

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 2
Project # 5-32-08
10386

DATE SUBMITTED: <u>5.28.08</u>	Action Requested
UDC MEETING DATE: <u>6.4.08</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Allied Drive, between Jenewain & Crescent
ALDERMANIC DISTRICT: 10

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
CDA / City of Madison Schreiber Anderson
210 Martin Luther King Jr Blvd. 717 John Nolen Dr.
Rm. 103 Madison, WI 53703 Madison, WI 53713

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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

(See Section B for:)

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

(See Section C for:)

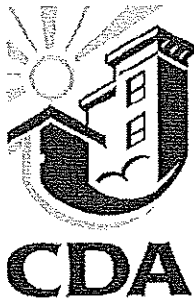
- R.P.S.M. Parking Variance (Fee required)

(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.



LETTER OF INTENT

ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT

Phase I & II: PUD-GDP

Phase I: PUD-SIP

May 7, 2008

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Introduction:

The City of Madison Community Development Authority (CDA) is proposing a residential re-development for properties, which the City acquired and is now transferring to the CDA. The site is an eleven and one-half acre site on Madison's Southwest side, bounded by Allied Drive, Jenewein Road, the City of Fitchburg, and one/two-family properties on Crescent Road to the south. The site is an assemblage of 5 parcels containing eleven apartment buildings. These buildings comprise a total of 145 units sub-standard rental-housing units.

Phase I, which will consist of 48 new rental units (plus a resident manager unit) for households with low- and very low-income, is being supported by approximately \$7.5 million in Low Income Housing Tax Credits authorized by the Wisconsin Housing and Economic Development Authority. Phase II will consist of approximately 60 owner-occupied units, designed and constructed by various parties following the issuance of Requests for Proposals (RFP). The Phase II RFP is budgeted for a late Summer 2008 release.

This project has included extensive public participation, including a four-day AIA sponsored design Charrette in 2006, several neighborhood meetings in 2007 and 2008, ongoing meetings with the neighborhood, including the Allied Area Task Force, broader community meetings, and availability of progress drawings on a public website, created for this project. www.alliedpartnership.com

Phase I & II: PUD-GDP

The subject General Development Plan (GDP) is for 2 apartment buildings (32 units), seven town home buildings (47 units), five duplex buildings (10 units), and twenty-four single-family lots, covering the entire 11.5 acres of the site. Of the 113 housing units proposed, 49 are rental units and 64 are for-sale.

With a focus on affordability & sustainability, the designs feature materials & best management practices toward that end. Amenities include a community room with associated plaza, two tot lots, public art, community gardens, and an off-road bike path. The City Arts Commission will contract with an artist to provide a 'brand' for the

proposed neighborhood. This 'brand' will be used to help form a neighborhood identity and sense-of-place.

Phase I: PUD-SIP

The subject Specific Implementation Plan (SIP) is for the 2 apartment buildings (32 units) and 3 town home buildings (17 units) on approximately the northern 3.3 acres designated as Phase I, as well as two/existing apartment buildings intended for use as interim housing during the demolition/construction phases of Phase I. All proposed new units in Phase I are tax credit rental units, with one property manager/rental office unit. The following is a summary of each of the five proposed new buildings, and site amenities for Phase I.

Project Description:

Building A

Building A at Allied Drive will be a three-story affordable apartment building over one-story of underground parking. The total gross area of the building is 32,026 SF. There are 19 units comprised of: six-3BR, six-2BR, six-1BR, and one Studio. There are a total of 42 bedrooms. The parking garage is designed to provide for 19 cars or one car per unit. Access to the underground parking is from the east end where the grade will naturally fall off. The first floor will have a main entry located on the north side adjacent to Jenewein Road. This will provide accessible entry to all floors of the building. All units on the first floor will have direct access from a balcony or patio at grade.

The exterior design aims to create a contemporary feel with flat roofs and simple forms that fit with the context and respond to the building function. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. All of the units will have a balcony next to the living room. The balcony guards are constructed of a framed steel mesh material. The building will have brick masonry along with cement fiberboard and stucco siding.

Building B

Building B at Allied Drive will be a two-story affordable apartment building over one-story of parking and a community room. The total gross area of the building is 23,438 SF. There are 13 units comprised of four-3BR, four-2BR, two-1BR, and three-Studio. There are a total of 25 bedrooms. The parking garage is designed to provide for 13 cars or one car per unit. Access to the parking is through one door on the south elevation. The first floor will have a main entry located on the west side adjacent to Allied Dr. This entry will provide accessible access to all floors of the building. There will be a Community Room along with

a Business Center on the first floor at the north end of the building. The Community room will open onto an exterior courtyard.

Building B will have the following specific design features; the façade along Allied Drive will have “green screen” trellis’s that will add interest to the lower level. The Community Room on the north end will have taller windows so that activities can be seen and will have direct access to the courtyard for outdoor functions. It will also have flat canopy that gives weather protection to those using the courtyard and community room.

Building C

Building C at Allied Drive will be a two-story affordable apartment building containing attached and detached garages. The total gross area of the building is 13,797 SF. There are nine units comprised four-3BR Flats and five-3BR Townhouses. There are a total of 27 bedrooms. The end units will be flat style apartments and will have attached garages that have direct access to the units. The interior units will be three story townhouse style apartments and will have detached garages that will be arranged to create backyards for the townhouse residents. There are nine garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that signifies the entry.

The exterior design has a mix of residential elements including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and will have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have some brick masonry along with cement fiber and stucco siding. The pitched roofs will have asphalt shingles.

Building E

Building E at Allied Drive will be a two-story affordable apartment building with attached garages. The total gross area of the building is 5,391 SF. There are four units comprised two-2BR, two-3BR. There are a total of 10 bedrooms. The garages are attached and have direct access to the units. There are four garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that defines the entry.

The exterior design has a mix of forms including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have brick masonry at

the base with cement fiber and stucco siding. The pitched roofs will have asphalt shingles.

Building F

Building F at Allied Drive will be a two-story affordable apartment building with attached garages. The total gross area of the building is 6,560 SF. There are four-3BR units. There are a total of 12 bedrooms. The garages are attached and have direct access to the units. There are four garages or one car stall per unit. Each unit will have direct access to grade and most will have a covered entry or porch that defines the entry.

The exterior design has a mix of forms including flat roofs and gable forms, overhangs etc. that complement the neighborhood context and have similar materials to Buildings A and B. Some of the units will have roof decks. It is the design intent that the building will have sustainable features and materials that will be expressed in the exterior design. The building will have brick masonry at the base with cement fiber and stucco siding.

Existing Buildings

Two of the three existing Birch Hill Square Apartment buildings will remain as temporary housing for residents of the property who will need to move as a result of the demolition of other buildings on the site. The Birch Hill Square Apartments consist of three (3) buildings with a mix of one-, two-, and three-bedroom units.

Site Amenities

Gateway/Plaza

The southeast corner of the intersection of Allied Drive and Jenewein Road will serve as a gateway into this re-developed neighborhood. Recognizing the value of this opportunity to set the tone for the redevelopment, sustainable, maintainable, functional, safety and aesthetic features have been incorporated into this gateway.

The gateway leads to a neighborhood gathering space, immediately adjacent to the community room. Multiple doors allow for easy passage, creating flexible spaces for a variety of uses. This plaza is constructed of pervious pavers, and landscaped in a low-maintenance palette with year-round interest. Benches, pedestrian-scale lighting, and trash receptacles are complimentary, durable, and 'green', offering a welcoming open space for residents.

Tot Lot

The Tot Lot is situated between buildings E & F. The play equipment and surfacing here will be made of recycled/recyclable materials in muted colors, and will be geared toward activities for 3-6 year olds. Specific equipment will be selected by a neighborhood committee under the guidance of the CDA Allied Development Sub-Committee, and SAA.

Pedestrian Accessibility

From the gateway and through the tot lot area to the Boys and Girls Club, pedestrian access and safety has been considered. Pedestrian scale lighting, open sight lines, strategically placed benches & trash receptacles, handicap accessibility, and porous paving where possible, combine to create the pedestrian experience. Additionally, curb bump-outs, tabletops, and contrasting street trees identify pedestrian/vehicular intersections for increased pedestrian safety.

Landscaping Plan

An extensive landscaping plan has been developed for the Phase 1 development including the tot lot and gateway plaza.

Property Management

The property will be owned by the Community Development Authority who will contract with a management company to manage the property.

Loading Facilities

The project does not propose any on-site loading zones.

Installation and Maintenance of Landscaping

As the owner, the CDA is responsible for installing and maintaining landscaping. Landscaping will be installed within the first growing season after construction is complete.

Demolition

The application includes the demolition of the buildings on the development site. Demolition of nine of the 11 buildings is scheduled to begin following approval by the Plan Commission. The remaining two buildings will continue to be occupied until Phase 1 is completed.

A recycling and reuse plan will be approved by the City's Recycling Coordinator prior to demolition.

Utilities

A sanitary sewer system, water distribution system and storm water system have been designed and will be installed as part of this project. The sanitary sewer system will consist of PVC main pipe with PVC laterals serving each property. The main for this project will feed into an interceptor pipe, which leads to the Madison Metropolitan Sewerage District Plant for treatment.

The water main and lateral distribution system will be installed with ductile iron pipe. Main will be installed in the street and laterals placed to the properties. The main for the site will be looped with existing main in Allied Drive & Jenewein Road.

The storm sewer system will be installed to convey storm water for the site to an on-site bio-retention system at the south end of the property. Inlets, leads and mains will be installed throughout the streets to capture all storm water runoff. Storm water will be routed through the mainline system to the bio-retention system installed downstream. The system will detain runoff, infiltrate runoff and filter it for a significant reduction in suspended solids prior to discharging to the existing main, which eventually discharges into Dunn's marsh.

Schedule

Demolition, street & utility construction is planned to begin no later than August 14, 2008. The contract for Phase 1 will be approximately 100 calendar days. The construction is expected to begin with demolition, and follow with site grading, underground utilities, curb & gutter, sidewalk, street lighting, stone base and a base course of asphalt pavement. The lower layer of asphalt pavement is expected on or around the first week of November 2008. Phase II of this project is not yet scheduled at this time. It is anticipated that this work will be performed in 2009.

Consultants

Schreiber Anderson Associates (SAA) has been retained to provide Project Management, Site Design, and Landscape Architecture services. Eppstein Uhen Architects (EUA), sub-consultant to SAA, has been retained by SAA to provide Architectural Design services. Dimension Development has been retained by the CDA as the CDA financial consultant. The City of Madison Department of Public Works, Engineering Division serves as the Project Engineer.

General Development Plan / Specific Implementation Plan

Allied Drive Neighborhood Redevelopment

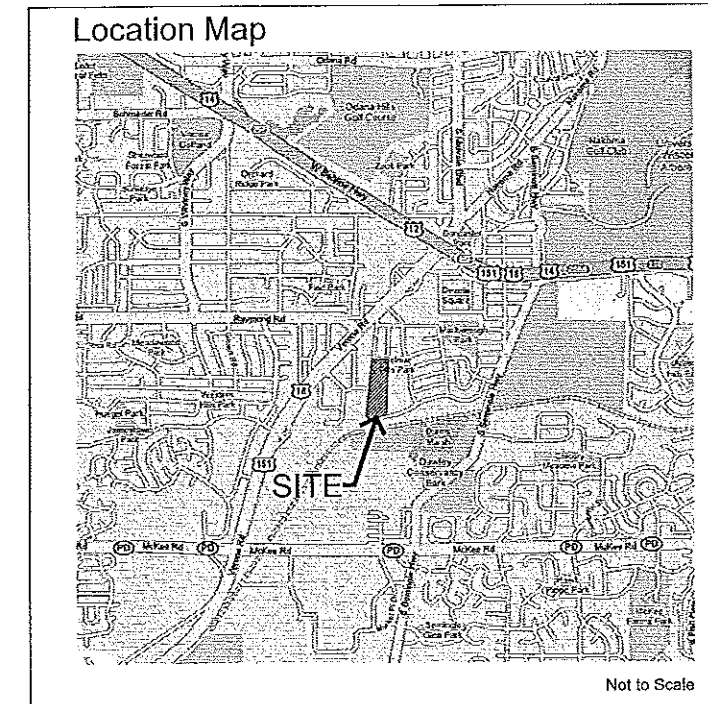
Allied Drive
Madison, WI 53711

May 12, 2008

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NOTE: For all related Civil Engineering drawings, please see the City website at <http://www.cityofmadison.com/business/PW/contracts/documents/6212plans.pdf>



SITE AREA: +/- 3.77 AC.

REVISIONS:
05-19-08
05-27-08

Owner / Applicant



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608.266.4675

Project Management



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Architect



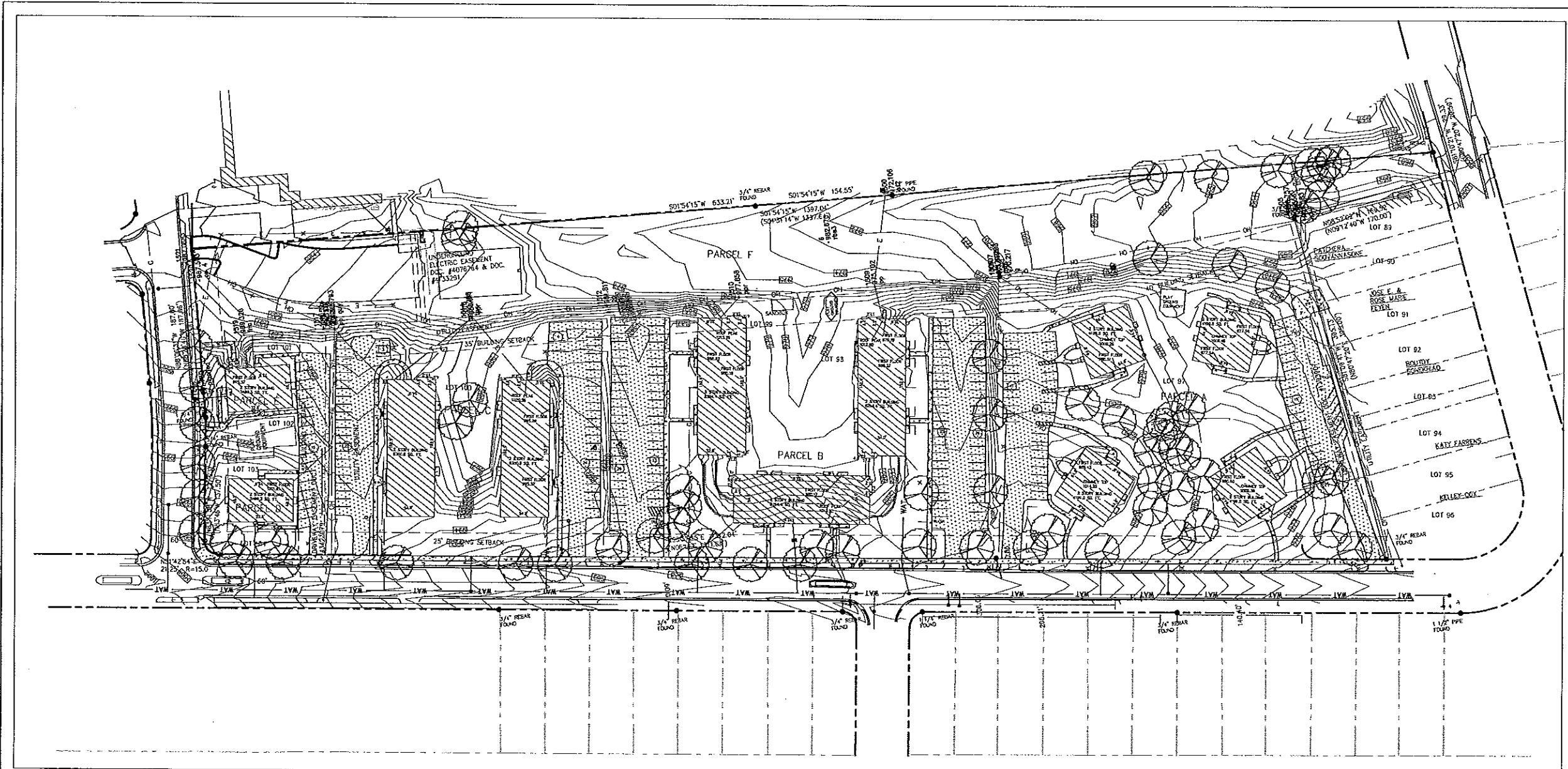
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SAA Project No 2296.01



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Professional Seal

Revision	Date
	05/12/08

Project Name

Allied Drive
Neighborhood
Redevelopment
GDP/SIP

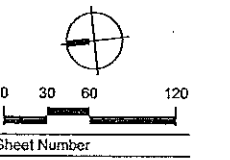


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City of Madison
Madison, WI

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Project No.	2296.01

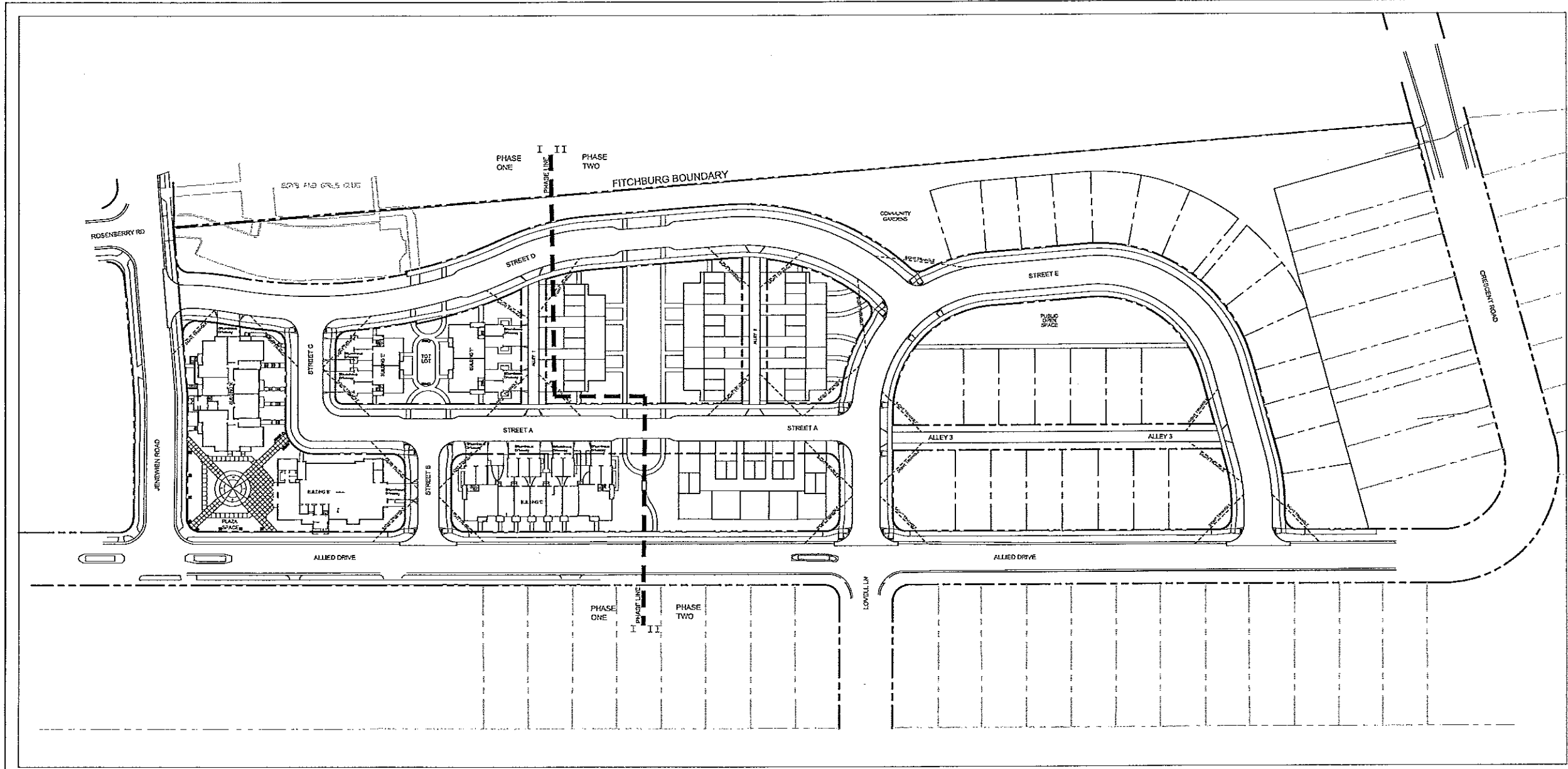
Sheet Title
Existing Conditions
Plan



**ARNOLD AND
O'SHERIDAN INC**
CONSULTING ENGINEERS
STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
ELECTRICAL ■ TECHNOLOGY
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Original ALTA/ACSM Survey by Arnold
and O'Sheridan Inc., 8/13/06.

