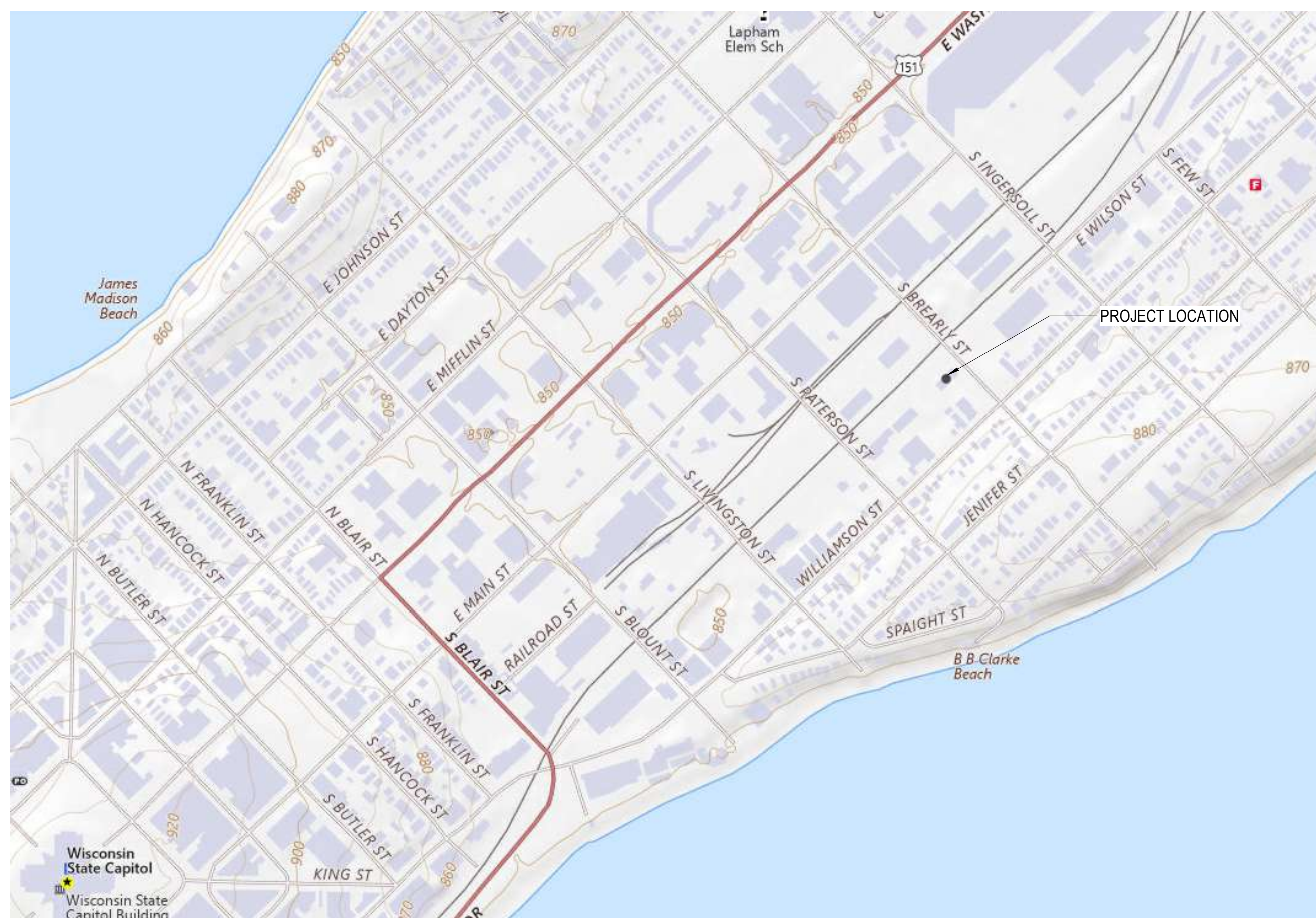




# 306 SOUTH BREARLY

306 South Brearly St.  
Madison, WI 53703



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## PLAN COMMISSION SUBMITTAL

10/07/2024

PROJECT NUMBER: 24155-01

**GENERAL NOTES:**

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL ALSO VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, DRIVEWAY, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

**DEMOLITION NOTES:**

- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- LIMITS OF LOWER LEVEL
- LIMITS OF UPPER LEVEL
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

**GRADING LEGEND**

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

**SITE PLAN NOTES:**

- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
- CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
- ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
- CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
- CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
- ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY OF MADISON ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, PROJECT XXXX, CONTRACT XXXX.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

**GRADING NOTES:**

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
- CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
- NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

**CITY FORESTRY NOTES:**

- ALL PROPOSED STREET TREE REMOVALS SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING

**PROPOSED UTILITY LEGEND**

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS	
STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

**UTILITY NOTES:**

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



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PROJECT INFORMATION  
**306 SOUTH BREARLY**

**D** 306 South Brearly St.  
Madison, WI 53703

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

**C**

**KEY PLAN**

**B**

**SHEET INFORMATION**

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER **RS**  
PROJECT NUMBER **24155-01**

**NOTES & LEGENDS**

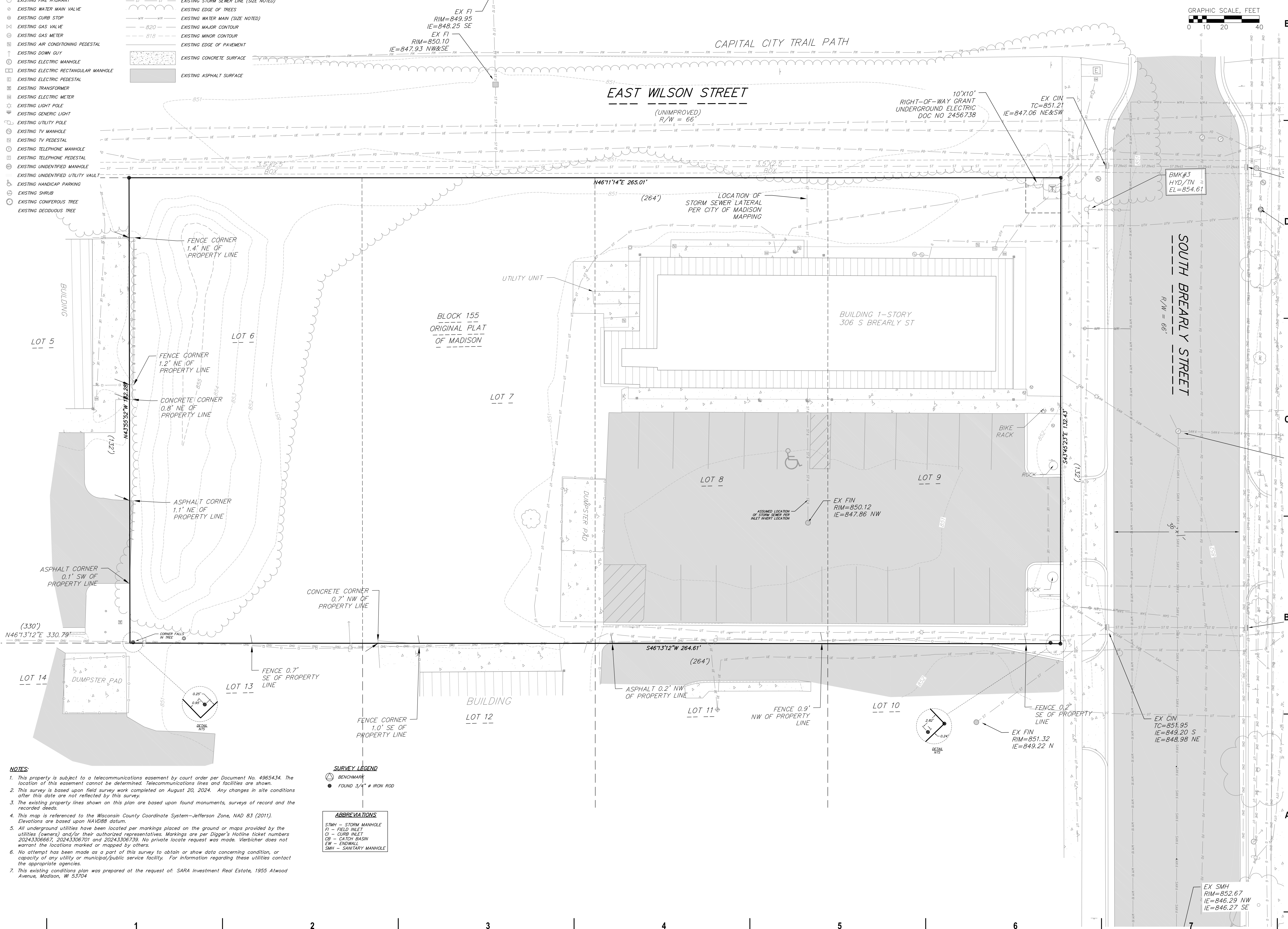
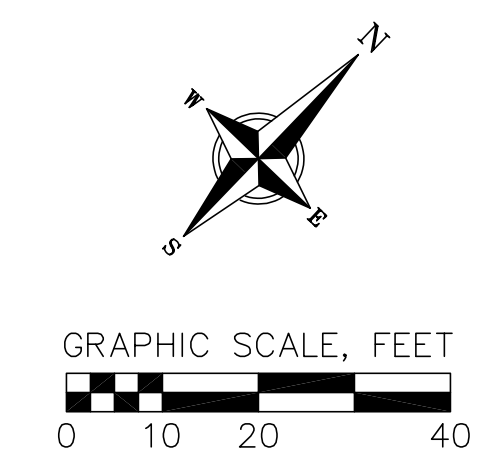
**C001**

**TOPOGRAPHIC SYMBOL LEGEND**

○	EXISTING BOLLARD	—FO—FO—	EXISTING FIBER OPTIC LINE
□	EXISTING POST	—UT—UT—	EXISTING UNDERGROUND TELEPHONE
—	EXISTING SIGN (TYPE NOTED)	—O—O—O—	EXISTING CHAIN LINK FENCE
▭	EXISTING CURB INLET	—G—G—G—	EXISTING WOOD FENCE
▭	EXISTING FIELD INLET RECTANGULAR	—G—G—	EXISTING GAS LINE
○	EXISTING FIELD INLET	—UE—UE—	EXISTING UNDERGROUND ELECTRIC LINE
▭	EXISTING ROOF DRAIN	—OHE—OHE—	EXISTING OVERHEAD ELECTRIC LINE
○	EXISTING STORM MANHOLE	—OHU—OHU—	EXISTING OVERHEAD GENERAL UTILITIES
▭	EXISTING STORM MANHOLE RECTANGULAR	—FM—FM—	EXISTING SANITARY FORCE MAIN
○	EXISTING SANITARY MANHOLE	—SAW—SAW—	EXISTING SANITARY SEWER LINE (SIZE NOTED)
○	EXISTING FIRE HYDRANT	—ST—ST—	EXISTING STORM SEWER LINE (SIZE NOTED)
○	EXISTING WATER MAIN VALVE	—WH—WH—	EXISTING EDGE OF TREES
○	EXISTING CURB STOP	—820—	EXISTING WATER MAIN (SIZE NOTED)
○	EXISTING GAS VALVE	—818—	EXISTING MAJOR CONTOUR
○	EXISTING GAS METER	—818—	EXISTING MINOR CONTOUR
▭	EXISTING AIR CONDITIONING PEDESTAL	▭	EXISTING EDGE OF PAVEMENT
↑	EXISTING DOWN GUY	▭	EXISTING CONCRETE SURFACE
○	EXISTING ELECTRIC MANHOLE	▭	EXISTING ASPHALT SURFACE
▭	EXISTING ELECTRIC RECTANGULAR MANHOLE		
▭	EXISTING ELECTRIC PEDESTAL		
▭	EXISTING TRANSFORMER		
▭	EXISTING ELECTRIC METER		
○	EXISTING LIGHT POLE		
○	EXISTING GENERIC LIGHT		
○	EXISTING UTILITY POLE		
○	EXISTING TV MANHOLE		
○	EXISTING TV PEDESTAL		
○	EXISTING TELEPHONE MANHOLE		
○	EXISTING TELEPHONE PEDESTAL		
○	EXISTING UNIDENTIFIED MANHOLE		
○	EXISTING UNIDENTIFIED UTILITY VAULT		
○	EXISTING HANDICAP PARKING		
○	EXISTING SHRUB		
○	EXISTING CONIFEROUS TREE		
○	EXISTING DECIDUOUS TREE		



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PROJECT INFORMATION

**306 SOUTH BREARLY**

306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

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10/07/2024	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER RS  
PROJECT NUMBER 24155-01

**EXISTING CONDITIONS PLAN**

**C100**

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- NOTES**
- This property is subject to a telecommunications easement by court order per Document No. 4965434. The location of this easement cannot be determined. Telecommunications lines and facilities are shown.
  - This survey is based upon field survey work completed on August 20, 2024. Any changes in site conditions after this date are not reflected by this survey.
  - The existing property lines shown on this plan are based upon found monuments, surveys of record and the recorded deeds.
  - This map is referenced to the Wisconsin County Coordinate System—Jefferson Zone, NAD 83 (2011). Elevations are based upon NAVD88 datum.
  - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline ticket numbers 2024.330667, 2024.330670 and 2024.330679. No private locate request was made. Veribicker does not warrant the locations marked or mapped by others.
  - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
  - This existing conditions plan was prepared at the request of: SARA Investment Real Estate, 1955 Atwood Avenue, Madison, WI 53704

