

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

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**  
**Legistar # \_\_\_\_\_**

DATE SUBMITTED: August 29, 2012

**Action Requested**

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: September 5, 2012

Final Approval and/or Recommendation

PROJECT ADDRESS: 502 S. Park Street

ALDERMANIC DISTRICT: District 13- Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals)

The Gallina Companies

101 E Main Street Suite 500

Mount Horeb, WI 53572

ARCHITECT/DESIGNER/OR AGENT:

Plunkett Raysich Architects

2310 Crossroads Dr. Suite 2000

Madison, WI 53718

CONTACT PERSON: Steven Kieckhafer, AIA

Address: 2310 Crossroads Dr. Suite 2000

Madison, WI 53718

Phone: 608/ 240-9900 x357

Fax: 608/ 240-9690

E-mail address: skieckhafer@prarch.com

**TYPE OF PROJECT:**

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

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

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

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

Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review\* (Fee required)

Street Graphics Variance\* (Fee required)

Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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

PLEASE PRINT!

PLEASE PRINT!



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Locator Map



11000 West Park Place  
Milwaukee, WI 53224  
Tel 414 359-3060  
Fax 414 359-3070  
www.prarch.com

2310 Crossroads Drive  
Suite 2000  
Madison, WI 53718  
Tel 608 240-9900  
Fax 608 240-9690

29 August 2012

Mr. Al Martin  
Department of Planning & Community Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent  
New Construction in an Urban Design District  
The Ideal Apartments  
502 S. Park Street  
Madison, WI  
PRA Project No. 114387-01

Dear Mr. Martin:

The following Urban Design Application is submitted together with the required submittal of; plans, Letter of Intent, PUD text, and supporting documents for Initial approval and Final approval.

Organizational Structure:

|             |  |            |  |
|-------------|--|------------|--|
| Owner:      | Gallina Corporation<br>101 E. Main St., Ste. 500<br>Mt. Horeb, WI 53572<br>Contact: Craig Enzenroth<br>cenzenroth@gallinacos.com                 | Architect: | Plunkett Raysich Architects, LLP<br>2310 Crossroads Dr., Ste. 2000<br>Madison, WI 53718<br>Contact: Steve Kieckhafer<br>SKieckhafer@prarch.com |
| Site/Civil: | Burse Surveying and Engineering, Inc.<br>1400 E. Washington Ave, Suite 158<br>Madison, WI 53703<br>Contact: Michelle Burse<br>mburse@bse-inc.net | Landscape: | Bruce Company<br>2830 Parmenter St.<br>Middleton, WI 53562<br>Contact: Steve Short<br>sshort@brucecompany.com                                  |
| Lighting:   | Hein Engineering<br>319 W Beltline Hwy, Suite 111<br>Madison, WI 53713<br>Contact: Mike Hein<br>hein@chorus.net                                  |            |  |

Partners: Michael P. Brush, Martin P. Choren, D. Scott Davis, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz, Jeffrey A. Holzhauser, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

Introduction:

The Ideal is a proposal for a mixed-use development consisting of apartments and retail located at 502 S. Park Street in Madison, Wisconsin. This development is in the Greenbush Neighborhood and is in the Northern Design District of the Park Street Corridor and is part of Urban Design District No. 7.

Project Description:

The Ideal Development will redevelop five (5) lots on the corner of S. Park St. and along Drake St. Currently these lots hold the Ideal Body Shop at 502 S. Park St., three (3) 2-story residences at 917, 923, and 925 Drake St. and a surface parking lot at 921 Drake St.

502 S Park St- Ideal Body Shop, zoned C-3 (parcel #070923315224)

917 Drake St- single family residential rental property, zoned C-3 (parcel #070923315018)

921 Drake St- parking for Ideal Body, zoned C-3 (parcel #070923315026)

923 Drake St- 2 unit residential rental property, zoned C-3/R-3 (parcel #070923315034)

925 Drake St- single family residential rental property, zoned R-3 (parcel #070923315042)

The structures on all of the listed addresses sites have been determined to be in poor to very poor condition and will be demolished for the proposed development for which the Alder has been notified. Posted notice of demolition has been made on March 30, 2012 to the City's web address <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>

All of the listed addresses will be combined to create a one lot CSM, currently being developed; legal description of properties was submitted previously.

The development will have approximately 4,658 S.F. of retail space accessed off of Park St. and 57 apartment units from studios to 2 Bedrooms on floors 2-5 above.

Along Park St. the new building will maintain the street edge for 3-stories and then step back the fourth and fifth floors 6-feet at the corner and 16-feet remaining façade. The building again steps in height as it moves west along Drake St. back down to 3-stories. The mass of the building is also broken in plan along Drake St. with a courtyard that is 26-feet wide and 35-feet in depth, while the remaining elevation has an 11-foot shift south. The goal is to create a more residentially friendly scale to the design as the building moves west along Drake St. The west end of the building doglegs to the south creating a south facing green roof/terrace for residents use. The apartments on the west end of the development have flat roofs with the roof line punctuated with a rhythm of raised flat roof areas. The intent is to provide a different more residential, though not traditional, character to this end of the development as it transitions into the residential neighborhood. A series of raised planters within the 11 foot step back along Drake St. have been added to bring a sense of human scale and nicely developed green space to the pedestrian experience.

The exterior materials for the Ideal consist of brick masonry, fiber cement panels and bands of precast concrete. These materials will provide for a durable, high quality and attractive building with low maintenance.

Urban Design Application – The Ideal Apartments

PRA Project No. 114387-01

29 August 2012

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Parking for the development will be provided in a two level parking structure beneath the building. There will be a total of 73 parking spaces provided. In addition, each parking level has ample, secure bike parking provided. Trash and recycling dumpsters are located to provide alley access behind an overhead garage door. A loading zone area is provided on site with access from the alley. Semi-trailer deliveries will not be permitted on to the site.

Green space is provided in several locations. The building is held back approximately 17-feet from the western lot line providing opportunity for a nicely landscaped buffer. A courtyard provides a water feature while also serving as a secondary entrance to the residential units. The 11-foot shift in the building also provides green / landscape space and raised planters. On the south edge of the building there is a 5-foot landscape buffer. The second floor roof terrace also provides a green roof and a resident accessed terrace.

A number of gestures have been made to pay homage to the Ideal Body Co. building which currently occupies a portion of the site. First, naming the development The Ideal respectfully references the original building. The concept is that the sign will be rehabbed and reused, or if not feasible, the signage will replicate in font, and style the original. The original building also has a number of stone medallions which will be salvaged and reused in the façade along Park Street. Soldier coursing the brick at the window head will also reference the detailing on the original building. Also, the look of the factory window pattern will be incorporated into the Park Street elevation at the transom windows along the first floor and at the top of the stair tower. Additional artifacts from the Ideal Body Co. will be salvaged as possible and incorporated into the interior design of the lobby and other spaces.

Site Development Statistics

|   |                         |
|---|-------------------------|
| Lot Area                                | 33,473 s.f. / .77 acres |
| Dwelling Units                          | 57                      |
| Density                                 | 587 s.f. / du           |
| Building Height                         | 3-5 Stories             |
| Gross Floor Area<br>(Excluding parking) | 74,011 s.f.             |
| Floor Area Ratio                        | 2.21                    |

| <u>Dwelling Unit Mix</u> | Total |
|--------------------------|-------|
| Studio                   | 8     |
| One Bedroom              | 23    |
| One Bedroom/Den          | 11    |
| Two Bedroom              | 15    |
| Total Dwelling Units     | 57    |

Vehicle Parking

|                     |           |                               |
|---------------------|-----------|-------------------------------|
| Below Grade Parking | 73 spaces | (including 2 handicap spaces) |
|---------------------|-----------|-------------------------------|

Parking Ratio 1.28 spaces / du

Bike Parking

Enclosed Bike Storage available to residents, 74 spaces (57 units) greater than 1/unit, and 9 spaces available for retail.

Moped Parking

Enclosed parking available to residents within parking area, and spaces for retail located along terrace on Drake Street.

Project Schedule:

This project is anticipated to start construction in October, 2012 with completion scheduled for Fall, 2013.

Social & Economic Impacts:

The Ideal mixed use development will be a valuable asset to the Park Street Corridor and the Green Bush Neighborhood. It will provide needed housing to the area benefitting local employees. Local businesses will also benefit from the increased customer base. This development promotes connectivity, diversity, and a vibrant local community while minimizing vehicular travel and encouraging pedestrian activity. In addition, this development will provide significant employment for the local construction trades.

City Planning, Urban Design (UDC), Design Assistance Team (DAT), Alderperson and Neighborhoods:

The following is a list of dates of which meetings were held to discuss the proposed project

- August 5, 2011- Alder
- September 6, 2011- City Planning
- September 9, 2011- Neighborhood (Greenbush)
- November 8, 2011- City Planning
- February 2, 2012- City Planning
- February 9, 2012- Alder and Neighborhood (Greenbush-Vilas)
- March 7, 2012- UDC, Informational
- April 11, 2012- Alder and Neighborhood (Greenbush-Vilas and Monona Bay)
- April 18, 2012- UDC, Informational
- May 24, 2012- Design Assistance Team (DAT)
- June 14, 2012- Alder and Neighborhood (Greenbush-Vilas)
- July 11, 2012- UDC, Initial Approval (was referred)
- July 26, 2012- City Planning
- August 7, 2012- City Planning
- August 22, 2012- City Planning

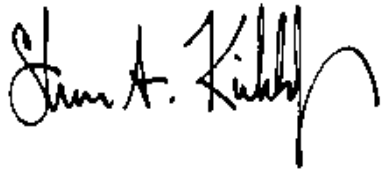
Urban Design Application – The Ideal Apartments  
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September 5, 2012- anticipated UDC, Initial Approval and Final Approval

Please contact us with any questions or for additional information that you request.

Thank you for your time in reviewing our proposal.

Best regards,

A handwritten signature in black ink, appearing to read "Steven A. Kieckhafer". The signature is fluid and cursive, with a prominent initial "S" and a long, sweeping tail.

Steven A. Kieckhafer, AIA  
Architect

**THE IDEAL ZONING TEXT**

PLANNED UNIT DEVELOPMENT-  
GENERAL DEVELOPMENT PLAN/  
SPECIFIC IMPLEMENTATION PLAN  
PUD-GDP-SIP

Lots 1, Certified Survey Map No. \_\_\_\_\_,  
commonly known as 502 South Park Street,  
in the City of Madison, Dane County, Wisconsin,  
to be known as The Ideal

**Statement of Purpose:**

This Planned Unit Development – General Development Plan/Specific Implementation Plan PUD-GDP-SIP is established to allow for the redevelopment of five (5) lots on the corner of South Park Street and along Drake Street for the construction of a new mixed use new facility consisting of 57 mixed type residential apartments and approximately 4,658 square feet of commercial space.

**Permitted Uses:**

- A. In the residential portion of the project, multi-family residential uses as shown on the attached approved plans and any accessory uses related thereto;
- B. In the commercial portion of the project, the uses specified in Attachment A hereto and any accessory uses related thereto; and
- C. Temporary building for storage of building materials and equipment for construction purposes when on same lot as a principal use for a period not to exceed the duration of such construction.

**Lot Area:**

33,309 square feet; 0.7647 acres.

**Height and Floor Area Ratio:**

The maximum height and floor area ratio are per the attached approved plans.

**Yard Requirements:**

The minimum yard requirements are per the approved plans.

**Landscaping Requirements:**

The minimum landscaping requirements are per the approved plans.



**Accessory Off-Street Parking,  
Loading Zone and Bicycle  
Requirements:**

The accessory off-street parking, loading zone and bicycle requirements are per the approved plans.

**Lighting Requirements:**

The lighting requirements are per the approved plans and in compliance with the City of Madison's lighting ordinances.

**Signage:**

Signage will be allowed as (i) per the approved plans or (ii) as otherwise allowed by Chapter 31 of the Madison General Ordinances as compared to the R4 zoning district for the residential portion of the project and as compared to the C3 zoning district for the commercial portion of the project subject to approval by the Urban Design Commission and Zoning Administrator.

**Family Definition:**

The family definition of this PUD-GDP-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 zoning district. .

**Alterations and Revisions:**

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

**Privilege in the Street ROW:**

A Privilege in the Street Right of Way shall be granted to allow for canopy overhangs as shown on the approved plans at Park St and Drake St.

**EXHIBIT A**  
**The Ideal Zoning Text**

Commercial Permitted Uses:

I. Retail Uses:

1. Antique shops.
2. Art, school and business supply stores.
3. Art Galleries and museums.
4. Barber shops and beauty parlors.
5. Bicycle sales, rental and repair stores.
6. Books, magazines and stationery stores.
7. Camera and photographic supply stores.
8. Candy and ice cream stores.
9. Card and gift shops.
10. Carpet and floor covering stores.
11. Catering establishments.
12. China and glassware stores.
13. Clothing and costume rental stores.
14. Coin & philatelic stores.
15. Day care centers.
16. Drug stores.
17. Dry cleaning and laundry establishments.
18. Electronic stores, including the sale and service of computer, audio, radio, business machines, telecommunications and television – video equipment and accessories.
19. Employment agencies.
20. Express and parcel delivery establishments.
21. Financial institutions, including banks, savings banks, credit unions and loan agencies.
22. Florist shops.
23. Food stores including grocery stores, meat and fish markets, bakeries and delicatessens.
24. Furniture stores.
25. Hardware stores.
26. Health clubs.
27. Home improvement stores.
28. Hobby shops.
29. Interior decorating and upholstery shops.
30. Jewelry and watch stores, including repair.
31. Leather goods and luggage stores.
32. Libraries, municipally owned and operated.

