



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>12/08/2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>01/13/2015</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 841 JUPITER DRIVE & 818 NORTH STAR, MADISON, WI
Project Title (if any): FUSION APARTMENTS

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: ULIAN KISSIOV Company: _____
 Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711
 Telephone: (608) 320-3151 Fax: (_____) _____ Email: ukissiov@gmail.com

Project Contact Person: ULIAN KISSIOV Company: _____
 Street Address: 476 PRESIDENTIAL LN City/State: MADISON, WI Zip: 53711
 Telephone: (608) 320-3151 Fax: (_____) _____ Email: ukissiov@gmail.com

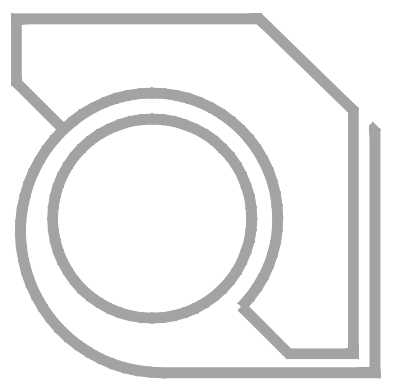
Project Owner (if not applicant): FUSION APARTMENTS, LLC
 Street Address: 10206 RUSTLING BIRCH ROAD City/State: VERONA, WI Zip: 53593
 Telephone: (608) 285-8680 Fax: (608) 255-3387 Email: dans@rentfmi.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Alan Martin on 09/10/2015.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant ULIAN KISSIOV Relationship to Property ARCHITECT
 Authorized Signature  Date 12/08/2015



PROJECT:

FUSION APARTMENTS

841 JUPITER DRIVE, GRANDVIEW COMMONS, MADISON, WI

OWNER:

FUSION APARTMENTS, LLC

6417 ODANA RD
MADISON, WISCONSIN 53719
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@charter.net

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc



LOCATION MAP
NO SCALE



SHEET INDEX

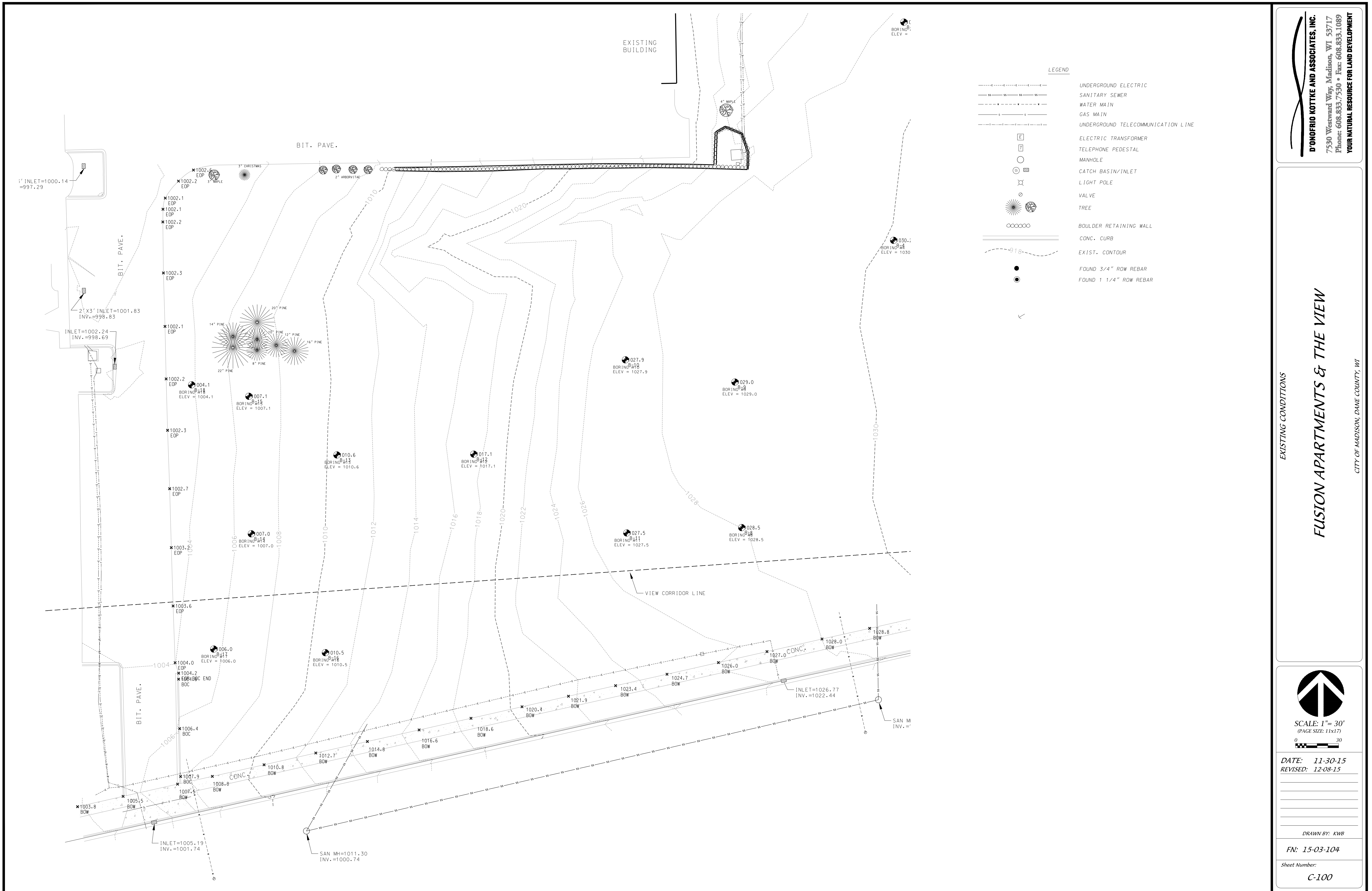
- T TITLE SHEET
- C-100 EXISTING CONDITIONS
- C-101 OVERALL SITE PLAN (FUSION APTS+THE VIEW)
- C-102 SITE PLAN (FUSION APTS)
- C-103 GRADING PLAN & EROSION CONTROL PLAN
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- A-0 PARKING GARAGE PLAN
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- A-6 TRELLIS DETAILS

BUILDING AREA: 841 JUPITER DR.

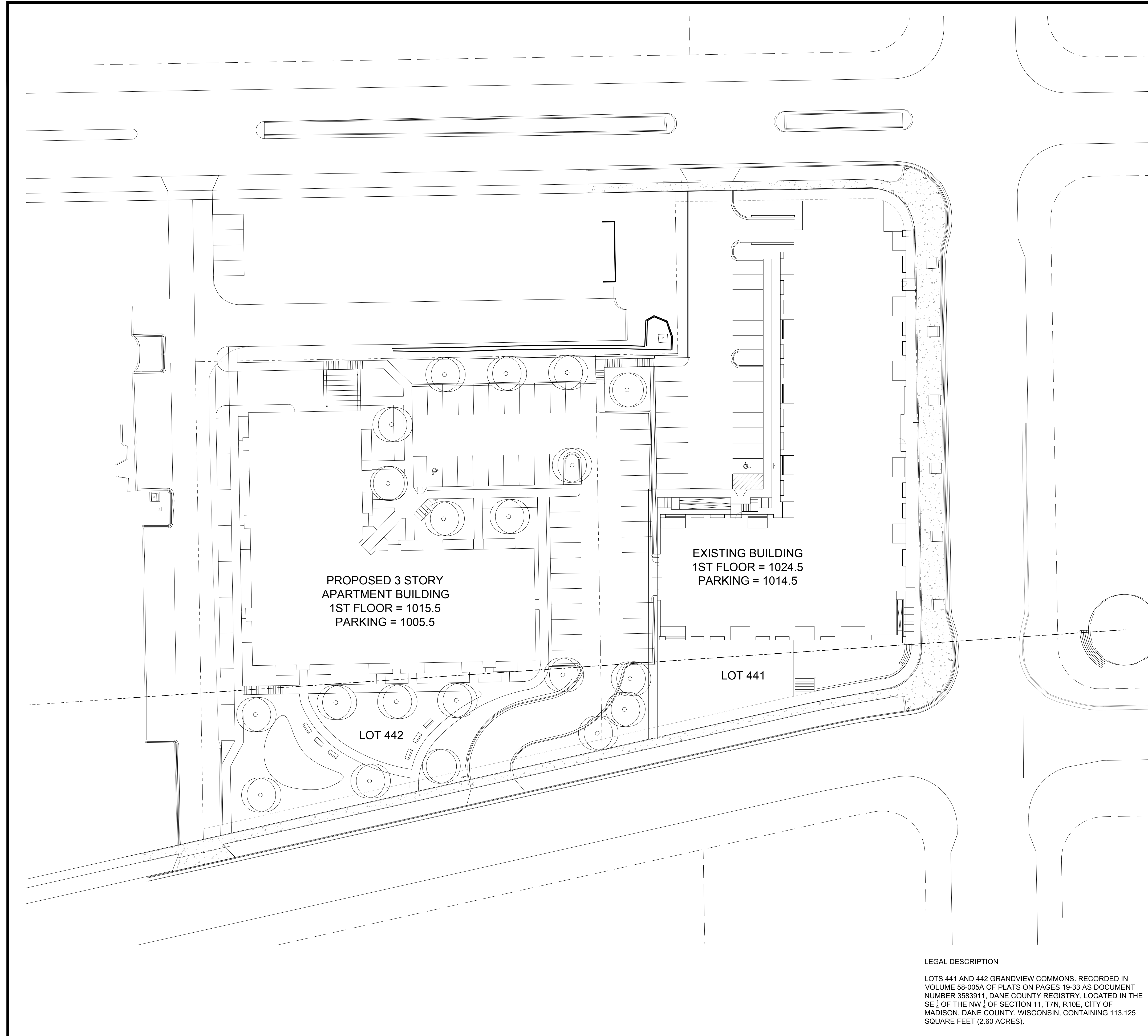
FLOOR	SQ.F.
BASEMENT	17,157
FIRST FLOOR	16,632
SECOND FLOOR	16,714
THIRD FLOOR	16,714
TOTAL	67,217

OCTOBER 21, 2015
REV. DEC 08, 2015

T



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



LEGEND

- PROPERTY LINE
- ==== 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- ▭ PROPOSED RETAINING WALL

GENERAL NOTES

1. ALL SITE WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. PARCELS SUBJECT TO JOINT DRIVEWAY, PEDESTRIAN ACCESS, AND CROSS PARKING AGREEMENT.
8. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION

SITE PLAN INFORMATION BLOCK - FUSION BUILDING LOT 442	
PROJECT AREA	60,050 SF
BUILDING AREA	17,157 SF
TOTAL IMPERVIOUS	34,415 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	32
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	49
NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	81
NUMBER OF SURFACE BICYCLE STALLS	6
NUMBER OF UNDERGROUND BICYCLE STALLS	53
TOTAL NUMBER OF BICYCLE STALLS	59
LOT COVERAGE	57.3%
USABLE OPEN SPACE	21,106 SF

SITE PLAN INFORMATION BLOCK - THE VIEW BUILDING LOT 441	
PROJECT AREA	53,075 SF
BUILDING AREA	23,500 SF
TOTAL IMPERVIOUS	43,450 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	34
NUMBER OF PROPOSED UNDERGROUND PARKING STALLS	104
NUMBER OF ACCESSIBLE STALLS	3
TOTAL NUMBER OF STALLS	138
NUMBER OF SURFACE BICYCLE STALLS	16
NUMBER OF UNDERGROUND BICYCLE STALLS	120
TOTAL NUMBER OF BICYCLE STALLS	136
LOT COVERAGE	81.2%
USABLE OPEN SPACE	10,250 SF

LEGAL DESCRIPTION

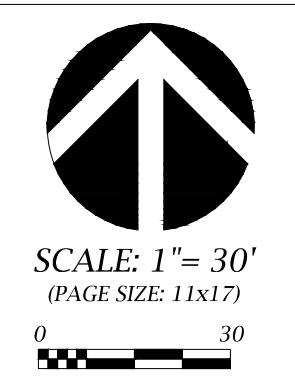
LOTS 441 AND 442 GRANDVIEW COMMONS. RECORDED IN VOLUME 58-005A OF PLATS ON PAGES 19-33 AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 11, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN, CONTAINING 113,125 SQUARE FEET (2.60 ACRES).

OVERALL SITE PLAN

FUSION APARTMENTS & THE VIEW

CITY OF MADISON, DANE COUNTY, WI

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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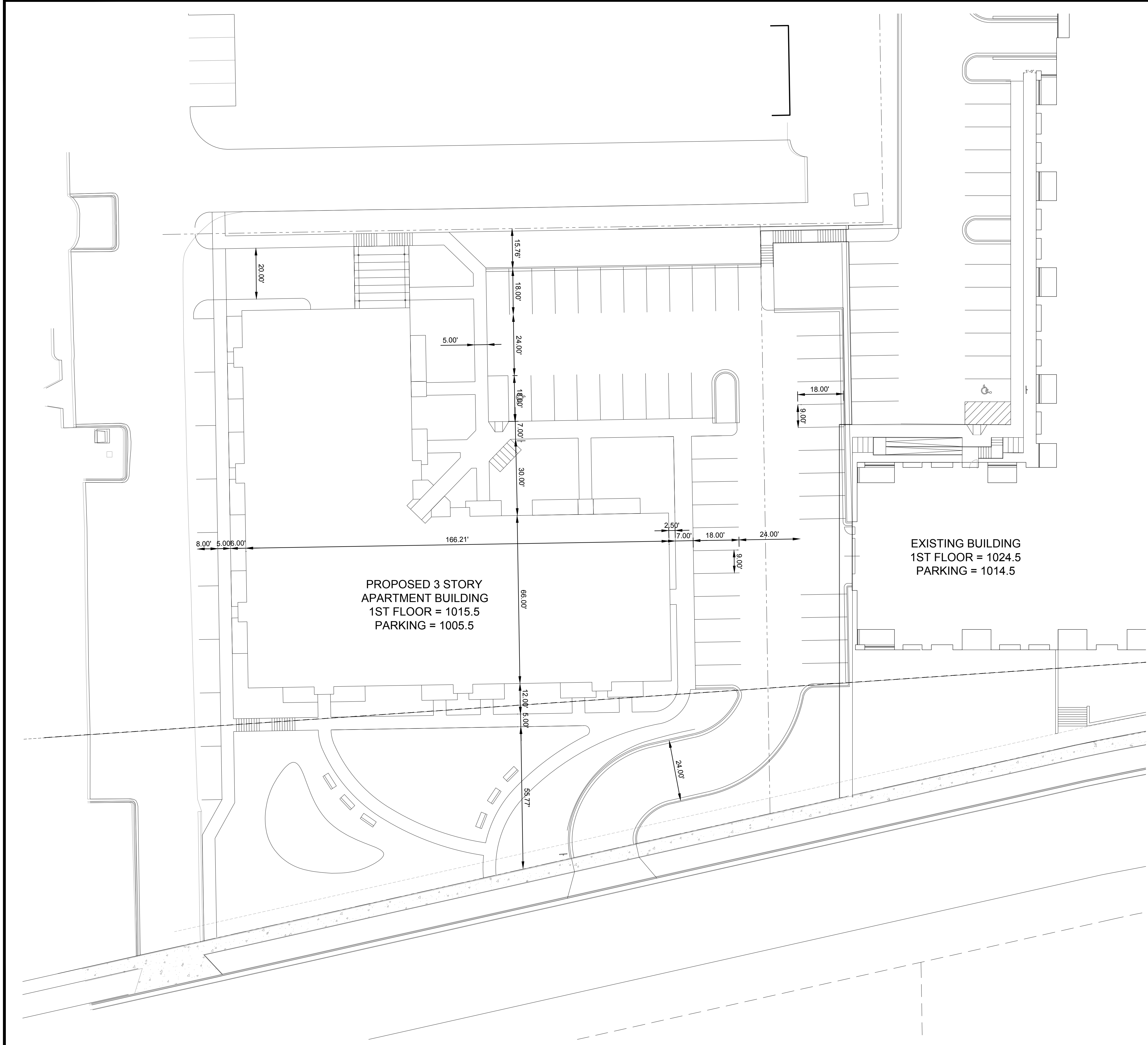
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FN: 15-03-104

Sheet Number:
C-101



LEGEND

- PROPERTY LINE
- ==== 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- ▭ PROPOSED RETAINING WALL

GENERAL NOTES

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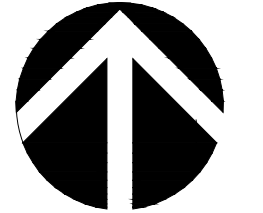

SITE PLAN INFORMATION BLOCK	
PROJECT AREA	60,050 SF
PROPOSED BUILDING AREA	17,157 SF
PROPOSED TOTAL IMPERVIOUS	34,415 SF
NUMBER OF PROPOSED SURFACE PARKING STALLS	32
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NUMBER OF ACCESSIBLE STALLS	2
TOTAL NUMBER OF STALLS	81
NUMBER OF SURFACE BICYCLE STALLS	12
NUMBER OF UNDERGROUND BICYCLE STALLS	53
TOTAL NUMBER OF BICYCLE STALLS	65
LOT COVERAGE	57.3%
USABLE OPEN SPACE	21,106 SF

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SITE PLAN

FUSION APARTMENTS & THE VIEW

CITY OF MADISON, DANE COUNTY, WI

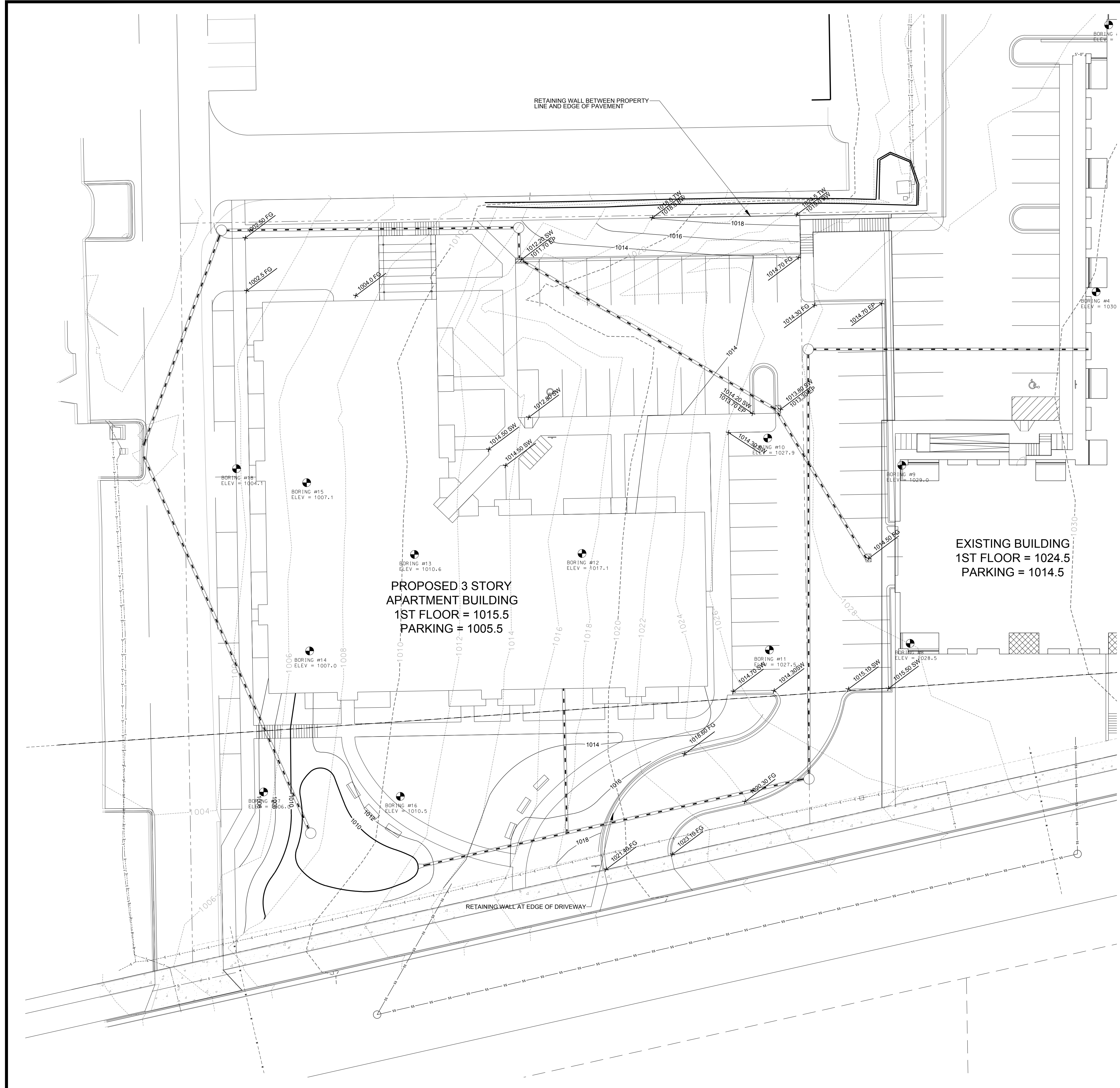

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LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- SPOT ELEVATION
EP - EDGE OF PAVEMENT
FFE - FINISHED FLOOR ELEVATION
TC - TOP OF CURB
TW - TOP OF WALL (GROUND ELEVATION)
BW - BOTTOM OF WALL (GROUND ELEVATION)
HP - HIGHPOINT
- SILT FENCE/SILT SOCK
- PROPOSED RETAINING WALL

