

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # 31904

DATE SUBMITTED: <u>10-14-2013</u>	Action Requested
UDC MEETING DATE: <u>10-23-2013</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 10 Manor Drive
ALDERMANIC DISTRICT: John Strasser
OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
City of Madison Parks Division Assemblage Architects
CONTACT PERSON: Hamid Noughani
Address: 7427 Elmwood Avenue
Middleton, Wisconsin
Phone: 608-827-5047
Fax: 608-827-6960
E-mail address: noughani@assemblagearchitects.com

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TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

CITY OF MADISON

3:05 PM

OCT 14 2013

Planning & Community
& Economic Development

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

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

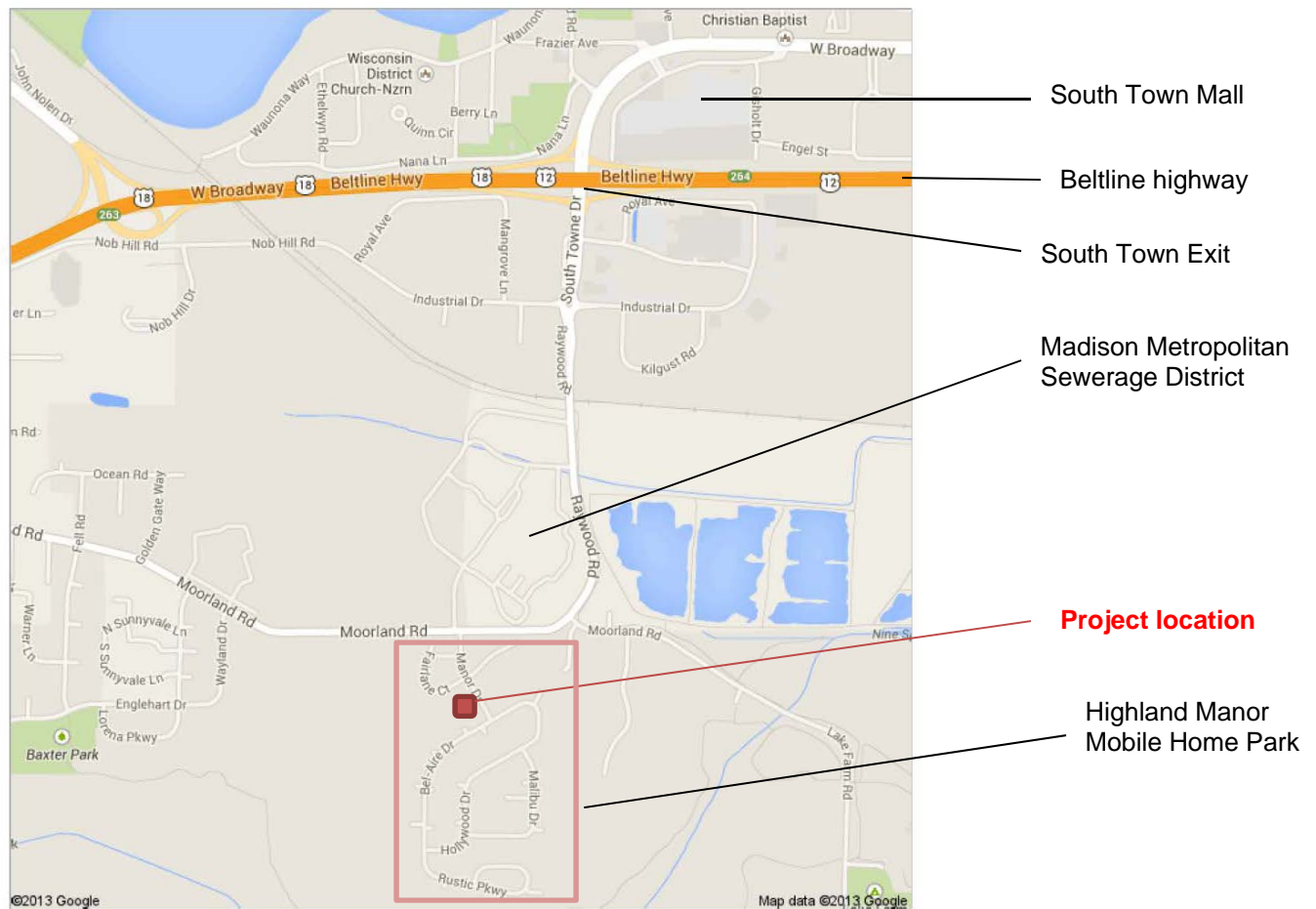
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Highland Manor Safe Room

Highland Manor Mobile Home Park

Manor Drive

Madison, Wisconsin



Location Map

Project Description

The project is a one story community Safe Room structure located within Highland Manor Mobile Home Park to serve the park residents for the duration of extreme weather events. The building will also be available as a rentable park shelter during non-weather events.

The Highland Manor Community Safe Room will provide emergency shelter for around 806 occupants. It will be constructed in accordance with FEMA 361 (Federal Emergency Management Agency) and ICC 500 (International Code Council).

The layout will include a large community room, men's and women's toilet facilities, mechanical room, saferoom storage, and a parks storage room. The building is 100'x64' for 6,400 GSF total.

Systems include heating, cooling, ventilation, hot water, electrical power and lighting, fire sprinklers and fire alarm system. An emergency generator shall support the building systems.

The building will be constructed with concrete foundation and slab, insulated precast concrete panels exterior walls, and precast concrete roof system. Interior partitions shall be concrete block.

The building finishes are to be durable and cleanable.

The project will set on an open space, formally a road right of way, now City of Madison parks land.