33. Liquor stores (packaged goods only).
34. Locksmith shops.
35. Massage therapy.
36. Medical, dental, hearing and optical clinics, including appliances and accessory laboratories.
37. Musical instrument sales & repair.
38. Office supply stores.
39. Optical sales and accessory optical laboratory.
40. Paint and wallpaper stores.
41. Pet stores.
42. Photography studios and accessory laboratory.
43. Physical culture and health services and reducing salons.
44. Picture framing.
45. Post office, including private parcel business.
46. Printing and publishing establishments, including photocopying, letter and newspaper press, stationery and business card, and other similar job printing services.
47. Records, compact disc, cassette, sheet music and phonograph stores.
48. Recreational buildings & community centers.
49. Restaurants, including restaurant-taverns and brew-pubs.
50. Shoe, hat and other leather goods repair stores.
51. Sporting goods store.
52. Tailor shops.
53. Tattoo establishments.
54. Telegraph offices.
55. Ticket agencies, amusement.
56. Tobacco shops.
57. Toy stores.
58. Travel bureaus and transportation ticket offices.
59. TYME or similar credit/money exchange structures.
60. Variety stores.
61. Veterinary clinics (outside kennels prohibited).
62. Video rental and sale establishments.
63. Wearing apparel and shoe shops.

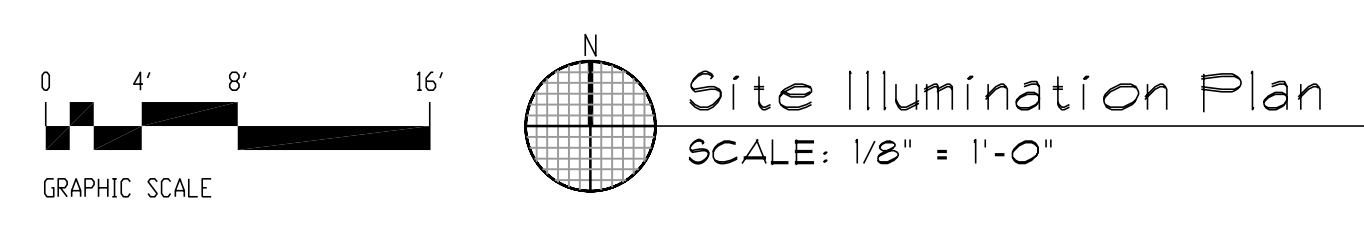
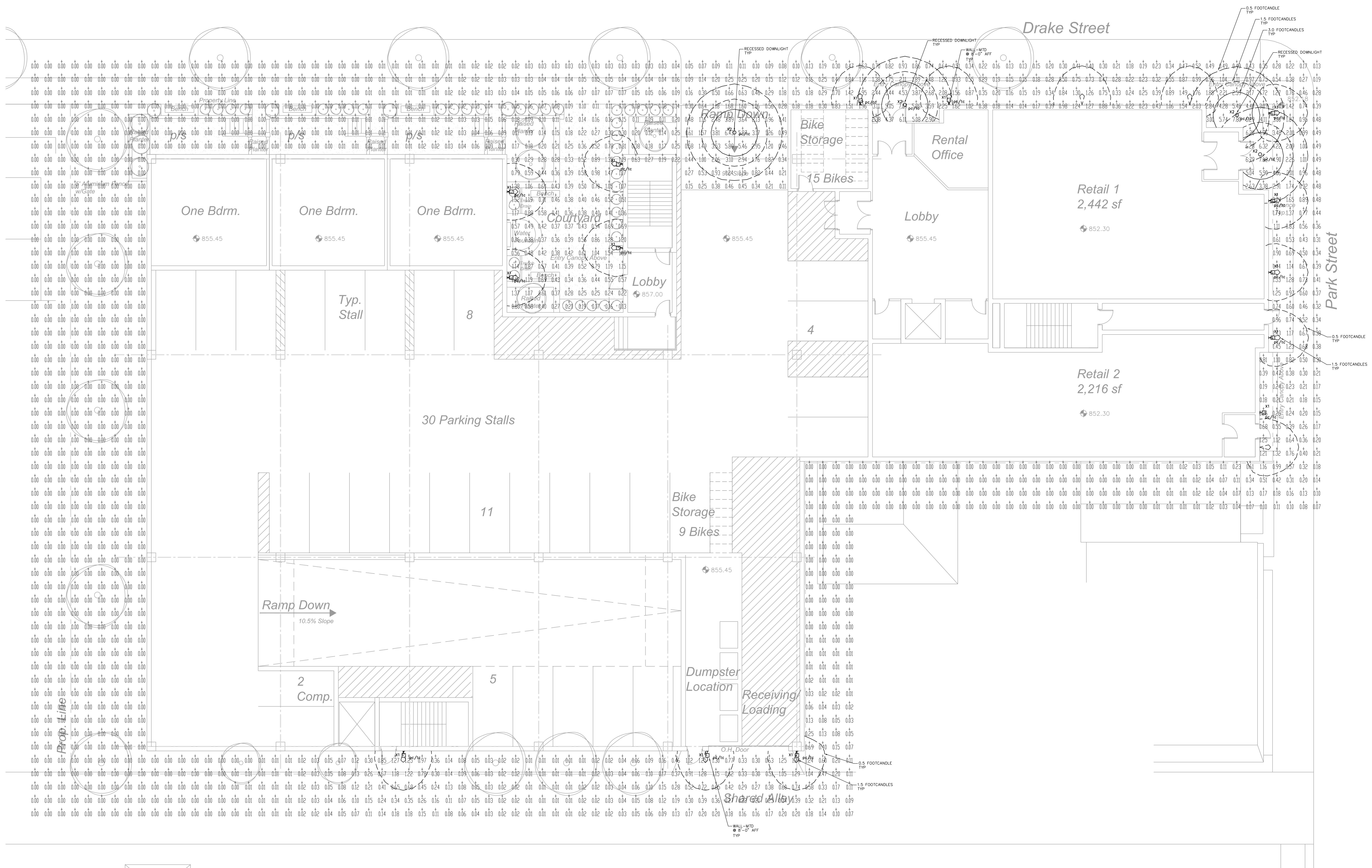
## II. Office Uses:

1. Conference center.
2. Educational and training centers.
3. Financial institutions including banks, savings banks, credit unions and loan agencies.
4. Medical, dental, hearing, orthopedic, and optical clinics, including appliances and accessory laboratories.
5. Offices, business and professional.
6. Telecommunication centers.

7. Travel bureaus and transportation ticket offices.
8. TYME or similar credit/money exchange structures.

III. Prohibited Uses:

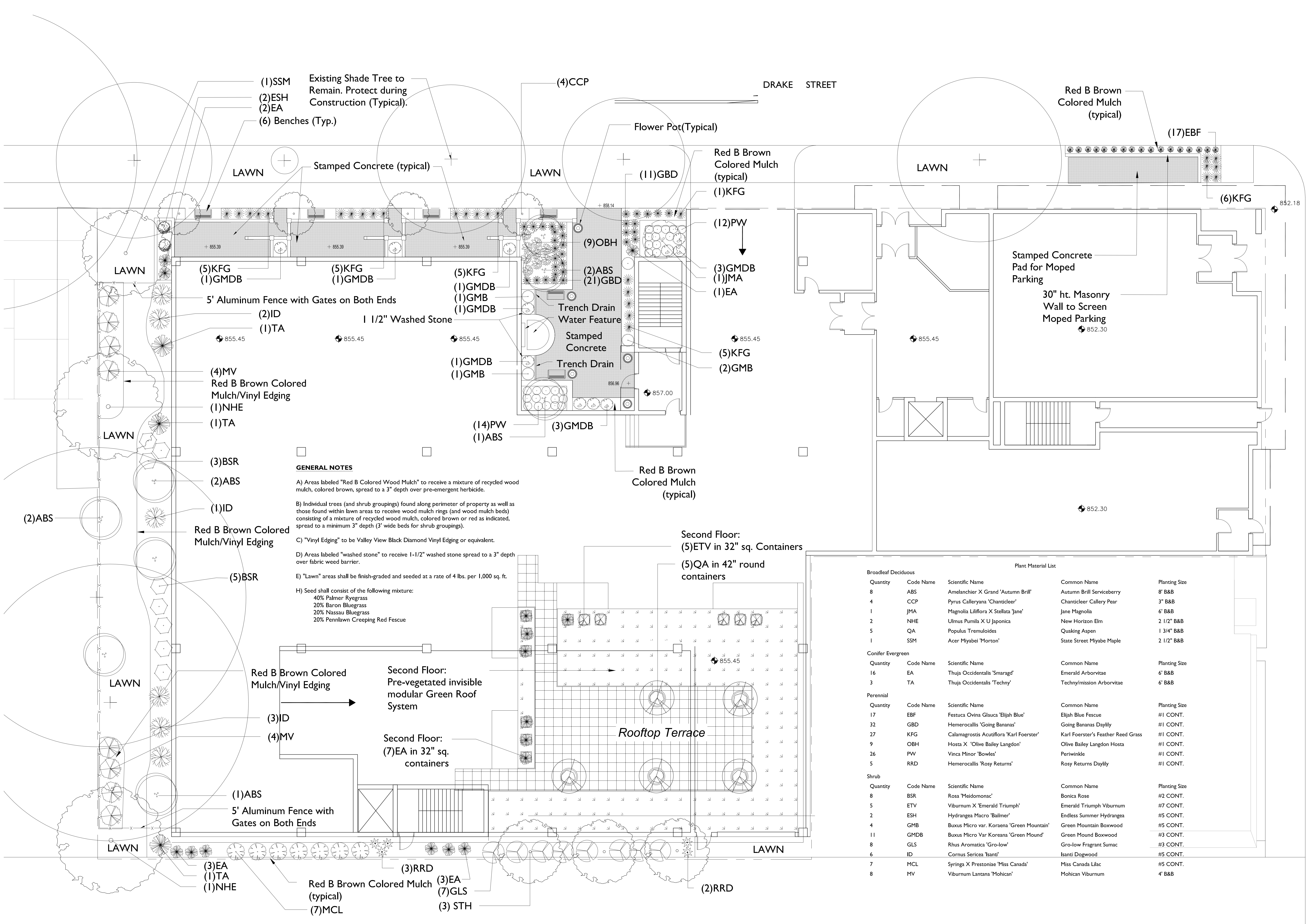
1. Adult entertainment facilities, including adult bookstores, adult entertainment taverns, adult motion pictures theaters and adult video stores.



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| CALCULATION SUMMARY |           |             |        |      |       |      |
|---------------------|-----------|-------------|--------|------|-------|------|
| AREA NAME           | FUNCTIONS | GRID Z TYPE | L FPTS | SPAC | GROUP | Avg  |
| New Area            | 3410.0000 | 0.00        | 1070   | 3.00 | <>    | 0.34 |
|                     |           | 0.00        |        |      |       | 7.50 |
|                     |           |             |        |      |       | N/A  |
|                     |           |             |        |      |       | N/A  |

| LOCAL APARTMENTS ORIGIN LUMINAIRE SCHEDULE |        |                             |                         |        |                  |      |     |
|--|--------|-----------------------------|-------------------------|--------|------------------|------|-----|
| TYP  | SYMBOL | DESCRIPTION                 | LAMP                    | LUMENS | MOUNTING/BALLAST | LFY  | QTY |
| x1   | ☐      | Hubbardon Forge - 20750     | (1) EF-13               | 900    |                  | 0.90 | 16  |
| x2   | ○      | Lumina Lighting - REAL6 BAW | (1) 3500K LED DOWNLIGHT | 1000   |                  | 0.90 | 4   |



