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: December 28, 2015	☐ Informational Presentation
UDC Meeting Date: January 13, 2016	☐ Initial Approval
Combined Schedule Plan Commission Date (if applicable):	☒ Final Approval

1. Project Address: 820 S. Park Street
Project Title (if any): 8TWENTY Park

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: Jacob Klein
Company: JT Klein, Inc
Street Address: 906 Bearclaw Way
City/State: Madison, WI Zip: 53717
Telephone: (608) 203-5326 Fax: ( )
Email: jacob@jtklein.com

Project Contact Person: J. Randy Bruce
Company: Knothe & Bruce Architects
Street Address: 7601 University Ave, Suite 201
City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: ( )
Email: rbruce@knothebruce.com

Project Owner (if not applicant):
Street Address:
City/State: Zip:
Telephone: ( ) Fax: ( )
Email:

4. Applicant Declarations:

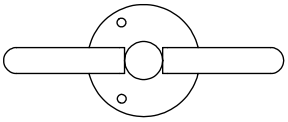
A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder (name of staff person) on 05/12/2015 (date of meeting).

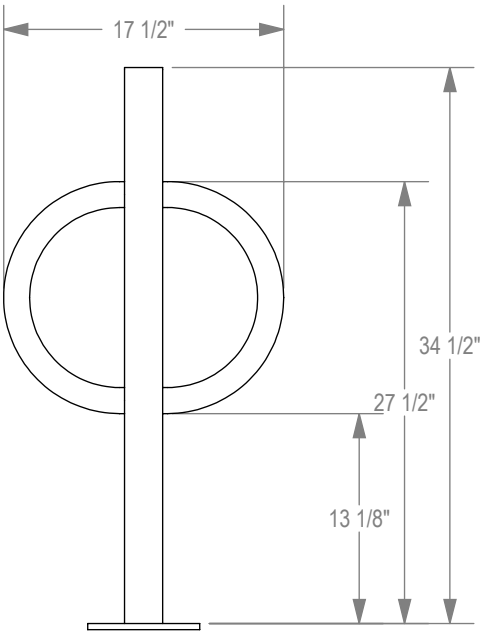
B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

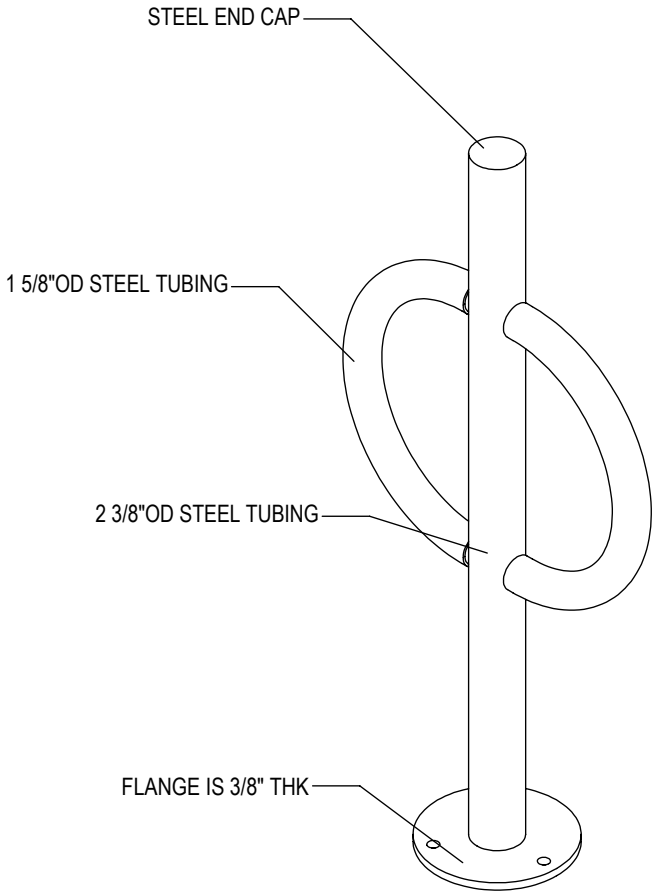
Name of Applicant J. Randy Bruce
Relationship to Property Architect
Authorized Signature
Date 12/28/2015

MADRAX DIVISION

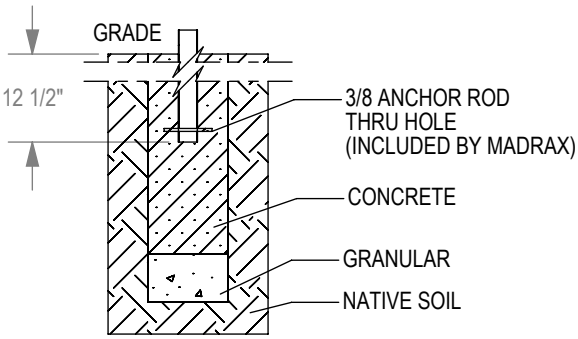
GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



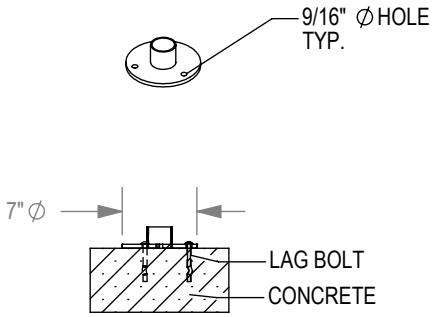




CHECK DESIRED MOUNT ☐



☐ IN GROUND MOUNT (IG)



☐ SURFACE FLANGE MOUNT (SF)

SECTION VIEWS

PRODUCT: BOL-2-SF(IG)
DESCRIPTION: BOLLARD BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-20-12
ENG: SMC

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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Cree Edge™ Series

LED Pathway Luminaire

Product Description

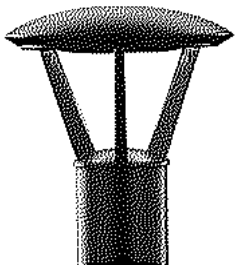
Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean apperance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

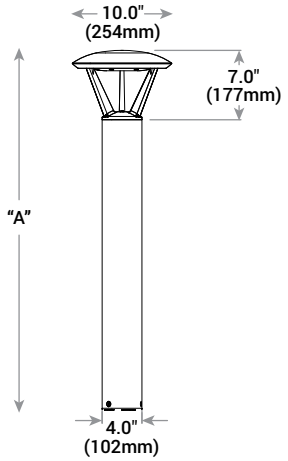
Applications: Landscape, walk-ways and general site lighting

Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms





Model	Dim. "A"	Weight*
Landscape (P0)	13" (330mm)	12.7 lbs. (5.8kg)
Landscape (P1)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Accessories

Field-Installed
Upgrade Kit - Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm) XA-XBP8RSV XA-XBP8RWH XA-XBP8RPB XA-XBP8RBK XA-XBP8RBZ

Ordering Information

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

PWY-EDG			02	E				
Product	**Optic**	**Mounting**	**LED Count (x9)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
PWY-EDG	**2M** Type II Medium **3M** Type III Medium **5M** Type V Medium **5S** Type V Short	**P0** 13" (330mm) landscape **P1** 18" (457mm) landscape **P3** 36" (914mm) pathway **P4** 42" (1067mm) pathway **P8** 96" (2438mm) pedestrian	**02**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V - Available with P3, P4, and P8 mounts only **12** 120V **27** 277V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available with P1, P3, P4, and P8 mounts only	**40K** **4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **F** **Fuse** - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options **HL** **Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **TL** **Two-Level (175/525 w/integrated sensor control)** - Refer to TL spec sheet for details **TL2** **Two-Level (0/350 w/integrated sensor control)** - Refer to TL spec sheet for details **TL3** **Two-Level (0/525 w/integrated sensor control)** - Refer to TL spec sheet for details **WB** **Welded Base Plate** - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover

Product Specifications

CONSTRUCTION & MATERIALS

- Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance
- Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook(provided)
- **Note:** T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimension and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load at 120V
- **Total Harmonic Distortion:** < 20% at full load at 120V
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x9)	System Watts 120-277V	System Watts 347-480V	Total Current					
			120V	208V	240V	277V	347V	480V
350mA								
02	22	28	0.18	0.12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0.29	0.19	0.17	0.15	0.12	0.13

* Electrical data at 25˚C (77˚F)

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

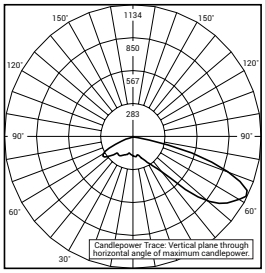
Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	1.04	0.99	0.97	0.95	0.93
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.91
20˚C (68˚F)	1.01	0.96	0.94	0.92	0.90
25˚C (77˚F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

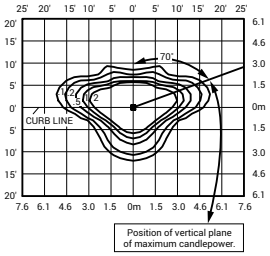
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

2M



RESTL Test Report #: PL5758-001
PWY-EDG-2M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,549

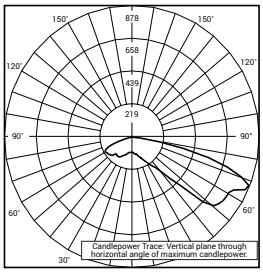


PWY-EDG-2M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,565
Initial FC at grade

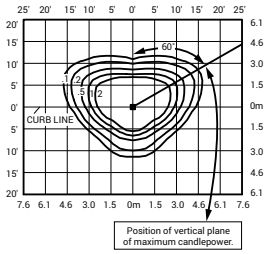
Type II Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,565	B1 U0 G1	1,625	B1 U0 G1
525mA				
02	2,191	B1 U0 G1	2,276	B1 U0 G1

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

3M



RESTL Test Report #: PL5698-001
PWY-EDG-3M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,470

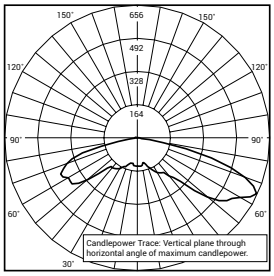


PWY-EDG-3M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,389
Initial FC at grade

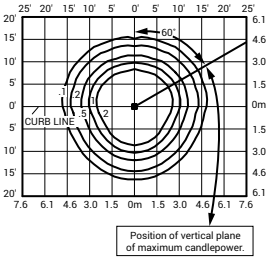
Type III Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,389	B1 U0 G1	1,442	B1 U0 G1
525mA				
02	1,944	B1 U0 G1	2,019	B1 U0 G1

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

5M



RESTL Test Report #: PL5798-001
PWY-EDG-5M-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,780



PWY-EDG-5M-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,666
Initial FC at grade

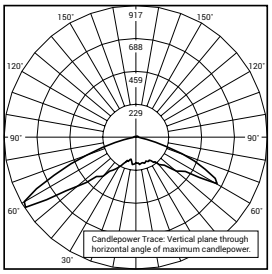
Type V Medium Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,666	B1 U2 G1	1,730	B1 U2 G1
525mA				
02	2,333	B2 U2 G2	2,422	B2 U2 G2

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

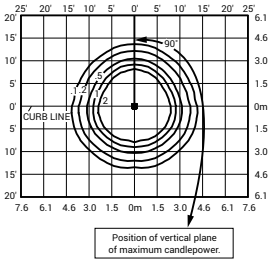
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

5S



RESTL Test Report #: PL5759-001
PWY-EDG-5S-**-02-E-UL-350-40K
Initial Delivered Lumens: 1,897

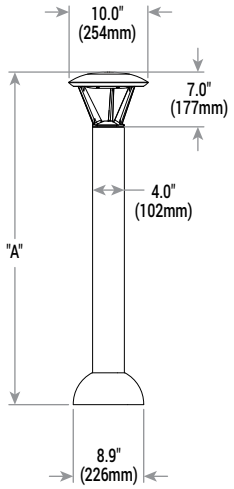


PWY-EDG-5S-**-02-E-UL-350-40K
Mounting Height: 3' (0.9m) A.F.G.
Initial Delivered Lumens: 1,868
Initial FC at grade

Type V Short Distribution				
LED Count (x9)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,868	B1 U2 G1	1,940	B1 U2 G1
525mA				
02	2,615	B1 U2 G1	2,716	B1 U2 G1

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

with Welded Base



Model	Dim. "A"	Weight*
Pathway (P3)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18.6 lbs. (8.4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

ARE-EDG-3MB/3MP-DA

Cree Edge™ Area Luminaire – Type III Medium w/ Backlight Control – Direct Arm Mount

Product Description

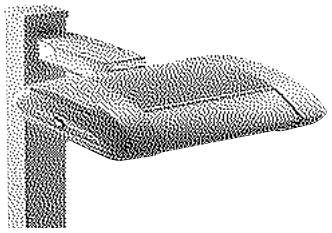
Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6″ (76–152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2″ (51mm) centers.

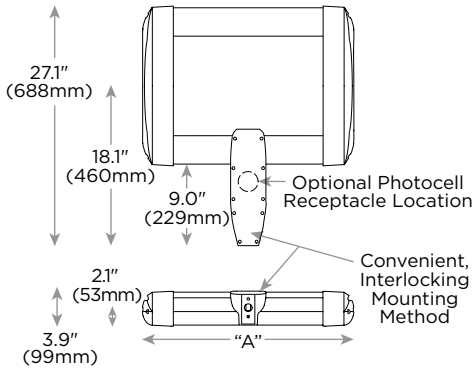
Performance Summary

- Utilizes BetaLED® Technology
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)
- **Limited Warranty†:** 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish
- **EPA and Weight:** Reference EPA and Weight spec sheet

Accessories

Field Installed Accessories
XA-BRDSPK Bird Spikes





LED Count (x10)	Dim. "A"
04	12.1″ (306mm)
06	14.1″ (357mm)
08	16.1″ (408mm)
10	18.1″ (459mm)
12	20.1″ (510mm)
14	22.1″ (560mm)
16	24.1″ (611mm)
20	28.1″ (713mm)
24	32.1″ (814mm)

Ordering Information

Example: ARE-EDG-3MB-DA-04-E-UL-SV-350-OPTIONS

ARE-EDG		DA		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**3MB** Type III Medium w/ BLS **3MP** Type III Medium w/ Partial BLS	**DA** Direct Arm	**04** **06** **08** **10** **12** **14** **16** **20** **24**	**E**	**UL** Universal 120–277V **UH** Universal 347–480V **34** 347V	**SV** Silver (Standard) **BK** Black **BZ** Bronze **PB** Platinum Bronze **WH** White	**350*** 350mA **525**** 525mA **700***** 700mA	**40K 4000K Color Temperature** - Color temperature per luminaire **DIM 0–10V Dimming** - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options **HL Hi / Low (175 / 350 / 525 Dual Circuit Input)** - Refer to ML spec sheet for details - Sensor not included **P Photocell** - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH **R NEMA Photocell Receptacle** - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Photocell by others **ML Multi-Level** - Refer to ML spec sheet for details

† See www.cree.com/lighting/products/warranty for warranty terms
* Available on luminaires with 60–240 LEDs.
** Available on luminaires with 40–160 LEDs.
*** Available on luminaires with 40–60 LEDs.

Rev. Date: 09/27/13

www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Convenient interlocking mounting method. Mounting housing is rugged die cast aluminum mounting to 3–6″ (76–152mm) square or round pole, secured by two 5 / 16-18 UNC bolts spaced on 2″ (51mm) centers
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

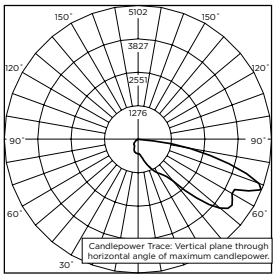
- **Input Voltage:** 120–277V or 347–480V, 50 / 60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga–20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

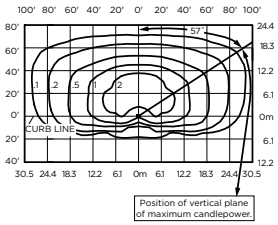
REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ (“DLC”) Qualified Products List (“QPL”) when ordered without full backlight control shield
- Meets Buy American requirements within ARRA

Photometry

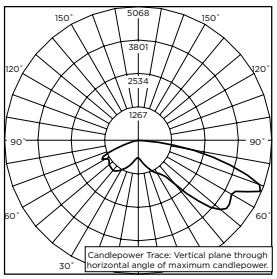
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.

