

MADISON // UDC COMBINED SUBMITTAL DRAWINGS

JANUARY 21, 2015



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Project Summary

114 Bedford is a contextually cohesive student housing community located in Madison, Wisconsin on the busy neighborhood corner of Mifflin Street and Bedford Street. This 262,000 SF CM At-Risk project features a total of 191 units; the project is positioned to serve both the growing student body of the University of Wisconsin and the expanding percentage of young professionals looking for housing in this popular neighborhood. Enclosed parking on site provides space for three types of parking- 89 traditional parking spaces, 36 moped/motorcycle spaces, and 220 covered + 20 open bike spaces for a total of 242 bike spaces. The project provides 361 beds with a planned 60% student / 40% young professional mix. Implementing Madison's mission of environmental responsibility, 114 Bedford promotes a healthy living environment for its residents and displays respect for its neighbors.

The Site

This project is located in the Mifflin West District neighborhood at the Southeast corner of the University of Wisconsin perimeter in the Capitol Neighborhood Inc. district. The .88 acre site currently hosts Negus Container CO, Corrugated Boxes, which is a 14,277 SF commercial use building. The redevelopment of this underutilized site will provide an opportunity for the neighborhood to have a completed streetscape presence along Bedford, activity with some retail and local art display in the two lobbies, live/work townhome and loft spaces and promotion of density consistent with current zoning in this area.

Key Focuses

Some key elements of the Mifflin Neighborhood were incorporated early in the design of the project. The project team sought to enhance the quality of the neighborhood fabric by studying and emulating elements such as the streetscape, walkability, front porch presence, residential scale, and sheltered entry areas. Two story townhomes with front door access along Bedford create a connection to the neighboring buildings and support continuity of street activity, while the overall massing of the project react to its surrounding context cues. The lower brick portions of the building are proportioned to be a sympathetic scale to existing adjacent buildings while the materials and detailing respect existing historical buildings near the site.

Through the use of native planting, the project's landscape design will reduce the use of irrigation as much as possible, through use of rain gardens and roof level planters that will promote outdoor activity and gathering spaces for the residents. Visual connections to the Capitol Building and lakes from inside of the building will be enhanced by floor to ceiling windows that will also act as additional ventilation and circulation reinforcing the idea of healthy living.

Walkability and the use of alternative transportation is encouraged. Proximity to several university and city bus stops, including a bus stop on site, allows for easy access to the entire city. Additionally, much of on-site parking is dedicated to alternative transportation including mopeds, motorcycles, and bikes.

Justification for Additional Height on the Student Tower

Respect existing and future development of Mifflin Street: The project respects the existing and future built environment along Mifflin Street by maintaining a four story elevation along Bedford Street. The Bedford Street façade includes three townhomes and a large step back at the fifth floor which creates a continuous four story elevation that speaks to the rooftops of the current buildings along Mifflin Street as well as the future redevelopment of the street (zoned for 6 stories).

