



**1419 MIXED USE PROJECT  
1419 MONROE ST  
MADISON, WI 53711**

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- C-02 PRELIMINARY UTILITY PLAN

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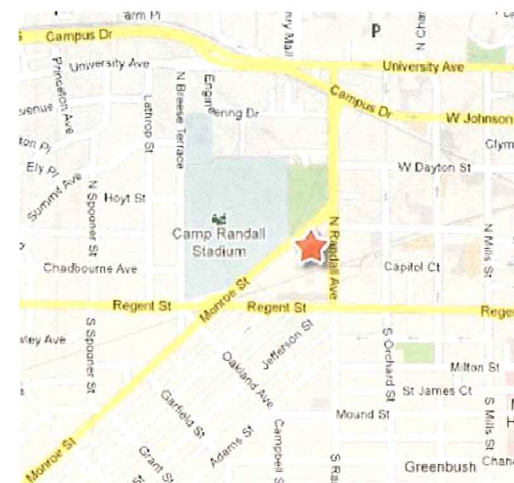
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eppstein uhen : architects

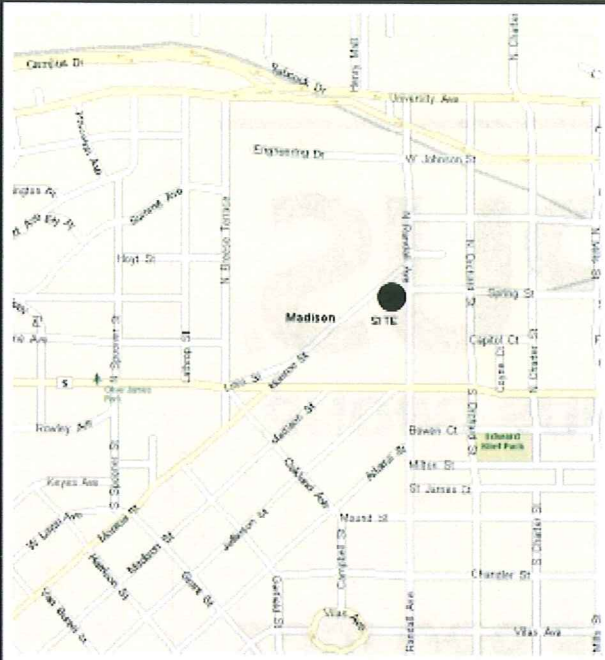
**LAND USE APPLICATION**



02/06/2013 REVISED 03/29/2013

PROJECT NUMBER: 712209-01

# TOPOGRAPHIC MAP



Known as 1419 Monroe Street, in the City of Madison, Dane County, Wisconsin.

**PARCEL A:**

ALL OF LOTS TWO (2), THREE (3), FOUR (4) AND ELEVEN (11) AND THE NORTHEASTERLY 5 FEET OF LOT FIVE (5), BLOCK ONE (1), MORAN'S ADDITION TO THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO THAT PART OF VACATED ALLEY ATTACHING TO THE ABOVE AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 15, 1992 IN VOLUME 20124 OF RECORDS, PAGE 1 AS DOCUMENT NUMBER 2391342.

**PARCEL B:**

THE SOUTHWESTERLY 25 FEET OF THE NORTHEASTERLY 30 FEET (MEASURED ALONG MONROE STREET) OF LOT FIVE (5), BLOCK ONE (1), MORAN'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT HEREOF, ALSO THAT PART OF VACATED ALLEY ATTACHING TO THE ABOVE AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 15, 1992 IN VOLUME 20124 OF RECORDS, PAGE 1 AS DOCUMENT NUMBER 2391342.

**PARCEL C:**

LOT ONE (1), BLOCK ONE (1), MORAN'S ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

**PARCEL D:**

THAT PART OF THE NORTHWEST ONE-HALF OF THE VACATED ALLEY LYING NORTHEASTERLY OF THE SOUTHWEST LINE OF LOT ONE (1), BLOCK ONE (1), MORAN'S ADDITION TO THE CITY OF MADISON, EXTENDED IN A SOUTHEASTERLY DIRECTION, ATTACHING THERETO BY RESOLUTION NO. 49,196 OF THE COMMON COUNCIL OF THE CITY OF MADISON, ADOPTED SEPTEMBER 01, 1992 AND RECORDED SEPTEMBER 15, 1992 IN VOLUME 20124 OF RECORDS, PAGE 1, AS DOCUMENT NO. 2391342, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

November 29, 2012

Opus Development Corp.

Survey No. 165622-RMK

**A. Basis of Bearings**

Bearings are based on the West line of the North Randall Avenue, which is assumed to bear South 00°11'46" East.

**B. Title Commitment**

This survey was prepared based on First American Title Insurance Company title commitment number NCS-573838-MAD, effective date of October 23, 2012, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 10. **Visible evidence shown, if any.**

4, 6-9, 11, 14, 18-20. **Not survey related.**

12. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated alley, pursuant to Section 66.1005(2)(a) Wisconsin Statutes. **Affects site by location - shown.**

13. Deed Restrictions recorded July 17, 1992, in Volume 19511 of Records, Page 65, as Document No. 2373520. **Affects Parcel B by location - building restriction.**

15. Public utility and water main easement retained in vacated alley by Resolution No. 49,196 of the common council of the City of Madison, adopted September 1, 1992 and recorded September 15, 1992, in Volume 20124 of Records, Page 1, as Document No. 2391342. **Affects site by location - shown.**

16. Right of Way Grant to Wisconsin Telephone Company recorded May 20, 1976, in Volume 681 of Records, Page 45, as Document No. 1469600. **Affects site by location - shown.**

17. Right of Way Grant to Madison Gas and Electric Company recorded December 6, 2010, as Document No. 4721833. **Affects site by location - shown.**

**C. Flood Note**

According to flood insurance rate map of the City of Madison, community panel number 55025C0408G, effective date of January 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

**D. Parking Spaces**

There are 26 regular and no handicapped parking spaces marked on this site.

**E. Municipal Zoning Information** obtained by surveyor

The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned C3 - Highway Commercial District

1. A yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residence district. Such yard shall be equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot abutting a street for a distance of at least twenty-five (25) feet, including the width of any intervening alley, from such residential lot.

2. A yard shall be provided where a side lot line abuts a residence district. Such yard along such side lot line shall be equal in dimension to the minimum side yard which would be required under this ordinance for any residential use in the adjacent residential district. (Am. by Ord. 12,549, 4-7-00)

3. A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height. (Am. by Ord. 11,762, 1-3-97)

**F. Notes**

There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.

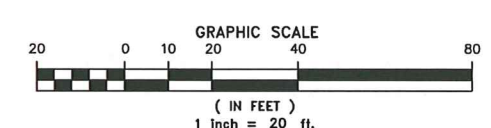
There is no observable evidence of wetland flags on the site, as of the field date of this survey.

A Boundary Survey prepared by Arnold and O'Sheridan Inc. dated November 29, 2004 and revised December 20, 2004 was used to determine the boundary for this map.

Starting BM, HARN station Madison West - elevation = 876.94' NAVD Datum

## LEGEND

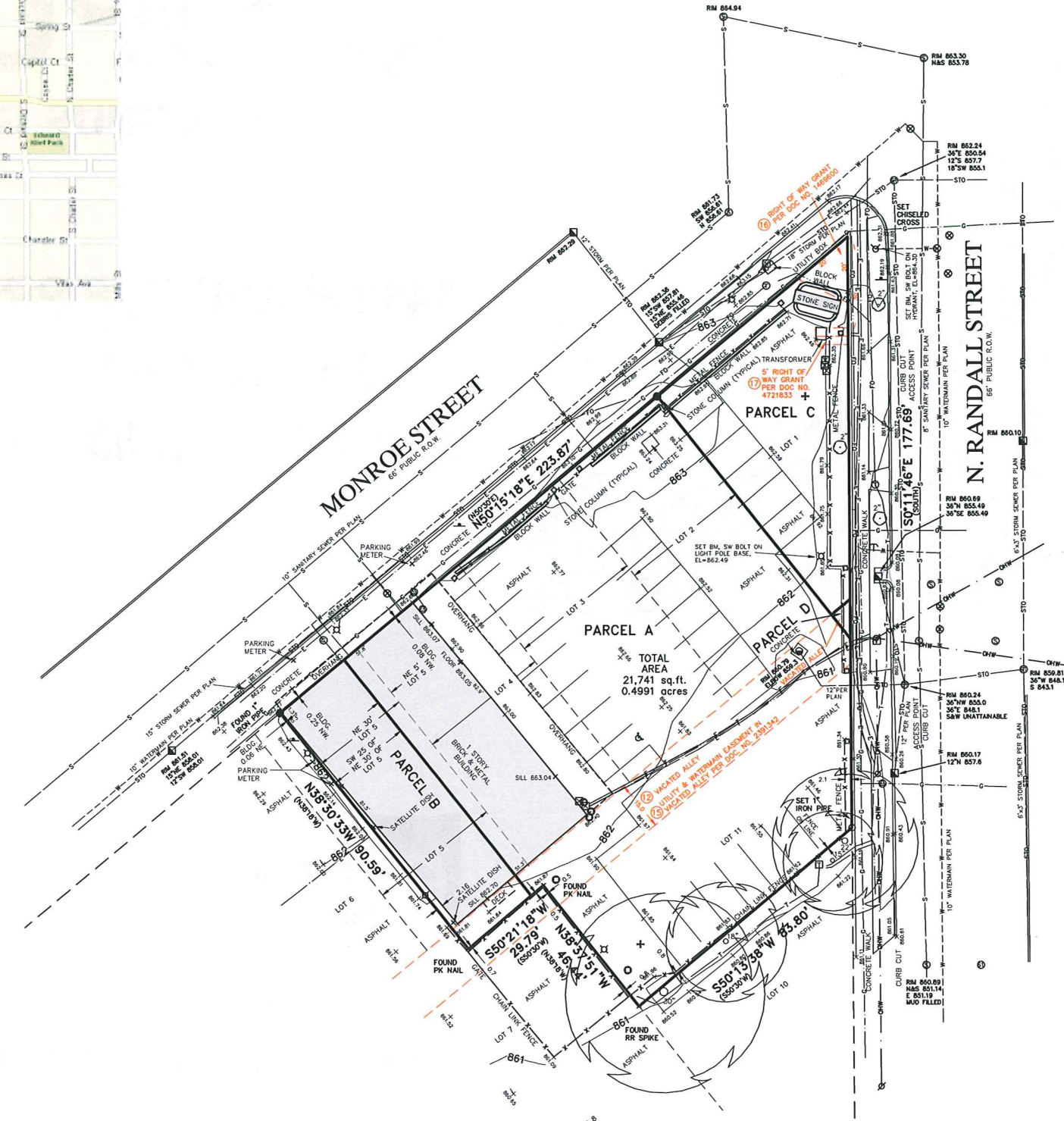
- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 16" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
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- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STO-STORM SEWER
- W-WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION



DIGGERS HOTLINE TICKET NO. 2012-45-09759

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS, OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



**R.A. Smith National, Inc.**

*Beyond Surveying and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005-5338  
 262-781-1000 Fax 262-737-7173, www.ra-smithnational.com  
 Appleton WI George County, GA Philadelphia PA  
 S:\165622\dwg\ TM101D20.dwg\ TM101D20

R.A. Smith National, Inc.

# ALTA/ACSM LAND TITLE SURVEY

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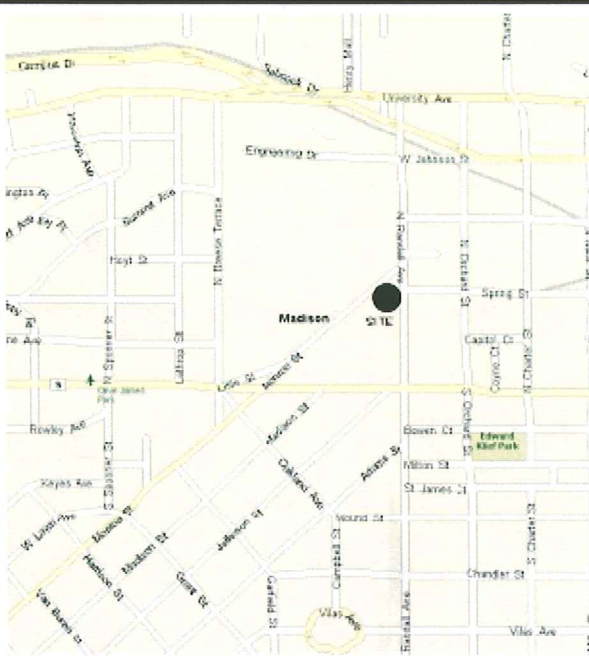
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Prepared for: Opus Development Corp.