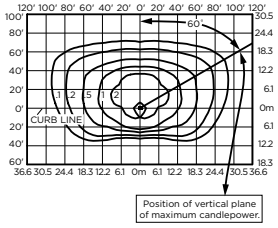




ITL Test Report #: 77235
STR-LWY-3MB-**-06-E-UL-700-40K
Initial Delivered Lumens: 7,998

ARE-EDG-3MB-**-12-E-UL-525-40K
Mounting Height: 25′ (7.6m) A.F.G.
Initial Delivered Lumens: 12,420
Initial FC at grade





CSA Test Report #: 6385
ARE-EDG-3MP-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,619

ARE-EDG-3MP-**-12-E-UL-525-40K
Mounting Height: 25′ (7.6m) A.F.G.
Initial Delivered Lumens: 14,720
Initial FC at grade

IES Files
To obtain an IES file specific to your project consult:
http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Medium Distribution w/ BLS																
LED Count (x10)	5700K				4000K				System Watts 120–480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15˚C (59˚F)***
	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15-11		120V	208V	240V	277V	347V	480V	
350mA @ 25˚C (77˚F)																
06	4,617	B1 U0 G1	5,473	B1 U0 G2	4,446	B1 U0 G1	5,270	B1 U0 G2	66	0.52	0.31	0.28	0.26	0.20	0.15	93%
08	6,157	B1 U0 G2	7,297	B2 U0 G2	5,929	B1 U0 G2	7,026	B2 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20	
10	7,677	B1 U0 G2	9,099	B2 U0 G2	7,393	B1 U0 G2	8,762	B2 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24	
12	9,213	B1 U0 G2	10,919	B2 U0 G3	8,872	B1 U0 G2	10,514	B2 U0 G3	130	1.10	0.63	0.55	0.48	0.38	0.28	
14	10,680	B1 U0 G2	12,658	B2 U0 G3	10,285	B1 U0 G2	12,189	B2 U0 G3	158	1.32	0.77	0.68	0.62	0.47	0.35	
16	12,206	B1 U0 G3	14,466	B3 U0 G3	11,754	B1 U0 G3	13,930	B3 U0 G3	179	1.49	0.87	0.77	0.68	0.53	0.39	
20	15,257	B2 U0 G3	18,083	B3 U0 G3	14,692	B1 U0 G3	17,413	B3 U0 G3	220	1.84	1.06	0.93	0.83	0.64	0.47	
24	18,309	B2 U0 G3	21,699	B3 U0 G3	17,631	B2 U0 G3	20,896	B3 U0 G3	261	2.19	1.26	1.10	0.97	0.76	0.56	
525mA @ 25˚C (77˚F)																
04	4,359	B1 U0 G1	5,167	B1 U0 G2	4,198	B1 U0 G1	4,975	B1 U0 G2	70	0.58	0.34	0.31	0.28	0.21	0.16	92%
06	6,464	B1 U0 G2	7,662	B2 U0 G2	6,225	B1 U0 G2	7,378	B2 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	8,619	B1 U0 G2	10,215	B2 U0 G2	8,300	B1 U0 G2	9,837	B2 U0 G2	133	1.13	0.66	0.58	0.51	0.39	0.28	
10	10,748	B1 U0 G2	12,739	B2 U0 G3	10,350	B1 U0 G2	12,267	B2 U0 G3	171	1.43	0.83	0.74	0.66	0.50	0.38	
12	12,898	B1 U0 G3	15,286	B3 U0 G3	12,420	B1 U0 G3	14,720	B3 U0 G3	202	1.69	0.98	0.86	0.77	0.59	0.44	
14	14,952	B2 U0 G3	17,721	B3 U0 G3	14,398	B1 U0 G3	17,065	B3 U0 G3	232	1.94	1.12	0.98	0.87	0.68	0.50	
16	17,088	B2 U0 G3	20,253	B3 U0 G3	16,455	B2 U0 G3	19,503	B3 U0 G3	263	2.21	1.27	1.11	0.97	0.77	0.56	
700mA @ 25˚C (77˚F)																
04	5,325	B1 U0 G2	6,311	B1 U0 G2	5,127	B1 U0 G2	6,077	B1 U0 G2	92	0.78	0.46	0.40	0.36	0.27	0.20	90%
06	7,896	B1 U0 G2	9,358	B2 U0 G2	7,603	B1 U0 G2	9,011	B2 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29	

* Actual production yield may vary between -4 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.
*** For recommended lumen maintenance factor data see TD-13. Calculated L_{70} based on 6,000 hours LM-80-08 testing: > 150,000 hours.

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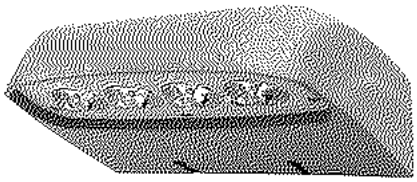
XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

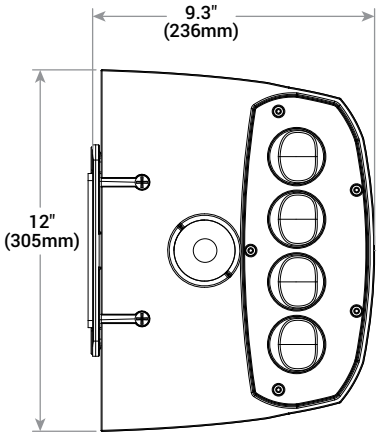
Applications: General area and security lighting

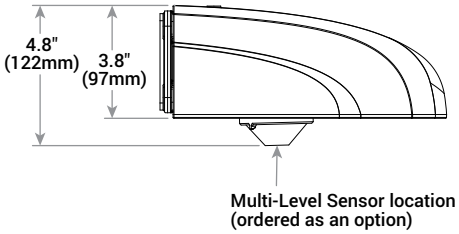


Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K)
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms





Accessories

Field-Installed
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PMT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs

** Must specify color

Weight
9.5 lbs. (4.3kg)

Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0						
Product	**Version**	**Mounting**	**Optic**	**Modules**	**Input Power Designator**	**Voltage**	**Color Options**	**Options**
XSPW	**A**	**0** Wall	**2** Type II Medium **3** Type III Medium	**F** 4000K **M** 5700K	**C** 42W **G** 25W	**U** Universal 120-277V **1** 120V **2** 208-277V **6*** 347V	**S** Silver **T** Black **W** White **Z** Bronze	**K** **Multi-Level** - Refer to ML spec sheet for details - Available with Input Power Designator C only **P** **Photocell** - Not available with K option - Must specify 1, 2, or 6 voltage **Y** **0-10V Dimming** - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details

* Available in Canada only

NOTE: Price adder may apply depending on configuration

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 2 driver
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to www.designlights.org/QPL for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25˚C (77˚F)

Recommended XSPW Series Lumen Maintenance Factors (LMF)[1]

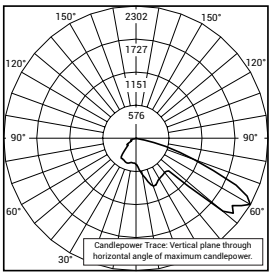
Ambient	Input Power Designator	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10˚C (50˚F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15˚C (59˚F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20˚C (68˚F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25˚C (77˚F)	C	1.00	0.98	0.97	0.96	0.96
	G					

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

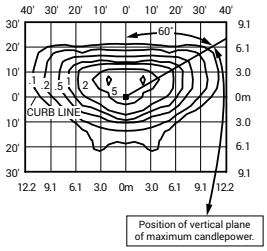
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Wall-Mount/XSP-Series

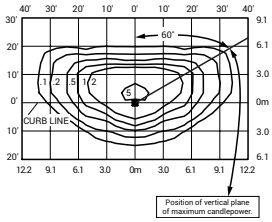
2



CESTL Test Report #: 2014-0017
BXSPW-A-*-2-F-G-U-S
Initial Delivered Lumens: 2,739



BXSPW-A-*-2-F-C-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

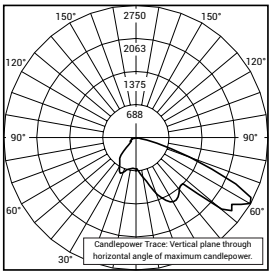


BXSPW-A-*-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

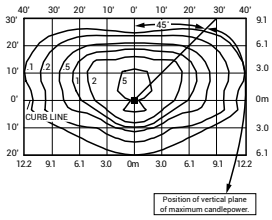
Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.

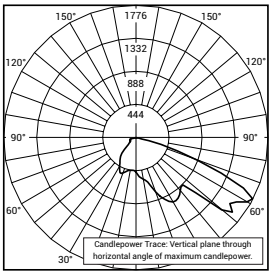
3



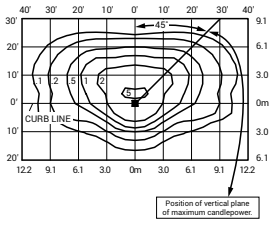
CESTL Test Report #: 2014-0018
BXSPW-A-*-3-F-C-U-S
Initial Delivered Lumens: 4,187



BXSPW-A-*-3-F-C-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade



CESTL Test Report #: 2014-0019
BXSPW-A-*-3-F-G-U-S
Initial Delivered Lumens: 2,692



BXSPW-A-*-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.

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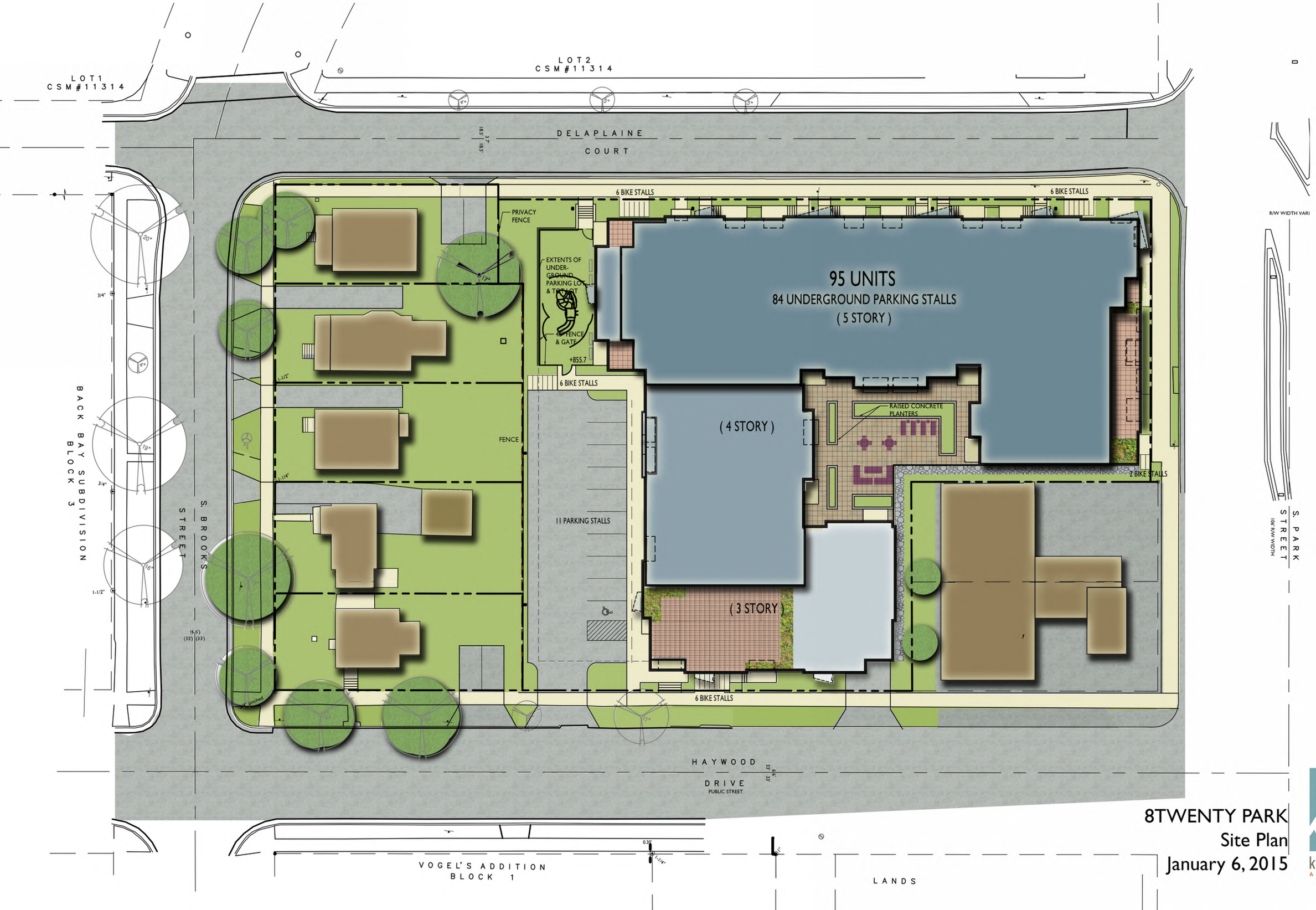
8TWENTY PARK
Aerial Site Plan
January 13, 2015

knothe • bruce ARCHITECTS



8TWENTY PARK

Site Plan

January 6, 2015

knothe • bruce
ARCHITECTS

Dean & St. Mary's
Outpatient Center
COMMERCIAL
COMMERCIAL

8TWENTY PARK
Street view from Delaplaine Court

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8TWENTY PARK
Context Massing Model-
View from Delaplaine Ct.
January 6, 2016

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8TWENTY PARK
Context Massing Model-
View from Delaplaine
January 6, 2016

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8TWENTY PARK
Context Massing Model-
View from Haywood Dr.
January 6, 2016

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8TWENTY PARK
Context Massing Model-
View from S. Park Street
January 6, 2016

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8TWENTY PARK
Context Massing Model-
Future Development
January 6, 2016

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1 L-1.0 LANDSCAPE PLAN 1"=10'-0"

0 5 10 20
1" = 10' on 24"x36" sheet

NOTES:

1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.

2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.

3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.

4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.

6. All lawn areas shall receive 6" min. topsoil.

7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.

8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

ISSUED
10/07/2015
12/02/2015
12/09/2015
01/06/2016

NOT FOR CONSTRUCTION

PROJECT TITLE
8TWENTY PARK

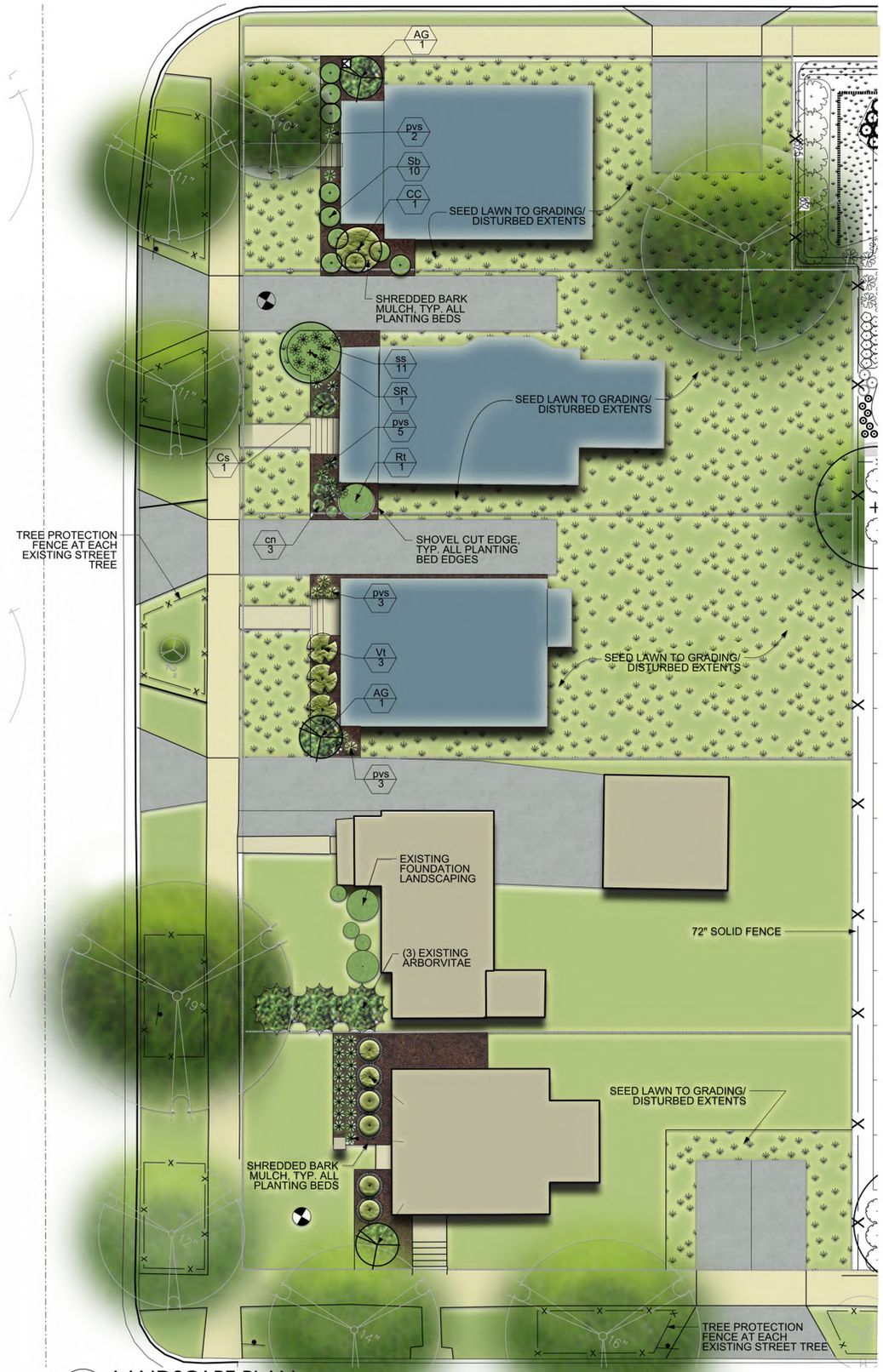
SHEET TITLE
Landscape Plan

SHEET NUMBER
L-1.0

PROJECT NO.