**SURVEY LEGEND**

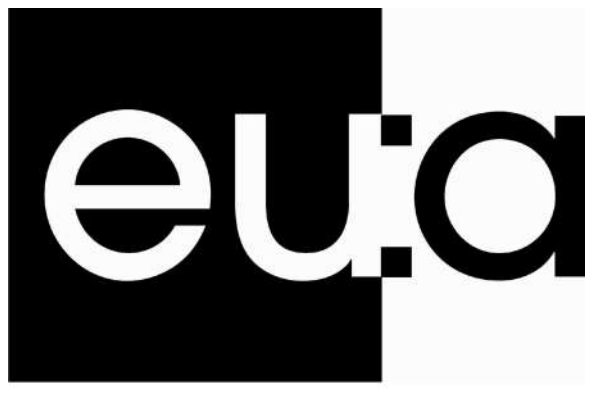
○	BENCHMARK
●	FOUND 3/4" IRON ROD

**ABBREVIATIONS**

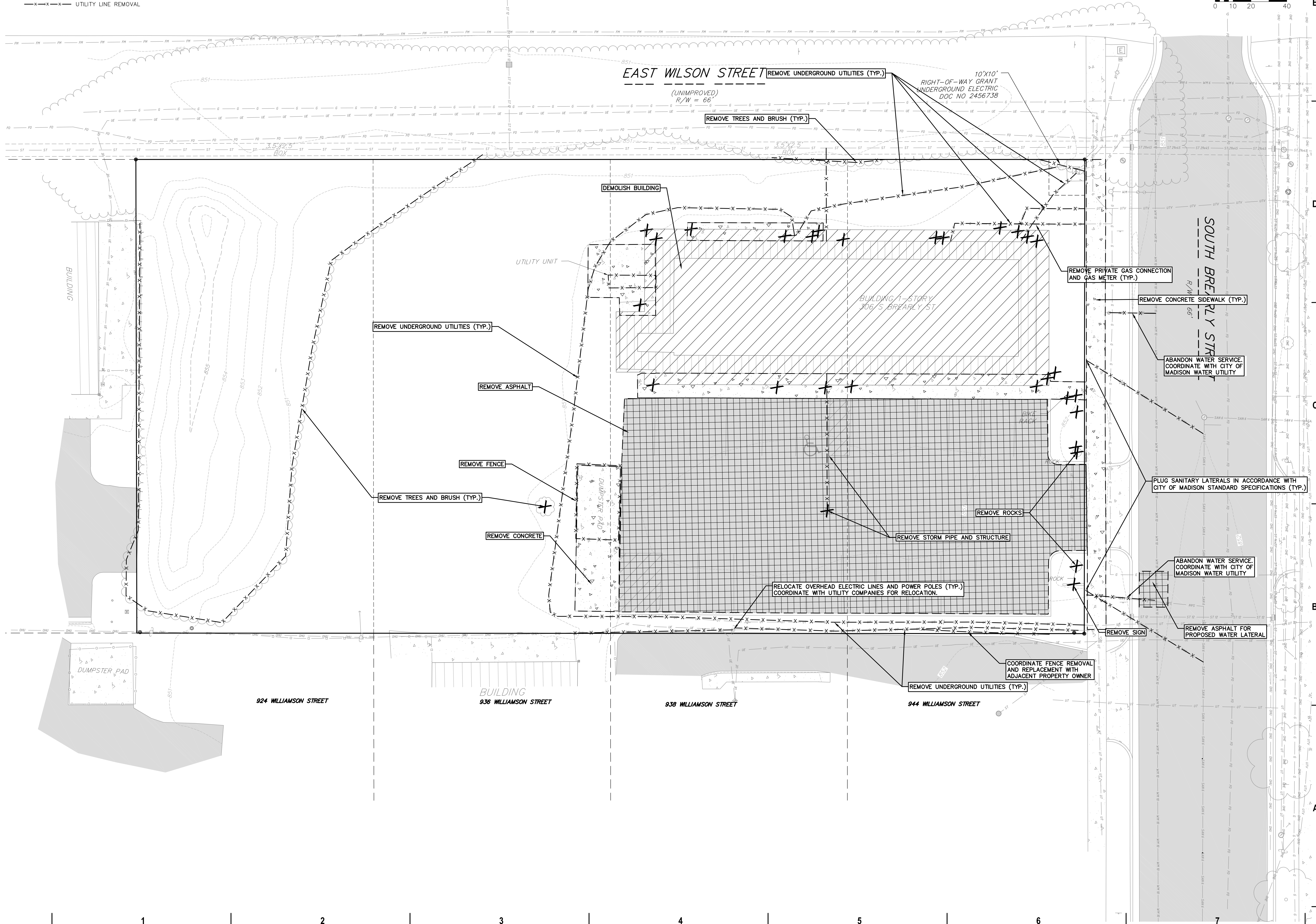
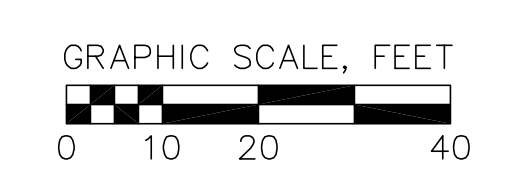
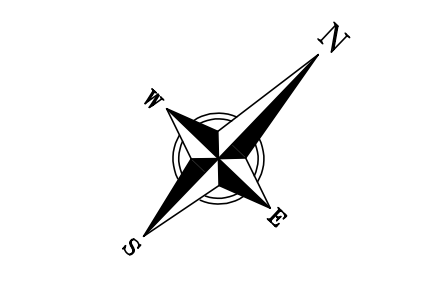
SMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMW	SANITARY MANHOLE

**DEMOLITION PLAN LEGEND**

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL



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PROJECT INFORMATION

**306 SOUTH BREARLY**

306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

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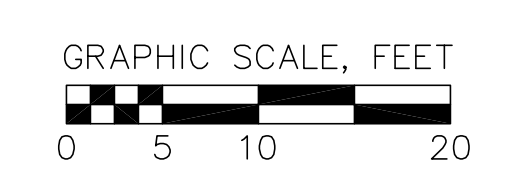
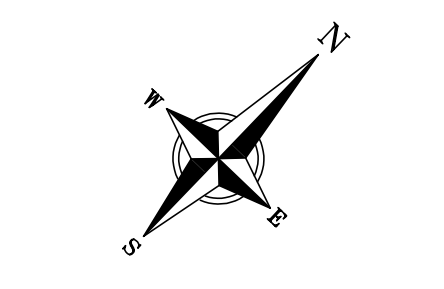
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PROJECT MANAGER RS  
PROJECT NUMBER 24155-01

DEMOLITION PLAN

**C200**

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ISSUANCE AND REVISIONS

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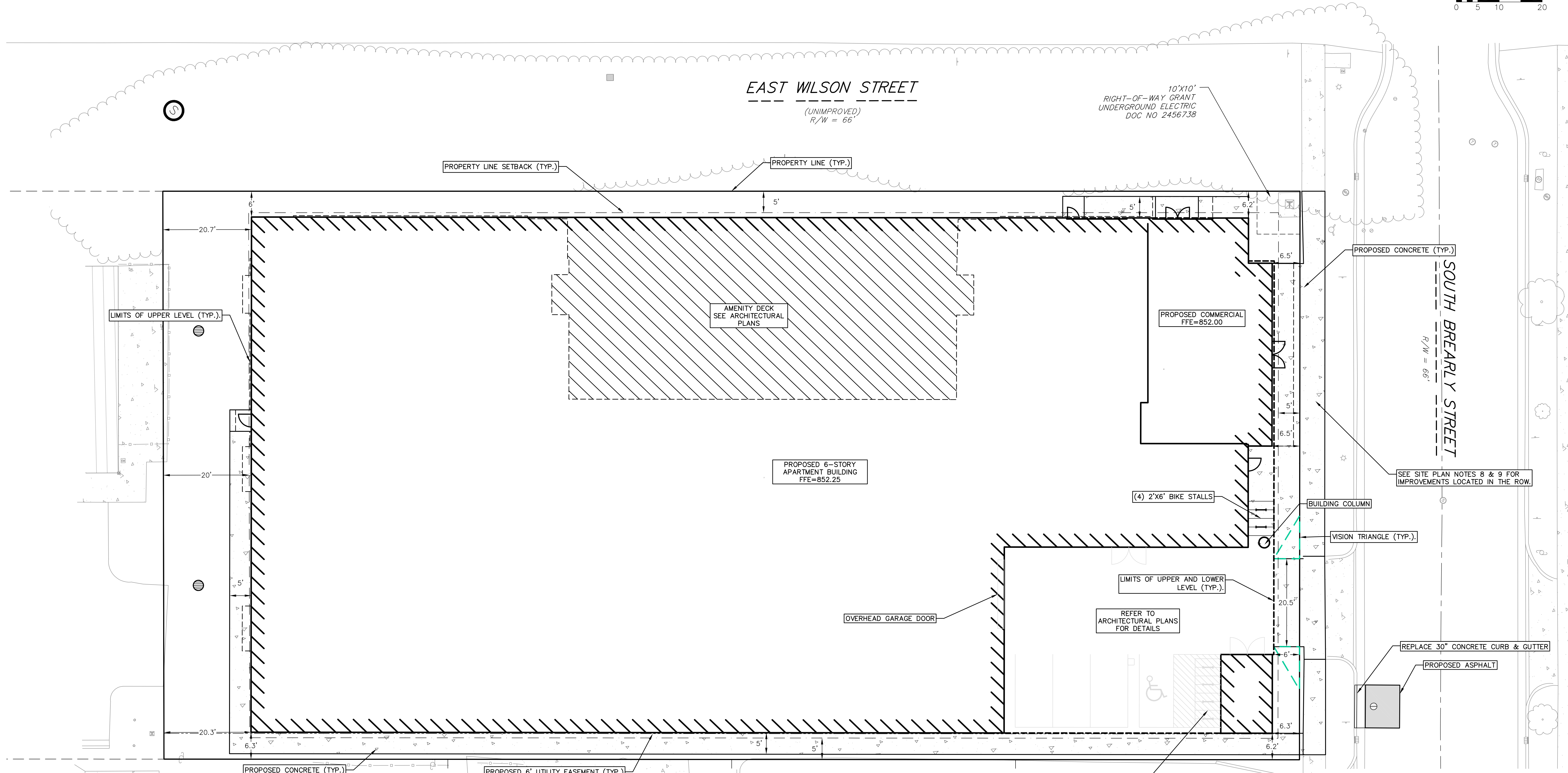
SHEET INFORMATION

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PROJECT MANAGER RS  
 PROJECT NUMBER 24155-01

SITE PLAN

**C300**

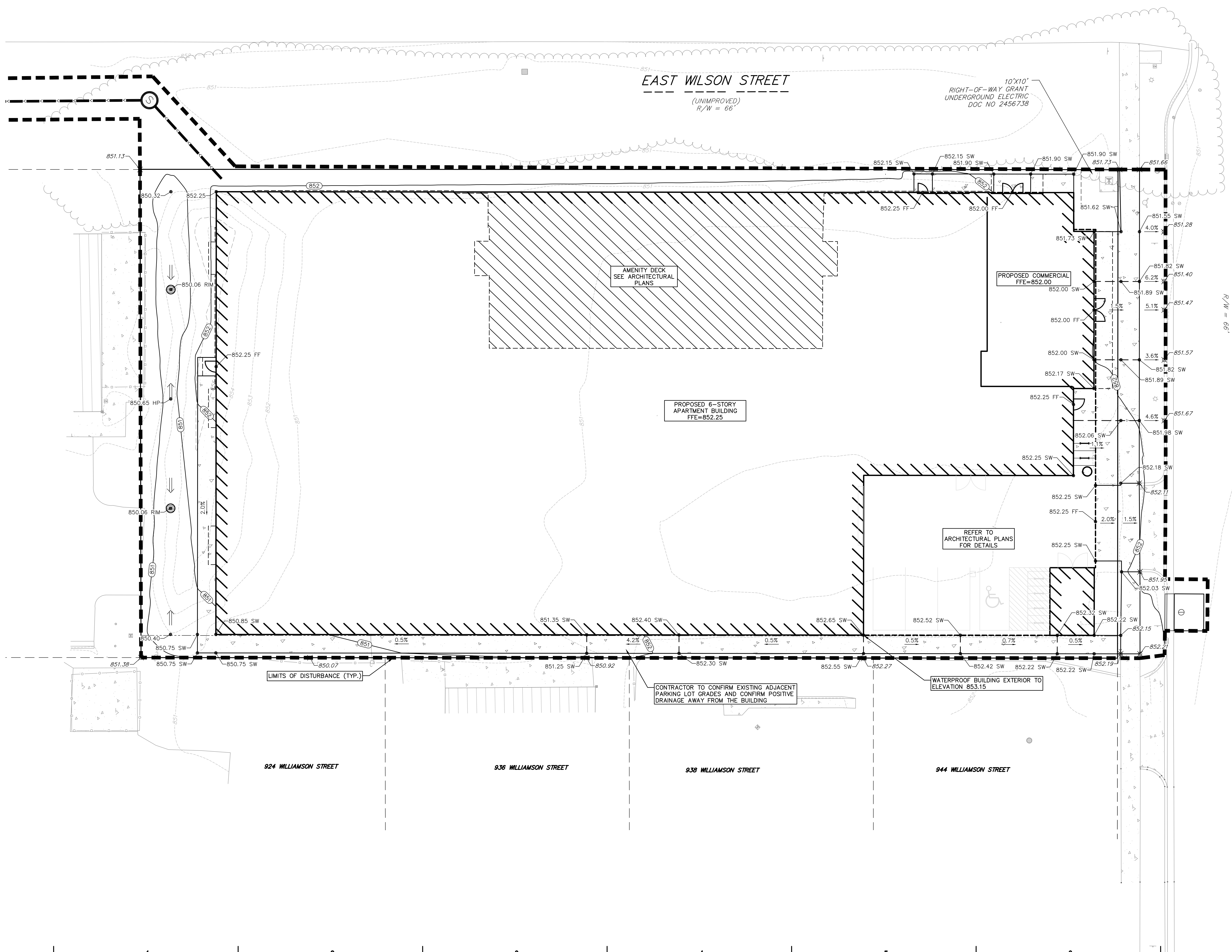
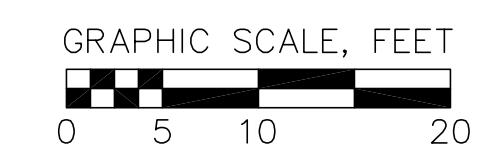
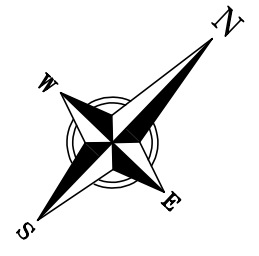


SITE PLAN SUMMARY TABLE	
SITE AREA	35,050 SF
LOT COVERAGE	16.0%
USEABLE OPEN SPACE REQUIRED	40 SF x 120 UNITS = 4800 SF
USEABLE OPEN SPACE	820 SF SITE 5,000 SF BUILDING 5,820 SF TOTAL
LANDSCAPED AREA	4,063 SF
BUILDING SQUARE FOOTAGE	167,650 SF
BUILDING FOOTPRINT AREA	28,374 SF
STUDIO	26
1-BEDROOM	82
2-BEDROOM	12
DENSITY	149 UNITS/ACRE
UNDER STRUCTURE PARKING STALLS	126
INDOOR BIKE PARKING	120
VISITOR BIKE PARKING	12

SITE ADDRESS: 306 SOUTH BREARLY STREET, MADISON, WI, 53703



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**E**



**PROJECT INFORMATION**  
**306 SOUTH BREARLEY**

**D** 306 South Brearley St.  
 Madison, WI 53703

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
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**KEY PLAN**

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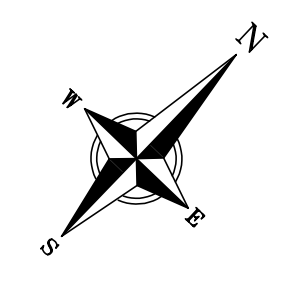
**A** PROJECT MANAGER RS  
 PROJECT NUMBER 24155-01