Sheet Number
S-1



Allied Drive Architectural Data

Building	Stories	Number of Units
A	3	19 *
B	3	13
C	3	9
D	n/a	n/a
E	2	4
F	2	4
G	2	6
H	2	8
I	2	8
J	3	9
S.F.	2	24
Duplex	2	10
Total Units		114 *

*= Includes Manager Occupied Unit in Building 'A'

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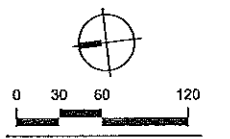


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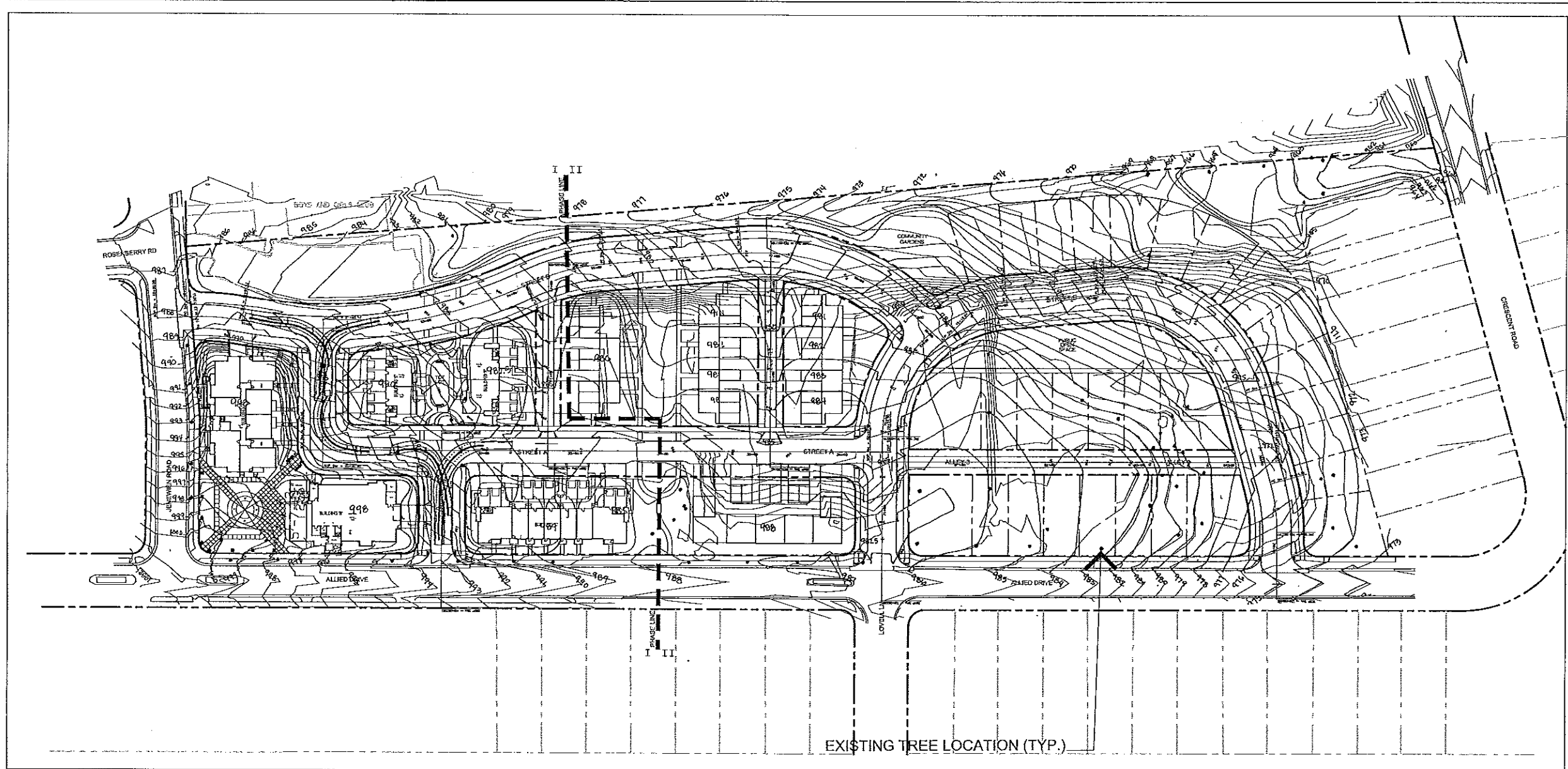
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Sheet Title
 Phase I & II GDP
 Site Plan



Sheet Number

S-2



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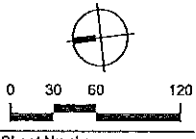
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Madison, WI

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Sheet Title

Overall Site
Grading Plan



Sheet Number

S-3

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 _____ 05/12/08

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Allied Drive
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 GDP/SIP

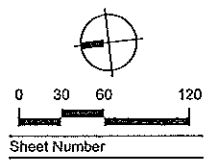


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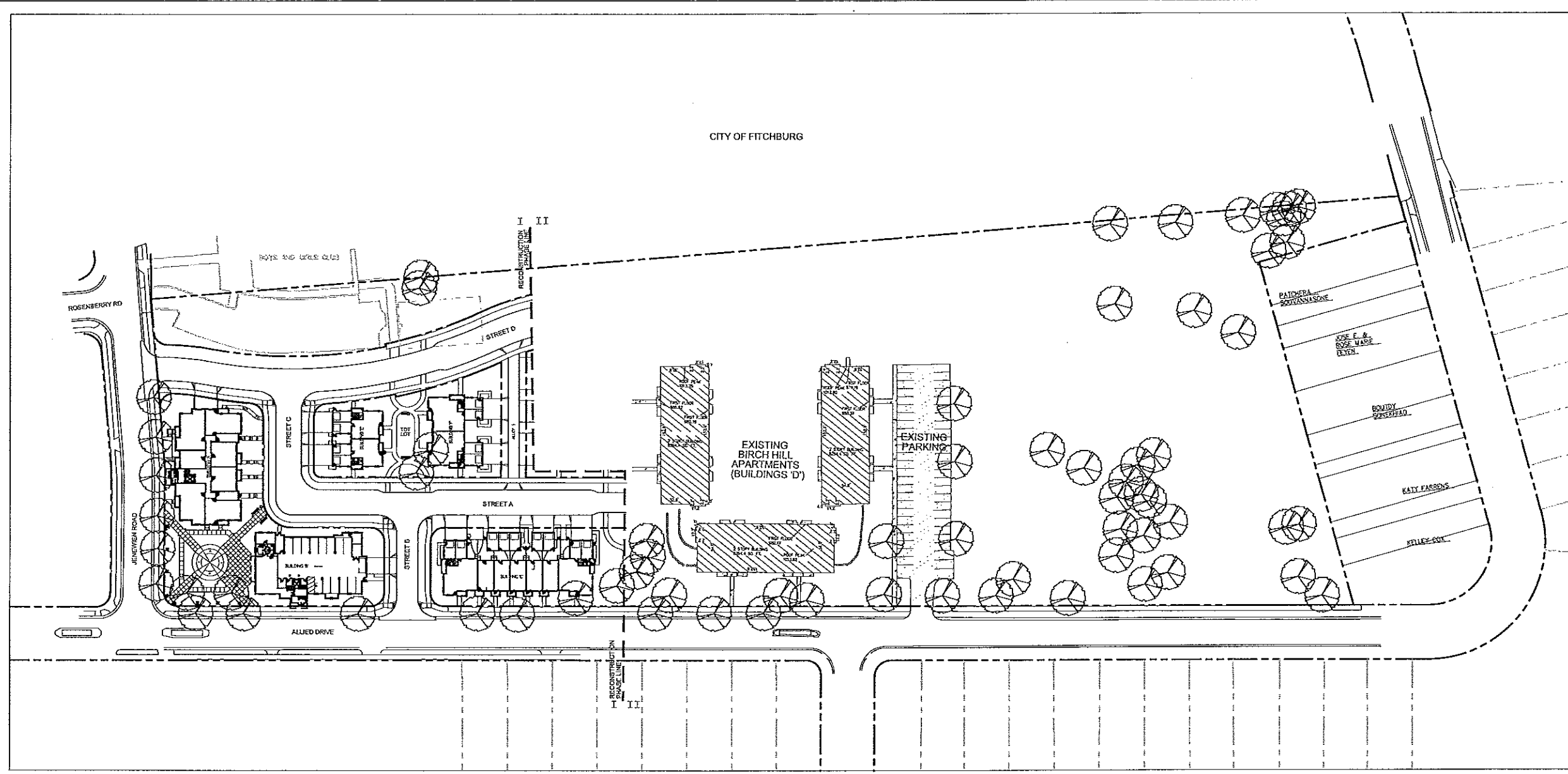
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 Project No. 2296.01

Sheet Title
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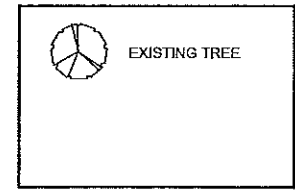


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CITY OF FITCHBURG



LEGEND

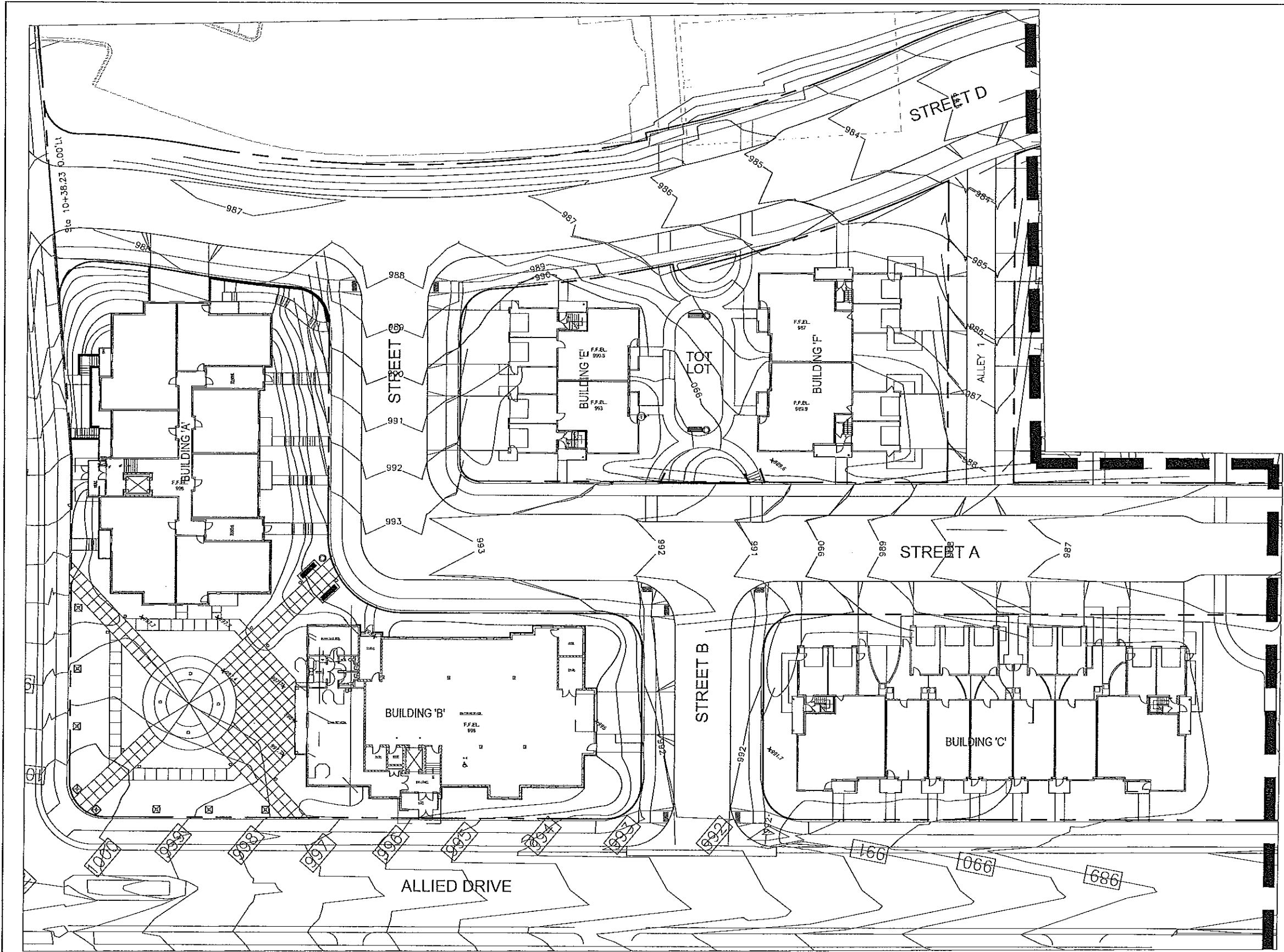


Allied Drive Phase One - Unit Parking Matrix

Building	Total Units	Parking Req'd	Parking Provided	Additional Spaces (On-Street) Req'd
A	(6) 3 BR, (6) 2 BR, (6) 1 BR, (1) Studio	25	19 Garage Spaces (including 1 accessible stall)	6
B	(4) 3 BR, (2) 2 BR, (2) 1 BR, (3) Studio	15	13 Garage Spaces (including 1 accessible stall)	2
C	(9) 3 BR	18	9 Garage Spaces 9 Tandem Spaces	-
D	n/a	n/a	54 Surface Spaces	-
E	(2) 3 BR, (2) 2 BR	6	4 Garage Spaces 4 Tandem Spaces	-
F	(4) 3 BR	8	4 Garage Spaces 4 Tandem Spaces	-

Allied Drive Phase One - Usable Open Space (UOS)

Building	Stories	Number of Units	UOS Required	UOS Provided
A	3	19 Dwelling Units x 70 s.f./d.u.	1,120 s.f.	7,328 s.f.
B	3	11 Dwelling Units x 70 s.f./d.u.	770 s.f.	6,224 s.f.
C	3	9 Dwelling Units x 70 s.f./d.u.	630 s.f.	5,756 s.f.
D	2	n/a (existing units)	-	-
E	2	4 Dwelling Units x 70 s.f./d.u.	280 s.f.	2,795 s.f.
F	2	4 Dwelling Units x 70 s.f./d.u.	280 s.f.	4,915 s.f.



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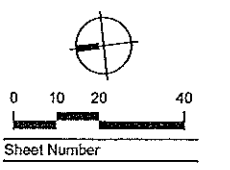
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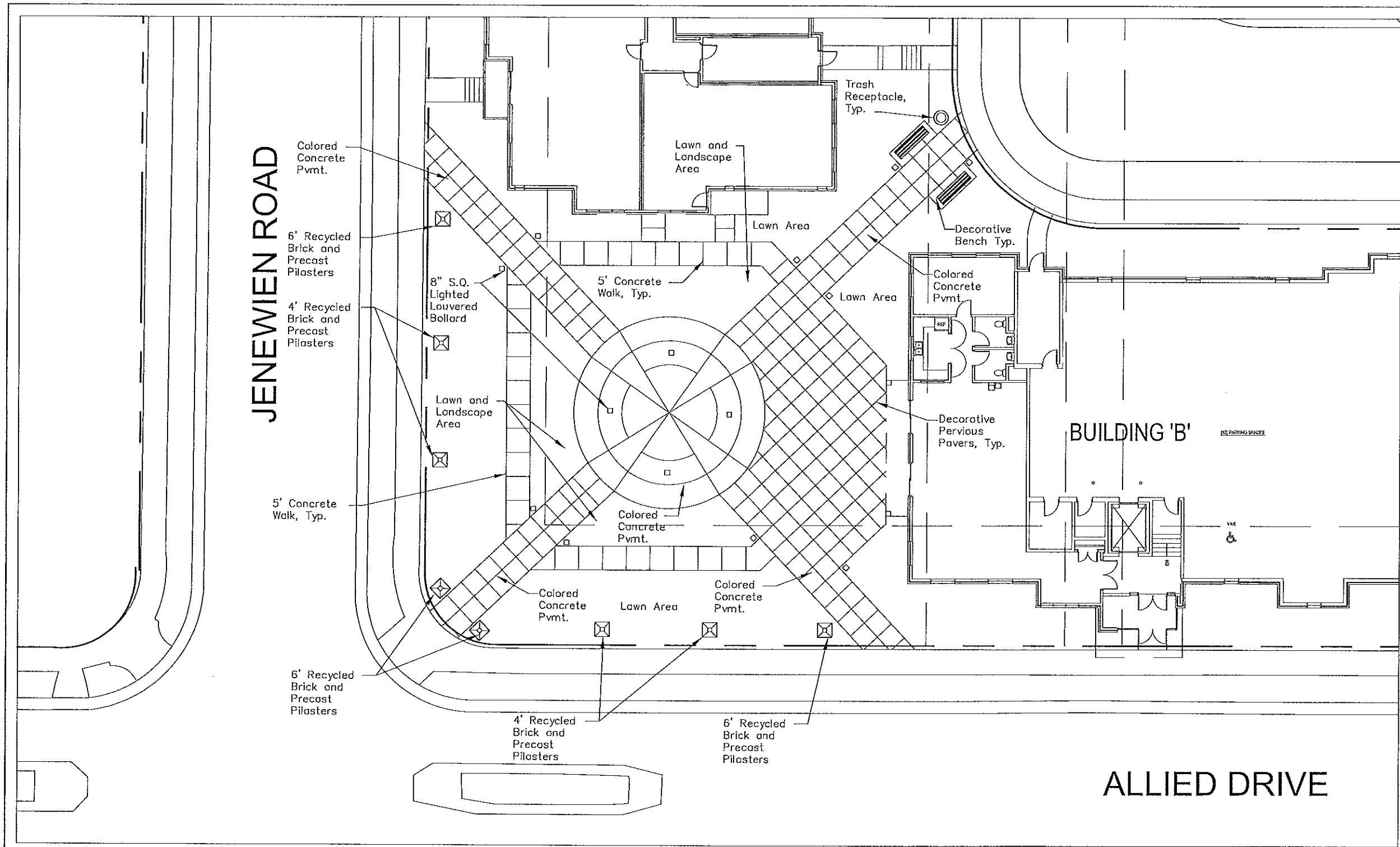
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Sheet Title

Phase One
 Grading Plan



S-5



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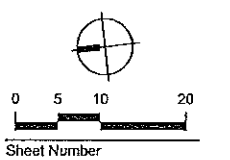
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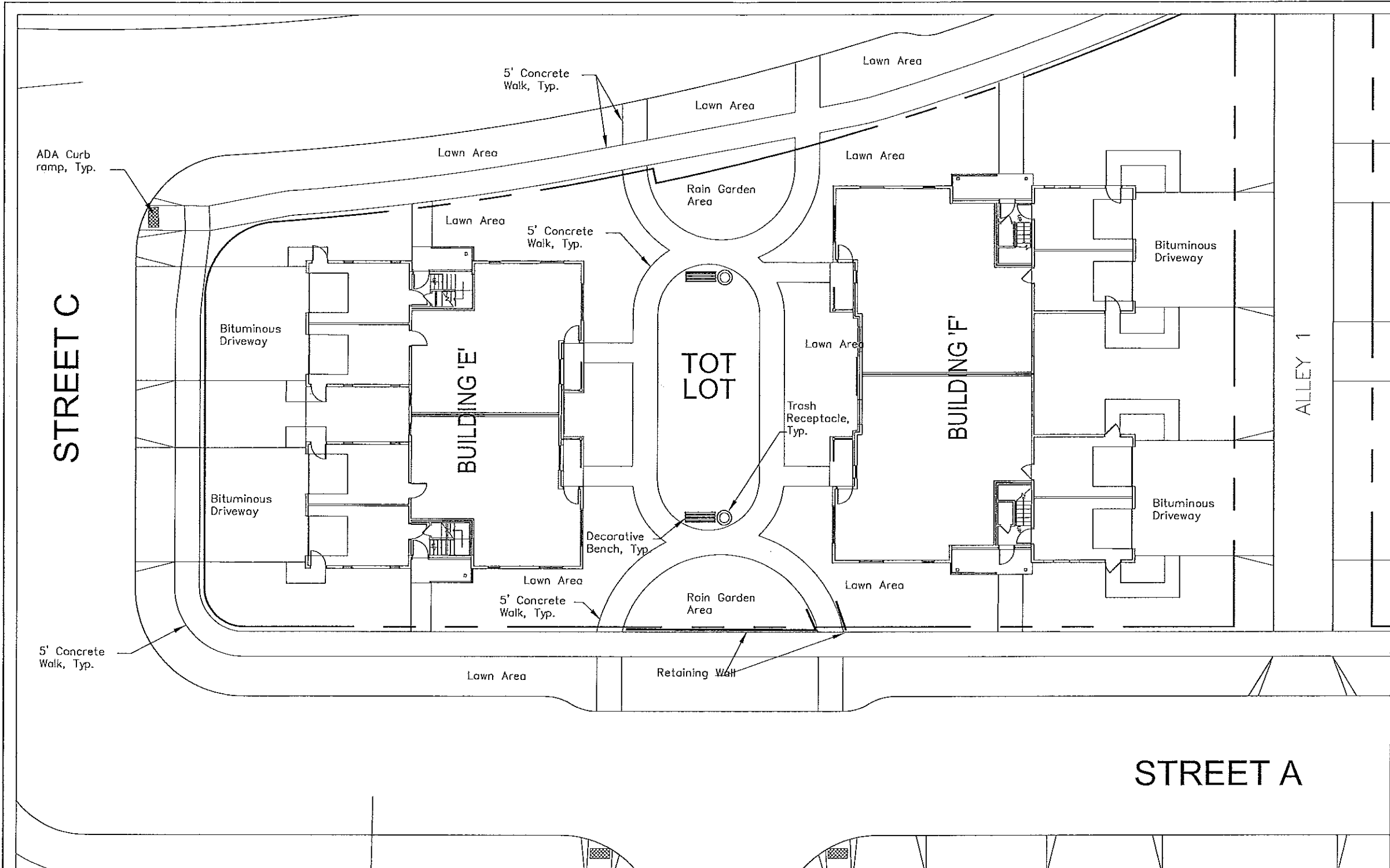
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Sheet Title
 Plaza Blow Up



Sheet Number
S-6



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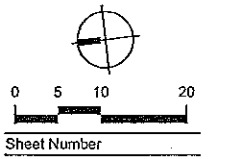