GRADING AND EROSION CONTROL NOTES:

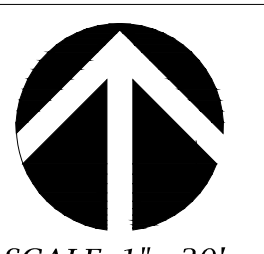
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION THE COUNTY OR TOWN WILL REQUIRE ADDITIONAL MEASURES TO BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH
13. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
15. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEE MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. SEE LANDSCAPE PLAN FOR A MORE DETAILED PLANTING PLAN AND LANDSCAPE DETAILS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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GRADING PLAN

FUSION APARTMENTS & THE VIEW

CITY OF MADISON, DANE COUNTY, WI



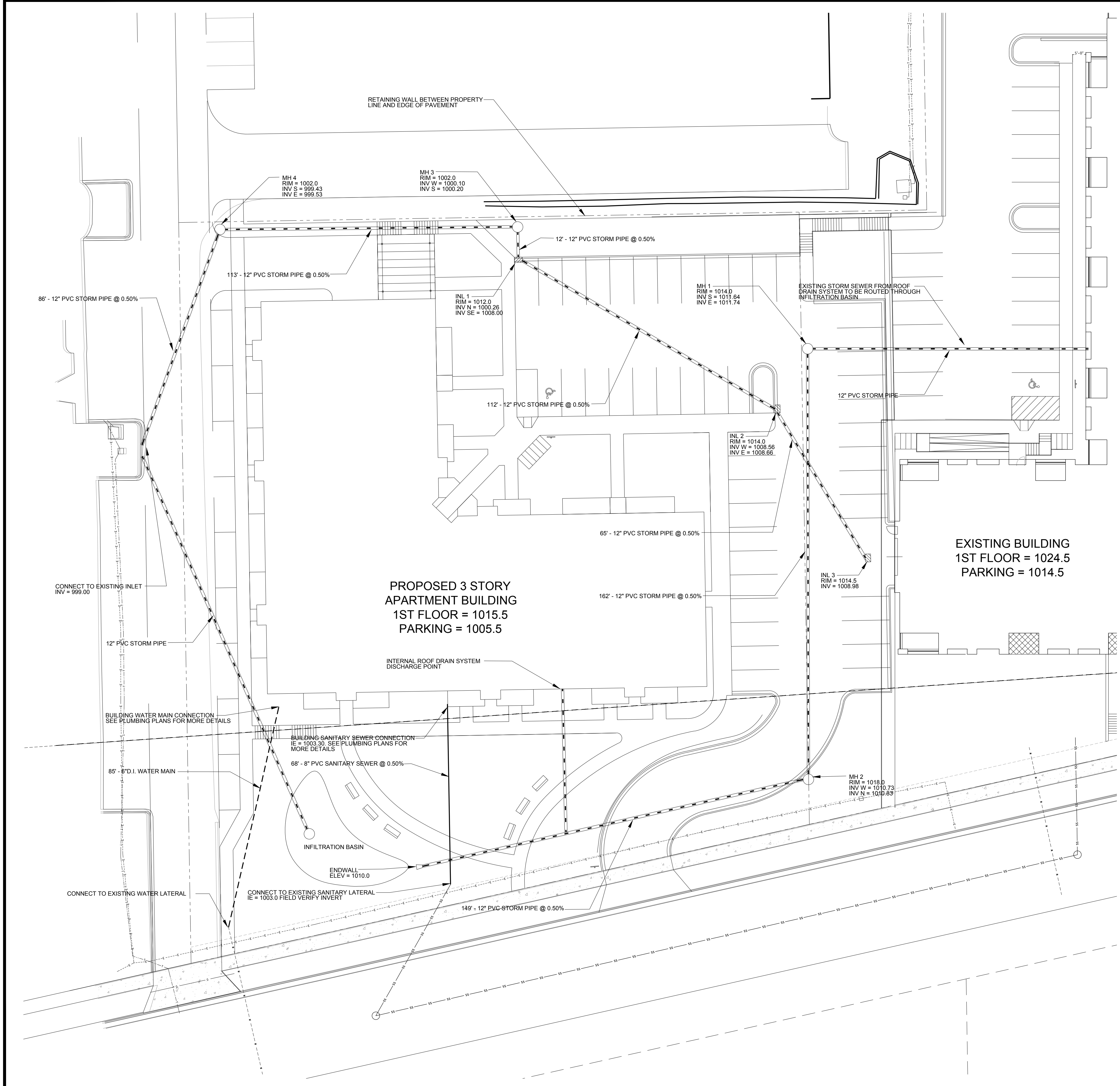
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LEGEND

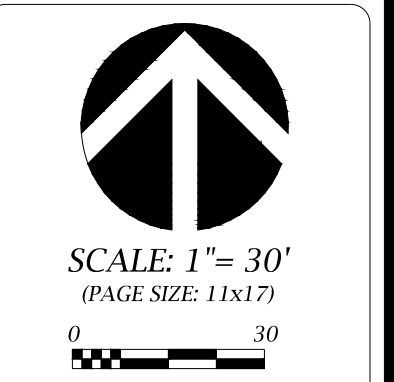
- PROPERTY LINE
- 18" CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER

SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID
6. ALL STORM MANHOLES TO BE 48" DIAMETER MANHOLE WITH NEENAH R-2501 INLET FRAME, GRATE WITH TYPE G LID UNLESS NOTED AS SOLID LID ON PLAN
7. ALL ROOF DRAIN STORM PIPES TO BE 6" PVC @ 1.0% AND ROOF DRAIN SYSTEM INLETS TO BE PVC FIELD DRAIN / CLEANOUTS.

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 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
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UTILITY PLAN
FUSION APARTMENTS & THE VIEW
 CITY OF MADISON, DANE COUNTY, WI



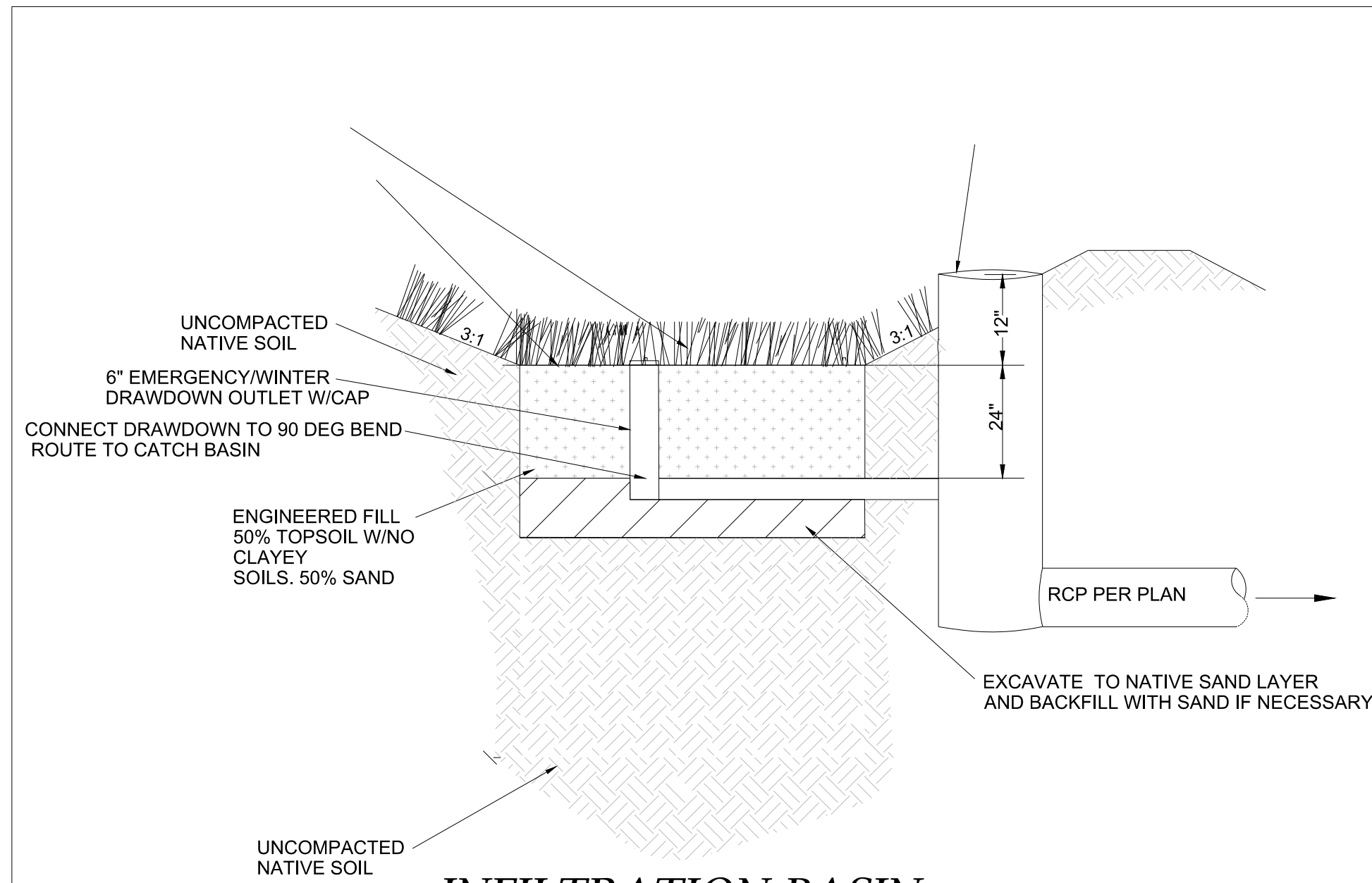
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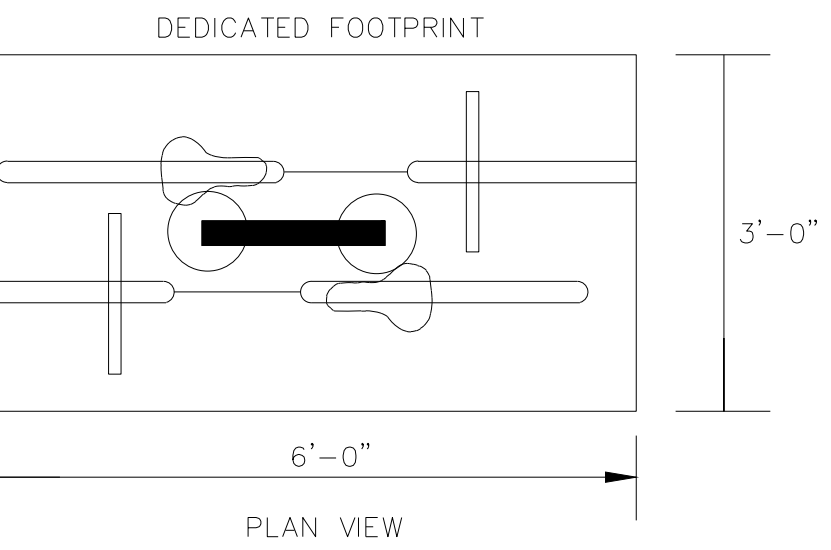
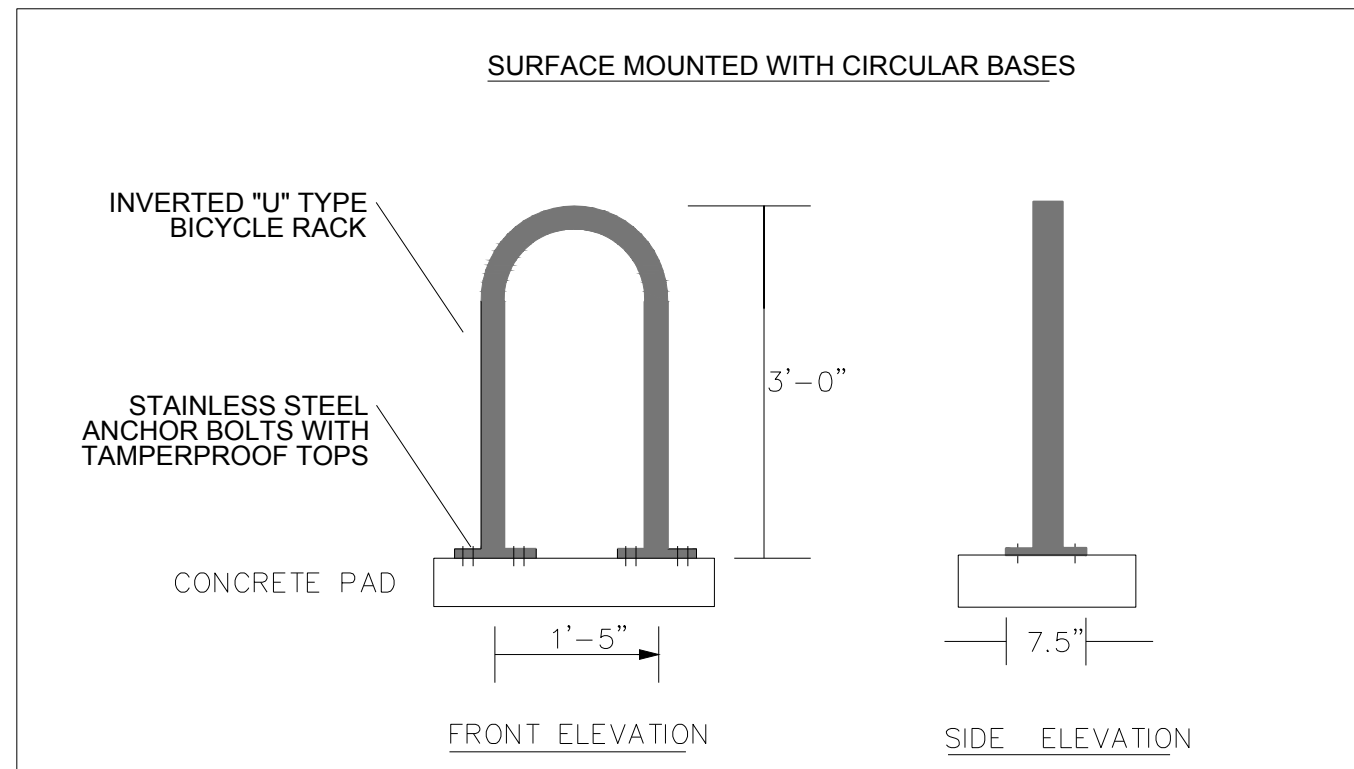
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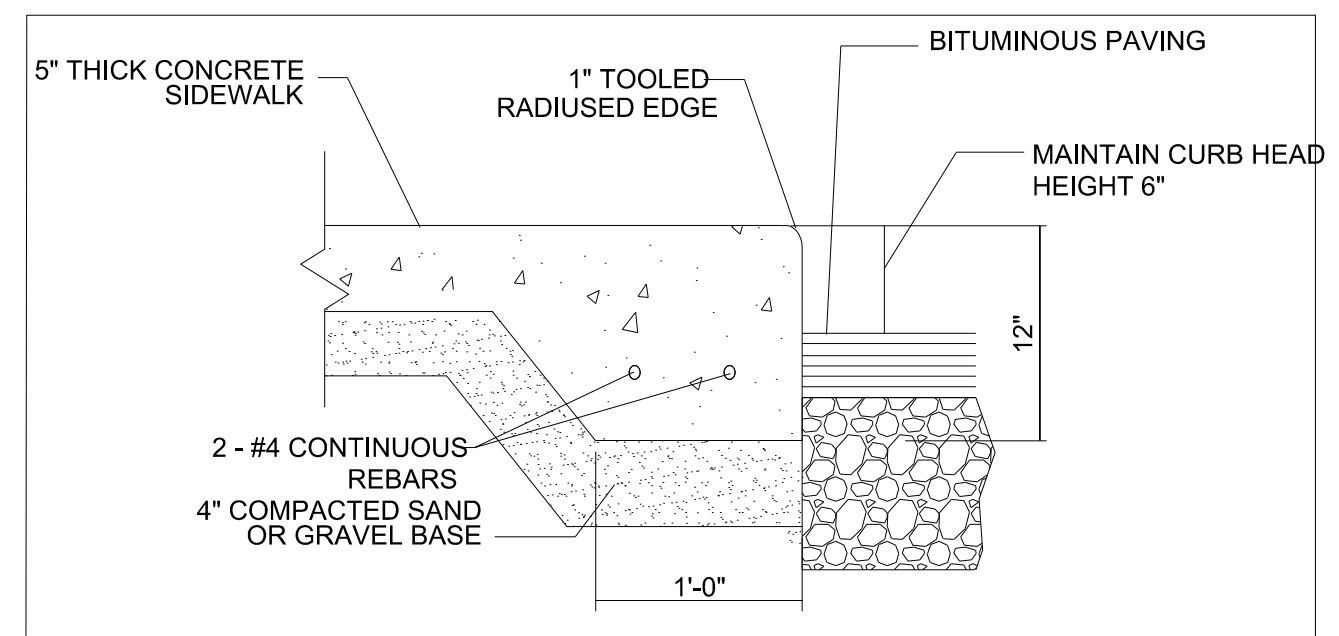


INFILTRATION BASIN
NOT TO SCALE

NOTE:
DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES
ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE CITY OF MADISON STANDARDS
INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.
PLANT WITH GRASSES TOLERANT OF FLUCTUATING WATER CONDITIONS