**GRADING PLAN**  
**C400**  
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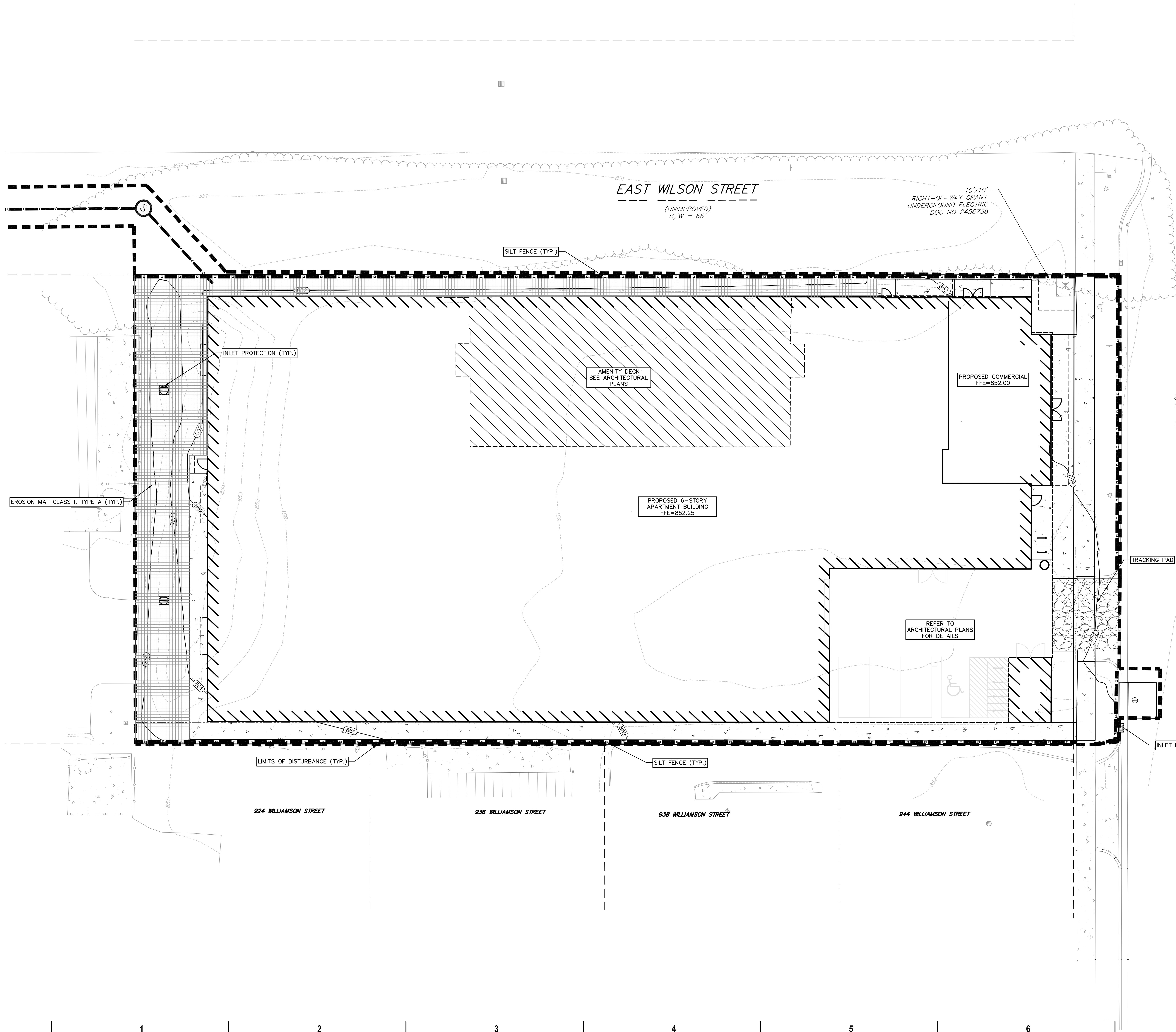
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GRAPHIC SCALE, FEET  
0 5 10 20



INVESTMENT REAL ESTATE

PROJECT INFORMATION  
**306 SOUTH BREAULY**

D 306 South Breauly St.  
Madison, WI 53703

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PROJECT NUMBER 24155-01

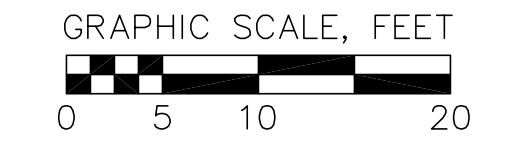
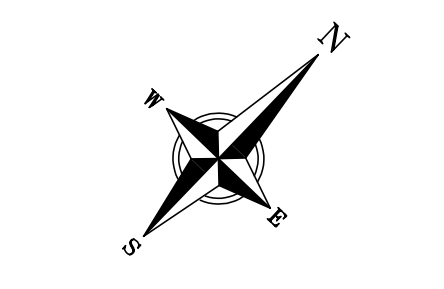
**EROSION CONTROL PLAN**

**C401**

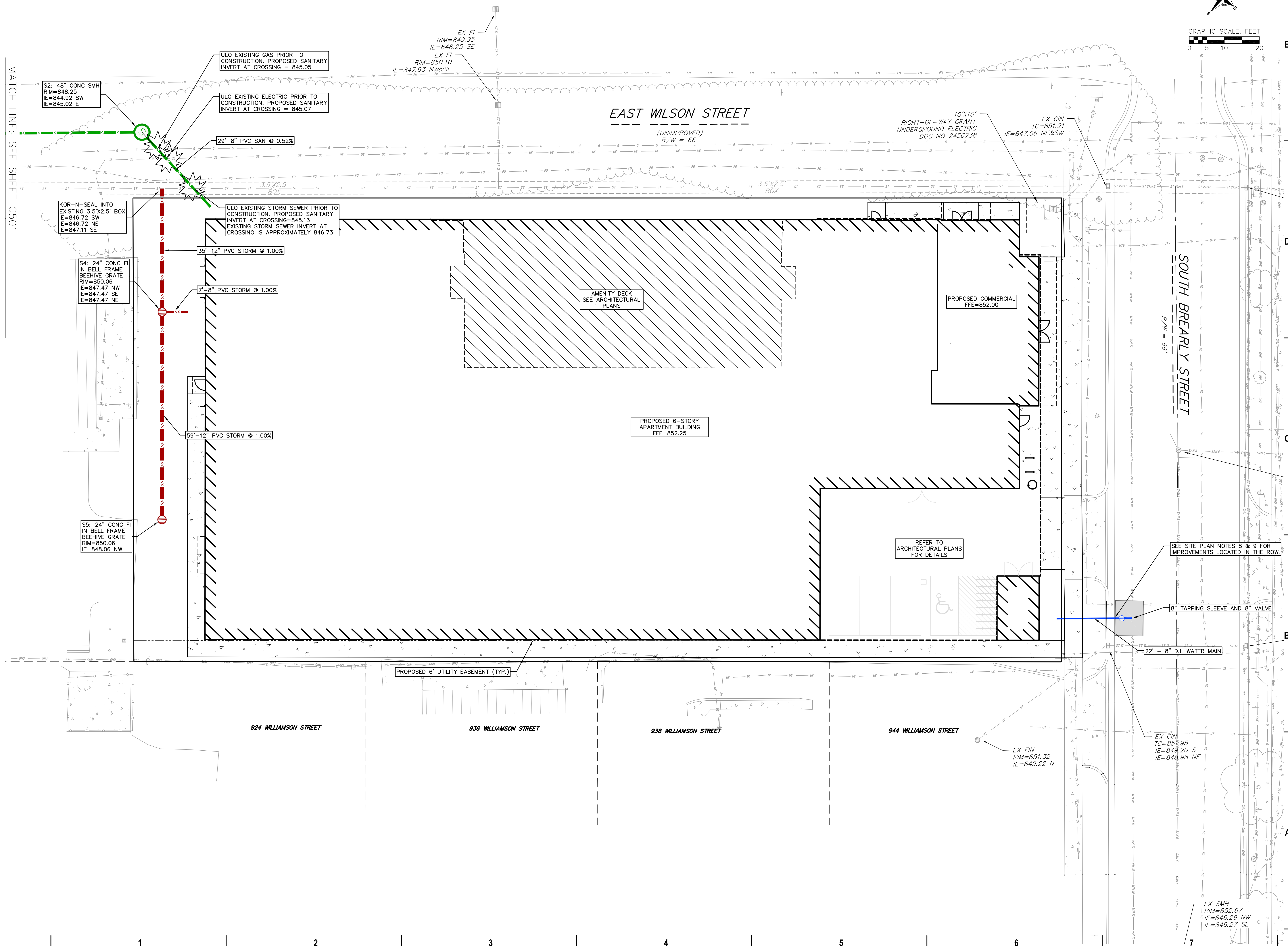
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MATCH LINE: SEE SHEET C501



E



PROJECT INFORMATION

**306 SOUTH BREARLY**

306 South Brearly St.  
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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PROJECT MANAGER RS

PROJECT NUMBER 24155-01

UTILITY PLAN

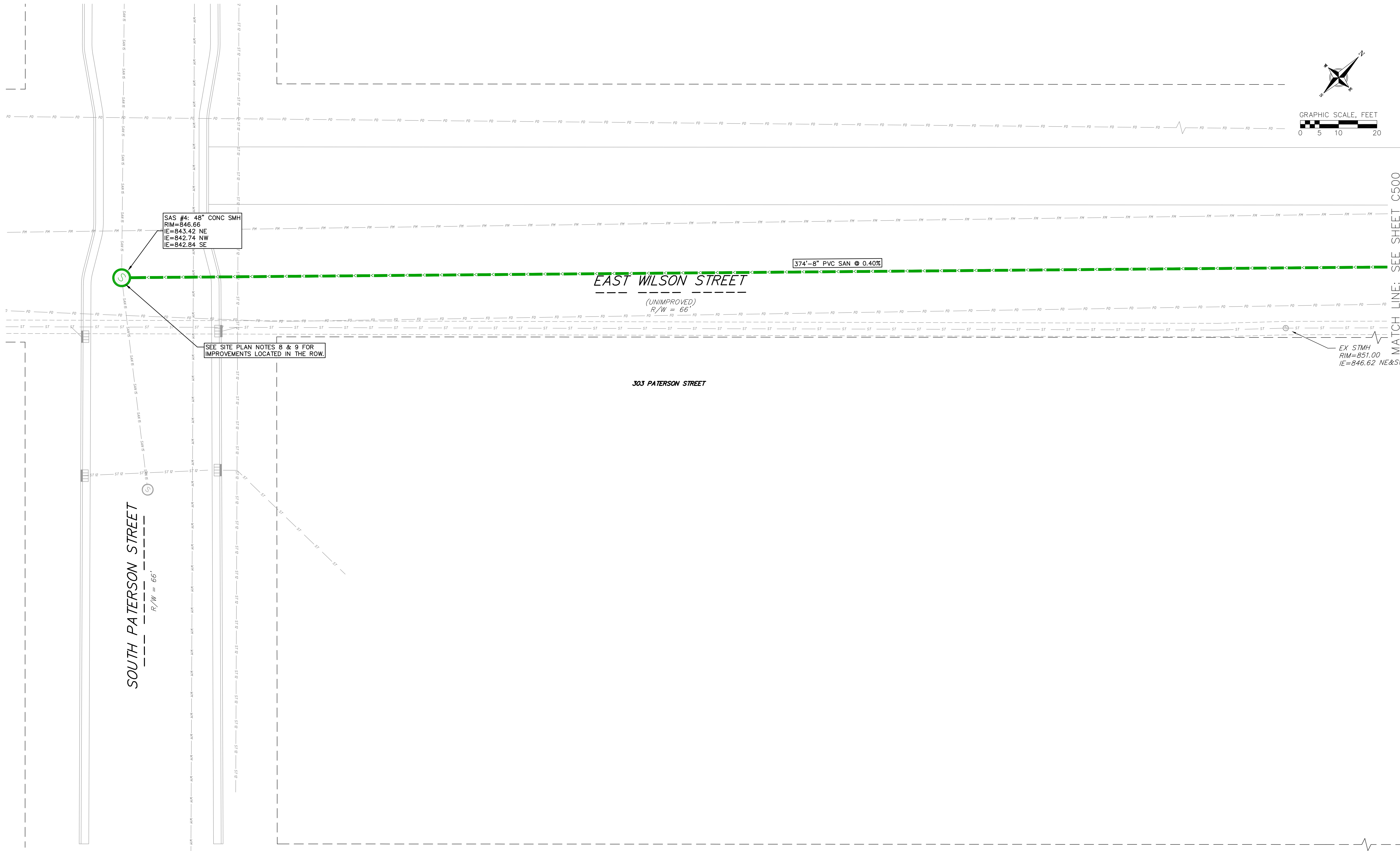
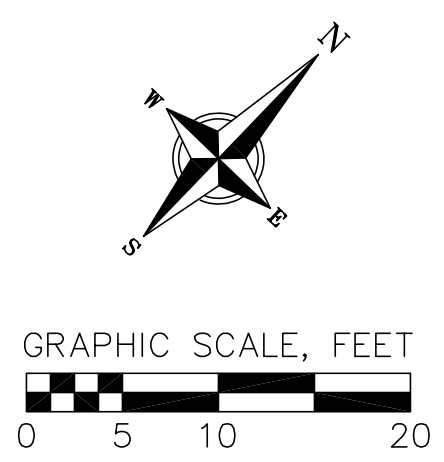
**C500**

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SAS #4: 48" CONC SMH  
RIM=846.66  
IE=843.42 NE  
IE=842.74 NW  
IE=842.84 SE

374"-8" PVC SAN @ 0.40%

EAST WILSON STREET

(UNIMPROVED)  
R/W = 66'

303 PATERSON STREET

SOUTH PATERSON STREET  
R/W = 66'

SEE SITE PLAN NOTES 8 & 9 FOR IMPROVEMENTS LOCATED IN THE ROW.

