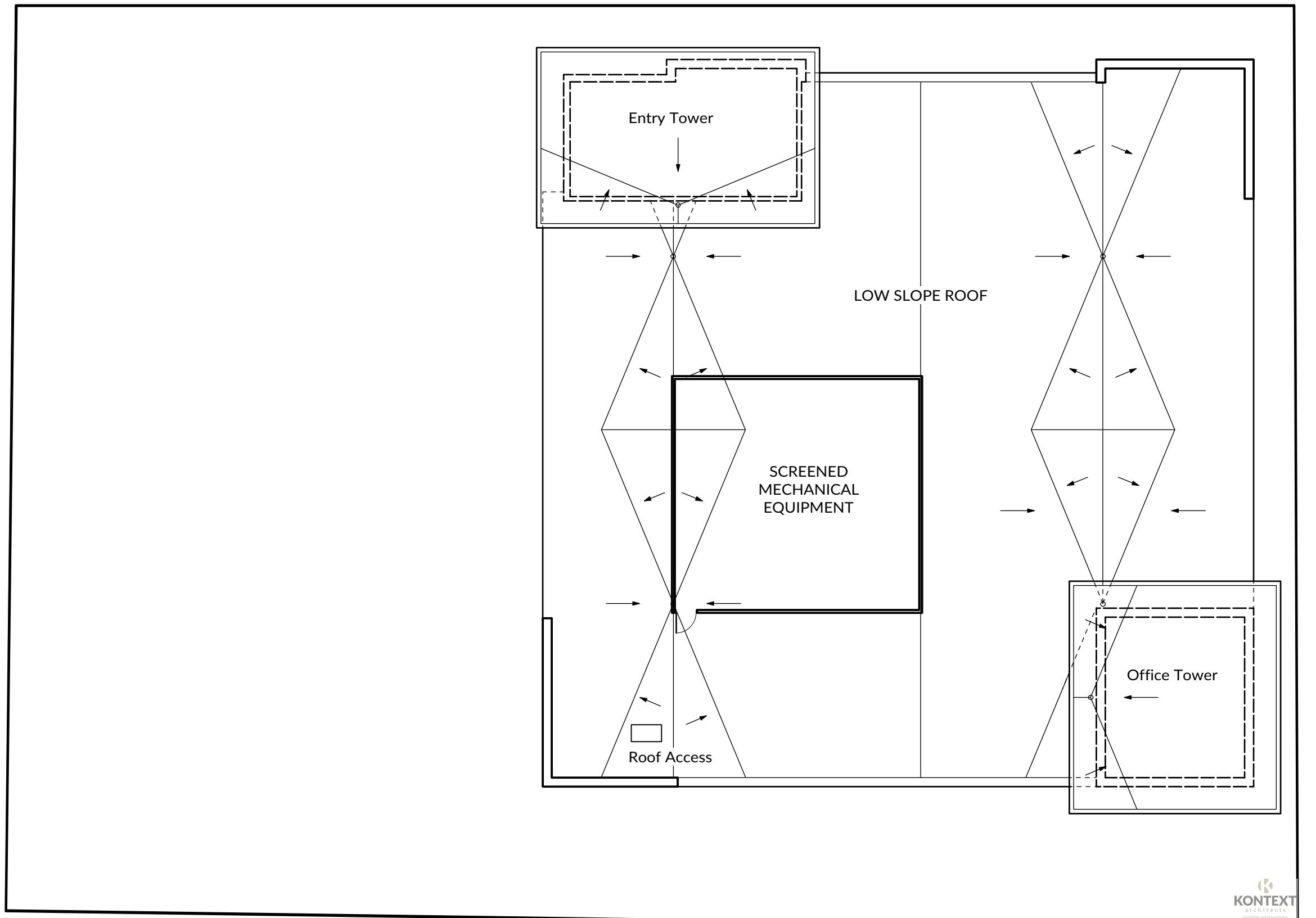
Upper Level
Scale: 1/16" = 1'-0"
11,120 GSF