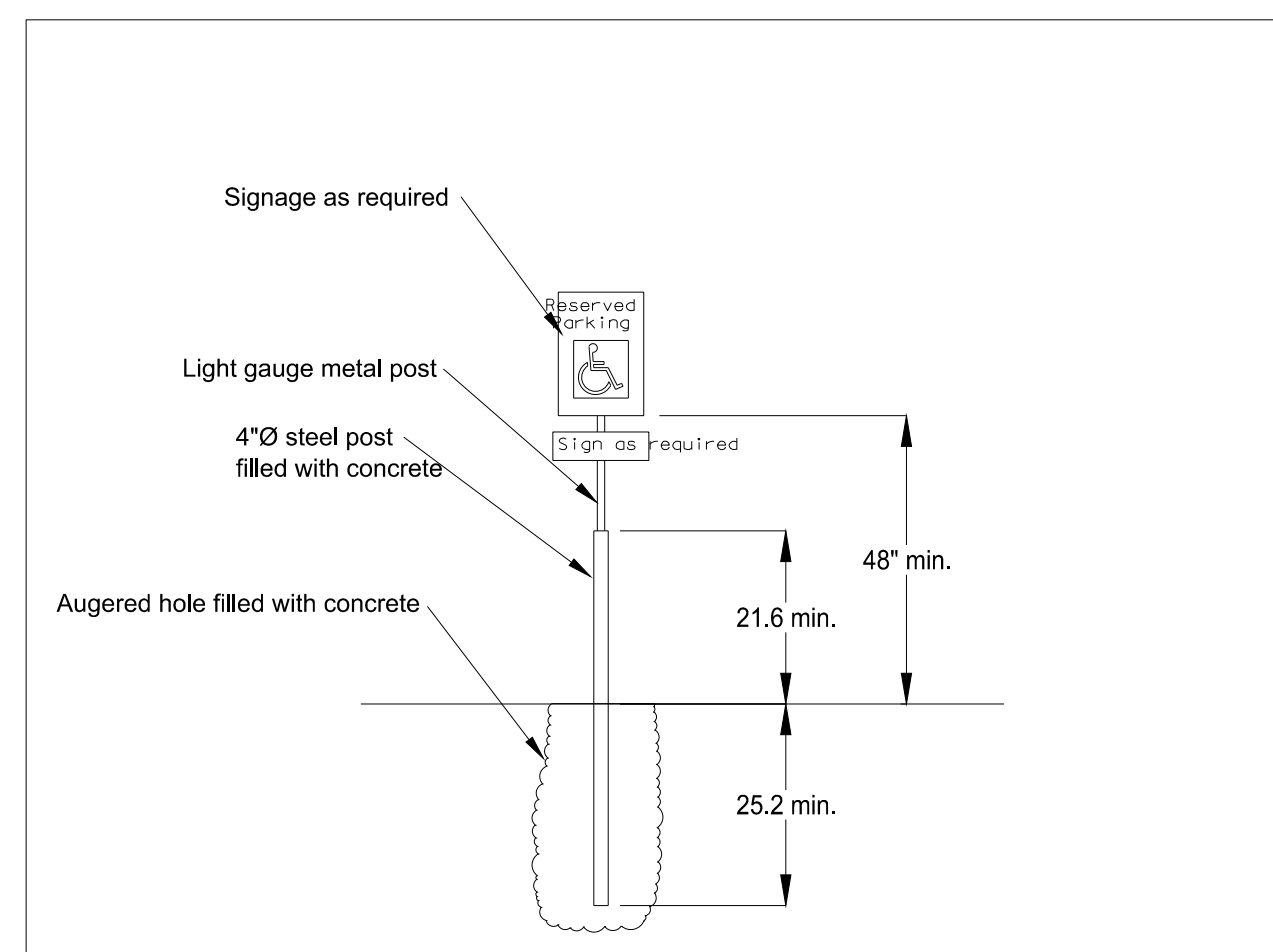


BIKE RACK DETAIL
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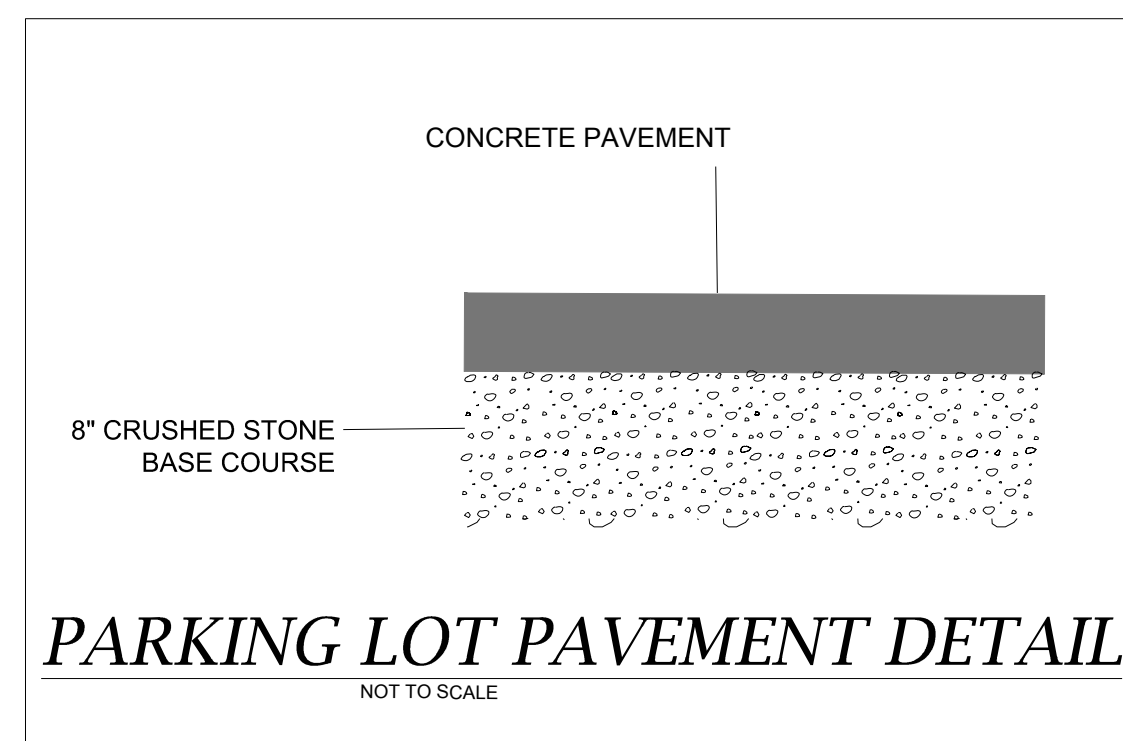


GENERAL NOTES:
- PROVIDE 1/4" PER FOOT CROSS SLOPE ACROSS WALK
- PROVIDE TOOLED JOINTS @ +/- 5'-0" O.C.

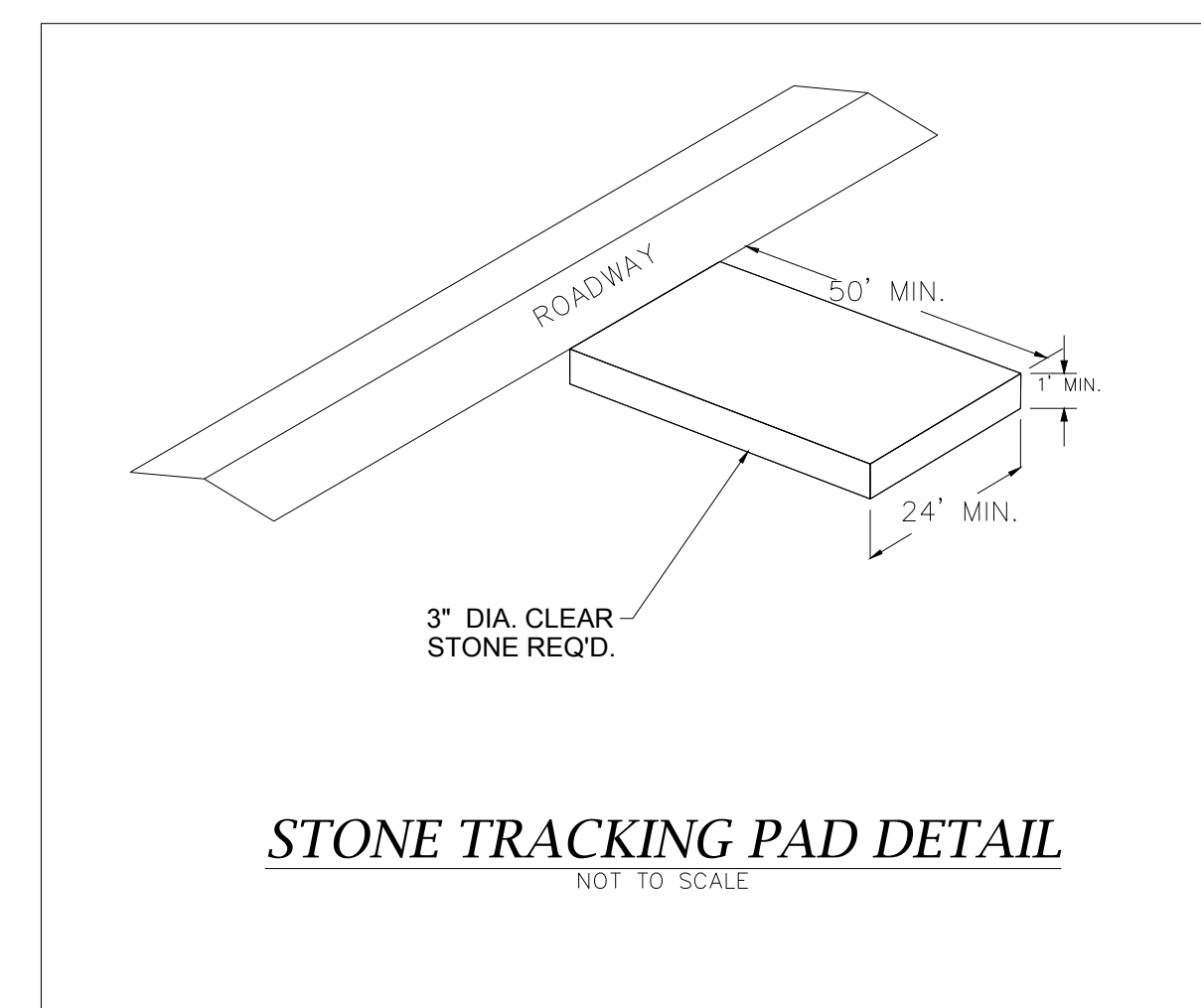
CONCRETE WALK DETAIL
NOT TO SCALE



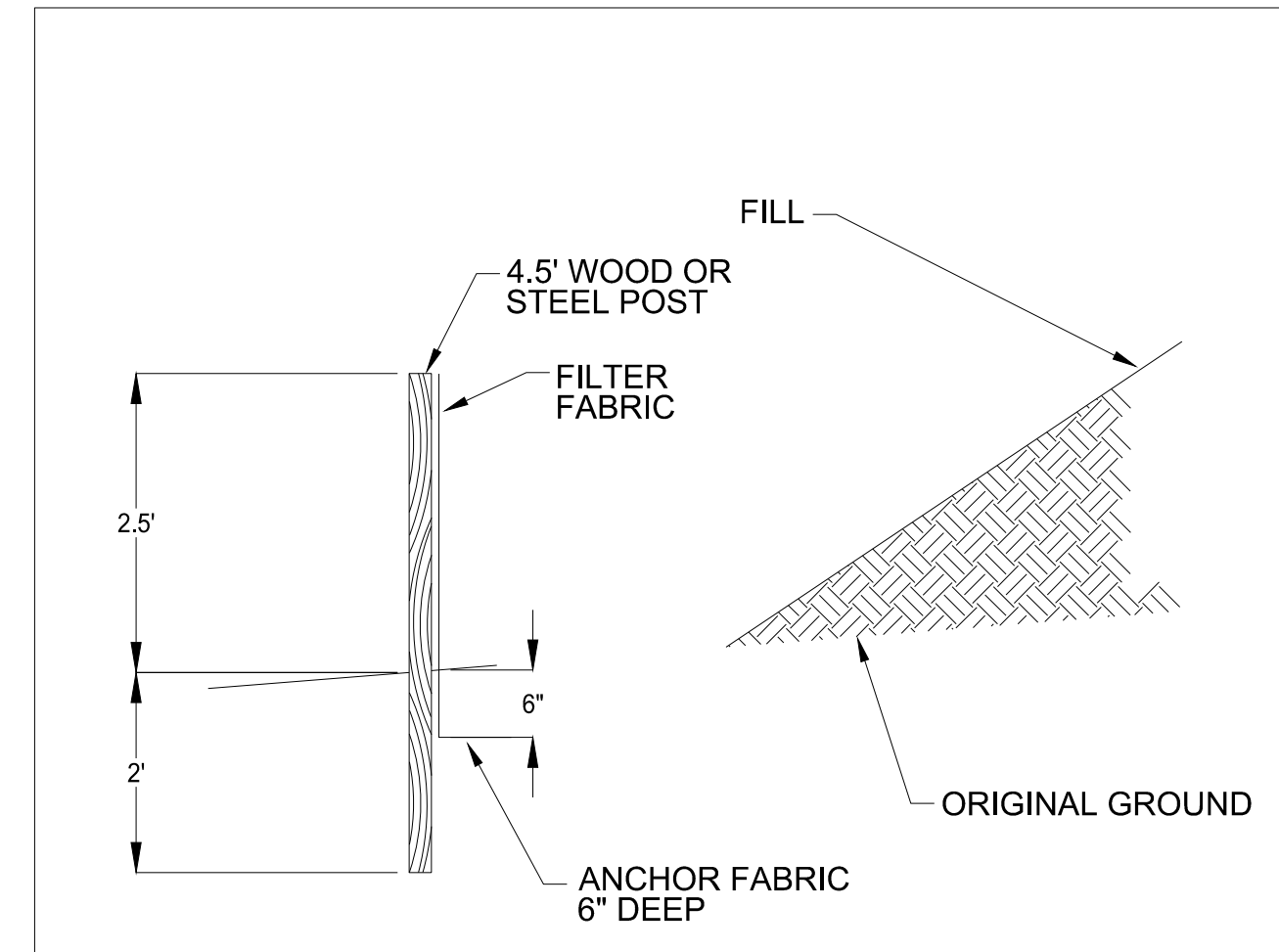
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



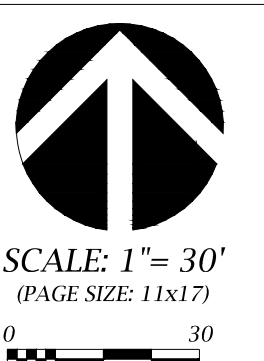
PARKING LOT PAVEMENT DETAIL
NOT TO SCALE



STONE TRACKING PAD DETAIL
NOT TO SCALE

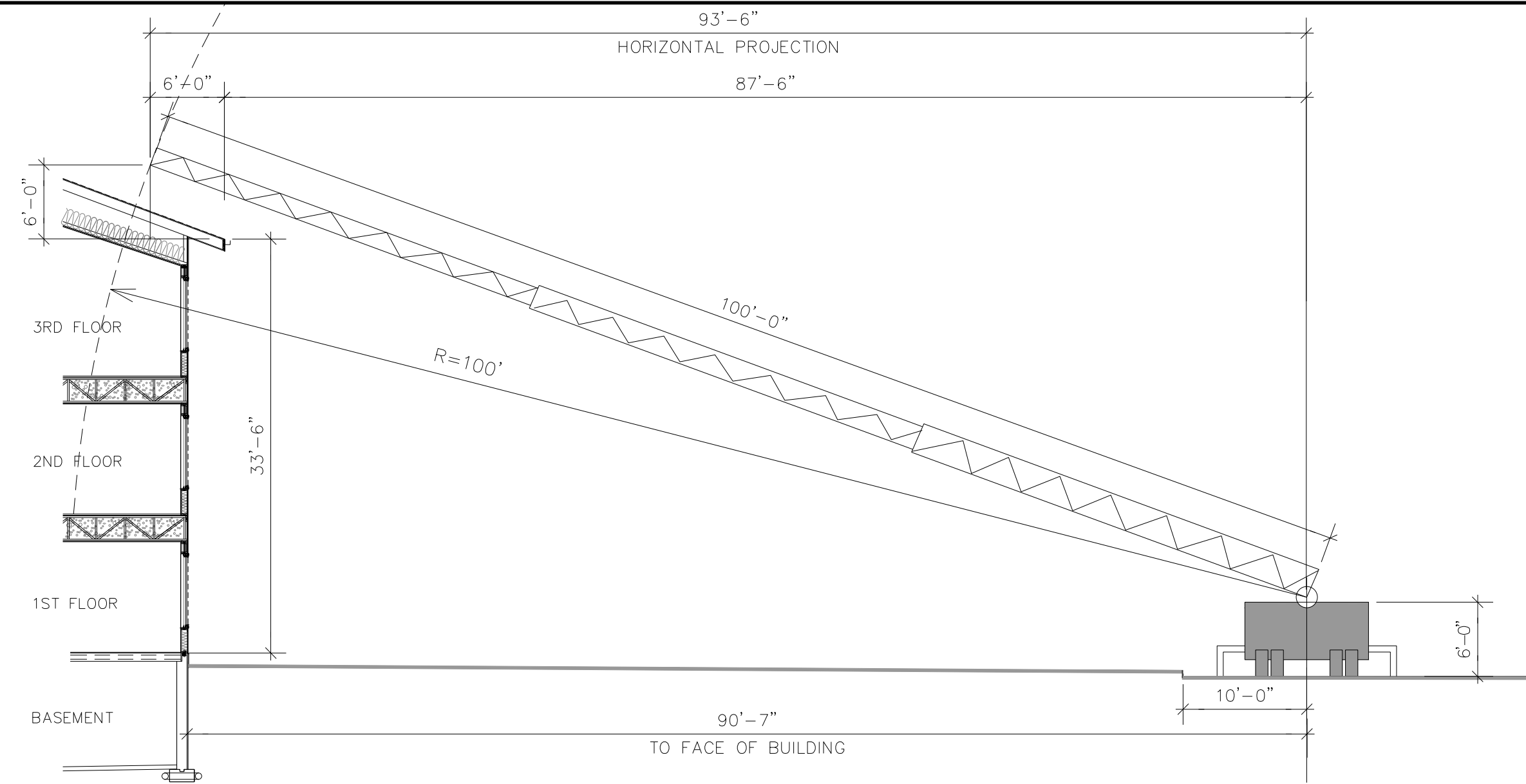


SILT FENCE DETAIL
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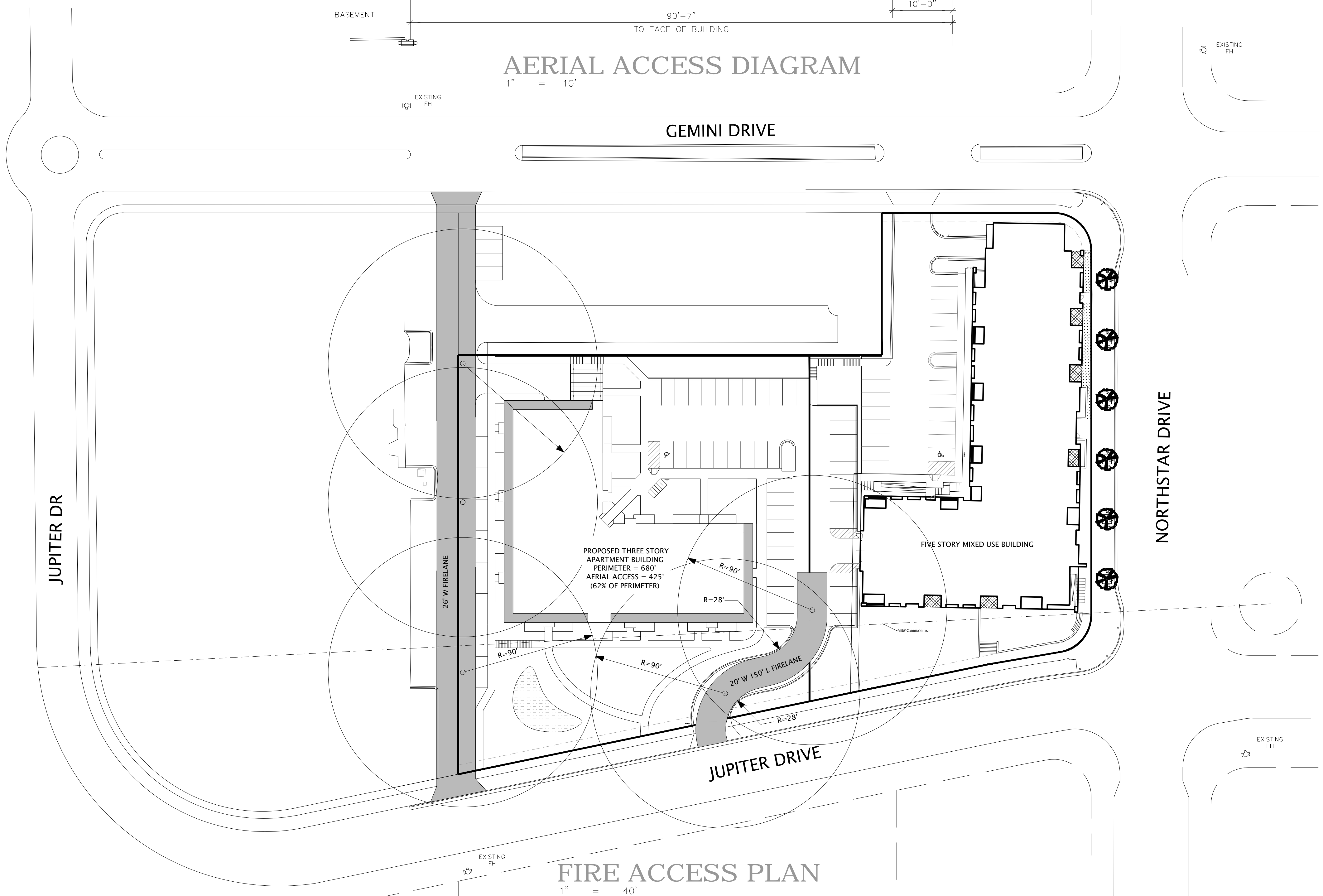