Survey No. 165622-RMK



## LEGEND

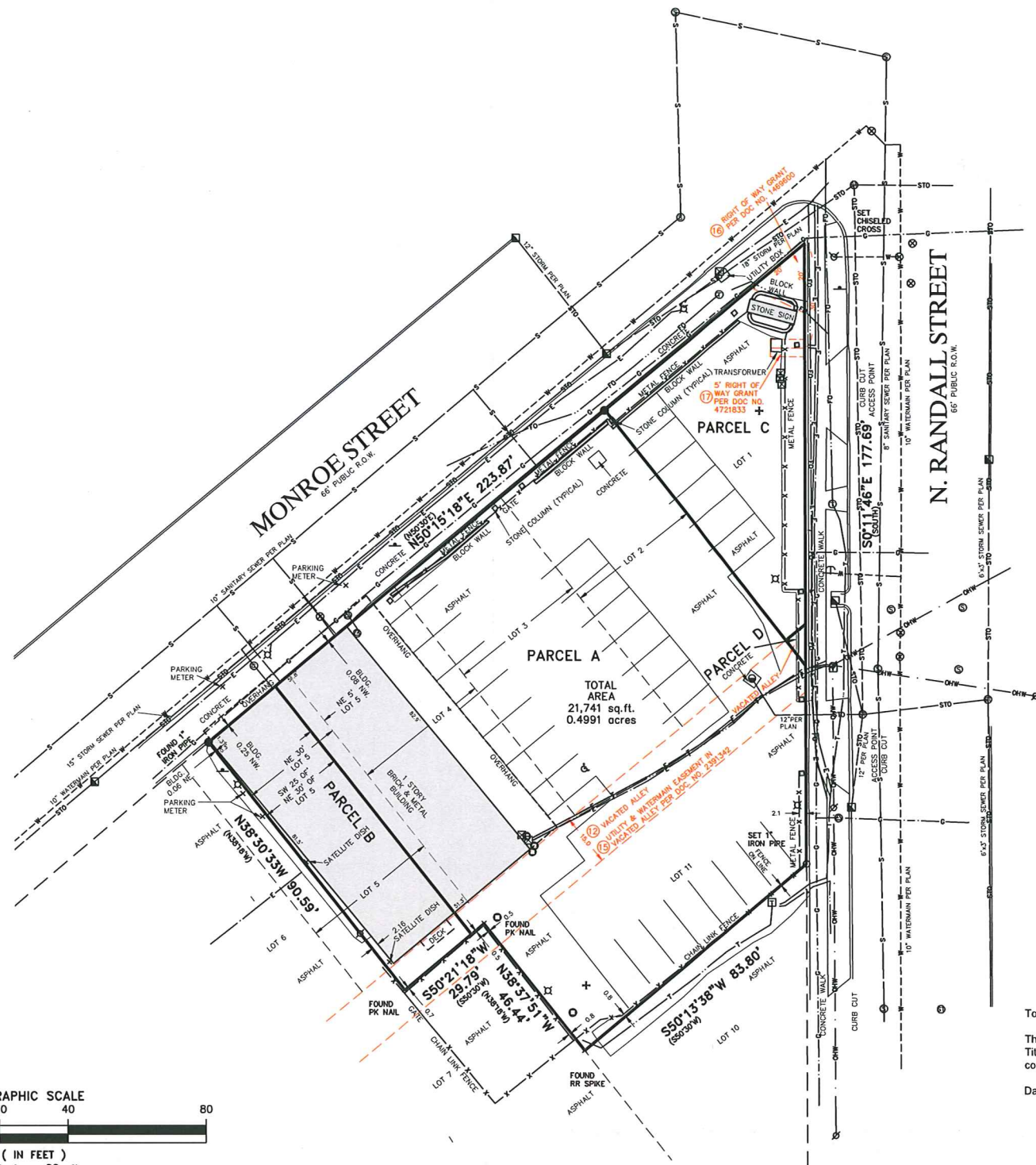
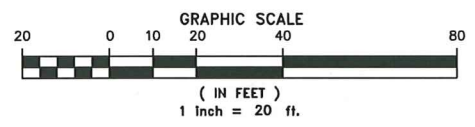
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**F. Notes**

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There is no observable evidence of wetland flags on the site, as of the field date of this survey.

A Boundary Survey prepared by Arnold & O'Sheridan Inc. dated November 29, 2004 and revised December 20, 2004 was used to determine the boundary for this map.

To: Opus Development Corporation and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(b), 16, 18 and 19 Table A thereof. The field work was completed on November 29, 2012.

Date of Plat or Map: December 3, 2012

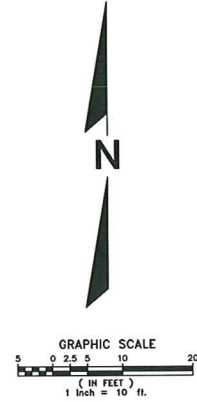
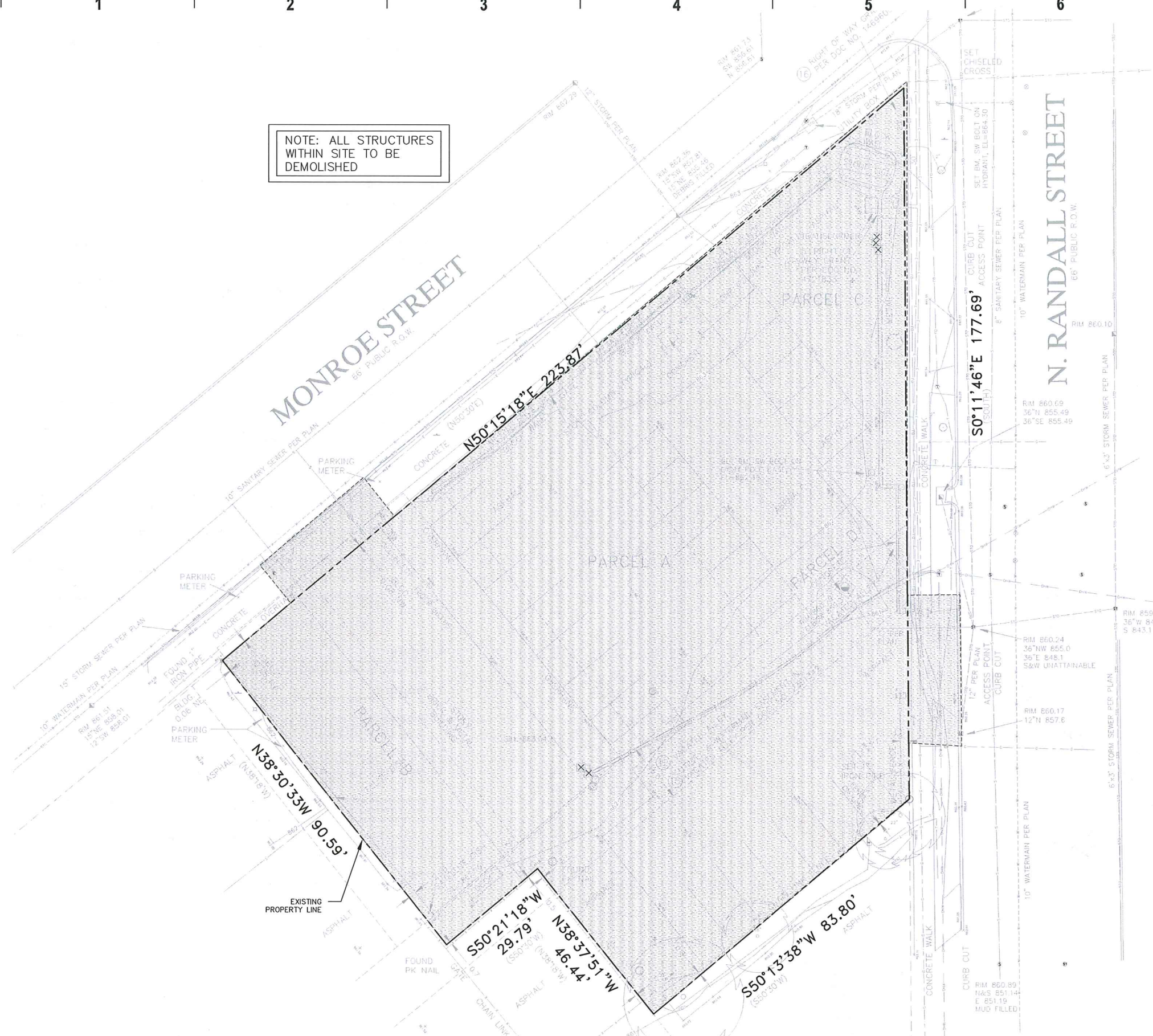
Stephen G. Southwell  
Registered Land Surveyor  
Registration Number S-1939

**R.A. Smith National, Inc.**

Beyond Surveying  
and Engineering

16745 W. Blenheim Road, Brookfield, WI 53005-5538  
262-781-1000 Fax 262-787-7373, www.ra-smithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA  
S:\5165622\dwg\AS101D20.dwg \AS101D20

NOTE: ALL STRUCTURES WITHIN SITE TO BE DEMOLISHED



APPROXIMATE AREA OF SITE DEMOLITION

R.A. Smith National

Beyond Surveying and Engineering

16145 W. Bluemound Road, Brookfield, WI 53005-5808  
262.781.1000 Fax 262.781.8466 www.rasmithnational.com  
Appleton, WI Chicago, IL Columbia, SC Pittsburgh, PA



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794  
  
madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

KEY PLAN

ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
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PLAN COMMISSION APPROVAL SET

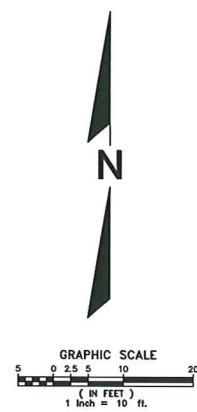
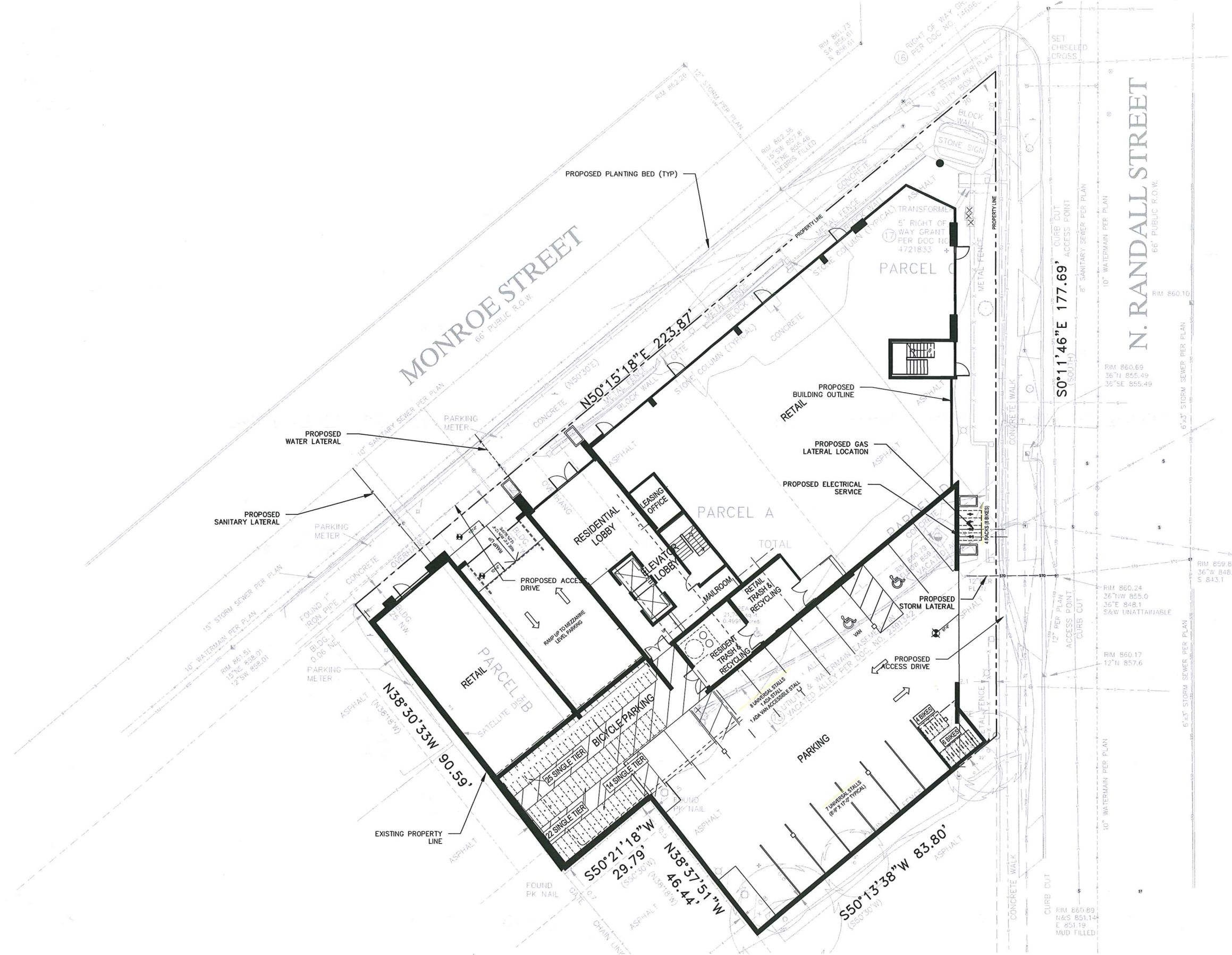
PROGRESS DOCUMENTS  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION  
1419 MONROE STREET  
  
1419 MONROE ST  
MADISON, WI 53711



SHEET INFORMATION

DATE:	02/06/2013
SHEET NAME:	PREL. DEMOLITION PLAN
SHEET NUMBER:	C-01



**R.A. Smith National**

*Beyond Surveying and Engineering*

15743 W. Blumound Road, Brookfield, WI 53005-5908  
262.781.1000 Fax 262.781.8400, www.ra-smith.com  
Appleton, WI Orange County, CA Pittsburgh, PA

**SHEET INFORMATION**

DATE: 02/06/2013

SHEET NAME: PREL. UTILITY PLAN

**C-02**

SHEET NUMBER:

© Fambini Evans Architects, Inc.