EX STMH  
RIM=851.00  
IE=846.62 NE&SW

MATCH LINE: SEE SHEET C500



PROJECT INFORMATION

306 SOUTH BREARLY

306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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PROJECT MANAGER RS  
PROJECT NUMBER 24155-01

OFFSITE SANITARY IMPROVEMENTS

**C501**

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1

2

3

4

5

6

7

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
<b>EVERGREEN TREES</b>				
TH	Thuja occidentalis / Holmstrup / Holmstrup Arborvitae	Cont.	5 Gal.	7
<b>DECIDUOUS SHRUBS</b>				
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.	4
Ca2	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.	9
Ld	Lonicera dierilla / Honeysuckle	Cont.	3 Gal.	2
<b>EVERGREEN SHRUBS</b>				
Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.	6
<b>PERENNIALS SUN</b>				
Pv	Panicum virgatum / Switch Grass	Cont.	1 Gal.	28
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	16

CONCEPT PLANT SCHEDULE

GREEN ROOF PLANTING #1	QTY
Allium cernuum / Nodding Onion	597 sf
Bouteloua curtipendula / Side Oats Grama	74
Carex bicknelli / Prairie Sedge	248
Carex breviflora / Oval Sedge	248
Carex lasiocarpa / Sedge	620
Carex palmata / Stiff Tickseed	99
Echinacea pallida / Pale Purple Coneflower	99
Geum triflorum / Prairie Smoke	74
Liatris aspera / Rough Blazing Star	99
Rudbeckia hirta / Black-eyed Susan	50
Schizachyrium scoparium / Little Bluestem	248
Sporobolus heterolepis / Prairie Dropseed	620

GREEN ROOF PLANTING #2	QTY
Carex breviflora / Oval Sedge	690
Eragrostis spectabilis / Purple Lovegrass	518
Koeleria macrantha / Prairie Junegrass	173
Schizachyrium scoparium / Little Bluestem	345
Sporobolus heterolepis / Prairie Dropseed	1,726

GROUNDCOVER #1	QTY
Anemone canadensis / Canadian Anemone	251 sf
Carex albicans / White-tinged Sedge	15
Carex pennsylvanica / Pennsylvania Sedge	60
Carex rosea / Rosy Sedge	37
Echinacea pallida / Pale Purple Coneflower	113
Liatris aspera / Rough Blazing Star	19
Lupinus perennis / Wild Lupine	15
Sporobolus heterolepis / Prairie Dropseed	94

PLANT MATERIAL NOTES:

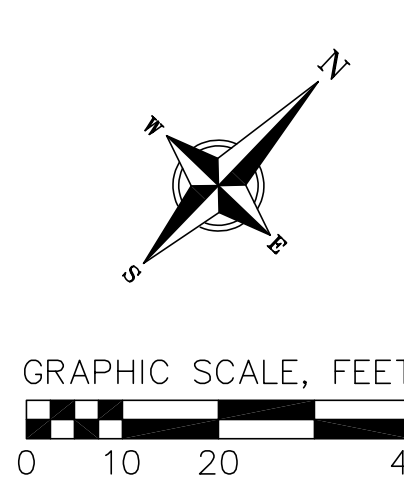
- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z66.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION," PROVIDE A MINIMUM OF 1% OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEED/SODDED.
- SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
- LANDSCAPE BEDS TO BE MULCHED WITH UNWEED SHREDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. DO NOT ALLOW MULCH TO COVER LEAVES, STEMS, OR TRUNKS OF INSTALLED PLANTS. NO LANDSCAPE FABRIC TO BE INSTALLED WITHIN PLANTED AREAS.
- LANDSCAPE BEDS AND SEEDING AREAS ARE SEPARATED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEARLINE #74" OR EQUAL, COLOR BLACK ANODIZED.

SEEDING AND PLUG PLANTING NOTES:

- ALL UNLABELED DISTURBED AREAS AND AREAS SHOWN AS TURF GRASS TO BE SEEDING WITH "MADISON PARKS" SEED MIX BY LA GROESSE SEED OR EQUIVALENT. ALL SEEDING AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE. PRIOR TO ROUTINE MAINTENANCE SCHEDULE ESTABLISHMENT, MOWING SHOULD OCCUR TO MAINTAIN A TURF HEIGHT OF 3"-4" PRIOR TO SEEDING. APPLY A MINIMUM OF 4" TOPSOIL TO ENTIRE AREA FOLLOWING SEEDING. APPLY A MULCH LAYER OF STRAW OR STRAW MAT.
- INSTALL GROUNDCOVERS (GC) AS 2.5" PLUGS OR EQUAL. QUANTITY OF PLANTS SHOWN IN CONCEPT SCHEDULE IS EQUAL TO QUANTITY OF PLUGS. PLUGS TO BE INSTALLED 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES AS SHOWN IN THE CONCEPT PLANT SCHEDULE THROUGHOUT PLANTING. PLUG NUMBERS ARE APPROXIMATE BASED ON AREA. CONTRACTOR TO CONFIRM QUANTITIES, QUANTITIES IN SCHEDULE REPRESENT TOTAL PLUGS PER SPECIES FOR ALL GROUNDCOVER AREAS SHOWN. EACH AREA TO RECEIVE A REPRESENTATIVE FRACTION OF PLUGS BASED ON THE SQUARE FOOTAGE OF EACH RESPECTIVE PLANTING LOCATION SPECIFIED. WHERE SHRUBS/TREES ARE SHOWN WITHIN GROUNDCOVER AREAS, SUBSTITUTE SHRUB/TREE FOR PLUG AND SPACE SURROUNDING PLUGS 12" FROM SHRUB/TREE ROOT MASS, PATTERN ACCORDING. WHERE PLANTINGS ADJUT WALKWAYS AND STRUCTURES, MAINTAIN A 12" BORDER OF MULCH CONTAINING NO PLUGS. APPLY 1/2" WATER DAILY FOR 4 WEEKS FOLLOWING INSTALLATION. APPLY AN INITIAL APPLICATION OF PRE-EMERGENT HERBICIDE PER MANUFACTURER'S INSTRUCTIONS AND STATE REGULATIONS. REPEAT APPLICATIONS THROUGHOUT ESTABLISHMENT PERIOD PER MANUFACTURER'S RECOMMENDATIONS. APPLY 3" OF SHREDDED HARDWOOD MULCH AT TIME OF PLANTING.
- INSTALL GREEN ROOF PLANTINGS AS PLUGS (QUANTITY OF PLANTS SHOWN IN CONCEPT SCHEDULE IS EQUAL TO QUANTITY OF PLUGS). PLUGS TO BE INSTALLED 6" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES RESPECTIVELY THROUGHOUT PLANTING. APPLY 1" OF WATER DAILY FOR TWO WEEKS FOLLOWING INSTALLATION. AREAS ARE TO BE MAINTAINED AS A LANDSCAPE BED FREE OF WEEDS FOR THREE YEARS.



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PROJECT INFORMATION  
306 SOUTH BREARLY

306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

KEY PLAN

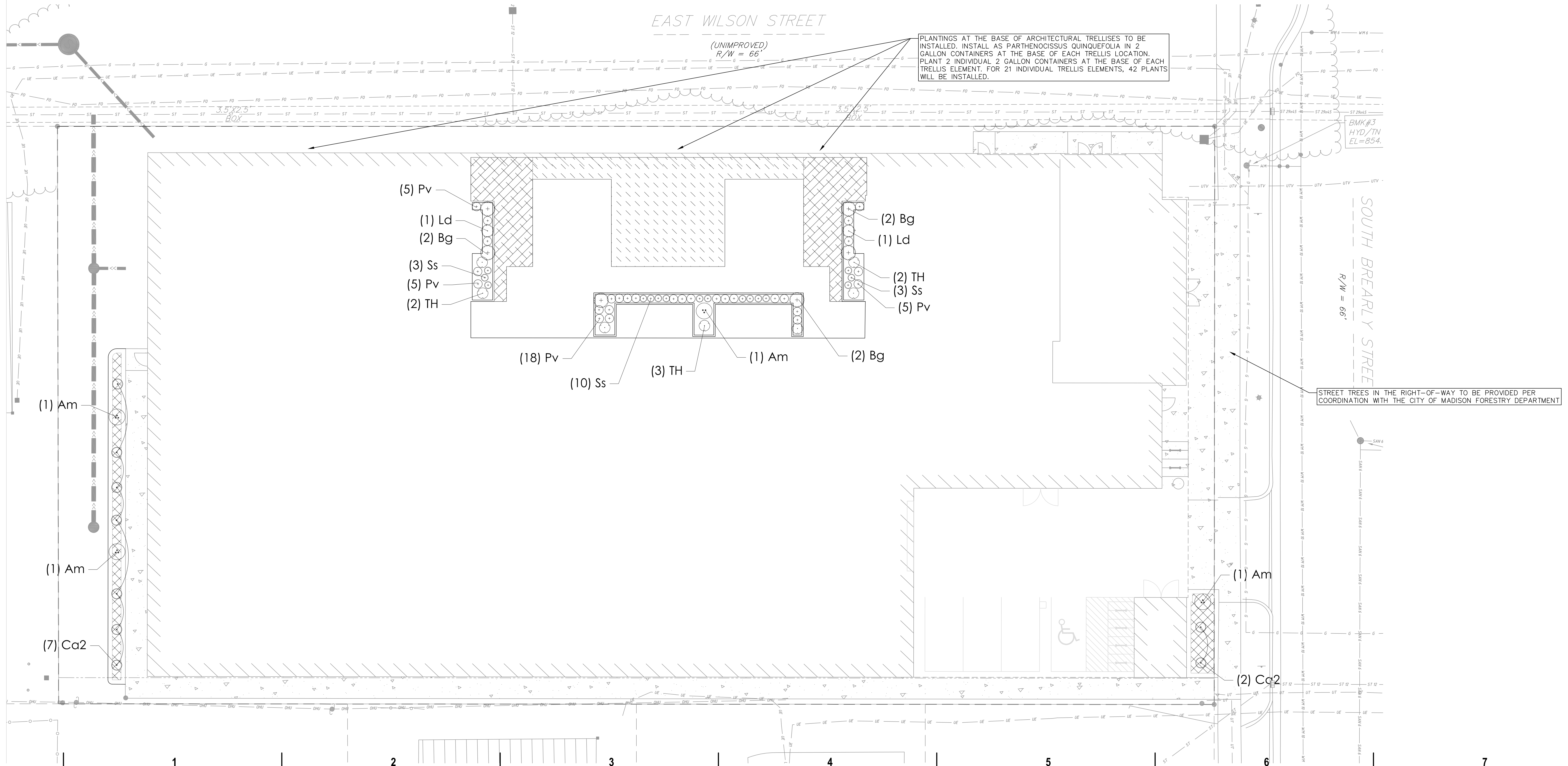
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PROJECT MANAGER RS  
PROJECT NUMBER 24155-01

LANDSCAPE PLAN

**L100**  
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PROJECT INFORMATION

306 SOUTH BREARLY

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Madison, WI 53703

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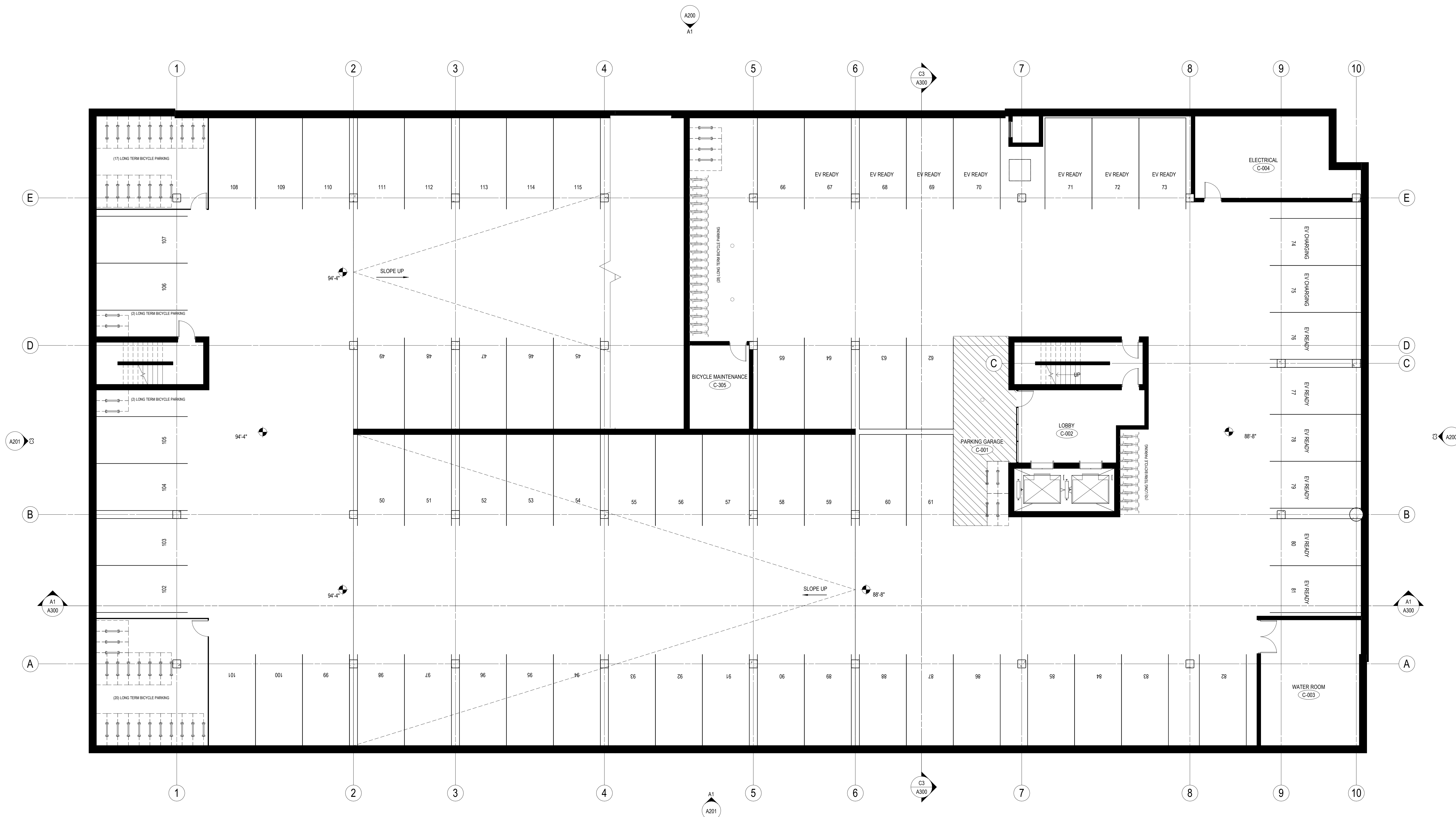
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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