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AERIAL ACCESS DIAGRAM

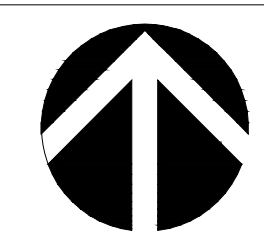


FIRE ACCESS PLAN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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FIRE ACCESS PLAN
FUSION APARTMENTS & THE VIEW

CITY OF MADISON, DANE COUNTY, WI



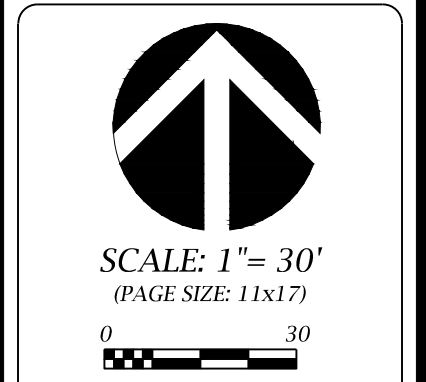
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DATE: 11-30-15
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DRAWN BY: MS

FN: 15-03-104

Sheet Number:
L-100

LANDSCAPE REQUIREMENTS SUMMARY

DEVELOPED AREA REQUIREMENT:
 GROSS DEVELOPED AREA = 56,507 SQ FT
 BUILDING FOOTPRINTS = 18,159 SQ FT
 NET DEVELOPED AREA = 38,348 SQ FT (5.97 ACRE)
 REQUIREMENT = 5 POINTS / 300 SQ FT OF DEVELOPED AREA
 TOTAL POINTS REQUIRED = 640 POINTS
 POINTS PROVIDED = 1,219 POINTS

STREET FRONTAGE REQUIREMENT:
 1 OVERSTORY TREE OR 2 EVERGREEN & 5 SHRUB PER 30 LF

JUPITER DRIVE FRONTAGE = 273 FT
 PLANTS REQUIRED = 9 OVERSTORY TREES OR
 18 EVERGREEN / ORNAMENTAL TREES
 45 SHRUBS
 PLANTS PROVIDED = 9 OVERSTORY TREES
 3 ORNAMENTAL TREES
 46 SHRUBS

PARKING LOT LANDSCAPING REQUIREMENT:
 1 OVERSTORY TREE OR 2 ORNAMENTAL TREES PER 160 SQ FT OF REQUIRED AREA

TOTAL PARKING LOT AREA = 22,848 SQ FT
 REQUIRED LANDSCAPED AREA = 1,828 SQ FT (8% TOTAL PARKING LOT AREA)

LANDSCAPED AREA PROVIDED = 2,000 SQ FT

OVERSTORY TREES REQUIRED = 12 OVERSTORY TREES
 OVERSTORY TREES PROVIDED = 12 OVERSTORY TREES

SITE LANDSCAPE PLAN - GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL PLANTING BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD CONTAINED BY LANDSCAPE EDGING.
- PLANTING BEDS & TREES WITHIN LAWN AREAS SHALL BE CONTAINED BY A BLACK VINYL EDGING.
- PLANTING BEDS & TREES LOW-GROWING MEADOW AREAS SHALL BE CONTAINED BY A 4" DEEP MACHINE TRENCHED EDGE.
- ALL TREES NOT CONTAINED IN A PLANTING BED SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- ALL AREAS ADJACENT TO THE BUILDING FOUNDATION THAT ARE NOT TO RECEIVE PLANTS SHALL BE CONTAINED BY A 18" WIDE MAINTENANCE STRIP CONSISTING OF A 3" LAYER OF 'MISSISSIPPI 1' WASHED STONE' AS FURNISHED BY MADISON BLOCK & STONE.
- ALL WASHED STONE SHALL BE PLACED ON FILTER FABRIC & CONTAINED WITH BLACK VINYL EDGING.
- WASHED STONE AREAS SHALL BE SEPARATED FROM BARK MULCH AREAS WITH BLACK VINYL EDGING.
- ALL LAWN, NATIVE GRASS, & PLANTING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- INFILTRATION PLANT MIX SHALL BE **RAINWATER RENEWAL GARDEN FOR SUNNY SITES** AS PROVIDED BY **AGRECOL** (WWW.AGRECOL.COM) - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- LAWN SEED SHALL BE **MADISON PARKS** SEED MIX AS MANUFACTURED BY LACROSSE SEED, LLC (WWW.LACROSSESEED.COM) - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- LOW MAINTENANCE FESCUE SEED SHALL BE **CARE-FREE** SEED MIX AS MANUFACTURED BY LACROSSE SEED, LLC (WWW.LACROSSESEED.COM) - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED MIXES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ZONING ORDINANCE.

GROUND COVER LEGEND

- LAWN SEED
- LOW GROWING MEADOW FOR MEDIUM SOILS SEED MIX AS MANUFACTURED BY PRAIRIE NURSERY
- LOW MAINTENANCE FESCUE SEED MIX
- INFILTRATION PLANT MIX - 2" PLUGS ON 12" CENTERS
- BARK MULCH
- MISSISSIPPI 1' WASHED STONE AS FURNISHED BY MADISON BLOCK & STONE

PLANTING SCHEDULE

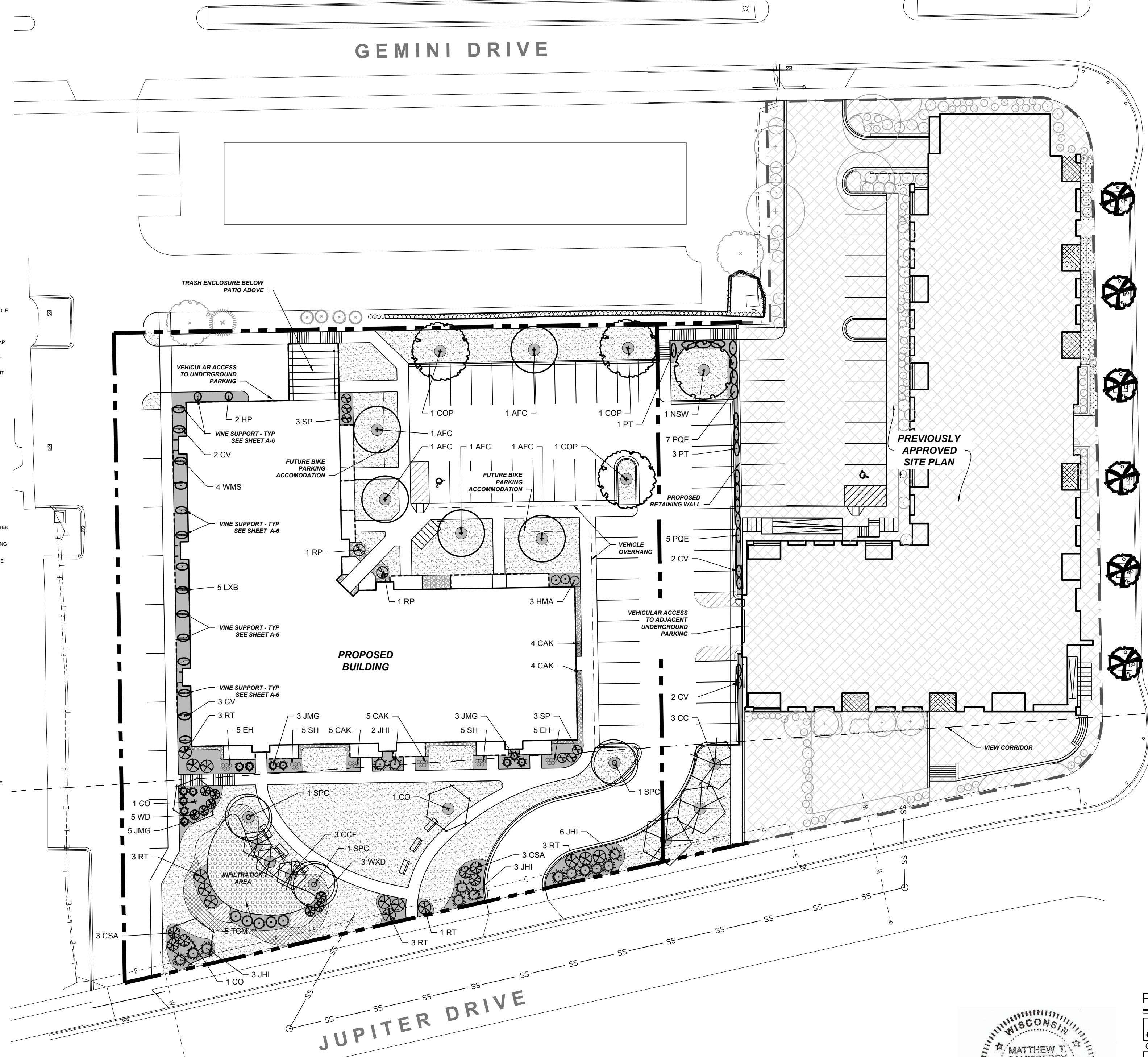
CODE	SCIENTIFIC NAME	COMMON NAME	PTS PER QTY	SUB-TOTAL	SIZE	ROOT COND	NOTES
OVERSTORY DECIDUOUS TREES							
AFC	Acer x freemanii 'Celtzam'	Celebration Maple	5	35	175	2.5"	B&B
CC	Carpinus caroliniana	Muscledwood	3	35	105	2.5"	B&B
CO	Cotinus obovatus	Smoke Tree	6	35	210	2.5"	B&B
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3	35	105	2.5"	B&B
NSW	Nyssa sylvatica 'Wildfire'	Wildfire Sour Gum	1	35	35	2.5"	B&B
SPC	Syringa pekinensis 'China Snow'	China Snow Pekin Lilac	3	35	105	2.5"	B&B
ORNAMENTAL TREE							
CCF	Carpinus caroliniana 'Firespire'	Firespire Muscledwood	3	15	45	6' TALL	B&B MULTI-STEM
DECIDUOUS SHRUB							
CSA	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	6	3	18	36" TALL	POT
HMA	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Hydrangea	3	3	9	24" TALL	POT
RT	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	13	3	39	24" TALL	POT
SP	Syringa 'Penda'	Blooming Lilac	6	3	18	36" TALL	POT
WD	Weigela 'Dark Horse'	Dark Horse Weigela	8	3	24	18" TALL	POT
DECIDUOUS VINES							
CV	Clematis virginiana	Woodbine	9	3	27	24" TALL	POT
HP	Hydrangea peltata	Climbing Hydrangea	2	3	6	24" TALL	POT
LXB	Lonicera x brownii 'Dropmore Scarlett'	Dropmore Scarlett Honeysuckle	5	3	15	24" TALL	POT
PT	Parthenocissus tricuspidata	Boston Ivy	9	3	27	24" TALL	POT
PQE	Parthenocissus quinquefolia var. engelmannii	Virginia Creeper	12	3	36	24" TALL	POT
WMS	Wisteria macrostachys 'Summer Cascade'	Summer Cascade Wisteria	4	3	12	24" TALL	POT
EVERGREEN SHRUB							
JHI	Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper	14	4	56	3 GAL	POT
JMG	Juniperus x media 'Sea of Gold'	Sea of Gold Juniper	12	4	48	3 GAL	POT
RP	Rhododendron P.J.M.	P.J.M. Rhododendron	2	4	8	24" TALL	POT
TCM	Taxus cuspidata 'Monlo'	Emerald Spreader Yew	5	4	20	24" TALL	POT
ORNAMENTAL GRASSES							
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	18	2	36	1 GAL	POT
EH	Elymus hystrix	Bottle Brush Grass	10	2	20	1 GAL	POT
SH	Sporobolus heterolepis	Prairie Dropseed	10	2	20	1 GAL	POT
			TOTAL:	1219	POINTS		