Site Vicinity Map



Site Context images



Panoramic of site location – looking west into the site



Panoramic standing on site - looking east towards future park across Manor Drive



Existing Community Building within Highland Manor Mobile Home Park



Manors Drive looking North towards entrance – mailboxes



Manors Drive looking South



Entrance to Highland Manor Park on Manor Drive



Post office boxes on Manor Drive



Home close to the project site



Home close to the project site

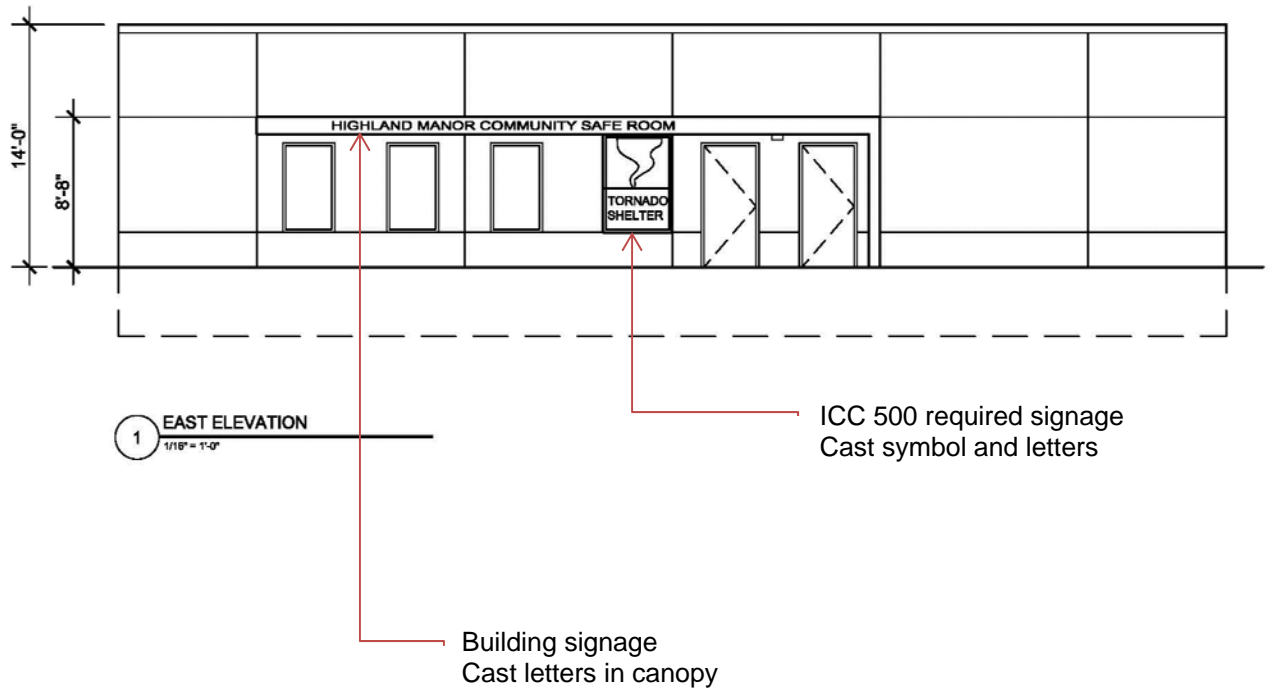


Home close to the project site

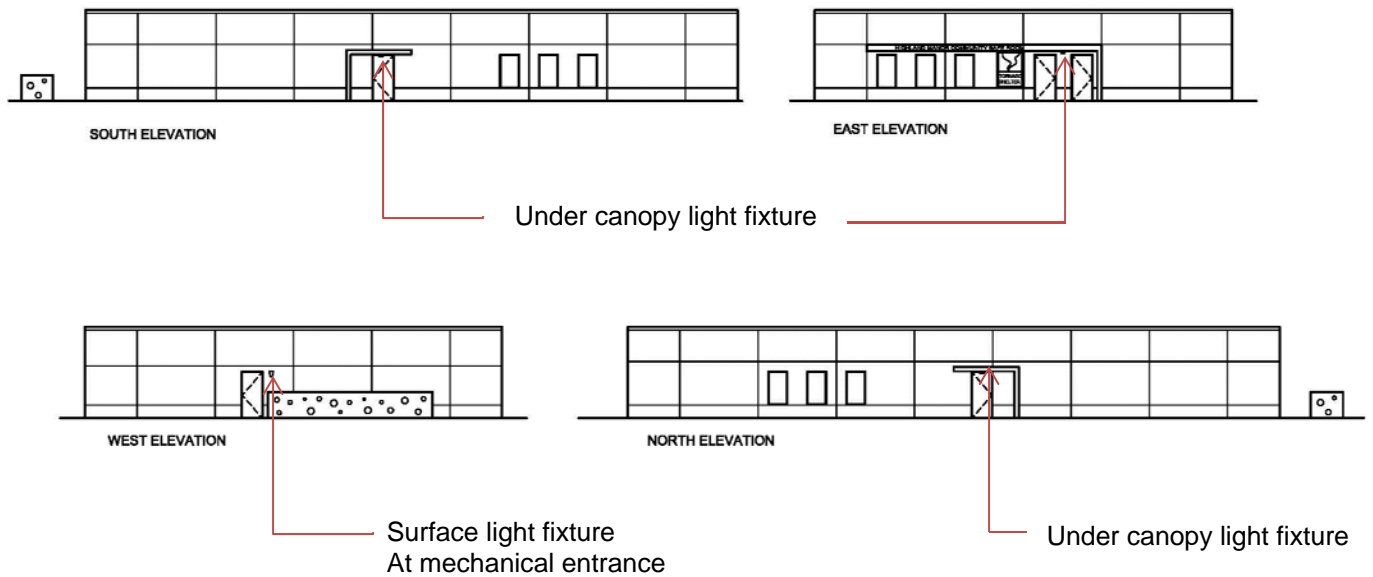


home close to the project site

Signage



Building lighting



Building Light Fixture

SEC-EDG-2M-WM

THE EDGE® LED Wall Pack

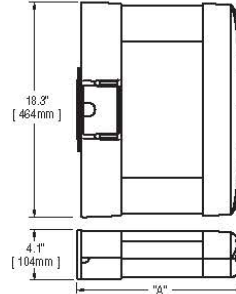
Rev. Date: 2/21/12

BetaLED Catalog #: SEC - EDG - 2M - WM - 02 - D - - 525 - ML -

Reset



Notes:



# of LEDs	Dim. "A"
20	11.91" [303mm]
40	11.91" [303mm]
60	13.91" [353mm]
80	15.91" [404mm]
100	17.91" [455mm]
120	19.91" [505mm]

Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Drive Current Not Field Adjustable	Factory-Installed Options Please type additional options in manually on the lines provided above.
SEC	EDG	2M ¹ 2MB ²	WM ³	02 04 06 08 10 12	D	UL Universal 120-277V UH Universal 347-480V 12 120V 24 240V 27 277V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525 ⁴ 525mA 700 ⁵ 700mA	40K 4000K Color Temperature ⁶ DIM 0-10V Dimming ^{7,8,9} F Fuse ^{10,11,12} P Photocell ^{11,12} ML Multi-Level (75/525) ¹³

Footnotes

- IESNA Type II Medium distribution
- IESNA Type II Medium distribution w/ backlight control
- Wall mount
- Available on fixtures with 20-80 LEDs
- Available on fixtures with 20-60 LEDs
- Color temperature per fixture; 5700K standard; minimum 70 CRI
- Control by others
- Refer to dimming spec sheet for availability and additional information
- Not available when UH voltage is selected
- When code dictates fusing use time delay fuse
- Not available with all multi-level options. Refer to multi-level spec sheet for availability and additional information
- Must specify voltage other than UL or UH
- Refer to multi-level spec sheet for availability and additional information