© 2013 Knothe & Bruce Architects, LLC

NOT FOR CONSTRUCTION



1 / L-1.1 LANDSCAPE PLAN
1"=10'-0"

City of Madison, WI Landscape Worksheet
S. Park Street & Haywood Drive

7-Oct-15

TCC & TUC3 - SEE SHEET L-1.0

Developed Lots	SF	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	38,008	633
Landscape Points Required (minus Park St. deduction)		467

Development Frontage Deduction (S. Park Street)	LF	Overstory Trees Required	Shrubs Required
Total LF of Building Façade directly abutting the sidewalk	100	3	17

Element	Point Value	Quantity Required	Points Deducted
Overstory Deciduous Tree	-35	3	-117
Shrub, deciduous	-3	17	-50
Development Frontage Deduction Points Total			-167

Development Frontage (Haywood Drive)	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	100	3	17

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10	0		0
Shrub, deciduous	3	29		87
Shrub, evergreen	4	1		4
Ornamental Grass/Perennial	2	16		32
Development Frontage Points Total				173

Development Frontage (Delaplaine Court)	LF	Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	220	7	37

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0		0
Ornamental Tree	15	2		30
Upright Evergreen Shrub	10	0		0
Shrub, deciduous	3	10		30
Shrub, evergreen	4	5		20
Ornamental Grass/Perennial	2	78		156
Development Frontage Points Total				236

General Site, Foundation, Screening				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	1		35
Ornamental Tree	15	0		0
Upright Evergreen Shrub	10	0		0
Shrub, deciduous	3	23		69
Shrub, evergreen	4	0		0
Ornamental Grass/Perennial	2	155		310
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
Foundation Plantings Total				414
TOTAL LANDSCAPE POINTS				587

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

TSS Zoned Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
CO	*Celtis occidentalis*	Hackberry	1	2.5" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	40-60' ht x 40-60' sp
GD	*Gymnocladus dioicus*	Kentucky Coffeetree	1	2.5" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	60' ht x 50' sp
	Ornamental Trees						
CC	*Carpinus caroliniana 'J.N. Upright'*	Firespire Musclewood	1	6" Ht	B&B	Single, straight leader, branching shall start at 5'-0" min.	20' ht x 10' sp
MR	*Malus 'Red Baron'*	Red Baron Crabapple	1	2" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	20' ht x 10' sp
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	1	2" Cal.	B&B	Single, straight leader, branching shall start at 5'-0" min.	25' ht x 15-20' sp
	Evergreen Shrubs						
Bg	*Buxus x 'Green Velvet'*	Green Velvet Boxwood	12	5 gal.	Cont.	Space 3'-6" o.c.	3-4' ht x 4-5' sp
Pm	*Pinus mugo 'Big Tuna'*	Big Tuna Mugo Pine	1	3' Ht.	B&B	Space as indicated on plans.	6-8' ht x 4-6' sp
Tm	*Taxus x media 'Taunton'*	Taunton Yew	5	5 gal.	Cont.	Space 5'-0" o.c.	3-5' ht x 4-6' sp
	Deciduous Shrubs & Vines						
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	6	3 gal.	Cont.	Space 3'-6" o.c.	2-3' ht x 3-4' sp
Dl	*Diervilla lonicera*	Dwarf Bush-honeysuckle	29	3 gal.	Cont.	Space 4'-0" o.c.	1.5-3' ht x 4-5' sp
Po	*Physocarpus opulifolius 'Seward'*	Summerwine Ninebark	1	5 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
Rf	*Rhamnus frangula 'Ron Williams'*	Fine Line Buckthorn	3	3 gal.	Cont.	Space 3'-0" o.c.	5-7' ht x 1.5-3' sp
Sb	*Spiraea betulifolia 'Tor'*	Tor Spirea	8	3 gal.	Cont.	Space 3'-6" o.c.	2-3' ht x 2-3' sp
Vt	*Viburnum trilobum 'Bailey Compact'*	Compact American Cranberry Bush	3	3 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
	Perennials/Grasses/Groundcovers						
av	*Alchemilla vulgaris*	Lady's Mantle	48	1 gal.	Cont.	Space 18" o.c.	.5-1.5' ht x 1-1.5' sp
as	*Allium x 'Summer Beauty'*	Summer Beauty Allium	21	1 gal.	Cont.	Space 18" o.c.	1.5' ht x 1.5' sp
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	4	1 gal.	Cont.	Space 24" o.c.	1.5-2' ht x 1.5-2' sp
ep	*Echinacea x 'Pixie Meadowbrite'*	Pixie Meadowbrite Coneflower	10	1 gal.	Cont.	Space 18" o.c.	1.5-2' ht x 1.5-2' sp
hb	*Hosta 'Blue Angel'*	Blue Angel Hosta	4	1 gal.	Cont.	Space 36" o.c.	1.5-2' ht x 3' sp
hm	*Hakonechloa macra*	Japanese Forest Grass	9	1 gal.	Cont.	Space 2'-0" o.c.	1.5-2' ht x 1.5-2' sp
hmr	*Heuchera 'Midnight Rose'*	Midnight Rose Coral Bells	22	1 gal.	Cont.	Space 18" o.c.	1' ht x 1-1.5' sp
hg	*Hosta x 'Guacamole'*	Guacamole Hosta	30	1 gal.	Cont.	Space 36" o.c.	1.5-2' ht x 3-4' sp
ls	*Liatris spicata 'Kobold'*	Kobold Blazing Star	22	1 gal.	Cont.	Space 18" o.c.	1.5' ht x 1.5' sp
pv	*Panicum virgatum 'Northwind'*	Northwind Switch Grass	12	3 gal.	Cont.	Space 30" o.c.	4-6' ht x 2-3' sp
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	13	3 gal.	Cont.	Space 24" o.c.	3-5' ht x 2-3' sp
ss	*Sesleria sadlerana*	Green Moor Grass	26	1 gal.	Cont.	Space 24" o.c.	1-1.5' ht x 1.5-2' sp
sh	*Sporobolus heterolepis 'Tara'*	Tara Prairie Dropseed	28	1 gal.	Cont.	Space 18" o.c.	1.5-2' ht x 1.5' sp
	Bioretention Plant Mix						
	Carex bebbii	Bebb's Oval Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Carex bicknellii	Prairie Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Carex flacca	Blue Green Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Carex haydenii	Hayden's Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Carex lurida	Bottlebrush Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Carex stricta	Tussock Sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Carex vulpinoidea	Fox sedge	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Iris versicolor	Multicolored Iris	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	
	Iris shrevei	Wild Iris	40	4 1/2"	Cont.	(evenly mixed, 12" o.c.)	

Brooks St Lots Plant List

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments	Mature Size
	Deciduous Trees						
CC	*Carpinus caroliniana*	Musclewood	1	2.5" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	25'-30' ht x 25-30' sp.
	Ornamental Trees						
AG	*Amelanchier x grandiflora 'Robin Hill'*	Robine Hill Serviceberry	3	6' Ht.	B&B		
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	1	2" Cal.	B&B	Single, straight leader; branching shall start at 5'-0" min.	25' ht x 15-20' sp
	Evergreen Shrubs						
Tm	*Taxus x media 'Taunton'*	Taunton Yew	6	5 gal.	Cont.	Space 5'-0" o.c.	3-5' ht x 4-6' sp
	Deciduous Shrubs & Vines						
Cs	*Cornus sericea 'Alleman's Compact'*	Alleman's Compact Dogwood	1	5 gal.	Cont.	Space 5'-0" o.c.	4-5' ht x 4-5' sp
Rt	*Rhus typhina 'Bailtiger'*	Tiger Eyes Cutleaf Staghorn Sumac	1	5 gal.	Cont.		
Sb	*Spiraea betulifolia 'Tor'*	Tor Spirea	10	3 gal.	Cont.	Space 3'-6" o.c.	2-3' ht x 2-3' sp
Vt	*Viburnum trilobum 'Bailey Compact'*	Compact American Cranberry Bush	3	3 gal.	Cont.	Space 5'-0" o.c.	5-6' ht x 5-6' sp
	Perennials/Grasses/Groundcovers						
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	3	1 gal.	Cont.	Space 24" o.c.	1.5-2' ht x 1.5-2' sp
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	13	3 gal.	Cont.	Space 24" o.c.	3-5' ht x 2-3' sp
ss	*Sesleria sadlerana*	Green Moor Grass	28	1 gal.	Cont.	Space 24" o.c.	1-1.5' ht x 1.5-2' sp

NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-266-4816, DKahl@cityofmadison.com.
3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
5. Trees shall be planted per planting specifications found in section 209 of City of Madison Standard Specifications for Public Works Construction.
6. All lawn areas shall receive 6" min. topsoil.
7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 3" shredded bark mulch.
8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

0 5 10 20
1" = 10' on 24"x36" sheet

knothe • bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608 251-3600

ISSUED
10/07/2015

PROJECT TITLE
820 S. Park St.

SHEET TITLE
Landscape Plan

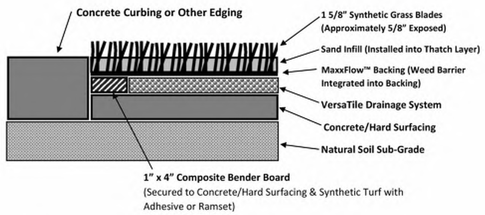
SHEET NUMBER
L-1.1

PROJECT NO.

© 2013 Knothe & Bruce Architects, LLC

ARTIFICIAL TURF IN PLAYGROUND:

EASYTURF®
A FieldTurf Company



NOTES:
1. 100% POLYETHYLENE GRASS FIBER AND SECONDARY THATCH FIBER.
2. ADA COMPLIANT SYNTHETIC GRASS ACCESSIBLE SURFACE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

Commercial – Elite Line

Olive/Nutmeg Premium

VersaTile Drainage System

2750 La Mirada Drive • Vista, CA 92081 • Phone: (866) 327-9887 • www.easyturf.com

PRIVACY FENCE:

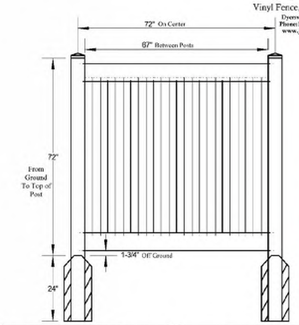
Fence Selection

The 72" solid privacy fence between the back property line of the Brooks St. houses and 8Twenty S. Park St. will be a Jam Systems Vinyl Fence:

Privacy Fence

Installation Guide

JAM SYSTEMS
Vinyl Fence, Deck, & Railing
Dyersville, IA 52040
Phone: 888-853-5595
www.jamvinyl.com



A similar privacy fence will be used, but without gothic caps.

Required Materials Per 72" Section
Rails 2" x 6 1/2" x 71" Slotted
Planks (6) 1" x 8" (7¾G) x 57 3/4" (2) 1" x 5⅞ 1/4" U Channel

Recommended Tools	
- Measuring Tape	- Level
- Saw	- Shovel
- Post Hole Digger	- 12" Auger
- String	- Paint / Marker
- Stakes	- Concrete

Custom sized section will change post spacing, rail length and quantity of planks.

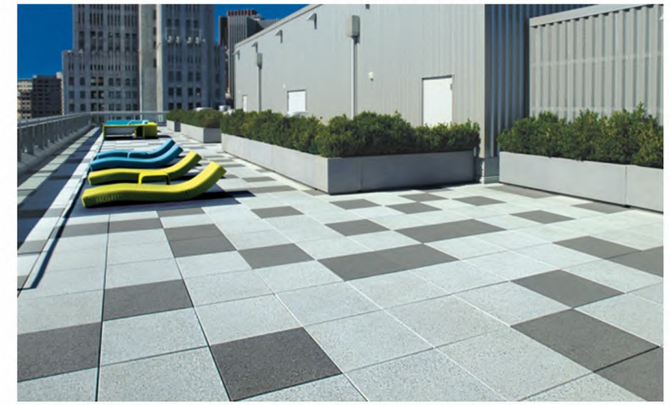
Installer is responsible to check compliance with all local building codes.
Be sure to have all underground utilities located if digging

PR672 JAM 2007

PLAYGROUND FENCE:

The 48" privacy fence and gate surrounding the Tot Lot in the northwest corner of the site will be a Superior Aluminum Picket Fence designed similarly to match the balcony railings on the building:

ROOF PAVERS BY TECTURA DESIGNS:



PLAYGROUND AMENITIES BY TECTURA DESIGNS:

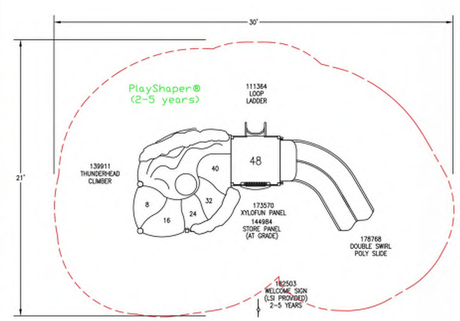
PLAYGROUND EQUIPMENT DESIGN:

landscape structures

Better playgrounds. Better world.®
playlsi.com

Proudly presented by:
Hollie Rickey

GERBER LEISURE PRODUCTS, Inc.



landscape structures

SCALE: IN FEET
0' 1' 5' 10'

JT KLEIN COMPANY
MADISON, WI
Gerber Leisure Products 800-236-7758
PlayShaper
12-23-2015 DRAWN BY: Dirk Gunderson

PLAYGROUND PLANTERS:

Product Information — **Planter TF 4357**

Finish Options

Standard
-Exposed Aggregate
-Weatherstone

Size:	60" x 16" x 36"
Weight:	1630 Lbs
Material:	Reinforced concrete
Reinforcing:	3/8" Dia. steel rebar
Logo Options:	Inkjet or Cast
Drain hole:	(1) 2" Dia. drain hole
Hardware:	(4) 5/8" Dia. lifting inserts

WAUSAU MADE.
A WAUSAU TILE INC. BRAND
PO Box 1520, Wausau, WI 54402-1520
(800 388-8728)
Email: wtile@wausautile.com
Web: wausaumade.com