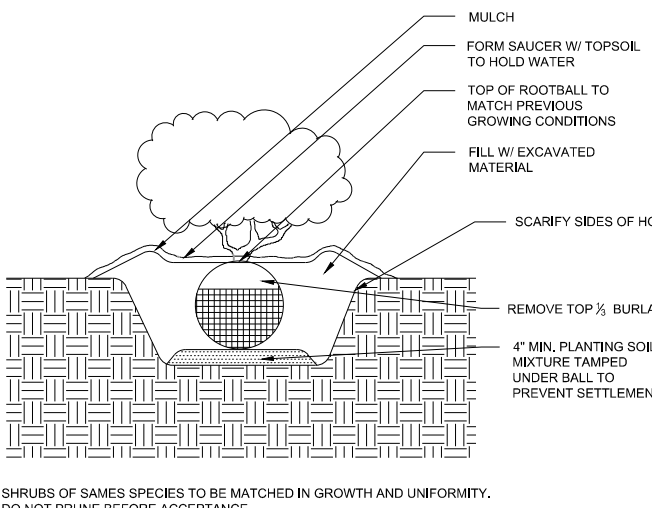
GEMINI DRIVE

NORTH STAR DRIVE

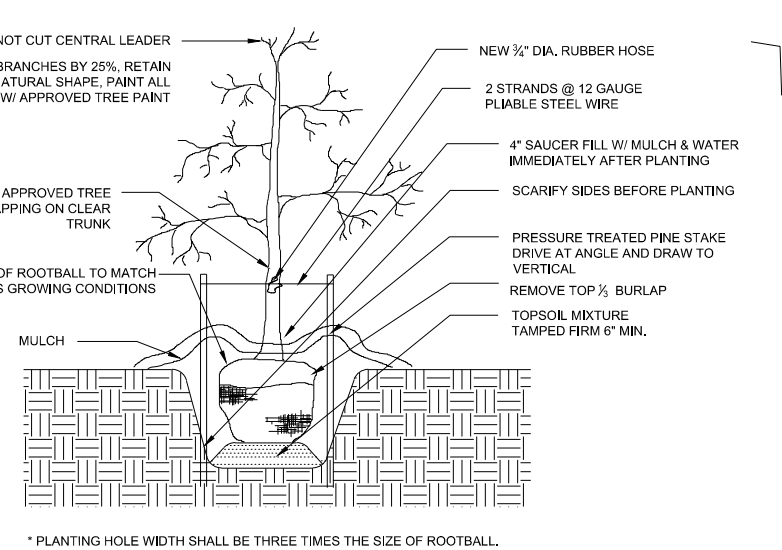
JUPITER DRIVE



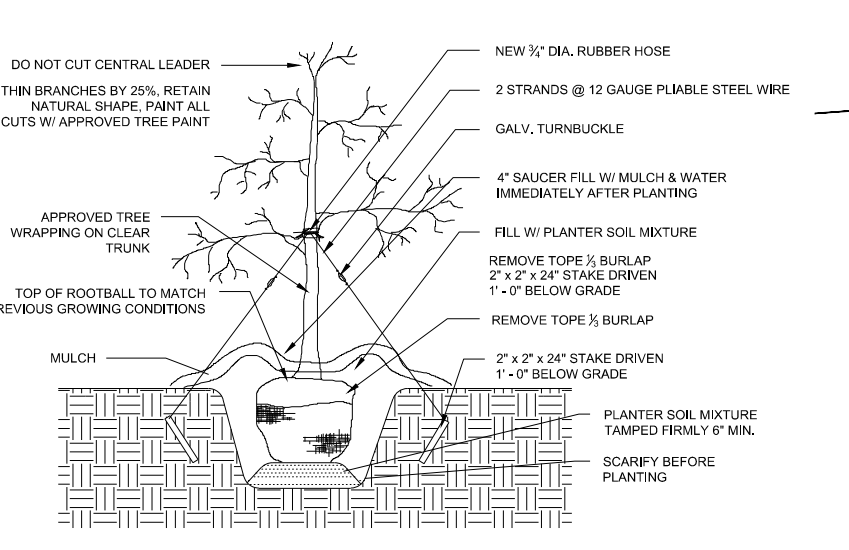
PERENNIAL PLANTING DETAIL



SHRUB PLANTING DETAIL

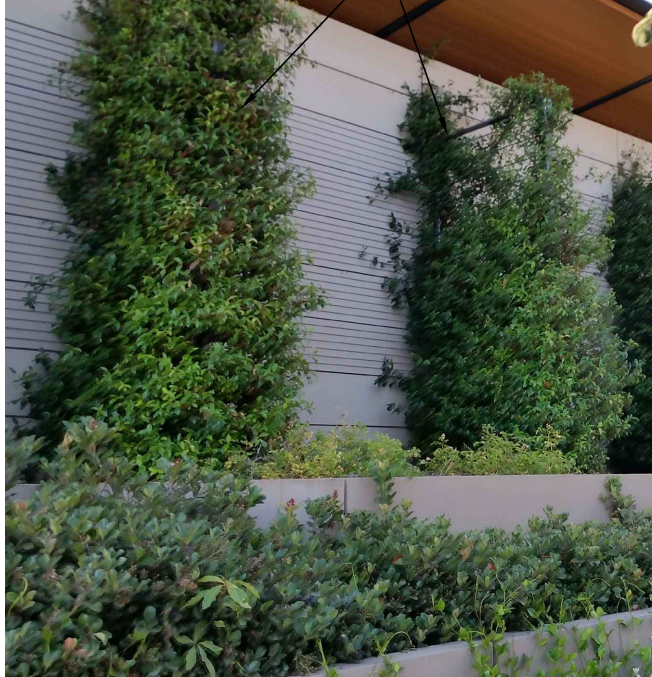


TREES OVER 2" CALIPER

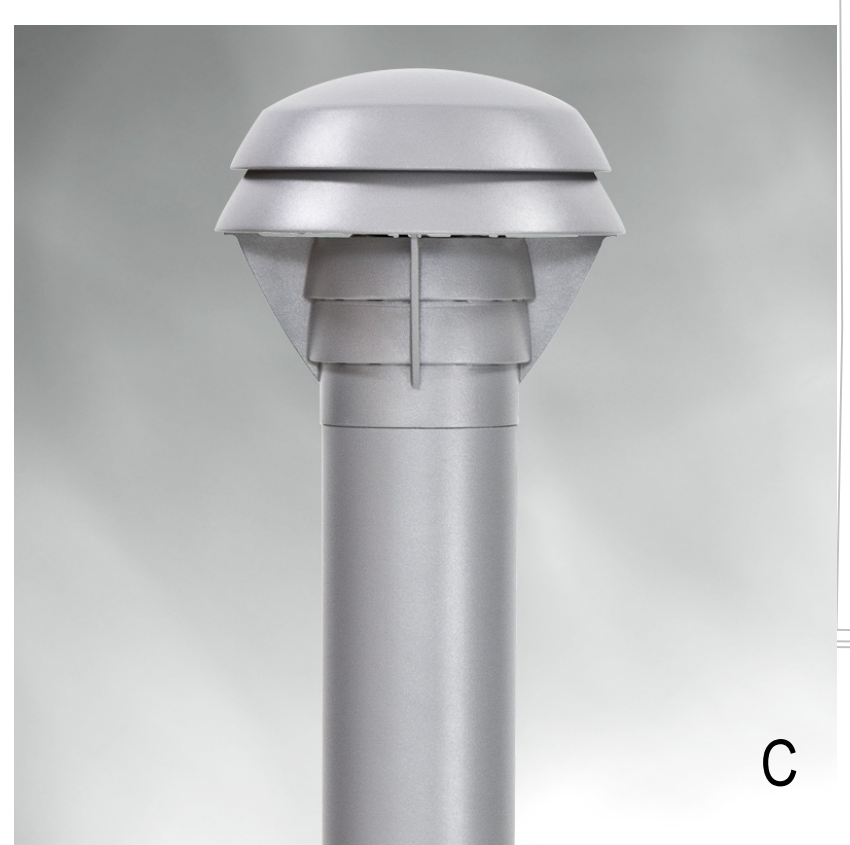


TREES UNDER 2" CALIPER

PRE-MANUFACTURED TRELLIS INSTALLED PERPENDICULAR TO BUILDING FACADE

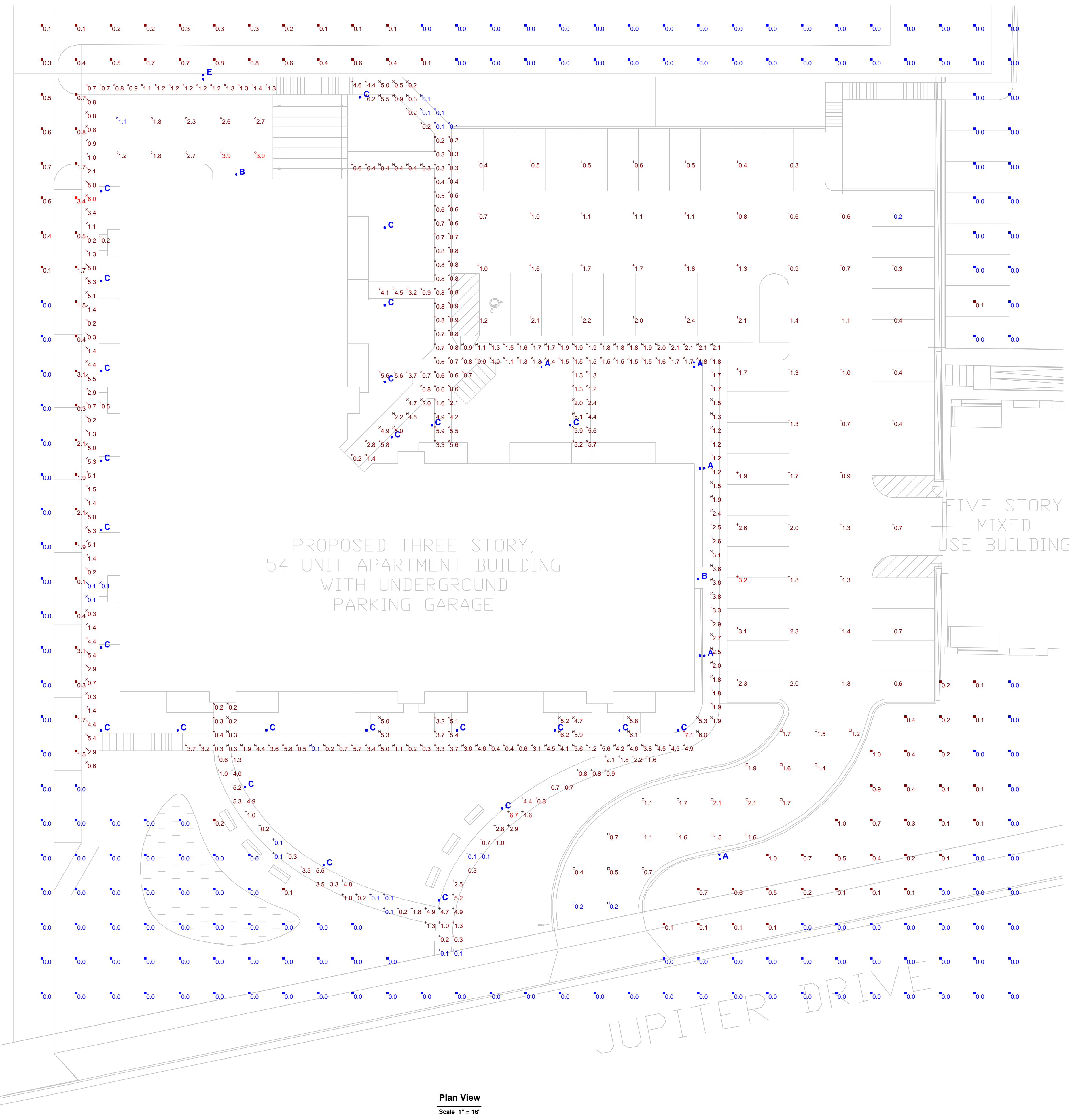


VINE SUPPORT SYSTEM (SEE SHEET A-6)



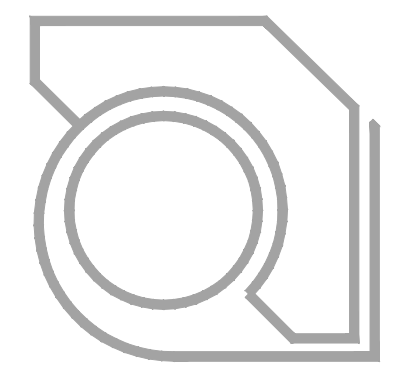
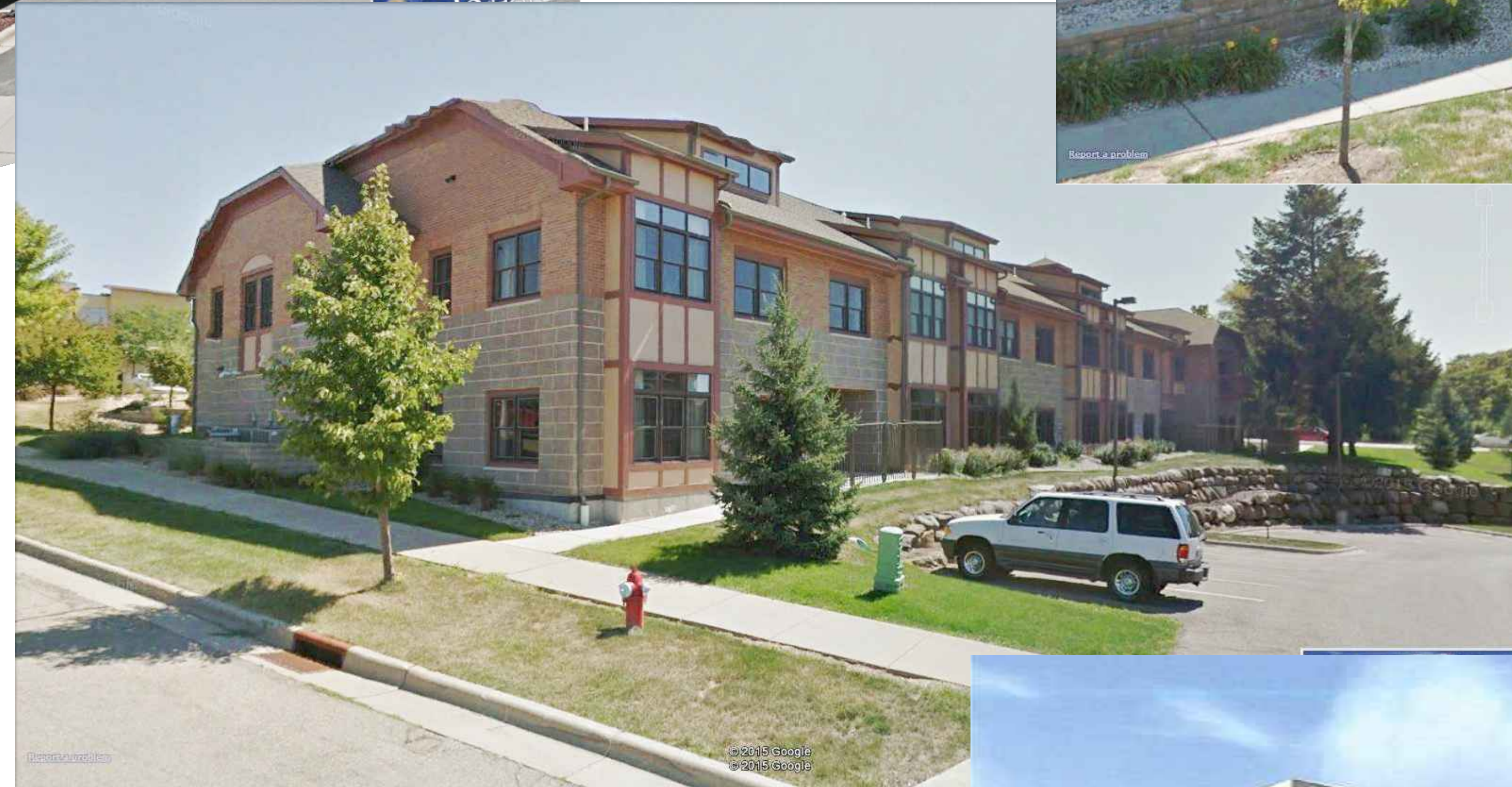
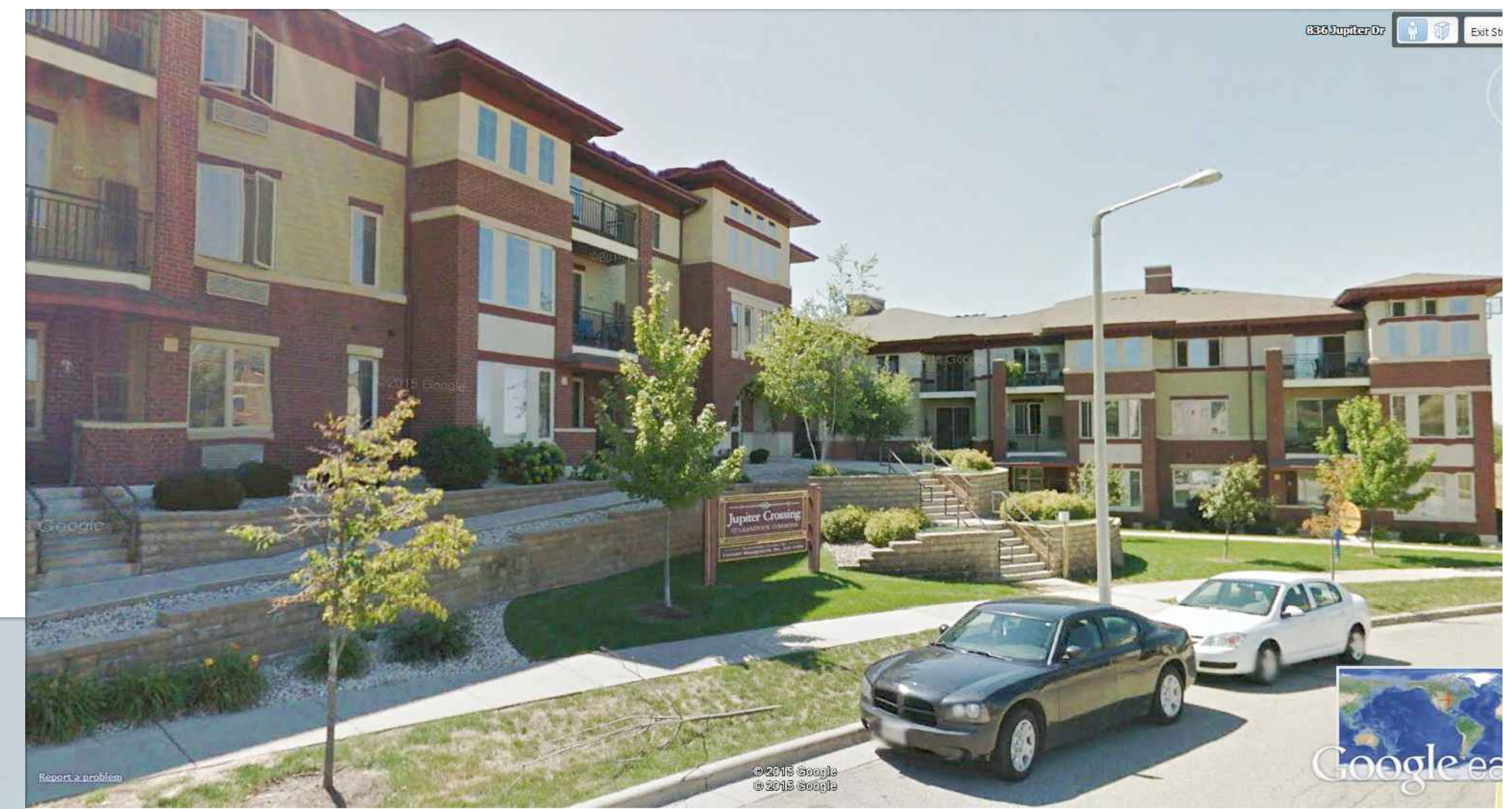
LUMINAIRE SCHEDULE				
Symbol	Label	Qty	Catalog Number	Watts
○	A	5	ELA16-1-4-10SLA-700-NW-VOLT-FINISH-HS POLE_POLE BASE3' ABOVE GRADE	103.7
○	B	2	121-4-26LA-NW	26
□	C	25	BR840-CVIL-NW-360-26-BLP	23.4
○	E	1	ELA16-1-3-10SLA-700-NW-VOLT-FINISH-HS POLE_POLE BASE3' ABOVE GRADE	103.7

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA OUTSIDE OF PARKING AND SIDEWALK	■	0.2 fc	3.4 fc	0.0 fc	N/A	N/A
NORTH & WEST SIDEWALK	×	2.1 fc	6.0 fc	0.1 fc	60:0.1	21:0.1
NORTH DRIVE WAY	◇	2.4 fc	3.9 fc	1.1 fc	3.5:1	2.2:1
PARKING LOT	+	1.3 fc	3.2 fc	0.2 fc	16:0.1	6.5:1
SIDEWALK	×	2.2 fc	7.1 fc	0.1 fc	71:0.1	22:0.1
SOUTH DRIVEWAY	□	1.3 fc	2.1 fc	0.2 fc	10.5:1	6.5:1
SOUTH SIDEWALK	+	2.0 fc	6.7 fc	0.1 fc	67:0.1	20:0.1



Plan View
Scale 1" = 16'

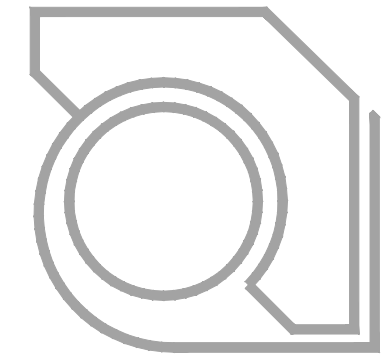
Calculated values include direct and interreflected components.



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PROJECT:
FUSION APARTMENTS
841 JUPITER DRIVE, GRANDVIEW COMMONS, MADISON, WI
CLIENT:
FUSION APARTMENTS, LLC
6417 ODANA RD, MADISON, WI 53719

PROJECT: 2015-04
CAD FILE:
DRAWN BY: U.K.
DATE: 10/21/15
REV: 12/08/15



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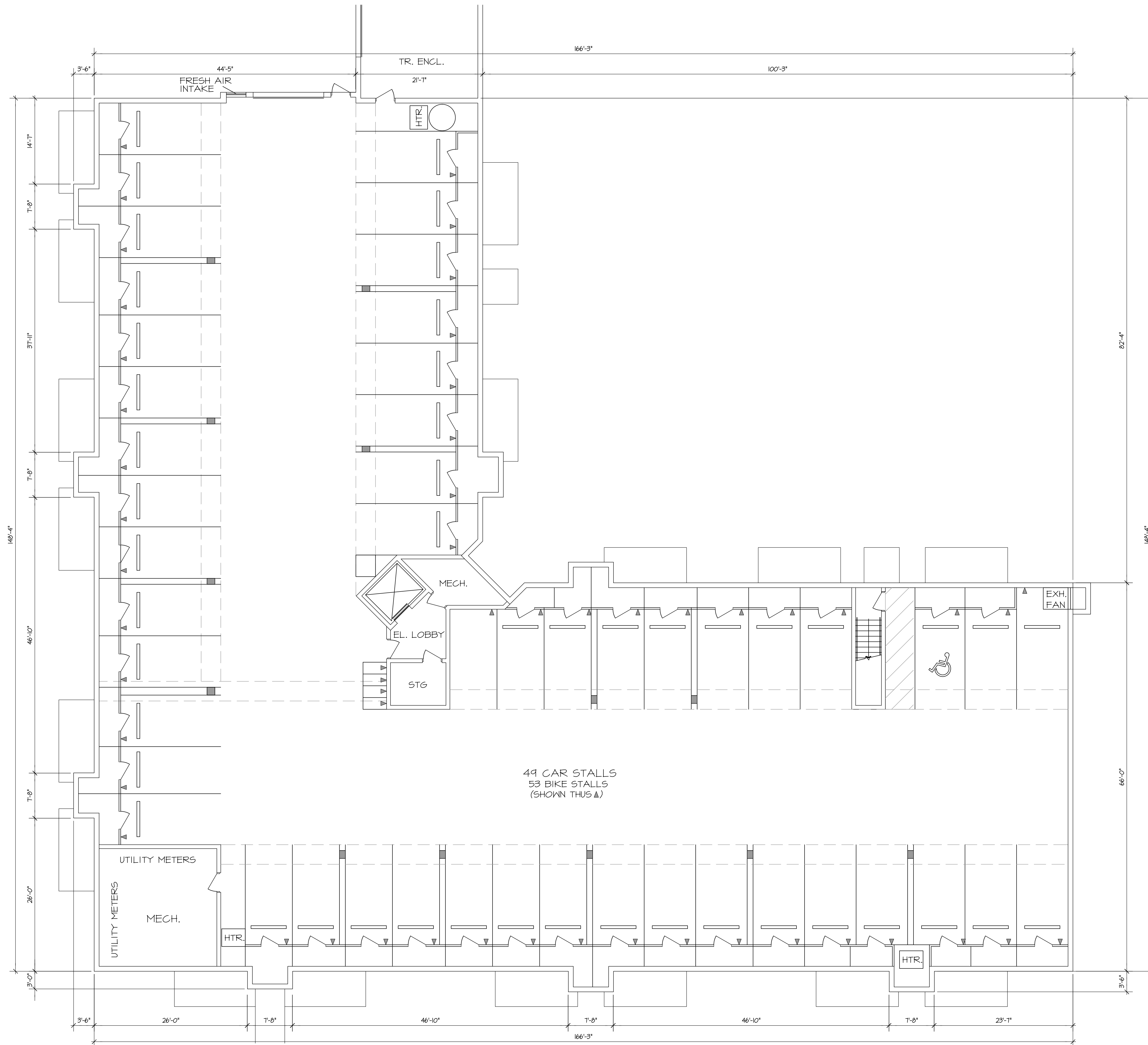