LL FLR PLAN

**A100**



**A1** LL FLR PLAN  
1/8" = 1'-0" | A100

E

PROJECT INFORMATION

306 SOUTH BREARLY

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Madison, WI 53703

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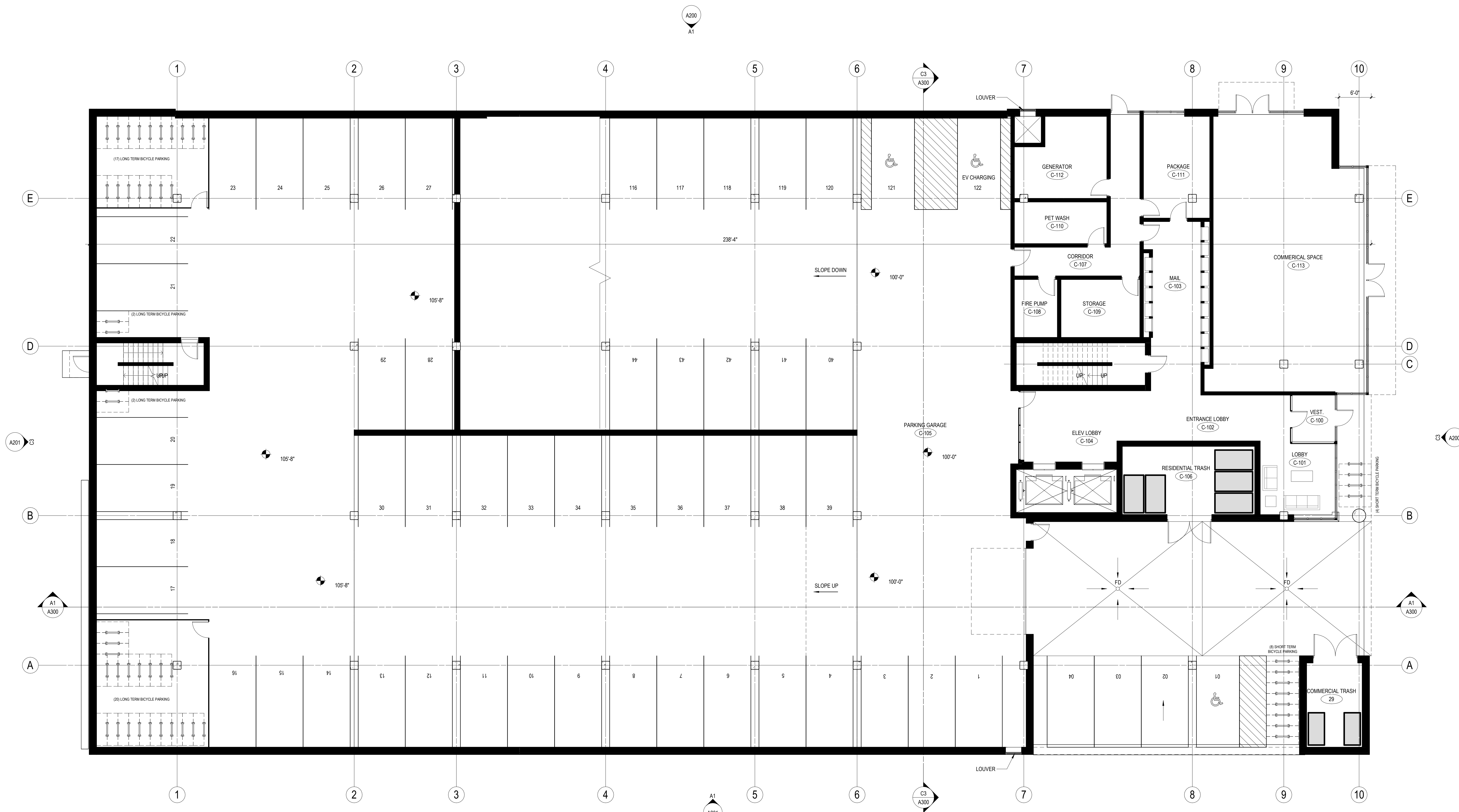
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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

1ST FLR PLAN

**A101**



**A1** 1ST FLR PLAN  
1/8" = 1'-0" | A101

UNIT TYPE	UNIT MATRIX			Total/Floor
	STUDIO	1BR	2BR	
Unit Proposed %	22%	68%	10%	
1ST Floor	0	0	0	0
2ND Floor	4	16	2	22
3RD Floor	5	18	2	25
4TH Floor	5	18	2	25
5TH Floor	6	15	3	24
6th Floor	6	15	3	24
Proposed Units	26	82	12	120
Number of Beds	26	82	24	132



E



PROJECT INFORMATION  
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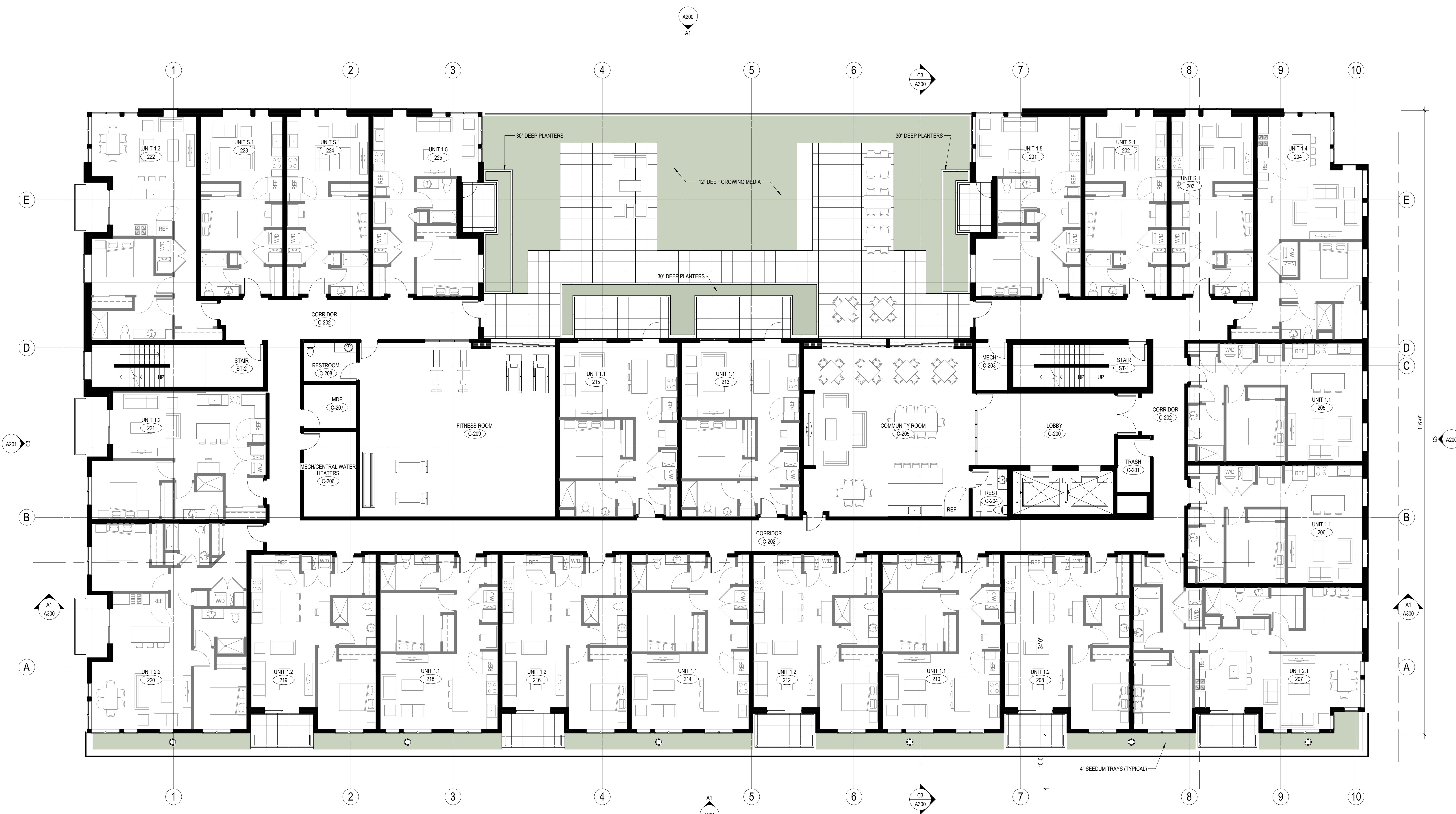
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 PROJECT NUMBER 24155-01

2ND FLR PLAN

**A102**

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**A1** 2ND FLR PLAN  
 1/8" = 1'-0" | A102

1 2 3 4 5 6 7

UNIT TYPE	UNIT MATRIX			Total/Floor
	STUDIO	1BR	2BR	
Unit Proposed %	22%	68%	10%	
1ST Floor	0	0	0	0
2ND Floor	4	16	2	22
3RD Floor	5	18	2	25
4TH Floor	5	18	2	25
5TH Floor	6	15	3	24
6th Floor	6	15	3	24
Proposed Units	26	82	12	120
Number of Beds	26	82	24	132



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PROJECT INFORMATION

306 SOUTH BREARLY

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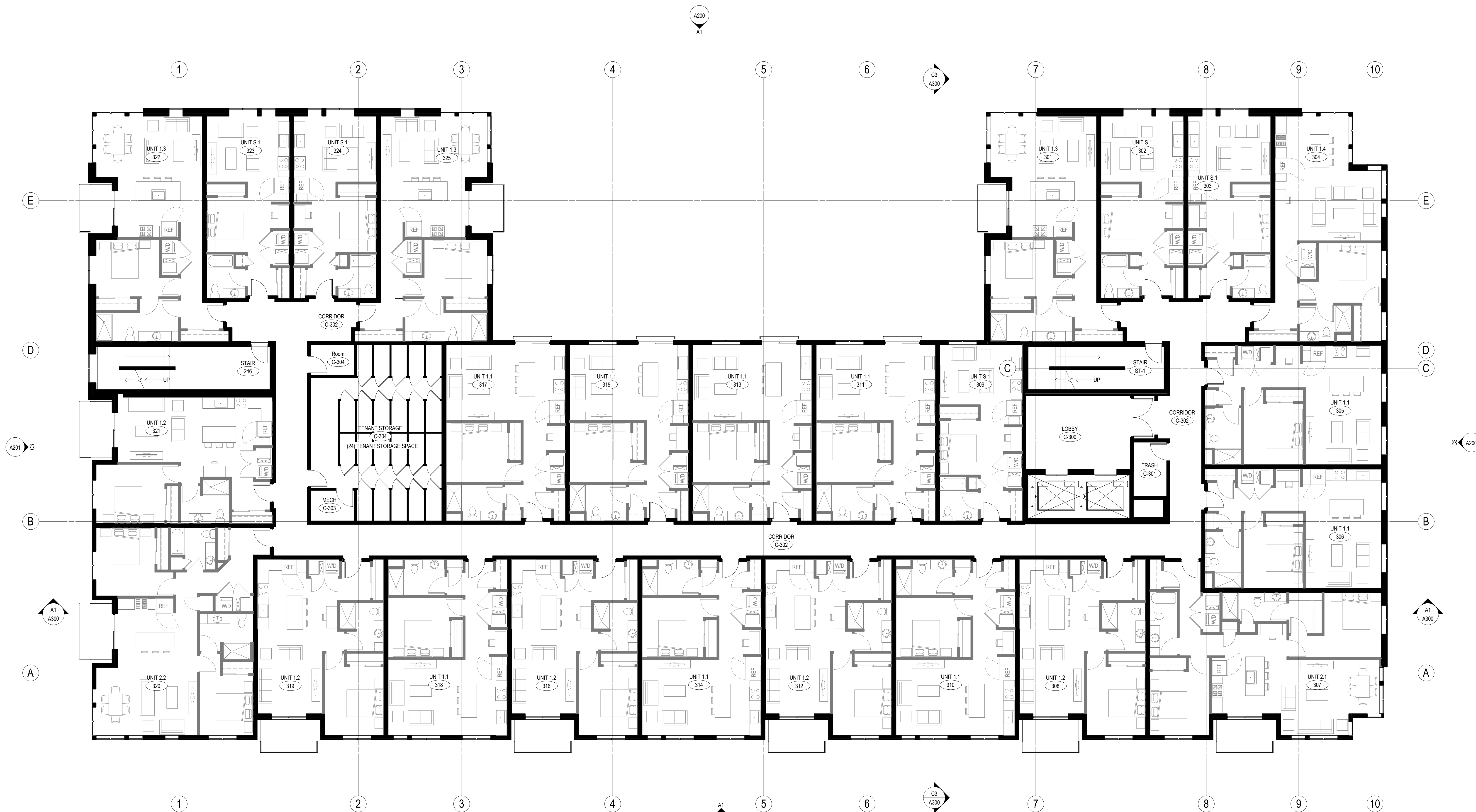
PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

3RD FLR PLAN

**A103**

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TRUE PLAN  
**A1** 3RD FLR PLAN  
1/8" = 1'-0" | A103

1 2 3 4 5 6 7

UNIT TYPE	UNIT MATRIX			Total/Floor
	STUDIO	1BR	2BR	
Unit Proposed %	22%	68%	10%	
1ST Floor	0	0	0	0
2ND Floor	4	16	2	22
3RD Floor	5	18	2	25
4TH Floor	5	18	2	25
5TH Floor	6	15	3	24
6th Floor	6	15	3	24
Proposed Units	26	82	12	120
Number of Beds	26	82	24	132



PROJECT INFORMATION  
**306 SOUTH BREARLY**

**D 306 South Brearly St.  
 Madison, WI 53703**

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 PROJECT NUMBER 24155-01

**4TH FLR PLAN**

**A104**  
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**A1 4TH FLR PLAN**  
 1/8" = 1'-0" | A104

1 | 2 | 3 | 4 | 5 | 6 | 7

UNIT TYPE	UNIT MATRIX			Total/Floor
	STUDIO	1BR	2BR	
Unit Proposed %	22%	68%	10%	
1ST Floor	0	0	0	0
2ND Floor	4	16	2	22
3RD Floor	5	18	2	25
4TH Floor	5	18	2	25
5TH Floor	6	15	3	24
6th Floor	6	15	3	24
Proposed Units	26	82	12	120
Number of Beds	26	82	24	132



PROJECT INFORMATION  
**306 SOUTH BREARLY**

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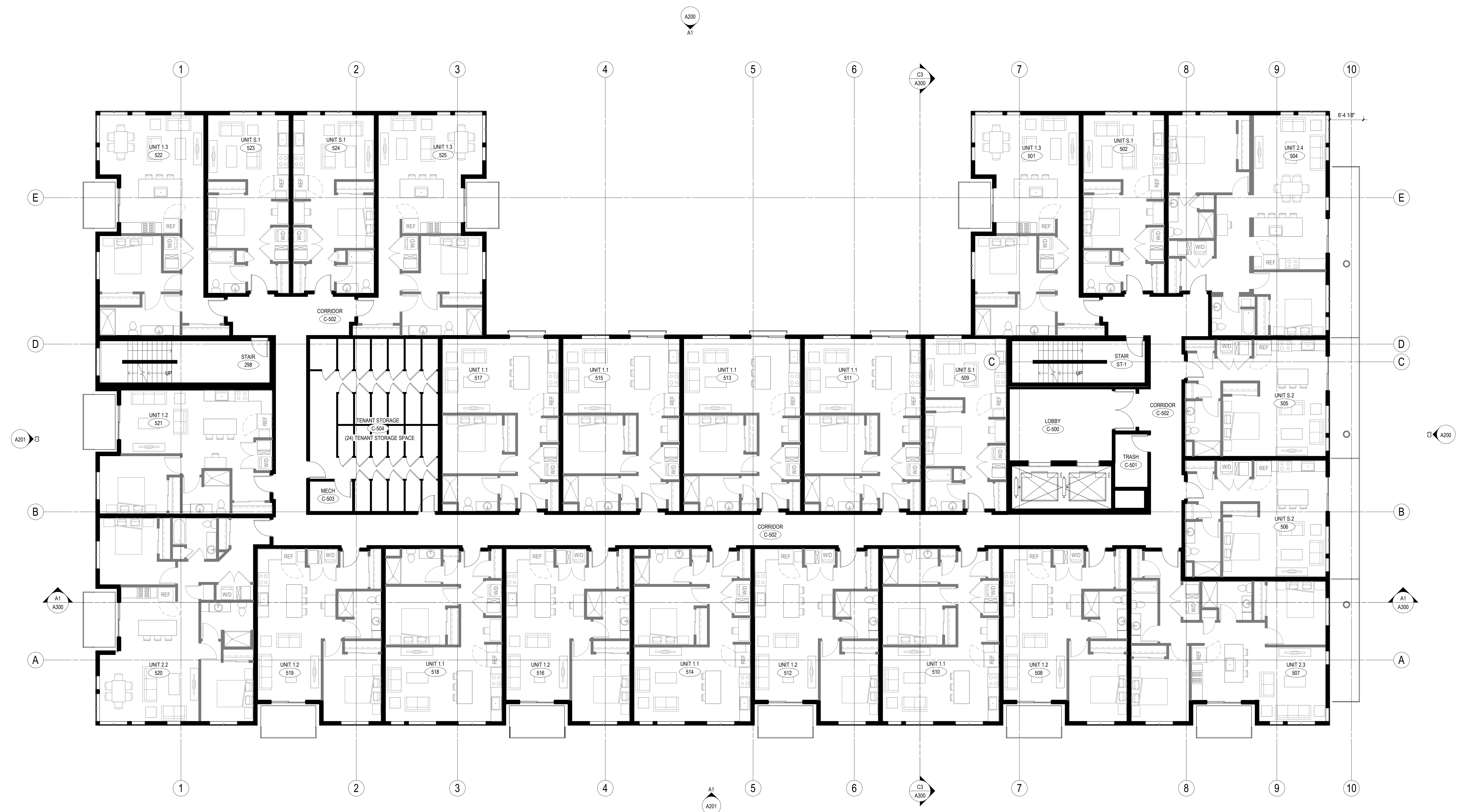
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5TH FLR PLAN