Plant Material List

| Quantity                   | Code Name | Scientific Name                           | Common Name                        | Planting Size |
|----------------------------|-----------|---|------------------------------------|---------------|
| <b>Broadleaf Deciduous</b> |           |   |                                    |               |
| 8                          | ABS       | Amelanchier X Grand 'Autumn Brill'        | Autumn Brill Serviceberry          | 8' B&B        |
| 4                          | CCP       | Pyrus Calleryana 'Chanticleer'            | Chanticleer Callery Pear           | 3' B&B        |
| 1                          | JMA       | Magnolia Liliflora X Stellata 'Jane'      | Jane Magnolia                      | 6' B&B        |
| 2                          | NHE       | Ulmus Pumila X U Japonica                 | New Horizon Elm                    | 2 1/2" B&B    |
| 5                          | QA        | Populus Tremuloides                       | Quaking Aspen                      | 1 3/4" B&B    |
| 1                          | SSM       | Acer Miyabei 'Morton'                     | State Street Miyabe Maple          | 2 1/2" B&B    |
| <b>Conifer Evergreen</b>   |           |   |                                    |               |
| 16                         | EA        | Thuja Occidentalis 'Smaragd'              | Emerald Arborvitae                 | 6' B&B        |
| 3                          | TA        | Thuja Occidentalis 'Techny'               | Techny/mission Arborvitae          | 6' B&B        |
| <b>Perennial</b>           |           |   |                                    |               |
| 17                         | EBF       | Festuca Ovina Glauca 'Elijah Blue'        | Elijah Blue Fescue                 | #1 CONT.      |
| 32                         | GBD       | Hemerocallis 'Going Bananas'              | Going Bananas Daylily              | #1 CONT.      |
| 27                         | KFG       | Calamagrostis Acutiflora 'Karl Foerster'  | Karl Foerster's Feather Reed Grass | #1 CONT.      |
| 9                          | OBH       | Hosta X 'Olive Bailey Langdon'            | Olive Bailey Langdon Hosta         | #1 CONT.      |
| 26                         | PW        | Vinca Minor 'Bowles'                      | Periwinkle                         | #1 CONT.      |
| 5                          | RRD       | Hemerocallis 'Rosy Returns'               | Rosy Returns Daylily               | #1 CONT.      |
| <b>Shrub</b>               |           |   |                                    |               |
| 8                          | BSR       | Rosa 'Meidomonac'                         | Bonica Rose                        | #2 CONT.      |
| 5                          | ETV       | Viburnum X 'Emerald Triumph'              | Emerald Triumph Viburnum           | #7 CONT.      |
| 2                          | ESH       | Hydrangea Macro 'Bailmer'                 | Endless Summer Hydrangea           | #5 CONT.      |
| 4                          | GMB       | Buxus Micro var. Koreana 'Green Mountain' | Green Mountain Boxwood             | #5 CONT.      |
| 11                         | GMDB      | Buxus Micro Var Koreana 'Green Mound'     | Green Mound Boxwood                | #3 CONT.      |
| 8                          | GLS       | Rhus Aromatica 'Gro-low'                  | Gro-low Fragrant Sumac             | #3 CONT.      |
| 6                          | ID        | Cornus Sericea 'Isanti'                   | Isanti Dogwood                     | #5 CONT.      |
| 7                          | MCL       | Syringa X Prestoniae 'Miss Canada'        | Miss Canada Lilac                  | #5 CONT.      |
| 8                          | MV        | Viburnum Lantana 'Mohican'                | Mohican Viburnum                   | 4' B&B        |

SOUTH PARK STREET

THE IDEAL  
 502 SOUTH PARK STREET  
 MADISON, WISCONSIN 53715

Checked By: SS  
 Drawn By: 6/5/2012 MF  
 Revised: 8/15/12 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

L1

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IDEAL

EXTERIOR WALL

X1

HUBBARDTON FORGE®

HAND-FORGED, VERMONT MADE LIGHTING AND ACCESSORIES

- NEW DESIGNS
- CHANDELIERS
- LARGE FIXTURES
- PENDANTS
- WALL SCONCES
- TABLE LAMPS
- FLOOR LAMPS
- FLUSH & SEMI-FLUSH CEILING FIXTURES
- OUTDOOR
- HOME ACCESSORIES
- FINISHES
- SHADE OPTIONS
- GLASS OPTIONS
- ROOM SETTINGS

VIEW OUR CATALOG ONLINE opens in another window

Our Outdoor Lighting Family: Dramatic Spaces under the Stars

BASE ITEM NUMBER: 307287

DESCRIPTION: Outdoor sconce with glass options: 24" Forged Vertical Bars, aluminum or aluminum on slate (-SL)

DIMENSIONS: 23.5" h. x 7.8" w.

SOCKET TYPE: medium

BULB: (1) A-19, 100 watt max. Available as Fluorescent

SHOWN IN: Natural Iron finish (-20) with opal glass (G37)

ELEMENTS AVAILABLE:



None -SL

GLASS COLOR OPTIONS:



Opal Stone Soft Amber Pearl

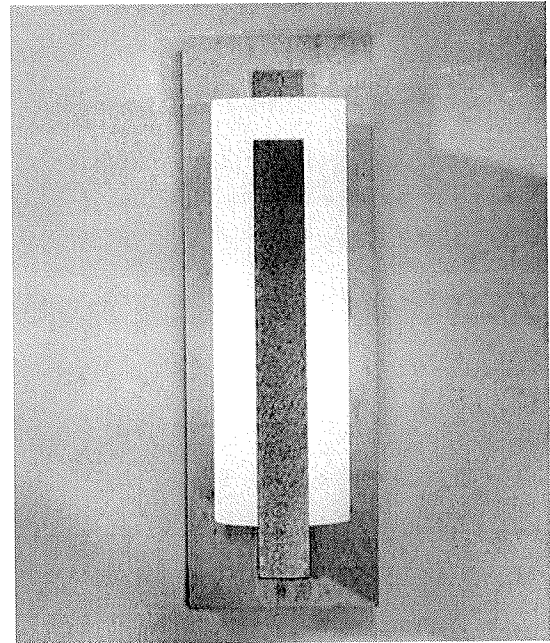


Suitable for Wet Locations

2012 CATALOG PAGE 46

Download Installation Instruction pdf B15

Download Installation Instruction pdf B8



More Photos



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|                |                 |
|----------------|-----------------|
| Catalog Number | IDEAL           |
| Notes          |                 |
| Type           | X2 RECESSED CAN |

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — LP6LN (New Construction): Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

6VL (New Construction): Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

6VLR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL Listed for through wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

**LED Trim:** Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the ingress of dust.

**OPTICS** — Precisely designed single-component elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.75 spacing criteria. The luminaire is also available with a 1.0 spacing criteria option for use in general/ambient lighting applications.

CRI > 83.

**ELECTRICAL** — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box.

The system maintains 70% lumen output for more than 50,000 hours.

Input Wattage is 17.5 W, 56 lumens per watt.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

**LISTINGS** — CSA certified to US and Canadian safety standards. Wet location listed.

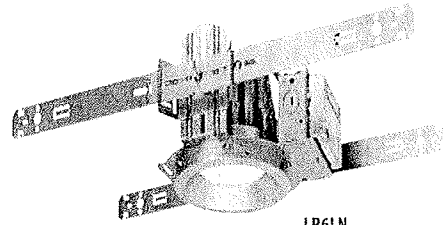
**WARRANTY** — Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.

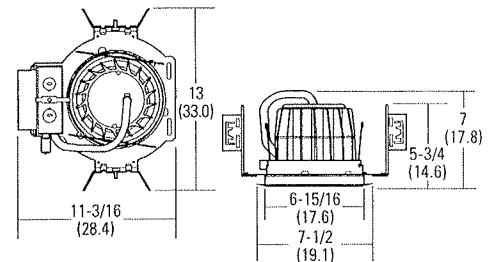
6" LED



Non-IC  
New Construction



LP6LN



### Specifications

Aperture: 4-3/8 (11.1)

Ceiling opening: 6-15/16 (17.6)

Overlap trim: 7-1/2 (19.1)

Height: 7 (17.8)

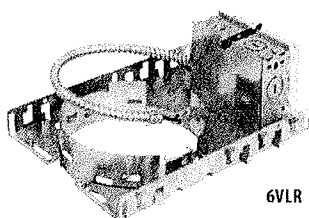
All dimensions are inches (centimeters) unless otherwise noted.

## ORDERING INFORMATION

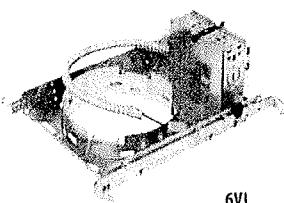
For shortest lead times, configure products using **bolded options**.

**Example:** REAL6C D6MW 1000L 35K 277 LP6LN

| REAL6C D6     | MW   | 1000L                     | 35K                                     |                   |                                |                      |  |
|---------------|--|---------------------------|---|-------------------|--------------------------------|----------------------|--|
| Series/Finish |  | Lumen output <sup>1</sup> | Distribution                            | Color temperature | Voltage                        | Mounting pan         | Options  |
| Series        | Finish   | 1000L 1000 lumens         | (blank) 0.75 Spacing criteria<br>0.75SC | 35K 3500K         | 120<br>277<br>347 <sup>2</sup> | LP6LN<br>6VL<br>6VLR | PFMW Matte white plastic flange ring<br>PFBL Black plastic flange ring<br>ELR <sup>3</sup> Emergency battery pack with remote test switch<br>NSD <sup>4</sup> Sensor Switch nLight™ dimming relay<br>GMF Single slow-blow fuse, must specify voltage |
| REAL6C D6     | 6" open downlight  |                           | 1.0SC 1.0 Spacing criteria              |                   |                                |                      |  |
|               | MW Matte white<br>A Clear diffuse<br>AZ Clear specular<br>BLZ Black specular<br>WT Wheat diffuse |                           |   |                   |                                |                      |  |



6VLR



6VL

### Notes

- Total system nominal delivered lumens.
- Using step-down transformer increases power draw by 15 watts.
- Not available with 347V.
- One 5A relay with one 0-10 VDC dimming output, shipped installed. Requires additional nLight bus power supply.





|              |              |           |             |           |
|--------------|--------------|-----------|-------------|-----------|
| APPROVALS    | DESIGNED BY: | DRAWN BY: | CHECKED BY: | APPROVED: |
| PROJECT ENG: |              |           |             |           |

**The Ideal**  
502 South Park Street  
Madison, WI 53715

**Galina Corporation**  
101 East Main Street, Suite 500  
Mount Horeb, WI 53572

PROJECT #: BSE1402-10  
PLOT DATE: 06/06/2012

REVISION DATES:

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ISSUE DATES:

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EXISTING CONDITIONS SURVEY

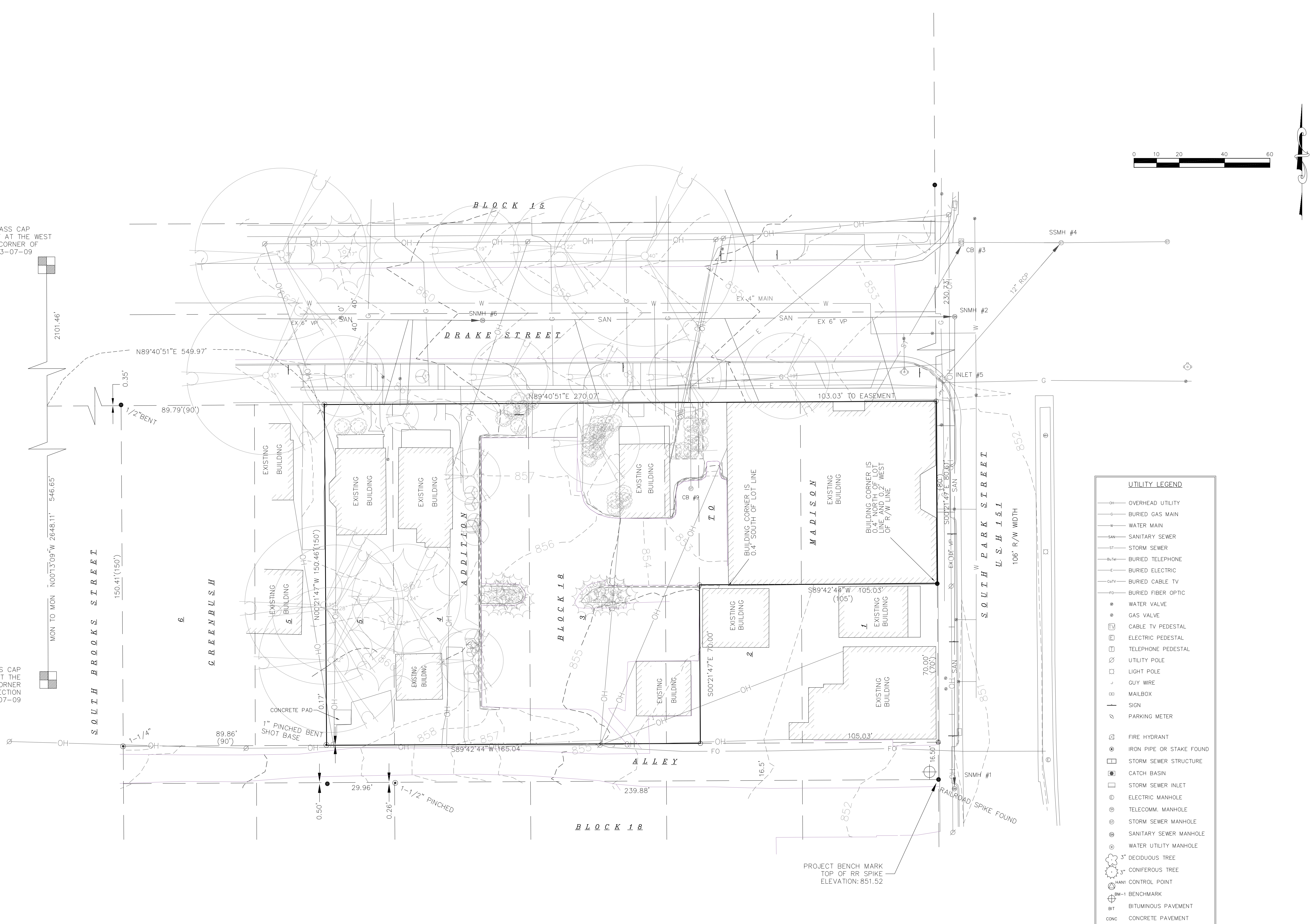
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DRAWING NUMBER

**C-100**

FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 23-07-09

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 23-07-09



**UTILITY LEGEND**

- OVERHEAD UTILITY
- BURIED GAS MAIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE TV
- BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- MAILBOX
- SIGN
- PARKING METER
- FIRE HYDRANT
- IRON PIPE OR STAKE FOUND
- STORM SEWER STRUCTURE
- CATCH BASIN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELECOMM. MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER UTILITY MANHOLE
- DEODOROUS TREE
- CONIFEROUS TREE
- CONTROL POINT
- BENCHMARK
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- TRAFFIC ENGINEERING
- BOLLARD

**LEGEND**

- IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SET MAG NAIL
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

**EXISTING UTILITY STRUCTURE TABLE**

| STRUCTURE # | R/W/TC                            | INVERT(S)                    |
|-------------|-----------------------------------|------------------------------|
| SNMH 1      | 851.35 841.90 S 841.89 N          |                              |
| SNMH 2      | 852.27 843.92 W 843.63 N 843.60 S |                              |
| CB 3        | 852.40                            | STRUCTURE FLOOR ELEV: 849.04 |
| SNMH 4      | 852.70                            | STRUCTURE FLOOR ELEV: 849.05 |
| INLET 5     | 851.95                            | 849.15 NE                    |
| SNMH 6      | 859.65 851.45 N 849.96 W 849.92 E |                              |
| CB 9        | 851.99                            | 849.93 N                     |

- NOTES:
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
  - VERTICAL DATUM IS NAVD88 AND WAS TRANSFERRED TO THE SITE USING THE MADISON BASE STATION AND TRIMBLE 5700 ROBOTIC RTK GPS RECEIVER.