LED PERFORMANCE SPECS																								
# of LEDs	Initial Delivered Lumens - Type II Medium @ 5700K	B	U	G	Initial Delivered Lumens - Type II Medium w/ Backlight Control @ 5700K	B	U	G	Initial Delivered Lumens - Type II Medium @ 4000K	B	U	G	Initial Delivered Lumens - Type II Medium w/ Backlight Control @ 4000K	B	U	G	System Watts 120-480V	Total Current @ 120V	Total Current @ 240V	Total Current @ 277V	Total Current @ 347V	Total Current @ 480V	L ₇₀ Hours* @ 25° C (77° F)	50K Hours Lumen Maintenance Factor* @ 15° C (59° F)
350mA Fixture Operating at 25° C (77° F)																								
20	1,913 (02)	1	0	1	1,441 (02)	0	1	1	1,763 (02)	1	0	1	1,328 (02)	0	1	1	26	0.20	0.11	0.10	0.09	0.07	>150,000	93%
40	3,826 (04)	1	0	1	2,882 (04)	1	1	1	3,526 (04)	1	0	1	2,656 (04)	1	1	1	47	0.40	0.21	0.19	0.15	0.12	>150,000	
60	5,685 (06)	2	0	2	4,267 (06)	1	1	2	5,221 (06)	1	0	1	3,933 (06)	1	1	1	68	0.58	0.30	0.26	0.20	0.16	>150,000	
80	7,554 (08)	2	0	2	5,690 (08)	1	1	2	6,962 (08)	2	0	2	5,244 (08)	1	1	2	90	0.77	0.38	0.34	0.26	0.20	>150,000	
100	9,419 (10)	2	0	2	7,095 (10)	1	1	2	8,681 (10)	2	0	2	6,539 (10)	1	1	2	111	0.95	0.47	0.42	0.32	0.24	>150,000	
120	11,302 (12)	3	0	3	8,513 (12)	1	1	2	10,417 (12)	2	0	2	7,846 (12)	1	1	2	132	1.15	0.56	0.50	0.38	0.28	>150,000	
525mA Fixture Operating at 25° C (77° F)																								
20	2,678 (02)	1	0	1	2,017 (02)	0	1	1	2,469 (02)	1	0	1	1,859 (02)	0	1	1	37	0.31	0.17	0.16	0.12	0.10	136,000	92%
40	5,357 (04)	2	0	2	4,035 (04)	1	1	1	4,937 (04)	1	0	1	3,719 (04)	1	1	1	70	0.57	0.29	0.26	0.21	0.16	136,000	
60	7,932 (06)	2	0	2	5,974 (06)	1	1	2	7,310 (06)	2	0	2	5,506 (06)	1	1	1	102	0.87	0.44	0.39	0.30	0.22	129,000	
80	10,575 (08)	2	0	2	7,966 (08)	1	1	2	9,747 (08)	2	0	2	7,342 (08)	1	1	2	133	1.14	0.56	0.49	0.39	0.29	129,000	
700mA Fixture Operating at 25° C (77° F)																								
20	3,271 (02)	1	0	1	2,450 (02)	1	1	1	3,015 (02)	1	0	1	2,258 (02)	0	1	1	50	0.42	0.22	0.20	0.15	0.12	111,000	90%
40	6,543 (04)	2	0	2	4,900 (04)	1	1	2	6,030 (04)	2	0	2	4,518 (04)	1	0	1	93	0.79	0.40	0.35	0.27	0.20	111,000	
60	9,688 (06)	2	0	2	7,255 (06)	1	0	2	8,929 (06)	2	0	2	6,686 (06)	1	0	2	137	1.18	0.59	0.51	0.39	0.29	111,000	

* For recommended lumen maintenance factor data see [TD-13](#).

** For more information on the IES Bug (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.

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Made in the U.S.A. of U.S. and imported parts.
Meets Buy American requirements within the ARRA.

General Description

Slim, low profile design. Fixture sides are rugged cast aluminum with integral, weather-tight LED driver compartments and high performance aluminum heatsinks specifically designed for LED applications. Housing is rugged aluminum. Furnished with low copper, lightweight mounting box designed for installation over standard and mud ring single gang J boxes. Secures to wall with four (4) 3/16" (4.8mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard. Five year limited warranty on fixture.

Electrical

Modular design accommodates varied lighting output from high power, white, 5700K (+/- 500K per full fixture), minimum 70 CRI, long life LED sources. Optional 4000K (+/- 300K per full fixture) also available. 120-277V 50/60 Hz, Class 1 LED drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% at full load. Integral weather-tight J-box with leads (wire nuts) for easy power hook-up. Units provided with integral 10kV surge suppression protection standard. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

Testing & Compliance

UL listed in the U.S. and Canada for wet locations and enclosure rated IP66 per IEC 60529. Consult factory for CE Certified products. Dark Sky Friendly. IDA Approved. RoHS compliant.



Product qualified on the Design Lights Consortium ('DLC') Qualified Products List ('QPL') when ordered without backlight control shield.

Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Patents

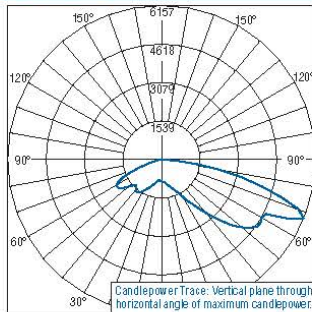
U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit www.uspto.gov.

Field-Installed Accessories

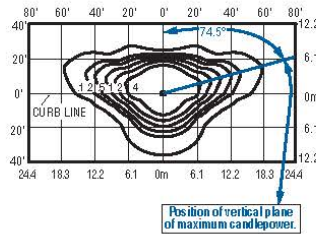


Bird Spikes
 XA-BRDSPK

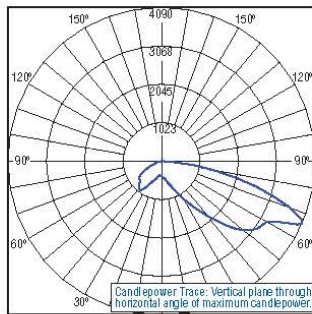
Photometrics



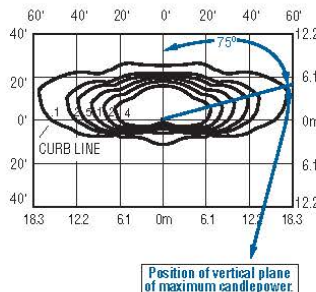
Independent Testing Laboratories certified test. Report No. ITL70292. Candlepower trace of 4000K, 60 LED Type II Medium security EDGE luminaire with 9,168 initial delivered lumens operating at 700mA. **All published luminaire photometric testing performed to IESNA LM-79-08 standards.**



Isofootcandle plot of 4000K, 60 LED Type II Medium security EDGE luminaire at 10' (3m) A.F.G. Luminaire with 8,929 initial delivered lumens operating at 700mA. Initial FC at grade.