ENTITLEMENT SUBMITTAL

KONTEXT
architects
building relationships
www.KONTEXTarchitects.com

Project Owner:	SARA INVESTMENT REAL ESTATE 1955 Atwood Avenue Madison, WI 53704	
Builder:	BR 2866 Agriculture Dr. Madison WI 53718	
Architect:	KONTEXT architects building relationships www.KONTEXTarchitects.com	242 East Main St. - Sun Prairie, WI
Revisions:	No. _____	Date: _____
Sheet Title:	1224 SOUTH PARK STREET REDEVELOPMENT MADISON, WI	
Sheet Number:	Upper Level	
Graphic Scale	0" 8' 12'	
Project Number	1903	
Set Type	Entitlement	
Date Issued	06/26/2019	
Sheet Number	A102	
File / Plot Date		

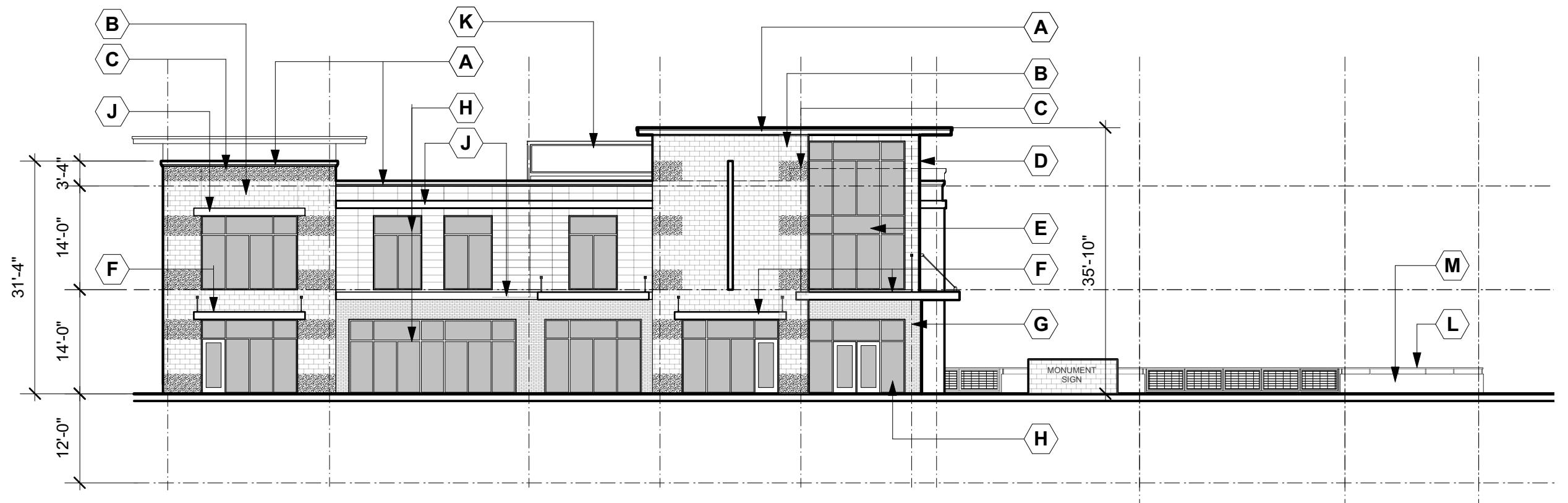


Roof Level



ENTITLEMENT SUBMITTAL

1224 SOUTH PARK STREET REDEVELOPMENT MADISON, WI		Project Owner: ISARA INVESTMENT REAL ESTATE 1955 Atwood Avenue Madison, WI 53704	Builder: B 2866 Agriculture Dr. Madison WI 53718
Revisions:		Location: 1216 South Park Street Madison, Wisconsin	
Sheet Title Roof Level			Sheet Number A103
Graphic Scale 			0' 8' 12'
Project Number 1903			
Set Type Entitlement			
Date Issued 06/26/2019			
Sheet Number A103			