**PROJECT INFORMATION**

1419 MONROE STREET

1419 MONROE ST  
MADISON, WI 53711



PROJECT NUMBER: 712209-01

PROJECT MANAGER: JP

**ISSUANCE AND REVISIONS**

PLAN COMMISSION APPROVAL SET

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

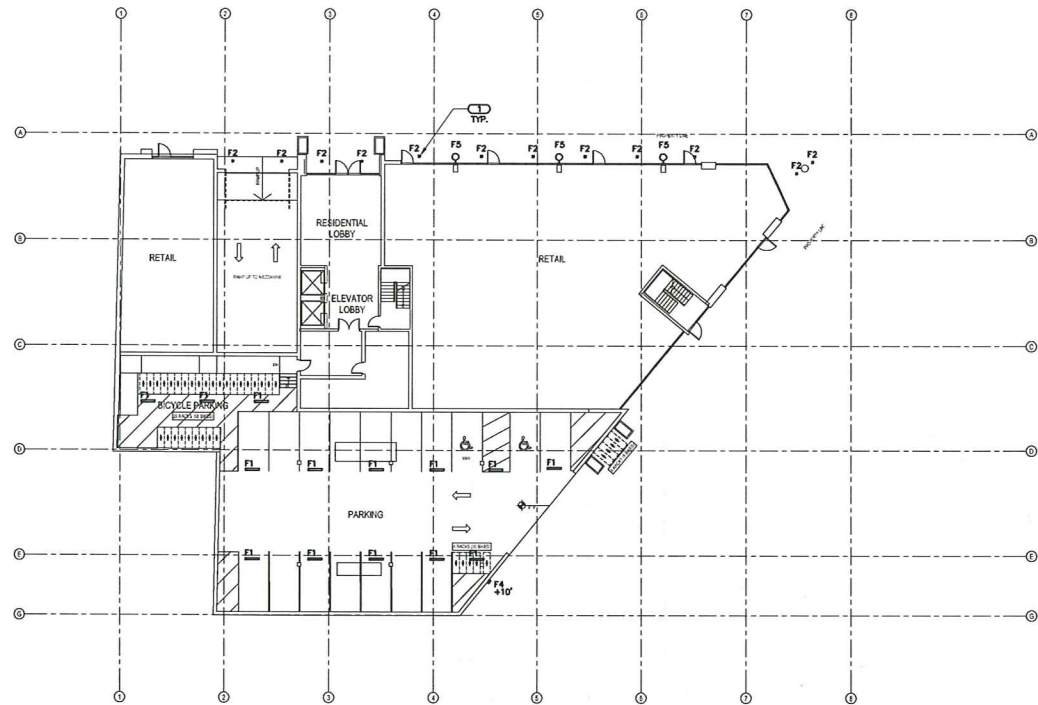
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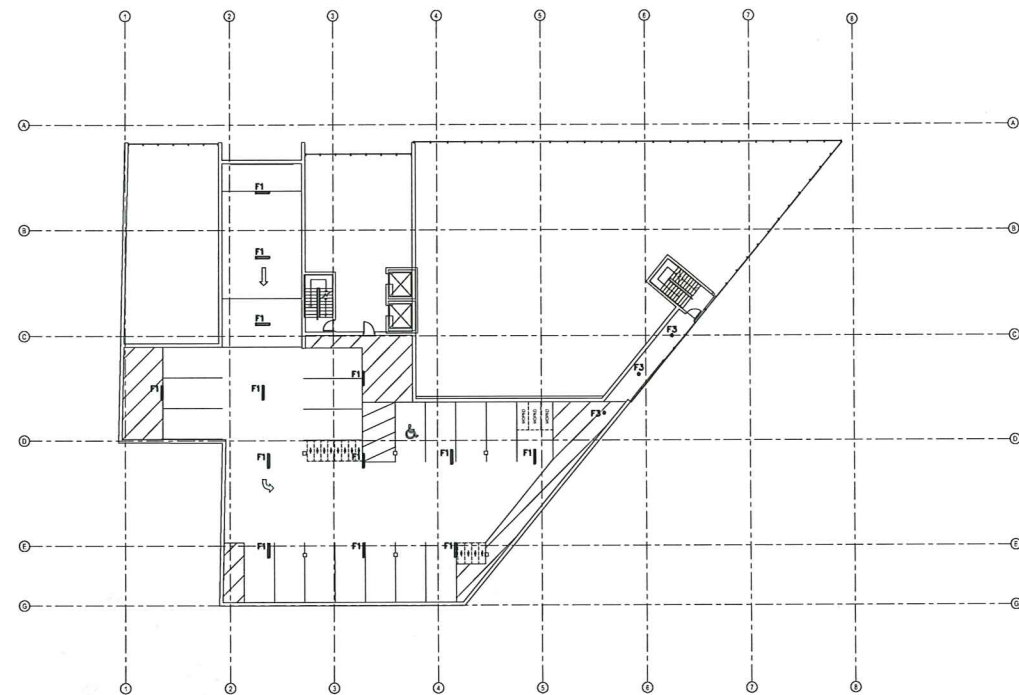
**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

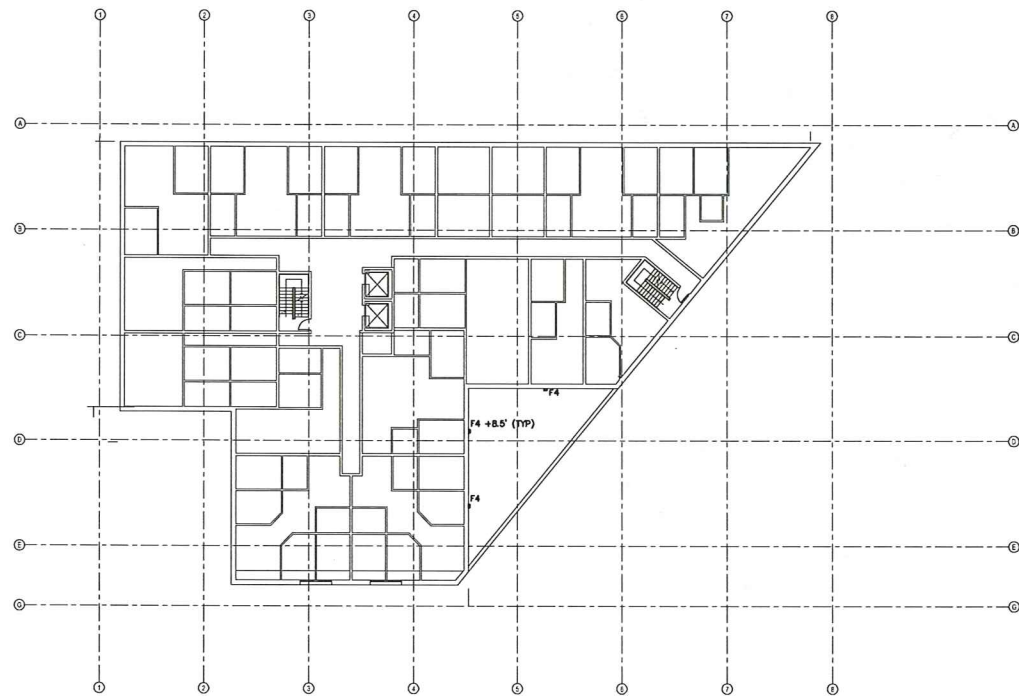




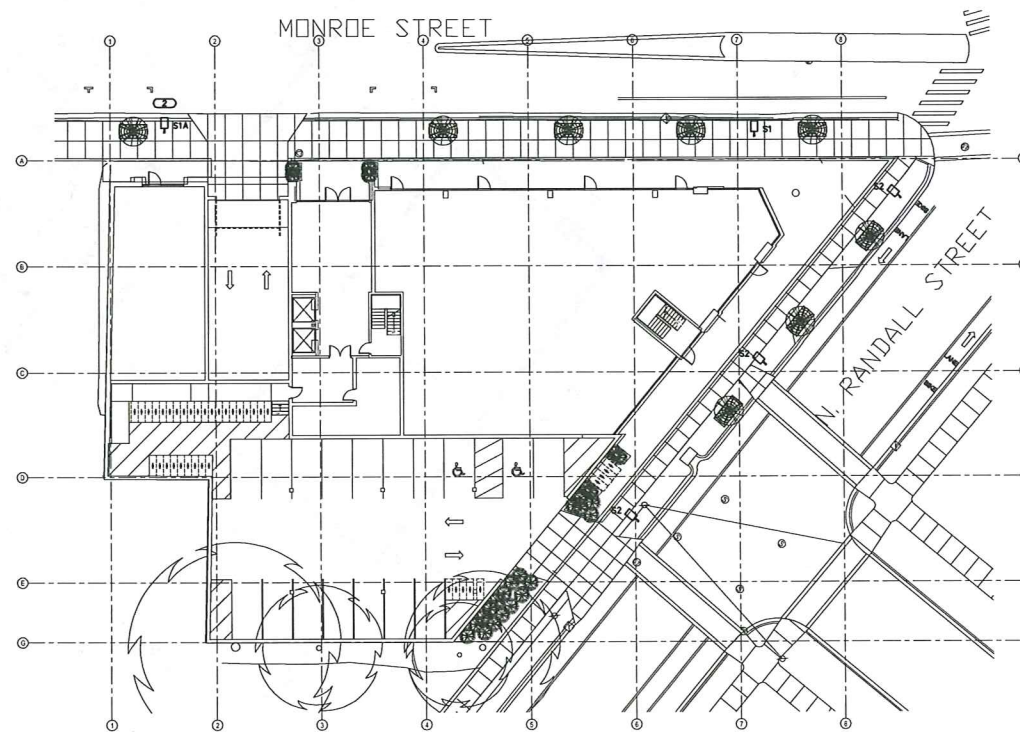
**1 FIRST FLOOR PLAN - EXTERIOR AND ENCLOSED PARKING LIGHTING**  
SCALE: 1/8"=1'-0"



**2 MEZZANINE PLAN - ENCLOSED PARKING LIGHTING**  
SCALE: 1/8"=1'-0"



**3 SECOND FLOOR PLAN - EXTERIOR LIGHTING**  
SCALE: 1/8"=1'-0"



**4 PROPOSED SITE PLAN - LIGHTING**  
SCALE: 1/8"=1'-0"

GENERAL NOTES	
1.	REFER TO SHEET E400 AND E500 FOR LUMINAIRE SPECIFICATION CUTSHEETS.
2.	REFER TO SHEET E600 FOR LUMINAIRE SCHEDULE.
KEYNOTES	
1.	F2 RECESSED LUMINAIRES MOUNT IN OVERHANG OR CANOPY, NOT SHOWN.
2.	NEW POLE LOCATION MINIMUM 8' FROM DRIVE.