Independent Testing Laboratories certified test. Report No. ITL68358. Candlepower trace of 4300K, 40 LED Type II Medium area w/ backlight control luminaire with 5,373 initial delivered lumens operating at 525mA. **All published luminaire photometric testing performed to IESNA LM-79-08 standards.**



Isofootcandle plot of 4000K, 80 LED Type II Medium w/ backlight control area luminaire at 25' (7.6m) A.F.G. Luminaire with 7,342 initial delivered lumens operating at 525mA. Initial FC at grade.



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Landscape images: Islands



Island landscaping example (recently installed at Goodman Pool)

Landscape images: Gravel Gardens



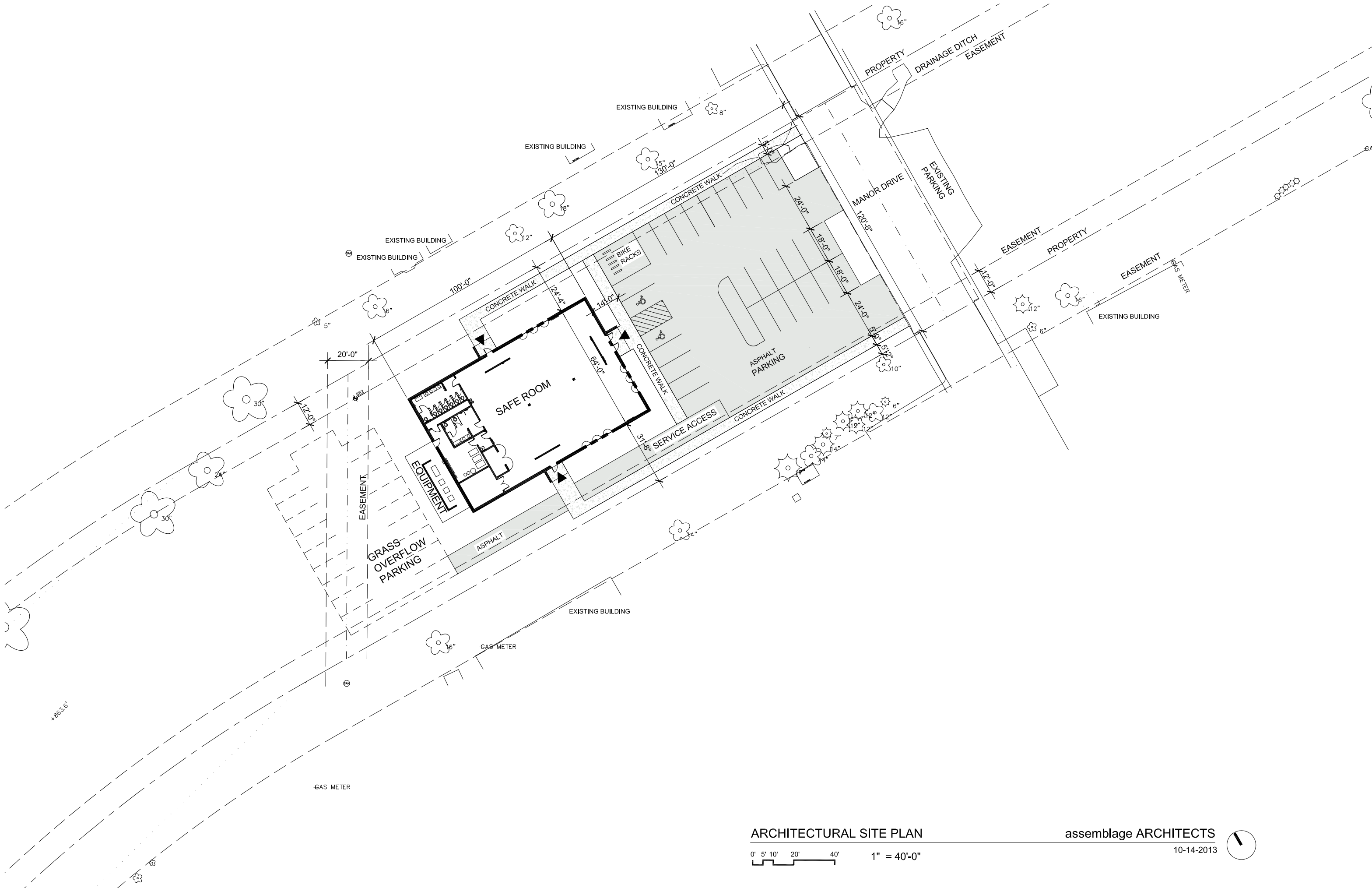
Gravel Garden – 1 year growth



Gravel Garden – 2 year growth

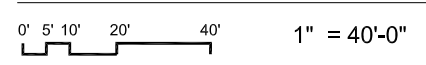