Date: 8/7/15

*COLORS OF AMENITIES ARE TO BE DETERMINED TO MATCH THE ARCHITECTURE

kba
knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS

ISSUED

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Landscape Details

SHEET NUMBER
L-1.2

PROJECT NO. 1524

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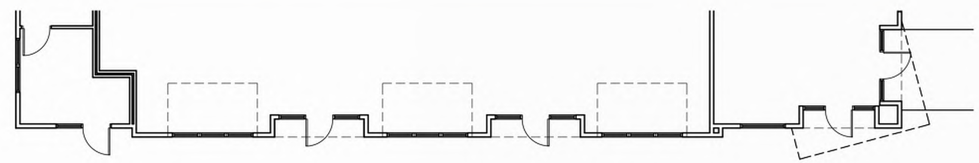
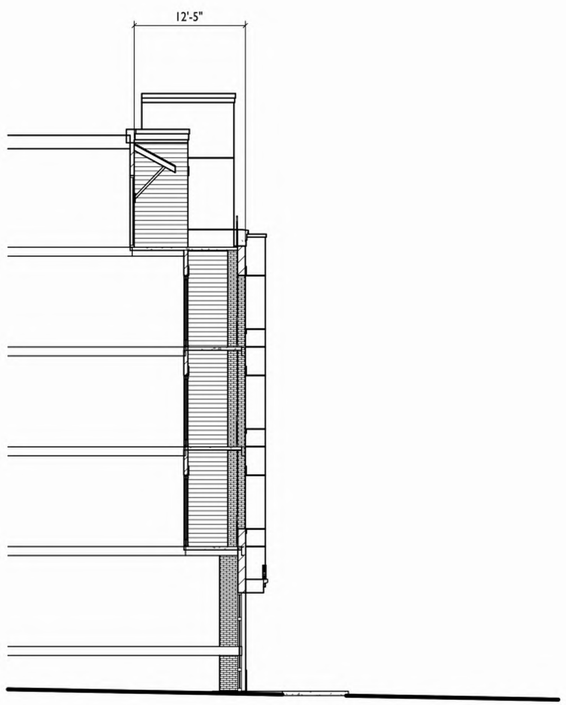
1 / A-2.1 ELEVATION ALONG PARK ST.
1/8"=1'-0"

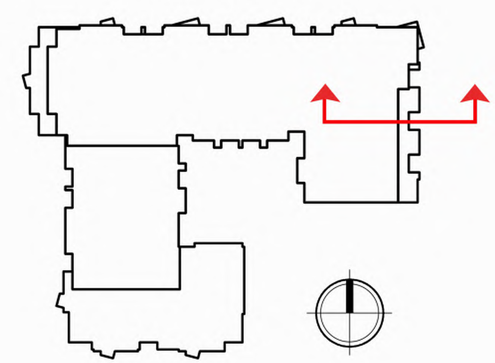


FLOOR PLAN VIEW - PARK ST.
1/8"=1'-0"



SECTION THROUGH PARK ST. ELEV
1/8"=1'-0"

KEY PLAN



8TWENTY PARK
Elevations
January 6, 2016

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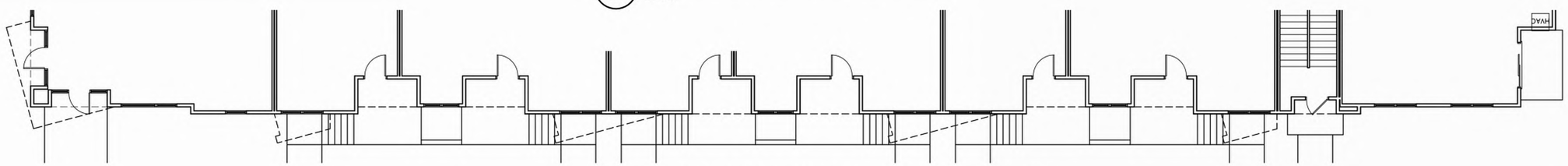
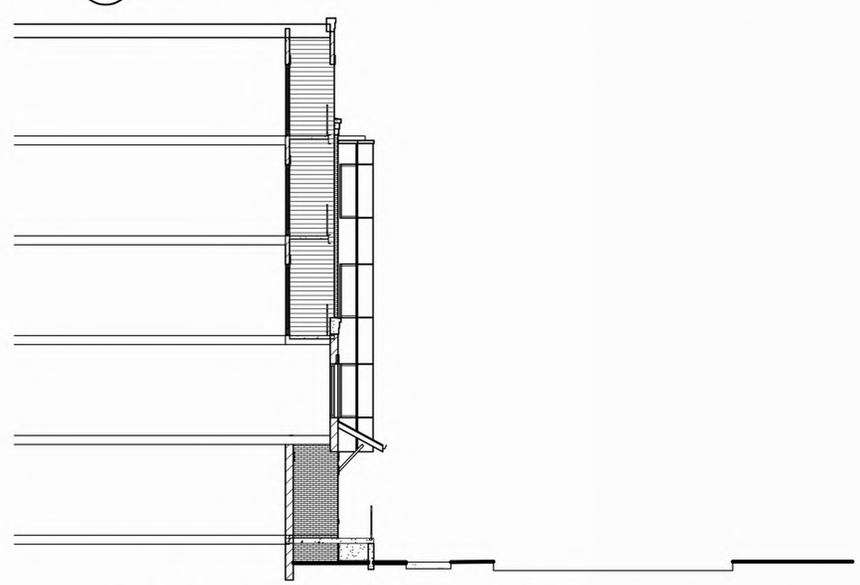
2 A-2.1 ELEVATION ALONG DELAPLAINE CT
1/8"=1'-0"

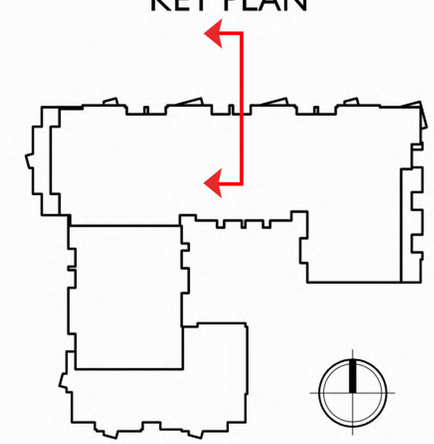


FLOOR PLAN VIEW - DELAPLAINE
1/8"=1'-0"



SECTION THROUGH DELAPLAINE ELEV
1/8"=1'-0"

KEY PLAN



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Elevations
January 6, 2016

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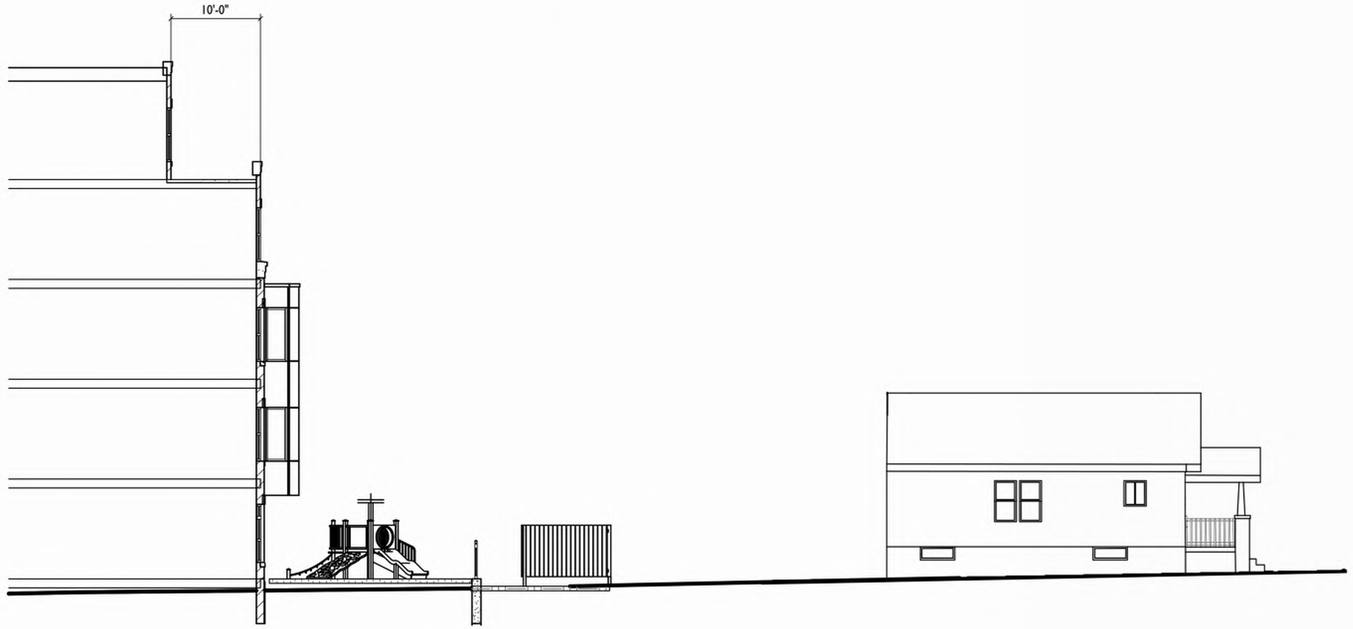
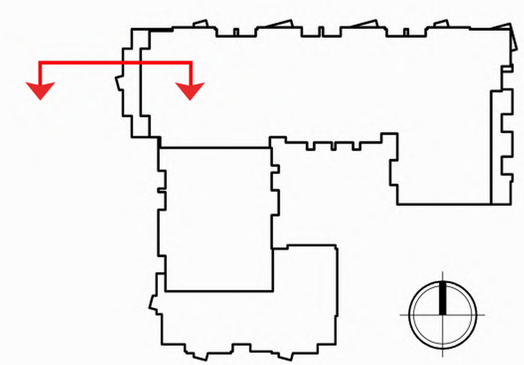
1 A-2.2 REAR ELEVATION
1/8"=1'-0"



SECTION THROUGH REAR ELEV
1/8"=1'-0"

KEY PLAN



8TWENTY PARK
Elevations
January 6, 2016

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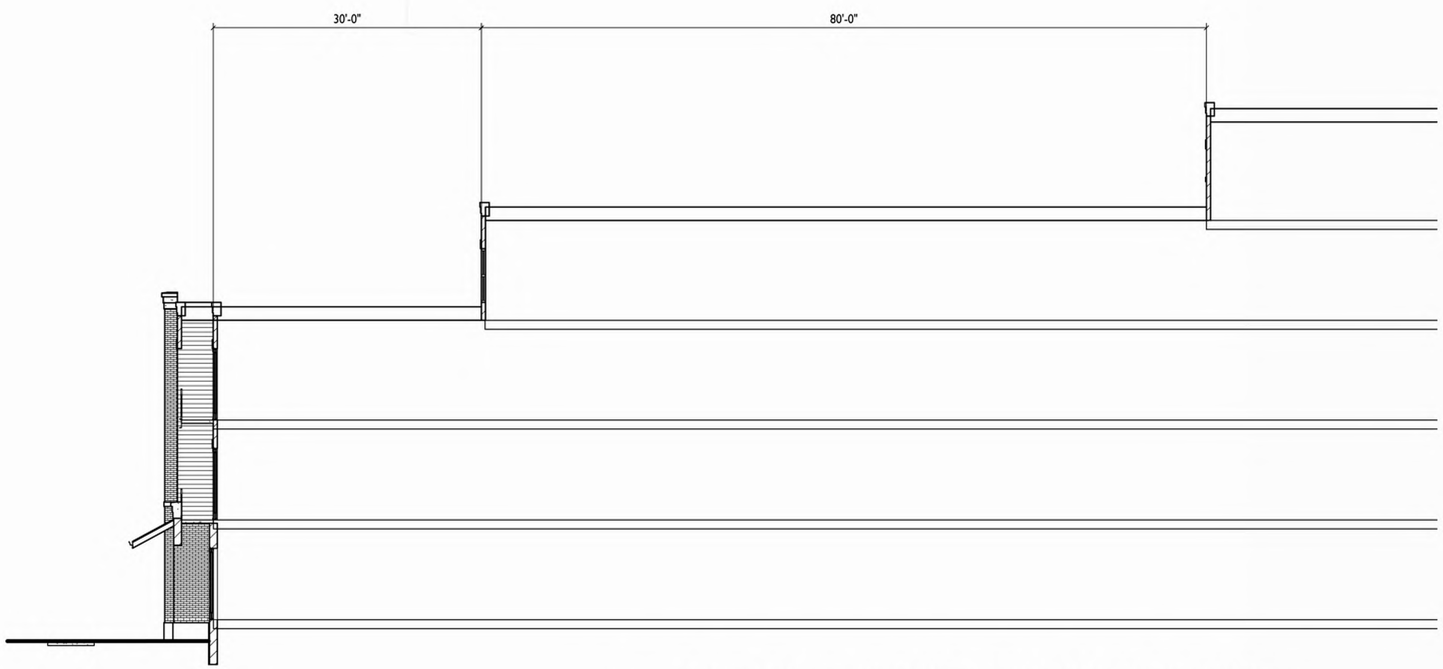
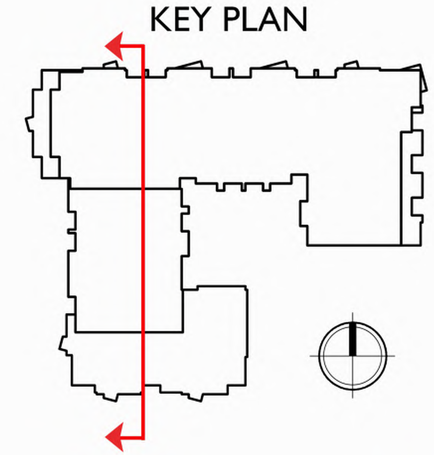
2 A-2.2 ELEVATION ALONG HAYWOOD
1/8"=1'-0"



SECTION THROUGH HAYWOOD ELEV
1/8"=1'-0"

KEY PLAN



8TWENTY PARK
Elevations
January 6, 2016

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1
A-2.3
COURTYARD ELEVATIONS
1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
HORIZONTAL SIDING	COMPOSITE	TBD	WEB GRAY SW 7075
METAL PANEL	COMPOSITE	ALPOLIC	AYW YELLOW
METAL PANEL	METAL	CMG	ZINC
WINDOWS	PAINTED VINYL	JELD WEN	ARCTIC SILVER
WINDOWS	VINYL	JELD WEN	DESERT SAND
RAILING	ALUMINUM	SUPERIOR	BLACK
STONE BASE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTUREFACE
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
BRICK	KING BRICK	ACME BRICK	CONFEDERATE BLEND
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
PRECAST BANDS, SILLS, HEADS	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF SMOOTHFACE
RAISED SEAM METAL ROOF	METAL	TBD	SILVER
DECK	STEEL CHANNEL	TBD	CHARCOAL

2
A-2.3
COURTYARD ELEVATIONS
1/8"=1'-0"

8TWENTY PARK
Elevations
January 6, 2016

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8TWENTY PARK
Case Study Photos
Madison, WI