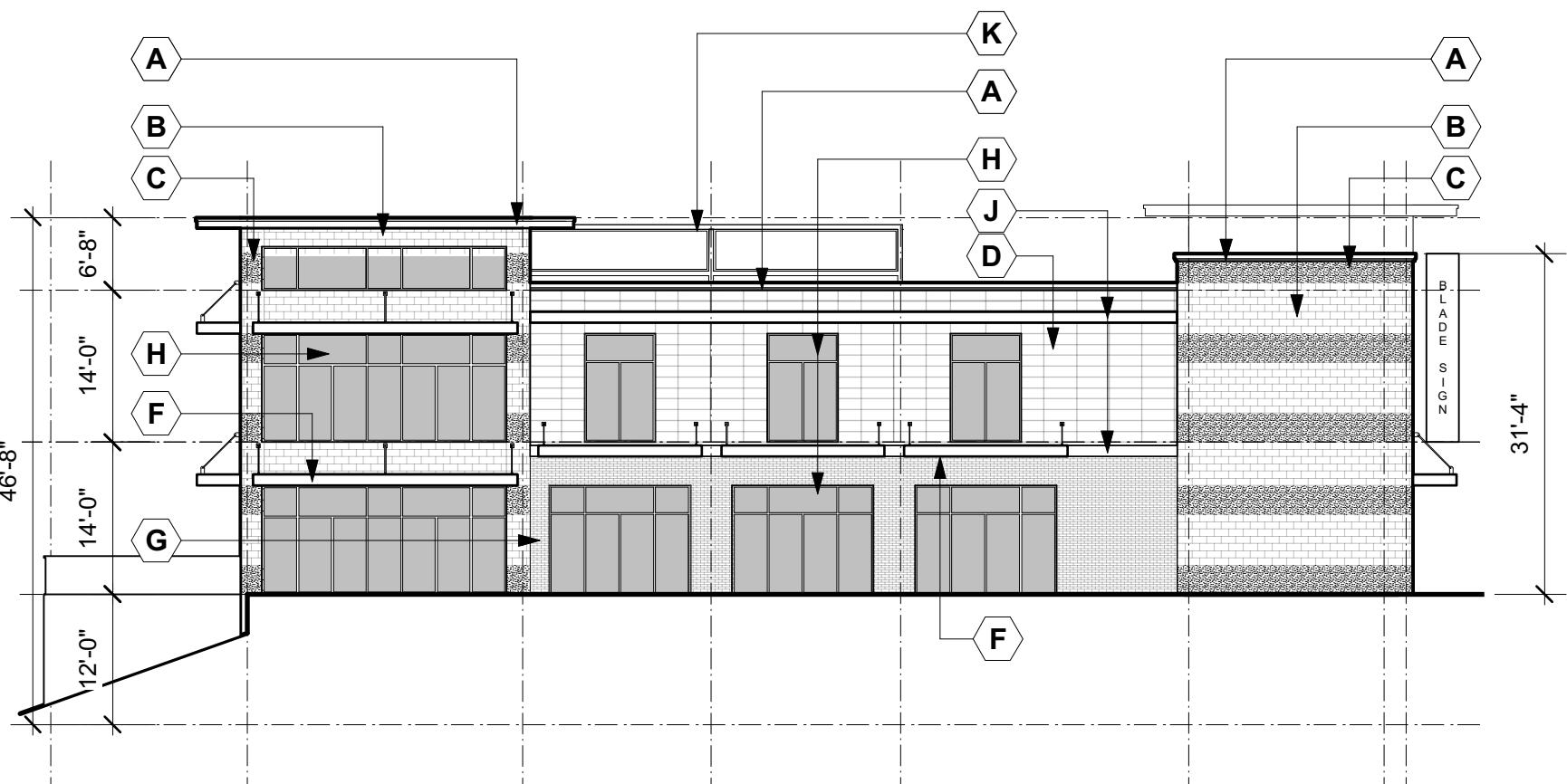


East Elevation

Scale: 1/16" = 1'-0"

Keyed Notes

- A SHEET METAL ROOF EDGE
- B 8x16 BURNISHED CONCRETE MASONRY UNIT
- C 8x16 SPLIT FACE CONCRETE MASONRY UNIT
- D FIBER CEMENT WALL PANELS
- E ALUMINUM CURTAIN WALL ASSEMBLY
- F PREFINISHED ALUMINUM AWNING W/DOWN LIGHTS
- G BRICK VENEER
- H ALUMINUM ENTRANCE / STOREFRONT SYSTEM
- J ALUMINUM BAND
- K ALUMINUM LOUVER, MECHANICAL SCREENING
- L EXPOSED CONCRETE WALL
- M PAINTED STEEL RAILING
- N PAINTED STEEL STAIR SYSTEM



South Elevation

Scale: 1/16" = 1'-0"