**A105**

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**A1** 5TH FLR PLAN  
 1/8" = 1'-0" | A105

1 | 2 | 3 | 4 | 5 | 6 | 7



UNIT TYPE	UNIT MATRIX			Total/Floor
	STUDIO	1BR	2BR	
Unit Proposed %	22%	68%	10%	
1ST Floor	0	0	0	0
2ND Floor	4	16	2	22
3RD Floor	5	18	2	25
4TH Floor	5	18	2	25
5TH Floor	6	15	3	24
6th Floor	6	15	3	24
Proposed Units	26	82	12	120
Number of Beds	26	82	24	132



PROJECT INFORMATION  
**306 SOUTH BREARLY**

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PROJECT MANAGER RS  
 PROJECT NUMBER 24155-01

**6TH FLR PLAN**

**A106**



**A1 6TH FLR PLAN**  
 1/8" = 1'-0" | A106

1 | 2 | 3 | 4 | 5 | 6 | 7

E

PROJECT INFORMATION

306 SOUTH BREARLY

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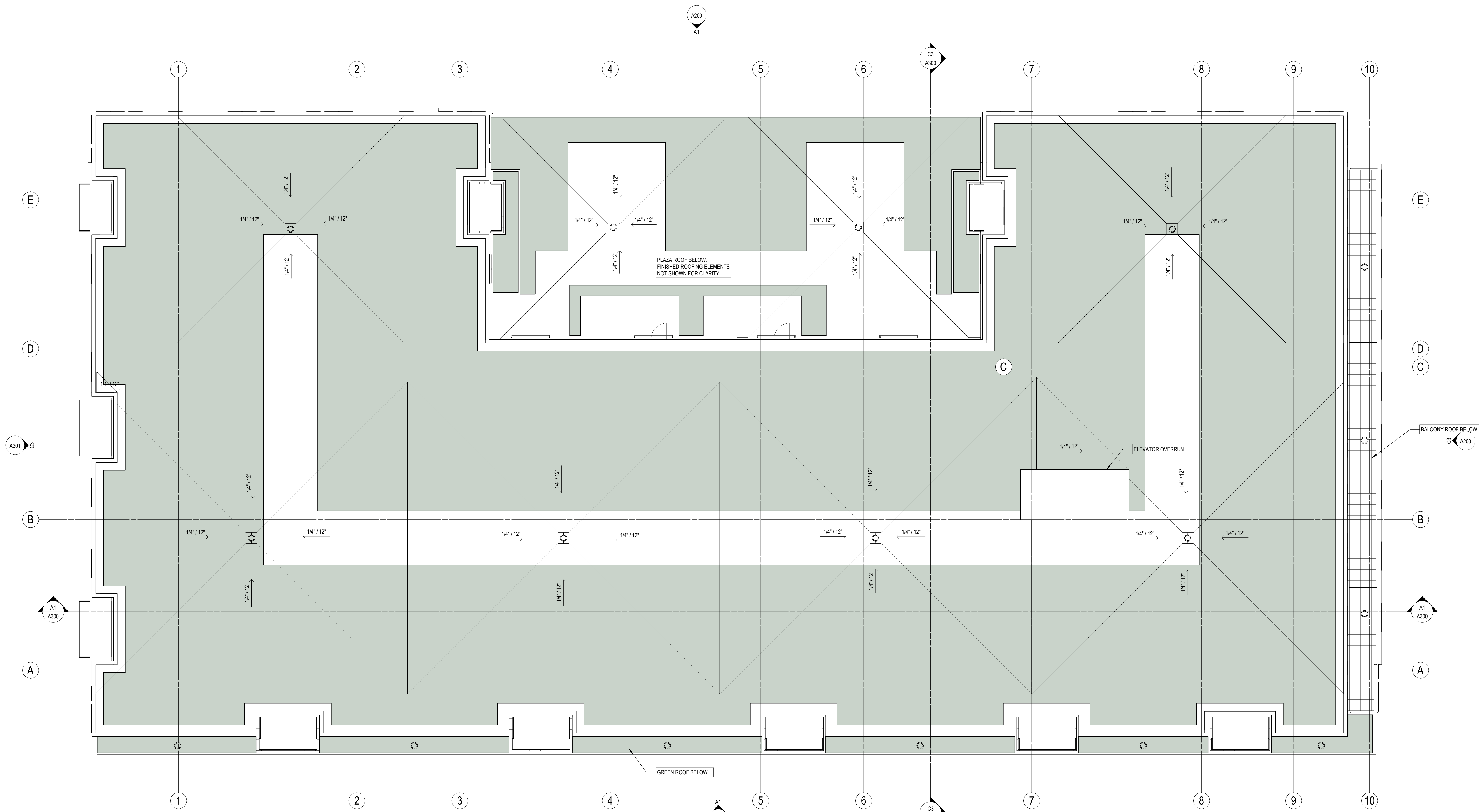
**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

ROOF PLAN

**A107**



TRUE PLAN  
**A1** ROOF PLAN  
1/8" = 1'-0" | A107

1 | 2 | 3 | 4 | 5 | 6 | 7

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL



**C3** EAST  
1/8" = 1'-0" | A200



**A1** NORTH  
1/8" = 1'-0" | A200

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**  
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PROJECT MANAGER RS  
PROJECT NUMBER 24155-01

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

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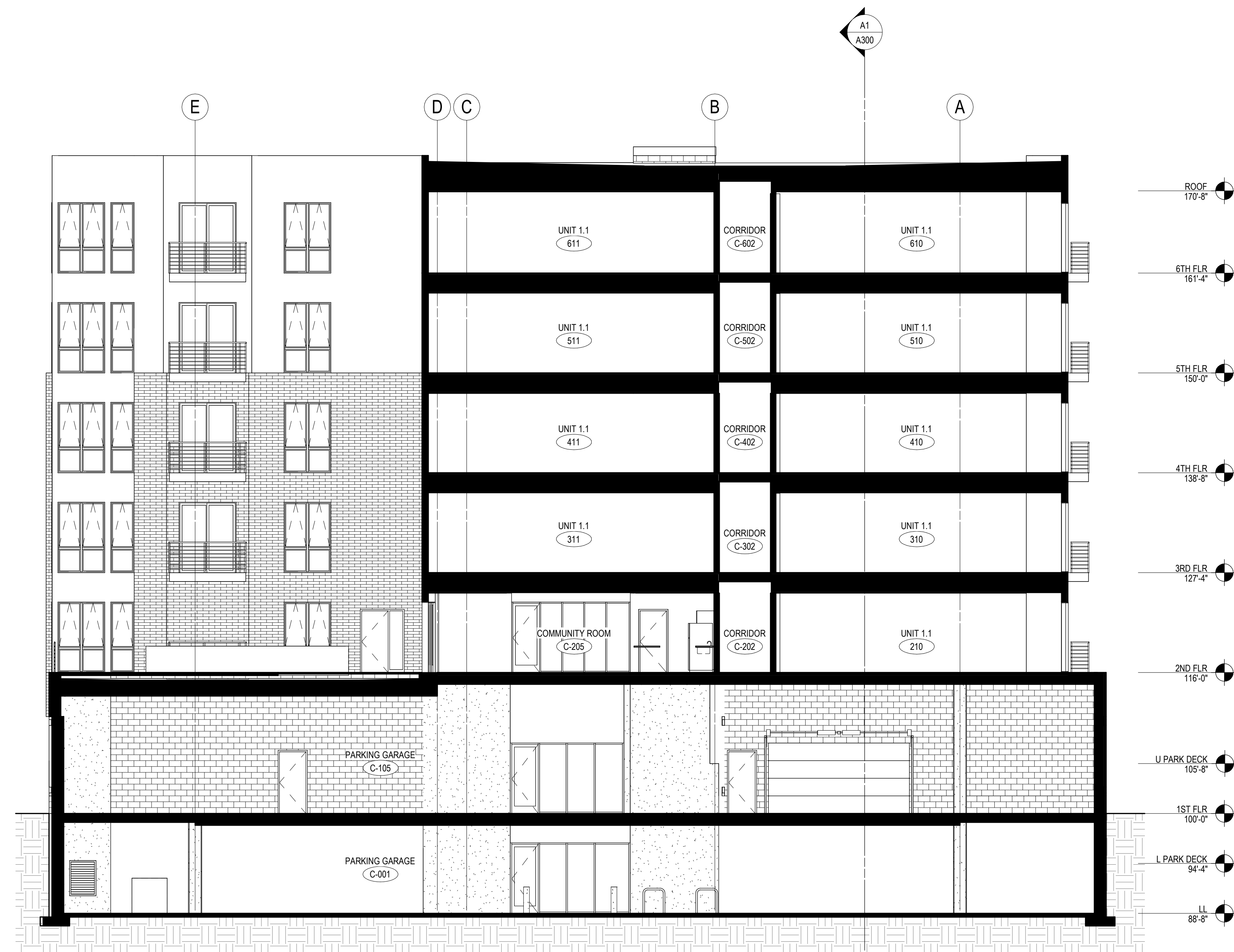
PROJECT MANAGER RS  
PROJECT NUMBER 24155-01



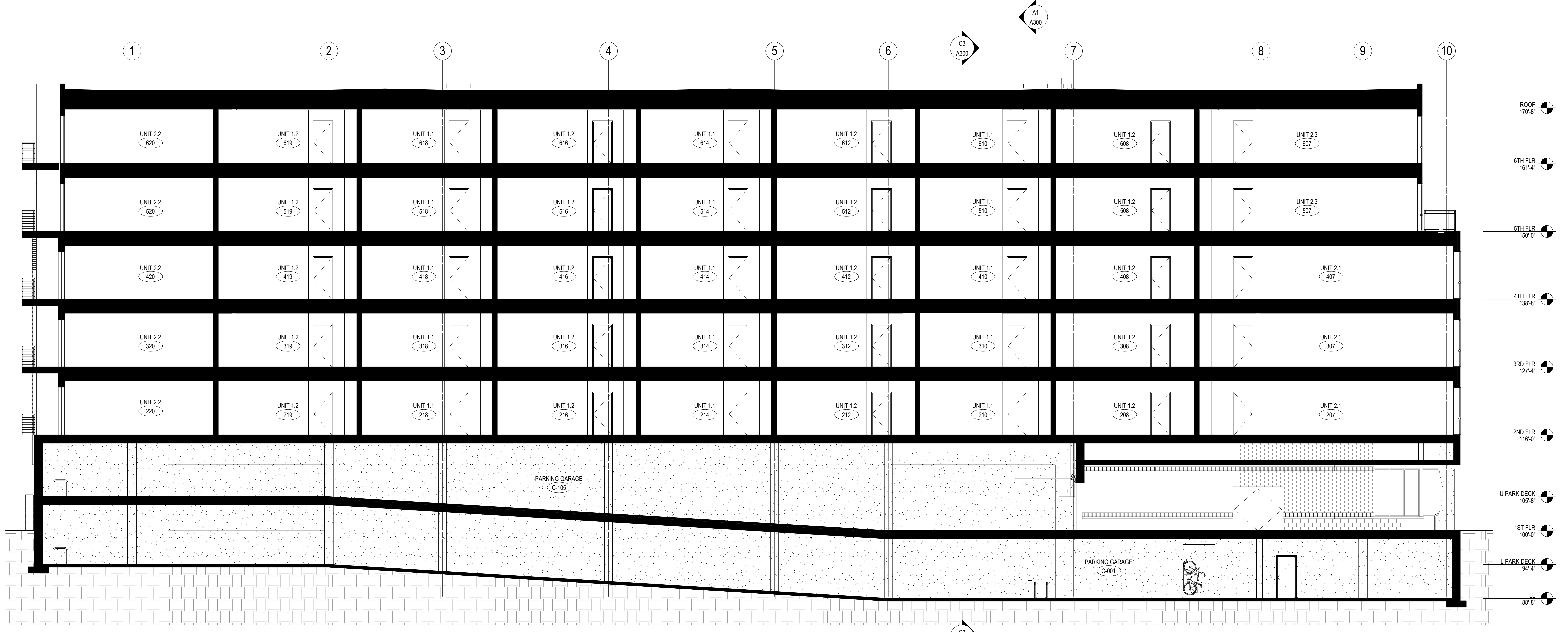
**C3 WEST**  
1/8" = 1'-0" | A201



**A1 SOUTH**  
1/8" = 1'-0" | A201



**C3** BUILDING SECTION NORTH/SOUTH  
1/8" = 1'-0" | A300



KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER RS  
PROJECT NUMBER 24155-01