JUPITER DRIVE STREET ELEVATION

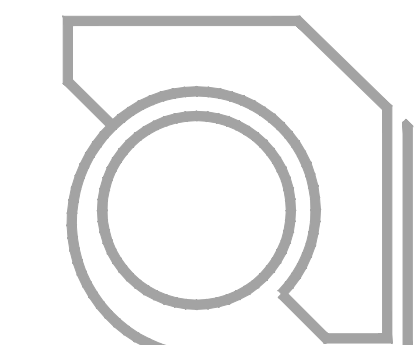
NO SCALE

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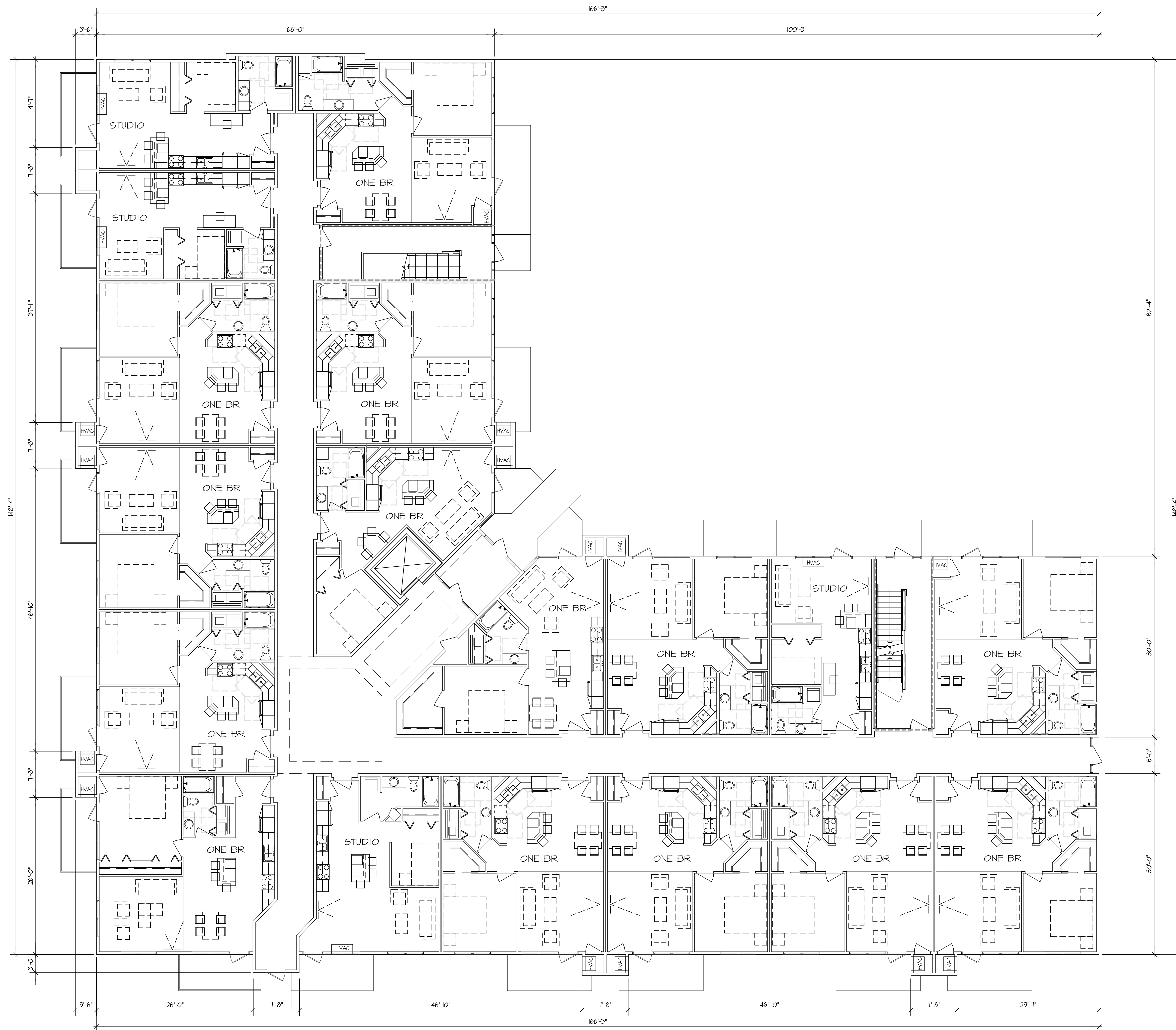
UNDERGROUND PARKING
1/8" = 1'-0"



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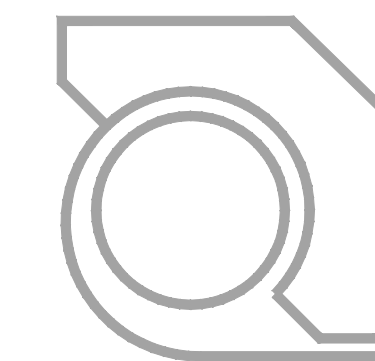
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FIRST FLOOR PLAN

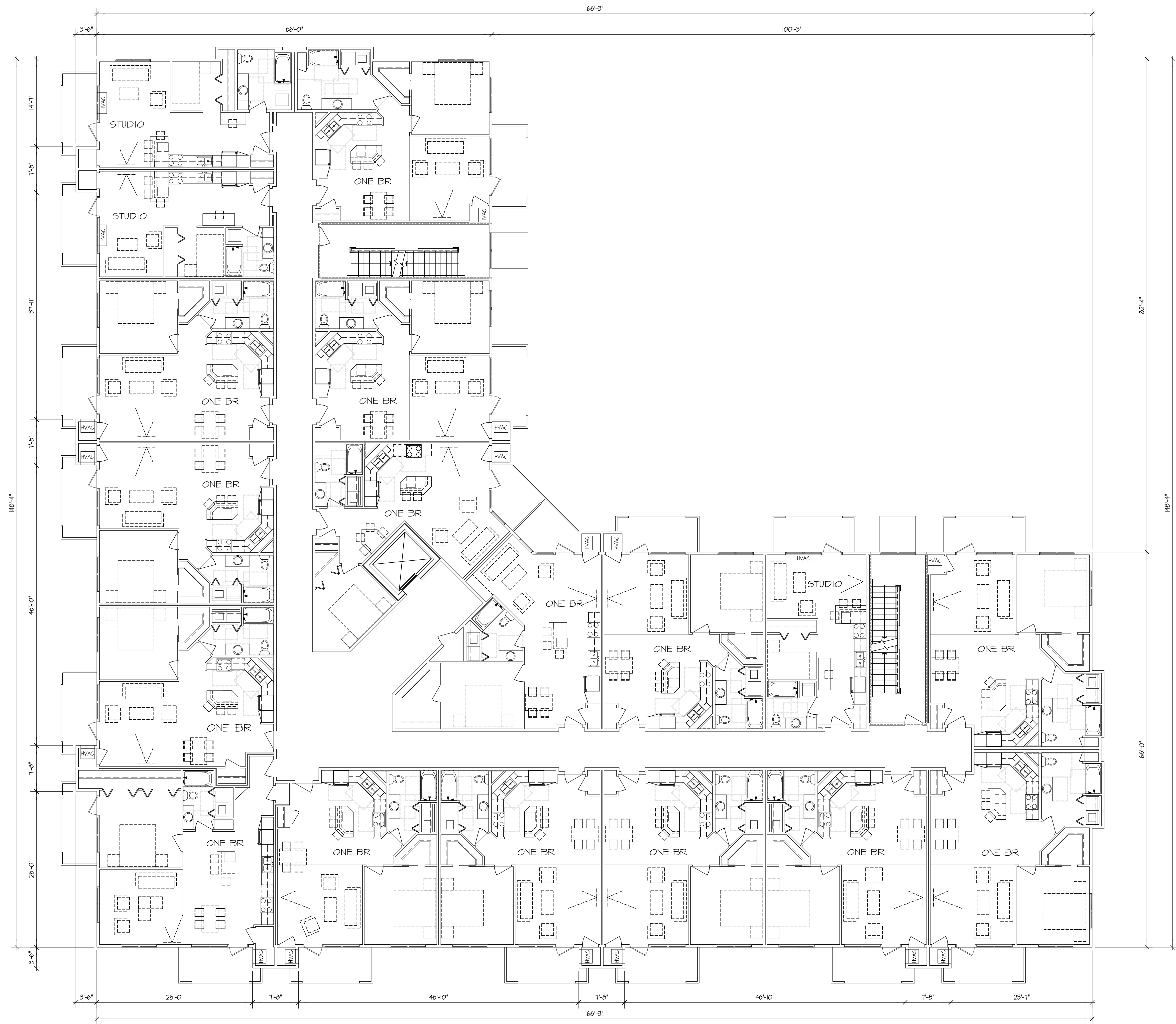
1/8" = 1'-0"



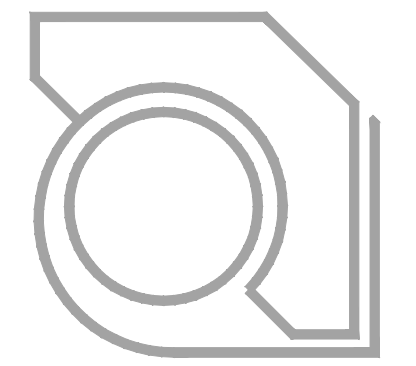
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SECOND/THIRD FLOOR PLAN
 1/8" = 1'-0"



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EAST FACADE



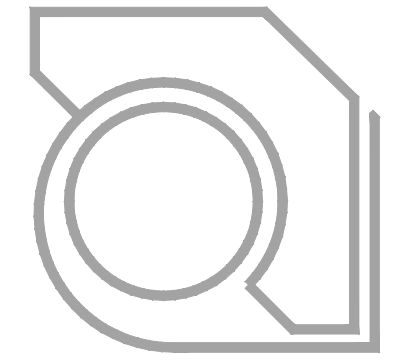
SOUTH FACADE

EXTERIOR ELEVATIONS


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BUILDING HGT
34'-6" A.F.F.
(44'-6" A.E.G.)

+ 31'-5 1/4" TR. BRG.

+ 22'-4 1/8" 3RD FLR.

+ 11'-2 1/4" 2ND FLR.

± 0'-0" (105.0 C.D.) 1ST FLR.



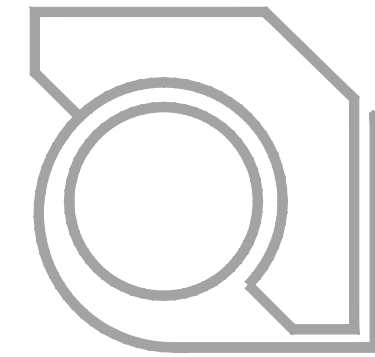
BUILDING HGT
34'-6" A.F.F.
(47'-6" A.E.G.)
(37'-6" A.E.G.)

+ 31'-5 1/4" TR. BRG.

+ 22'-4 1/8" 3RD FLR.

+ 11'-2 1/4" 2ND FLR.

± 0'-0" (105.0 C.D.) 1ST FLR.

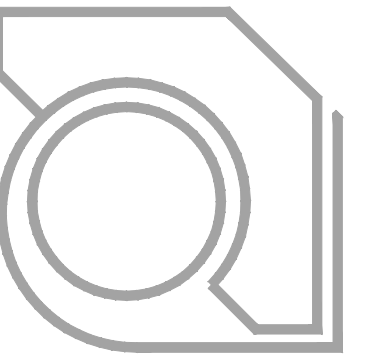
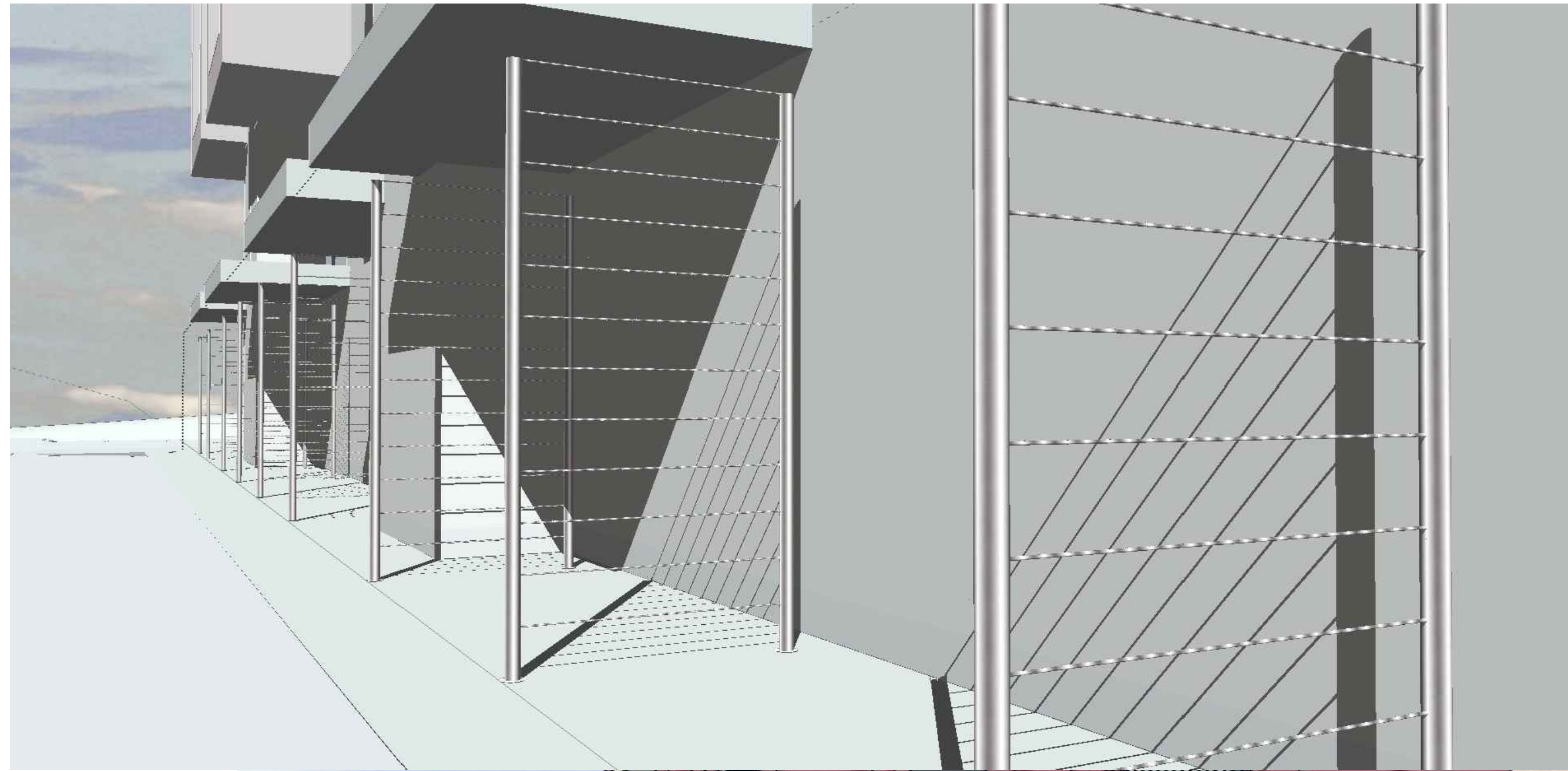


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DATE: 12/01/15
REV: 12/08/15

VINES ON STAINLESS STEEL TRELLIS

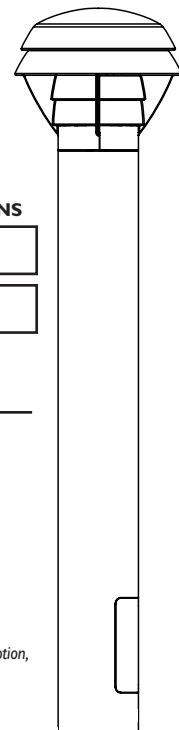
Job:
Type:
Notes:



Bollard LED

Round Full Cutoff Bollard BR840 Series, Including Motion Response

The Philips Gardco LED Bollard family features the round full cutoff bollard, the BR840 series. This sleek series features LEDs concealed below cast louvers to provide down lighting for landscape and pathway applications. The BR840 series features 4" diameter extruded aluminum shafts. Available mountings include the standard shaft, with a welded cast base mounted firmly to anchor bolts. The BR840 series also is available with a galvanized steel base tenon reinforced shaft (BR842) for applications requiring additional support, such as schools. BR840 series bollards provide full cutoff performance.



PREFIX	HEIGHT	LED CONTROL	LED SELECTION	LIGHTED COVERAGE / LED WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

PREFIX	HEIGHT	LED CONTROL
BR840	Standard Shaft	42" 36" 30"
BR841	Head Only	7.1"
BR842	School Bollard Reinforced Shaft with Galvanized Steel Tenon	42" 36" 30"

LED CONTROL

- CWL** Constant Wattage Full Light Output
Full wattage and light output only.
- DIM** 0 - 10V Dimming
Dimming controls by others. The dimming driver utilized permits dimming control via a potentiometer (by others) or via 0 - 10V control (by others.) Consult installation instructions for more information.
- MR** Motion Response
Featuring two (2) integral Passive Infrared (PIR) sensors. In the absence of motion, luminaires operate at 20% of normal power and light output (80% dimmed.) See page 3 for more information on Motion Response luminaires.

LED SELECTION

CW	5,700°K, 75CRI
NW	4,000°K, 75CRI
WW	3,000°K, 75CRI

LIGHTED COVERAGE / LED WATTAGE

<u>360° lighted louvers - 14 LEDs</u>	
360 -10	10 watts at 225mA
360 -18	18 watts at 350mA
360 -26	26 watts at 500mA
<u>180° lighted louvers - 7 LEDs^{1,2} (Provides reduced backside light.)</u>	
180 -10	10 watts at 450mA
180 -18	18 watts at 700mA

1. 180° achieved by populating half of LEDs.
2. 180° distributions include an internal house side shield to limit the amount of backlight.

Note: A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.

VOLTAGE

UNIV	120V through 277V, 50hz to 60hz input.
-------------	----------------------------------------

FINISH

BRP	Bronze Paint	OC	Optional Color Paint Specify RAL designation as ex: OC-RAL7024.
BLP	Black Paint		
WP	White Paint	SC	Special Color Paint Specify. Must supply color chip.
NP	Natural Aluminum Paint		

OPTIONS

PCB³	Button Photocontrol
SPR	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2

3. Not available in BR841.

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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G200-020/0113

PHILIPS

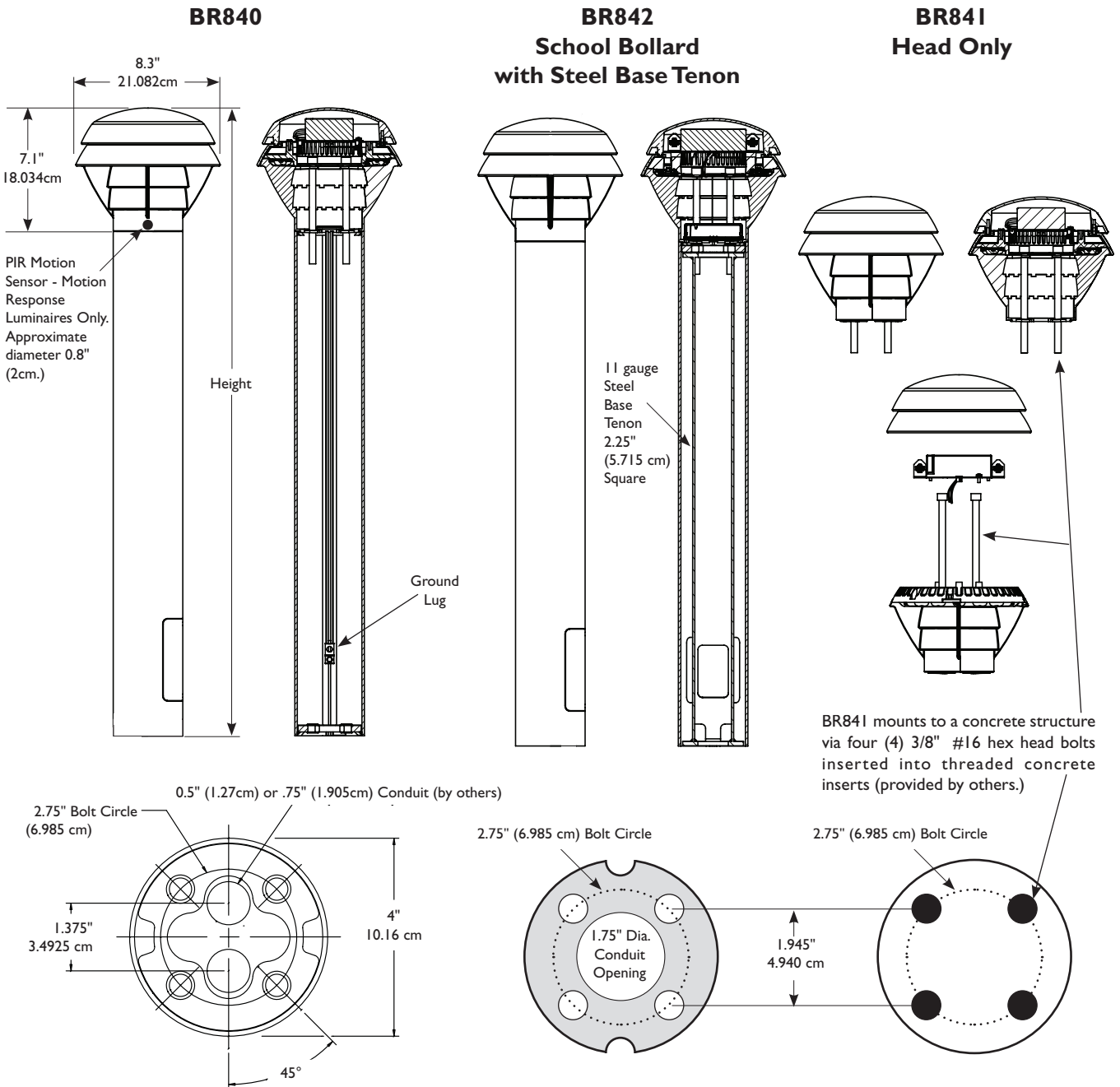




Bollard LED

Round Full Cutoff Bollard BR840 Series, Including Motion Response

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

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G200-020/0113

PHILIPS





Bollard LED

Round Full Cutoff Bollard BR840 Series, Including Motion Response

SPECIFICATIONS

UPPER HOUSING: Die cast aluminum upper housing featuring shielding louvers to provide down light.