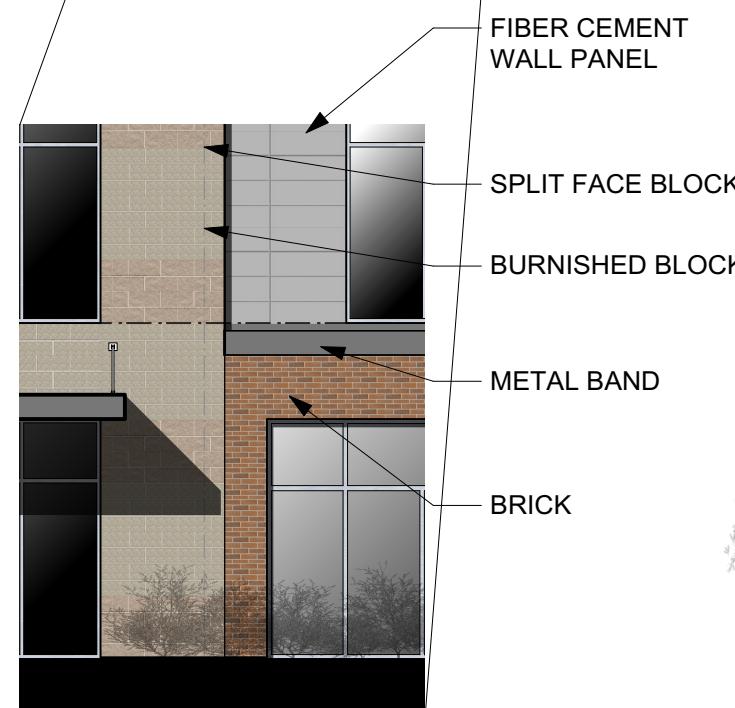
ENTITLEMENT SUBMITTAL

 <p>KONTEXT architects building relationships</p>		
Architect:	242 East Main St. - Sun Prairie, WI	
Builder:	2866 Agriculture Dr. Madison WI 53718	
Project Owner:	SARA INVESTMENT REAL ESTATE 1955 Atwood Avenue Madison, WI 53704	
Location:	1216 South Park Street Madison, Wisconsin	
Sheet Title:	1224 SOUTH PARK STREET REDEVELOPMENT MADISON, WI	
Revisions:		
No.	Date:	Description:
Graphic Scale:	0" 8' 12'	
Project Number:	1903	
Set Type:	Entitlement	
Date Issued:	06/26/2019	
Sheet Number:	A200	
File / Plot Date:		