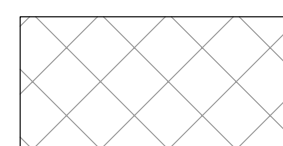
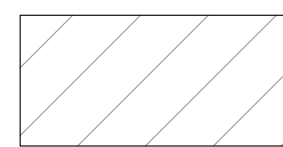
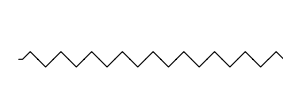
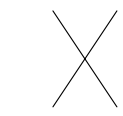
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
1-800-242-8511 OR 811  
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

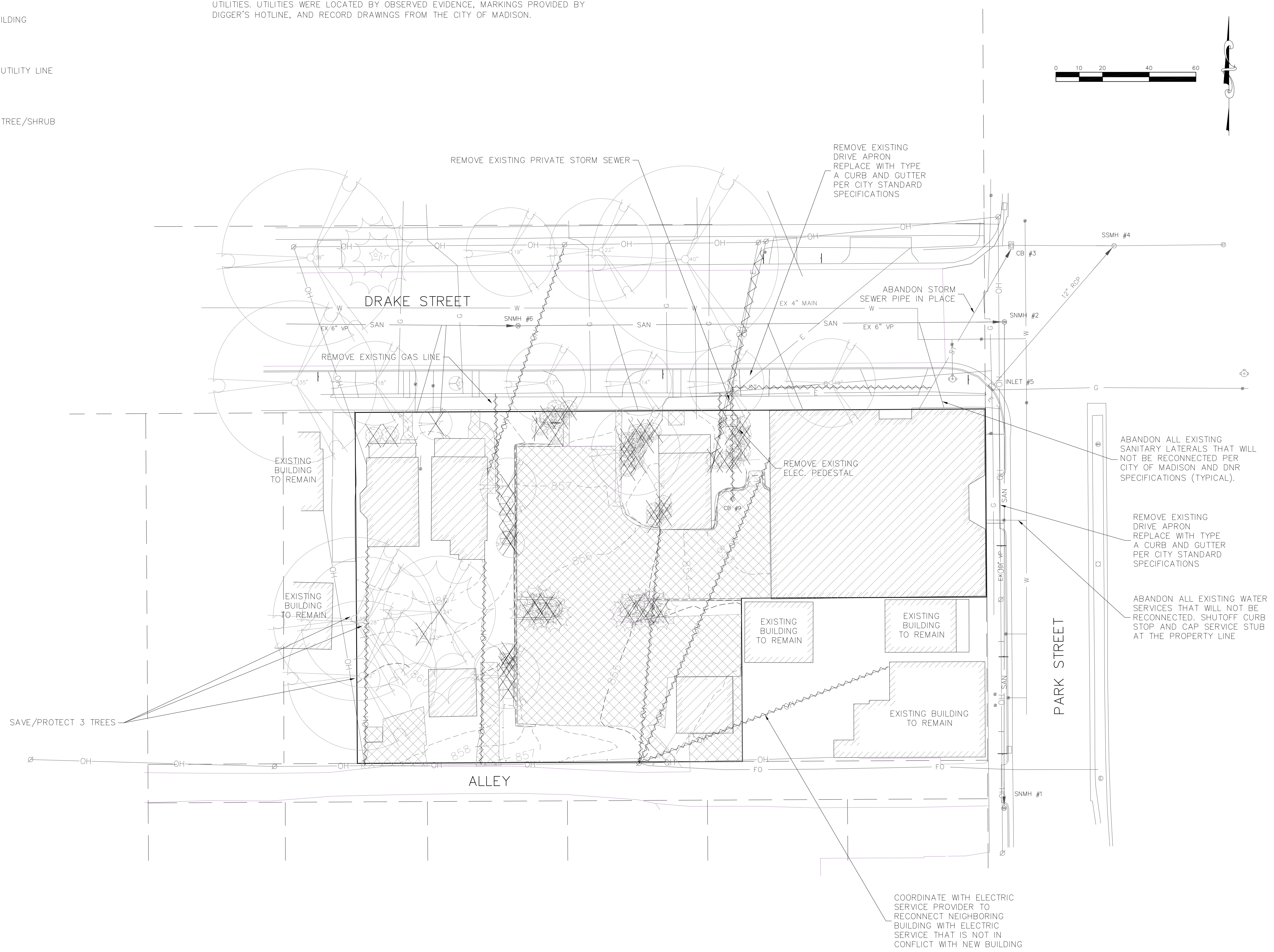
WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**LEGEND**

-  REMOVE PAVEMENT
-  RAZE BUILDING
-  REMOVE UTILITY LINE
-  REMOVE TREE/SHRUB

NOTES:  
 1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.  
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

| UTILITY LEGEND |                          |
|----------------|--------------------------|
| OH             | OVERHEAD UTILITY         |
| —              | BURIED GAS MAIN          |
| —              | WATER MAIN               |
| —              | SANITARY SEWER           |
| —              | STORM SEWER              |
| —              | BURIED TELEPHONE         |
| —              | BURIED ELECTRIC          |
| —              | BURIED CABLE TV          |
| —              | BURIED FIBER OPTIC       |
| •              | WATER VALVE              |
| •              | GAS VALVE                |
| □              | CABLE TV PEDESTAL        |
| □              | ELECTRIC PEDESTAL        |
| □              | TELEPHONE PEDESTAL       |
| □              | UTILITY POLE             |
| □              | LIGHT POLE               |
| —              | GUY WIRE                 |
| □              | MAILBOX                  |
| □              | SIGN                     |
| □              | PARKING METER            |
| □              | FIRE HYDRANT             |
| •              | IRON PIPE OR STAKE FOUND |
| □              | STORM SEWER STRUCTURE    |
| □              | CATCH BASIN              |
| □              | STORM SEWER INLET        |
| ○              | ELECTRIC MANHOLE         |
| ○              | TELECOMM. MANHOLE        |
| ○              | STORM SEWER MANHOLE      |
| ○              | SANITARY SEWER MANHOLE   |
| ○              | WATER UTILITY MANHOLE    |
| ○              | 3" DECIDUOUS TREE        |
| ○              | 3" CONIFEROUS TREE       |
| ○              | MAN CONTROL POINT        |
| ○              | BM-1 BENCHMARK           |
| BT             | BITUMINOUS PAVEMENT      |
| CONC           | CONCRETE PAVEMENT        |
| TE             | TRAFFIC ENGINEERING      |
| •              | BOLLARD                  |



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

**Burse**  
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 1400 E. Washington Ave, Suite 150  
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 Fax: 608-250-9266  
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 www.burseurveyengr.com

**The Ideal**  
 502 South Park Street  
 Madison, WI 53715  
**Galina Corporation**  
 101 East Main Street, Suite 500  
 Mount Horeb, WI 53572

| APPROVALS | PROJECT ENG. | DESIGNED BY | DRAWN BY | CHECKED BY | M.L.B. | M.L.B. |
|-----------|--------------|-------------|----------|------------|--------|--------|
|           |              |             |          |            |        |        |

**PROJECT #:** BSE1402-10  
**PLOT DATE:** 06/06/2012

**REVISION DATES:**

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|  |

**ISSUE DATES:**  
 06/06/2012

**DEMOLITION PLAN**

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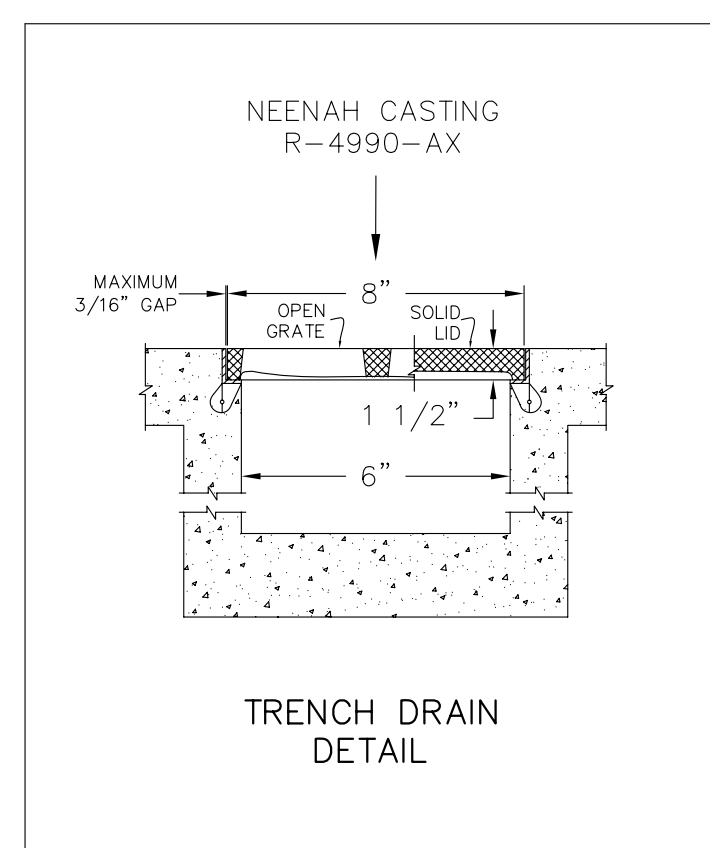
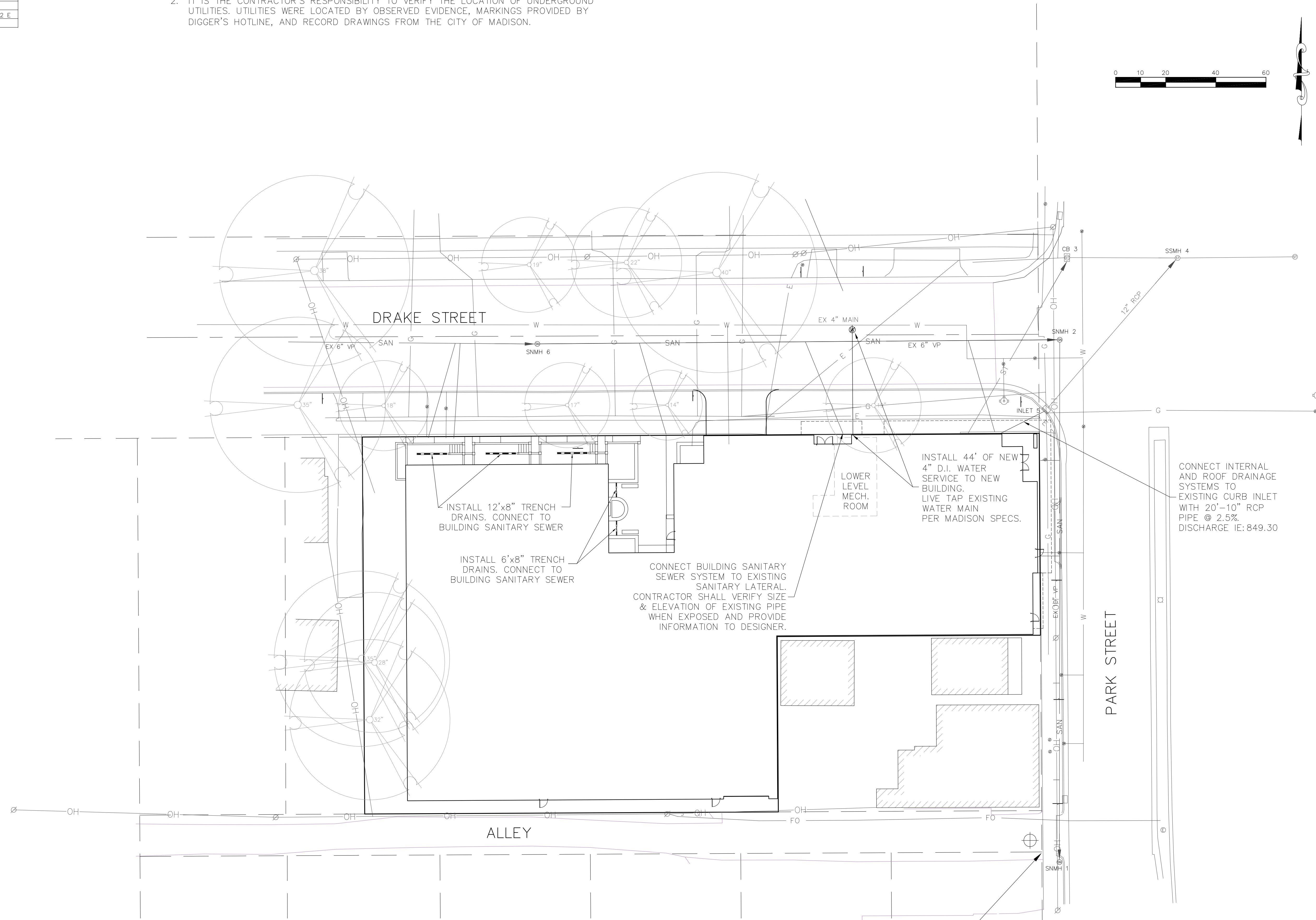
**DRAWING NUMBER**  
**C-101**