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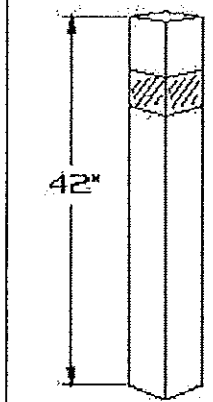
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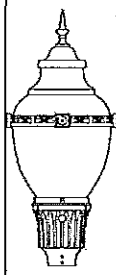
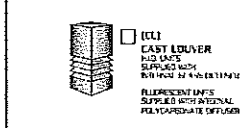
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 Tot Lot Blow Up



S-7



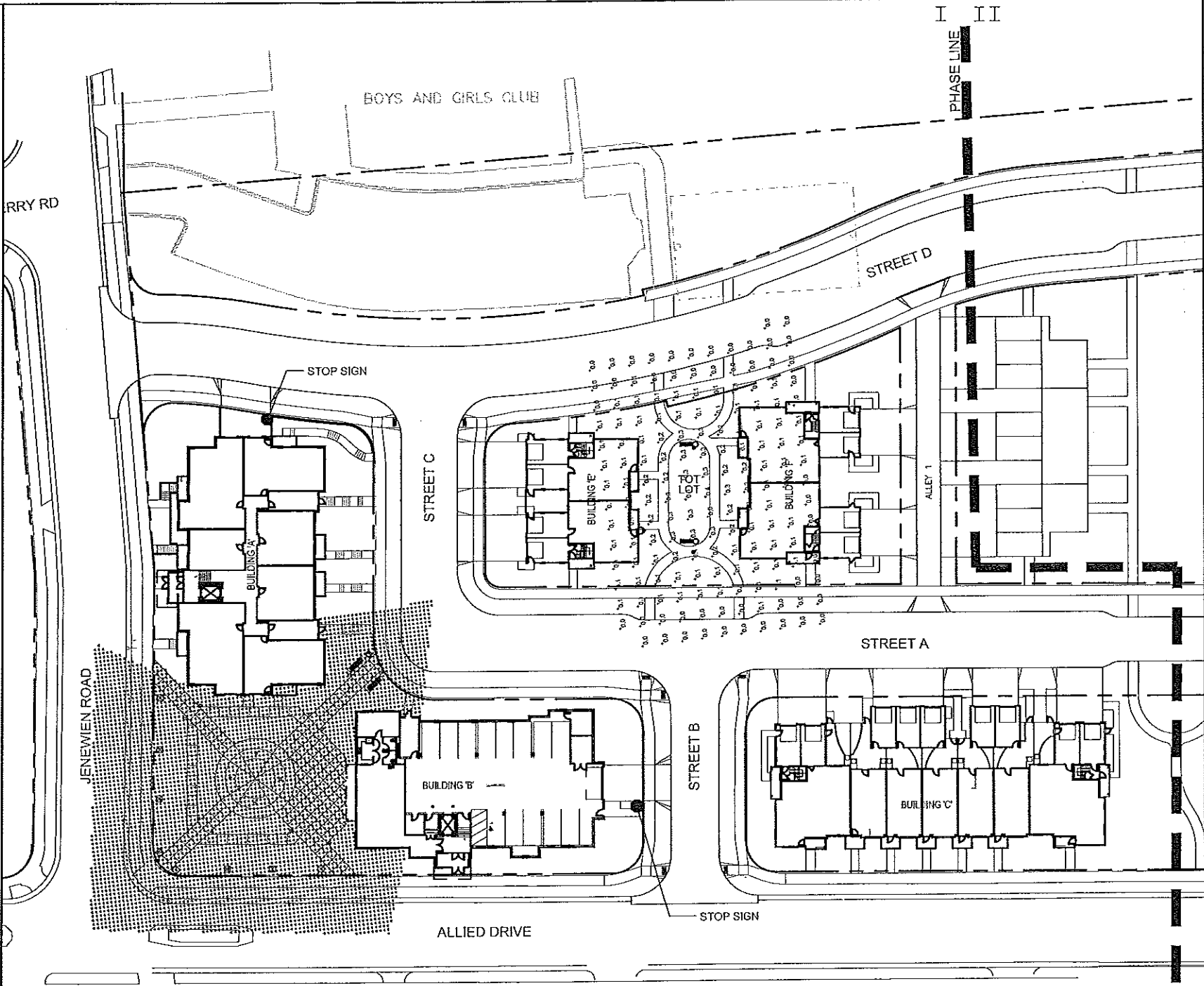
B5A6
(75 WATT MAX)



SPECIFICATIONS
HOUSING: HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION.
TOP CAP: DURABLE, CORROSION RESISTANT CAST ALUMINUM CONSTRUCTION.
OPTICAL TRAIN: (T R) CLEAR ACRYLIC LENS, 1/4" MINIMUM WALL THICKNESS. LENS SURROUNDS CLEAR ANODIZED TWIN REFLECTOR SYSTEM.
OPTIONS:
(I) CLEAR ACRYLIC LENS SURROUNDS ANODIZED ALUMINUM LOUVER TRAIN.
(C) DURABLE, CORROSION RESISTANT CAST ALUMINUM LOUVER SYSTEM.
PROVIDES 30° CUT-OFF FOR BRIGHTNESS CONTROL. INTERNAL CLEAR GLASS CYLINDER SURROUNDS LAMP.
(PG) CLEAR ACRYLIC LENS SURROUNDS PRISMATIC GLASS REFRACTOR.
(WA) OPAL ACRYLIC LENS.
GASKETING: CLOSED CELL SILICONE.
LAMP HOLDERS: MEDIUM BASE PORCELAIN.
LAMP: (BY OTHERS)
BALLAST: H.P.F. / C.V.A. AUTOTRANSFORMER - 20" STARTING TEMPERATURE. ELECTRICAL COMPONENTS ARE MOUNTED TO REMOVABLE BALLAST TRAY FOR MAINTENANCE.
EASE: BALLAST EQUIPPED WITH FACTORY INSTALLED QUICK DISCONNECT PLUGS.
BASE PLATE: PRECISE ONE PIECE CAST ALUMINUM CONSTRUCTION. ANCHOR PLATE IS MECHANICALLY FASTENED TO HOUSING.
ANCHORAGE: (4) 3/8"x10" FULLY GALVANIZED ANCHOR BOLTS EACH SUPPLIED WITH TWO NUTS AND TWO WASHERS.
FINISH: POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

GENERAL DESCRIPTION
THE UTILITY WASHINGTON POSTLITE LUMINAIRE IS DESIGNED FOR EASE OF MAINTENANCE WITH THE PLUG-IN ELECTRICAL MODULE COMMON TO EACH OF THE LUMINAIRES IN HOLOPHANE UTILITY LUMINAIRE SERIES. THE TRADITIONAL ACORN SHAPED LUMINAIRE, WHILE REMINISCENT OF THE 1920'S, CONTAINS A PRECISION OPTICAL SYSTEM THAT MAXIMIZES FOOT SPACING WHILE MAINTAINING UNIFORM ILLUMINATION.
OPTICAL SYSTEM
THE OPTICAL ASSEMBLY IS A PRECISELY MOLDED THERMAL RESISTANT BOROSILICATE GLASS REFLECTOR AND REFRACTOR. THE UPPER PORTION OF THIS SYSTEM INCORPORATES A SERIES OF REFLECTING PRISMS THAT REDIRECT OVER 60% OF THE UPWARD LIGHT INTO THE CONTROLLING REFRACTOR WHILE ALLOWING A SOFT UPLIGHT COMPONENT TO DEFINE THE TRADITIONAL ACORN SHAPE. TWO DECORATIVE ALUMINUM TOP COVER OPTIONS ARE AVAILABLE. THE LOWER PORTION USES PRECISELY MOLDED REFRACTING PRISMS TO CONTROL THE DISTRIBUTION OF LIGHT TO MAXIMIZE UTILIZATION, UNIFORMITY, AND LUMINAIRE SPACING. THE VERY TOP OF THIS ASSEMBLY IS A REMOVABLE PRISMATIC GLASS COVER WITH DECORATIVE FINIAL FOR TOOLLESS ENTRY INTO THE LAMP CHAMBER. THREE UNIQUE OPTICAL ASSEMBLIES ARE AVAILABLE, DESIGNED FOR USE TYPE III, TYPE IV, AND TYPE V DISTRIBUTION.
LUMINAIRE HOUSING
THE LUMINAIRE HOUSING, CAST OF ALUMINUM, PROVIDES AN ENCLOSURE FOR THE PLUG-IN ELECTRICAL MODULE. THE NICKEL PLATED LAMP GRIP SOCKET AND THREE STATION INCOMING LINE TERMINAL BLOCK ARE PREWIRED TO A FIVE CONDUCTOR RECEPTACLE FOR EASE IN CONNECTION THE ELECTRICAL MODULE. THE SLIP FITTER WILL ACCEPT A 3" BY 2-7/8" TO 3-1/8" O.D. TENON.
LUMINAIRE HOUSING / DOOR
CAST OF ALUMINUM, THE HOUSING / DOOR IS REMOVABLE WITHOUT THE USE OF TOOLS AND IS RETAINED BY A NONCONDUCTIVE LANYARD, ATTACHED TO THE DOOR AND TO THE HOUSING. FOR UNITS WITH AN E.E.I.-N.E.M.A. TWIST LOCK PHOTOCELL RECEPTACLE, THE DOOR CONTAINS AN ACRYLIC "WINDOW" TO ALLOW LIGHT TO REACH THE CELL.
ELECTRICAL MODULE
THE BALLAST COMPONENTS ARE MOUNTED ON A STEEL PLATE THAT IS REMOVABLE WITHOUT THE USE OF TOOLS. A MATCHING FIVE CONDUCTOR PLUG CONNECTS TO THE RECEPTACLE IN THE LUMINAIRE HOUSING TO COMPLETE THE WIRING. WHERE A STARTING AID IS REQUIRED, IT IS PROVIDED WITH A SEPARATE PLUG-IN CONNECTOR AND CAN BE REPLACED WITHOUT THE USE OF TOOLS. FOR PHOTOCELL OPERATION, THE ELECTRICAL MODULE IS PROVIDED WITH AN E.E.I.-N.E.M.A. TWIST LOCK PHOTOCELL RECEPTACLE.
BALLASTS
(REFER TO BALLAST DATA SHEET FOR SPECIFIC OPERATION CHARACTERISTICS)
50 WATT 120 VOLT HIGH PRESSURE SODIUM (HPS) BALLASTS ARE HIGH POWER FACTOR REACTOR TYPE. ALL OTHER HPS BALLAST ARE HIGH POWER FACTOR AUTOTRANSFORMER TYPE.
175 WATT METAL HALIDE (MH) BALLASTS ARE PEAK LEAD AUTOTRANSFORMER TYPE. 70 AND 100 WATT MH UNITS ARE AVAILABLE ONLY WITH HIGH POWER FACTOR HIGH REACTANCE TYPE BALLAST.
FINISH
THE LUMINAIRE IS FINISHED WITH POLYESTER POWDER PAINT APPLIED AFTER A SEVEN STAGE PRETREATMENT PROCESS TO INSURE MAXIMUM DURABILITY.
UL
THE LUMINAIRE IS UL LISTED AS SUITABLE FOR WET LOCATIONS AT A MAXIMUM OF 40 DEGREES C AMBIENT TEMPERATURE.

SPECIFICATIONS
DESCRIPTION
THE LIGHTING POST SHALL BE ALL CAST IRON CONSTRUCTION, MASSIVELY TAPERED WITH A DEEP, 16-FLUTE PATTERN ON THE SHAFT AND BASE. THE POST SHALL BE HOLOPHANE'S CATALOG NUMBER C 20 / 17-CL-FINISH.
MATERIALS
THE POST MATERIAL SHALL BE ASTM A48, CLASS 30 CAST IRON, FORMED ACCORD TO THE PATTERN WITH COMPLETE DETAIL. ALL EXPOSED HARDWARE SHALL BE TAMPER RESISTANT STAINLESS STEEL. ANCHOR BOLTS TO BE COMPLETELY HOT DIP GALVANIZED. PARTIALLY GALVANIZED BOLTS ARE NOT ACCEPTABLE.
INSTALLATION
THE POST SHALL BE PROVIDED WITH FOUR 3/4" DIAMETER, L-TYPE ANCHOR BOLTS TO BE INSTALLED ON A 12" DIAMETER BOLT CIRCLE. A DOOR SHALL BE PROVIDED IN THE BASE FOR ANCHORAGE AND WIRING ACCESS. A GROUNDING SCREW SHALL BE PROVIDED INSIDE THE BASE OPPOSITE THE DOOR. FOR FINISH SPECIFICATIONS AND COLOR OPTION, SEE "FINISH" SECTION IN CATALOG.
DIMENSIONS
THE POST SHALL BE "X" X "X" IN HEIGHT WITH A 17" DIAMETER BASE. THE POST SHALL TAPER FROM 7" DIAMETER AT THE TOP OF THE BASE TO 4.5" DIAMETER AT THE POST TOP. AN INTEGRAL 3" O.D. TENON SHALL BE PROVIDED AT THE TOP FOR LUMINAIRE MOUNTING. THE POST TOP SHALL INCLUDE A TRANSITIONAL DONUT BETWEEN THE FLUTED SHAFT AND THE TENON.

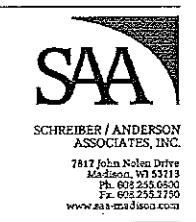


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AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	Avg	MAX	MIN	MAX/MIN	Avg/Min
Site-H2D	257.00x302.19ft	Plaza / H-H	3983	2.00	(4)	0.63	7.00	0.00	2685.5	239.92
			972	2.00	(8)	2.27	11.36	0.14	83.48	16.70

ALLIED Drive LUMINAIRE SCHEDULE	TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	HLF	DTY
C	6		(1) "CH" 120V/150W/5500LM/3000K/0.63	(1) GE L150/55	9500		0.80	2
H	0		(1) "HD" BR02-CL-100MH	(1) 1 - 100-V CLR MH	8500		0.80	14

AREA SUMMARY SCHEDULE	AREA NAME	L/D	DIMENSIONS	LUMENS / (CASMS)	WATTS / SQ FT	DTY
Site-H2D	H2D		257.00x302.19ft	(C) > (2) (H) > (14)	0.63	1



Professional Seal

Revision _____ Date 05/12/08

Project Name

Allied Drive
Neighborhood
Redevelopment
GDP/SIP

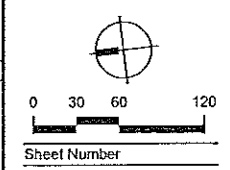


CDA
Community
Development
Authority
City of Madison
Madison, WI

Drawn By: RS
Checked By: KS
File: P-E.DWG
Issued For: Review
Issue Date: 05/07/08
Project No. 2296.01

Sheet Title

Lighting and Signage Plan



Sheet Number
S-8



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PROJECT INFORMATION
ALLIED DRIVE APARTMENTS - BUILDING A
 NORTH ALLIED DRIVE
 MADISON, WI

ISSUANCE AND REVISIONS
SD PROGRESS SET

REVISIONS

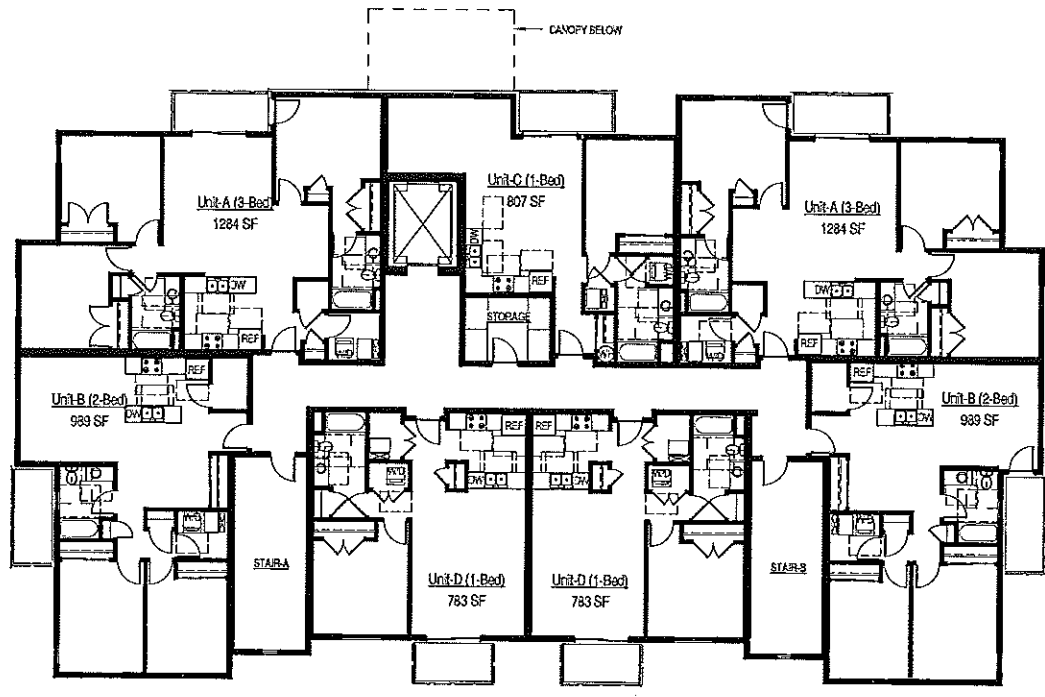
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SHEET INFORMATION
PROGRESS DOCUMENTS
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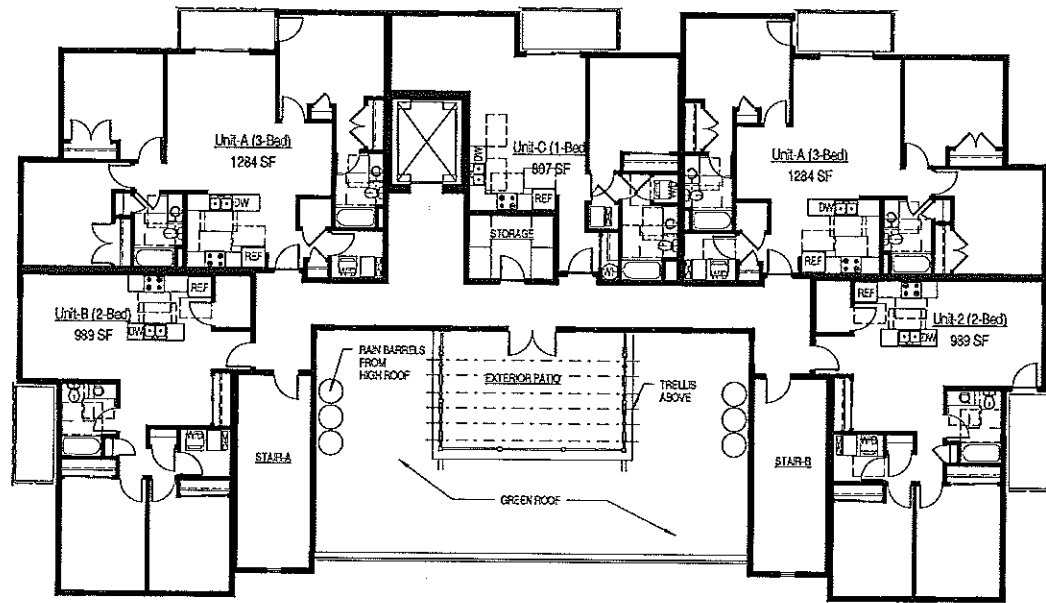
PROJECT MANAGER JK
 PROJECT NUMBER 607330-02
 DATE MAY 27, 2008