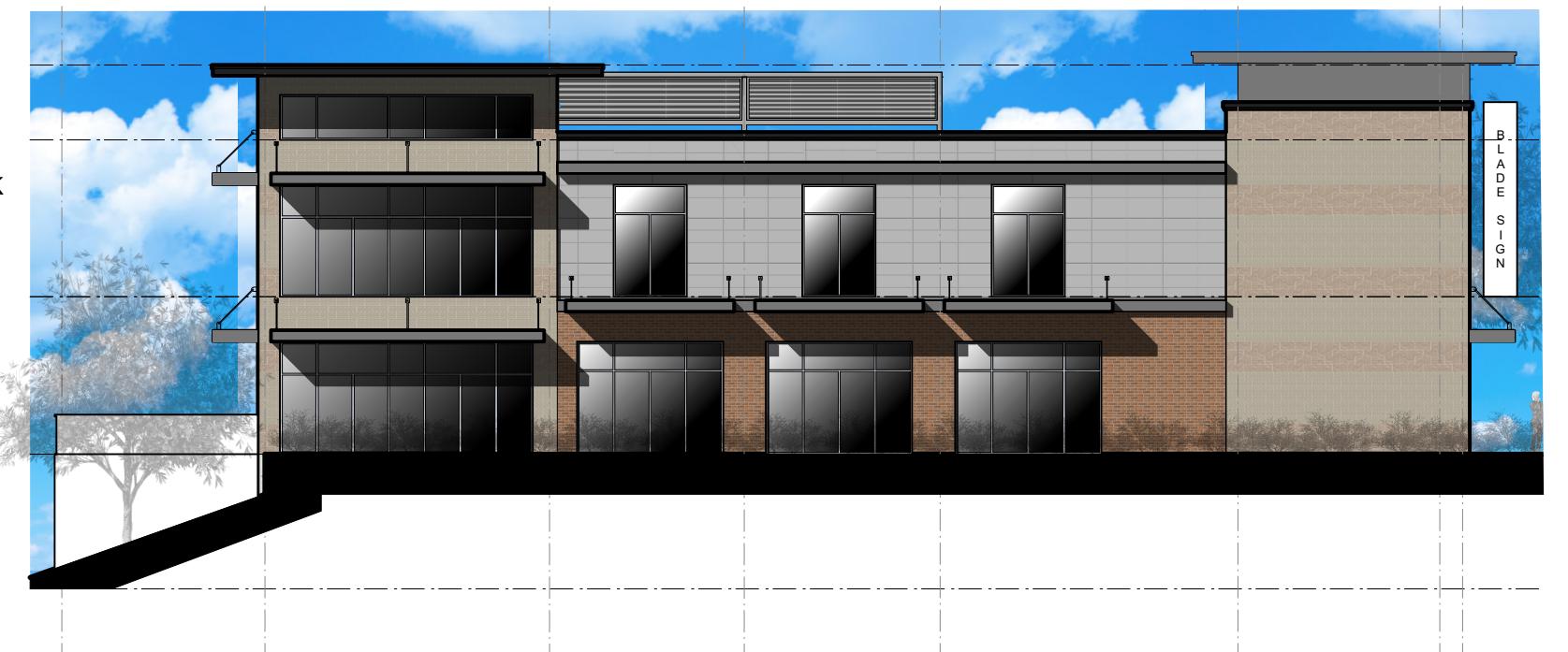
East Elevation

Scale: 1/16" = 1'-0"