Printed: Aug 14, 2012 - 11:32am Printed By: Michelle  
 M:\BSE1402\Engineering\1402Eng.dwg

| STRUCTURE # | RIM/7C | INVERT(S)                    |
|-------------|--------|------------------------------|
| SNMH 1      | 851.35 | 841.90 S 841.89 N            |
| SNMH 2      | 852.27 | 843.92 W 843.63 N 843.60 S   |
|             | 852.40 | STRUCTURE FLOOR ELEV. 849.04 |
| SSMH 4      | 852.70 | STRUCTURE FLOOR ELEV. 848.05 |
| INLET 5     | 851.95 | 849.15 NE                    |
| SNMH 6      | 851.85 | 851.45 N 849.96 W 849.92 E   |
|             | 851.99 | 849.93 N                     |

- NOTES:
- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.

| UTILITY LEGEND |                          |
|----------------|--------------------------|
| OH             | OVERHEAD UTILITY         |
| B              | BURIED GAS MAIN          |
| W              | WATER MAIN               |
| SM             | SANITARY SEWER           |
| ST             | STORM SEWER              |
| BT             | BURIED TELEPHONE         |
| BE             | BURIED ELECTRIC          |
| CBT            | BURIED CABLE TV          |
| FO             | BURIED FIBER OPTIC       |
| WV             | WATER VALVE              |
| GV             | GAS VALVE                |
| CV             | CABLE TV PEDESTAL        |
| EP             | ELECTRIC PEDESTAL        |
| TP             | TELEPHONE PEDESTAL       |
| UP             | UTILITY POLE             |
| LP             | LIGHT POLE               |
| QW             | QUI WIRE                 |
| MB             | MAILBOX                  |
| S              | SIGN                     |
| PM             | PARKING METER            |
| FH             | FIRE HYDRANT             |
| IP             | IRON PIPE OR STAKE FOUND |
| SS             | STORM SEWER STRUCTURE    |
| CB             | CATCH BASIN              |
| SI             | STORM SEWER INLET        |
| EM             | ELECTRIC MANHOLE         |
| TM             | TELECOMM. MANHOLE        |
| SMH            | STORM SEWER MANHOLE      |
| SSMH           | SANITARY SEWER MANHOLE   |
| WUMH           | WATER UTILITY MANHOLE    |
| DT             | DECIDUOUS TREE           |
| CT             | CONIFEROUS TREE          |
| CP             | MAN CONTROL POINT        |
| BM             | BENCHMARK                |
| BT             | BITUMINOUS PAVEMENT      |
| CONC           | CONCRETE PAVEMENT        |
| TE             | TRAFFIC ENGINEERING      |
| B              | BOLLARD                  |



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

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 Madison, WI 53703  
 Phone: 608-250-9263  
 Fax: 608-250-9266  
 e-mail: mburse@BSE-INC.net  
 www.burseurveyengr.com

| APPROVALS    |
|--------------|
| PROJECT ENG: |
| DESIGNED BY: |
| DRAWN BY:    |
| CHECKED BY:  |
| APPROVED:    |

**The Ideal**  
 502 South Park Street  
 Madison, WI 53715

**Galina Corporation**  
 101 East Main Street, Suite 500  
 Mount Horeb, WI 53572

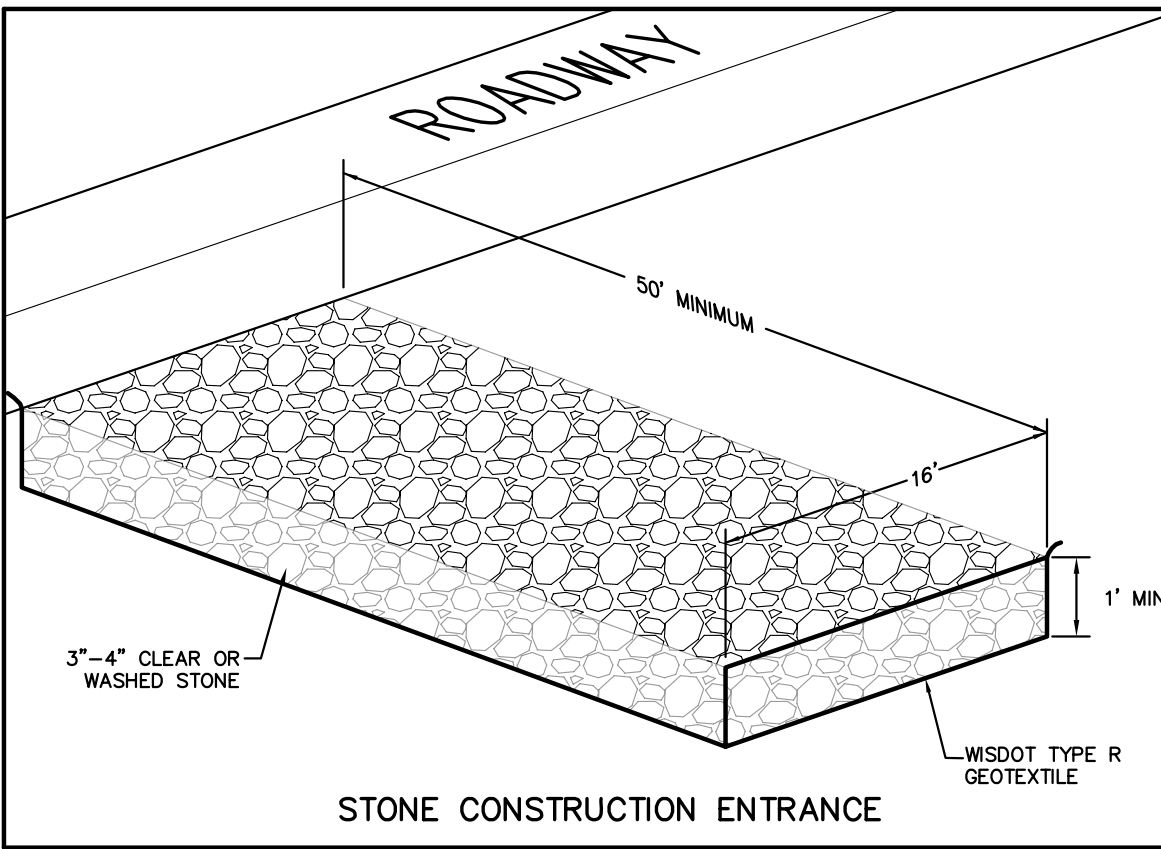
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| PROJECT #:      | BSE1402-10               |
| PLOT DATE:      | 08/15/2012               |
| REVISION DATES: | 08/15/2012               |
| ISSUE DATES:    | 06/06/2012<br>08/15/2012 |

| UTILITY PLAN   |       |
|----------------|-------|
| DRAWING NUMBER | C-102 |

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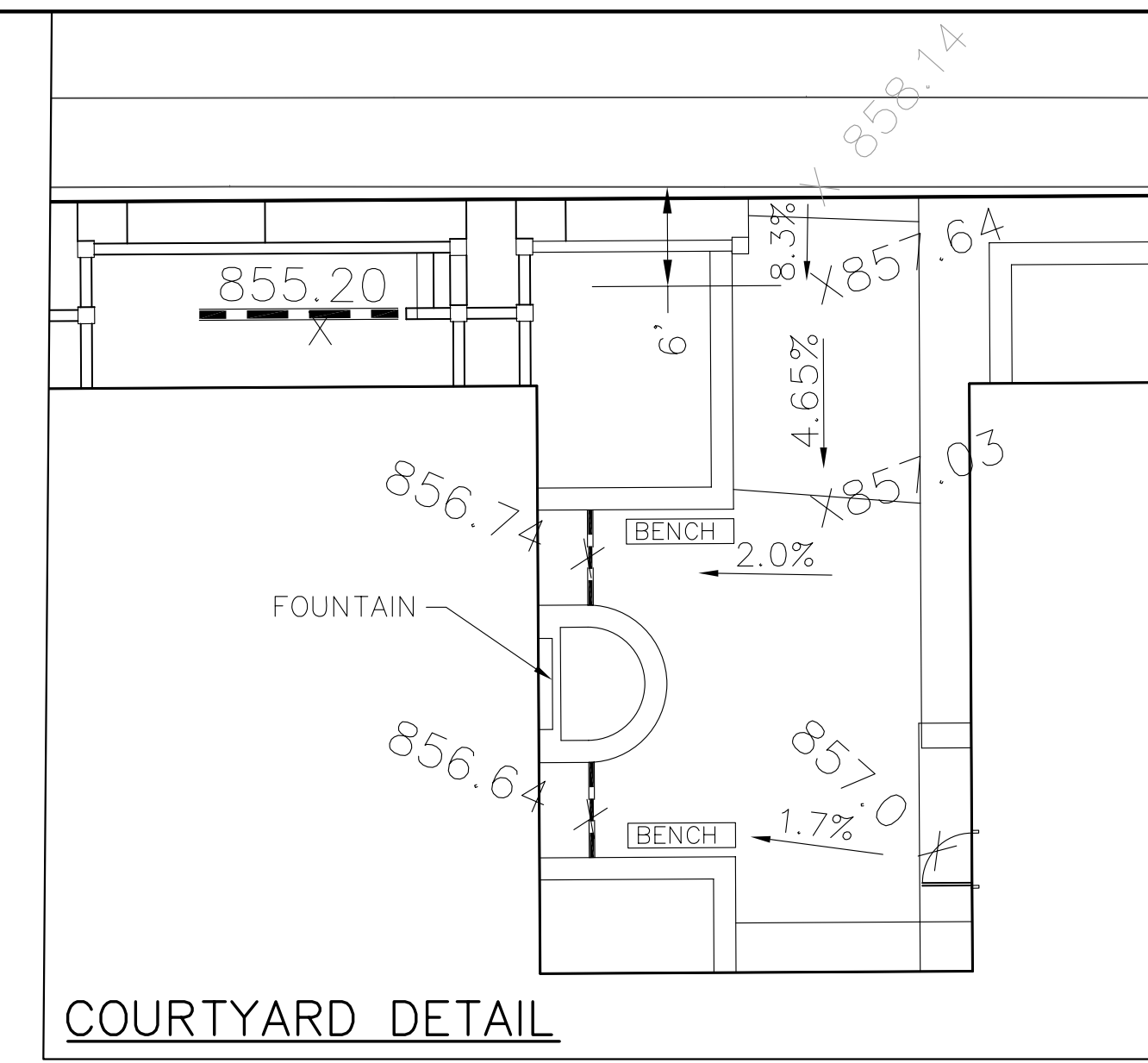
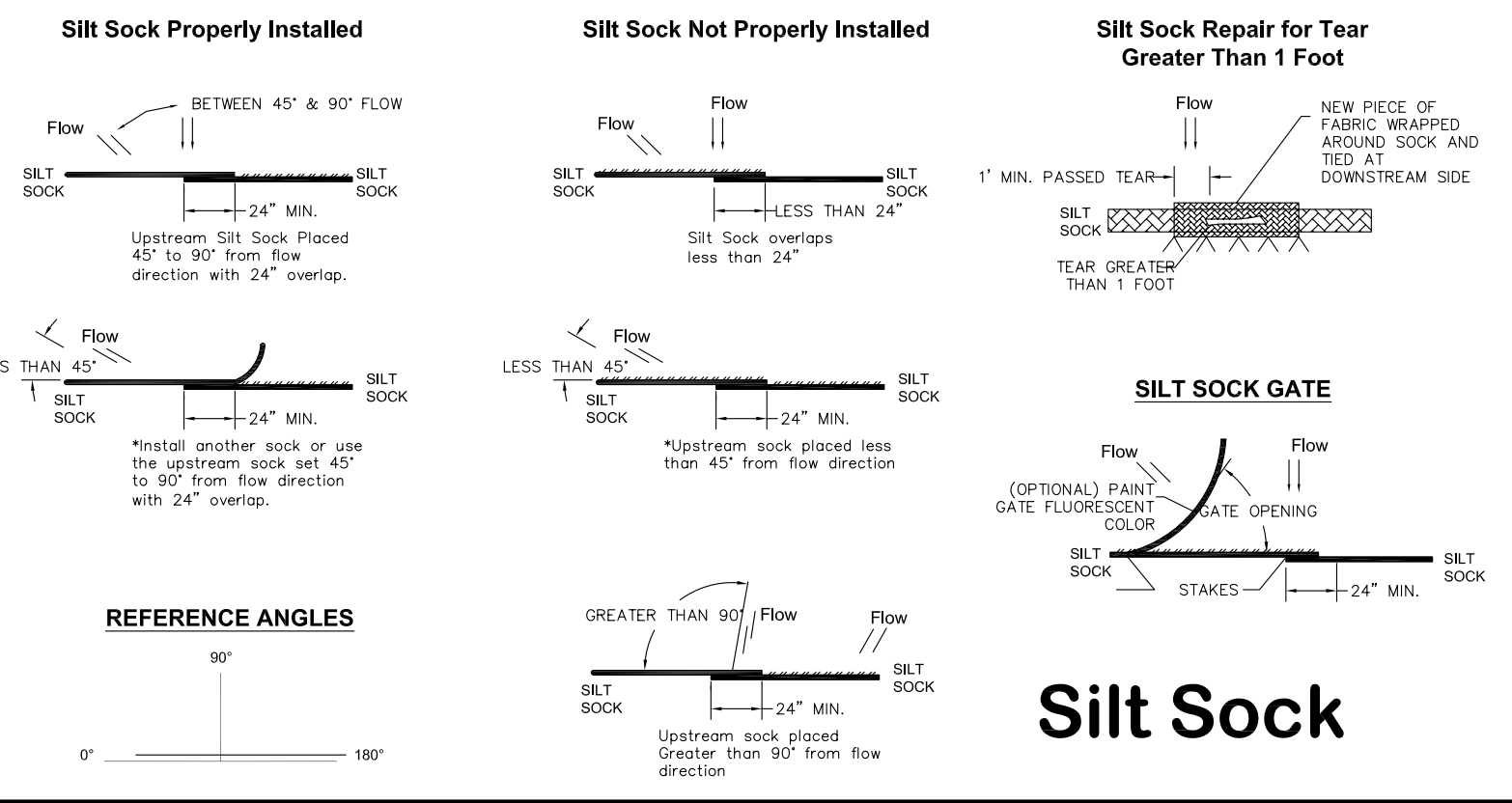
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DRAWING NUMBER  
**C-102**