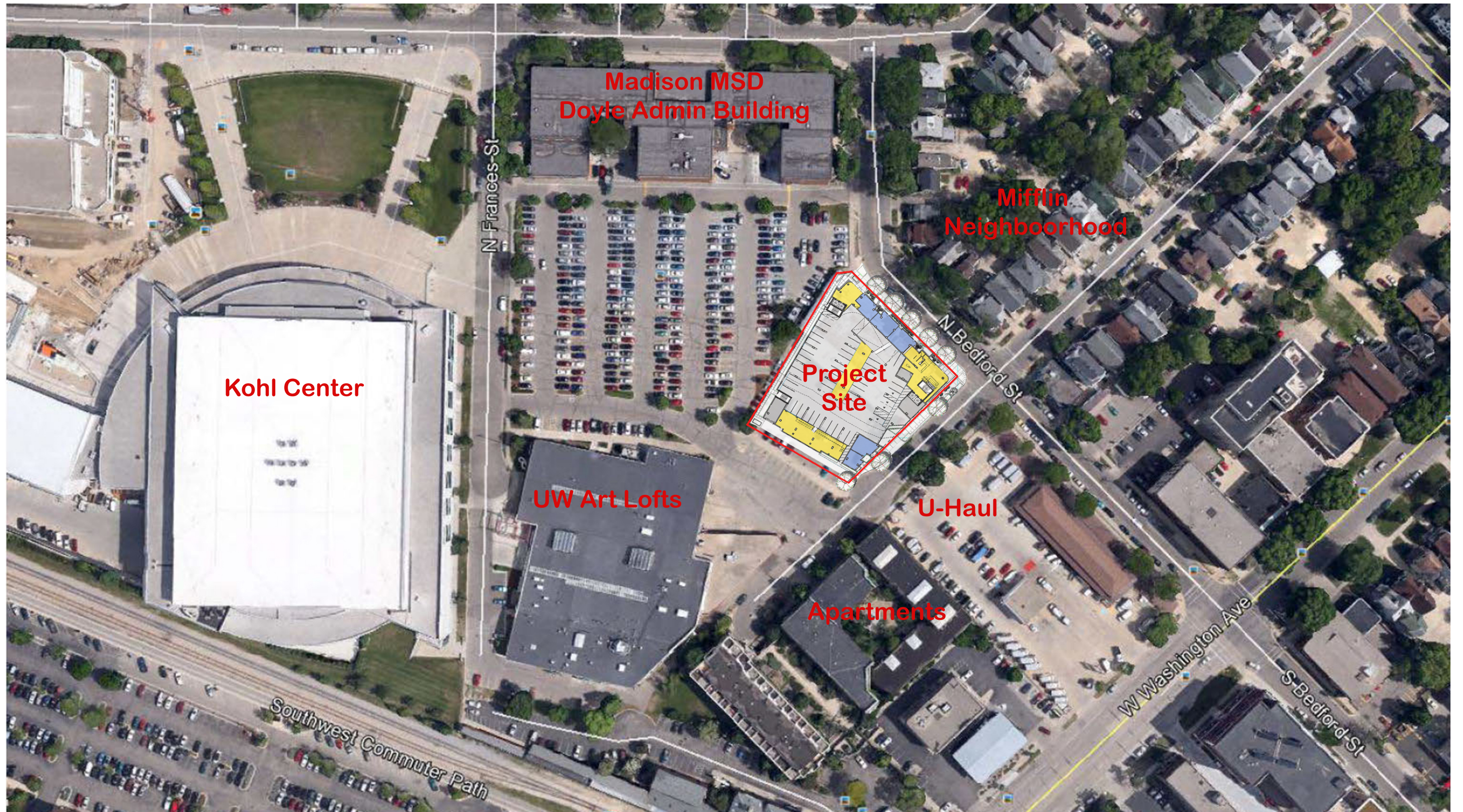
Higher quality architecture: Creates the opportunity for a sculptural architectural aesthetic with a building of varying heights (four, eight, and ten stories) that are further articulated by the rhythm of the cutouts, windows, and materials. Exceeding minimum transparency (glazing) requirements provides more daylight for occupants and creates a more dynamic building façade.

Complements Historic Doyle Building: Allows the ten story tower to step back significantly from the Doyle Building and to use the corner glass element to further soften the relationship to the Doyle Building. Stacked brick detailing on the northwest side as well as similar organization of the windows provide a gentle nod to the architecture of the Doyle Building.

Higher quality amenities with more square footage: A larger building allows more units to be leased which, in turn, allows for more amenity opportunities for the residents. Greater density and height provides the opportunity for a centralized HVAC system which is more energy efficient and avoids unsightly openings to the architectural skin.

Through attention to programmatic detail, awareness of budgetary constraints, and promotion of environmental and contextual stewardship, 114 Bedford will accomplish the vision of the City, the neighborhood, and the residents to provide a new student housing center. 114 Bedford will stand as a regional model for student housing excellence in Wisconsin.





EXISTING SITE CONDITIONS

Address/Existing Use	114 North Bedford St Negus Container Co Corrugated Boxes Commercial (14,277 square feet)
Aldermanic District	District 4, Ward 40 Alder Mike Verveer
Neighborhood Association	Capitol Neighborhood, Inc.- Mifflin West
Alder/Neighborhood Notification	November, 2014
Legal Description	See Exhibit A
Lot Area	0.88 acres / 38,377 sq ft
Existing Zoning	UMX Urban Mixed Use
Downtown Plan	West Rail District Mixed Use
Comp. Plan Designation	West Rail District
Development Schedule	April 2015 Construction Start 14-16 Month Construction Period Target Opening: August 2016



PERMIT REQUEST

Requesting a Conditional Use Permit.

DEMOLITION REQUEST

The existing building on-site will be demolished as part of the development, with the possibility of additional pedestrian right of way improvements along Bedford Street and Mifflin Street.