LOWER HOUSING:

BR840 :The lower housing assembly consists of a .140" wall by 4" diameter high strength 6063-T6 extruded aluminum section incorporating a flush, weather-tight gasketed hand hole cover.

BR41 : Louver head assembly is suitable for attachment to architectural elements (by others).

BR842 :The lower housing assembly consists of a .140" wall by 4" diameter high strength 6063-T6 extruded aluminum section, incorporating a flush, weather-tight gasketed hand hole cover, for placement over the galvanized steel tenon support structure. Tenon support structure is made from a .12" thick wall, 11 gauge steel, 2.25" square tube, welded to top and bottom round steel support plates. The steel tenon support structure includes an opening aligned with the aluminum shaft hand hole to permit wiring. The entire steel tenon support structure is hot dipped galvanized after fabrication.

BR842:A high strength steel mounting tenon, hot-dip galvanized after fabrication, is secured to the concrete footing with (4) 3/8" x 8" x 1 1/2" anchor bolts on a 2 3/4" bolt circle.

IP RATING: IP66 is the rating for the optical compartment.

ELECTRICAL: The LED power supply is located within the bollard head. Bollards accept from 120 Volts through 277 Volts, 50hz to 60 hz, input. supply. The LED driver is located in the upper dome. LED drivers are replaceable. LEDs provided as specified. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state.

MOTION RESPONSE LUMINAIRES:Each Motion Response (MR) luminaire includes two (2) Panasonic EKMB1203112 Passive Infrared (PIR) sensors to detect motion. When motion is not detected for a 5 minute period, luminaires automatically dim to 20% power and light, gradually over a 2 minute period. Once Motion is detected, luminaires immediately ramp to full power and light output until motion is not detected for a 5 minute period.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA ⁴		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ⁵
25 °C	225	230,000
	350	220,000
	450 / 500	165,000
	700	150,000
40 °C	225	212,000
	350	188,000
	450 / 500	150,000
	700	137,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
5. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

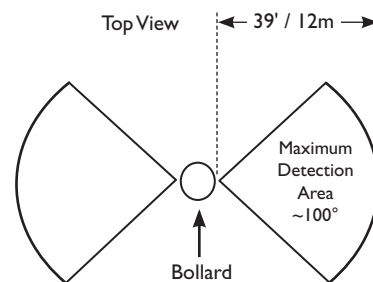
OPTICAL SYSTEM: Philips Gardco LED Bollards feature advanced Philips Gardco LED technology, assuring maximized light output. LED arrays are replaceable.

ANCHORAGE:

BR840: Base assembly consists of an internal welded cast ring section that provides for mounting to the foundation with four (4) 3/8" X 8" X 1 1/2" anchor bolts on a 2 3/4" bolt circle.

BR841:The luminaire head mounts to a concrete structure utilizing four (4) 3/8" #16 hex head bolts inserted into threaded concrete inserts (provided by others) on a 2 3/4" bolt circle.

PIR sensors are able to detect motion in the approximate patterns shown below:



Note: Motion sensors rely on specific zonal crossings to detect motion. It is possible for a person to directly approach the bollard motion sensor without crossing between zones until 15 feet from the motion sensor. The actual motion detection distance may vary based on specific application characteristics.

LUMINAIRE FINISH: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays or modules feature a 5 year limited warranty covering the LED arrays or modules. LED drivers carry a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



Job:
Type:
Notes:



120 LINE LED

Page 1 of 4

121 LED Performance Sconce - Generation 2

The Philips Gardco 121 LED Performance Sconce provides an energy efficient, architecturally pleasing solution for wall mount applications. The sloped surface ribs of the die cast aluminum housing create a distinctly unique aesthetic element, and perform important functions in the Philips Gardco thermal management system. 121 Generation 2 luminaires feature high performance Class 1 LED systems. The high performance LED optical systems produce full cutoff performance, minimizing glare and light trespass. Philips Gardco's LED technology provides maximized light output and maximum energy savings.



PREFIX	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

121	121 LED Performance Sconce - Constant Wattage / Full Light Output
121-MR	121 LED Performance Sconce - Motion Response
121-DIM	121 LED Performance Sconce - 0 - 10V Dimming
121-APD	121 LED Performance Sconce - Automatic Profile Dimming

OPTICAL SYSTEM

2	Type 2	All optical systems are supplied with a clear glass lens standard. A Diffuse Lens (DL) option is available. See OPTIONS on Page 2.
3	Type 3	
4	Type 4	
MT	Medium Throw	

121-DCC 121 LED Performance Sconce - Dual Circuit Control

LED WATTAGE AND LUMEN VALUES

Single LED Array Wattages, Available in 121, 121-MR, 121-DIM and 121-APD Only

Ordering Code	Average System Watts ¹	LED Current (mA)	LED Quantity - Single LED Array	LED Selection	Luminaire Initial Absolute Lumens ²			
					TYPE 2	TYPE 3	TYPE 4	MT
18LA	18	350	16	NW	1,298 (s)	1,324 (s)	1,248 (s)	1,568 (s)
26LA	26	530	16	NW	1,817 (s)	1,849 (s)	1,745 (s)	2,178 (s)
35LA-700	36	700	16	NW	2,373 (s)	2,401 (s)	2,273 (s)	2,792 (s)
35LA-350	35	350	32	NW	2,596	2,647	2,496	3,135
50LA	52	530	32	NW	3,634	3,698	3,490	4,356
75LA	72	700	32	NW	4,745	4,801	4,546	5,584

Dual LED Array Wattages, Available in 121-DCC Only

Ordering Code	Average System Watts ¹	LED Current (mA)	LED Quantity - Dual LED Arrays		LED Selection	Luminaire Initial Absolute Lumens ³			
			Per LED Array	Total LEDs		TYPE 2	TYPE 3	TYPE 4	MT
50LA-2	52	530	16	32	NW	3,634	3,698	3,490	4,356
75LA-2	72	700	16	32	NW	4,745	4,801	4,546	5,584

1. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

2. Values shown are for luminaires without the DL option. Tests are in process for configurations not shown. "(s)" following the value indicates that values are scaled from tests on similar, but not identical luminaire configurations. Contact gardco.applications@philips.com if any approximate estimates are required for design purposes. Lumen values based on tests performed in compliance with IESNA LM-79.

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G200-037/1012

PHILIPS





120 LINE LED

121 LED Performance Sconce - Generation 2

LED SELECTION

CW	Cool White - 5700°K - 75 CRI Nominal
NW	Neutral White - 4000°K - 70 CRI Nominal
WW	Warm White - 3000°K - 80 CRI Nominal

VOLTAGE

UNIV	Accepts 120V through 277V input, 50hz to 60hz.
347	347V - Requires Extended Back Box, which is provided standard. Requires and includes auxilliary transformer mounted in Extended Back Box.

FINISH

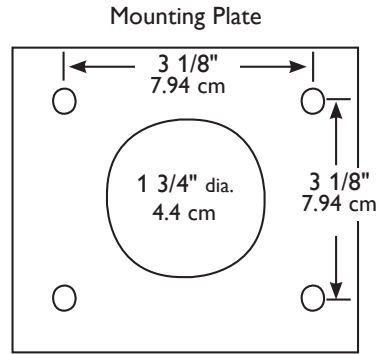
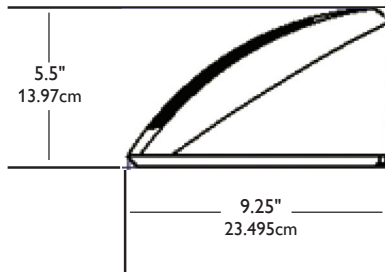
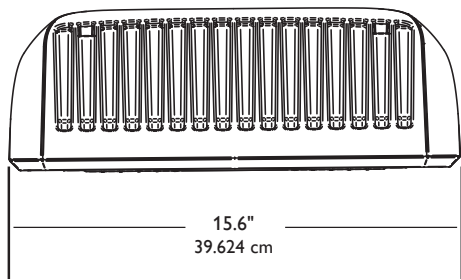
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS

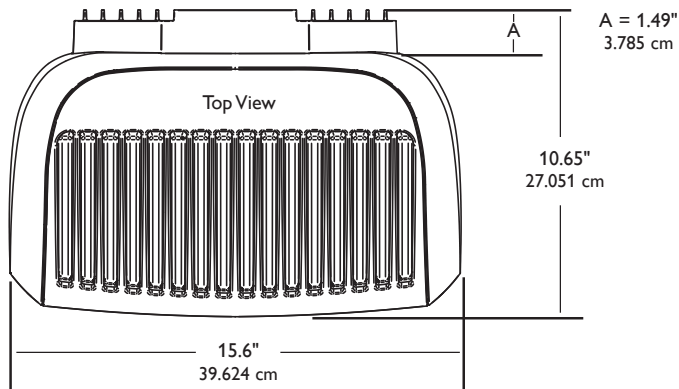
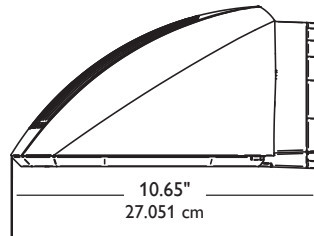
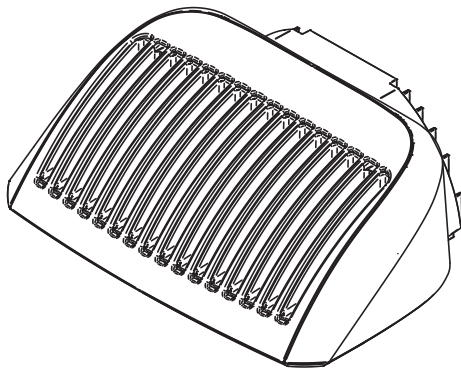
F	Fusing (Provide specific input voltage)
DL	Solite® Diffusing Glass Lens (Reduces performance significantly.)
PCB	Button Type Photocontrol (Provide specific input voltage)
WS	Wall Mounted Box for Surface Conduit (Rear entry permitted.)
EBB	Extended Back Box (Provided standard with 347V luminaires.)
SPR³	Surge Protection 120V thru 277V Input meeting ANSI C62.41. 2
SPRH³	Surge Protection 347V thru 480V Input meeting ANSI C62.41. 2

3. Not available with Fusing (F) option.
DCC luminaires require one (1) surge protector per circuit.

DIMENSIONS



With Extended Back Box (EBB) Option



Mounting Bolt Pattern

Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

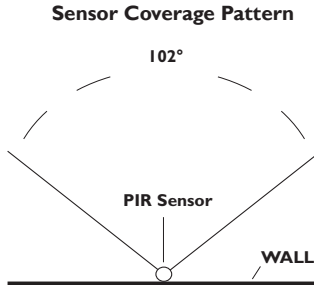




LUMINAIRE CONFIGURATION INFORMATION

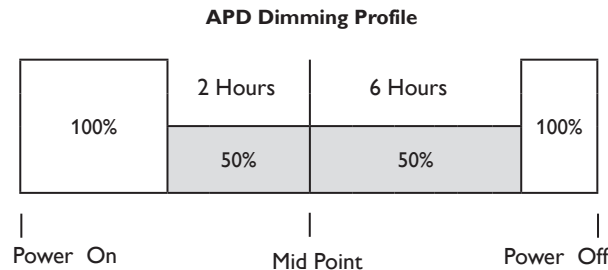
121-CWL: 121 LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

121-MR: 121 LED sconce including a passive infrared (PIR) motion sensor capable of detecting motion within 30 feet of the 121 LED Sconce. The PIR sensor is mounted in the center of the luminaire, near the wall edge of the door frame, approximately 1.5" forward from the wall, and is less than .75" in diameter. When no motion is detected for 5 minutes, the Motion Response system reduces the wattage by 75%, to 25% of the normal constant wattage, reducing the light level accordingly. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. The PIR sensor is capable of motion detection across a total angle of 102° from the center of the sensor (51° to either side of center.) The sensor may be adjusted directionally to maximize detection of motion to one side of the luminaire if desired based on site traffic patterns. PIR sensor provided is the Panasonic EKMB1203112. If the PIR sensor fails, the luminaire will operate in default-high mode. Motion sensors utilized consume 0.0 watts in the off state.



121-DIM: 121 LED sconce provided with 0 -10V dimming for connection to a control system provided by others.

121-APD: Philips Gardco performance LED sconces with Automatic Profile Dimming are provided with the Philips DynaDimmer included. The DynaDimmer is factory programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously calculated by the DynaDimmer based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.



121-DCC: 121 LED sconce provided with dual circuiting, and dual arrays, permitting separate switching of each led array. Available in LED wattages shown on Page 1 only.



SPECIFICATIONS

GENERAL: Each Philips Gardco 121 luminaire is a wall mounted full cutoff luminaire with integrated lensed LEDs mounted in a fixed array. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion resistant housing. The housing, back plate and door frame are die cast aluminum. A choice of four (4) optical systems is available. Luminaires are suitable for wet locations, mounted in the normal downlight position.

HOUSING: The single-piece stylized housing is die cast aluminum. A memory retentive gasket seals the housing with the door frame to exclude moisture, dust, insects and pollutants from the luminaire. A black, die cast ribbed backplate is included.

IP RATING: Luminaires are rated IP66.

DOOR FRAME: A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners.

OPTICAL SYSTEMS: Philips Gardco 121 Generation 2 LED luminaires utilize lensed LED arrays set to achieve IES Type II, Type III, and Type IV distributions, as well as a Medium Throw distribution. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems. Luminaires are supplied standard with a clear glass lens.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, 50hz to 60hz, input. Driver output is either 350 mA, 530 mA or 700 mA, based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F/150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state.

LED THERMAL MANAGEMENT: The 121 design provides deep integral thermal radiation fins cast into the upper housing to assist in the thermal management so critical to long LED system life. Metallic screens are placed over the fins and integrated to the housing to prevent the buildup of dust, dirt and contaminants, while permitting required air flow for cooling

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA ⁴		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ⁵
25 °C	350 mA	180,000
	530 mA	150,000
	700 mA	120,000
40 °C	350 mA	170,000
	530 mA	130,000
	700 mA	100,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

5. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), natural aluminum (NP) and beige (BGP). Consult factory for specifications on custom colors.

LABELS: All luminaires bear either UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

Job:
 Type:
 Notes:

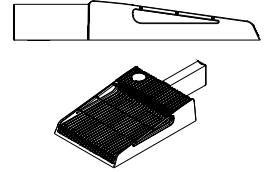


Emco LED Area Luminaire - Generation 2

Page 1 of 4

Featuring Automatic Profile Dimming and Motion Response

Philips Gardco's Emco product family features the LED Area luminaire. These luminaires combine low profile style, advanced LED performance and advanced thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical. Versions are available with automatic profile dimming and motion response capability as well. The housing is one-piece, die cast aluminum and mounts to a pole, utilizing an extruded arm, and mounts easily to a wall or to a mast arm while providing smooth visual transitions. LED Area optical systems provide IES Types II, III, IV, and V distributions. The luminaires feature state of the art integral thermal control to maximize LED system performance and life. The door frame is single piece die cast aluminum. LED Area luminaires are finished with a fade and abrasion resistant TGIC powdercoat. LED Area luminaires provide full cutoff performance.



PREFIX	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>	<input style="width:100%; height:20px;" type="text"/>

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX (See pages 3 and 4 for more details on luminaire configurations.)

Luminaire Description	Constant Wattage Full Light Output ¹	0-10V Dimming ¹ (For use with a 0-10V control system by others.)	Automatic Profile Dimming ³ (APD)	Motion Response		APD with Motion Response Override	
				Motion Sensor Location		Motion Sensor Location	
				Pole Mounted ²	Integral to Luminaire ³	Pole Mounted ²	Integral to Luminaire ³
16" LED Area Luminaire	ELA16	ELA16-DIM	ELA16-APD	ELA16-MR50	ELA16-MRI	ELA16-APD-MRO	ELA16-APD-MRI

1. 347V through 480V (HVU) input available in ELA16 and ELA16-DIM only.
 347V through 480V (HVU) is NOT available in 90LA or 140LA LED Wattages.

2. Luminaires require one area motion sensor per pole (minimum) ordered separately. See Accessories on page 2. Available with 120V or 277V input only.
 3. Available with 120V through 277V (UNIV) input only.

MOUNTING

- | | | |
|----------------------------------------|-----------|----------------------------------------------|
| 1 Single Pole Mount | W | Wall Mount, Recessed J-Box |
| 2 Twin Pole Mount at 180° | WS | Wall Mount, Surface Conduit |
| 2@90 Twin Pole Mount at 90° | MA | Mast Arm Mount. (requires a 2 3/8" mast arm) |
| 3 3-way Pole Mount at 90° | | |
| 3@120° 3-way Pole Mount at 120° | | |
| 4 4-way Pole Mount | | |

OPTICAL SYSTEM

- | |
|-------------------|
| 2 Type II |
| 3 Type III |
| 4 Type IV |
| 5 Type V |

LED WATTAGE AND LUMEN VALUES

Ordering Code	LED Array Quantity	Total LEDs	LED Current (mA)	Average System Watts ⁴	LED Selection	Luminaire Initial Absolute Lumens ⁵			
						TYPE 2	TYPE 3	TYPE 4	TYPE 5
35LA	1	32	350	36.0	NW	3,190 (s)	3,407 (s)	3,223 (s)	3,182 (s)
55LA	1	48	350	54.0	NW	4,634 (s)	4,950 (s)	4,682 (s)	4,623 (s)
70LA	1	64	350	72.0	NW	6,019 (s)	6,429	6,081 (s)	6,004
90LA	1	80	350	88.3	NW	7,368 (s)	7,878	7,444 (s)	7,341
50LA	1	32	530	51.7	NW	4,400 (s)	4,715(s)	4,445(s)	4,386(s)
80LA	1	48	530	77.6	NW	6,392 (s)	6,851 (s)	6,458 (s)	6,372 (s)
105LA-530	1	64	530	103.4	NW	8,302 (s)	8,897	8,387 (s)	8,275
140LA	1	80	580	142.4	NW	11,103 (s)	11,875	11,218 (s)	11,035
75LA	1	32	700	70.7	NW	5,500 (s)	5,879	5,557 (s)	5,432
105LA-700	1	48	700	103.7	NW	7,990 (s)	8,494	8,073 (s)	7,874
134LA	1	64	700	136.6	NW	10,377	11,061	10,484	10,294

4. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage. Actual test system wattage is shown in individual IES files on www.sitelighting.com.