FLOOR PLANS
A110

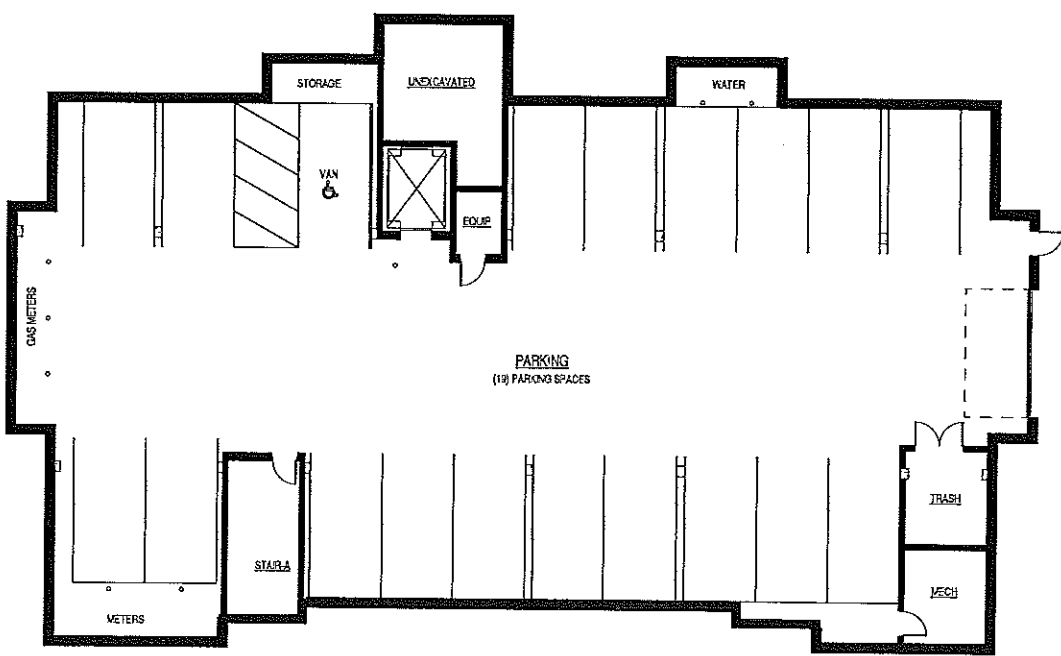
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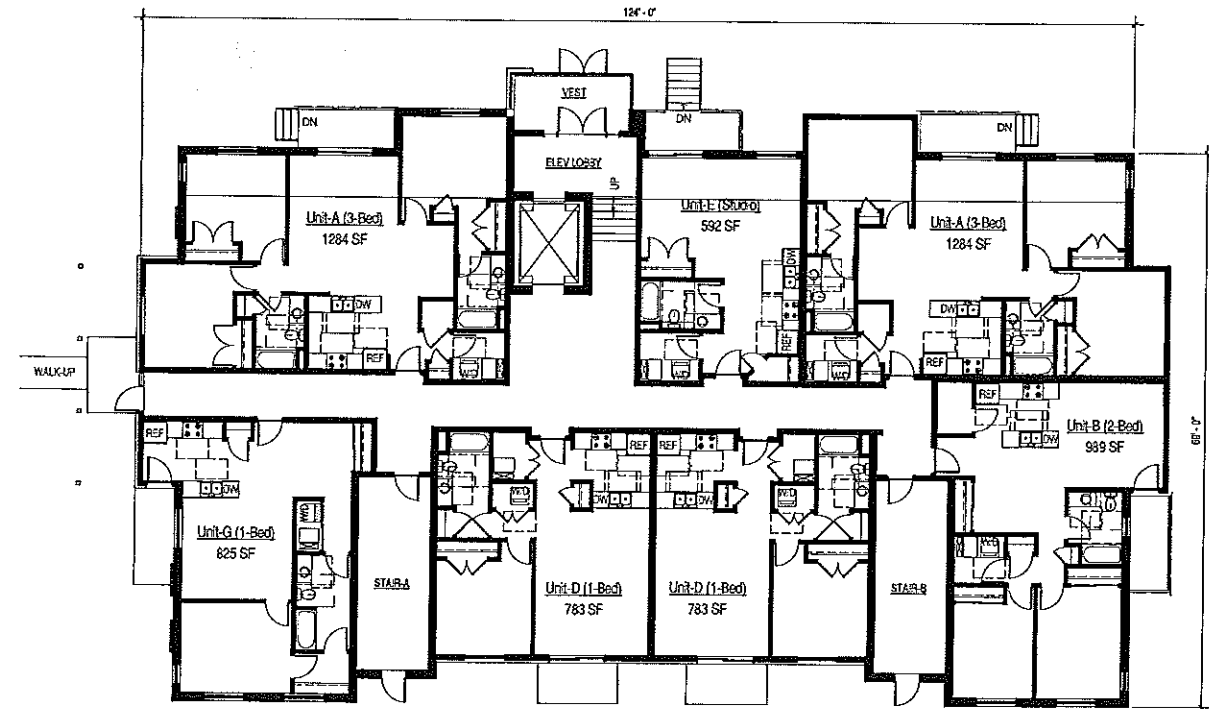
C1 SECOND FLOOR PLAN
 3/32" = 1'-0"



C4 THIRD FLOOR
 3/32" = 1'-0"



A1 PARKING LEVEL
 3/32" = 1'-0"



A4 FIRST FLOOR PLAN
 3/32" = 1'-0"



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PROJECT INFORMATION

ALLIED DRIVE
APARTMENTS -
BUILDING B

NORTH ALLIED
DRIVE
MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS
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PROJECT MANAGER JK

PROJECT NUMBER 607380-02

DATE MAY 27, 2008

FLOOR PLANS

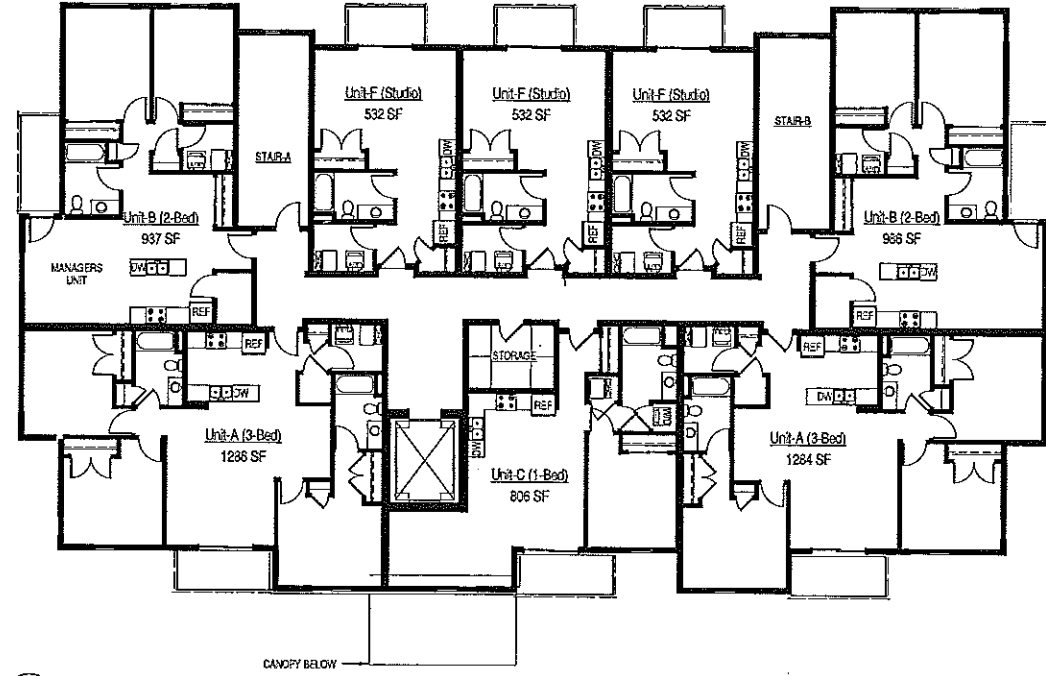
A120

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1 2 3 4 5 6

D

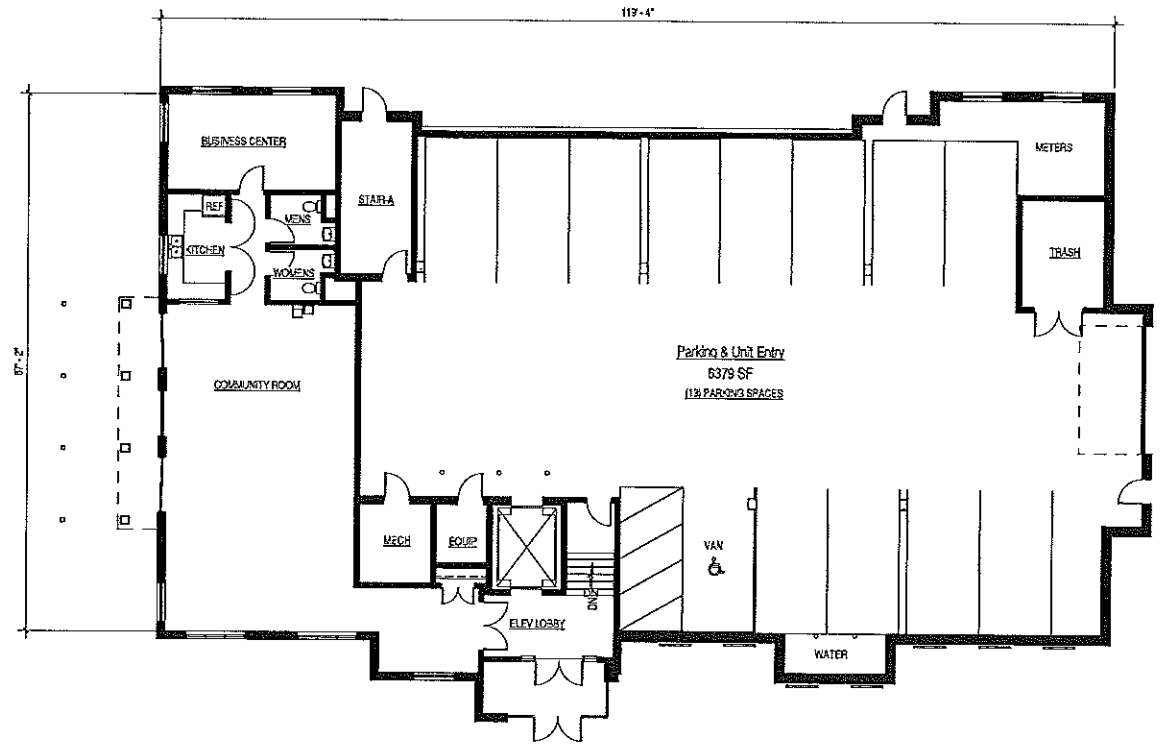
C



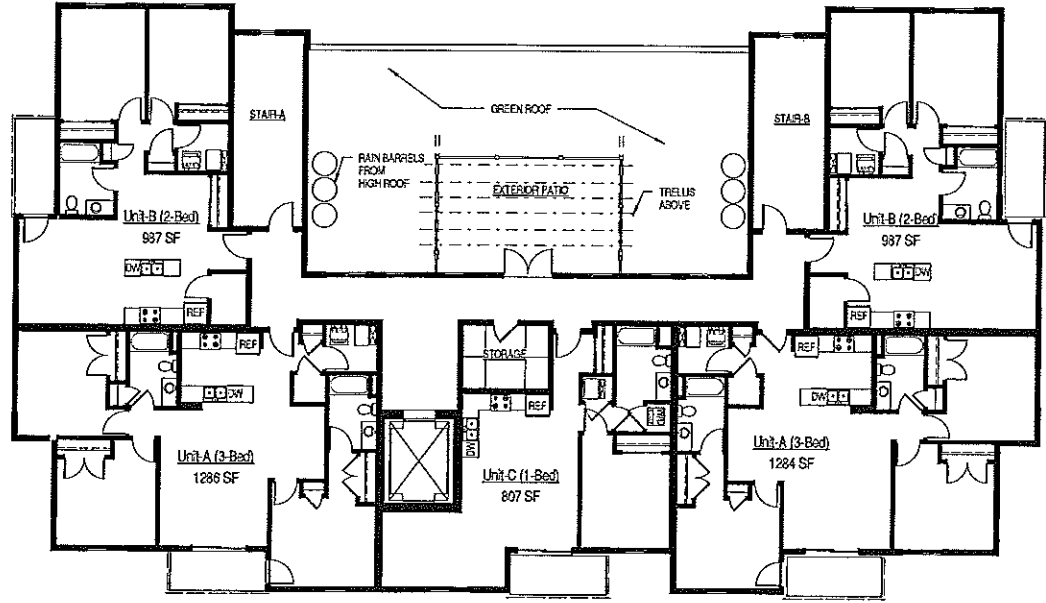
C4 Second Floor
322' x 119'

B

A



A1 First Floor
322' x 119'



A4 Third Floor
322' x 119'

1 2 3 4 5 6



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PROJECT INFORMATION

ALLIED DRIVE
APARTMENTS
BUILDING C
MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

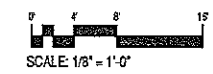
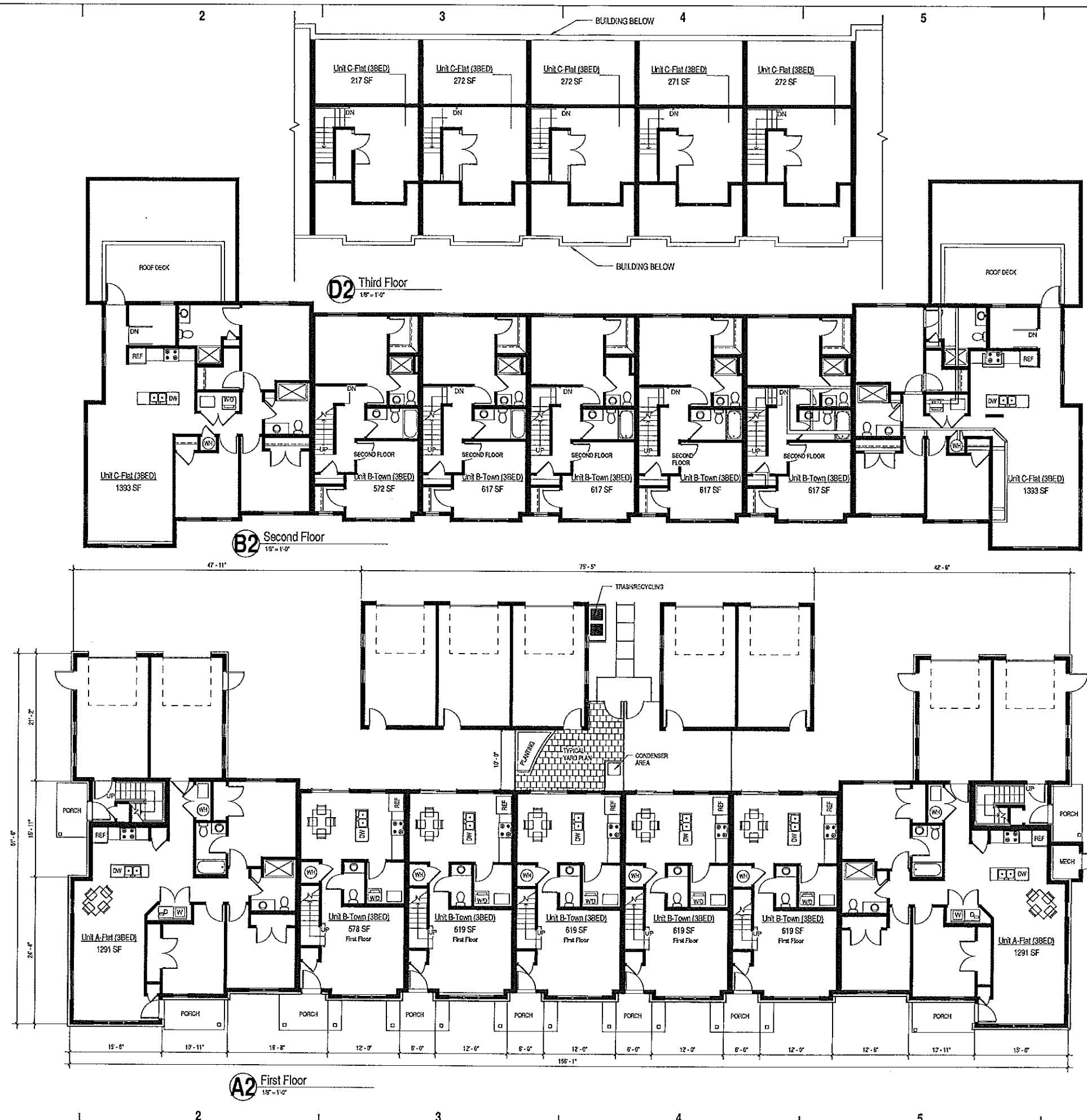
PROJECT NUMBER 607330-02

DATE May 27, 2008

FLOOR PLANS

A130

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PROJECT INFORMATION

ALLIED DRIVE
APARTMENTS
BUILDING E
MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

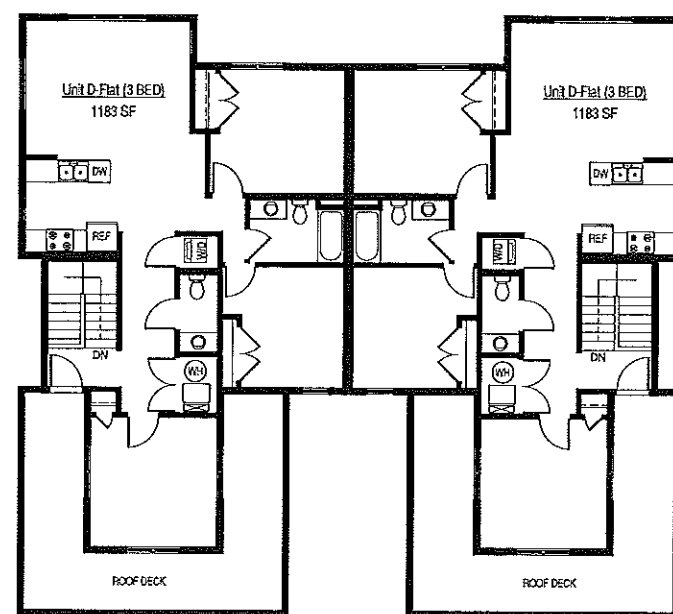
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DATE MAY 27, 2003

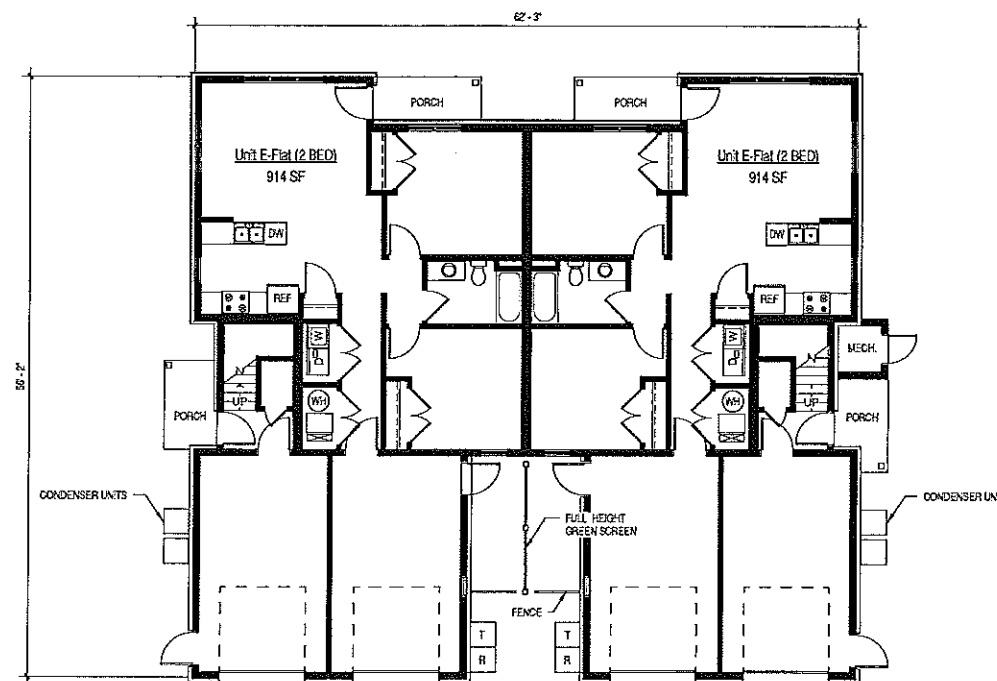
FLOOR PLANS

A140

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A2 Second Floor
1/8" = 1'-0"



A4 First Floor
1/8" = 1'-0"

D

C

B

A

D

C

B

A

1

2

3

4

5

6

1

2

3

4

5

6



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PROJECT INFORMATION

ALLIED DRIVE
APARTMENTS
BUILDING F
MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

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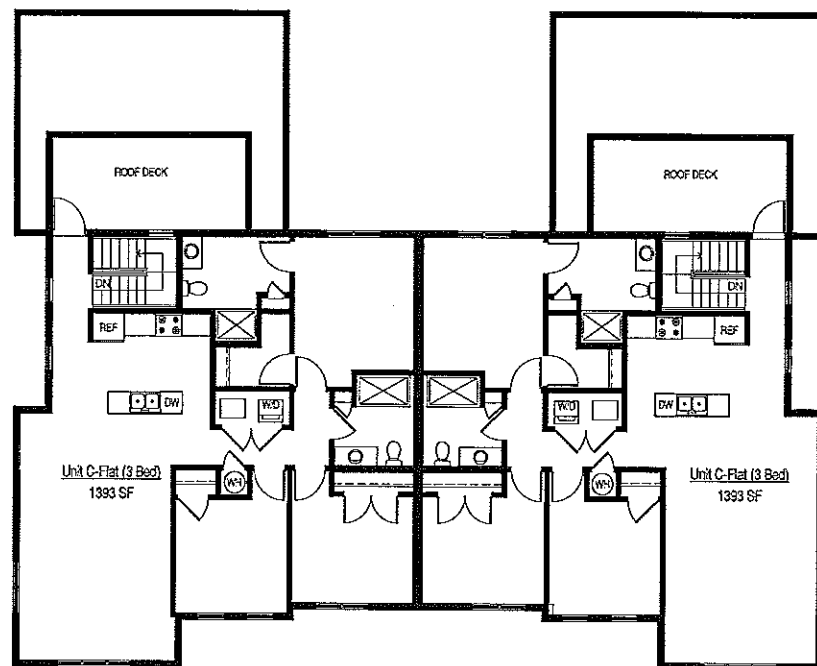
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DATE MAY 27, 2008