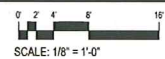


**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6880

edstein uhen : architect

KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

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1419 MONROE STREET

1419 MONROE ST  
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PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

	<b>ENGINEERING CONSULTANTS</b> 502 WEST BROADWAY, SUITE 312 MADISON, WISCONSIN 53703-1838 608.255.9000 FAX: 608.255.9001 PROJECT #1515
	<small>         KJWW ENGINEERING RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KJWW ENGINEERING AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KJWW ENGINEERING. © 2013 KJWW, P.C.       </small>

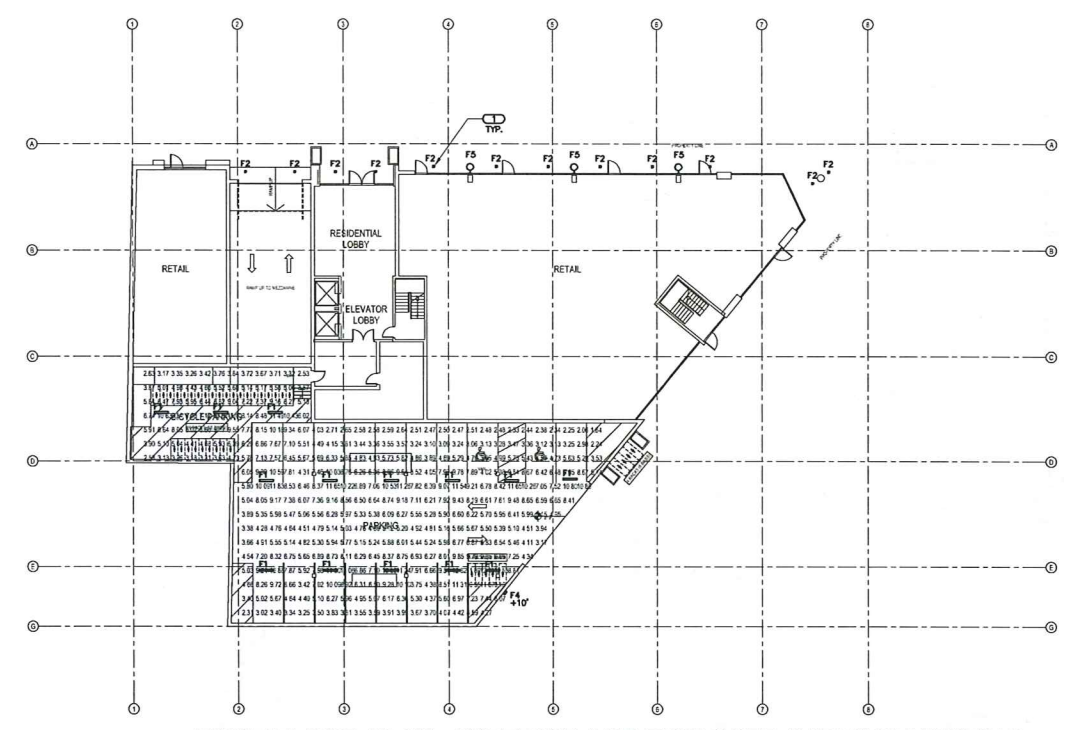
SHEET INFORMATION

DATE: 02/06/2013

SHEET NAME: FLOOR PLANS - EXTERIOR AND ENCLOSED PARKING LIGHTING

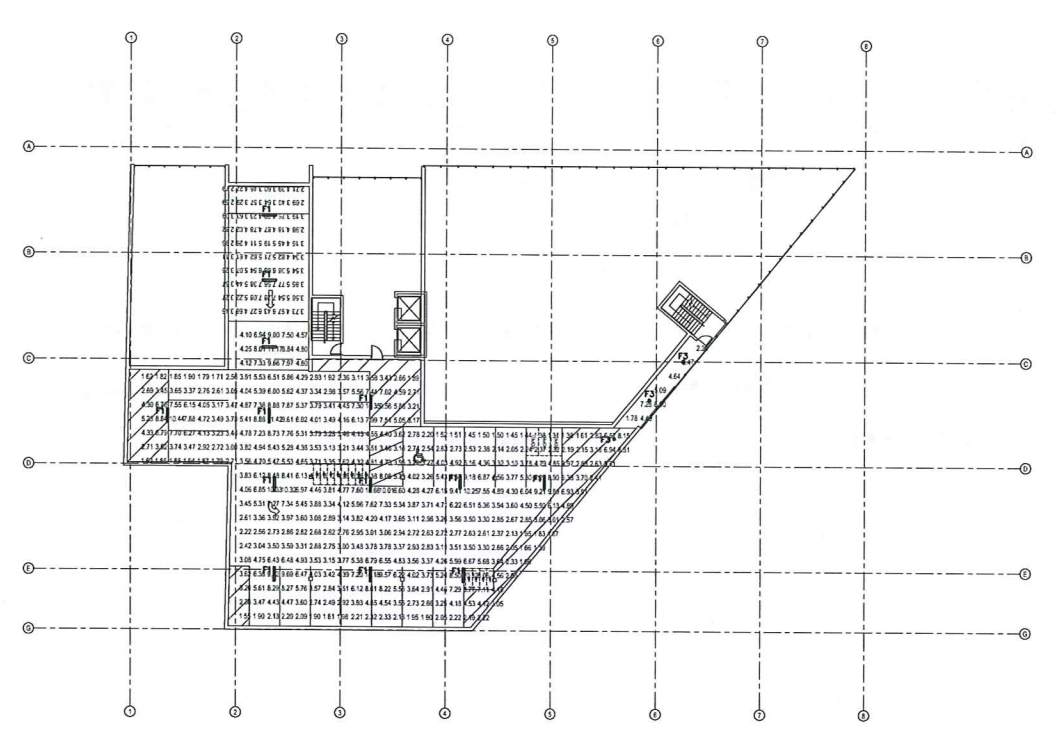
SHEET NUMBER: **E1.00**

SHEET NUMBER:



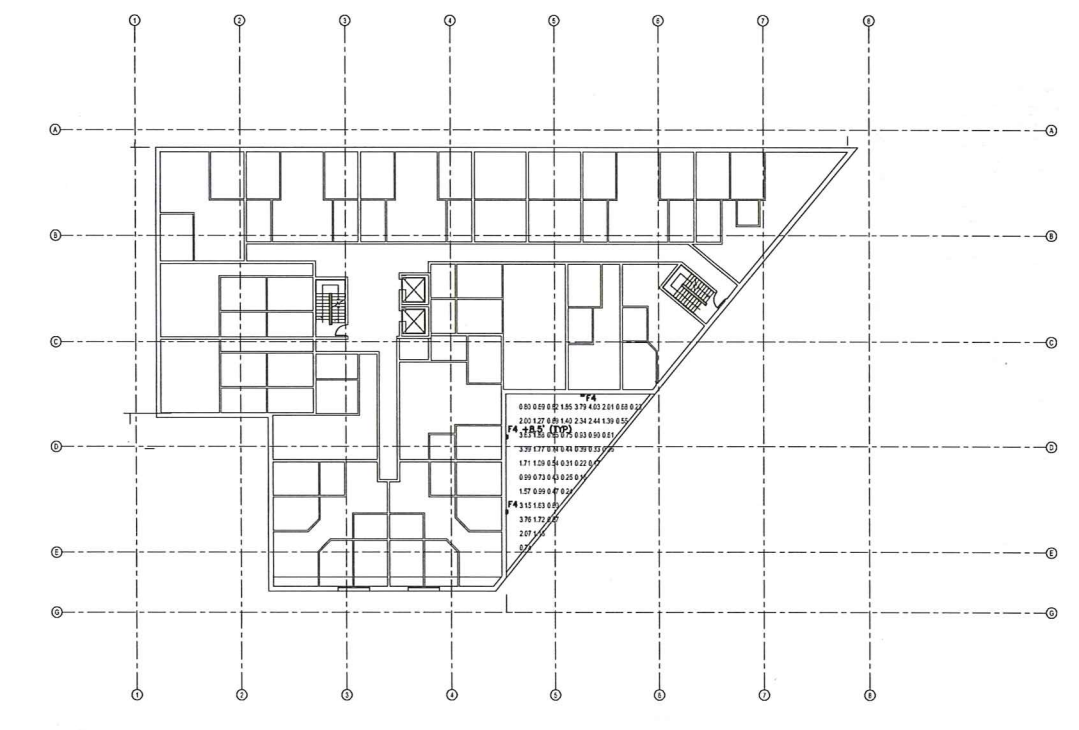
**1 FIRST FLOOR PLAN - EXTERIOR AND ENCLOSED PARKING LIGHTING PHOTOMETRICS**

**1 PHOTOMETRICS**  
SCALE: 1"=20'-0"



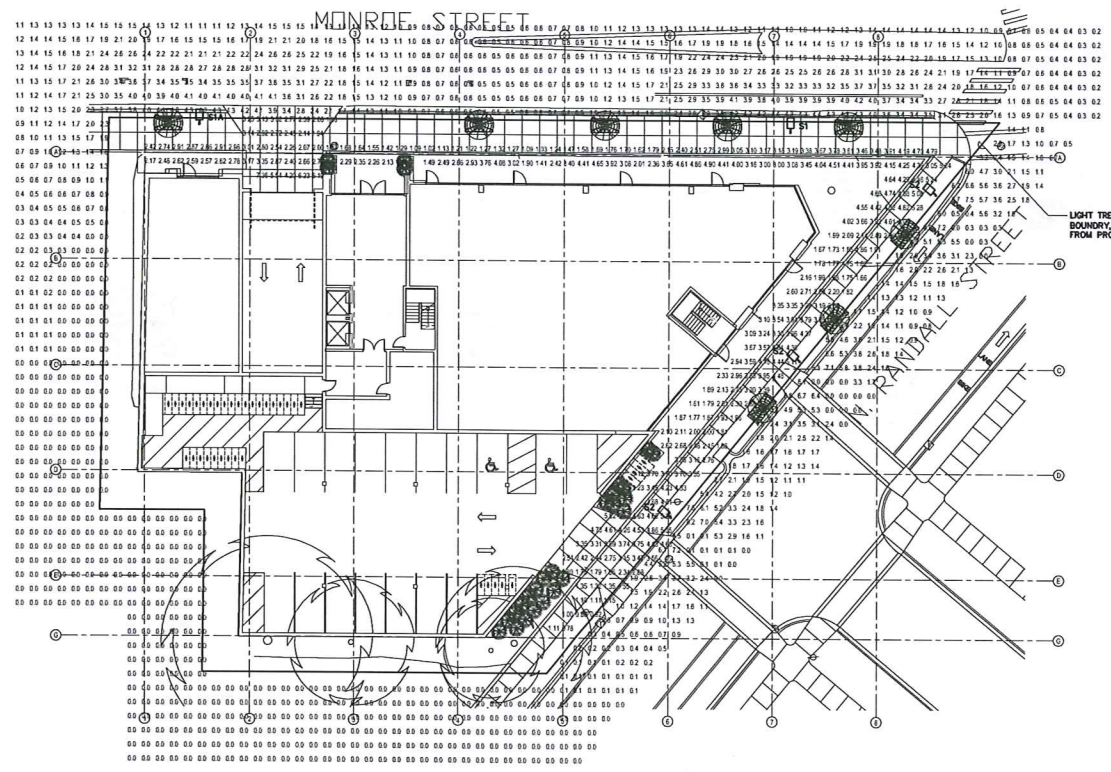
**2 MEZZANINE PLAN - ENCLOSED PARKING LIGHTING PHOTOMETRICS**

**2 PHOTOMETRICS**  
SCALE: 1"=20'-0"



**3 SECOND FLOOR PLAN - EXTERIOR LIGHTING PHOTOMETRICS**

**3 PHOTOMETRICS**  
SCALE: 1"=20'-0"



**4 PROPOSED SITE PLAN - LIGHTING PHOTOMETRICS**

**4 PHOTOMETRICS**  
SCALE: 1"=20'-0"

**GENERAL NOTES**

1. REFER TO SHEET E600 AND E600 FOR LUMINAIRE SPECIFICATION OUTLETS.
2. REFER TO SHEET E600 FOR LUMINAIRE SCHEDULE, PHOTOMETRIC CALCULATION STATISTICAL SUMMARIES AND LIGHTING POWER DENSITIES.
3. ALL LIGHT LEVELS ARE INITIAL PER MADISON GENERAL ORDINANCES 10.085.\*
4. ALL LIGHT LEVELS ARE MEASURED AT GRADE EXCEPT LIGHT TRESPASS, WHICH IS MEASURED AT 4'.

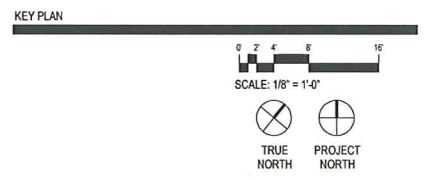
**KEYNOTES**

1. F2 RECESSED LUMINAIRES MOUNT IN OVERHANG OR CANOPY, NOT SHOWN.



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**ISSUANCE AND REVISIONS**

**LAND USE APPLICATION**

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not for construction or construction-related purposes.