Gravel Garden – 3 year growth



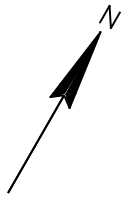
ARCHITECTURAL SITE PLAN

assemblage ARCHITECTS

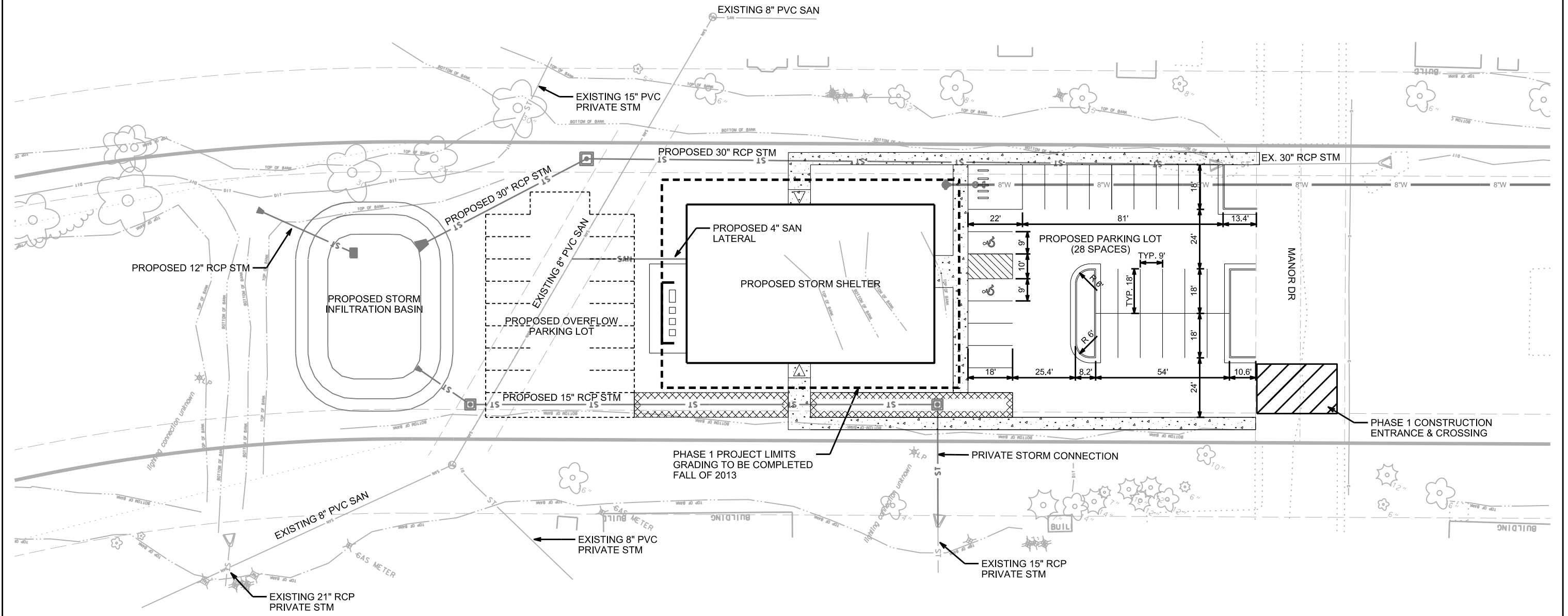


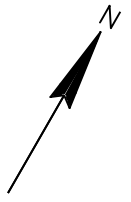
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 ORIGINATOR: CITY OF MADISON, STREETS DIVISION



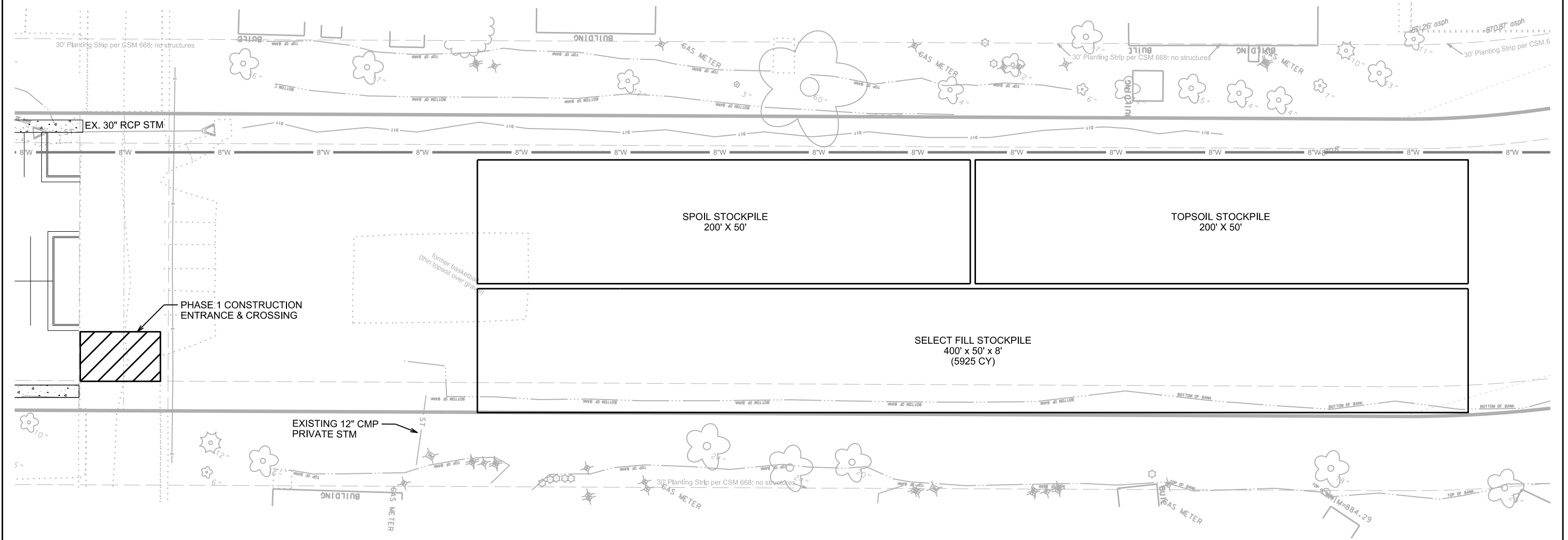


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PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



 GRAVEL GARDEN PLANT SETS; ONE FOOT ON CENTER

 MULCH GARDEN PLANT SET; THREE FEET ON CENTER

GROUP "A"

- ALLUM ANGULOSUM 'SUMMER BEAUTY'
- AMSONIA 'BLUE ICE'
- ECHINACES TENNESSEENSIS
- SPOROBOLUS HETEROLEPIS
- ANEMONE BLANDA (MIX)

GROUP "B"

- ACHILLIEA 'MARMALADE'
- ASTER 'TWILIGHT'
- DALEA PURPUREA
- MONARDA BRADBURIANA
- RUDBECKIA FULGIDA VAR. DEAMII

SHADE:

BERBERIS THUNBERGII

SUN:

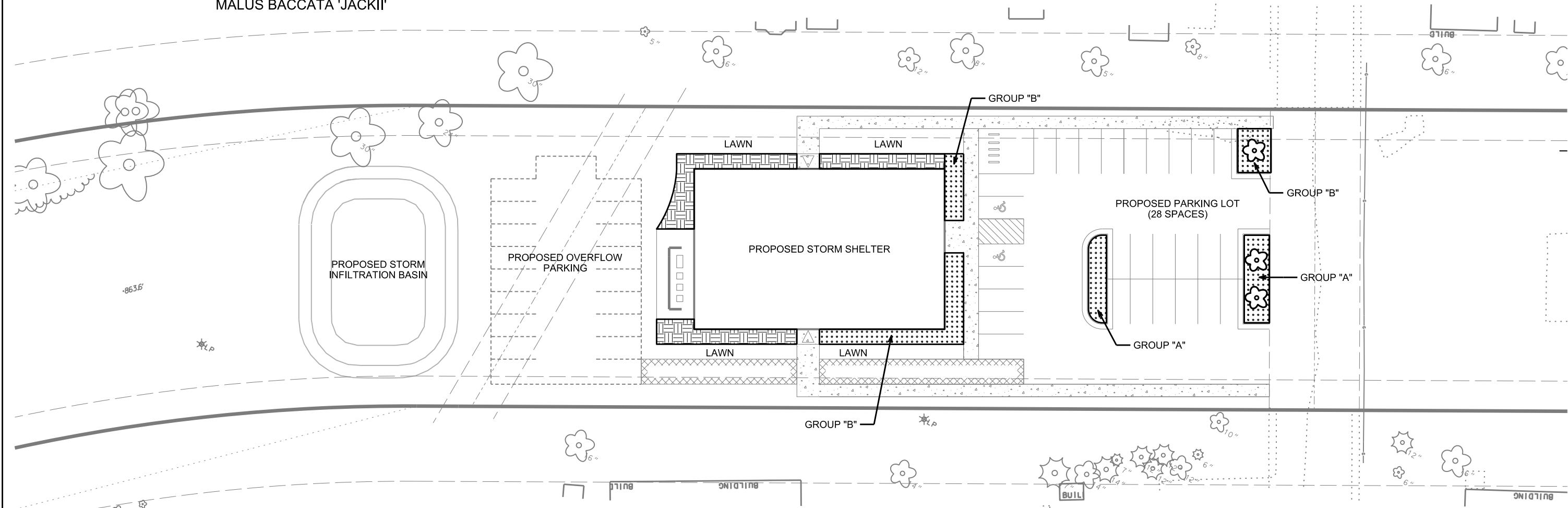
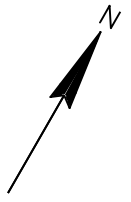
PRUNUS GLANDULOSA 'SINENSIS'

POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'

NOTE: ALL OTHER AREAS TO BE TOPSOIL AND GRASS

(3) TREES IN PARKING LOT ISLANDS

MALUS BACCATA 'JACKII'



PLOT SCALE: _____

PLOT NAME: _____

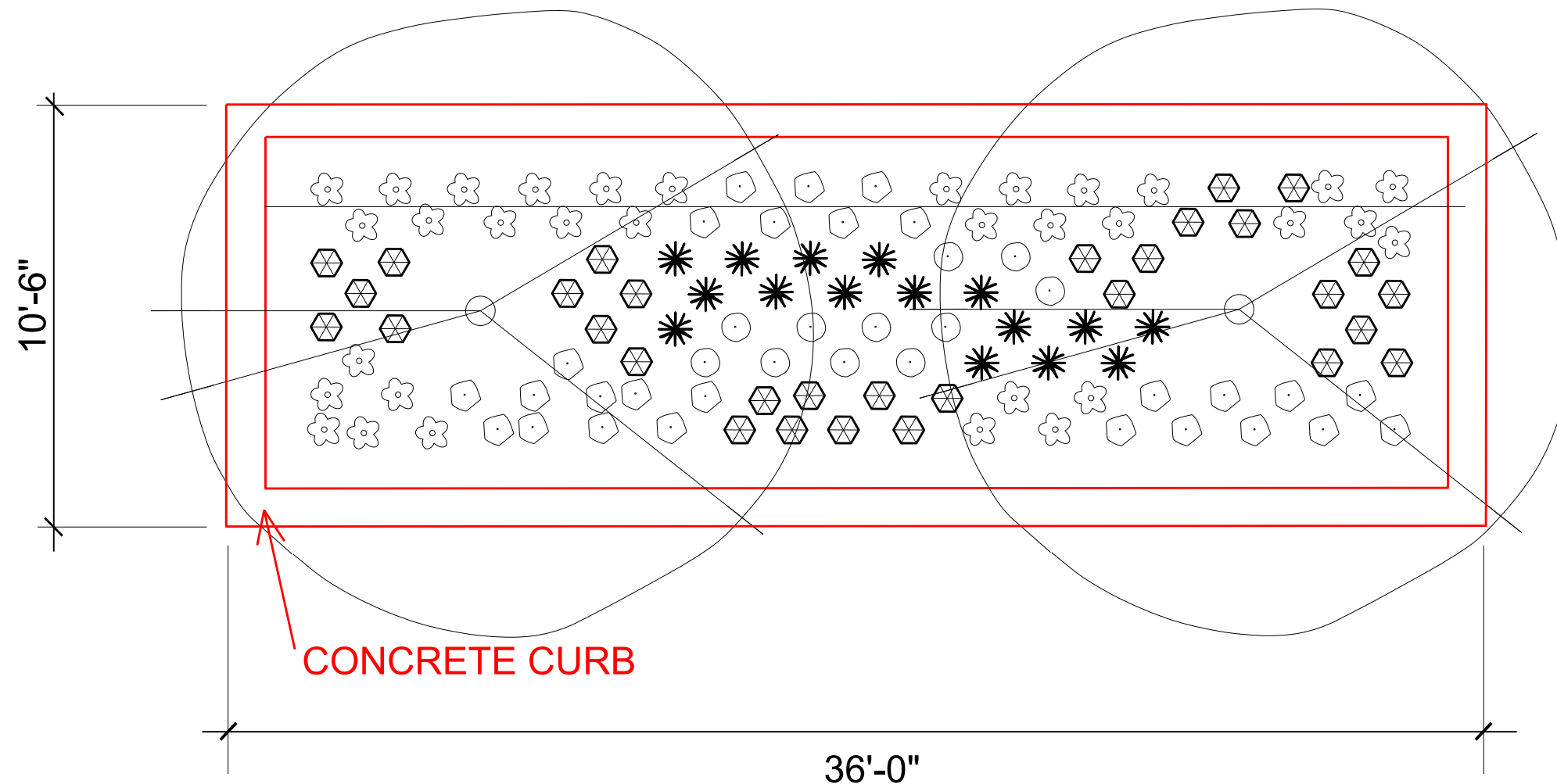
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ORIGINATOR: CITY OF MADISON, STREETS DIVISION

TYPICAL PARKING LOT ISLAND PLANTING DETAIL

GROUP A GRAVEL GARDEN

SYMBOL	SCIENTIFIC NAME	SIZE	QUANTITY
	AMSONIA 'BLUE ICE'	1 GALLON CONTAINER	26
	ANEMONE BLANDA (MIX)	1 GALLON CONTAINER	33
	ALLIUM ANGULOSUM 'SUMMER BEAUTY'	1 GALLON CONTAINER	31
	SPOROBOLUS HETEROPEPIS	1 GALLON CONTAINER	16
	ECHINACEA TENNESSEENSIS	1 GALLON CONTAINER	11