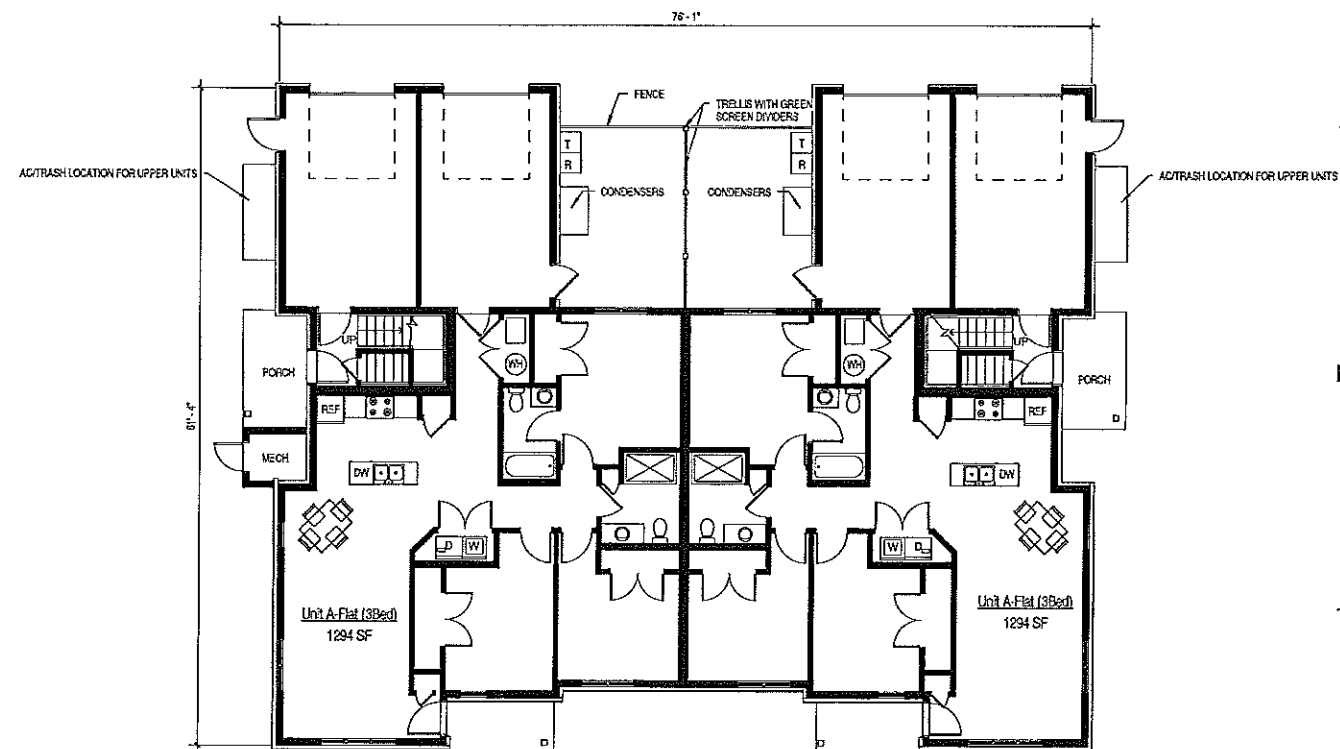
FLOOR PLANS

A150

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1 Second Floor
1/8" = 1'-0"



A4 First Floor
1/8" = 1'-0"





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PROJECT INFORMATION

ALLIED DRIVE APARTMENTS - BUILDING A

**NORTH ALLIED DRIVE
 MADISON, WI**

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

PROJECT NUMBER 607390-02

DATE MAY 27, 2008

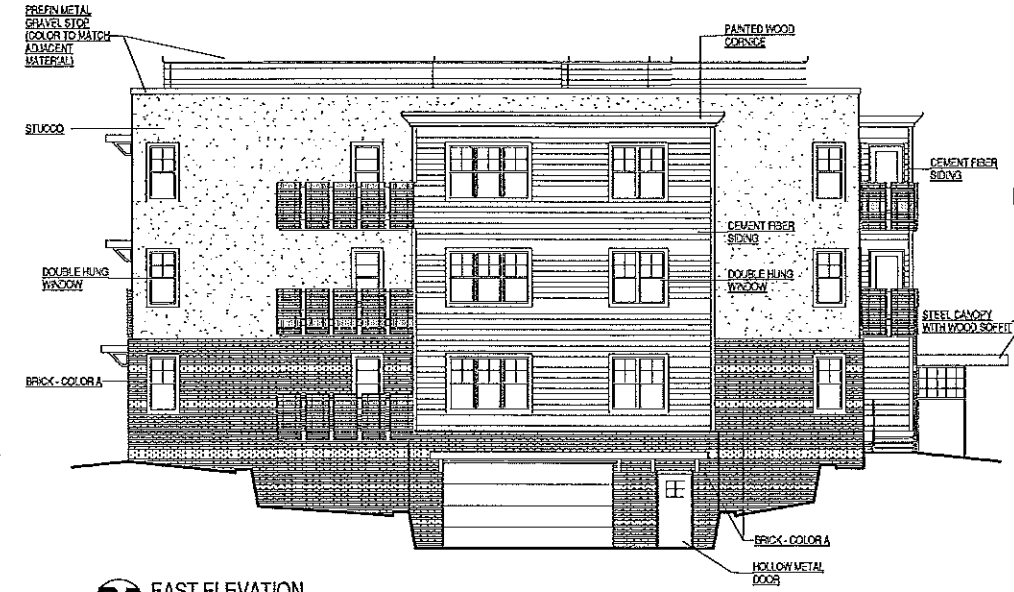
ELEVATIONS

A210

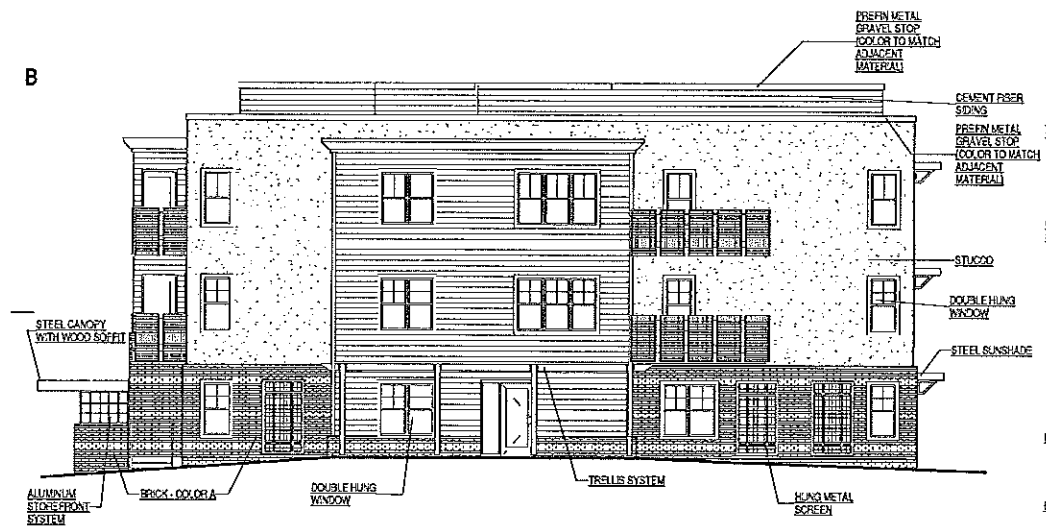
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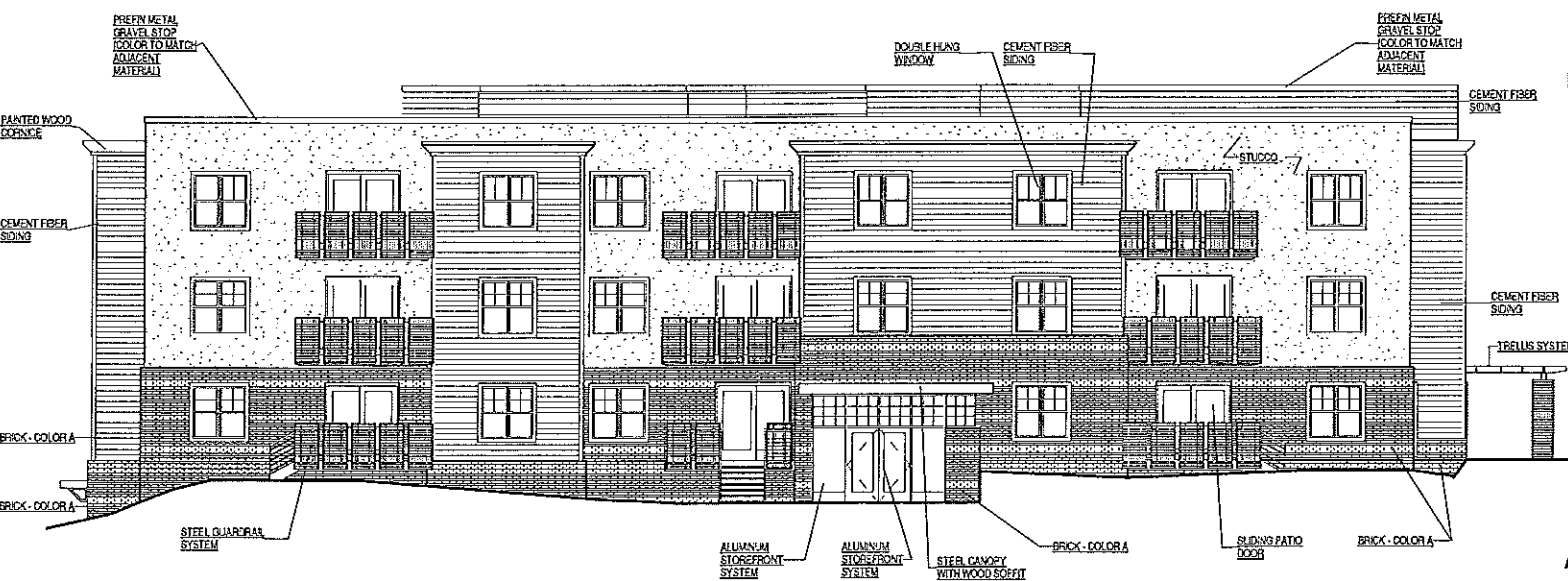
D1 SOUTH ELEVATION
 1/8" = 1'-0"



D5 EAST ELEVATION
 1/8" = 1'-0"



A1 WEST ELEVATION
 1/8" = 1'-0"



A4 NORTH ELEVATION
 1/8" = 1'-0"

1 2 3 4 5 6



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PROJECT INFORMATION

ALLIED DRIVE
 APARTMENTS -
 BUILDING B

NORTH ALLIED
 DRIVE
 MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS
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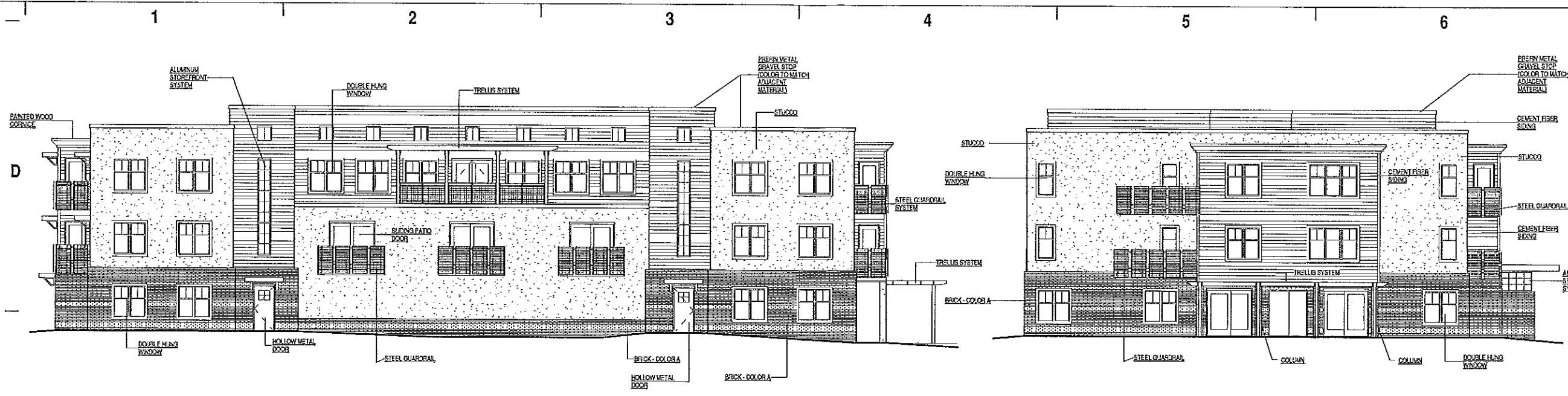
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PROJECT NUMBER 607330-02

DATE MAY 27, 2008

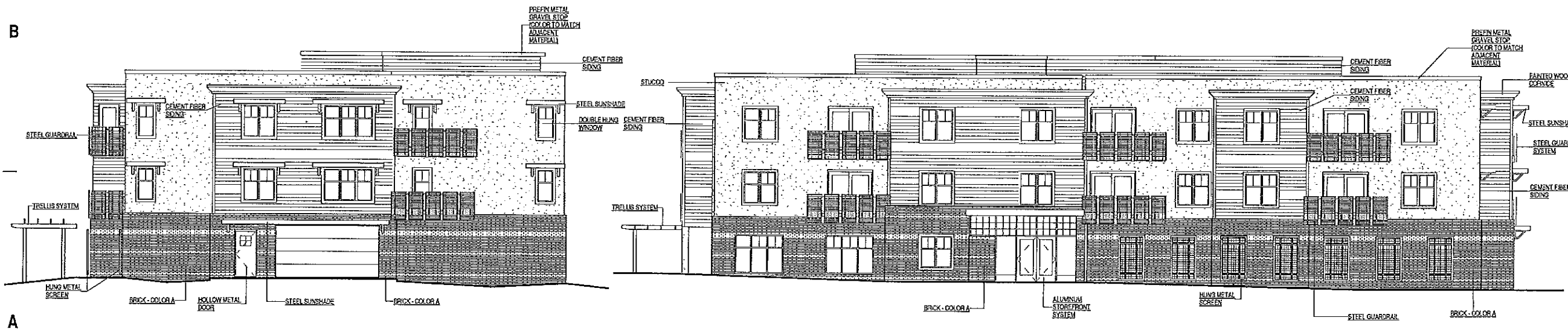
ELEVATIONS

A220



C1 EAST ELEVATION
 15' x 15'

C4 NORTH ELEVATION
 16' x 15'



A1 SOUTH ELEVATION
 16' x 15'

A4 WEST ELEVATION
 15' x 15'



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PROJECT INFORMATION

ALLIED DRIVE
 APARTMENTS
 BUILDING C

MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

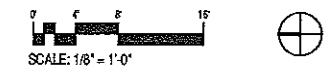
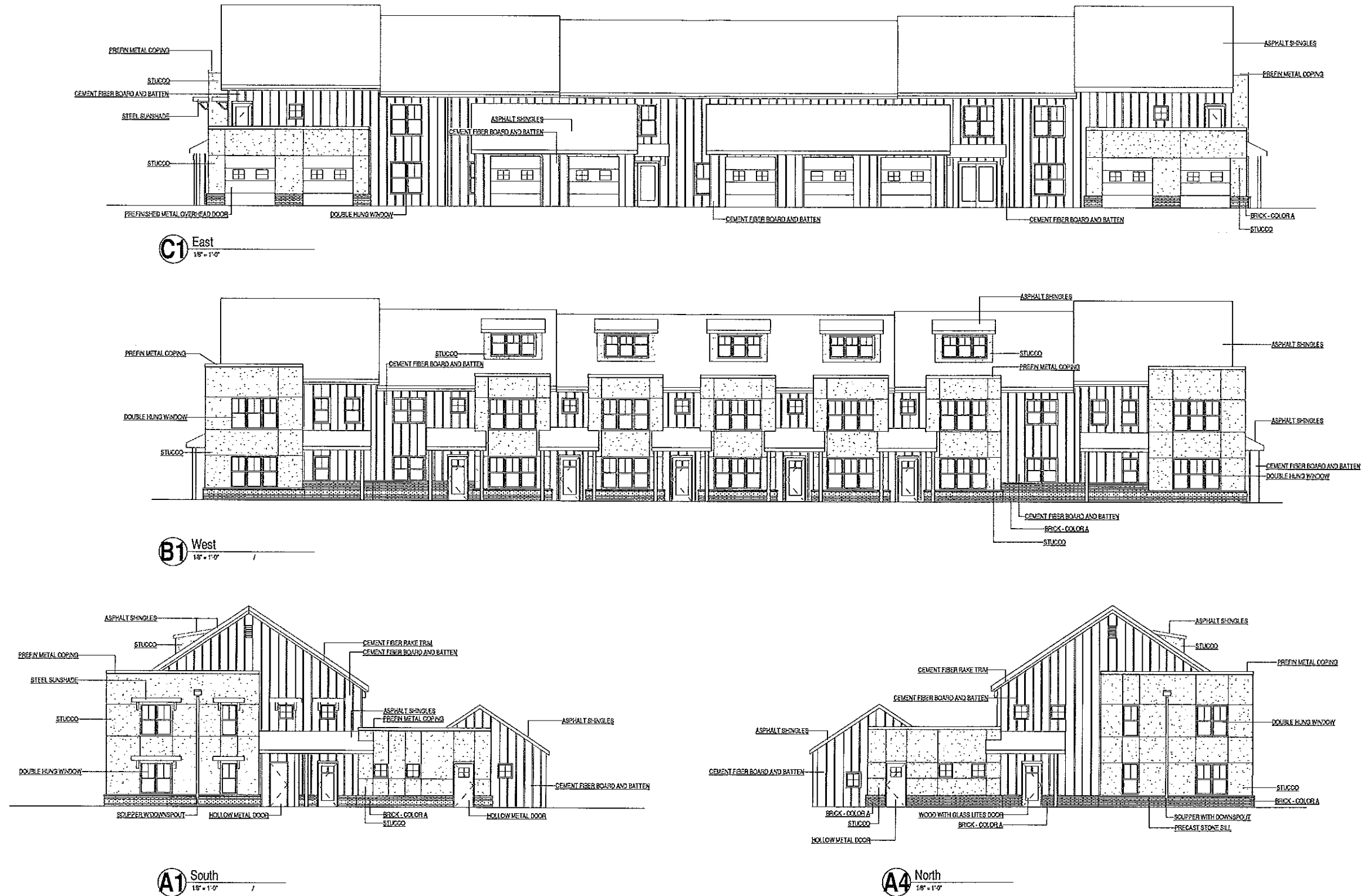
PROJECT NUMBER 607330-02

DATE May 27, 2008

ELEVATIONS

A230

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PROJECT INFORMATION

ALLIED DRIVE
APARTMENTS
BUILDING E
MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

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PROJECT MANAGER JK

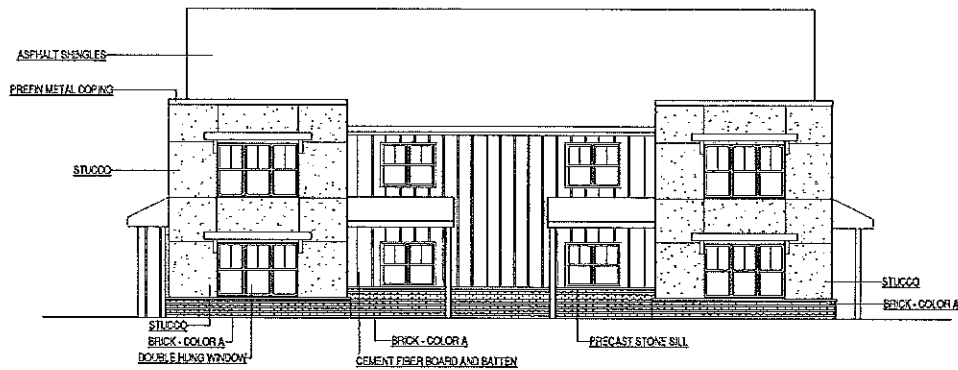
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DATE MAY 27, 2008

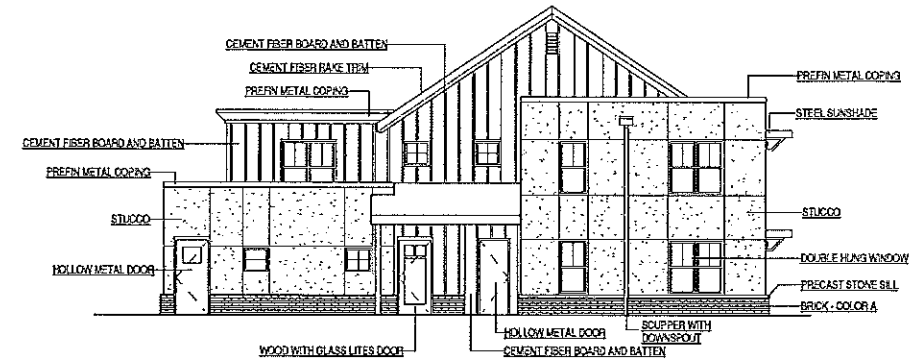
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A240