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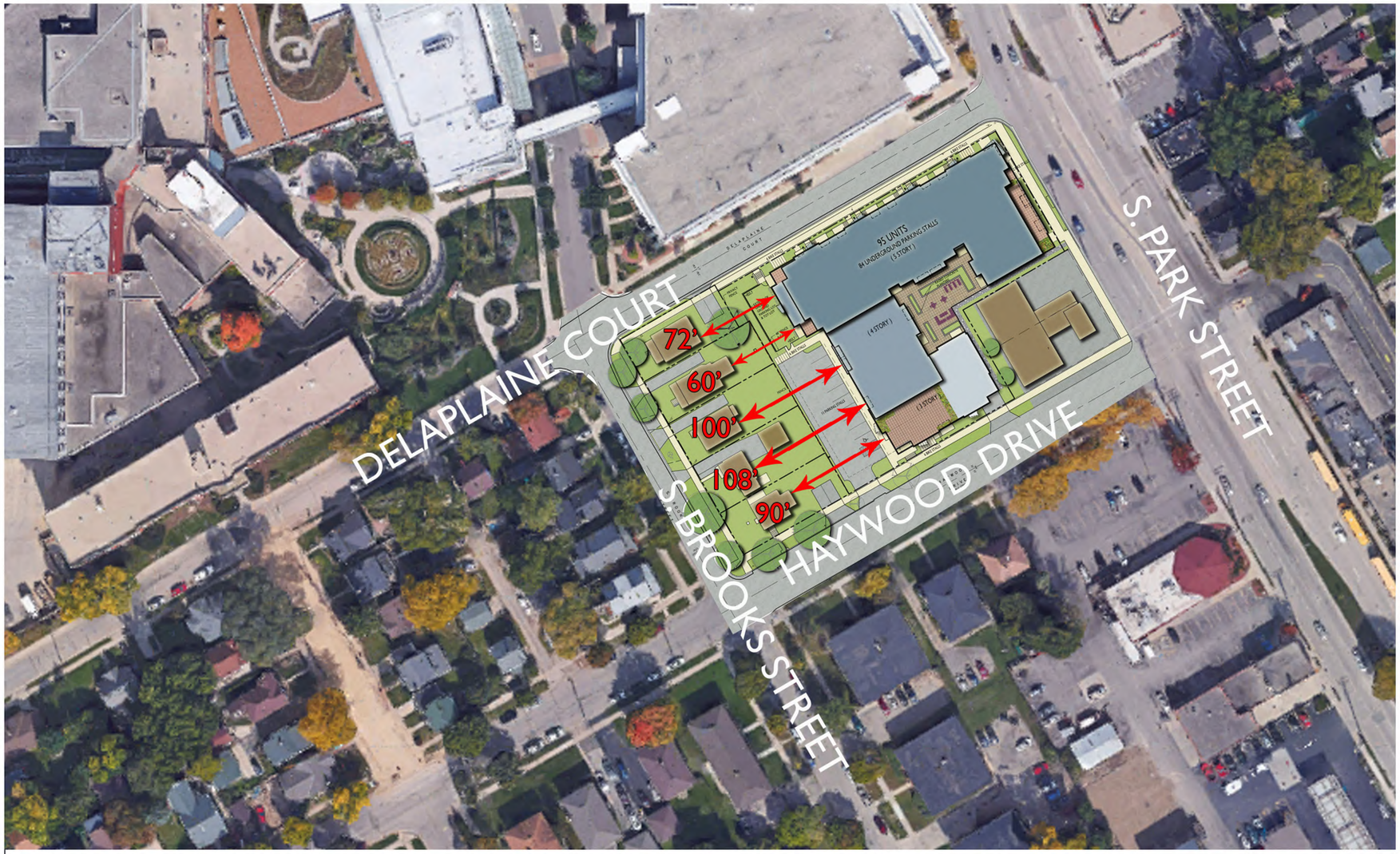

Table 2: Distance of 4-story elements of mixed-use buildings from homes on adjacent properties

Address	Description	Distance of 4th floor from nearest SF Home
1033 High St	4-story residential building	30' from side of home
3414 Monroe St	4-story mixed-use building	52' from side of home
444 S Park St (Lane's)	5+-story mixed-use building	54' from side of home
820 S Park St (Proposed)	*5-story mixed-use building*	*Range of 60'-108' from rear of five homes*
1911 Monroe St	4-story mixed-use building	90' from rear of homes (narrow alley between)
2158 Atwood Ave	4-story mixed-use building	98' from rear of home
901 Drake St (Ideal)	4-story mixed-use building	137' from side of home

1 A-2.3 ELEVATION ALONG DELAPLAINE CT. - PROPOSED

1/16"=1'-0"

8TWENTY PARK
Case Study Photos
Madison, WI

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3414 MONROE - Aerial

3414 MONROE - Street View from Glenway Street

Table 2: Distance of 4-story elements of mixed-use buildings from homes on adjacent properties

Address	Description	Distance of 4th floor from nearest SF Home
1033 High St	4-story residential building	30' from side of home
3414 Monroe St	4-story mixed-use building	52' from side of home
444 S Park St (Lane's)	5+-story mixed-use building	54' from side of home
820 S Park St (Proposed)	*5-story mixed-use building*	*Range of 60'-108' from rear of five homes*
1911 Monroe St	4-story mixed-use building	90' from rear of homes (narrow alley between)
2158 Atwood Ave	4-story mixed-use building	98' from rear of home
901 Drake St (Ideal)	4-story mixed-use building	137' from side of home

444 S. PARK - Aerial

444 S. PARK - Street View Drake Street

2158 ATWOOD - Aerial

2158 ATWOOD - Street View from alley

2158 ATWOOD - Street View from alley

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Case Study Photos
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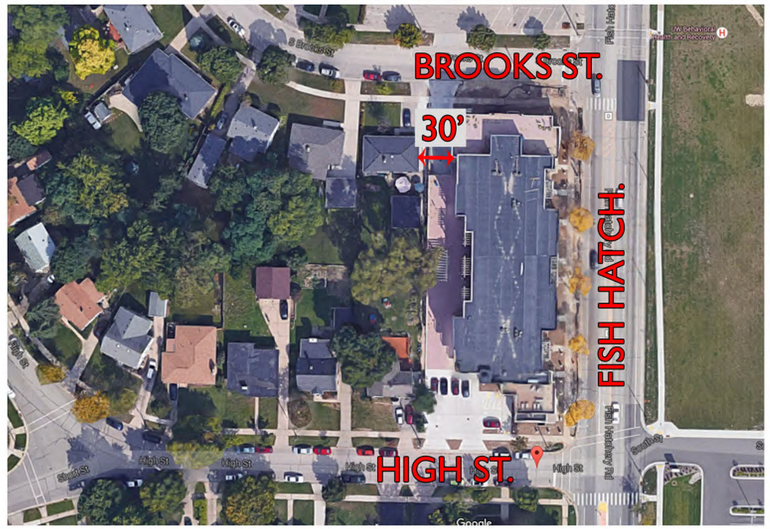
901 DRAKE STREET - Aerial

901 DRAKE STREET - Street View from Drake Street

Table 2: Distance of 4-story elements of mixed-use buildings from homes on adjacent properties

Address	Description	Distance of 4th floor from nearest SF Home
1033 High St	4-story residential building	30' from side of home
3414 Monroe St	4-story mixed-use building	52' from side of home
444 S Park St (Lane's)	5+-story mixed-use building	54' from side of home
820 S Park St (Proposed)	*5-story mixed-use building*	*Range of 60'-108' from rear of five homes*
1911 Monroe St	4-story mixed-use building	90' from rear of homes (narrow alley between)
2158 Atwood Ave	4-story mixed-use building	98' from rear of home
901 Drake St (Ideal)	4-story mixed-use building	137' from side of home

1033 HIGH STREET - Aerial



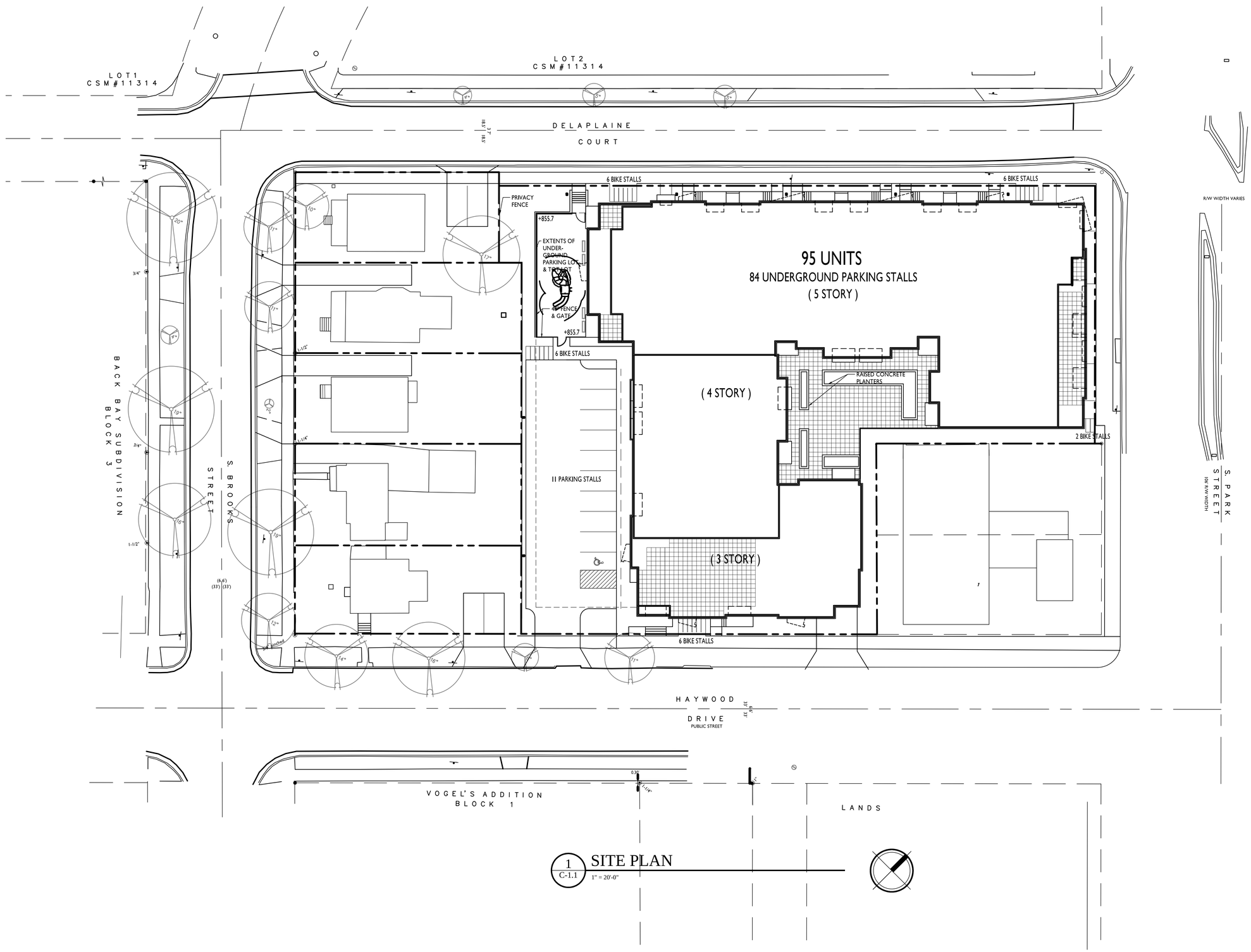
1033 HIGH STREET - Street View from Brooks Street

1033 HIGH STREET - Street View from High Street

1911 MONROE STREET - Aerial

1911 MONROE STREET - Street View from Harrison Street

1911 MONROE STREET - Street View from alley



1 C-1.1 SITE PLAN
1" = 20'-0"

SITE DEVELOPMENT STATISTICS

LOT AREA	42,462 S.F./ 0.97 ACRES
HOUSING TYPE	AFFORDABLE FAMILY HOUSING
DWELLING UNITS	95 DU
LOT AREA/D.U.	447 S.F./D.U.
DENSITY	98 UNITS/ACRE
BUILDING HEIGHT	3-5 STORIES
ZONING DISTRICT	TSS & TR-C3
USABLE OPEN SPACE	8,770 S.F. (85 S.F./UNIT)
LOT COVERAGE	34,617 S.F. (81.5%)
GROSS FLOOR AREA	
COMMERCIAL AREA	2,000 S.F.
RESIDENTIAL AREA	111,352 S.F.
TOTAL	113,352 S.F.
UNIT MIX	
EFFICIENCY	1
ONE BEDROOM	52
TWO BEDROOM	26
THREE BEDROOM T.H.	8
THREE BEDROOM FLAT	8
TOTAL	95
VEHICLE PARKING	
SURFACE	11 STALLS
UNDERGROUND	84 STALLS
TOTAL	95 STALLS
BICYCLE PARKING	
SURFACE	26 STALLS
UNDERGROUND	88 STALLS
TOTAL PROVIDED	114 STALLS
TOTAL REQUIRED	113 STALLS (103 PERM., 10 GUEST)

SHEET INDEX

C-1.1	SITE PLAN
C-1.2	USABLE OPEN SPACE
C-1.3	LOT COVERAGE
C-1.3a	LOT COVERAGE - 825 S. BROOKS
C-1.3b	LOT COVERAGE - 827 S. BROOKS
C-1.3c	LOT COVERAGE - 829 S. BROOKS
C-1.3d	LOT COVERAGE - 831 S. BROOKS
C-1.3e	LOT COVERAGE - 930 HAYWOOD
C-1.4	FIRE ACCESS PLAN
C-1.5	LIGHTING PLAN
C-1.0	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	CIVIL SITE PLAN
C-4.0	UTILITY PLAN
C-5.0	GRADING PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	TYPICAL UNIT PLANS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS

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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 1524

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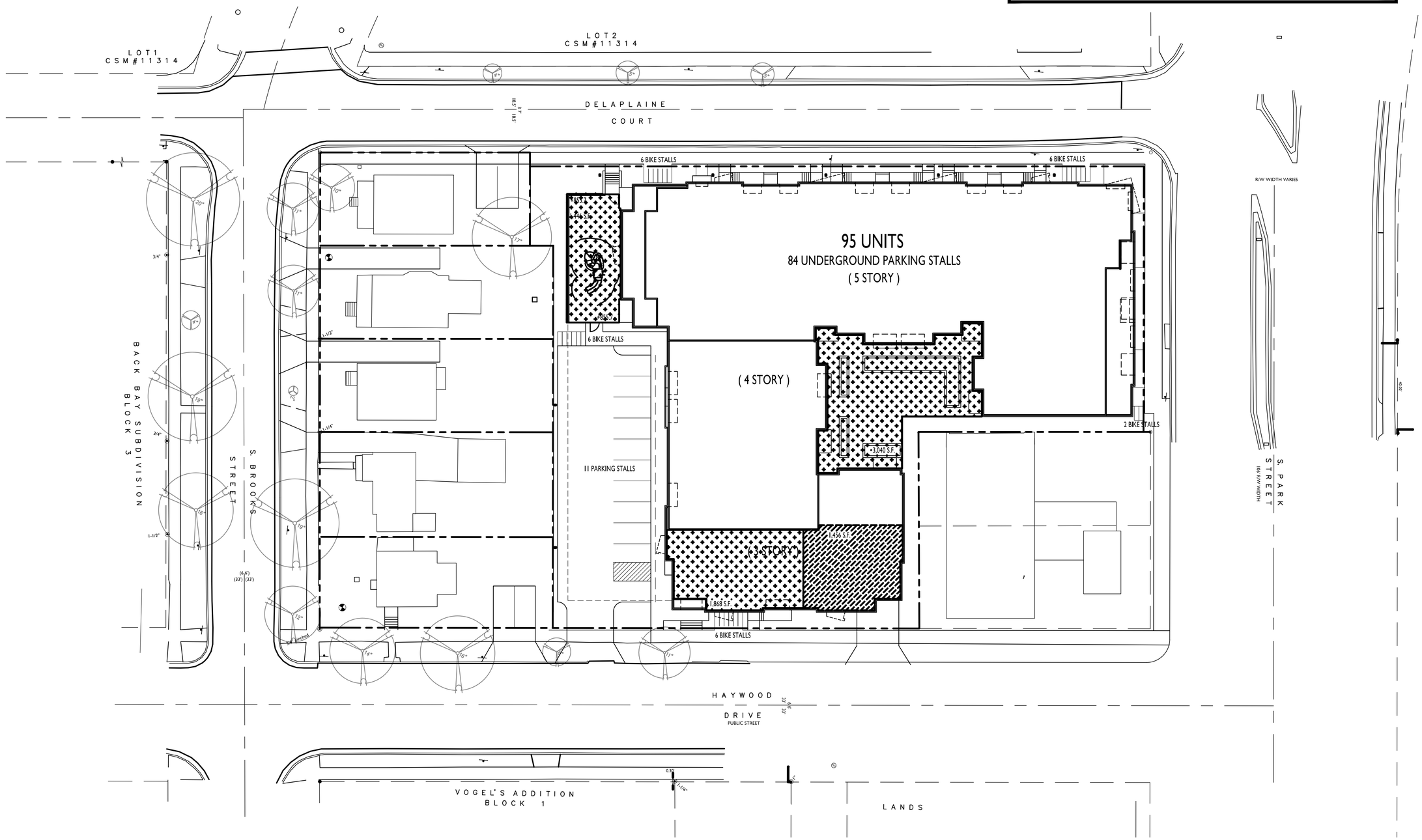
USABLE OPEN SPACE