**LEGEND**

|     |     |                           |
|-----|-----|---------------------------|
| --- | 852 | EXISTING MINOR CONTOUR    |
| --- | 855 | EXISTING MAJOR CONTOUR    |
| --- | 852 | PROPOSED MINOR CONTOUR    |
| --- | 855 | PROPOSED MAJOR CONTOUR    |
| --- |     | PROPOSED STORM SEWER      |
| --- |     | MEDIUM RIPRAP             |
| --- |     | SILT SOCK                 |
| --- |     | INLET PROTECTION REQUIRED |



**Erosion Control Notes/Specifications:**

- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
- 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 the 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.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours.
- Construction Entrances - Provide a stone tracking pad at each point of access. Install according to WDNr Standard 1057. Refer to WDNr's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>
- Temporary stabilization using anionic polymer. After November 1, 2012, anionic polyacrylamide will be applied to all disturbed areas where City of Madison inspectors deem stabilization and/or erosion to be problematic. Application of polyacrylamide will be according to WDNr Conservation Practice standard 1050, Erosion Control Land Application of Anionic Polyacrylamide. Refer to WDNr's stormwater web page of technical standards at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>.
- Dewatering - Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNr Technical Standard 1061 found at <http://dnr.wi.gov/runoff/stormwater/techstds.htm>. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
- Storm Sewer Inlets - Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engineering/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
- Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
- No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
- Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
- All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
- All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
- All disturbed areas shall be seeded, sodded, or otherwise restored immediately after grading activities have been completed per the approved landscape plan.

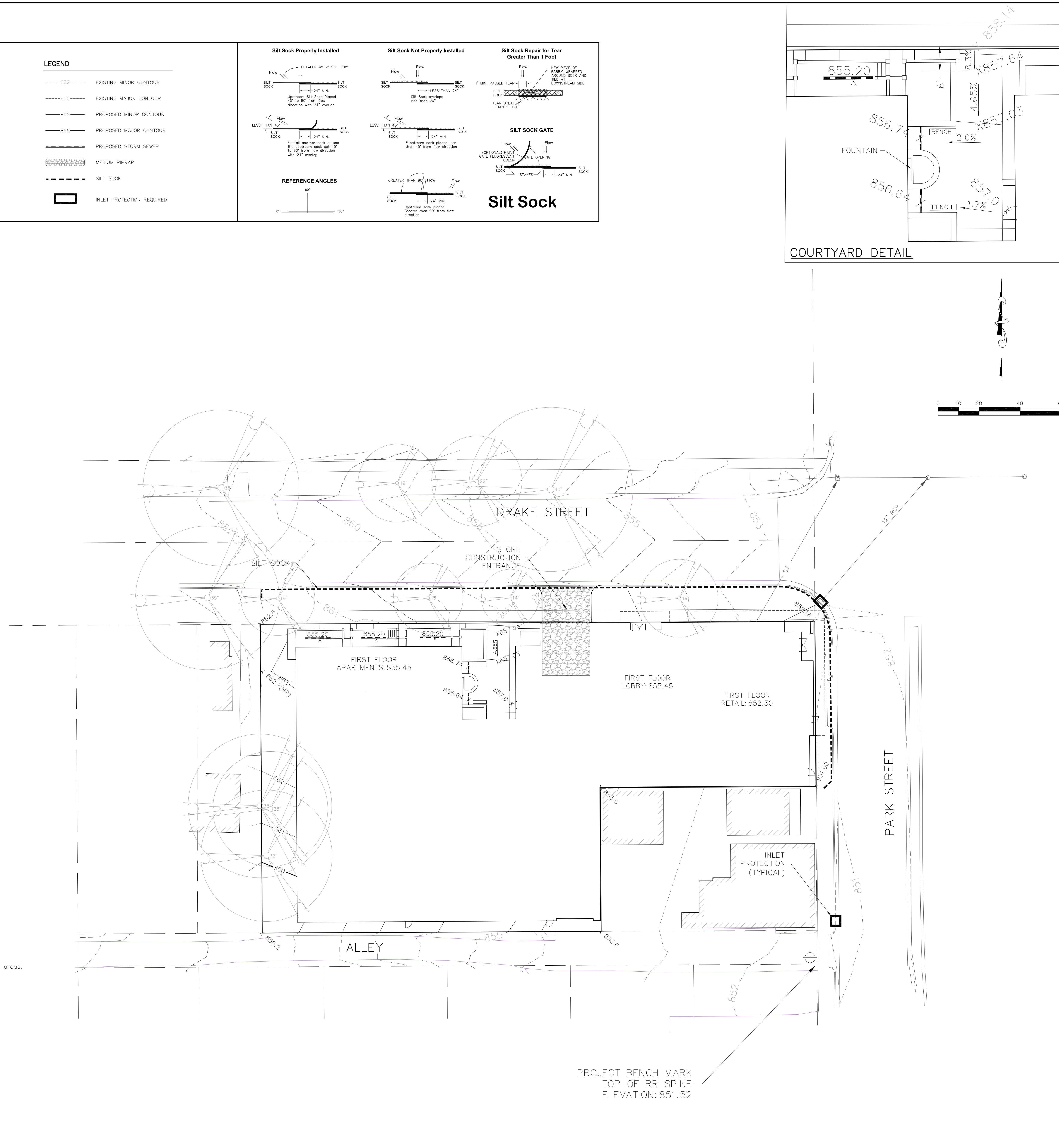
**Emergency Contact**  
 Craig Enzenroth  
 Gallina Corporation  
 101 E. Main Street, Suite 500  
 Mount Horeb, WI 53572  
 (608) 437-8300

**Schedule:**

|                |  |
|----------------|--|
| Sept. 10, 2012 | Install silt fence and construction entrance.                |
| Sept. 11, 2012 | Begin demolition and excavation.                             |
| July 1, 2013   | Building construction complete. Restore all disturbed areas. |
| Sept 1, 2013   | Vegetation established.                                      |

**CALL DIGGERS HOTLINE**  
**1-800-242-8511 OR 811**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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 e-mail: mburse@BSE-INC.net  
 www.burseurveyengr.com

|           |              |              |           |             |           |
|-----------|--------------|--------------|-----------|-------------|-----------|
| APPROVALS | PROJECT ENG. | DESIGNED BY: | DRAWN BY: | CHECKED BY: | APPROVED: |
|-----------|--------------|--------------|-----------|-------------|-----------|