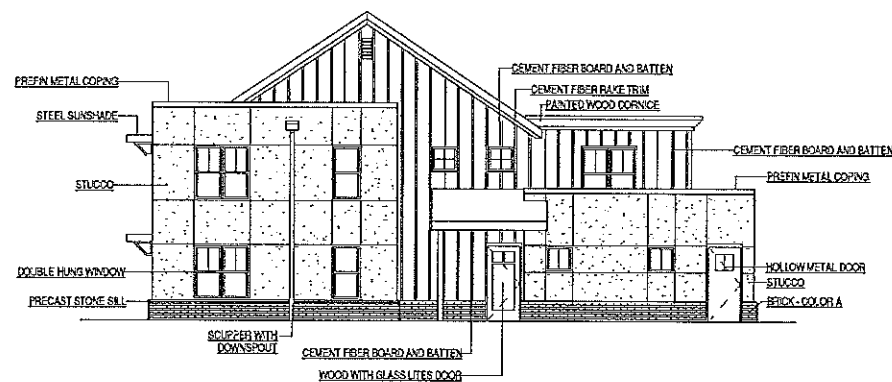
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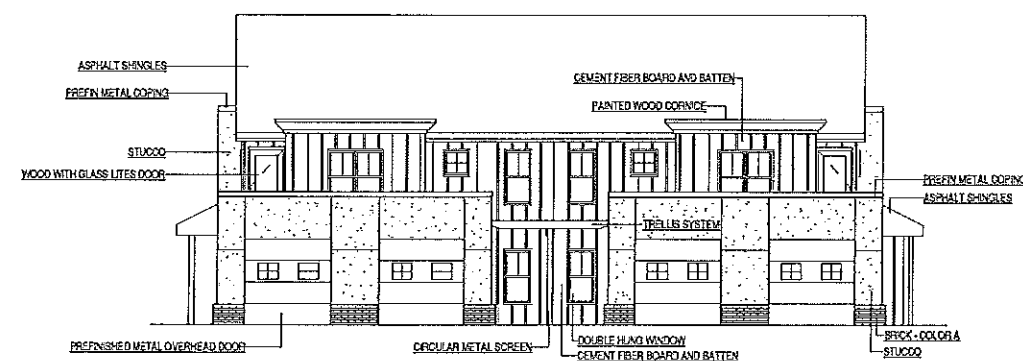
D1 South
1/8" = 1'-0"



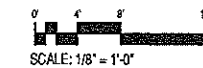
D4 East
1/8" = 1'-0"



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



A4 North
1/8" = 1'-0"





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PROJECT INFORMATION

**ALLIED DRIVE
APARTMENTS
BUILDING F**

MADISON, WI

ISSUANCE AND REVISIONS

SD PROGRESS SET

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER **JK**

PROJECT NUMBER **067330-02**

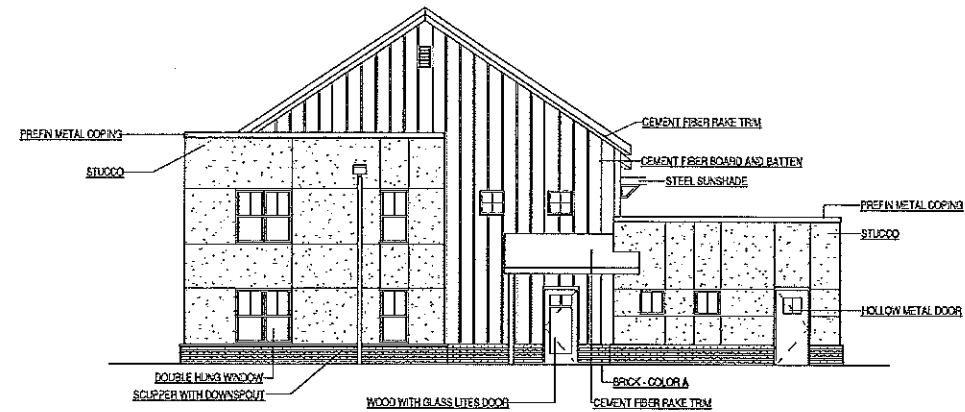
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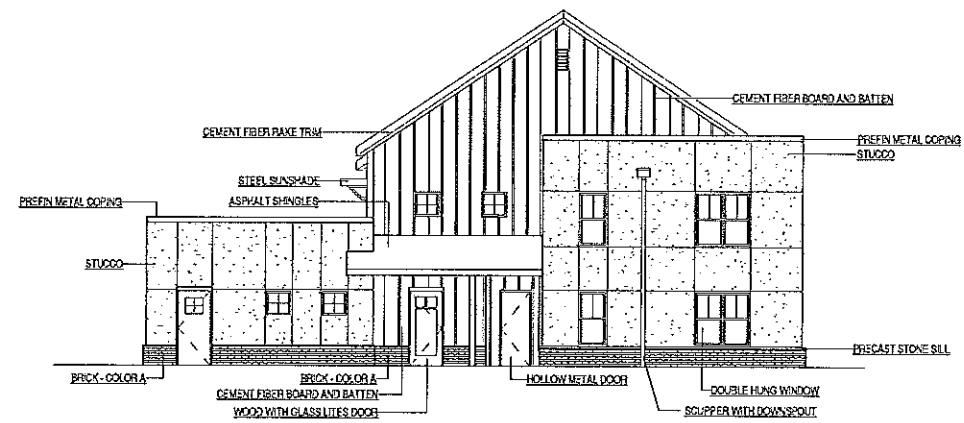
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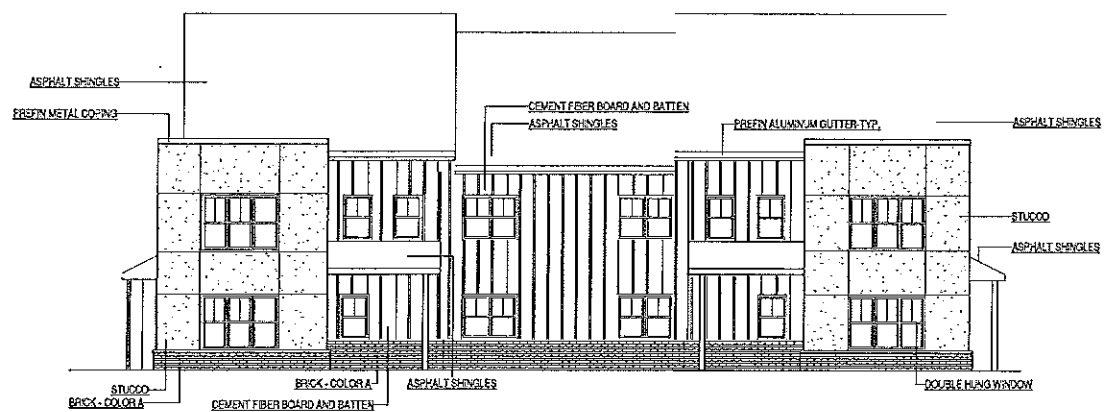
B1 South
1/8" = 1'-0"



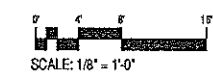
B4 East
1/8" = 1'-0"



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



A4 North
1/8" = 1'-0"





SCHREIBER / ANDERSON
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Professional Seal

Revision _____ Date
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Project Name

Allied Drive
Neighborhood
Redevelopment
GDP/SIP



CDA

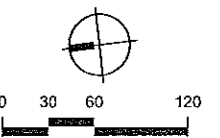
Community
Development
Authority

City of Madison
Madison, WI

Drawn By: jib
Checked By: KS
File: -
Issued For: Review
Issue Date: 05/07/08
Project No. 2296.01

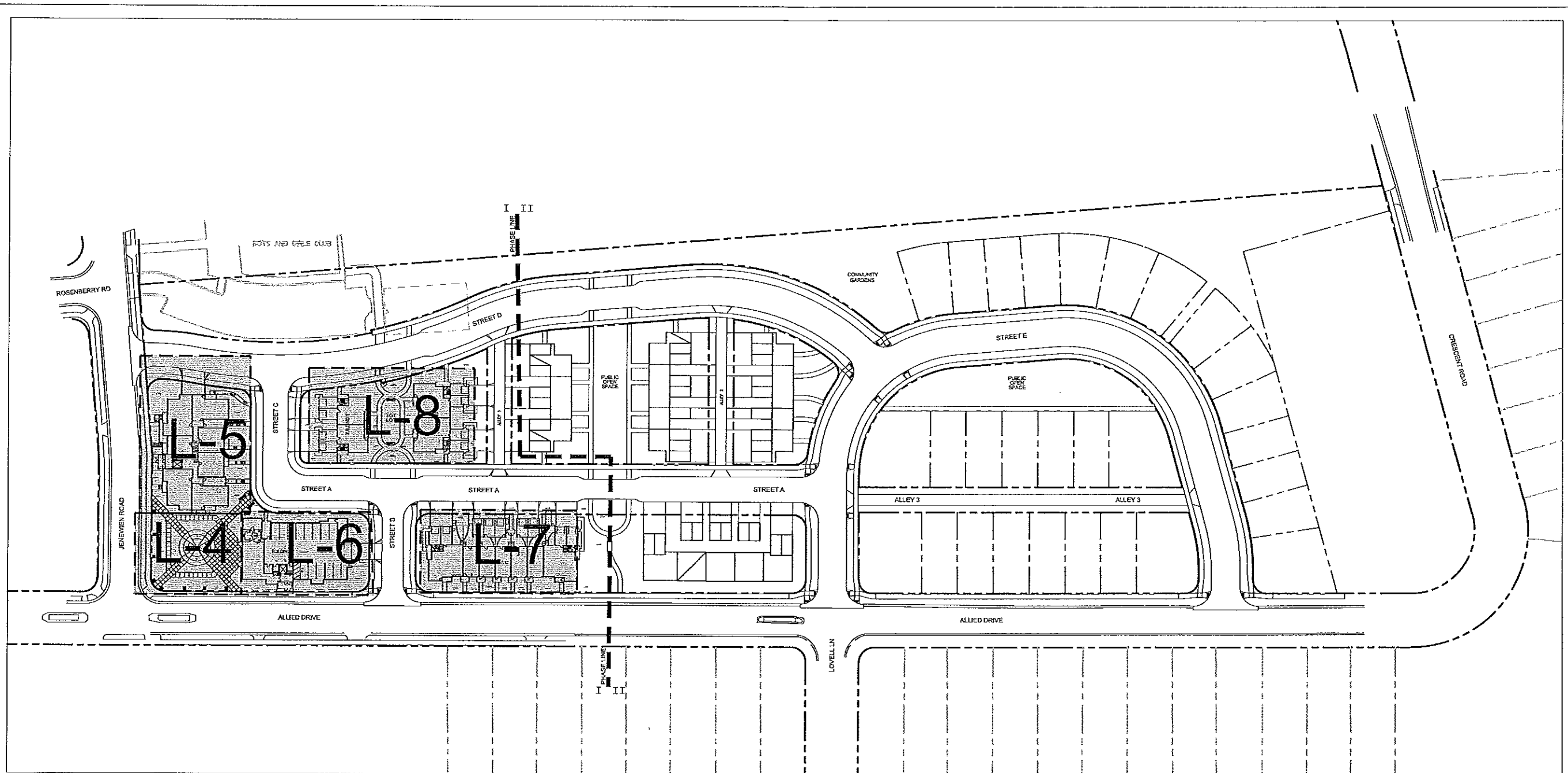
Sheet Title

Landscape Key



Sheet Number

L-1





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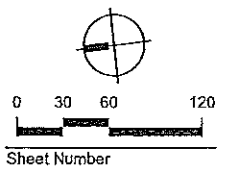
CDA
Community
Development
Authority

City of Madison
Madison, WI

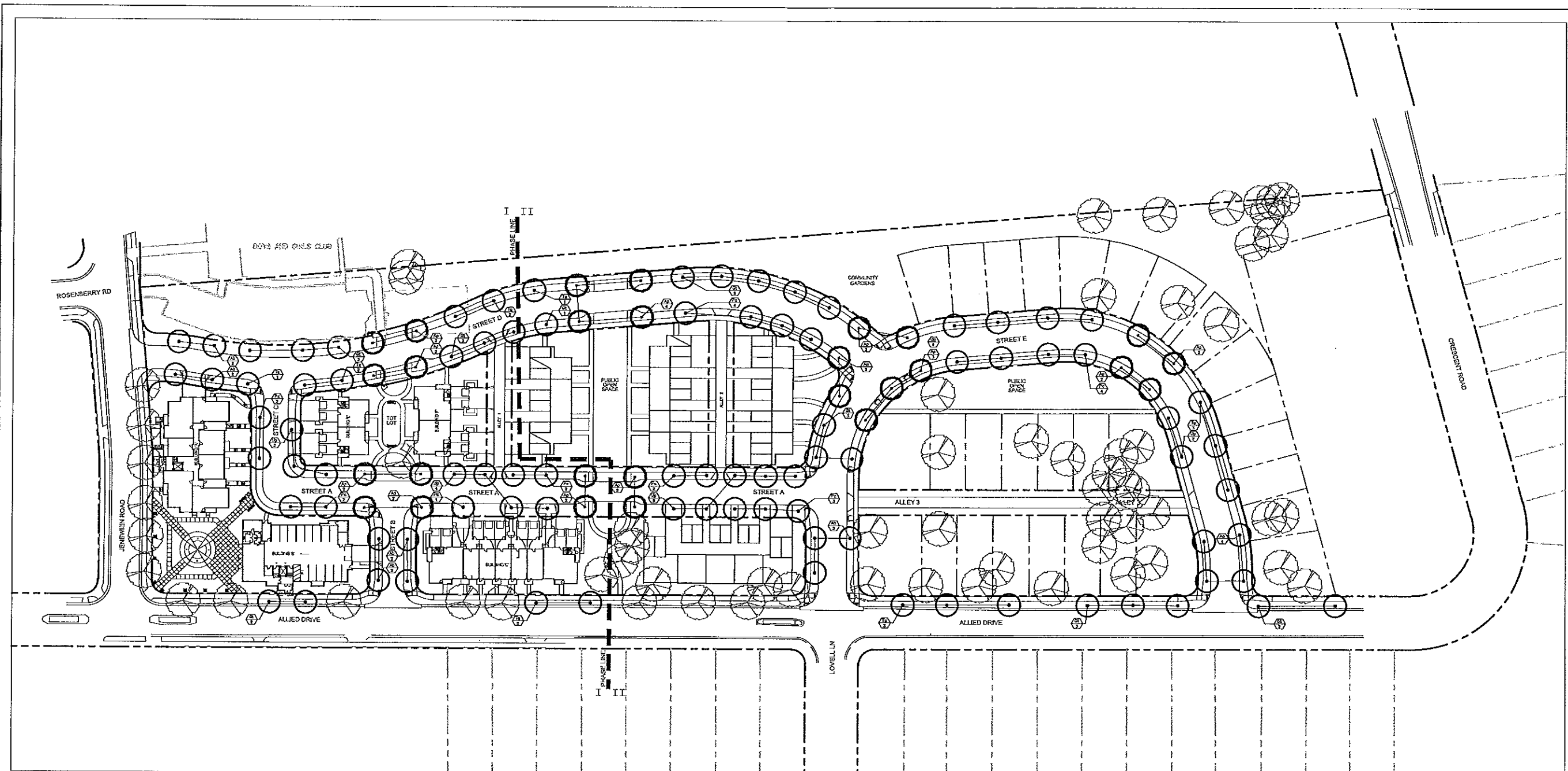
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Checked By: KS
File: --
Issued For: Review
Issue Date: 05/07/08
Project No. 2296.01

Sheet Title

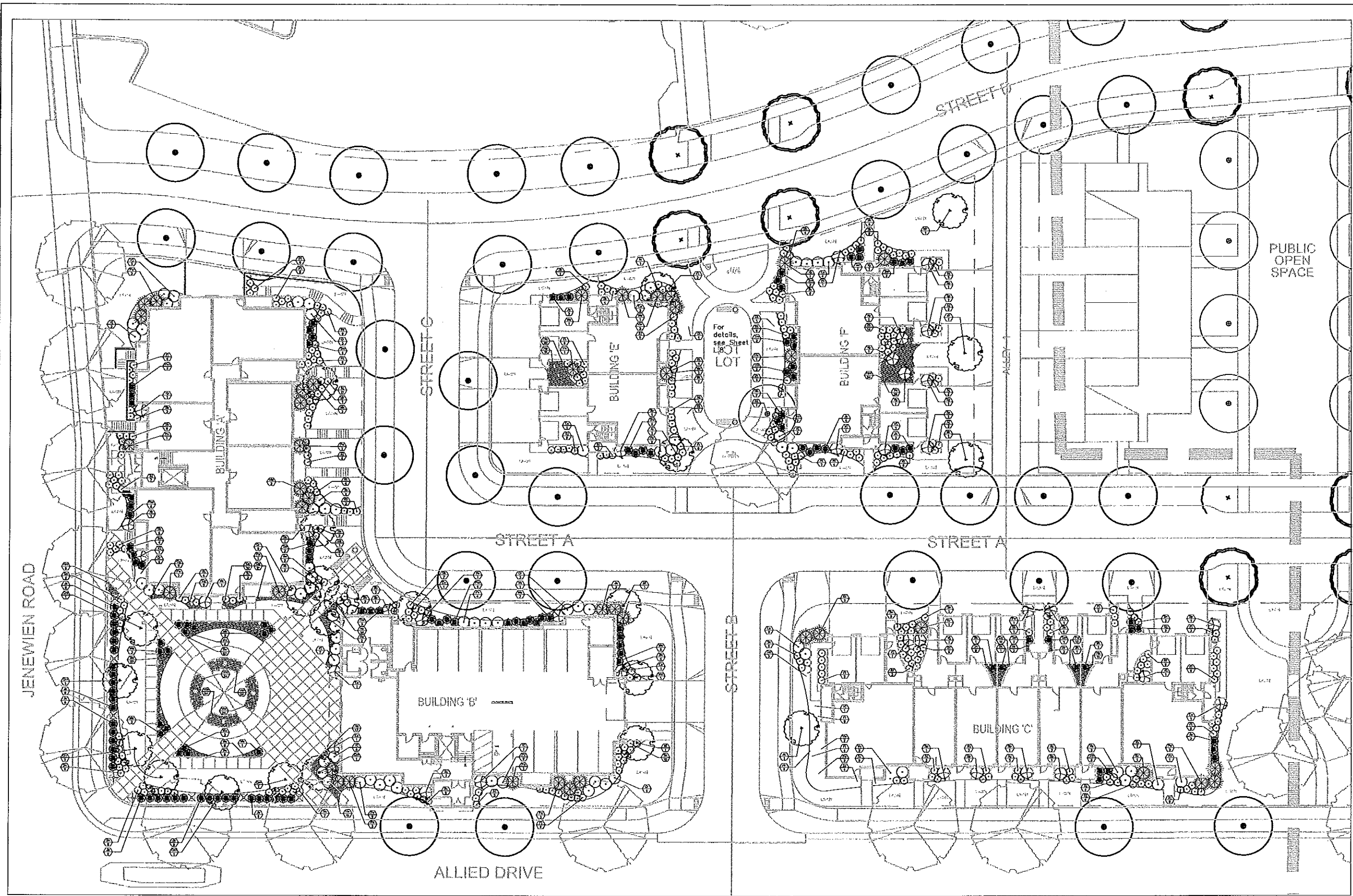
Overall Street Tree
Plan



L-2

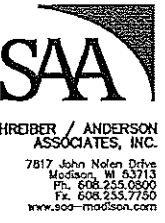


NOTE:
ONLY PLANT MATERIAL SHOWN ON THIS PLAN FOR PHASE I IS
REFLECTED IN THE TOTAL QUANTITIES LISTED ON SHEET L-10
PHASE II PLANT MATERIAL IS SHOWN FOR REFERENCE ONLY



NOTES:

- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
- 2) FOR PLAZA PAVING, SEE DETAIL S.6
- 3) FOR BOLLARD AND LIGHTING PHOTOMETRICS, SEE SHEET S.8
- 4) FOR PILASTER, SEE DETAIL 1, SHEET L.11
- 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
- 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET S.1



Professional Seal

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	05/19/08
	05/27/08

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Allied Drive
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Redevelopment
GDP/SIP



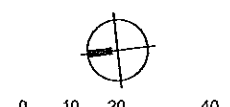
CDA
Community
Development
Authority

City of Madison
Madison, WI

Drawn By:	jib
Checked By:	KS
File:	--
Issued For:	Review
Issue Date:	05/07/08
Project No.:	2296.01

Sheet Title

Overall Phase 1
Landscape Plan



Sheet Number

L-3



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Revision	Date
	05/19/08
	05/27/08

Project Name

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Neighborhood
Redevelopment
GDP/SIP



CDA
Community
Development
Authority

City of Madison
Madison, WI

Drawn By:	jjb
Checked By:	KS
File:	--
Issued For:	Review
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Project No.	2296.01

Sheet Title

Gateway/Plaza
Landscape Plan



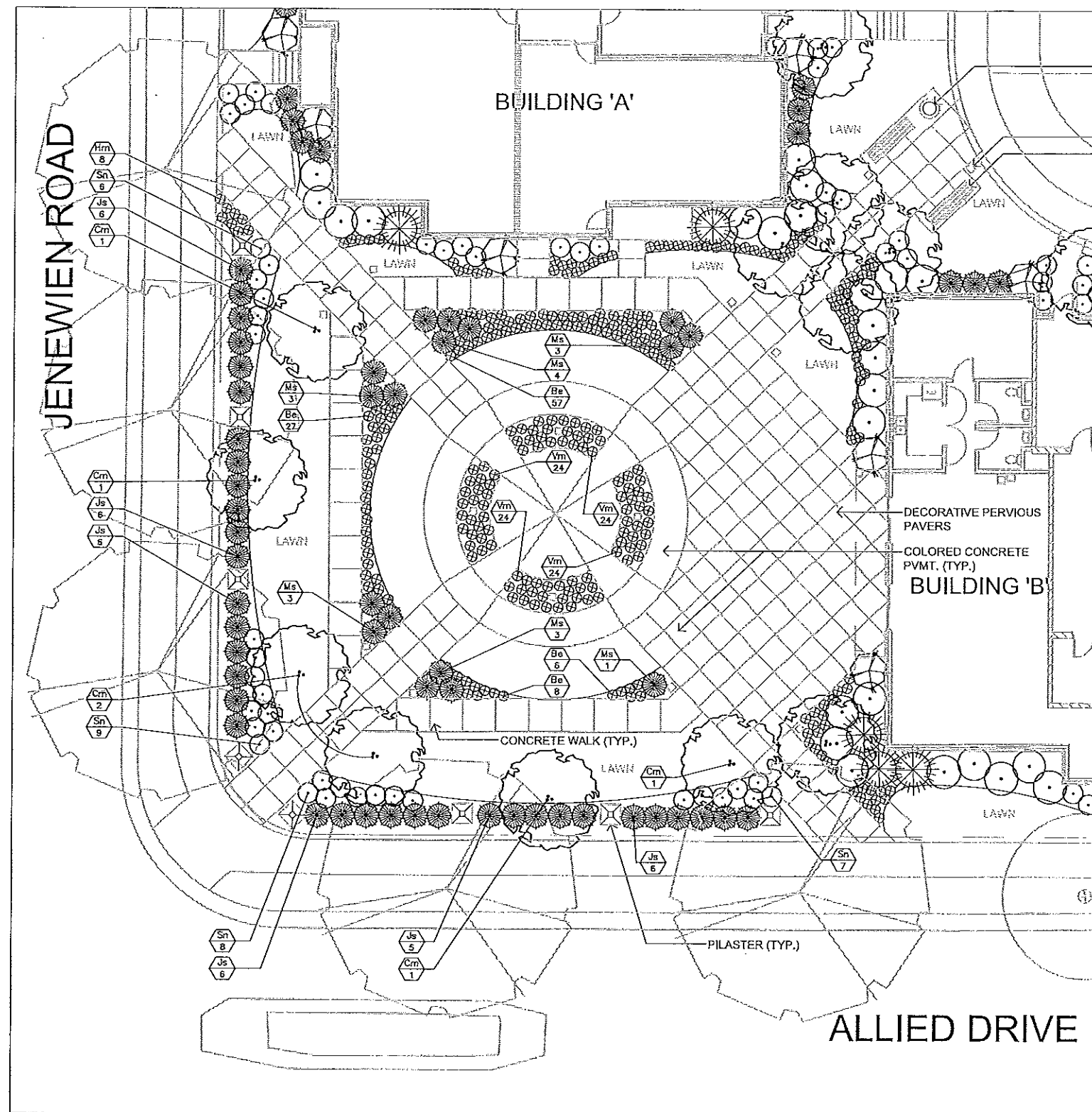
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Sheet Number

L-4

NOTES:

- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
- 2) FOR PLAZA PAVING, SEE DETAIL S.6
- 3) FOR BOLLARD AND LIGHTING PHOTOMETRICS, SEE SHEET S.8
- 4) FOR PILASTER, SEE DETAIL 1, SHEET L.11
- 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
- 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET S.1



SURFACE MOUNT
TRASH RECEPTACLE
ON CONCRETE (TYP.)