Detailed Elevation

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

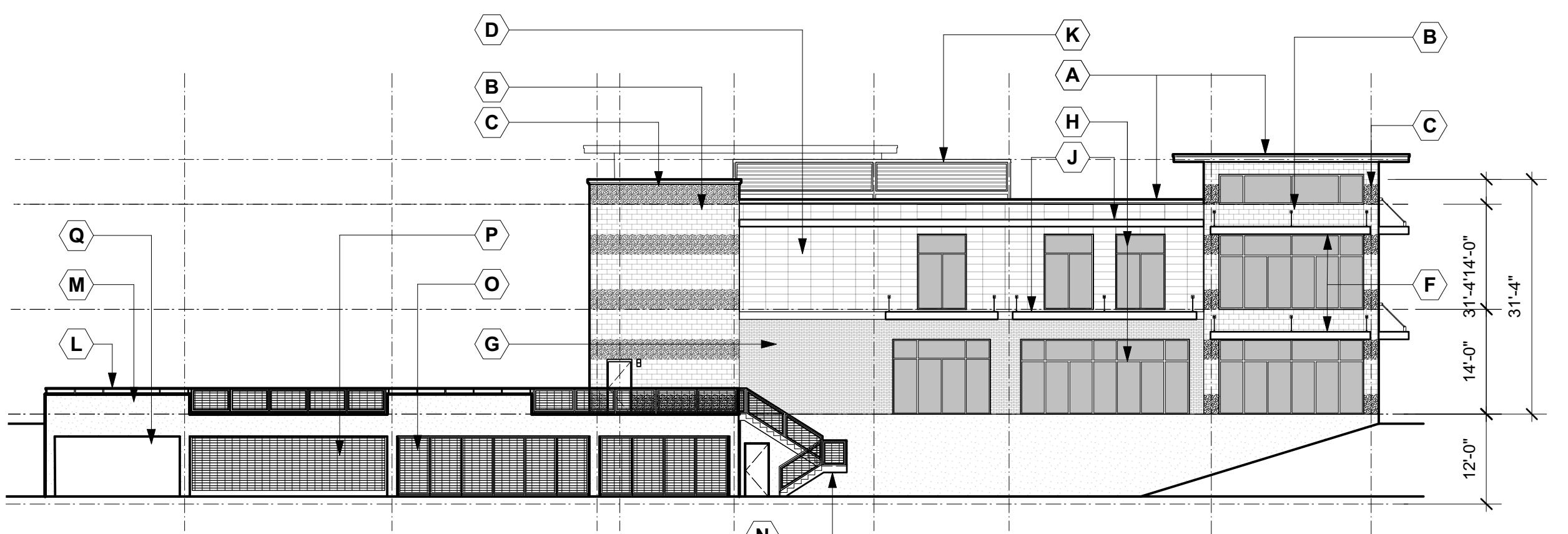


South Elevation

Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMITTAL

Architect:	KONTEXT architects <i>building relationships</i> 242 East Main St. - Sun Prairie, WI	
Builder:	 BR 2866 Agriculture Dr. Madison WI 53718	
Project Owner:	SARA INVESTMENT REAL ESTATE	Location: 1216 South Park Street Madison, Wisconsin
Sheet Title:	Building Elevations Color	Sheet Number: A200C
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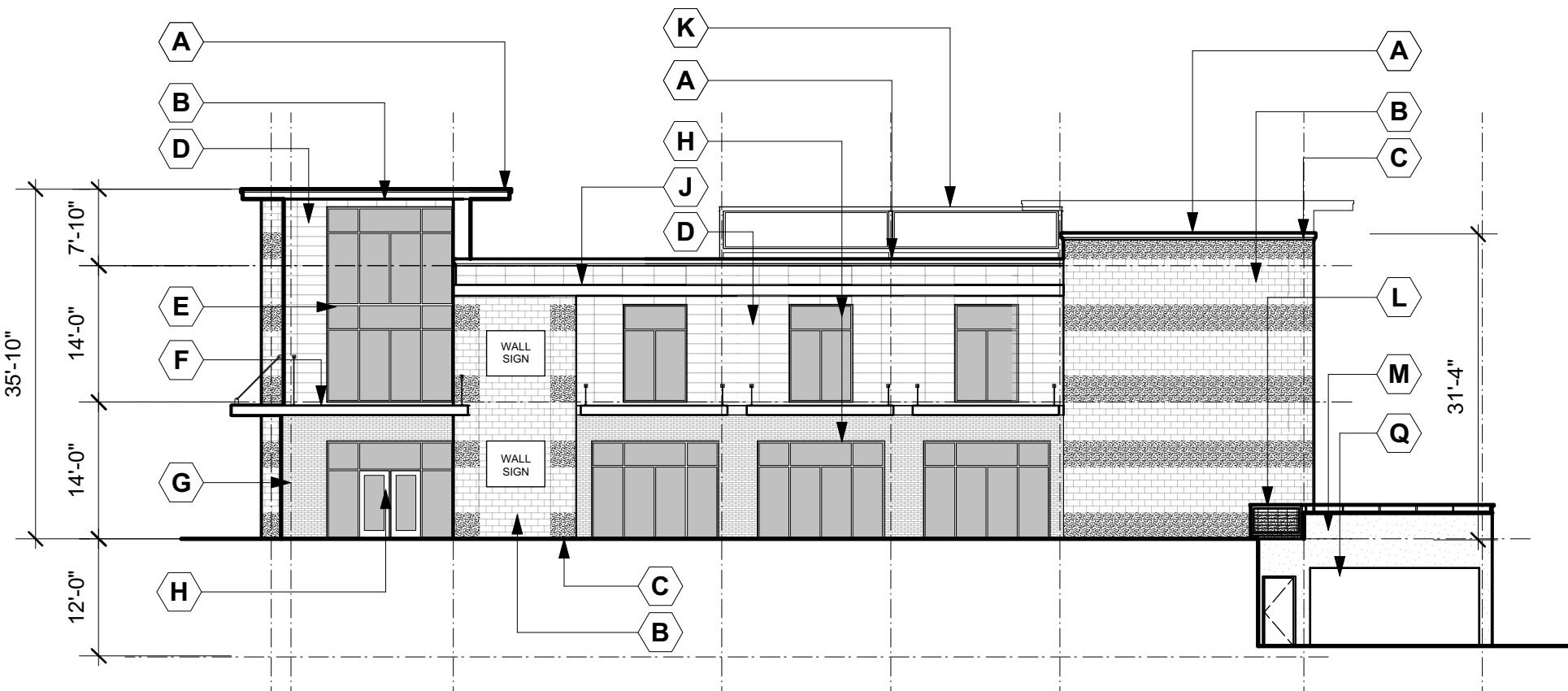


West Elevation

Scale: 1/16" = 1'-0"