**PROJECT INFORMATION**

1419 MONROE STREET

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**SHEET INFORMATION**

DATE: 02/06/2013

FLOOR PLANS - EXTERIOR AND ENCLOSED PARKING PHOTOMETRICS

SHEET NAME: **E1.01**

SHEET NUMBER:

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## The Archetype

### S1 EXISTING 30'H AREA LIGHTS Large 150-400W Luminaire

- FEATURES**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance

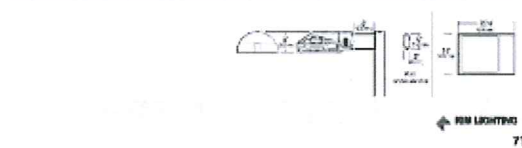


**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	150	30"	1	1
2	2	200	30"	2	2
3	3	300	30"	3	3
4	4	400	30"	4	4

**FINISHES**

FINISH	DESCRIPTION
1	White
2	Black
3	Aluminum
4	Dark Gray



## The Archetype

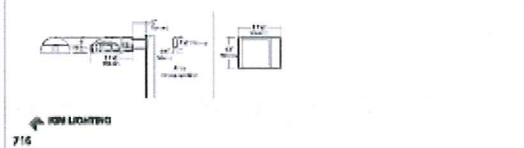
### Small 70-150W Luminaire S2 PEDESTRIAN SCALE

- FEATURES**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



**ORDERING INFORMATION (Example)**

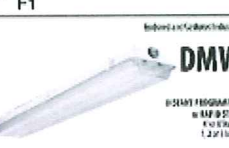
FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	70	18"	1	1
2	2	100	18"	2	2
3	3	150	18"	3	3



## LITHONIA LIGHTING

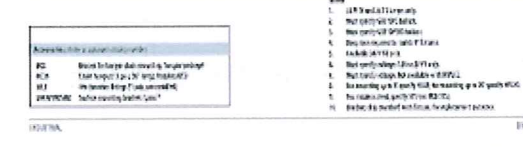
### PARKING GARAGE F1

- FEATURES & SPECIFICATIONS**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



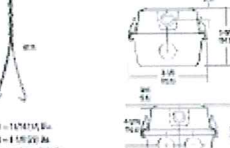
**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	150	30"	1	1
2	2	200	30"	2	2
3	3	300	30"	3	3



## DMW Instant, Programmed and Rapid Start

- FEATURES & SPECIFICATIONS**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	150	30"	1	1
2	2	200	30"	2	2
3	3	300	30"	3	3



## SS45700 / ICS422

### 4" Adjustable LED Square 70W or 150W Downlight Reflector

- FEATURES**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	70	4"	1	1
2	2	150	4"	2	2



## LR6-DR1000

### LED Track, Group, Recessed LED Downlights

- FEATURES**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	10	1"	1	1
2	2	20	2"	2	2
3	3	30	3"	3	3



## LR6-DR1000

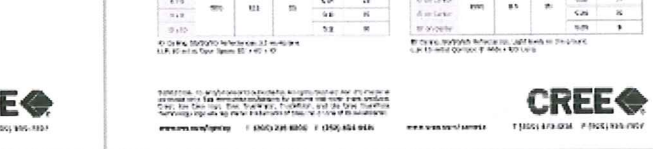
### LED Track, Group, Recessed LED Downlights

- FEATURES**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	10	1"	1	1
2	2	20	2"	2	2
3	3	30	3"	3	3



## SC6

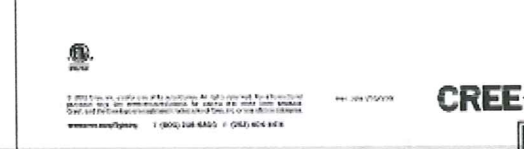
### LED Track, Group, Recessed LED Downlights

- FEATURES**
- Polycarbonate lens, built-in or high pressure sodium technology
  - Efficient, effective downward control of light with built-in reflector
  - Easy-to-install, built-in ballast for best performance



**ORDERING INFORMATION (Example)**

FINISH	ARM	POWER (W)	SIZE	VS-5A	FRONT FINISHING
1	1	10	1"	1	1
2	2	20	2"	2	2
3	3	30	3"	3	3



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**KEY PLAN**

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

**TRUE NORTH**

**PROJECT NORTH**

**ISSUANCE AND REVISIONS**

**LAND USE APPLICATION**

**DATE DESCRIPTION**

**PROGRESS DOCUMENTS**

**1419 MONROE STREET**

**1419 MONROE ST**  
MADISON, WI 53711

**PROJECT INFORMATION**

**OPUS THE OPUS GROUP**

**PROJECT NUMBER: 12209-31**

**PROJECT MANAGER: JP**

**ENGINEERING CONSULTANTS**

**DATE: 02/04/2013**

**SHEET NAME: LUMINAIRE SPECIFICATION CUTSHEETS - LIGHTING**

**SHEET NUMBER: E400**





### LUMINAIRE SCHEDULE

- (MFG) MOUNTING:**  
 RE - RECESSED  
 SP - SUSPENDED  
 CL - CEILING SURFACE  
 WL - WALL  
 UC - UNDER CABINET  
 CV - COVE  
 FL - FOLE  
 FB - FLANGED RECESSED  
 O - OTHER (SEE DESCRIPTION)
- DOOR:**  
 FA - FLAT ALUMINUM  
 FS - FLAT STEEL  
 RA - REGRESSED ALUMINUM  
 RS - REGRESSED STEEL
- FINISH:**  
 PAF - PAINT AFTER FABRICATION  
 CSA - FINISH SELECTION BY ARCHITECT
- (TYPE) LAMP TECHNOLOGY:**  
 FL - FLUORESCENT  
 CF - COMPACT FLUORESCENT  
 HL - HALOGEN  
 IN - INCANDESCENT  
 LED - LIGHT EMITTING DIODE  
 HS - HIGH PRESSURE SODIUM  
 MH - METAL HALIDE  
 SMH - SUPER METAL HALIDE  
 PSMH - PULSE START METAL HALIDE  
 CMH - CERAMIC METAL HALIDE  
 O - OTHER (SEE DESCRIPTION)  
 XL - EXTENDED LIFE  
 XLP - EXTENDED LIFE & OUTPUT
- (TYPE) BALLAST:**  
 DM07 - LINE DIMMING BALLAST  
 DM10 - 0-10V DIMMING BALLAST  
 HL - HIGH/LOW LEVEL BALLAST  
 ML - MULTI-LEVEL SWITCHING  
 HP - HIGH PERFORMANCE /LBP
- (TYPE) BALLAST:**  
 EB - ELECTRONIC BALLAST  
 EM - EMERGENCY BATTERY/BALLAST  
 MB - MAGNETIC BALLAST  
 MV - MULTI-VOLTAGE ELECTRONIC 120V-277V  
 PBF - BALLAST FACTOR
- (A) LENS/LOWER:**  
 A - 120° ACRYLIC  
 B - BLACK BAFFLE  
 C - CLEAR ALUMINUM  
 D - PARABOLIC  
 F - FRESNEL  
 G - TEMPERED GLASS  
 H - WALL WASHER  
 P - POLY CARBONATE  
 K - KSH12 120° ACRYLIC  
 K1P - KSH19 150° ACRYLIC  
 L - LOW REFLECTIVE SPECULAR ALUM.  
 N - NONE  
 R - HIGH IMPACT OR ACRYLIC  
 O - OTHER (SEE DESCRIPTION)

INPUT WATTS	QTY	ITEM	DESCRIPTION	DIMENSIONS			LAMP				BALLAST		APPROVED MANUFACTURER				
				L	W	H	CL	FL	QTY	MODEL	VOLTS	TYPE					
64	29	F1	ENCLOSED INDUSTRIAL WITH FIBERGLASS HOUSING, ALL PLASTIC OR CORROSION RESISTANT LATCHES, MOLDED IN PLACE GASKET, PEEKED LENS, UL WET LOCATION	50"	6"	5"								LITHONIA DDM 232			
16	22	F2	4" SQUARE LED DOWNLIGHT, PRISMATIC SPREAD REGRESSED LENS, UL WET LOCATION	13.5"	12.75"	6.4"	RE	LED	1	16WATT LED 700 LUMEN	MV	EB	O	INTENIE LIGHTING 6545			
13	3	F3	6" APERTURE SURFACE MOUNT CYLINDRICAL LED DOWNLIGHT, REGRESSED LENS, SPUN ALUMINUM HOUSING, TEXTURED POLYESTER PAINT, UL DAMP LOCATION			6.9"	CL	LED	1	12.5WATT LED 1000 LUMEN	120V	EB	O	CREE LR5DR1000 SC8			
28	5	F4	EXTERIOR WALL SCONCE, TRAPEZOIDAL DIE CAST ALUMINUM HOUSING, MEDIUM THROW REFLECTOR GLASS LENS, GASKETED, UL WET LOCATION	12"	7"	5.5"	WL	CF	1	38WATT CF202RU G24Q	MV	EB	O	GARCOO 111 SCONCE			
90	3	F5	EXTERIOR WALL SCONCE, CYLINDER UP/DOWN DIE CAST ALUMINUM HOUSING, MEDIUM DOWNLIGHT DISTRIBUTION WITH SHARP CUT-OFF, OSCURRING LENS ON UPLIGHT, GASKETED, UL WET LOCATION MOUNT 18" TO BOTTOM OF FIXTURE, UL WET LOCATION			12"	7.5"	WL	PSMH	1	70WATT MPOTR01P MED	120V	MB	O	GARCOO 301 SCONCE		
305	1	S1	EXISTING 30W SITE LUMINAIRE, TYPE II DISTRIBUTION, TO BE PLACED IN NEW LOCATION, SHOWN ON PLAN FOR CLARITY.							FL @ 3011	HS	1	250WATT HS250	EXISTING	KIM LIGHTING ARCHETYPE AR		
305	1	S1A	SIMILAR TO S1; REPLACE LAMP AND BALLAST TO MATCH S1.							FL @ 3011	HS	1	250WATT HS250	EXISTING	KIM LIGHTING ARCHETYPE AR		
190	5	S2	SITE LUMINAIRE, ALUMINUM HOUSING, GASKETED, TEMPERED GLASS LENS, TYPE V DISTRIBUTION, FULL CUT-OFF, UL WET LOCATION ROUND TAPERED STEEL POLE, ANCHOR BASE.	17"	12"	6"				FL @ 1611	PSMH	1	150WATT PSH150V E17	TBD	MB	O	KIM LIGHTING ARCHETYPE SAR

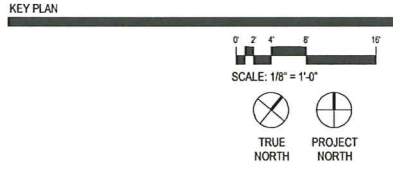
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
2nd B Terrace	Illuminance	Fc	1.26	4.03	0.16	2.68	25.18
Corridor Floor - Mezzanine Slab	Illuminance	Fc	5.29	8.47	1.78	2.97	4.76
Garage Floor 1st	Illuminance	Fc	6.15	12.62	1.64	3.75	7.70
Light Tresspass	Illuminance	Fc	1.22	9.0	0.0	N.A.	N.A.
Mezzanine Floor	Illuminance	Fc	4.47	11.42	1.31	3.41	8.72
Ramp Drive_Planar	Illuminance	Fc	4.40	7.56	2.59	1.70	2.92
Sidewalk + Drives	Illuminance	Fc	2.98	7.36	0.78	3.82	9.44

Label	Area	Total Watts	LPD
LPDArea-2ndB Terrace	1119	236.9	0.212
LPDArea-Mezzanine+Ramp	8421	1385.7	0.165
LPDArea-Parking Garage 1st	8356	1165.9	0.184
LPDArea-Sidewalk+Drives	7897	1288.5	0.163



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ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