NOTE: PLANTS TO BE 1'-0" ON CENTER

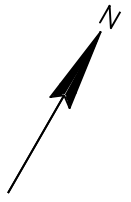
NOT TO SCALE

PLOT SCALE: _____

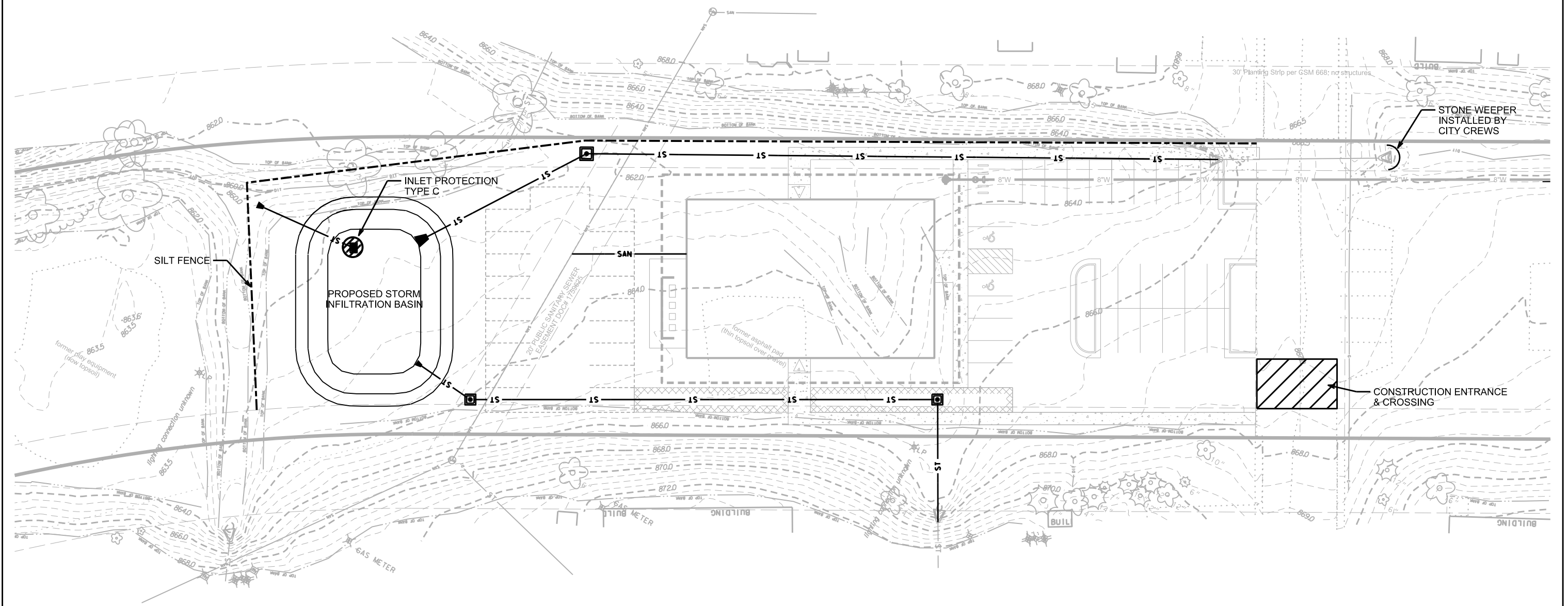
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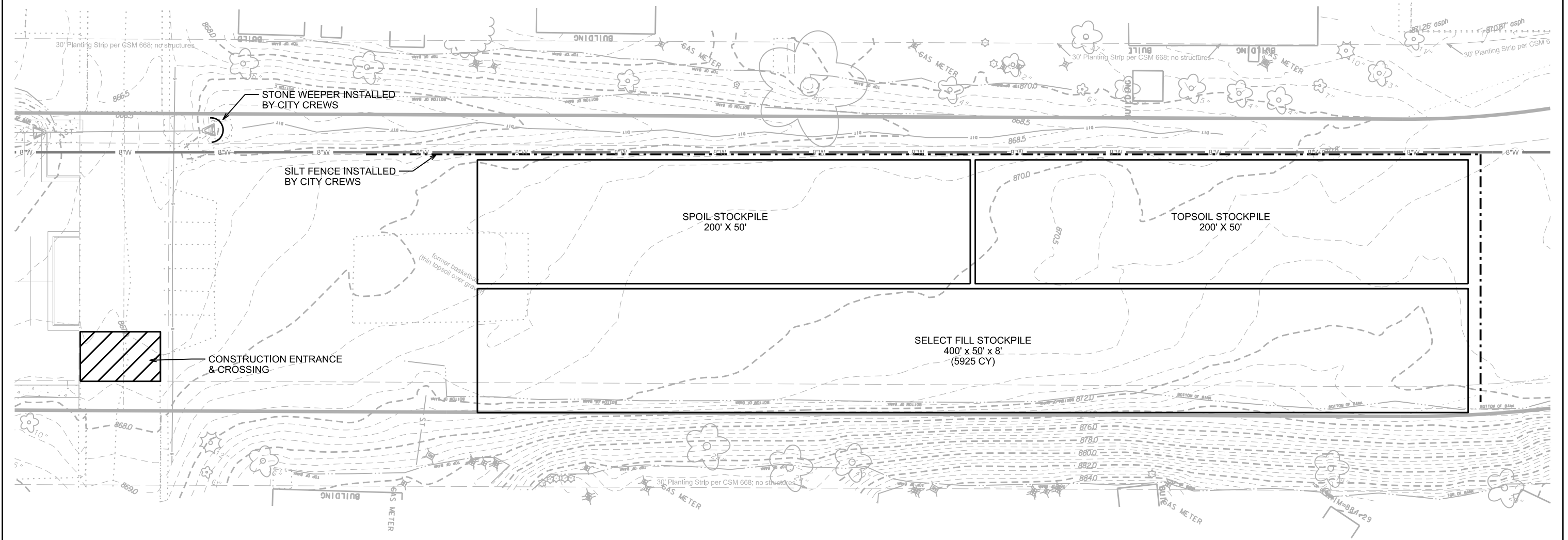