Keyed Notes

- A SHEET METAL ROOF EDGE
- B 8x16 BURNISHED CONCRETE MASONRY UNIT
- C 8x16 SPLIT FACE CONCRETE MASONRY UNIT
- D FIBER CEMENT WALL PANELS
- E ALUMINUM CURTAIN WALL ASSEMBLY
- F PREFINISHED ALUMINUM AWNING W/DOWN LIGHTS
- G BRICK VENEER
- H ALUMINUM ENTRANCE / STOREFRONT SYSTEM
- J ALUMINUM BAND
- K ALUMINUM LOUVER, MECHANICAL SCREENING
- L EXPOSED CONCRETE WALL
- M PAINTED STEEL RAILING
- N PAINTED STEEL STAIR SYSTEM
- O PREFINISHED STEEL FENCING
- P ALUMINUM COILING SECURITY SCREEN DOOR
- Q PREFINISHED STEEL COILING DOOR (TRASH ENCLOSURE)



North Elevation

Scale: 1/16" = 1'-0"

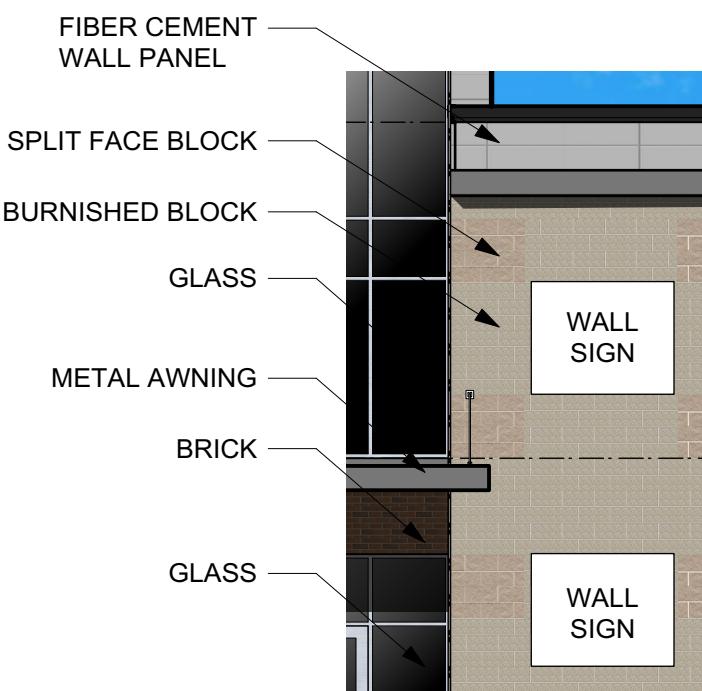
ENTITLEMENT SUBMITTAL

 <p>KONTEXT architects building relationships</p>	
Architect:	242 East Main St. - Sun Prairie, WI
Builder:	2866 Agriculture Dr. Madison WI 53718
Project Owner:	SARA INVESTMENT REAL ESTATE 1955 Atwood Avenue Madison, WI 53704
Location:	1216 South Park Street Madison, Wisconsin
Sheet Title:	1224 SOUTH PARK STREET REDEVELOPMENT MADISON, WI
Revisions:	(Table for revisions)
Graphic Scale:	0" 8" 12"
Project Number:	1903
Set Type:	Entitlement
Date Issued:	06/26/2019
Sheet Number:	A201
File / Plot Date:	



West Elevation

Scale: 1/16" = 1'-0"