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PROJECT INFORMATION

1419 MONROE STREET

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 MADISON, WI 53711



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REFERENCE SCALE IN INCHES

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SHEET INFORMATION

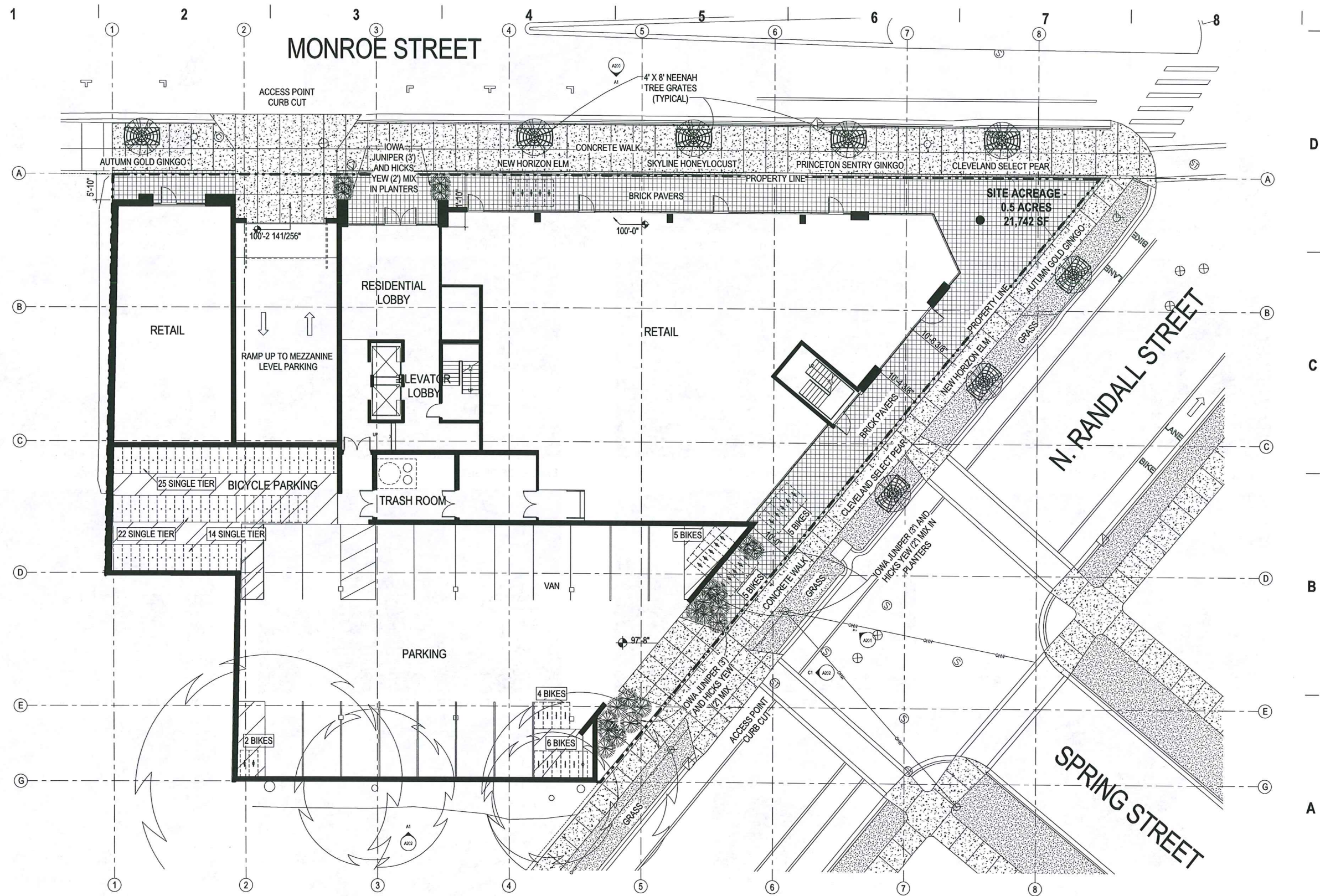
DATE: 02/06/2013

SHEET NAME: LUMINAIRE SCHEDULE - LIGHTING

**E600**

SHEET NUMBER:

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1 ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN  
1/8" = 1'-0"

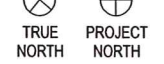
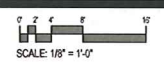


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KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/16/2013  
REVISED 03/29/2013

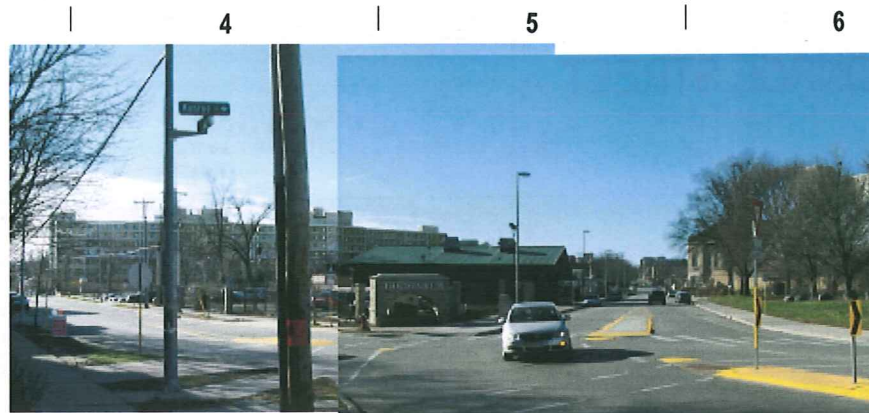
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SHEET NUMBER: AS100

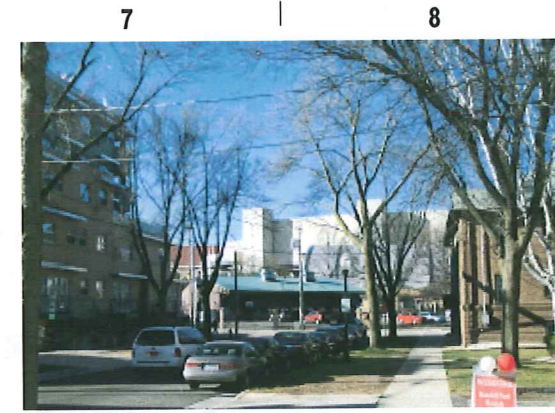
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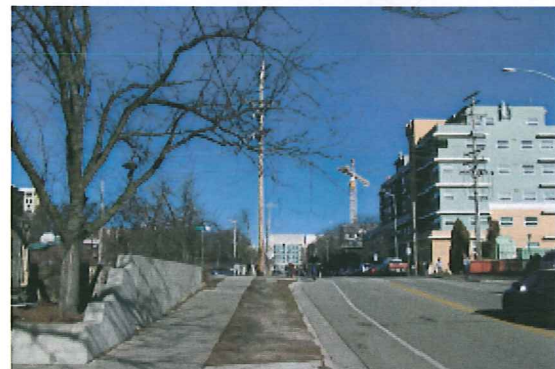
NORTH CORNER OF SITE FROM RANDALL STREET



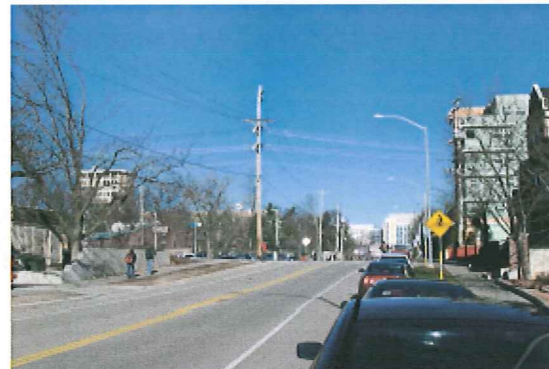
NORTH CORNER OF SITE LOOKING WEST DOWN MONROE STREET



LOOKING WEST TOWARDS SITE



EAST EDGE OF SITE ALONG RANDALL STREET



LOOKING NORTH ALONG RANDALL STREET



EAST EDGE OF SITE



LOOKING NORTH FROM BIKE PATH



SOUTHEAST CORNER OF SITE



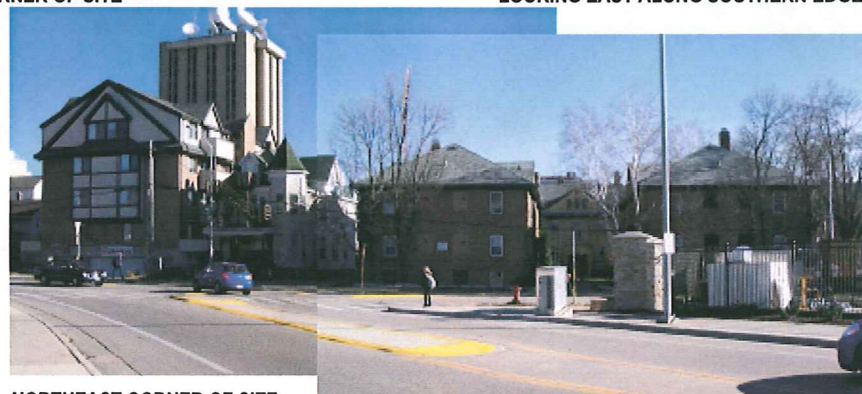
LOOKING EAST ALONG SOUTHERN EDGE OF SITE



LOOKING EAST ALONG BIKE TRAIL



LOOKING EAST ALONG MONROE STREET



NORTHEAST CORNER OF SITE



NORTHWEST EDGE OF SITE



LOOKING EAST ALONG MONROE STREET



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KEY PLAN

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



PROJECT NUMBER: 712209-01

PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 03/09/2013

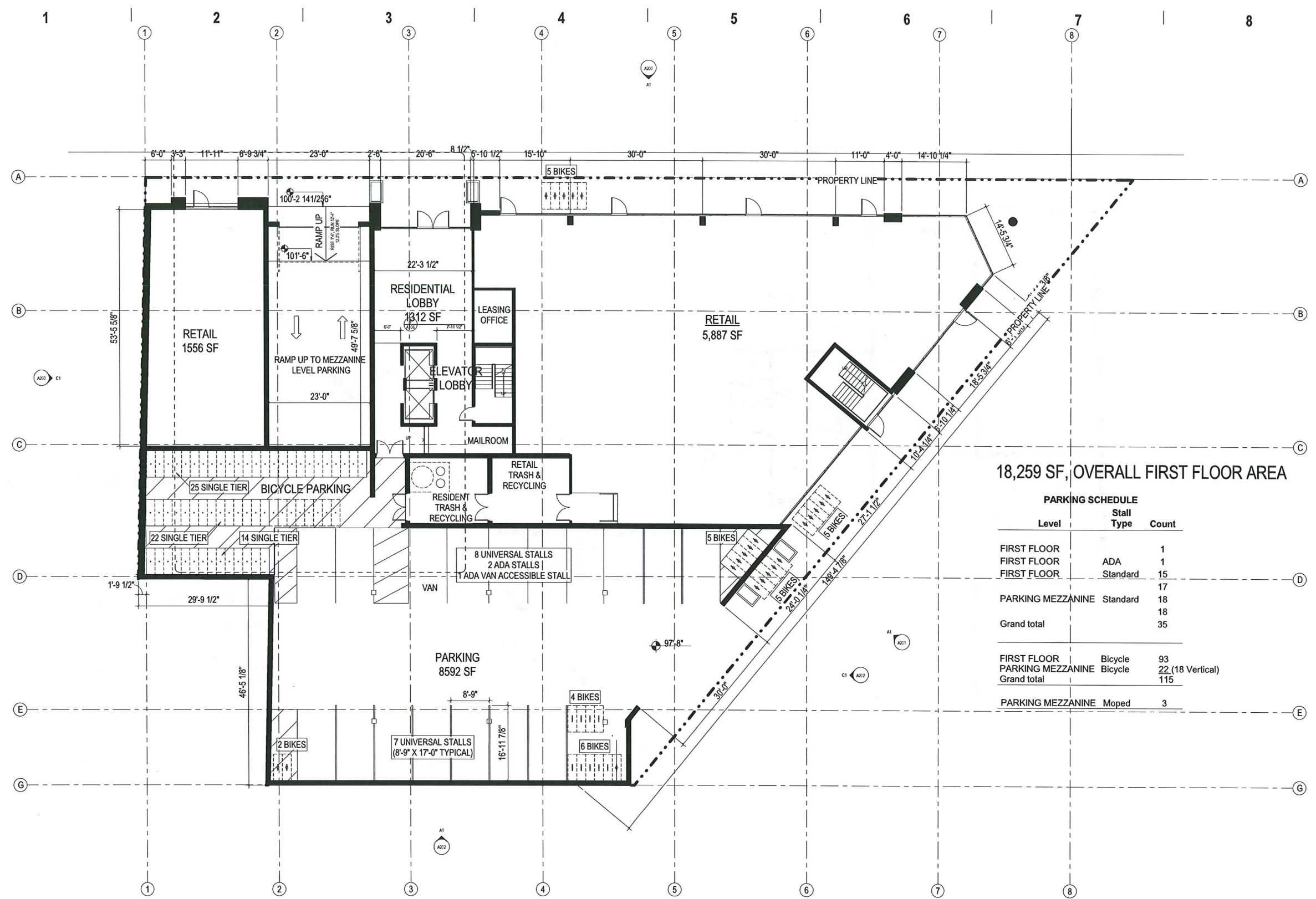
PHOTOGRAPHS OF EXISTING PROPERTIES

SHEET NAME:

AS101

SHEET NUMBER:

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18,259 SF, OVERALL FIRST FLOOR AREA

PARKING SCHEDULE		
Level	Stall Type	Count
FIRST FLOOR		1
FIRST FLOOR	ADA	1
FIRST FLOOR	Standard	15
		17
PARKING MEZZANINE	Standard	18
		18
Grand total		35
FIRST FLOOR	Bicycle	93
PARKING MEZZANINE	Bicycle	22 (18 Vertical)
Grand total		115
PARKING MEZZANINE	Moped	3