DECKS & PATIOS (95 decks X 60 S.F.)	=	5,700 S.F.
SOUTH ROOF TERRACE	=	1,868 S.F.
COURTYARD	=	3,040 S.F.
TOT LOT	=	1,260 S.F.
TOTAL PROVIDED	=	11,868 S.F. (125 S.F./UNIT)
POTENTIAL USABLE OPEN SPACE	=	1,456 S.F. (140 S.F./UNIT)

POTENTIAL USABLE OPEN SPACE



1 / C-1.2 USABLE OPEN SPACE

1" = 20'-0"

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SHEET TITLE

Usable Open Space

SHEET NUMBER

C-1.2

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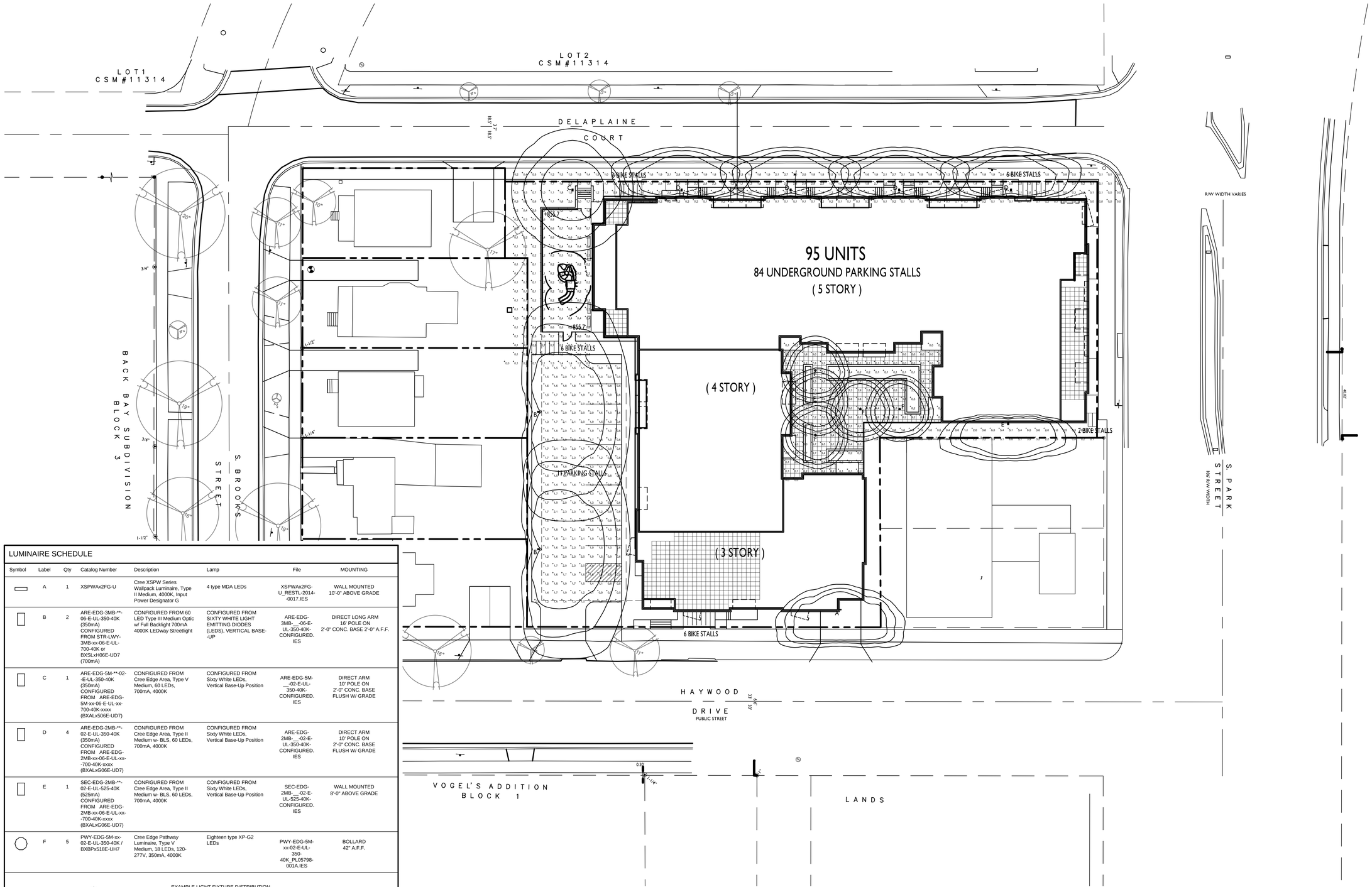
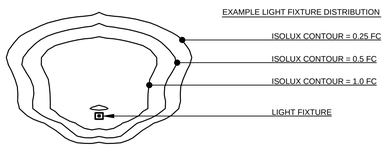


LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	MOUNTING
	A	1	XSPWAx2FG-U	Cree XSPW Series Wallpack Luminaire, Type II Medium, 4000K, Input Power Designator G	4 type MDA LEDs	XSPWAx2FG-U_RESTL-2014-0017.IES	WALL MOUNTED 10'-0" ABOVE GRADE
	B	2	ARE-EDG-3MB-**-06-E-UL-350-40K (350mA) CONFIGURED FROM STR-LWY-3MB-xx-06-E-UL-700-40K or BXSLxH06E-UD7 (700mA)	CONFIGURED FROM 60 LED Type III Medium Optic w/ Full Backlight 700mA 4000K LEDway Streetlight	CONFIGURED FROM SIXTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP	ARE-EDG-3MB-__-06-E-UL-350-40K-CONFIGURED.IES	DIRECT LONG ARM 16' POLE ON 2'-0" CONC. BASE 2'-0" A.F.F.
	C	1	ARE-EDG-5M-**-02-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-5M-xx-06-E-UL-xx-700-40K-xxxx (BXALx506E-UD7)	CONFIGURED FROM Cree Edge Area, Type V Medium, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-5M-__-02-E-UL-350-40K-CONFIGURED.IES	DIRECT ARM 10' POLE ON 2'-0" CONC. BASE FLUSH W/ GRADE
	D	4	ARE-EDG-2MB-**-02-E-UL-350-40K (350mA) CONFIGURED FROM ARE-EDG-2MB-xx-06-E-UL-xx-700-40K-xxxx (BXALxG06E-UD7)	CONFIGURED FROM Cree Edge Area, Type II Medium w- BLS, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	ARE-EDG-2MB-__-02-E-UL-350-40K-CONFIGURED.IES	DIRECT ARM 10' POLE ON 2'-0" CONC. BASE FLUSH W/ GRADE
	E	1	SEC-EDG-2MB-**-02-E-UL-525-40K (525mA) CONFIGURED FROM ARE-EDG-2MB-xx-06-E-UL-xx-700-40K-xxxx (BXALxG06E-UD7)	CONFIGURED FROM Cree Edge Area, Type II Medium w- BLS, 60 LEDs, 700mA, 4000K	CONFIGURED FROM Sixty White LEDs, Vertical Base-Up Position	SEC-EDG-2MB-__-02-E-UL-525-40K-CONFIGURED.IES	WALL MOUNTED 8'-0" ABOVE GRADE
	F	5	PWY-EDG-5M-xx-02-E-UL-350-40K / BXBPxS18E-UH7	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-G2 LEDs	PWY-EDG-5M-xx-02-E-UL-350-40K_PL05798-001A.IES	BOLLARD 42" A.F.F.

EXAMPLE LIGHT FIXTURE DISTRIBUTION



STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DELAPLAINE	+	0.9 fc	3.1 fc	0.0 fc	N / A	N / A
PATHWAY	+	1.9 fc	6.6 fc	0.1 fc	N / A	N / A
PLAZA	+	2.7 fc	10.6 fc	0.0 fc	N / A	N / A
SURFACE PARKING	+	1.4 fc	2.3 fc	0.4 fc	5.8:1	3.5:1

1 / C-1.5 LIGHTING PLAN
1" = 20'-0"

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Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Conditional Use/Re-zoning - October 7, 2015
UDC & Revised CU - November 11, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Lighting Plan

SHEET NUMBER
C-1.5

PROJECT NO. 1524

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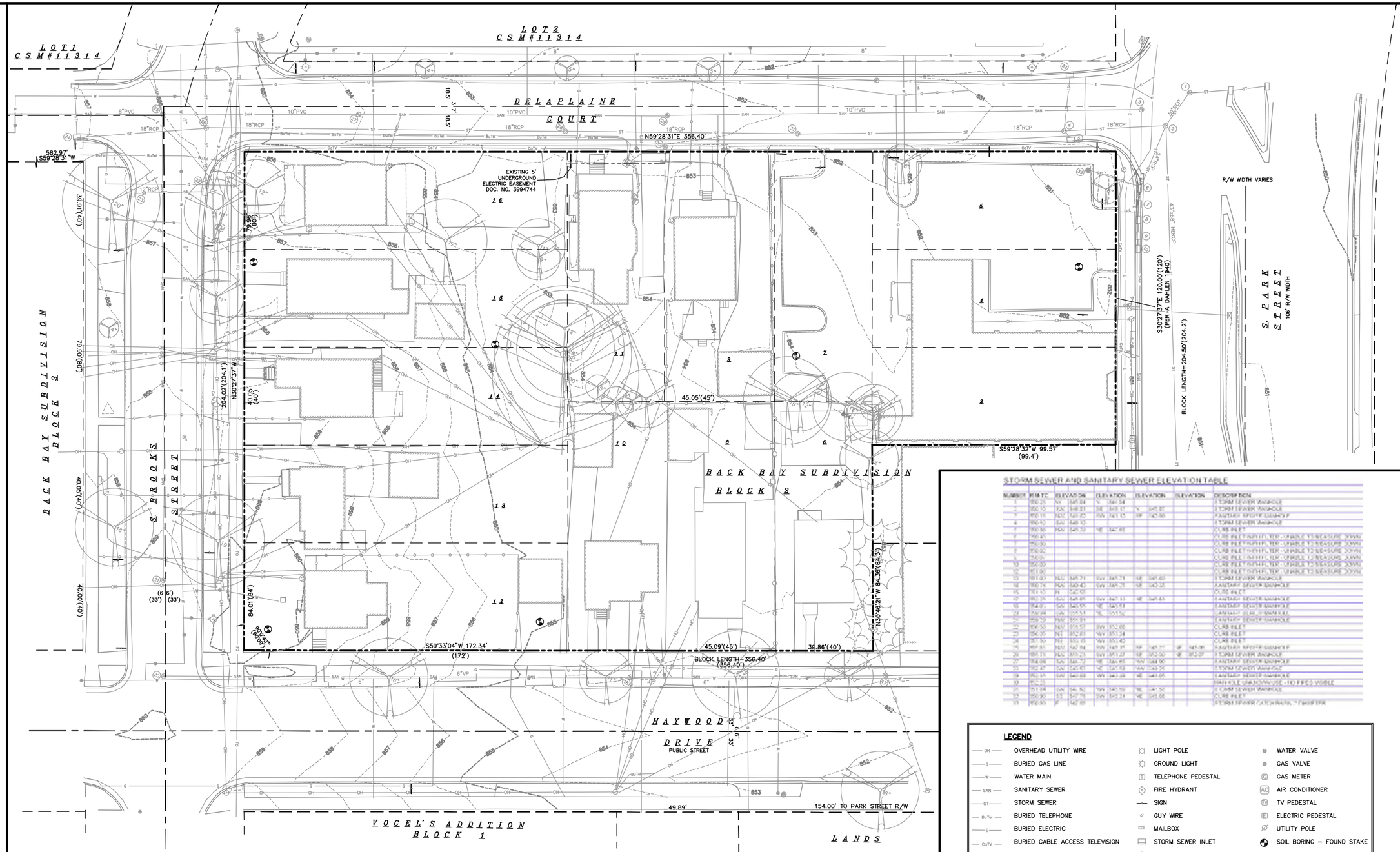

STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RIM ELEV	ELEVATION	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	[illegible]	[illegible]	[illegible]				STORM SEWER MANHOLE
2	[illegible]	[illegible]	[illegible]	[illegible]			STORM SEWER MANHOLE
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		SANITARY SEWER MANHOLE
4	[illegible]	[illegible]	[illegible]				STORM SEWER MANHOLE
5	[illegible]	[illegible]	[illegible]				CURB INLET
6	[illegible]						CURB INLET (WITH FILTER) - UNABLE TO MEASURE DOWN
7	[illegible]						CURB INLET (WITH FILTER) - UNABLE TO MEASURE DOWN
8	[illegible]						CURB INLET (WITH FILTER) - UNABLE TO MEASURE DOWN
9	[illegible]						CURB INLET (WITH FILTER) - UNABLE TO MEASURE DOWN
10	[illegible]						CURB INLET (WITH FILTER) - UNABLE TO MEASURE DOWN
11	[illegible]						CURB INLET (WITH FILTER) - UNABLE TO MEASURE DOWN
12	[illegible]	[illegible]	[illegible]				STORM SEWER MANHOLE
13	[illegible]	[illegible]	[illegible]	[illegible]			SANITARY SEWER MANHOLE
14	[illegible]	[illegible]	[illegible]	[illegible]			CURB INLET
15	[illegible]	[illegible]	[illegible]	[illegible]			SANITARY SEWER MANHOLE
16	[illegible]	[illegible]	[illegible]	[illegible]			SANITARY SEWER MANHOLE
17	[illegible]	[illegible]	[illegible]	[illegible]			SANITARY SEWER MANHOLE
18	[illegible]	[illegible]	[illegible]				SANITARY SEWER MANHOLE
19	[illegible]	[illegible]	[illegible]				CURB INLET
20	[illegible]	[illegible]	[illegible]	[illegible]			CURB INLET
21	[illegible]	[illegible]	[illegible]	[illegible]			CURB INLET
22	[illegible]	[illegible]	[illegible]	[illegible]			CURB INLET
23	[illegible]	[illegible]	[illegible]	[illegible]			CURB INLET
24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		SANITARY SEWER MANHOLE
25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		SANITARY SEWER MANHOLE
26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		SANITARY SEWER MANHOLE
27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		SANITARY SEWER MANHOLE
28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		STORM SEWER MANHOLE
29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		SANITARY SEWER MANHOLE
30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		PARTIALLY OBSCURED BY CURB - 10 FEET VISIBLE
31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		STORM SEWER MANHOLE
32	[illegible]						CURB INLET
33	[illegible]	[illegible]	[illegible]				STORM SEWER MANHOLE

LEGEND

OH — OVERHEAD UTILITY WIRE	LIGHT POLE	WATER VALVE
G — BURIED GAS LINE	GROUND LIGHT	GAS VALVE
W — WATER MAIN	TELEPHONE PEDESTAL	GAS METER
SAN — SANITARY SEWER	FIRE HYDRANT	AIR CONDITIONER
ST — STORM SEWER	SIGN	TV PEDESTAL
BuTel — BURIED TELEPHONE	GUY WIRE	ELECTRIC PEDESTAL
E — BURIED ELECTRIC	MAILBOX	UTILITY POLE
CaTV — BURIED CABLE ACCESS TELEVISION	STORM SEWER INLET	SOIL BORING – FOUND STAKE
FO — BURIED FIBER OPTIC	ELECTRIC MANHOLE	HANDHOLE
CHAIN LINK FENCE	TELEPHONE MANHOLE	UTILITY STRUCTURE REFERENCE NUMBER
WOOD FENCE	STORM SEWER MANHOLE	
DECIDUOUS TREE	ROUND CATCH BASIN	
CONIFEROUS TREE	SANITARY SEWER MANHOLE	

NOTES:

1. Dates of field work: July 9 to 17, 2015.
2. Vertical Benchmark: Northeast corner of Section 35–07–09 as shown on tiesheet by Carl Sandsnes dated 02–16–04, Elevation=866.84'. Vertical Datum: NAVD88.
3. Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20152615073, 20152615158, 20152615194, 20152615264, 20152615351, 20152615359, 20152615367, 20152615381, 20152615389, 20152615394, 20152615400, 20152615451, 20152615474, drawings obtained from City of Madison Engineering Department, and visible aboveground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
4. No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
5. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
6. All trees, hedges and ground cover on the site may not necessarily be shown hereon.
7. By graphic plotting only, this parcel is located in Zone X per the Flood Insurance Rate Map Community Panel Number 55025C0417G, dated January 02, 2009.
8. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
9. Total Parcel Area=55,749 square feet.

PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Burse
Surveying and Engineering, Inc.
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Phone: 608-250-9263
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e-mail: Mburse@bse-inc.net
www.bursesurveyengr.com

APPROVALS	
PROJECT FILE:	MLB
DESIGNED BY:	PDF
DRAWN BY:	PDF
CHECKED BY:	MLB
APPROVED:	MLB

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #:	BSE1838-15
PLOT DATE:	10/07/2015
REVISION DATES:	
ISSUE DATES:	
COND. USE	10/07/2015

EXISTING CONDITIONS

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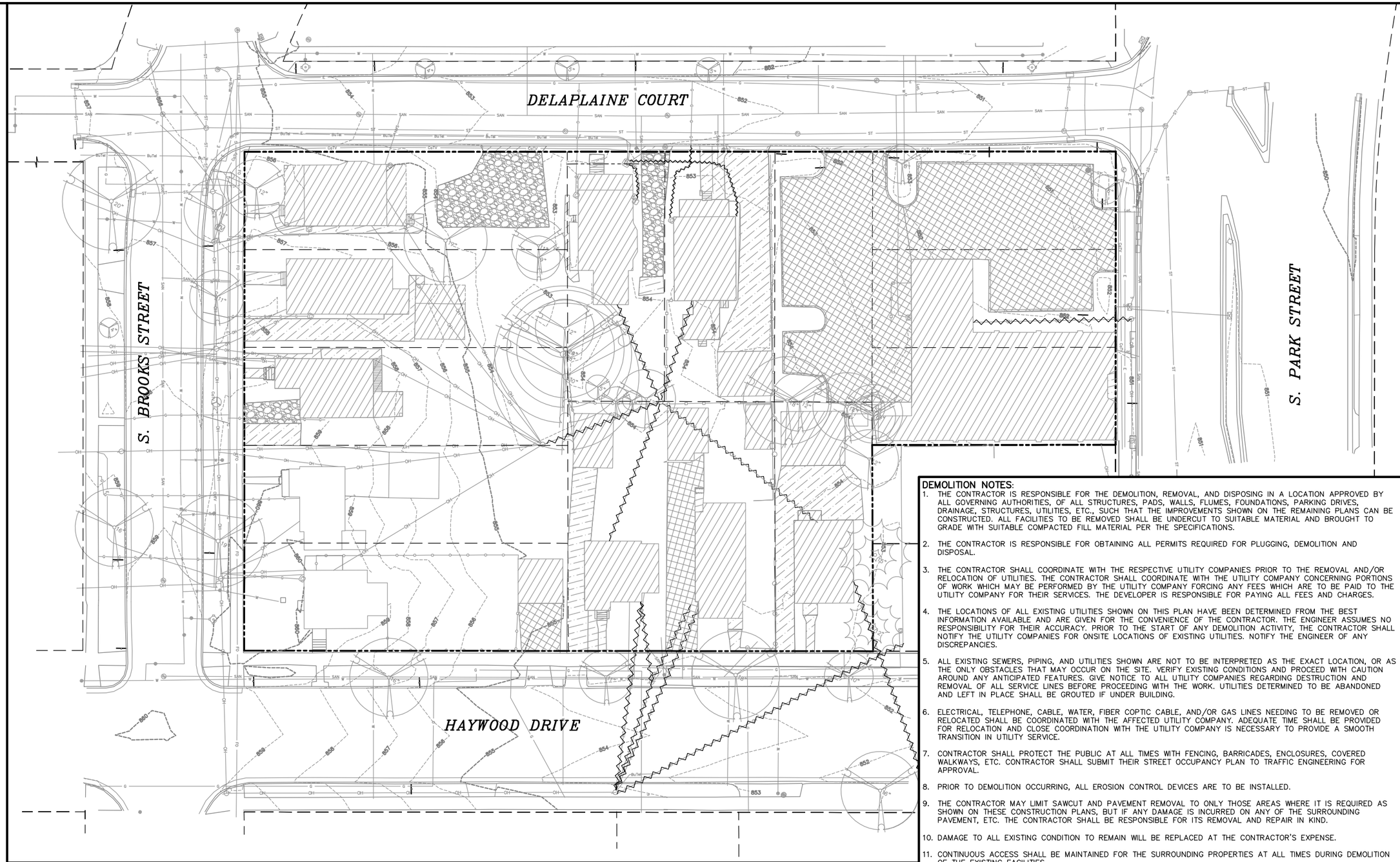

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR PLUGGING, DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER COPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

LEGEND

- REMOVE BITUMINOUS PAVEMENT
- RAZE BUILDING
- REMOVE UTILITY LINE
- REMOVE CONCRETE
- REMOVE GRAVEL

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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www.bursesurveyengr.com

APPROVALS	
PROJECT ENG:	MLB
DESIGNED BY:	PDF
DRAWN BY:	PDF
CHECKED BY:	MLB
APPROVED:	MLB

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

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PLOT DATE: 10/07/2015

REVISION DATES:

ISSUE DATES:
COND. USE 10/07/2015

DEMOLITION PLAN

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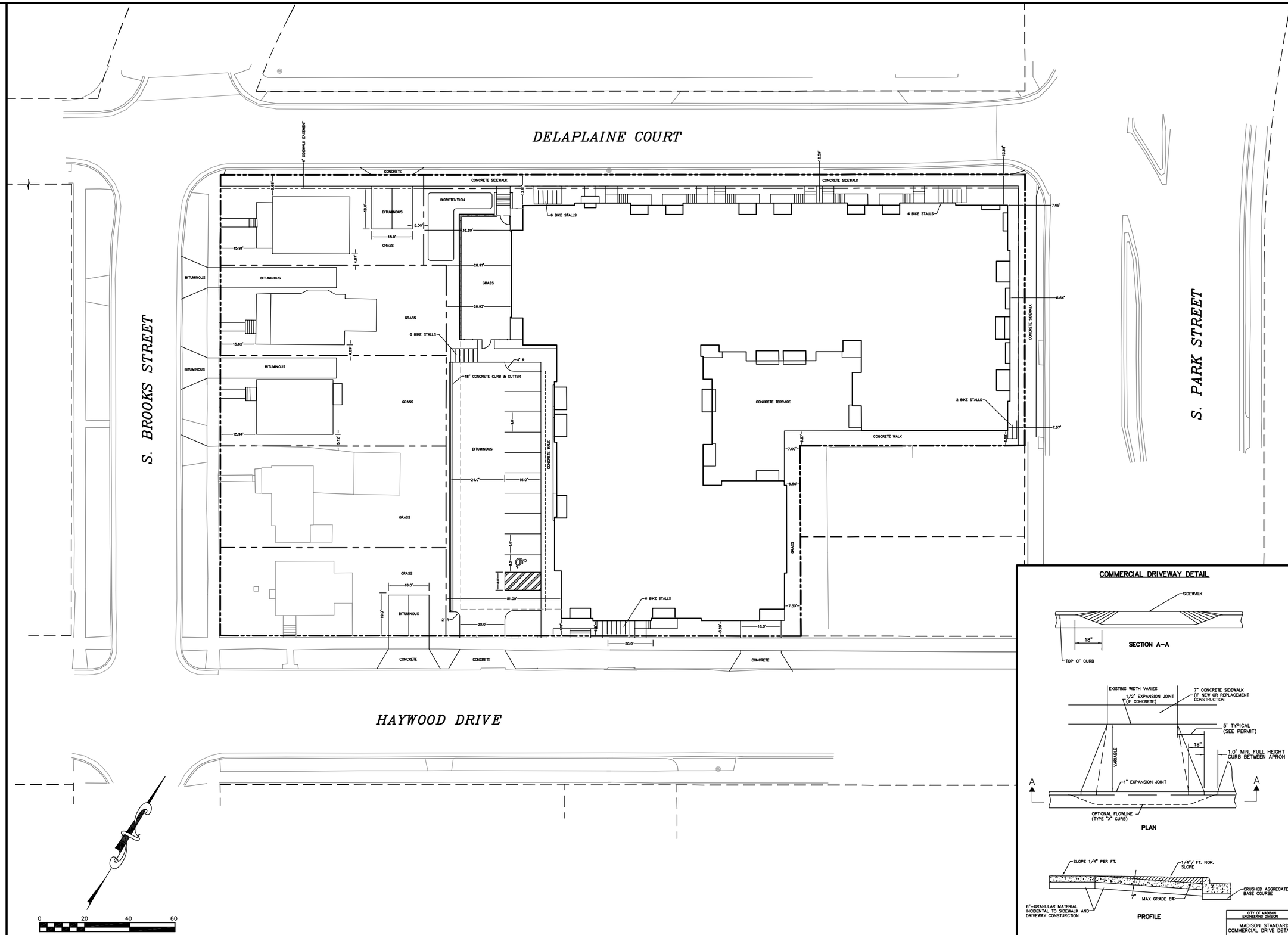

COMMERCIAL DRIVEWAY DETAIL

CITY OF MADISON ENGINEERING DIVISION

MADISON STANDARD COMMERCIAL DRIVE DETAILS

STANDARD DETAIL DRAWING 3.09

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@bse-inc.net
www.bursesurveyengr.com

APPROVALS	
PROJECT ENG:	MLB
DESIGNED BY:	PDF
DRAWN BY:	PDF
CHECKED BY:	MLB
APPROVED:	MLB

8TWENTY PARK

820 S.PARK STREET
MADISON, WISCONSIN

JT Klein Company, Inc.
906 Bear Claw Way
Madison, WI 53717

PROJECT #: BSE1838-15
PLOT DATE: 01/06/2016

REVISION DATES:
01/06/2016

ISSUE DATES:

COND. USE	10/07/2015
UDC	01/06/2016

CIVIL SITE PLAN

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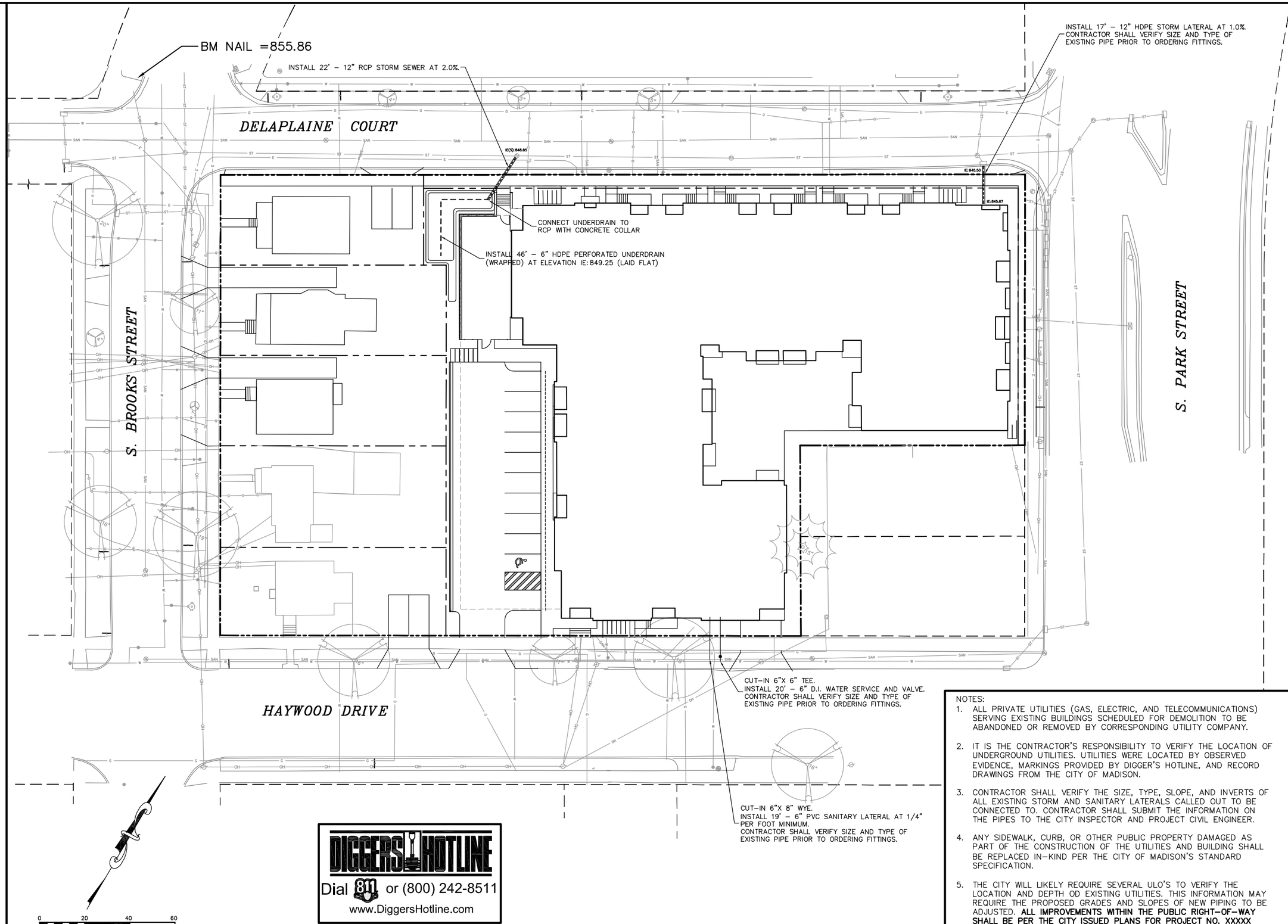

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
5. THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OD EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. **ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. XXXXX (TBD).**

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8TWENTY PARK

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JT Klein Company, Inc.
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Madison, WI 53717

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UTILITY PLAN

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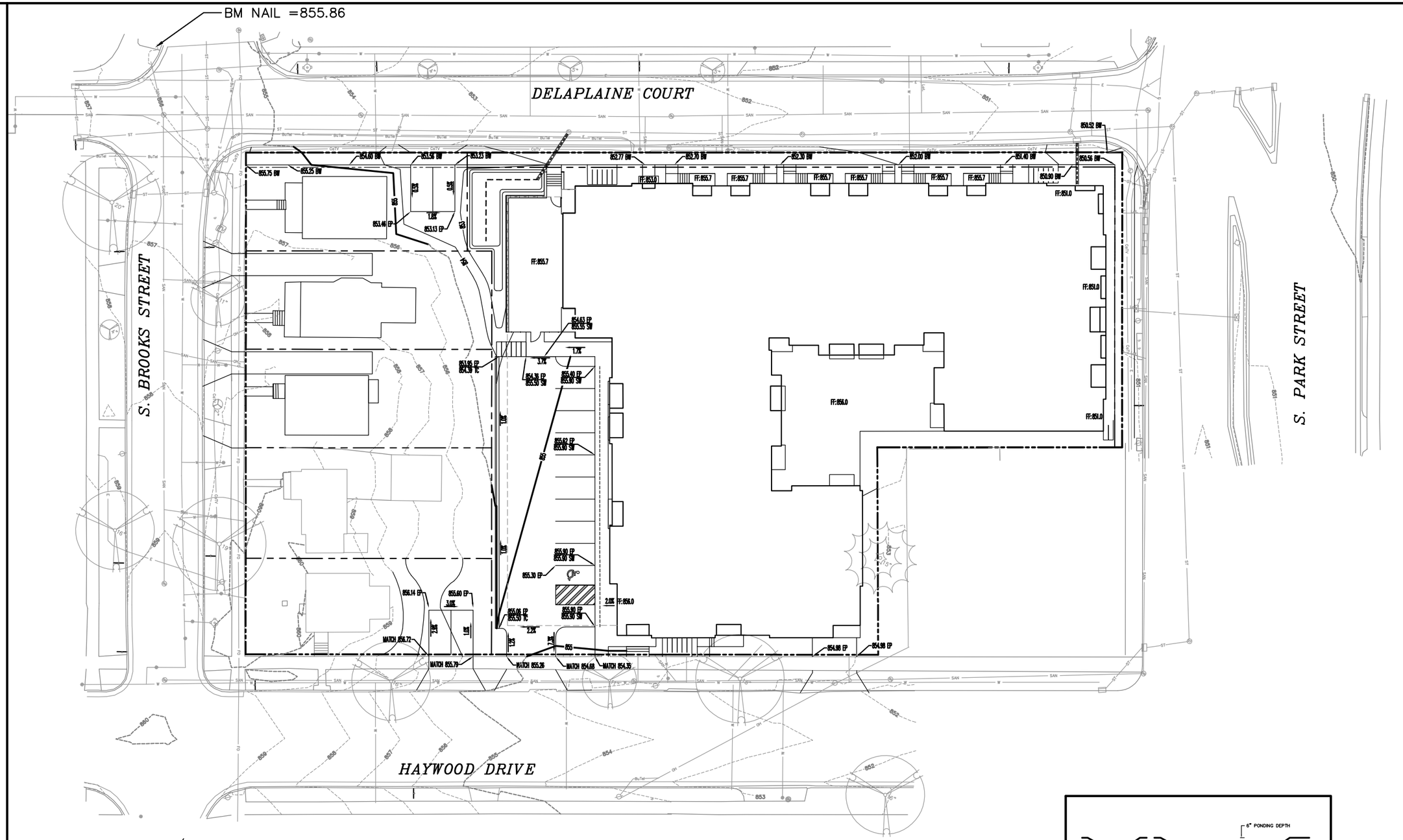