**The Ideal**  
 502 South Park Street  
 Madison, WI 53715

**Gallina Corporation**  
 101 East Main Street, Suite 500  
 Mount Horeb, WI 53572

**PROJECT #:** BSE1402-10  
**PLOT DATE:** 08/15/2012

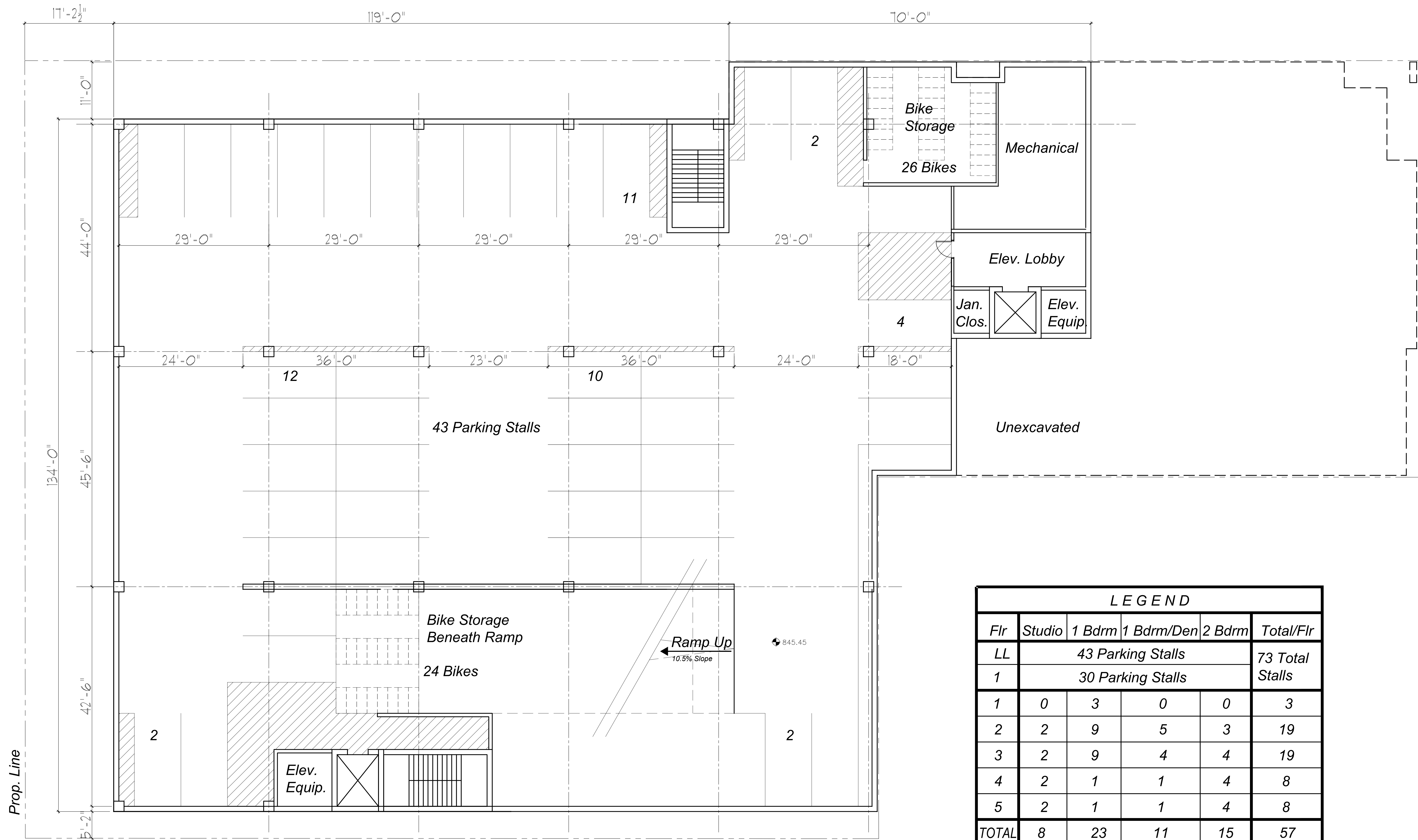
**REVISION DATES:**  
 08/15/2012

**ISSUE DATES:**  
 06/06/2012  
 08/15/2012

**GRADING & EROSION CONTROL PLAN**

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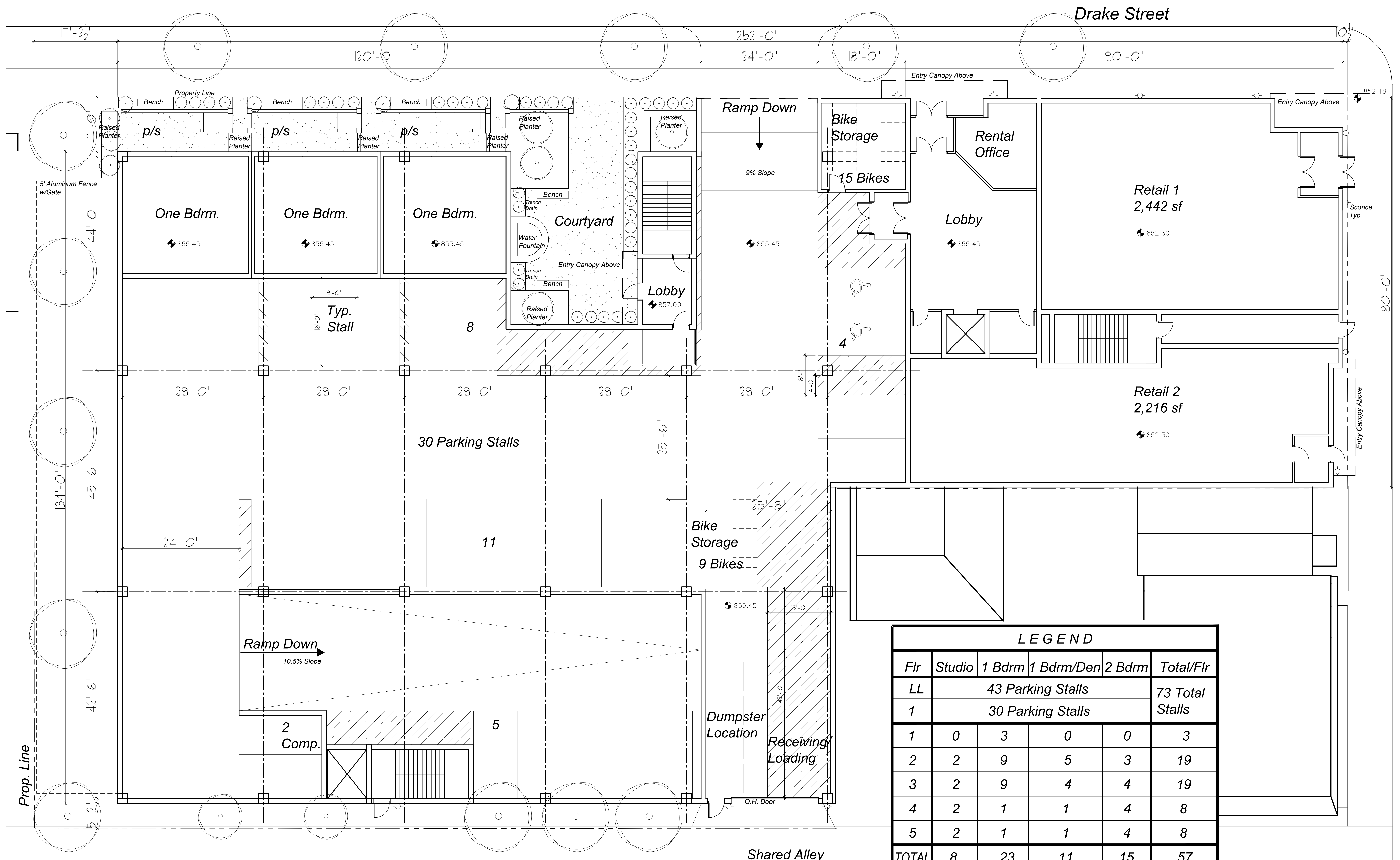
**DRAWING NUMBER**  
**C-103**



| LEGEND       |                   |           |            |           |                 |
|--------------|-------------------|-----------|------------|-----------|-----------------|
| Flr          | Studio            | 1 Bdrm    | 1 Bdrm/Den | 2 Bdrm    | Total/Flr       |
| LL           | 43 Parking Stalls |           |            |           | 73 Total Stalls |
| 1            | 30 Parking Stalls |           |            |           |                 |
| 1            | 0                 | 3         | 0          | 0         | 3               |
| 2            | 2                 | 9         | 5          | 3         | 19              |
| 3            | 2                 | 9         | 4          | 4         | 19              |
| 4            | 2                 | 1         | 1          | 4         | 8               |
| 5            | 2                 | 1         | 1          | 4         | 8               |
| <b>TOTAL</b> | <b>8</b>          | <b>23</b> | <b>11</b>  | <b>15</b> | <b>57</b>       |

Bike Parking - 74 2'x6' Spaces

Plunkett Ryscich Architects, LLP - August 28, 2012 - 3:55pm  
 P:\114387-01\Production\CAD\114387-01\_201\_015 Stair courtyard entry\_larger tower.dwg [LLR\Floor30x42 - PLAN] mcbaj



**LEGEND**

| Fir          | Studio            | 1 Bdrm    | 1 Bdrm/Den | 2 Bdrm    | Total/Flr       |
|--------------|-------------------|-----------|------------|-----------|-----------------|
| LL           | 43 Parking Stalls |           |            |           | 73 Total Stalls |
| 1            | 30 Parking Stalls |           |            |           | Total Stalls    |
| 1            | 0                 | 3         | 0          | 0         | 3               |
| 2            | 2                 | 9         | 5          | 3         | 19              |
| 3            | 2                 | 9         | 4          | 4         | 19              |
| 4            | 2                 | 1         | 1          | 4         | 8               |
| 5            | 2                 | 1         | 1          | 4         | 8               |
| <b>TOTAL</b> | <b>8</b>          | <b>23</b> | <b>11</b>  | <b>15</b> | <b>57</b>       |

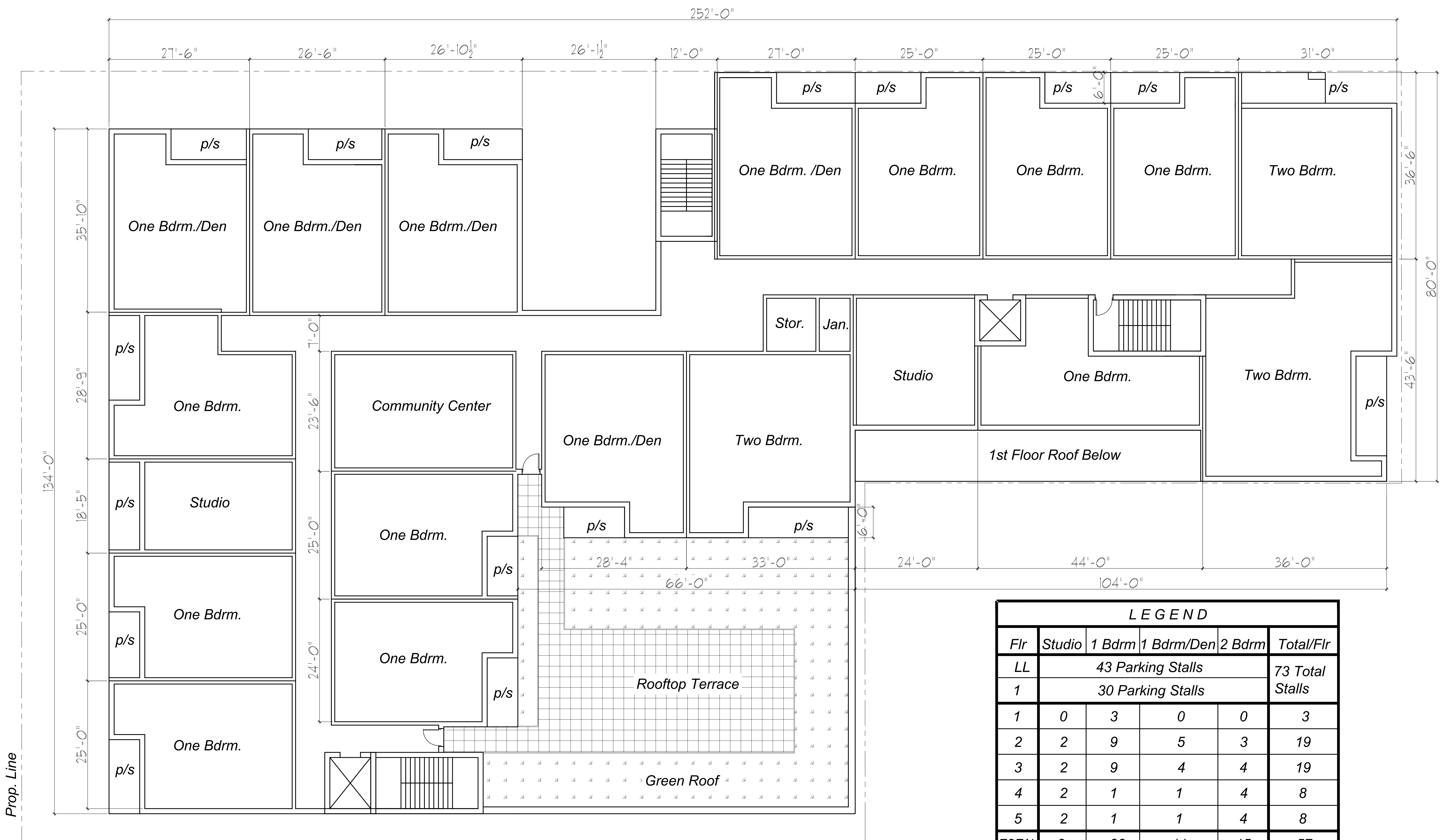
**Bike Parking - 74 2'x6' Spaces**

Park Street

Drake Street

A  
B  
C  
D  
E

Plunkett Rajsich Architects, LLP - August 28, 2012 - 3:52pm  
 P:\114387-01\Production\CAD\114387-01\_201\_015 Stair courtyard entry\_larger.dwg [1\Floor30x42 - PLAN] mcbaj



| LEGEND       |                   |           |            |           |                 |
|--------------|-------------------|-----------|------------|-----------|-----------------|
| Flr          | Studio            | 1 Bdrm    | 1 Bdrm/Den | 2 Bdrm    | Total/Flr       |
| LL           | 43 Parking Stalls |           |            |           | 73 Total Stalls |
| 1            | 30 Parking Stalls |           |            |           | Stalls          |
| 1            | 0                 | 3         | 0          | 0         | 3               |
| 2            | 2                 | 9         | 5          | 3         | 19              |
| 3            | 2                 | 9         | 4          | 4         | 19              |
| 4            | 2                 | 1         | 1          | 4         | 8               |
| 5            | 2                 | 1         | 1          | 4         | 8               |
| <b>TOTAL</b> | <b>8</b>          | <b>23</b> | <b>11</b>  | <b>15</b> | <b>57</b>       |