1 FIRST FLOOR  
1/8" = 1'-0"



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KEY PLAN

TRUE NORTH PROJECT NORTH

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711

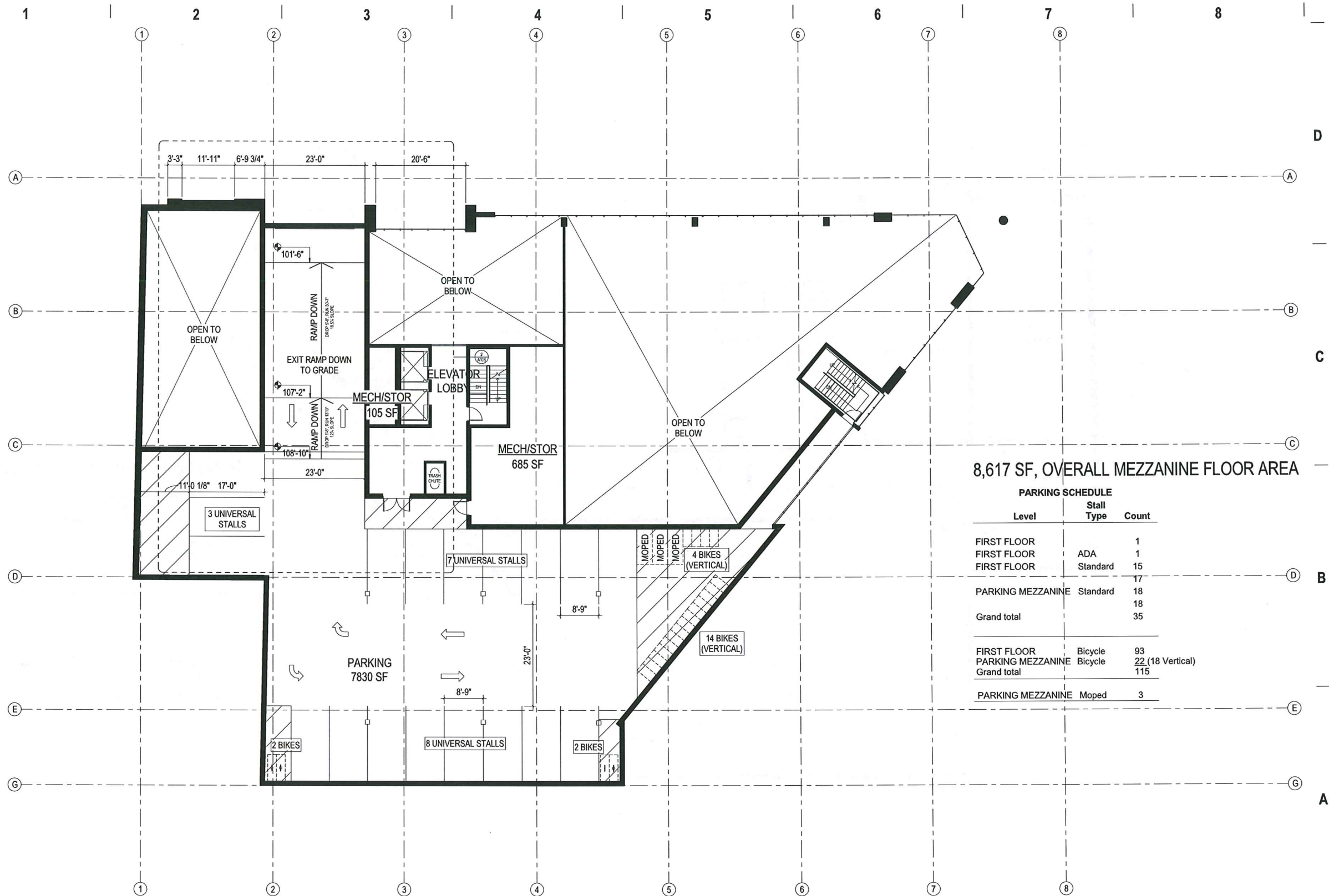
PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/06/2013  
REVISED 03/29/2013

SHEET NAME: FIRST FLOOR PLAN  
SHEET NUMBER: A101

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8,617 SF, OVERALL MEZZANINE FLOOR AREA

PARKING SCHEDULE		
Level	Stall Type	Count
FIRST FLOOR		1
FIRST FLOOR	ADA	1
FIRST FLOOR	Standard	15
		17
PARKING MEZZANINE	Standard	18
		18
Grand total		35
FIRST FLOOR	Bicycle	93
PARKING MEZZANINE	Bicycle	22 (18 Vertical)
Grand total		115
PARKING MEZZANINE	Moped	3

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

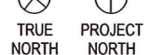
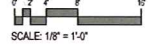


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KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



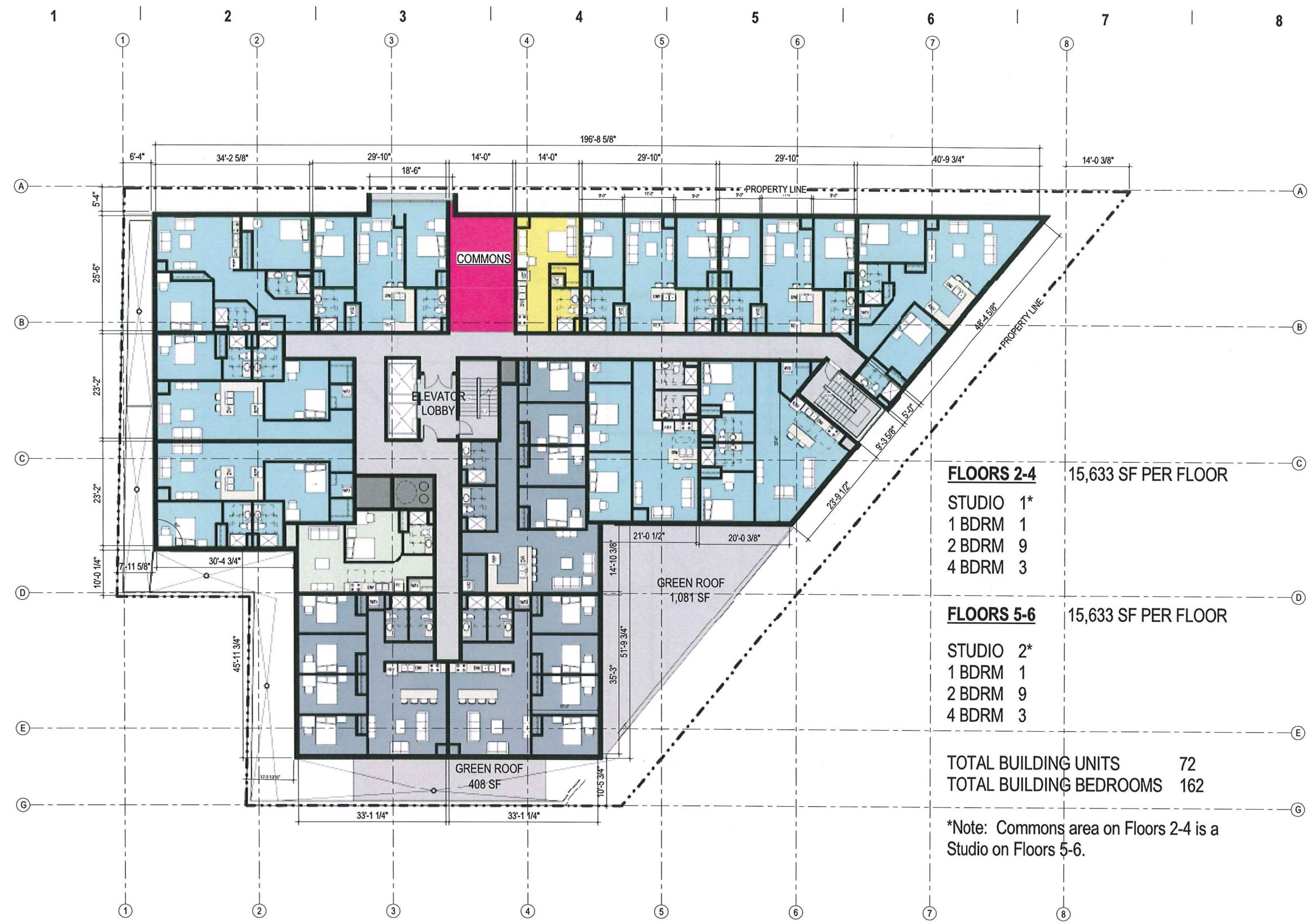
PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/02/2013  
REVISED 03/22/2013

SHEET NAME: MEZZANINE FLOOR PLAN  
SHEET NUMBER: A101A

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**FLOORS 2-4** 15,633 SF PER FLOOR

- STUDIO 1\*
- 1 BDRM 1
- 2 BDRM 9
- 4 BDRM 3

**FLOORS 5-6** 15,633 SF PER FLOOR

- STUDIO 2\*
- 1 BDRM 1
- 2 BDRM 9
- 4 BDRM 3

TOTAL BUILDING UNITS 72  
 TOTAL BUILDING BEDROOMS 162

\*Note: Commons area on Floors 2-4 is a Studio on Floors 5-6.

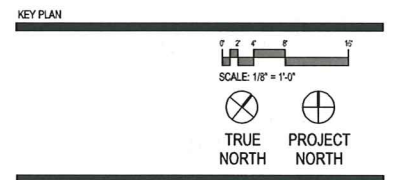
1 SECOND FLOOR  
 1/8" = 1'-0"



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LAND USE APPLICATION

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
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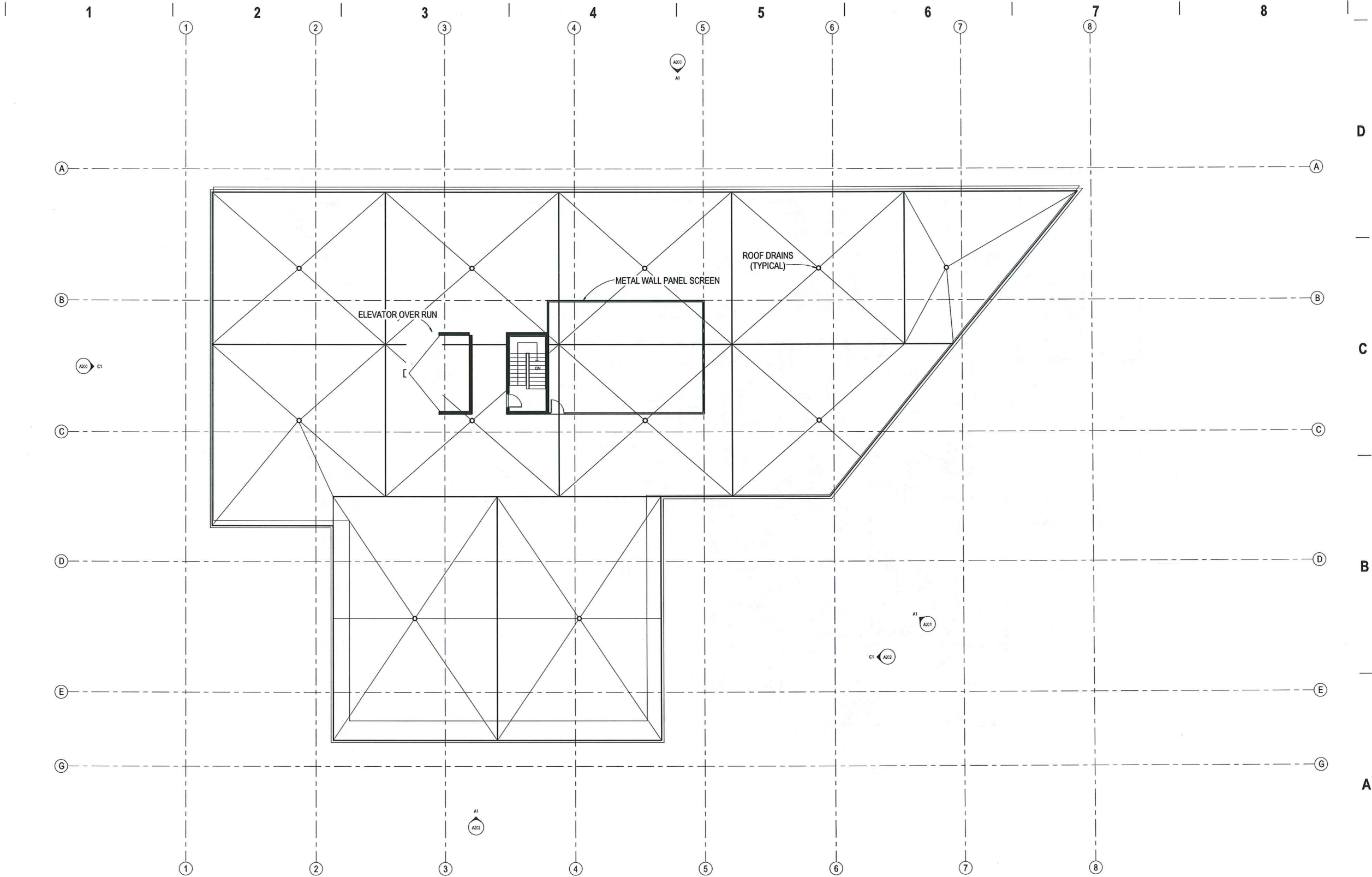
SHEET INFORMATION