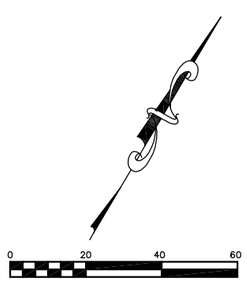

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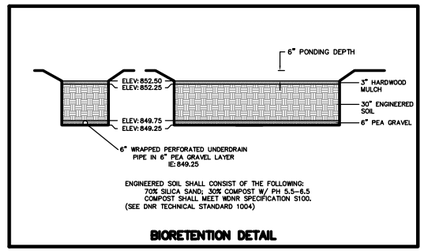

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COND. USE 10/07/2015
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GRADING PLAN

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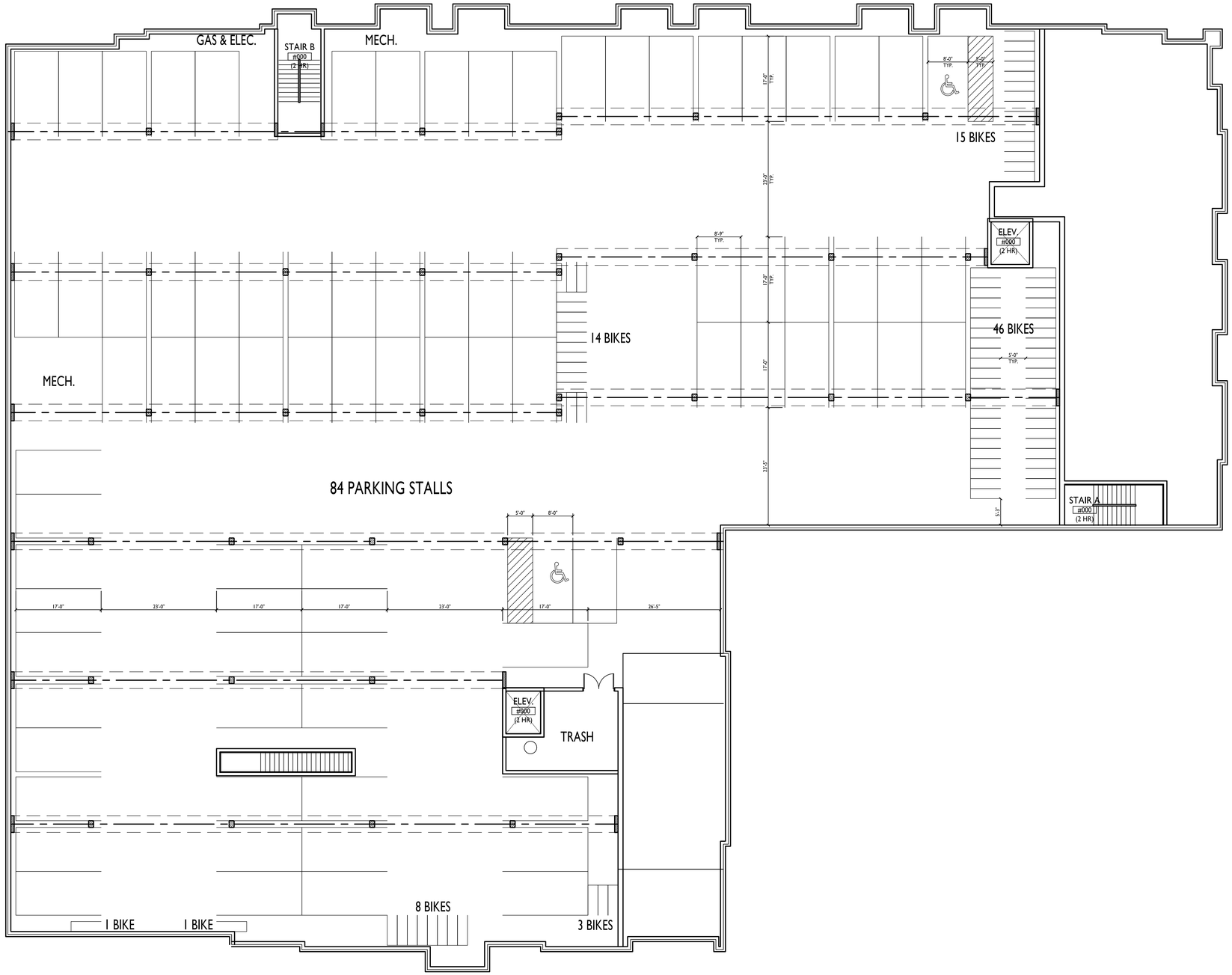

1 A-1.0 BASEMENT FLOOR PLAN

3/32"=1'-0"

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7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Conditional Use/Re-zoning - October 7, 2015

PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Basement Floor Plan

SHEET NUMBER
A-1.0

PROJECT NO. 1524

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1 A-1.1 FIRST FLOOR PLAN

3/32"=1'-0"

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PROJECT TITLE
8TWENTY PARK

S. Park Street &
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SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

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1
A-1.2

SECOND FLOOR PLAN

3/32"=1'-0"

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S. Park Street &
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SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO. 1524

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1 / A-1.3 THIRD FLOOR PLAN

3/32"=1'-0"

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S. Park Street &
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SHEET TITLE
Third Floor Plan

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1 / A-1.4 FOURTH FLOOR PLAN

3/32"=1'-0"

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S. Park Street &
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SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A-1.4

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1 A-1.5 FIFTH FLOOR PLAN

3/32"=1'-0"

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S. Park Street &
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SHEET TITLE
Fifth Floor Plan

SHEET NUMBER
A-1.5

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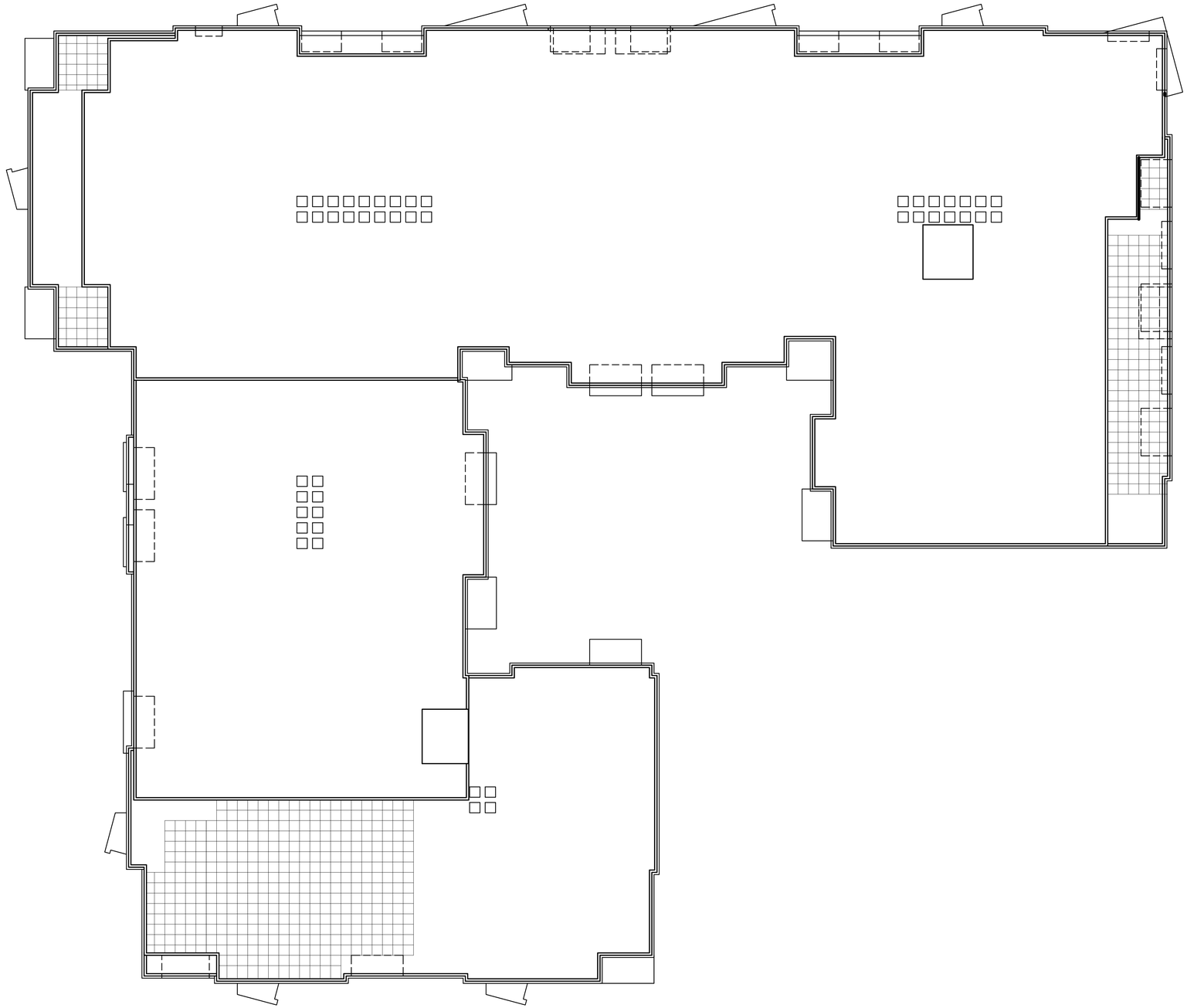

1 A-1.6 ROOF PLAN
3/32"=1'-0"

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PROJECT TITLE
8TWENTY PARK

S. Park Street &
Haywood Drive
Madison, WI

SHEET TITLE
Roof Plan

SHEET NUMBER
A-1.6

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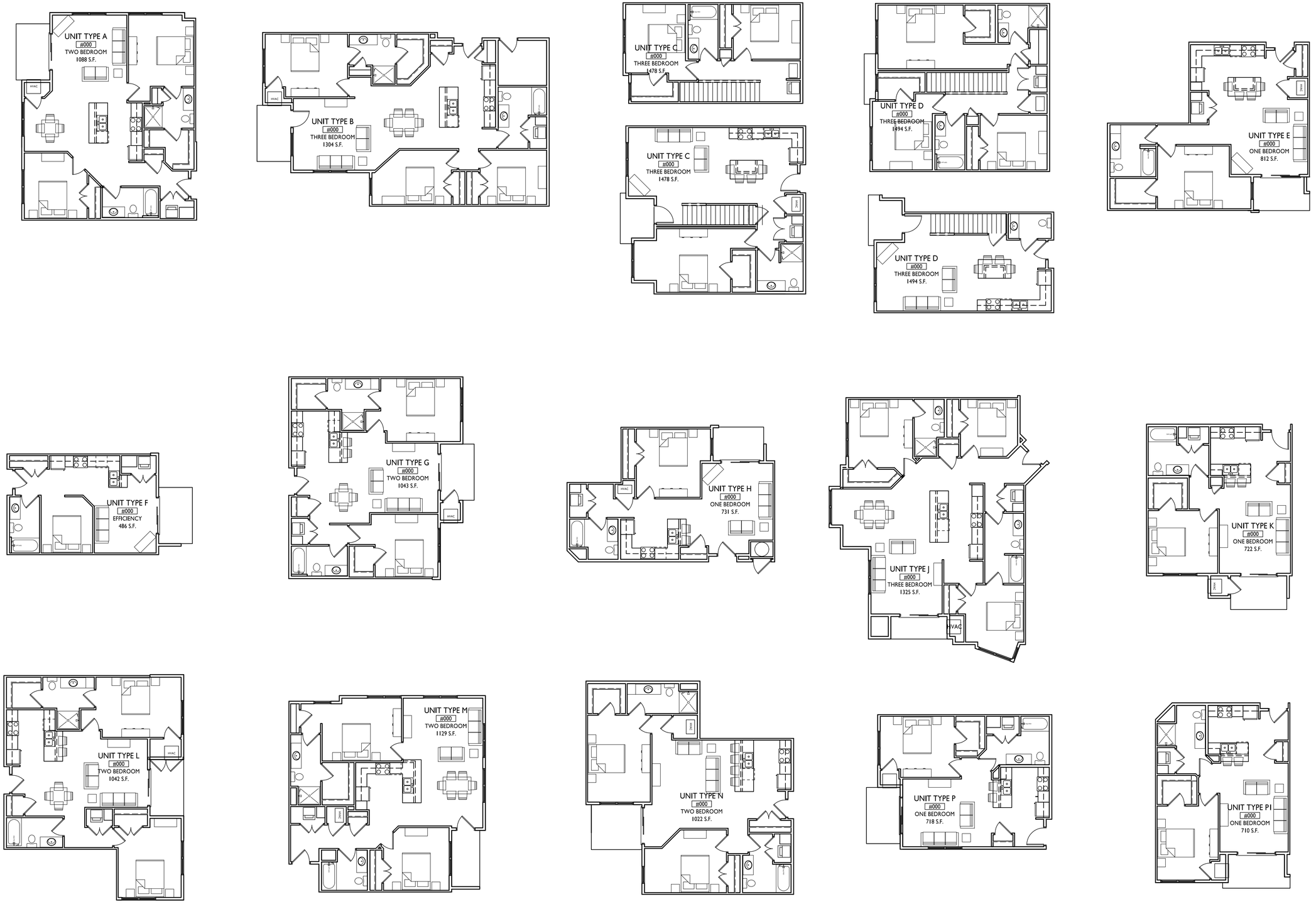

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A-1.6

TYPICAL UNIT PLANS

1/8"=1'-0"

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PROJECT TITLE
8TWENTY PARK

S. Park Street &
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Madison, WI

SHEET TITLE
Unit Plans

SHEET NUMBER
A-1.6

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1 / A-2.1 ELEVATION ALONG PARK STREET

1/8"=1'-0"

2 / A-2.1 ELEVATION ALONG DELAPLAINE CT

1/8"=1'-0"

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S. Park Street &
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SHEET TITLE
Elevations

SHEET NUMBER
A-2.1

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1 / A-2.2 REAR ELEVATION
1/8"=1'-0"

2 / A-2.2 ELEVATION ALONG HAYWOOD
1/8"=1'-0"

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SHEET TITLE
Elevations

SHEET NUMBER
A-2.2

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1 A-2.3 COURTYARD ELEVATIONS

1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE

BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
HORIZONTAL SIDING	COMPOSITE	TBD	WEB GRAY SW 7075
METAL PANEL	COMPOSITE	ALPOLIC	AYW YELLOW
METAL PANEL	METAL	CMG	ZINC
WINDOWS	PAINTED VINYL	JELD WEN	ARCTIC SILVER
WINDOWS	VINYL	JELD WEN	DESERT SAND
RAILING	ALUMINUM	SUPERIOR	BLACK
STONE BASE	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF TEXTUREFACE
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
BRICK	KING BRICK	ACME BRICK	CONFEDERATE BLEND
MORTAR	MORTAR	QUIKRETE	COLORED MORTAR - TBD - VERIFY W/ ARCHITECT
PRECAST BANDS, SILLS, HEADS	CORDOVA STONE	NORTHFIELD BLOCK COMPANY	BUFF SMOOTHFACE
RAISED SEAM METAL ROOF	METAL	TBD	SILVER
DECK	STEEL CHANNEL	TBD	CHARCOAL

2 A-2.3 COURTYARD ELEVATIONS

1/8"=1'-0"

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SHEET TITLE
Elevations

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