BOLLARD LIGHT (TYP.)
BENCH (TYP.)

DECORATIVE PERVIOUS
PAVERS

COLORED CONCRETE
PVMT. (TYP.)

BUILDING 'B'

BUILDING 'A'

JENEWIEN ROAD

ALLIED DRIVE

CONCRETE WALK (TYP.)

PILASTER (TYP.)

LAWN

LAWN

LAWN

LAWN

LAWN

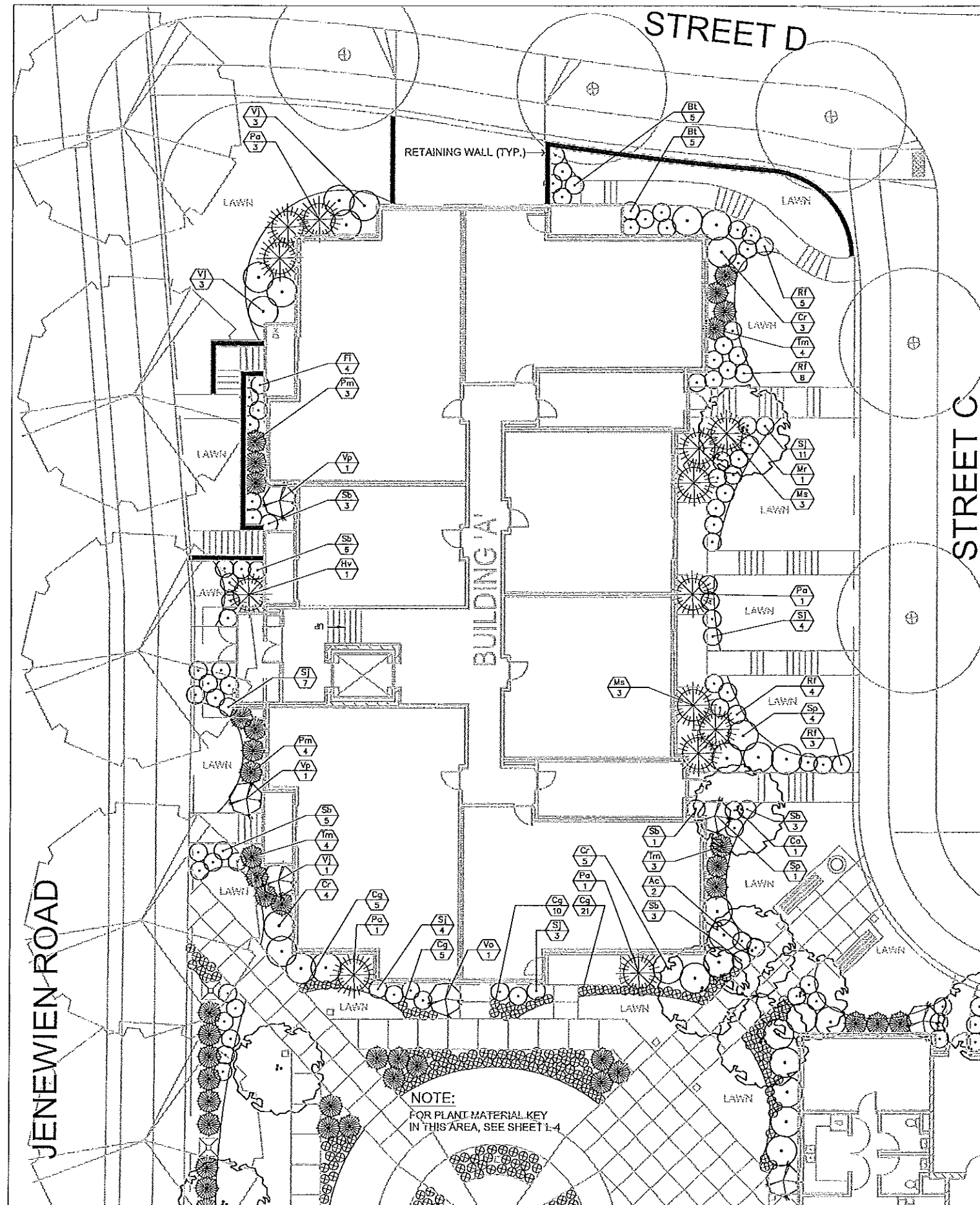
LAWN

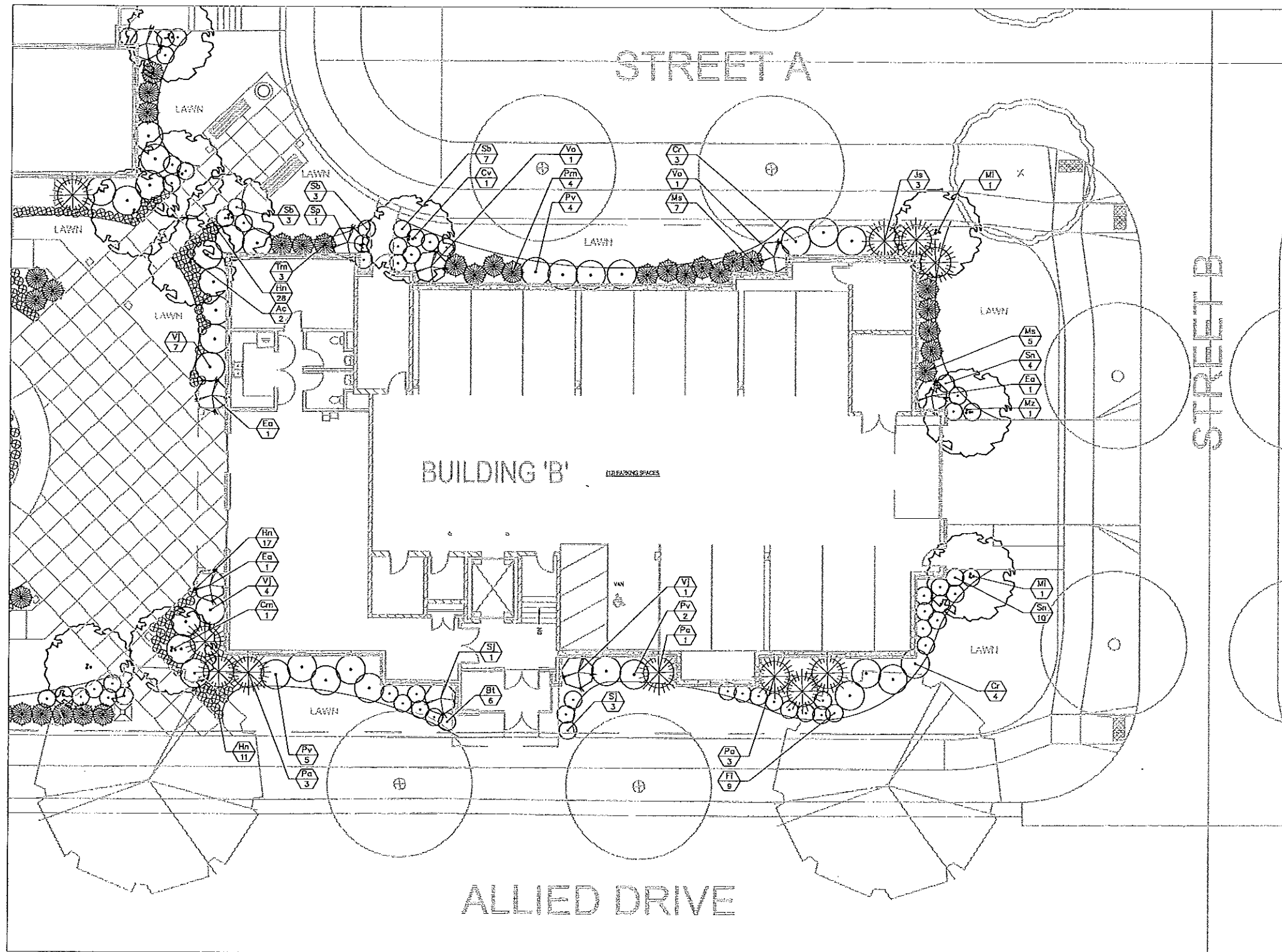
LAWN



NOTES:

- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
- 2) FOR PLAZA PAVING, SEE DETAIL S.6
- 3) FOR BOLLARD AND LIGHTING PHOTOMETRICS, SEE SHEET S.8
- 4) FOR PILASTER, SEE DETAIL 1, SHEET L.11
- 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
- 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET S.1





- NOTES:
- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
 - 2) FOR PLAZA PAVING, SEE DETAIL S.6
 - 3) FOR BOLLARD AND LIGHTING PHOTOMETRICS, SEE SHEET S.8
 - 4) FOR PILASTER, SEE DETAIL 1, SHEET L.11
 - 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
 - 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET S.1
 - 7) FOR BUILDING 'B' FLOOR PLANS, SEE SHEET A.120



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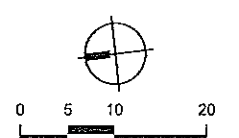


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Development
Authority

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Sheet Title
Building 'B'
Landscape Plan



Sheet Number

L-6



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Sheet Title

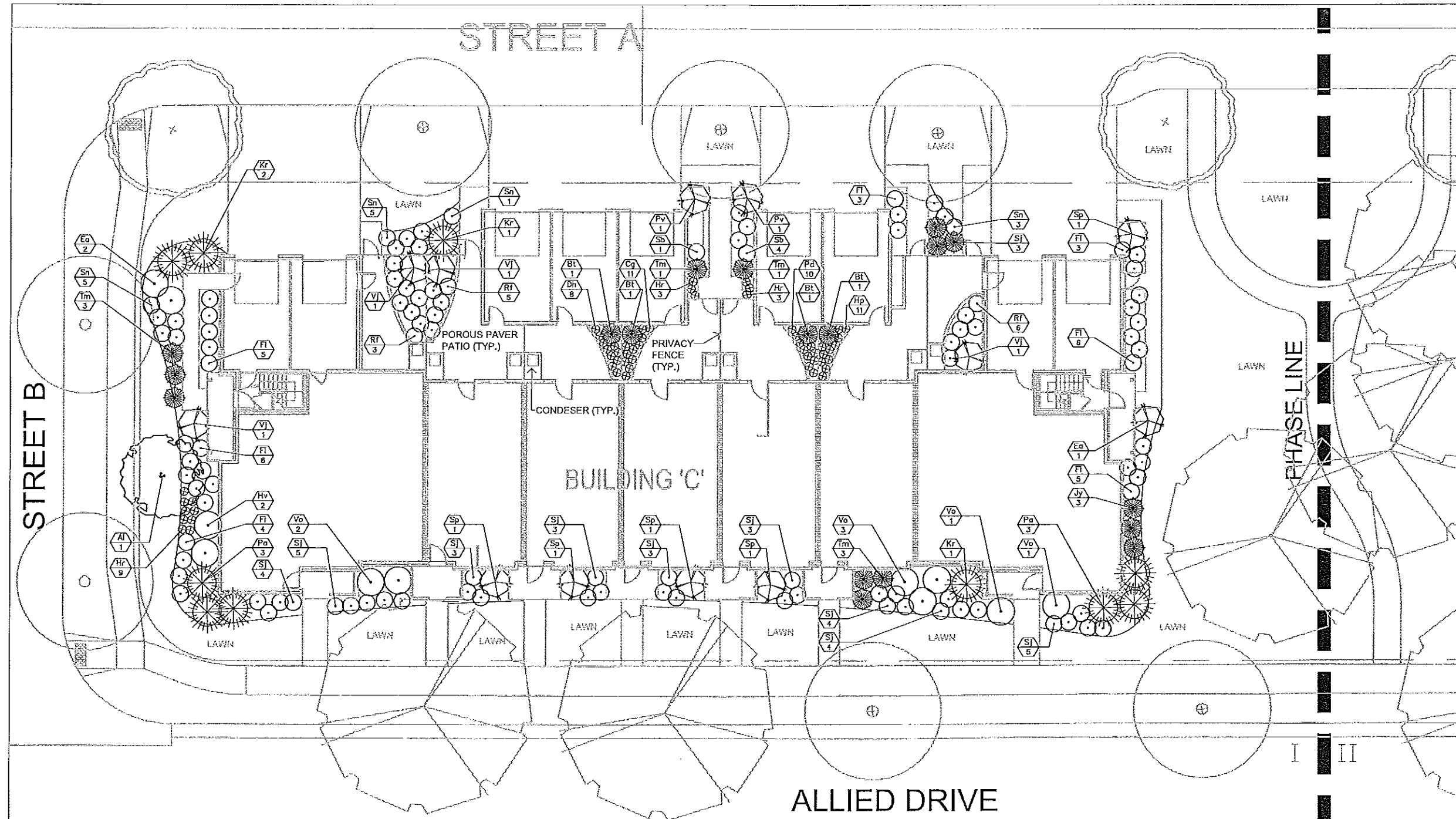
Building 'C'
Landscape Plan



0 5 10 20

Sheet Number

L-7



NOTES:

- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
- 2) FOR PLAZA PAVING, SEE DETAIL S.6
- 3) FOR BOLLARD AND LIGHTING PHOTOMETRICS, SEE SHEET S.8
- 4) FOR PILASTER, SEE DETAIL 1, SHEET L.11
- 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
- 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET S.1

Revision	Date
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	05/27/08

Project Name

Allied Drive
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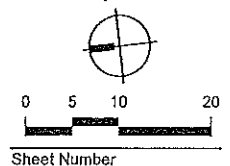


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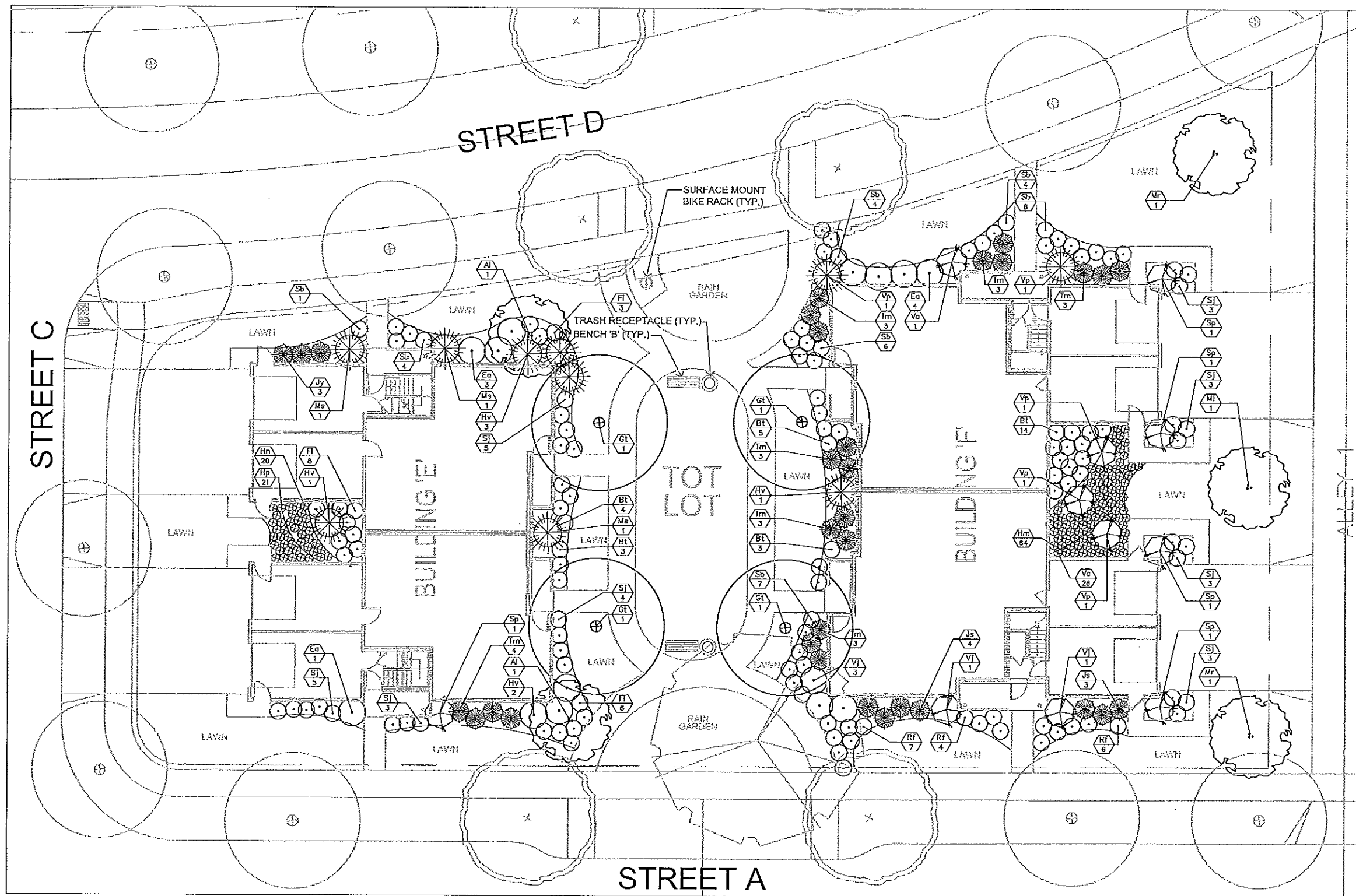
Drawn By:	jjb
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File:	-
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Issue Date:	05/07/08
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Sheet Title
 Building E, Tot Lot,
 and Building F
 Landscape Plan



Sheet Number

L-8

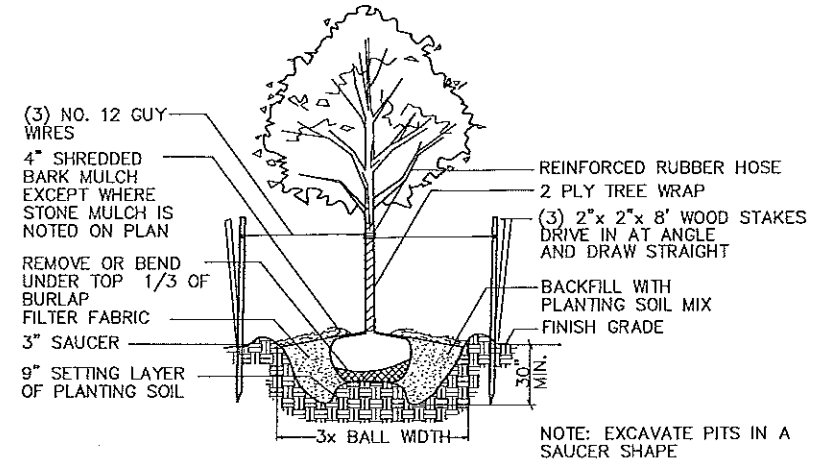


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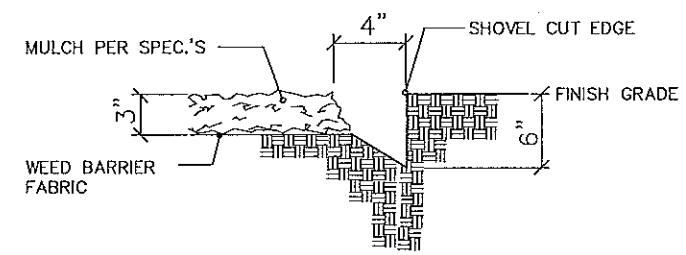
- 1) FOR EDGING, SEE DETAIL 4, SHEET L.10
- 2) FOR PLAZA PAVING, SEE DETAIL S.6
- 3) FOR BOLLARD AND LIGHTING PHOTOMETRICS, SEE SHEET S.8
- 4) FOR PILASTER, SEE DETAIL 1, SHEET L.11
- 5) FOR STREET TREE TYPES AND LOCATIONS, SEE SHEET L.2
- 6) FOR EXISTING TREE TYPES AND LOCATIONS, SEE SHEET S.1
- 7) FOR BUILDINGS 'E' AND 'F' FLOOR PLANS, SEET SHEETS A.140 & A.150
- 8) FOR BENCH 'B' DETAILS, SEE DETAIL 5, L.11
- 9) FOR TRASH RECEPTACLE DETAILS, SEE DETAIL 3, SHEET L.11
- 10) FOR RAIN GARDEN DETAILS, SEE SHEET L.9
- 11) FOR TOT LOT EQUIPMENT AND SURFACING, SEE LETTER OF INTENT
- 12) UNLESS OTHERWISE INDICATED, ALL LANDSCAPE AREAS OF PLAN TO BE BLUEGRASS SOD, MINIMUM 4 VARIETIES.