DATE: 02/09/2013  
 REVISED: 03/29/2013

SHEET NAME: SECOND FLOOR PLAN  
**A102**

SHEET NUMBER:  

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1 ROOF  
1/8" = 1'-0"

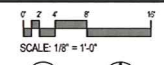


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KEY PLAN



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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
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PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/09/2013

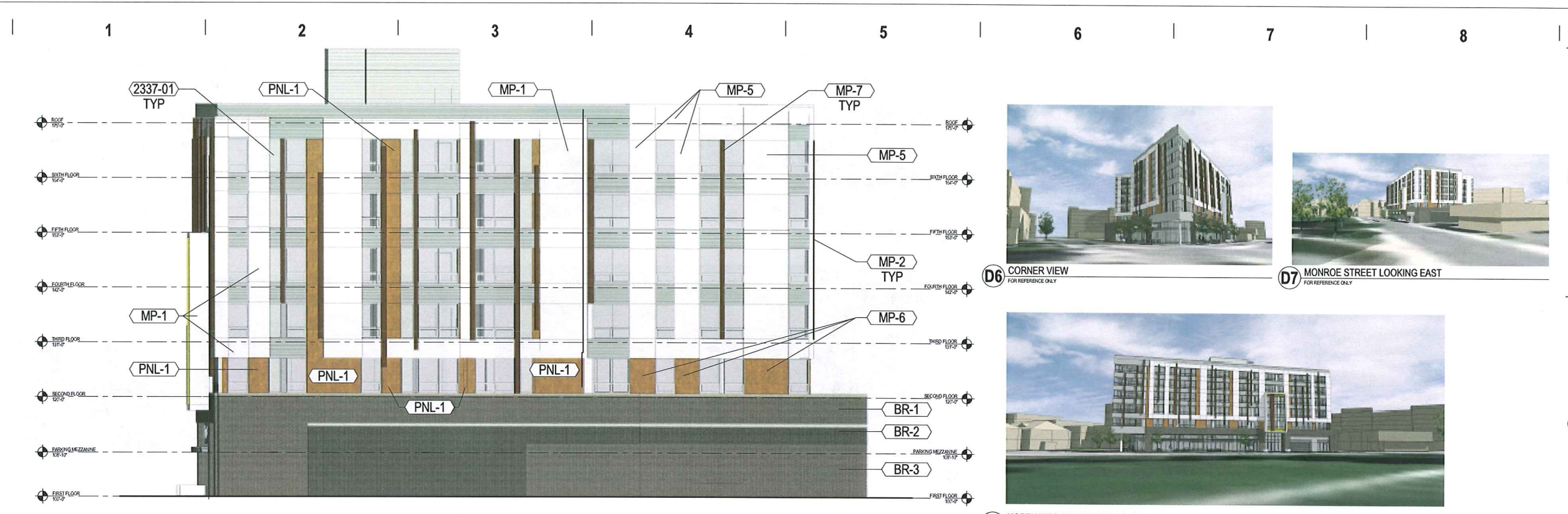
SHEET NAME: ROOF PLAN

SHEET NUMBER: A103

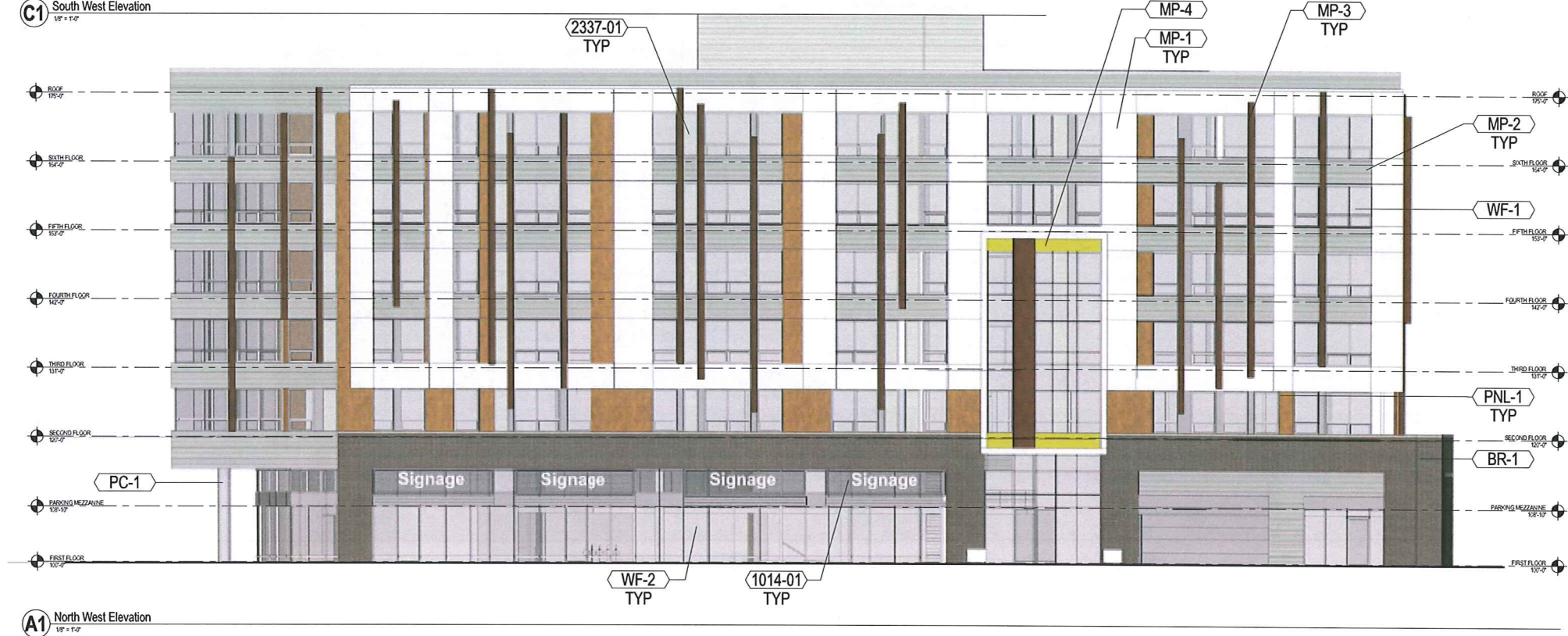
**A103**

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C1 South West Elevation  
1/8" = 1'-0"



A1 North West Elevation  
1/8" = 1'-0"

MATERIAL KEYNOTES PER SHEET	
1014-01	PERFORATED SIGN BANNER
2337-01	LOUVER
BR-1	BRICK - COLOR 1
BR-2	BRICK - COLOR 2
BR-3	BRICK - COLOR 3
MP-1	COMPOSITE METAL PANEL - COLOR 1
MP-2	RIBBED METAL PANEL
MP-3	COMPOSITE METAL PANEL ACCENT TRIM
MP-4	COMPOSITE METAL PANEL - COLOR 2
MP-5	PREFORMED METAL PANEL - COLOR 1
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
PC-1	PRECAST CONCRETE
PNL-1	MANUFACTURED WALL PANEL (WOOD LOOK)
WF-1	PREFINISHED WINDOW FRAME 1
WF-2	PREFINISHED WINDOW FRAME 2

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ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711

**OPUS**  
THE OPUS GROUP

PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/05/2013  
REVISED 03/29/2013

SHEET NAME: EXTERIOR ELEVATIONS  
**A200**

SHEET NUMBER:

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1

2

3

4

5

6

7

8



**D4** CORNER FROM RANDALL STREET  
FOR REFERENCE ONLY

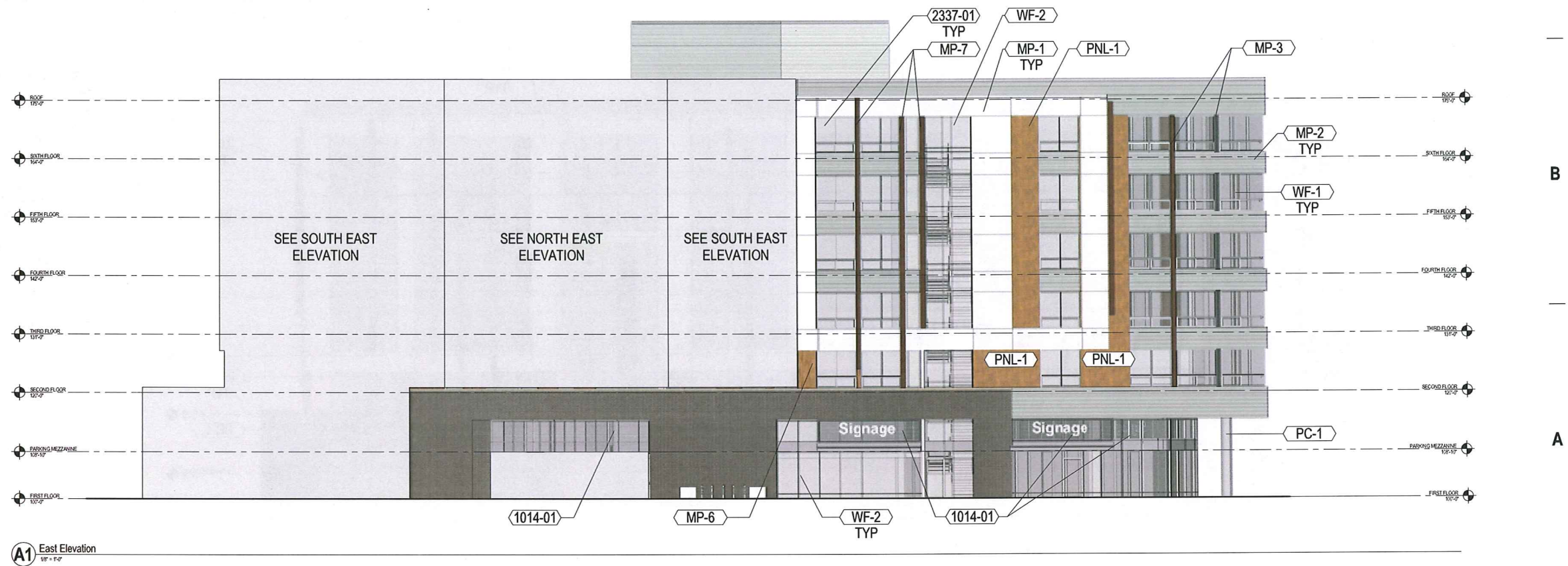


**C4** SPRING COURT LOOKING WEST  
3/8" = 1'-0"



**C6** RANDALL STREET LOOKING SOUTH  
3/8" = 1'-0"

MATERIAL KEYNOTES PER SHEET	
1014-01	PERFORATED SIGN BANNER
2337-01	LOUVER
MP-1	COMPOSITE METAL PANEL - COLOR 1
MP-2	RIBBED METAL PANEL
MP-3	COMPOSITE METAL PANEL ACCENT TRIM
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
PC-1	PRECAST CONCRETE
PNL-1	MANUFACTURED WALL PANEL (WOOD LOOK)
WF-1	PREFINISHED WINDOW FRAME 1
WF-2	PREFINISHED WINDOW FRAME 2

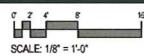


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KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

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PROGRESS DOCUMENTS

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/09/2013  
REVISED 03/29/2013

SHEET NAME: EXTERIOR ELEVATIONS

**A201**

SHEET NUMBER

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C1 North East Elevation  
VP = F&P

MATERIAL KEYNOTES PER SHEET	
BR-1	BRICK - COLOR 1
BR-2	BRICK - COLOR 2
BR-3	BRICK - COLOR 3
MP-2	RIBBED METAL PANEL
MP-5	PREFORMED METAL PANEL - COLOR 1
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
WF-1	PREFINISHED WINDOW FRAME 1



C6 RANDALL STREET LOOKING NORTH  
FOR REFERENCE ONLY



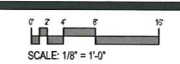
A1 South East Elevation  
VP = F&P



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KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
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SHEET INFORMATION

DATE: 02/05/2013  
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SHEET NAME: EXTERIOR ELEVATIONS  
**A202**  
SHEET NUMBER

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