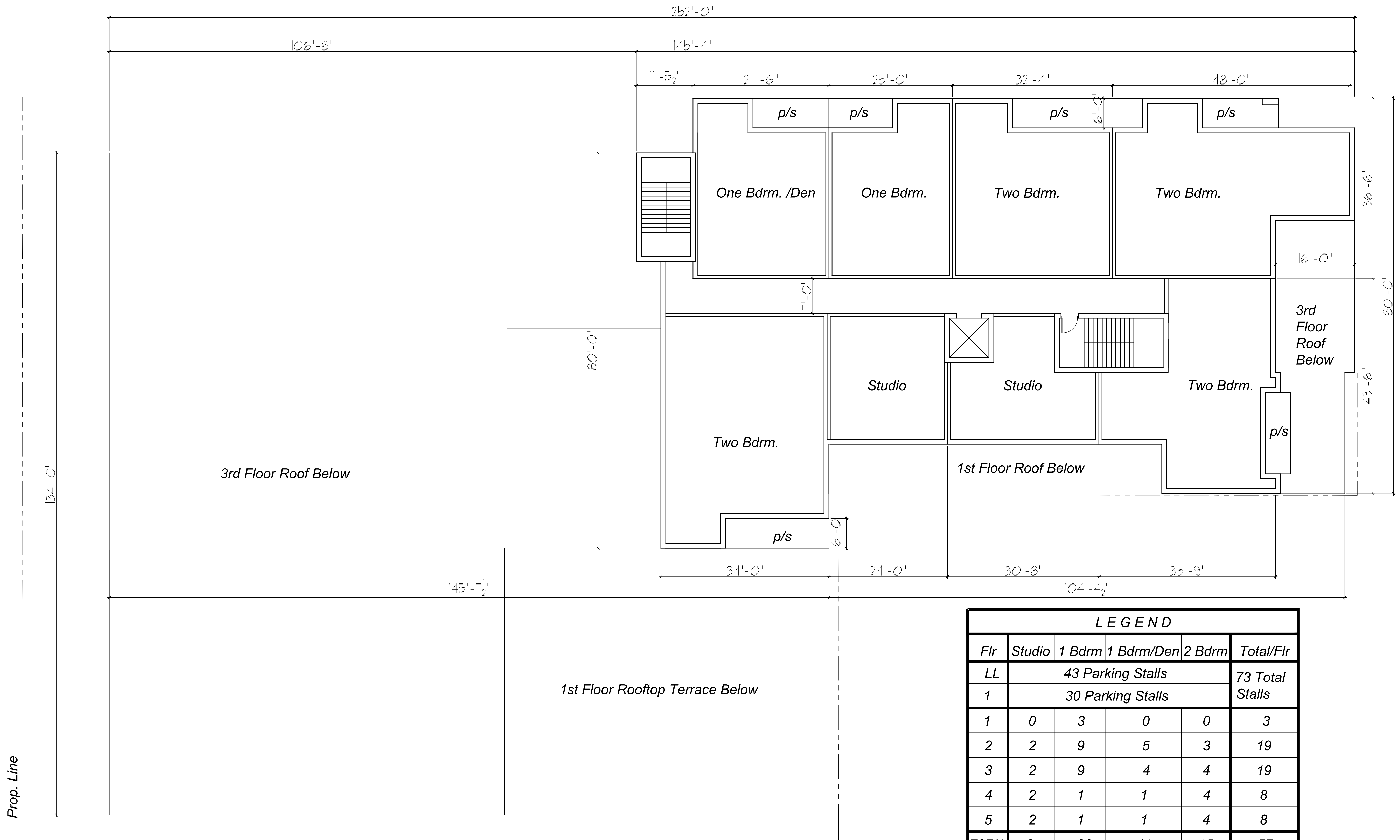
Bike Parking - 74 2'x6' Spaces



| LEGEND       |                   |           |            |           |                 |
|--------------|-------------------|-----------|------------|-----------|-----------------|
| Flr          | Studio            | 1 Bdrm    | 1 Bdrm/Den | 2 Bdrm    | Total/Flr       |
| LL           | 43 Parking Stalls |           |            |           | 73 Total Stalls |
| 1            | 30 Parking Stalls |           |            |           |                 |
| 1            | 0                 | 3         | 0          | 0         | 3               |
| 2            | 2                 | 9         | 5          | 3         | 19              |
| 3            | 2                 | 9         | 4          | 4         | 19              |
| 4            | 2                 | 1         | 1          | 4         | 8               |
| 5            | 2                 | 1         | 1          | 4         | 8               |
| <b>TOTAL</b> | <b>8</b>          | <b>23</b> | <b>11</b>  | <b>15</b> | <b>57</b>       |

Bike Parking - 74 2'x6' Spaces





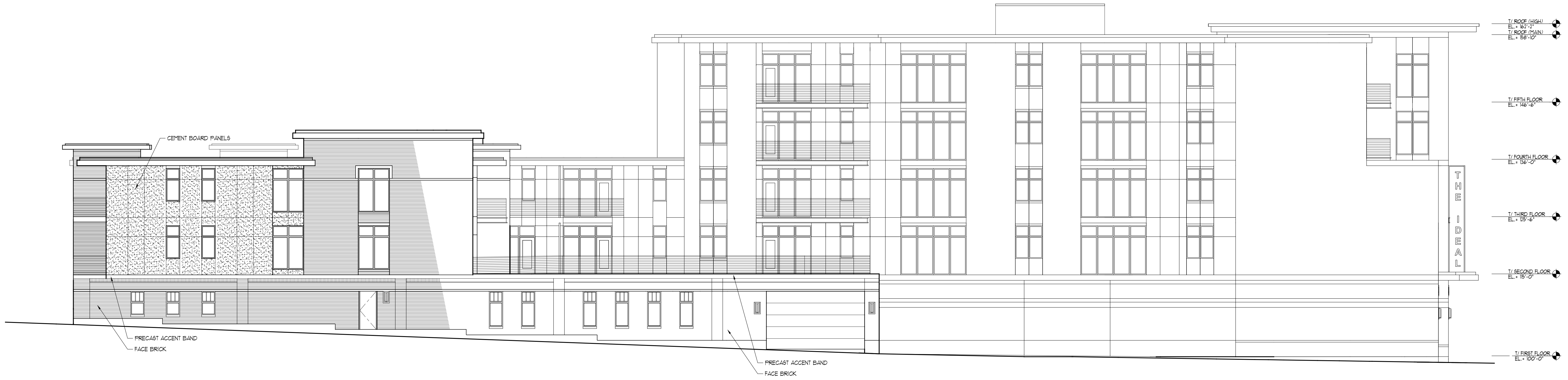
| LEGEND       |                   |           |            |           |                 |
|--------------|-------------------|-----------|------------|-----------|-----------------|
| Flr          | Studio            | 1 Bdrm    | 1 Bdrm/Den | 2 Bdrm    | Total/Flr       |
| LL           | 43 Parking Stalls |           |            |           | 73 Total Stalls |
| 1            | 30 Parking Stalls |           |            |           |                 |
| 1            | 0                 | 3         | 0          | 0         | 3               |
| 2            | 2                 | 9         | 5          | 3         | 19              |
| 3            | 2                 | 9         | 4          | 4         | 19              |
| 4            | 2                 | 1         | 1          | 4         | 8               |
| 5            | 2                 | 1         | 1          | 4         | 8               |
| <b>TOTAL</b> | <b>8</b>          | <b>23</b> | <b>11</b>  | <b>15</b> | <b>57</b>       |

Bike Parking - 74 2'x6' Spaces

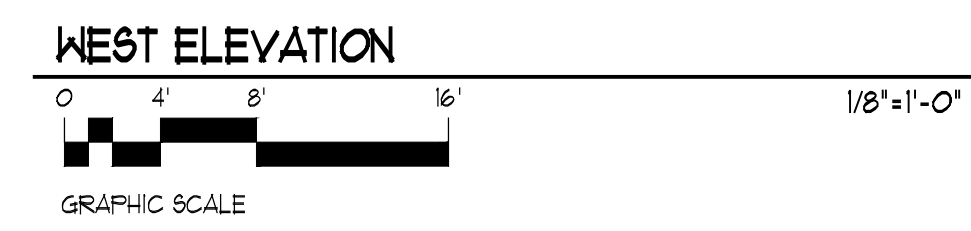
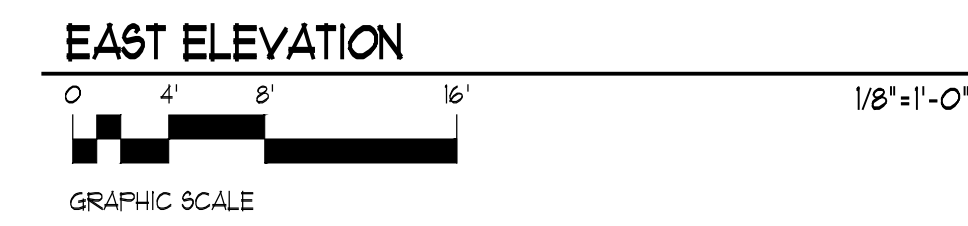
Plunkett Ryscich Architects, LLP - August 28, 2012 - 4:01pm  
 P:\114387-01\Production\GD\114387-01\_201\_015 Stair courtyard entry\_larger tower.dwg [4-SRIPlan30x42 - PLAN] mcaboj



**NORTH ELEVATION**  
 0 4 8 16' 1/8"=1'-0"  
 GRAPHIC SCALE



**SOUTH ELEVATION**  
 0 4 8 16' 1/8"=1'-0"  
 GRAPHIC SCALE



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 Plunkett Raynsich Architects, LLP - August 29, 2012 - 8:10am  
 P:\114387-01\Production\CAD\114387-01\_400\_REVISIONS\_0829.dwg [30442 - E-W ELEV'S] mcbobj



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Street View at Park & Drake



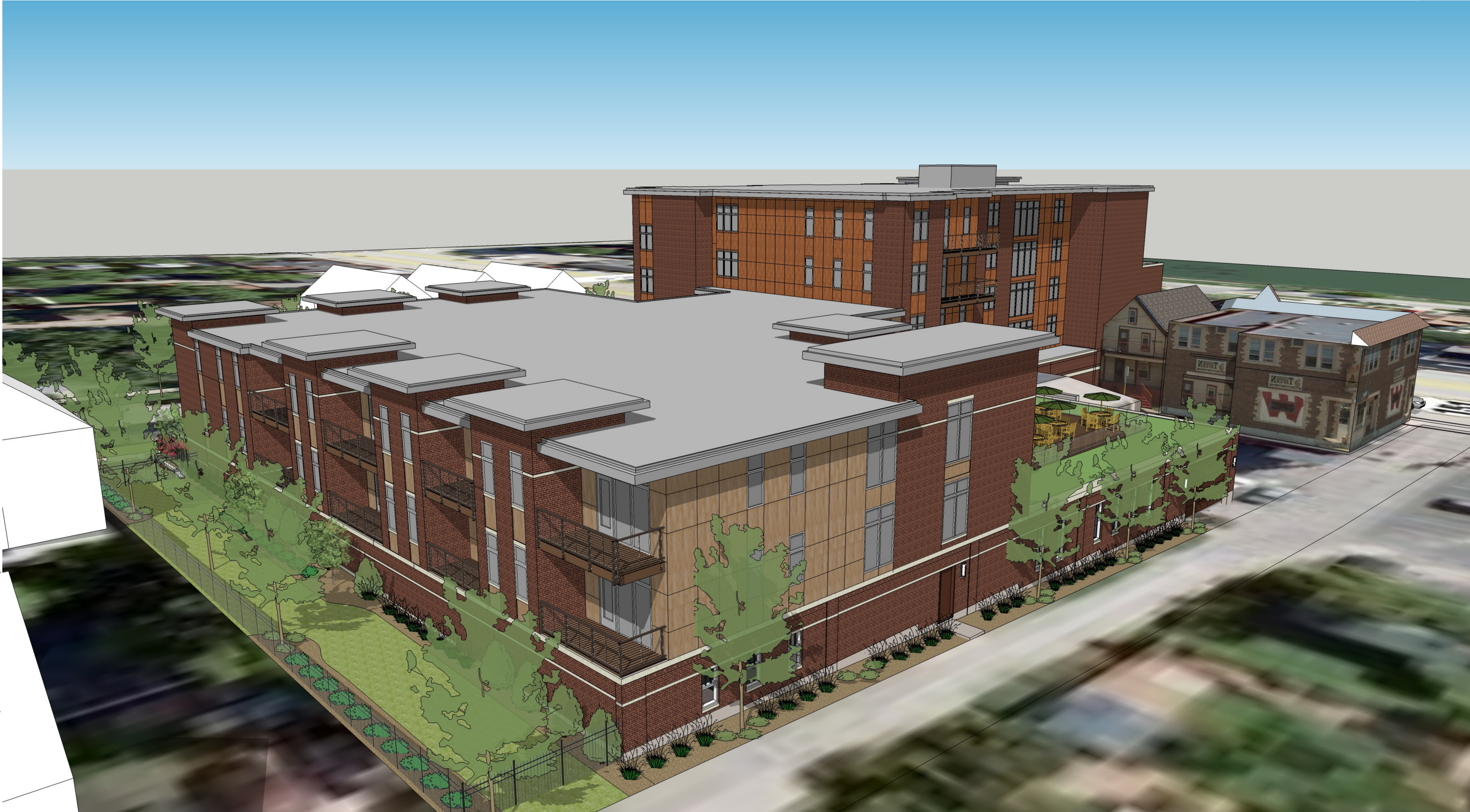
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Northwest Aerial on Drake



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Courtyard Aerial



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Southwest Aerial



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Southeast Street View



# The Gallina Corporation THE IDEAL



 Location Map

Urban Design Submittal

The Ideal  
502 S. Park Street  
Madison WI

The Gallina Corporation  
The Ideal  
PRA # 114387-01  
2012 - August 29

## Drawing Index

|                      |                                |
|----------------------|--------------------------------|
| 000                  | Title Sheet                    |
| 001                  | Locator Map                    |
| <b>Civil / Site</b>  |                                |
| C-100                | Existing Conditions Survey     |
| C-101                | Demolition Plan                |
| C-102                | Utility Plan                   |
| C-103                | Grading & Erosion Control Plan |
| <b>Landscape</b>     |                                |
| L1                   | Landscape Plan                 |
| <b>Lighting</b>      |                                |
| SL-1                 | Site Lighting Plan             |
| <b>Architectural</b> |                                |
| 200                  | Lower Level Floor Plan         |
| 201                  | Site/First Floor Plan          |
| 202                  | Second Floor Plan              |
| 203                  | Third Floor Plan               |
| 204                  | Fourth and Fifth Floor Plan    |
| 400                  | Street View at Park and Drake  |
| 401                  | Northwest Aerial at Drake      |
| 402                  | Courtyard Aerial               |
| 403                  | Southwest Aerial               |
| 404                  | Southeast Street View          |

## Project Information

## Project Team

### OWNER

The Gallina Corporation

### ARCHITECT

Plunkett Raysich Architects

### SITE/CIVIL

Burse Surveying and Engineering, Inc

### LANDSCAPE

Bruce Company

### LIGHTING

Hein Engineering