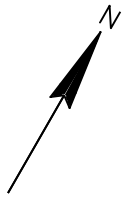
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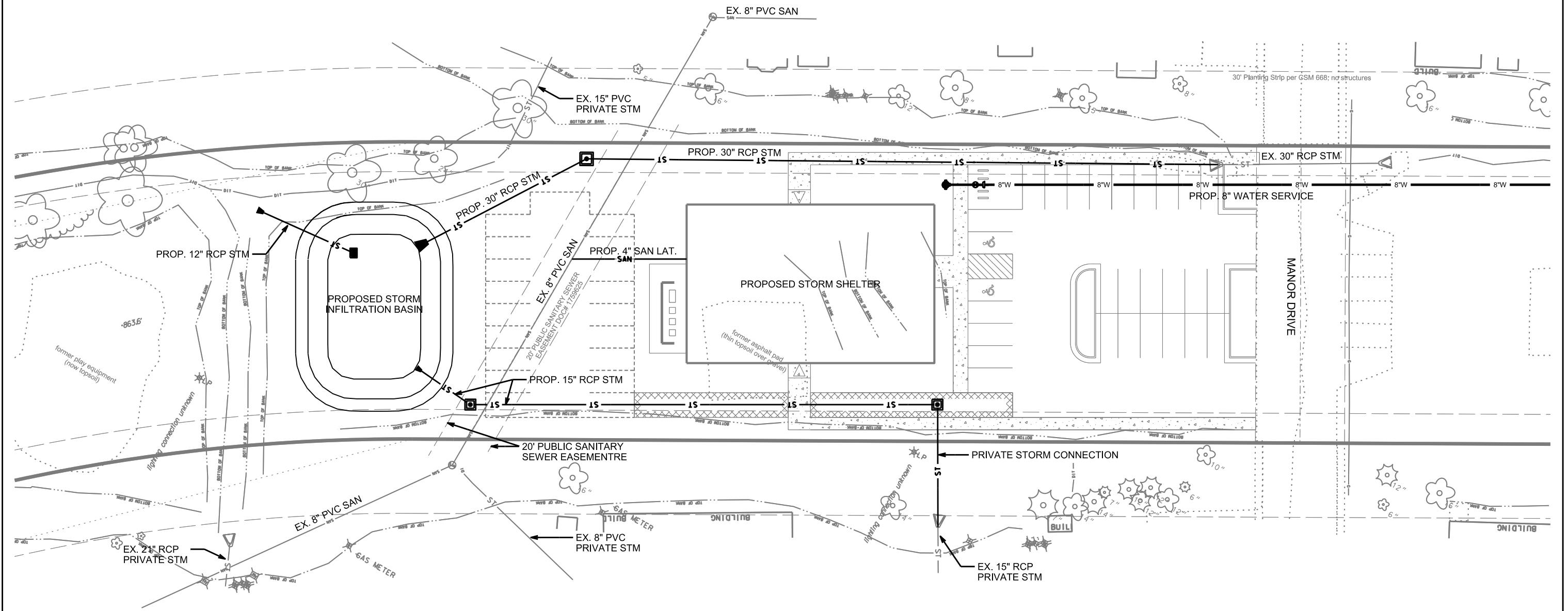
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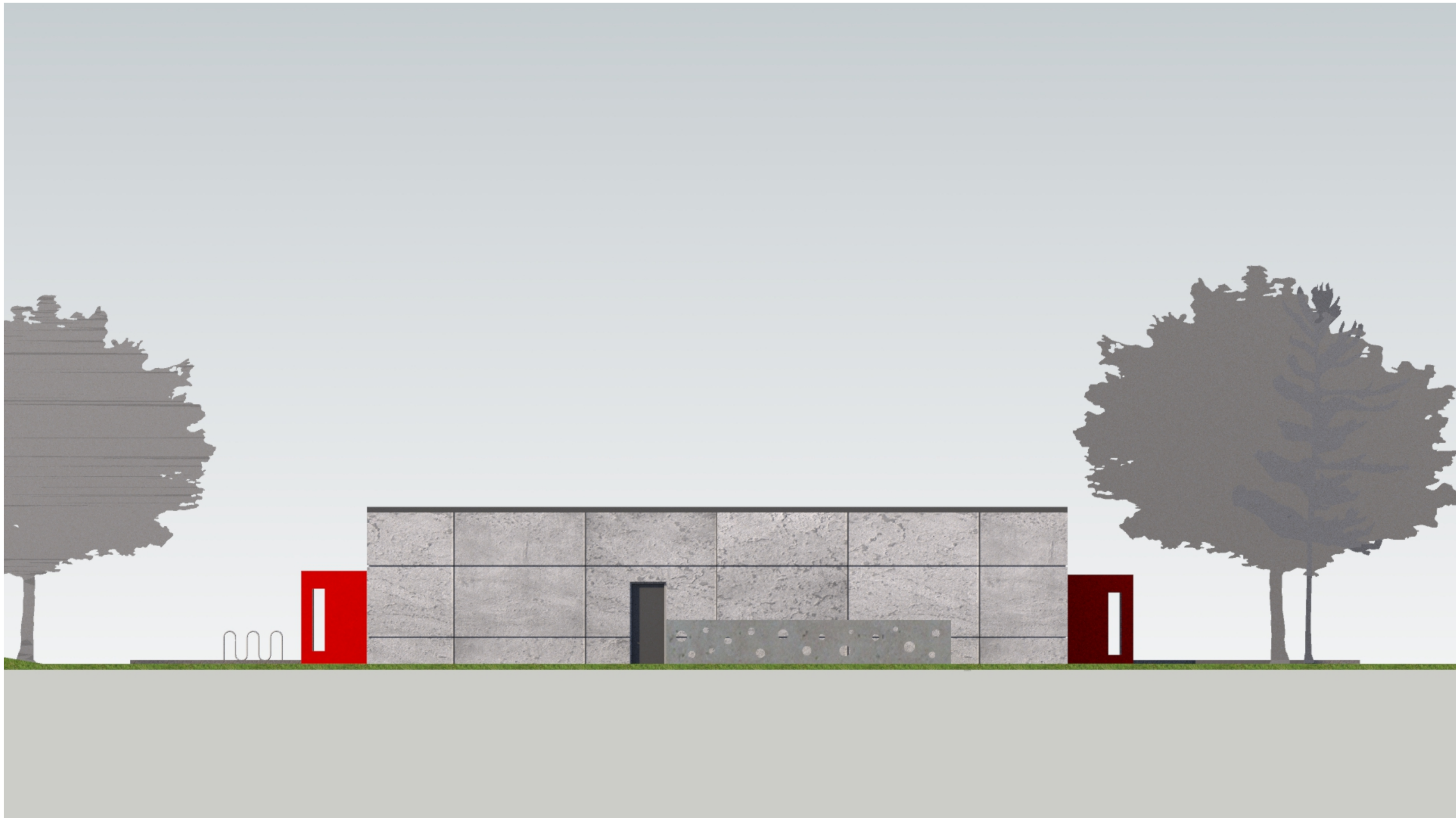




East Elevation



South Elevation



West Elevation



North Elevation



Rendering 1



Rendering 2



Rendering 3



Rendering 4