BUILDING SECTIONS

**A300**

**A1** BUILDING SECTION EAST/WEST  
1/8" = 1'-0" | A300





milwaukee | madison | green bay | denver | atlanta

E



PROJECT INFORMATION

306 SOUTH  
BREARLY

D 306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

3D RENDERINGS

**A900**

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E

PROJECT INFORMATION

306 SOUTH BREARLY

D 306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

3D RENDERINGS

**A901**



E

PROJECT INFORMATION

306 SOUTH BREARLY

D 306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

3D RENDERINGS

**A902**







**SOUTH CORNER**



**EAST CORNER**



**WEST CORNER**



**NORTH CORNER**



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E



PROJECT INFORMATION

**306 SOUTH  
BREARLY**

**D 306 South Brearly St.  
Madison, WI 53703**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER RS

**A** PROJECT NUMBER 24155-01

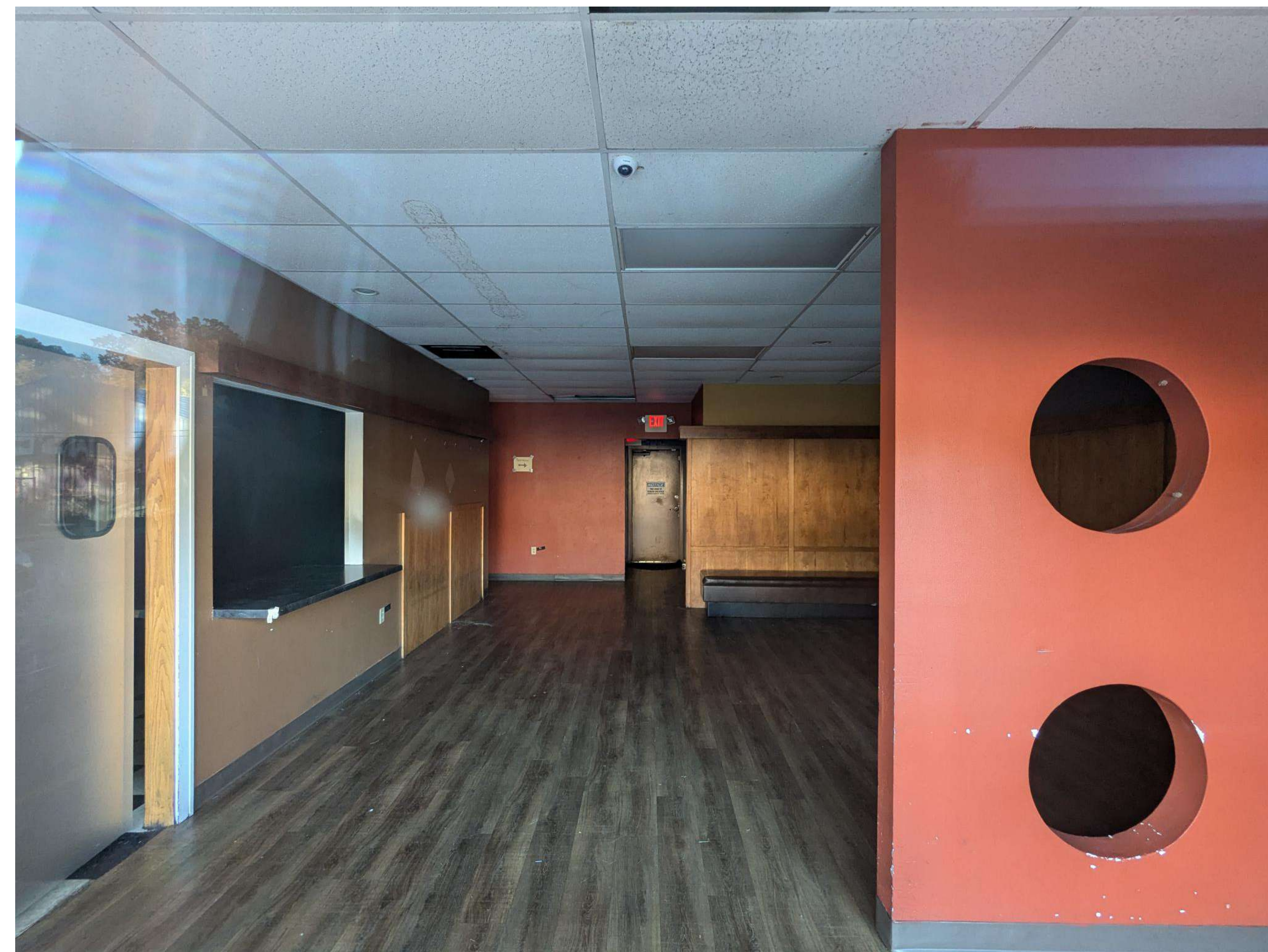
**EXISTING BUILDING  
EXTERIOR PHOTOS**

**A910**

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TENANT SPACE 3



TENANT SPACE 2



TENANT SPACE 1



TENANT SPACE LOCATIONS

E

PROJECT INFORMATION

306 SOUTH  
BREARLY

D 306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

EXISTING BUILDING  
INTERIOR PHOTOS

**A911**

PLANTERS



METAL MESH GREEN SCREEN



FIBER CEMENT SIDING - 2



VINTAGEWOOD  
Cedar

FIBER CEMENT SIDING - 1

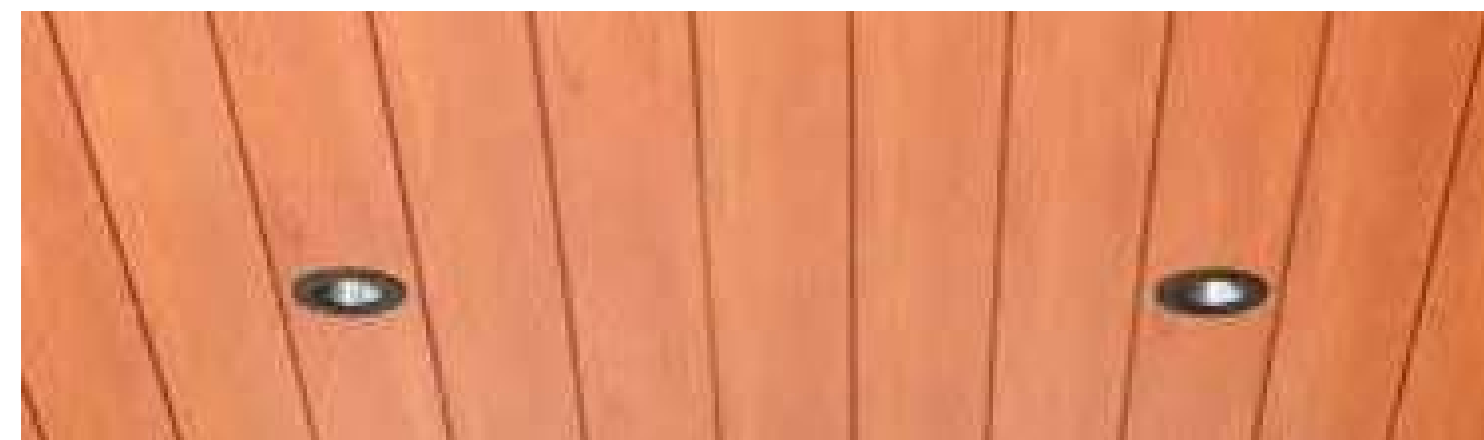


VINTAGEWOOD  
Spruce

FIBERGLASS WINDOWS & PATIO DOORS



METAL SOFFIT (FIRST FLOOR CANOPY)



MASONRY



Arctic White  
Size Pictured:  
2-1/4 Norman Face Brick



Emperor 4 x 4 x 16



Super Emperor 4 x 8 x 16

METAL STOREFRONT (FIRST FLOOR RETAIL)



METAL RAILINGS (TYPICAL - BLACK)



GLASS RAILINGS (EAST ELEVATION)



E



PROJECT INFORMATION

306 SOUTH  
BREARLY

D 306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

C

KEY PLAN

B

SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER RS

A PROJECT NUMBER 24155-01

MATERIAL BOARD

**A920**

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E

PROJECT INFORMATION

306 SOUTH BREARLY

D 306 South Brearly St.  
Madison, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

C

KEY PLAN

B



SHEET INFORMATION

PROJECT MANAGER RS

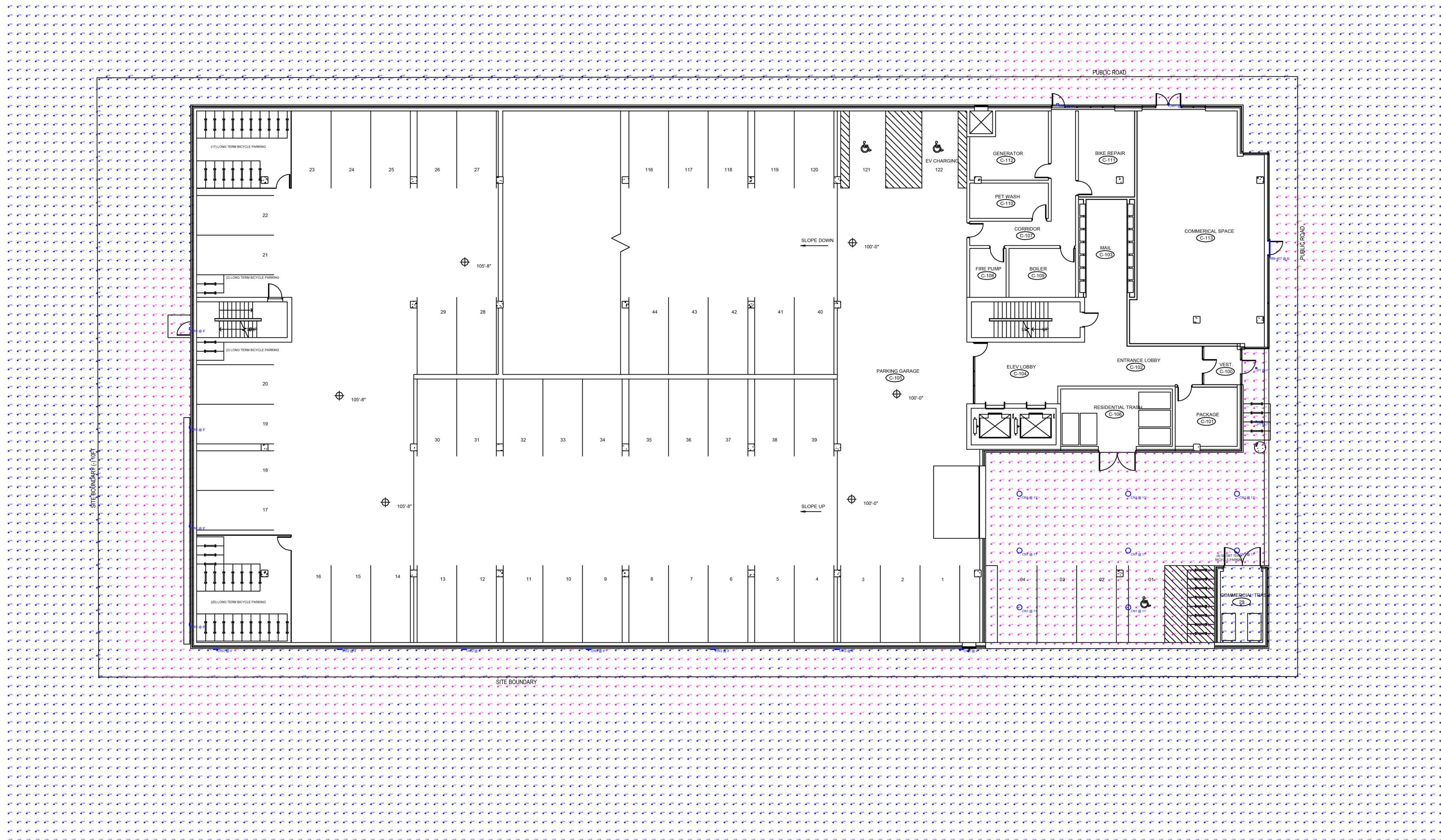
A PROJECT NUMBER 24155-01

SITE LIGHTING  
PHOTOMETRIC  
PLAN - 1ST FLR

**ES100**

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PUBLIC STREET ADJACENT TO THIS BUILDING FACE



Label	QTY	Manufacturer	Catalog	Lamp Output	LLF	Input Power
CN1	8	Lithonia Lighting	VCPG LED P1 XXK T5W MVOLT	3681	0.9	26.57
D1	2	Lithonia Lighting	LDN4 ALO1 (750LM) SWW1 AR LSS 80CRI	888	0.9	8.95
MM-4FT	1	EXTANT LIGHTING, LLC	HTG-1W-MM-TD-DT-4FT-DLL-MEOBW-XX-VU-D-XX	3745	0.9	37.84
OW1	6	Lithonia Lighting	WDGE1 LED P0 XXK 80CRI VW	694	0.9	6.7947
OW2	7	Hydrel	HSL13 12LONG L LED XXK MVOLT	383	0.9	10.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Under Canopy_At Grade	+	5.50 fc	8.48 fc	1.50 fc	5.7:1	3.7:1
Boundary_At 4FT Above Grade	+	0.08 fc	2.51 fc	0.00 fc	N/A	N/A

A1 SITE PHOTOMETRIC PLAN - 1ST FLR  
12" = 1'-0" | ES100

1

2

3

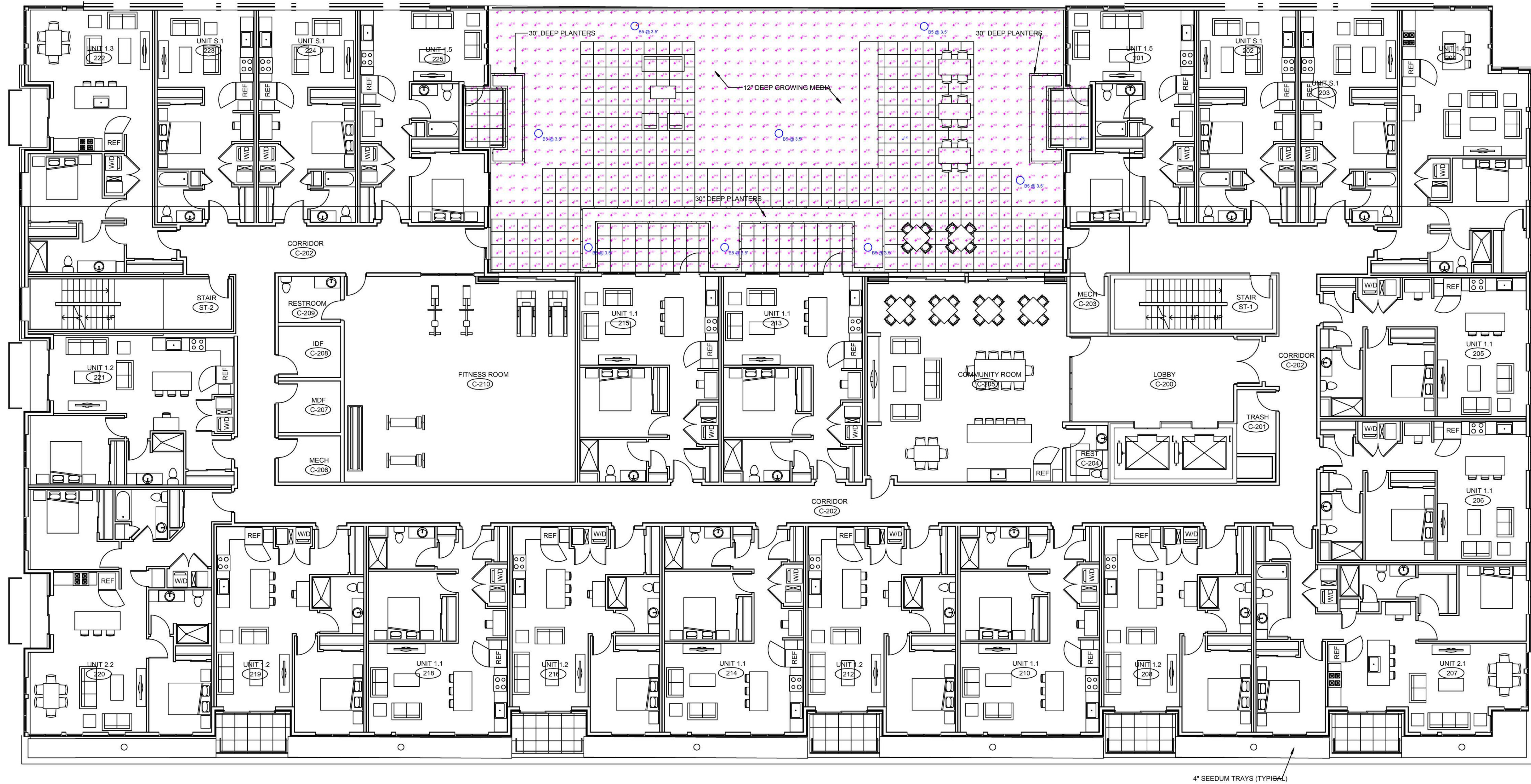
4

5

6

7

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL



Schedule						
Label	QTY	Manufacturer	Catalog	Lamp Output	LLF	Input Power
<b>B5</b>	8	U.S. ARCHITECTURAL LIGHTING	PACB-PLD-VSQ-W-20LED-175mA-XXK	82	0.9	11.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Paved Area_At Grade	+	1.98 fc	6.08 fc	0.50 fc	12.2:1	4.0:1

**SOLID STATE LIGHTING**

**Pacifica** - BOLLARD  
CONTEMPORARY ROUND FORM BOLLARD

PROJECT NAME: BS  
PROJECT TYPE:

**Optical Housing**  
The optical housing is designed to maximize light output and minimize glare. It features a clear polycarbonate lens with a micro-prismatic pattern that diffuses light evenly. The housing is constructed from high-quality aluminum and is finished with a powder-coat paint for durability and aesthetic appeal.