5. Lumen values based on photometric tests performed in compliance with IESNA LM-79. Contact Gardco.Applications@philips.com if estimates for design purposes are needed for any values not shown. (s) indicates value is scaled based on tests of a similar, but not identical configurations.

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E200-002/0113

PHILIPS



LED SELECTION

CW	Cool White - 5,700°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI
WW	Warm White - 3000°K - 80 CRI

VOLTAGE

UNIV	120V through 277V, 50hz or 60hz
HVU¹	347V through 480V, 50hz or 60hz
1. 347V through 480V (HVU) input available in ELA16 and ELA16-DIM only.	
347V through 480V (HVU) is NOT available in 90LA or 140LA LED Wattages.	

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint
Specify Optional Color or	
RAL ex: OC-LGP or OC-RAL7024.	
SC	Special Paint
Specify. Must supply color chip.	

OPTIONS

F⁶	Fusing In Head	PTF2	Pole Top Fitter - 2 3/8" - 2 7/8" Dia. Tenon
LF⁶	In-Line/In-Pole Fusing	PTF3	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PC⁶	Photocontrol and Receptacle	PTF4	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
PCR	Photocontrol Receptacle only	DL	Diffusing Lens (reduces performance significantly)
HS	External Houseside Shield	SPR⁷	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
		SPRH⁷	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2

6. Provide specific input voltage. PC option not available with 480V.
7. Not available with Fusing (F) option.

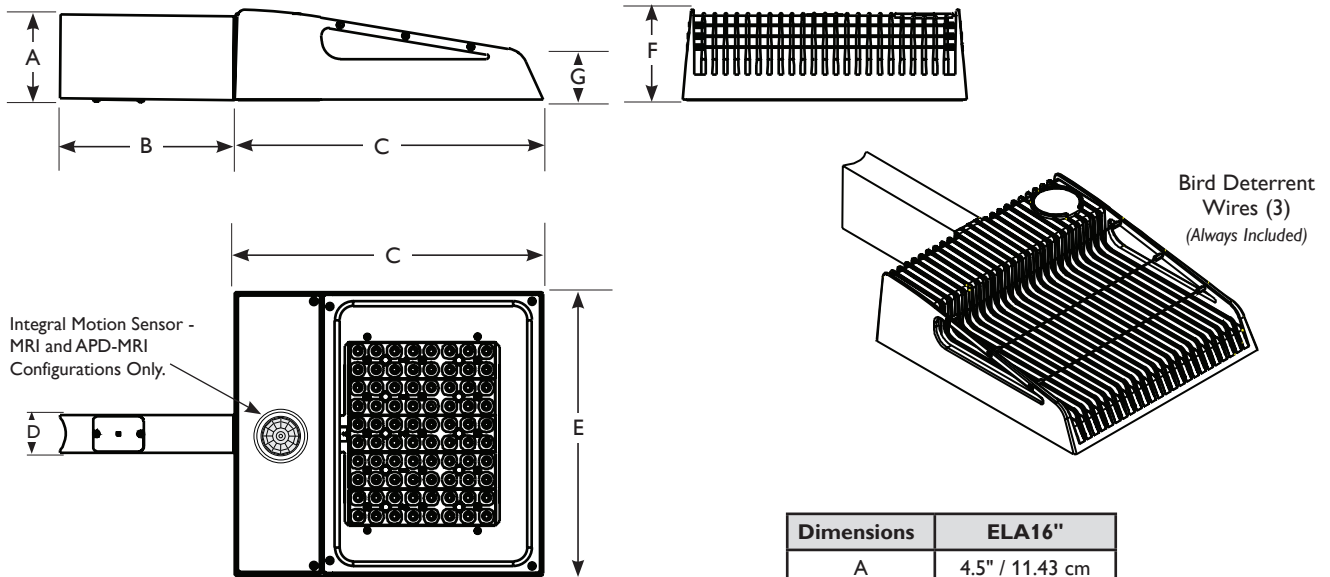
ACCESSORIES (Ordered separately)

MS-A-120V	120V Input - Area Motion Sensor for Pole Mounting with MR50 and APD-MRO luminaires
MS-A-277V	277V Input - Area Motion Sensor for Pole Mounting with MR50 and APD-MRO luminaires

Motion Sensors for pole mounting are ordered separately, with one (1) motion sensor required per pole location for MR50 and APD-MRO luminaires. See Luminaire Configuration Information on pages 3 and 4 for more details. Area motion sensor color is Arctic White only.

DIMENSIONS AND EPA (see also page 3)

Arm Mount - Direct to Pole



Effective Projected Area (EPA)				Approximate Weight - Single Luminaire
	Single	Twin	3/4	
ELA16"	.87 ft ²	1.74 ft ²	2.49 ft ²	21 lbs 9.53 kg
	.081 m ²	.162 m ²	.232 m ²	

Dimensions	ELA16"
A	4.5" / 11.43 cm
B	6.28" / 15.95 cm
C	16.53" / 41.99 cm
D	2" / 5.08 cm
E	15.2" / 38.61 cm
F	4.6" / 11.68 cm
G	1.53" / 3.89 cm



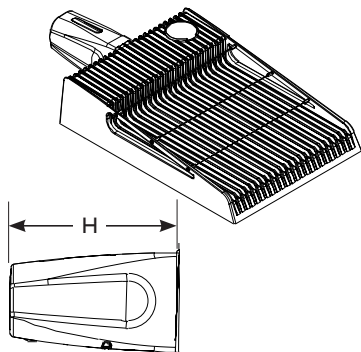
Emco LED Area Luminaire - Generation 2

Page 3 of 4

Featuring Automatic Profile Dimming and Motion Response

ADDITIONAL MOUNTINGS

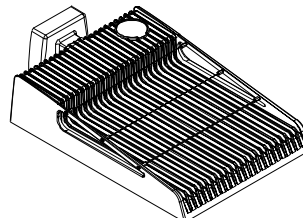
Mast Arm Mount



Dimension	
H	7.8" / 19.812 cm

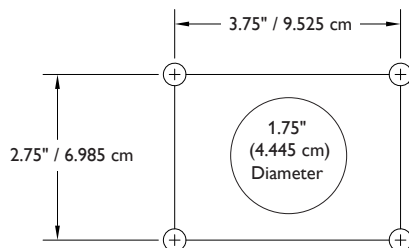
Wall Mount

Wall Mounting Plate may be mounted over (not to) a recessed j-box (by others) and in all cases must be properly supported to structure as indicated. Surface conduit mount requires conduit entry from below. See installation instruction sheets on www.sitelighting.com for more details.



Wall Bracket Height = 7.25" / 18.415 cm
Width from Wall = 2.59" / 6.579 cm

Wall Mounting Plate Bolt Pattern



NOTE: Wall mounting bracket is secured to wall with 3/8" (.9525 cm) studs or bolts (by others.) Structural members must be present in wall to accept bolts.

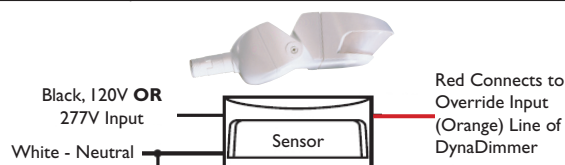
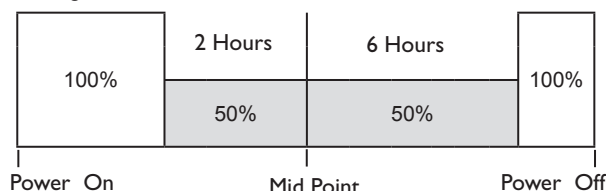
Holes for 3/8" (.9525 cm) Studs or Bolts (by others)

LUMINAIRE CONFIGURATION INFORMATION (CONTINUED ON PAGE 4)

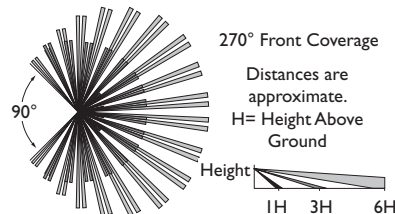
APD CONFIGURATIONS: LED Area luminaires with Automatic Profile Dimming, are provided with the Philips DynaDimmer module included. The DynaDimmer module is programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

APD is available in 120V through 277V input only.

APD Dimming Profile:



Area PIR Motion Sensor Coverage Pattern:



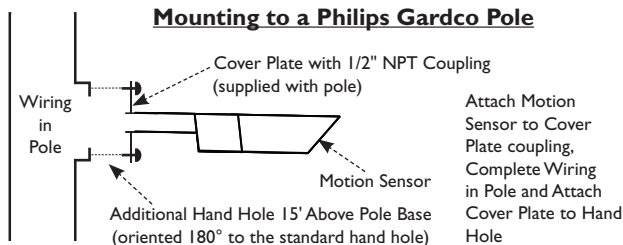
MOTION RESPONSE CONFIGURATIONS:

Pole Mounted Motion Sensor - MR50: LED Area luminaires with motion response provide a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. This configuration is not available for use with wall mounted luminaires.

MR50 is available in 120V through 277V input only to the luminaire. The motion sensor requires either 120V or 277V input to the motion sensor. The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MS-A-120V) or the WattStopper EW-200-277-W (277V Input - MS-A-277V.) One motion sensor per pole is required and is ordered separately. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole



1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [sitelighting.com](http://www.sitelighting.com)

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

E200-002/0113

PHILIPS



LUMINAIRE CONFIGURATION INFORMATION (CONTINUED FROM PAGE 3)

MOTION RESPONSE CONFIGURATIONS: (Continued from Page 3)

Pole Mounted Motion Sensor - APD- MRO: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 3). If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

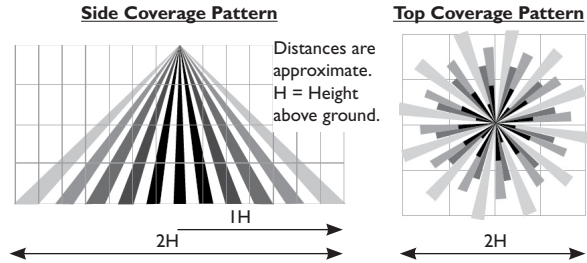
APD-MRO has the same pole requirements, utilizes the same motion sensors as the MR-50 version, and wires identically as well. See Page 3 for details.

Luminaire with Integral Motion Sensor - MRI: Luminaires with Motion Response and an integral motion sensor include the DynaDimmer module and an integral motion sensor. The location of the integral motion sensor is shown on page 2. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes. Available with 120V or 277V only.

LED Area MRI luminaires are provided with the WattStopper FS-355-L3W motion sensor, with a maximum recommended 20 ft. mounting height. The area coverage and range of the integral sensors make them most suitable for applications

not requiring long range detection. For longer range detection applications, configurations with pole mounted motion sensors are recommended.

FS-355-L3W - Supplied with LED Area MRI Luminaires



Luminaire with Integral Motion Sensor - APD- MRI: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 3). If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes.

APD-MRI luminaires are available with 120V through 277V (UNIV) input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details above.

SPECIFICATIONS

GENERAL DESCRIPTION: LED Area luminaires combine a low profile style with advanced LED performance and thermal management technology to deliver outdoor area lighting that is as energy efficient and aesthetically pleasing as it is remarkably economical.

HOUSING: The housing is one-piece, die cast aluminum and mounts to a pole, utilizing an extruded arm. Additionally, LED Area luminaires mount easily to a wall or to a mast arm while providing smooth visual transitions.

LED THERMAL MANAGEMENT: The LED Area luminaire design provides die cast aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

OPTICAL SYSTEMS: Lensed LED arrays are set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable. Luminaires include a clear glass lens standard. A Diffuse Lens is available as an option (DL).

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V or 347V through 480V, 50hz to 60hz, input. 347V through 480V input is available on the 110LA or 210LA LED wattages only. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. LED board, LED driver and LED array are RoHS compliant. Power factor is not less than 90%. The luminaire consumes 0.0 watts in the off state. All motion sensors provided consume 0.0 watts in the off state.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Luminaires in the Emco product family feature a 1 year limited warranty. LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA ⁸		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ⁹
25 °C	350	175,000
	530	120,000
	580	110,000
	700	95,000
40 °C	350	175,000
	530	120,000
	580	105,000
	700	85,000

8. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
 9. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

ULIAN KISSIOV - A R C H I T E C T

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@charter.net

December 08, 2015

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53710-2985

Re: Letter of Intent for:

- 1) GDP Amendment for 841 Jupiter Dr. (Fusion Apartments)
- 2) New SIP for 841 Jupiter Dr. (Fusion Apartments)
- 3) Revised SIP for 818 North Star (The View)

Grandview Commons – Lot 441 & 442
Madison, Wisconsin

Dear Katherine,

The following is submitted together with the plans and Land Use Application for staff, UDC, Plan Commission and Common Council consideration of approval.

The project is located on the far east side of Madison, in lot 442 of Grandview Commons development, currently surrounded by apartment buildings to the east, south and west, and row houses to the north. The new site layout required property lines for lot 441 & 442 to be reconfigured as shown on the drawings.

Project Team:

Owner/Developer: FUSION APARTMENTS, LLC
10206 Rustling Birch Rd
Verona, WI 53593
Ph. 608-285-8680
Fax 608-255-3387
Contact: Dan Schmidt
dans@rentfmi.com

Architect: ULIAN KISSIOV
476 Presidential Ln
Madison, WI 53711
608-320-3151
ukissiov@gmail.com

Civil & Landscape D'ONOFRIO KOTTKE & ASSOC., INC
Design: 7530 Westward Way
Madison, WI 53717
608-833-7530
Contact: Dan Day
dday@donofrio.cc

Project Description:

The proposed development lot 442 is 1.38 acres in size, zoned PD-SIP. The development consist of one 3 story multifamily apartment building with a total of 54 dwelling units (39.13 du/acre) and 49 car parking stalls in an underground parking garage. Fusion Apartments has been located north of the view corridor line between two newly built apartment buildings: The View to the East & Lions Gate 2 to the West with individual unit entrances with pedestrian connections to the surrounding streets and the surface parking area.

The use, mass, placement, and configuration are consistent with the adopted General Development Plan. Currently lot 442 is zoned for 38 units – the unit mix is not specified. We are requesting 54 units: 10 studios and 44 one bedrooms – a unit mix aiming to move toward a better balance and long term stabilization of the properties at Grandview Commons. For more details refer to the last two pages of this letter. A letter from the principal developer of Grandview Commons in support of this change is attached here as well.

The additional 16 units would not adversely impact any of the building/lot parameters like: building mass, footprint, floor/area ratio, number of parking stalls. They'll remain identical with a 3 story, 38 unit building with all 2BR apartments or any other combination of certain number of 2BR apartments + equal number of 1&3BR units (e.g. (20) 2BR + (9) 1BR + (9) 3BR).

Fusion Apartments and The View will be managed as one property with shared amenities.

Exterior building materials comprise of utility brick veneer and composite wood panels & lap siding. The building has been designed to transition in massing and architectural image from the adjoining three story apartment building to the west to the five story apartment building to the east.

Legal Description:

LOTS 441 AND 442 GRANDVIEW COMMONS.
RECORDED IN VOLUME 58-005A OF PLATS ON
PAGES 19-33 AS DOCUMENT NUMBER 3583911,
DANE COUNTY REGISTRY, LOCATED IN THE SE1/4
OF THE NW1/4 OF SECTION 11, T7N, R10E, CITY OF
MADISON, DANE COUNTY, WISCONSIN.
CONTAINING 113,125 SQUARE FEET (2.60 ACRES).

Development Data:

Site Data:

Lot Area	60,050 SF
Impervious area	34,560 SF
Lot Area/D.U.	1112.04 SF/unit
Density	39.13 units/acre
Lot Coverage	57.3%
Usable Open Space	21,106 S.F.S

Vehicle Parking:

Surface Parking Stalls	32
Underground Parking Stalls	49
<u>Accessible Parking Stalls</u>	<u>(2)</u>
Total Parking Stalls	81

Bicycle Parking:

Surface Bicycle Stalls	6
<u>Garage Bicycle Stalls</u>	<u>53</u>
Total Bicycle Stalls	59

Building Area: S.F.

Basement	17,157
First Floor	16,632
Second Floor	16,714
<u>Third Floor</u>	<u>16,714</u>
Total	67,217

Building Height: Three Stories (~ 41.33' A.E.G.)

Dwelling Unit Mix:

Studio	10
<u>One Bedroom</u>	<u>44</u>
Total	54

Construction Schedule:

It is anticipated that the new construction phase will commence 03/01/2014 and be completed 11/30/2016.

Thank you for your time and consideration of our project.

Sincerely,


Ulian Kissiov, ARCHITECT



November 24, 2015

To Whom It May Concern:

This letter is in reference to 841 Jupiter Drive and the proposed 'Fusion Apartments' project. The total units proposed for this project has been increased from the original allocation in the General Development Plan. We have been asked to verify our support of this change.

As Developer and Declarant of Grandview Commons we are aware that the total unit count proposed for this project is 54 units. We are in support of this change.

Thank you,

A handwritten signature in black ink, appearing to read "David Simon", written over a large, light-colored scribble or watermark.

David Simon
President of Operations



**Grandview Commons Neighborhood Unit Mix Breakdown as it
Relates to the Addition of the Proposed *Fusion Apartment
Community***

Please see the current neighborhood unit mix as shown below in *Exhibit A*. We feel market equilibrium is about 65/35 - meaning it is comprised of 65% smaller units from studios to one bedrooms, and 35% larger units of two bedrooms. The proposed unit mix for Fusion helps to move toward a better balance for what we determine to be good for long term stabilization of the properties and neighborhood as a whole (shown in *Exhibit B*). The current market demand is also emphasizing smaller units as millennials emerge into the rental market. Additionally, Fusion and The View properties will be sister properties. They will share amenities slotted for both buildings, such as fitness room and community room, so we can provide better opportunities and experiences for our residents. As you can see in *Exhibit C* and *Exhibit D*, they will be two different properties by entity but we will manage them as basically one property, and the unit sizes we are creating at Fusion make the two properties a perfect match for one another and gets us to our desired market equilibrium split of about 65/35.

Exhibit A: Current Neighborhood Unit Mix

Style	Unit Counts	Unit Mix Percentage
Studio	56	13.00%
One Bedroom	180	41.76%
Two Bedroom	195	45.24%
TOTALS	431	100.00%

Exhibit B: Future Neighborhood Unit Mix with Fusion Apartments

Style	Unit Counts	Unit Mix Percentage
Studio	65	13.40%
One Bedroom	225	46.39%
Two Bedroom	195	40.21%
TOTALS	485	100.00%

110 South Brooks Street
Madison, Wisconsin 53715
(608) 255-3553 Office
(608) 255-3387 Fax



The View and Fusion Apartments Combined

Exhibit C: Unit Mix of The View Apartments

Style	Unit Counts	Unit Mix Percentage
Studio	0	0.00%
One Bedroom	36	43.90%
Two Bedroom	46	56.10%
TOTALS	82	100.00%

Exhibit D: Unit Mix of Both The View and Fusion Apartments Combined

Style	Unit Counts	Unit Mix Percentage
Studio	9	6.62%
One Bedroom	81	59.56%
Two Bedroom	46	33.82%
TOTALS	136	100.00%

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(608) 255-3387 Fax