PLANT LEGEND

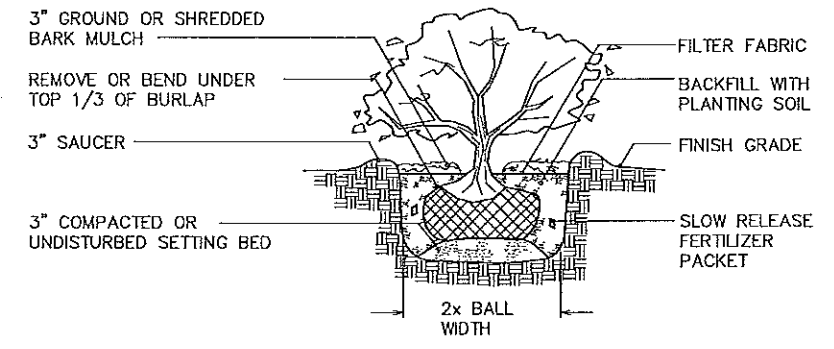
Qty.	Symbol	Botanical Name	Common Name	Size	Root	Remarks
SHADE TREES						
8	Ab	<i>Acer x freemonii</i> Autumn Blaze	Autumn Blaze Maple	2 1/2" Cal.	B&B	Street Tree
10	Ap	<i>Acer platanoides</i> Schwedler	Schwedler Norway Maple	2 1/2" Cal.	B&B	Street Tree
12	Gt	<i>Gleditsia triacanthos inermis</i> Skyline	Skyline Honeylocust	2 1/2" Cal.	B&B	Street Tree
7	Tg	<i>Thuja cordata</i> Greenspire	Greenspire Littleleaf Linden	2 1/2" Cal.	B&B	Street Tree
5	Pc	<i>Pyrus calleryana</i>	Chanticleer Pear	2 1/2" Cal.	B&B	Street Tree
7	Up	<i>Ulmus parviflora</i> 'Dynasty'	Dynasty Elm	2 1/2" Cal.	B&B	Street Tree
ORNAMENTAL TREES						
4	Ac	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6' - 8' HL.	B&B	Multi-stem
3	Al	<i>Amelanchier laevis</i>	Allegheny Serviceberry	6' - 8' HL.	B&B	Multi-stem
1	Co	<i>Cornus alternifolia</i>	Pagoda Dogwood	6' - 8' HL.	B&B	Multi-stem
7	Cm	<i>Cornus mas</i>	Carmelian Cherry Dogwood	6' - 8' HL.	B&B	Multi-stem
1	Cv	<i>Crotaegus viridis</i> 'Winter King'	Winter King Hawthorn	1 1/2" Cal.	B&B	Tree Form
3	Mi	<i>Malus 'Indian Summer'</i>	Indian Summer Flowering Crab	1 1/2" Cal.	B&B	Tree Form
3	Mr	<i>Malus 'Red Splendor'</i>	Red Splendor Flowering Crab	1 1/2" Cal.	B&B	Tree Form
1	Mz	<i>Malus x 'zumii' colocalpa</i>	Zumii Flowering Crab	1 1/2" Cal.	B&B	Tree Form
DECIDUOUS SHRUBS						
49	Bl	<i>Barbaris thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	15" Ht.	Container	
19	Cr	<i>Cornus sericea</i> 'Baileya'	Redtwig Dogwood	36" Ht.	Container	
14	Ec	<i>Euonymus alata Compacta</i>	Dwarf Burning Bush	30" Ht.	Container	
64	Fi	<i>Forsythia x intermedia</i> 'Lynwood Gold'	Lynwood Gold Forsythia	36" Ht.	Container	
10	Hv	<i>Hamamelis vernalis</i>	Vernal Witchhazel	36" Ht.	Container	
13	Pv	<i>Philadelphus x virginialis</i> 'Minnesota Snowflake'	Minnesota Snowflake Mockorange	30" Ht.	Container	
56	Rf	<i>Rosa 'Nearly Wild'</i>	Nearly Wild Rose	15" Ht.	Container	
69	Sb	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	15" Ht.	Container	
99	Sj	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	15" Ht.	Container	
58	Sn	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	15" Ht.	Container	
16	Sp	<i>Syringa optula</i> 'Miss Kim'	Miss Kim Lilac	24" Ht.	Container	
28	Vj	<i>Viburnum x juddi</i>	Juddi Viburnum	24" Ht.	Container	
11	Vo	<i>Viburnum opulus</i> 'Nanum'	Dwarf Cranberry Viburnum	18" Ht.	Container	
7	Vp	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	36" Ht.	Container	
EVERGREEN SHRUBS						
45	Jc	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5 Gal.	Pot	
6	Jy	<i>Juniperus horizontalis</i> 'Youngstown'	Andora Juniper	5 Gal.	Pot	
11	Pm	<i>Pinus mugo</i> 'Mugo'	Dwarf Mugo Pine	5 Gal.	Pot	
44	Tm	<i>Toxus media</i> 'Nigra'	Nigra Yew	5 Gal.	Pot	
GRASSES						
4	Kf	<i>Calamagrostis acutifolia</i> 'Kori Forester'	Feather Reed Grass	1 Gal.	Pot	
38	Ms	<i>Miscanthus sinensis</i> 'Gracillimus'	Maidengrass	1 Gal.	Pot	
19	Pa	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 Gal.	Pot	
PERENNIALS & GROUNDCOVER						
98	Be	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black Eyed Susan	4.5" Pot	Pot	Space 15" O.C.
52	Cg	<i>Coreopsis grandiflora</i> 'Sunray'	Coreopsis	4.5" Pot	Pot	Space 24" O.C.
10	Dh	<i>Dianthus alwoodii</i> 'Helen'	Helen Dianthus	4.5" Pot	Pot	Space 24" O.C.
72	Hm	<i>Hemerocallis</i> 'Happy Returns'	Daylilies (Dwarf)	4.5" Pot	Pot	Space 24" O.C.
76	Hn	<i>Hemerocallis</i> 'Bonanza'	Daylilies (Dwarf)	4.5" Pot	Pot	Space 24" O.C.
32	Hp	<i>Huechera micrantha</i> 'Purple Palace'	Purple Palace Coral Bells	4.5" Pot	Pot	Space 15" O.C.
15	Hr	<i>Hosta</i> 'Royal Standard'	Hosta	4.5" Pot	Pot	Space 24" O.C.
10	Pd	<i>Phlox divaricata</i>	Wild Sweet William	4.5" Pot	Pot	Space 15" O.C.
26	Vc	<i>Verbena canadensis</i>	Rose Vervain	4.5" Pot	Pot	Space 24" O.C.
96	Vm	<i>Viola Minor</i>	Periwinkle	4.5" Pot	Pot	Space 24" O.C.



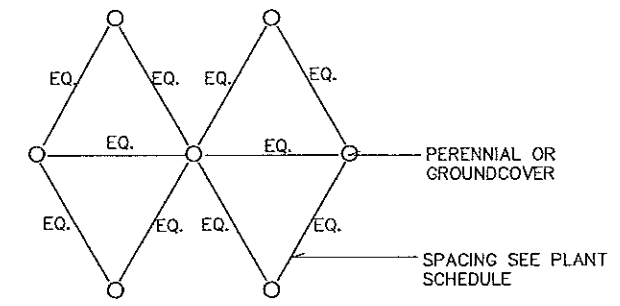
1 TREE PLANTING DETAIL
L.10 1/4"=1'-0"



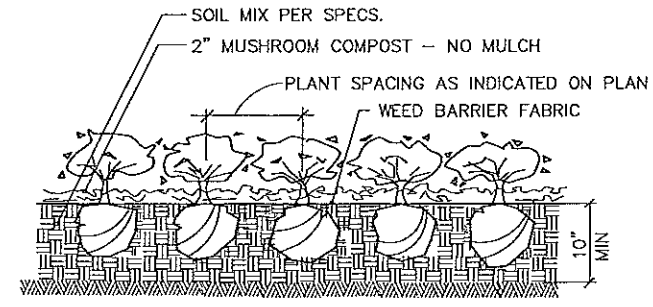
2 MULCH/EDGING DETAIL
L.10 N.T.S.



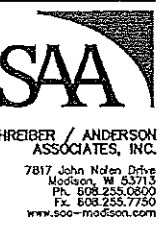
3 SHRUB PLANTING DETAIL
L.10 1/2"=1'-0"



4 PERENNIAL/GROUNDCOVER SPACING DETAIL
L.10 PLAN 1"=1'-0"



5 GROUNDCOVER PLANTING DETAIL
L.10 1"=1'-0"

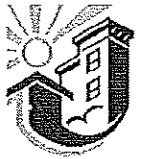


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City of Madison
Madison, WI

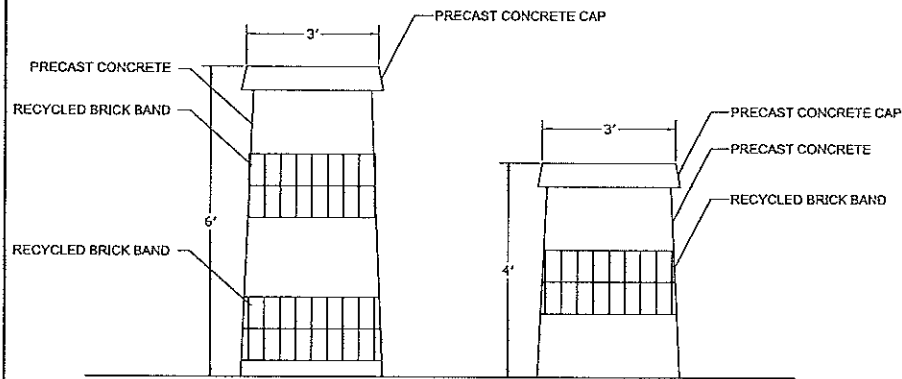
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File: --
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Sheet Title
Plant Legend and
Landscape Details



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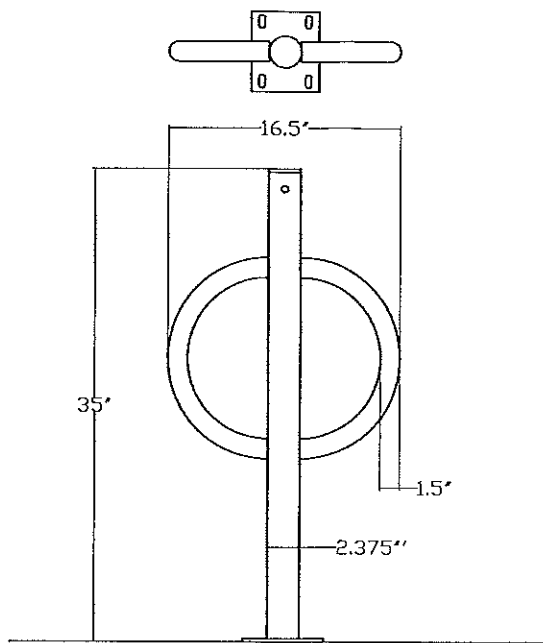
L-10



NOTE:
 1. BRICKS REUSED FROM ON-SITE DEMOLITION
 2. PRECAST TO MATCH BLDG. FACADE

1 PILASTER
 L.11

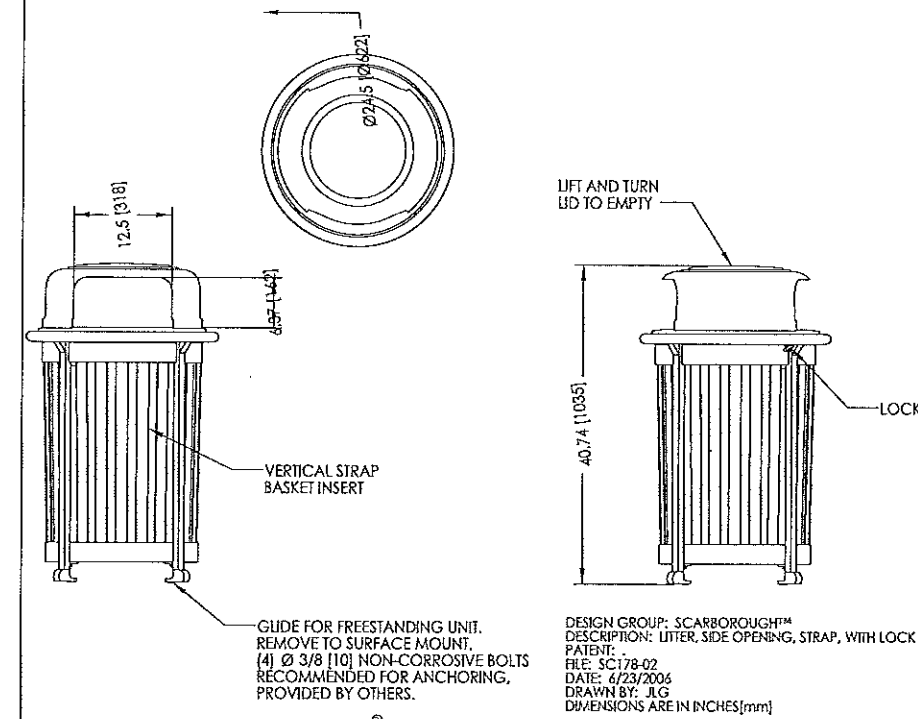
N.T.S.



NOTE:
 STAINLESS STEEL HARDWARE WITH ACORN HEAD NUTS TO BE USED FOR SURFACE MOUNTING

2 BIKE RACK
 L.11

N.T.S.

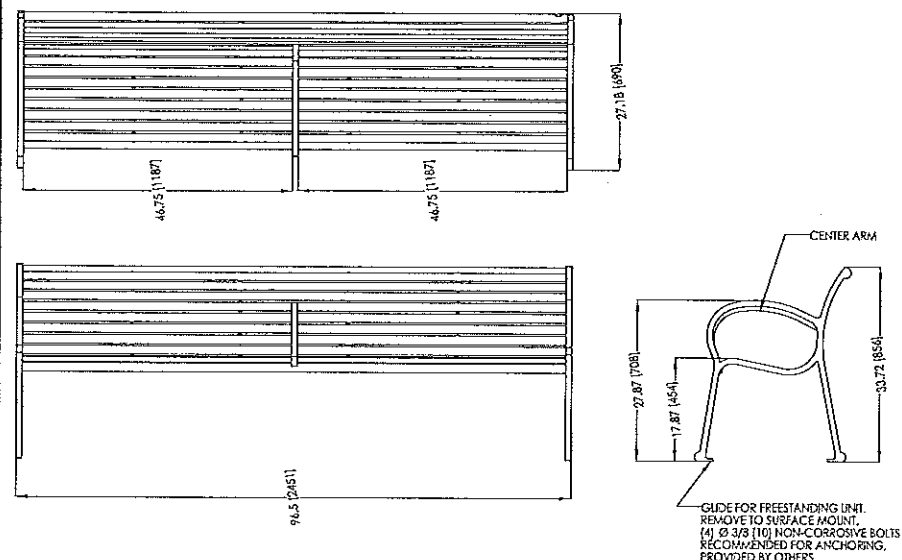


GUIDE FOR FREESTANDING UNIT. REMOVE TO SURFACE MOUNT. (4) Ø 3/8 (10) NON-CORROSIVE BOLTS RECOMMENDED FOR ANCHORING, PROVIDED BY OTHERS.

DESIGN GROUP: SCARBOROUGH™
 DESCRIPTION: LITTER, SIDE OPENING, STRAP, WITH LOCK
 PATENT:
 FILE: SC178-02
 DATE: 6/23/2005
 DRAWN BY: JLG
 DIMENSIONS ARE IN INCHES (mm)

3 TRASH RECEPTACLE
 L.11

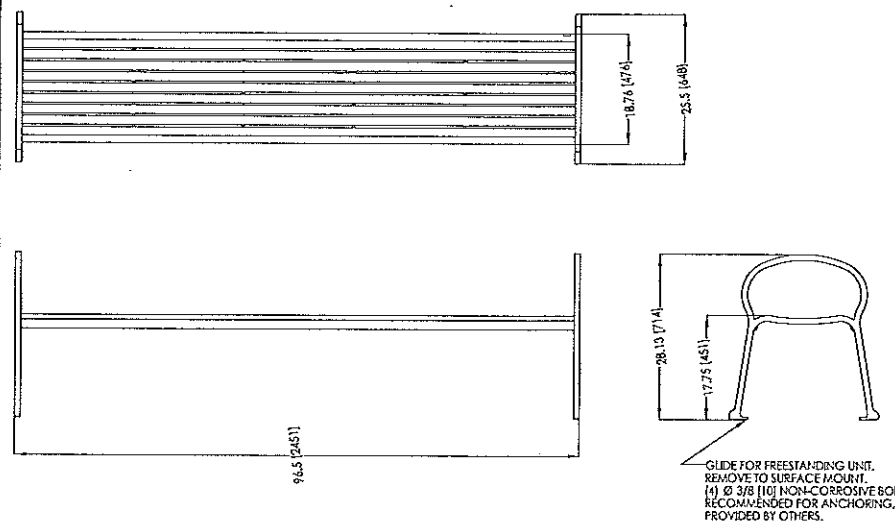
N.T.S.



DESIGN GROUP: SCARBOROUGH™
 DESCRIPTION: BACKED BENCH, FF, FREESTAND/SURF MT, HORIZONTAL STRAP, CENTER ARM
 PATENT:
 FILE: SC174-05
 DATE: 2/19/2008
 DRAWN BY: JLG
 DIMENSIONS ARE IN INCHES (mm)

4 BENCH A
 L.11

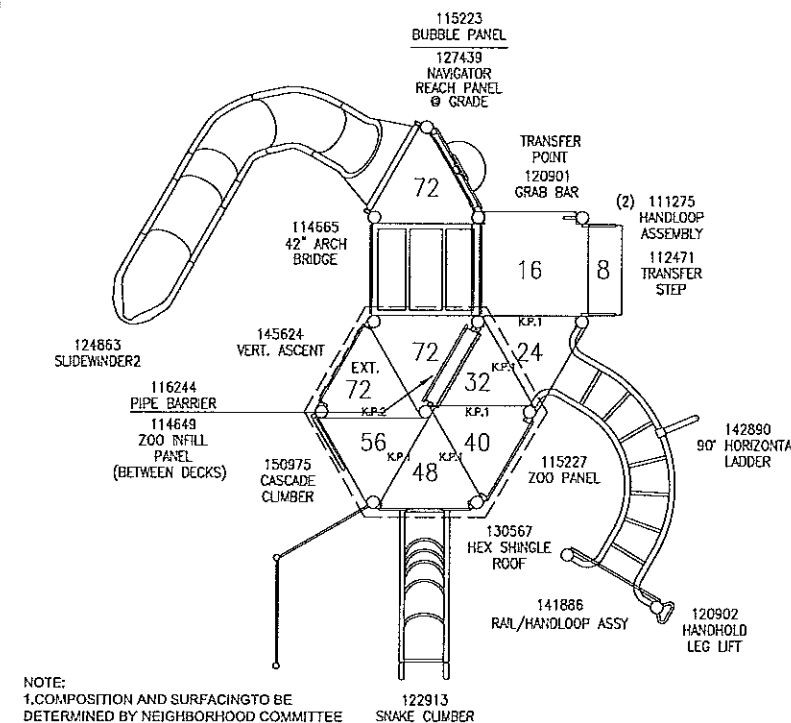
N.T.S.



DESIGN GROUP: SCARBOROUGH™
 DESCRIPTION: BACKLESS BENCH, FF, FREESTAND/SURFACE MOUNT, HORIZONTAL STRAP
 PATENT:
 FILE: SC172-02
 DATE: 2/19/2008
 DRAWN BY: JLG
 DIMENSIONS ARE IN INCHES (mm)

5 BENCH B
 L.11

N.T.S.



NOTE:
 1. COMPOSITION AND SURFACING TO BE DETERMINED BY NEIGHBORHOOD COMMITTEE

6 TOT LOT EQUIPMENT EXAMPLE
 L.11

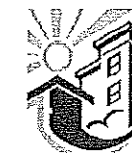
N.T.S.

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 Equipment Details



No Scale
 Sheet Number

L-11