**Short & Base**  
The bollard is available in two heights: 18 inches and 24 inches. The base is made of cast aluminum and features a decorative, textured finish. The bollard is designed to be installed in a variety of outdoor settings, including walkways, courtyards, and parking areas.

**Anchor Bolts**  
The bollard is secured to the ground using anchor bolts. The anchor bolts are made of stainless steel and are designed to provide a secure, long-lasting installation.

**LED Emitters**  
The bollard is equipped with high-quality LED emitters that provide long-lasting, energy-efficient illumination. The emitters are housed in a protective, heat-dissipating enclosure to ensure optimal performance and longevity.

**Finish**  
The bollard is available in a variety of finishes, including powder-coat aluminum, stainless steel, and bronze. The finish is designed to be durable and resistant to weathering and corrosion.

**Anchor Bolts**  
The bollard is secured to the ground using anchor bolts. The anchor bolts are made of stainless steel and are designed to provide a secure, long-lasting installation.

**LED Emitters**  
The bollard is equipped with high-quality LED emitters that provide long-lasting, energy-efficient illumination. The emitters are housed in a protective, heat-dissipating enclosure to ensure optimal performance and longevity.

**Finish**  
The bollard is available in a variety of finishes, including powder-coat aluminum, stainless steel, and bronze. The finish is designed to be durable and resistant to weathering and corrosion.

**VCPG LED Parking Garage**

**Specifications**  
Diameter: 18"  
Height: 18.5"  
Weight: 18 lbs

**Ordering Information**  
EXAMPLE: VCPG LED V4 P44 30K 70CRI 75M MVQ1L SRA D3XAD

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
VCPG	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
VCPG	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
VCPG	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**LITHONIA LIGHTING**

**LDN4 STATIC WHITE**

**FEATURES & SPECIFICATIONS**  
• High-efficiency LED technology  
• Adjustable beam spread  
• Durable, weather-resistant housing  
• Easy installation and maintenance

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**EXTANT | ARCHITECTURAL LIGHTING**

**HTG-1**

**Performance Overview**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**PACB SERIES - PLED**

**PRODUCT CONFIGURATIONS**

**ORDERING INFORMATION**

EXAMPLE: PACB PLED 30K 70CRI 75M MVQ1L SRA D3XAD

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**LITHONIA LIGHTING**

**LDN4**

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**LITHONIA LIGHTING**

**LDN4**

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**EXTANT | ARCHITECTURAL LIGHTING**

**HTG-1**

**Performance Overview**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**PACB SERIES - PLED**

**PHOTOMETRIC DATA GUIDE - LUMEN TABLES (PACB-PLD)**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
PACB-PLD	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
PACB-PLD	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
PACB-PLD	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**LITHONIA LIGHTING**

**LDN4**

**PHOTOMETRY**

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**LITHONIA LIGHTING**

**LDN4**

**PHOTOMETRY**

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**EXTANT | ARCHITECTURAL LIGHTING**

**HTG-1**

**Performance Overview**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**PACB SERIES - PLED**

**PHOTOMETRIC DATA GUIDE - LUMEN TABLES (PACB-PLD)**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
PACB-PLD	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
PACB-PLD	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
PACB-PLD	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**LITHONIA LIGHTING**

**LDN4**

**PHOTOMETRY**

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
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**LITHONIA LIGHTING**

**LDN4**

**PHOTOMETRY**

**Performance Data**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
LDN4	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.

**EXTANT | ARCHITECTURAL LIGHTING**

**HTG-1**

**Performance Overview**

Series	Color	Temp	Beam	Power	Output	Beam Spread	Mounting	Notes
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard
HTG-1	30K	70CRI	75M	30W	3120	120°	Surface Mount	Standard

**Notes**  
1. Minimum order quantity is 10 units.  
2. Lead time is 4-6 weeks.  
3. Customization options are available for larger quantities.



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PROJECT INFORMATION  
306 SOUTH BREARLY

306 South Brearly St.  
Madison, WI 53703

DATE	DESCRIPTION
10/07/2024	PLAN COMMISSION SUBMITTAL

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER: RS  
PROJECT NUMBER: 24155-01

LIGHTING DETAILS

ES102

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### WDGE1 LED Architectural Wall Sconce

OW1

**Specifications**

- Depth (D1): 5.1"
- Depth (D2): 1.3"
- Height: 8"
- Width: 6"
- Weight (without optional): 9.76lb

**Introduction**

The WDGE LED family is designed to meet specifiers' energy and mounting lighting needs in a variety of architectural applications. The clean aesthetic design comes in four sizes with luminaire packages ranging from 2200 to 22000 lumens, providing true site-wide solutions.

WDGE1 delivers up to 2200 lumens with a soft, non-glaring light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery back-up option, makes it an ideal over-the-door wall-mounted lighting solution.

**WDGE LED Family Overview**

Luminaire	Series	Equivalent PLT	LED/PLT %	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV	LMW	LMH	LMU	LMV
WDGE110	Wall Control	40W	100%	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400	4,400	4,400	4,400	4,400
WDGE120	Wall Control	80W	100%	200W	5.1"	8"	5.1"	1.3"	2,400	4,400	4,400	4,400	8,800	8,800	8,800	8,800	8,800
WDGE130	Pressure-Relief	120W	100%	300W	5.1"	8"	5.1"	1.3"	3,600	6,600	6,600	6,600	13,200	13,200	13,200	13,200	13,200
WDGE140	Pressure-Relief	160W	100%	400W	5.1"	8"	5.1"	1.3"	4,800	8,800	8,800	8,800	17,600	17,600	17,600	17,600	17,600

**Ordering Information**

EXAMPLE: WDGE1 LED F2 40K BCRV VF MVOLT SRM PE DOBBD

**Notes**

1. 10K is available in 100W.
2. 10K is available in 40K, 50K, 60K, 70K, 80K, 90K, 100K, 110K, 120K, 130K, 140K, 150K, 160K, 170K, 180K, 190K, 200K, 210K, 220K, 230K, 240K, 250K, 260K, 270K, 280K, 290K, 300K, 310K, 320K, 330K, 340K, 350K, 360K, 370K, 380K, 390K, 400K, 410K, 420K, 430K, 440K, 450K, 460K, 470K, 480K, 490K, 500K, 510K, 520K, 530K, 540K, 550K, 560K, 570K, 580K, 590K, 600K, 610K, 620K, 630K, 640K, 650K, 660K, 670K, 680K, 690K, 700K, 710K, 720K, 730K, 740K, 750K, 760K, 770K, 780K, 790K, 800K, 810K, 820K, 830K, 840K, 850K, 860K, 870K, 880K, 890K, 900K, 910K, 920K, 930K, 940K, 950K, 960K, 970K, 980K, 990K, 1000K.
3. 10K is available in 100W.
4. 10K is available in 100W.
5. 10K is available in 100W.
6. 10K is available in 100W.
7. 10K is available in 100W.
8. 10K is available in 100W.
9. 10K is available in 100W.
10. 10K is available in 100W.

**Accessories**

WDGE1-001 WDGE1 LED Mounting Bracket (see page 10)

WDGE1-002 WDGE1 LED Mounting Bracket (see page 10)

**Notes**

1. 10K is available in 100W.
2. 10K is available in 40K, 50K, 60K, 70K, 80K, 90K, 100K, 110K, 120K, 130K, 140K, 150K, 160K, 170K, 180K, 190K, 200K, 210K, 220K, 230K, 240K, 250K, 260K, 270K, 280K, 290K, 300K, 310K, 320K, 330K, 340K, 350K, 360K, 370K, 380K, 390K, 400K, 410K, 420K, 430K, 440K, 450K, 460K, 470K, 480K, 490K, 500K, 510K, 520K, 530K, 540K, 550K, 560K, 570K, 580K, 590K, 600K, 610K, 620K, 630K, 640K, 650K, 660K, 670K, 680K, 690K, 700K, 710K, 720K, 730K, 740K, 750K, 760K, 770K, 780K, 790K, 800K, 810K, 820K, 830K, 840K, 850K, 860K, 870K, 880K, 890K, 900K, 910K, 920K, 930K, 940K, 950K, 960K, 970K, 980K, 990K, 1000K.
3. 10K is available in 100W.
4. 10K is available in 100W.
5. 10K is available in 100W.
6. 10K is available in 100W.
7. 10K is available in 100W.
8. 10K is available in 100W.
9. 10K is available in 100W.
10. 10K is available in 100W.

**Performance Data**

**Lumen Output**

Temp	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV
10°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
20°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
30°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
40°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
50°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
60°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
70°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
80°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400

**Electrical Load**

Temp	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV
10°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
20°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
30°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
40°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
50°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
60°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
70°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
80°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400

**Lumen Output in Emergency Mode (4000K, 80 CR)**

Temp	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV
10°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
20°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
30°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
40°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
50°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
60°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
70°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
80°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400

**Lumen Ambient Temperature (LAT) Multiplier**

Temp	Multiplier
10°C	1.00
20°C	1.00
30°C	1.00
40°C	1.00
50°C	1.00
60°C	1.00
70°C	1.00
80°C	1.00

**Projected LED Lumen Maintenance**

Temp	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV
10°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
20°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
30°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
40°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
50°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
60°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
70°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
80°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400

**Photometric Diagram**

**Emergency Battery Backup**

The emergency battery backup is integral to the luminaire... no external housing required! This design provides reliable emergency operation while maintaining the aesthetic of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (operation duration of these hours from the time normal power is lost and maintains a minimum of 40% of the light output at the end of 90 minutes).

Applicable codes: NFPA 70:NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with EBRM and VF distribution.

**Dual Switching (DS) Option**

This dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent of each other so that a failure of any individual component does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70:NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

**Dual Switching Light Engine (DSLE) Option**

This dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent of each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70:NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

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**HYDREL**

OW2

### HSL13 Static White and Static Color Step Light 13

**HIGHLIGHTS**

- Integral Driver
- Long throw distribution
- Standard 0-10V dimming option
- Die cast housing with solid aluminum, brass, or stainless steel finishes
- Wet location listed
- Back Box provided by Hydrel or by others
- Suitable for concrete pour if BB option is chosen or Steel City back box used

**Dimensions**

**Lumen Packages**

Distribution	Package	LMW	LMH	LMU	LMV
Standard	100W	1,200	2,200	2,200	2,200
Standard	200W	2,400	4,400	4,400	4,400
Standard	300W	3,600	6,600	6,600	6,600
Standard	400W	4,800	8,800	8,800	8,800
Standard	500W	6,000	11,000	11,000	11,000
Standard	600W	7,200	13,200	13,200	13,200
Standard	700W	8,400	15,400	15,400	15,400
Standard	800W	9,600	17,600	17,600	17,600
Standard	900W	10,800	19,800	19,800	19,800
Standard	1000W	12,000	22,000	22,000	22,000

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**HYDREL**

HSL13 STEP LIGHT | 3

**ORDERING INFORMATION**

EXAMPLE: HSL13 BRNCH LED 27K MVOLT L MHS BB

Series	Temp	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV
HSL13	100W	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
HSL13	200W	200W	5.1"	8"	5.1"	1.3"	2,400	4,400	4,400	4,400	8,800
HSL13	300W	300W	5.1"	8"	5.1"	1.3"	3,600	6,600	6,600	6,600	13,200
HSL13	400W	400W	5.1"	8"	5.1"	1.3"	4,800	8,800	8,800	8,800	17,600
HSL13	500W	500W	5.1"	8"	5.1"	1.3"	6,000	11,000	11,000	11,000	22,000
HSL13	600W	600W	5.1"	8"	5.1"	1.3"	7,200	13,200	13,200	13,200	26,400
HSL13	700W	700W	5.1"	8"	5.1"	1.3"	8,400	15,400	15,400	15,400	30,800
HSL13	800W	800W	5.1"	8"	5.1"	1.3"	9,600	17,600	17,600	17,600	35,200
HSL13	900W	900W	5.1"	8"	5.1"	1.3"	10,800	19,800	19,800	19,800	39,600
HSL13	1000W	1000W	5.1"	8"	5.1"	1.3"	12,000	22,000	22,000	22,000	44,000

**PERFORMANCE DATA**

**Expected Life** Static White LED: 100,000 hours  
Static Color LED: 50,000 hours

**Lumen Multiplier Table for CCT**

Temp	Series	W	H	D1	D2	PLT	LMW	LMH	LMU	LMV
10°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
20°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
30°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
40°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
50°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
60°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
70°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400
80°C	100W	5.1"	8"	5.1"	1.3"	1,200	2,200	2,200	2,200	4,400

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**HYDREL**

HSL13 STEP LIGHT | 3

**WIRING**

Read all instructions before installation. Do not make live connections!

**NON-DIMMING INSTALLATION (For non-dimming, use of the grey and purple wires separately)**

Connect STEP WHITE wire to power NEUTRAL.  
Connect STEP BLACK wire to power HOT.  
Connect STEP GREEN wire to power GROUND.

**DIMMING INSTALLATIONS**

This product is designed to be dimmed to 0-10V dimming specification and is compatible with common 0-10V dimmers and dimming systems. Dimmer control is required for dimming.

Connect STEP WHITE wire to power NEUTRAL.  
Connect STEP BLACK wire to power HOT.  
Connect STEP VOLT wire to POSITIVE INPUT of Dimming Control.  
Connect STEP GND wire to NEGATIVE INPUT of Dimming Control.

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