Detailed Elevation

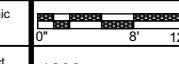
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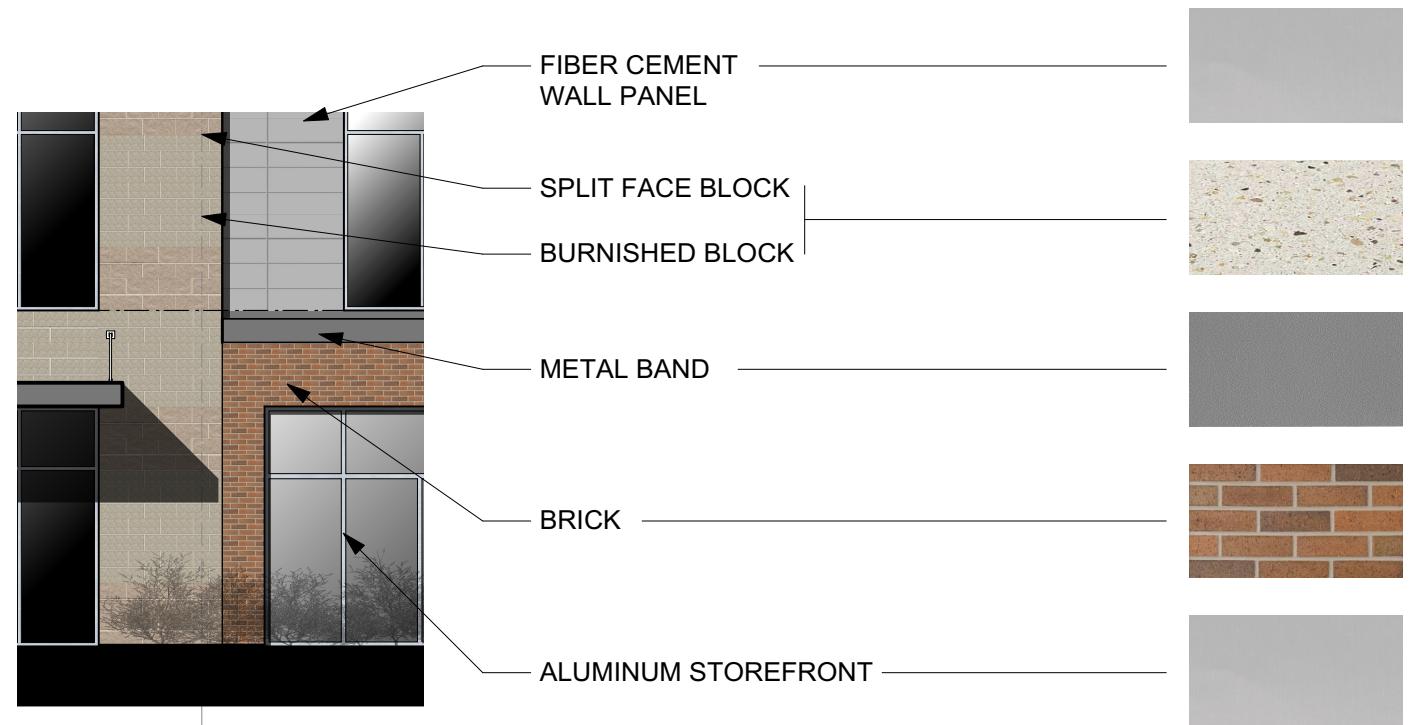


North Elevation

Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMITTAL

Architect:	KONTEXT architects <i>building relationships</i> 242 East Main St. - Sun Prairie, WI	
Builder:	 BR 2866 Agriculture Dr. Madison WI 53718	
Project Owner:	SARA INVESTMENT REAL ESTATE	1955 Atwood Avenue Madison, WI 53704
Location:	1216 South Park Street Madison, Wisconsin	
Sheet Title:	Building Elevations Color	
Revisions:	No. Date: Description:	
Graphic Scale:		
Project Number:	1903	
Set Type:	Entitlement	
Date Issued:	06/26/2019	
Sheet Number:	A201C	
File / Plot Date:		



Detailed Elevation

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

NICHIHA ILLUMINATION
CUSTOM SILVER-GREY COLOR

COUNTY MATERIALS PREMIER ULTRA CMU
SOLSTICE COLOR
BURNISHED AND SPLITFACE FINISHES

ATAS METALS
28 SILVERSMITH

SIOUX CITY BRICK
IRON RIDGE VELOUR
MODULAR

CLEAR ANODIZED ALUMINUM

ENTITLEMENT SUBMITTAL

Architect:	KONTEXT architects building relationships	
Builder:	B 2866 Agriculture Dr. Madison WI 53718	
Project Owner:	SARA INVESTMENT REAL ESTATE 1955 Atwood Avenue Madison, WI 53704	Location: 1216 South Park Street Madison, Wisconsin
Sheet Title:	1224 SOUTH PARK STREET REDEVELOPMENT	MADISON, WI
Sheet Title:	Building Colors	
Revisions:		
No.	Date:	Description:
Graphic Scale	0" 8" 12"	
Project Number	1903	
Set Type	Entitlement	
Date Issued	06/26/2019	
Sheet Number	A202C	
File - PDF Date		
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