EXISTING CONTEXT CONDITIONS

619 W Mifflin Street
Founded 1894
Dobelin & Company Wagon Makers
Historic Property // 46,214 square feet



601 W Dayton Street
Kohl Center
546,311 square feet



602 W Washinton Ave
U-Haul
65,340 square feet



Mifflin Street / Neighborhood
1-3 story Single Family Residential



545 W Dayton Street
Madison Metro School District
Ruth Bachhuber Doyle Administrative Building
115,525 square feet



ADDRESS:

114 & 116 N BEDFORD ST

PARCEL NUMBER:

070923229318

LEGAL DESCRIPTION:

UNIVERSITY ADDITION TO MADISON, PART OF OUTLOT 6; ORIGINAL PLAT, BLK 23, PRT OF LOTS 9, 10, 11 & 12; FULLY DESC AS FOL: COM AT INTERS OF S LN OF W DAYTON ST & W LN OF N BEDFORD ST, TH S 00 DEG 04 MIN 37 SEC W 253.56 FT TO POB, TH S 47 DEG 46 MIN 11 SEC E 190.6 FT, TH S 44 DEG 41 MIN 35 SEC W 208.32 FT TO PT ON CUR, TH ALG CUR TO LEFT, RAD 468.79 FT, CHR D BRS N 56 DEG 56 MIN 20 SEC W 115.61 FT TO PT OF CUR, TH ALG CUR TO LEFT, RAD 1795.35 FT, CHR D BRS N 64 DEG 20 MIN 27 SEC W 31.36 FT, TH N 29 DEG 52 MIN 27 SEC E 226.5 FT, TH N 79 DEG 56 MIN 20 SEC E 18 FT TO POB

ADDRESS:

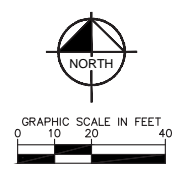
115 N BEDFORD ST

PARCEL NUMBER:

070923124253

LEGAL DESCRIPTION:

ORIGINAL PLAT. SE 1/2 OF NW 1/2 OF LOT 1 8 & SE 1/2 OF NW 1/2 OF SW 1/2 OF LOT 17, BLOCK 34



- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURBS, CONTRACTOR TO INSTALL REVERSE GUTTER PITOL.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
 - PROPOSED COUNTOURS ARE NOT SHOWN ON THIS FOR CLARITY PURPOSES.

- ### UTILITY LEGEND
- | | |
|--|-----------------------------|
| | EX. HYDRANT |
| | EX. WATER VALVE |
| | EX. SANITARY SEWER MANHOLE |
| | EX. SANITARY SEWER CLEANOUT |
| | EX. STORM MANHOLE |
| | EX. STORM CATCH BASIN/INLET |
| | EX. GAS METER |
| | EX. LIGHT POLE |
| | PROPOSED STORM STRUCTURE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED SANITARY CLEANOUT |
| | PROPOSED WATER STRUCTURE |
| | PROPOSED LIGHT POLE |

- ### GRADING LEGEND
- | | |
|--|--------------------------|
| | EP = EDGE OF PAVEMENT |
| | TC = TOP OF CURB |
| | ME = MATCH ELEVATION |
| | TF = TOP OF FOUNDATION |
| | R = RIM ELEVATION |
| | TW = TOP OF WALL |
| | BW = BOTTOM OF WALL |
| | FL = FLOW LINE |
| | PROPOSED CONTOUR |
| | RIDGE LINE |
| | SLOPE AND FLOW DIRECTION |

No.	REVISIONS	DATE	BY

Kimley-Horn
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 1000 W. 15th Street, Suite 101
 Minneapolis, MN 55404
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: SEM
 DRAWN BY: LS
 CHECKED BY: SEM



GRADING PLAN

MADISON STUDENT HOUSING

ORIGINAL ISSUE:
 11/18/2014
 KHA PROJECT NO.
 168299000
 SHEET NUMBER

C6.0

SITE PLAN

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service

Parking Count

Ground Level	49
Parking Mezzanine	38
Total	89

Bicycle Parking Count

provided	required	
Uncovered		
Ground Level	26	20
Covered		
Ground Level	220	220
Total	242 (220 covered)	

Moped/Motorcycle Parking Count

Parking Level 1	24
Mezzanine	12
Total	36

Lot Coverage
(does not include courtyard or terrace)

actual	allowable
83%	90% max

Glazing Percentage:

provided	required	
Ground Level		
East Residential	38%	15% Min
South Residential	36%	15% Min
E Non-Residential	65%	50% Min
S Non-Residential	50%	50% Min

Upper Levels

23%	15% Min
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Building Height:

provided	allowable
Ground Level	18'-0" Max, 12'-0" min
Upper Levels	10'-0" Max
1st Floor to Roof:	98'-0" 130'-0"

Total Unit and Bed Count

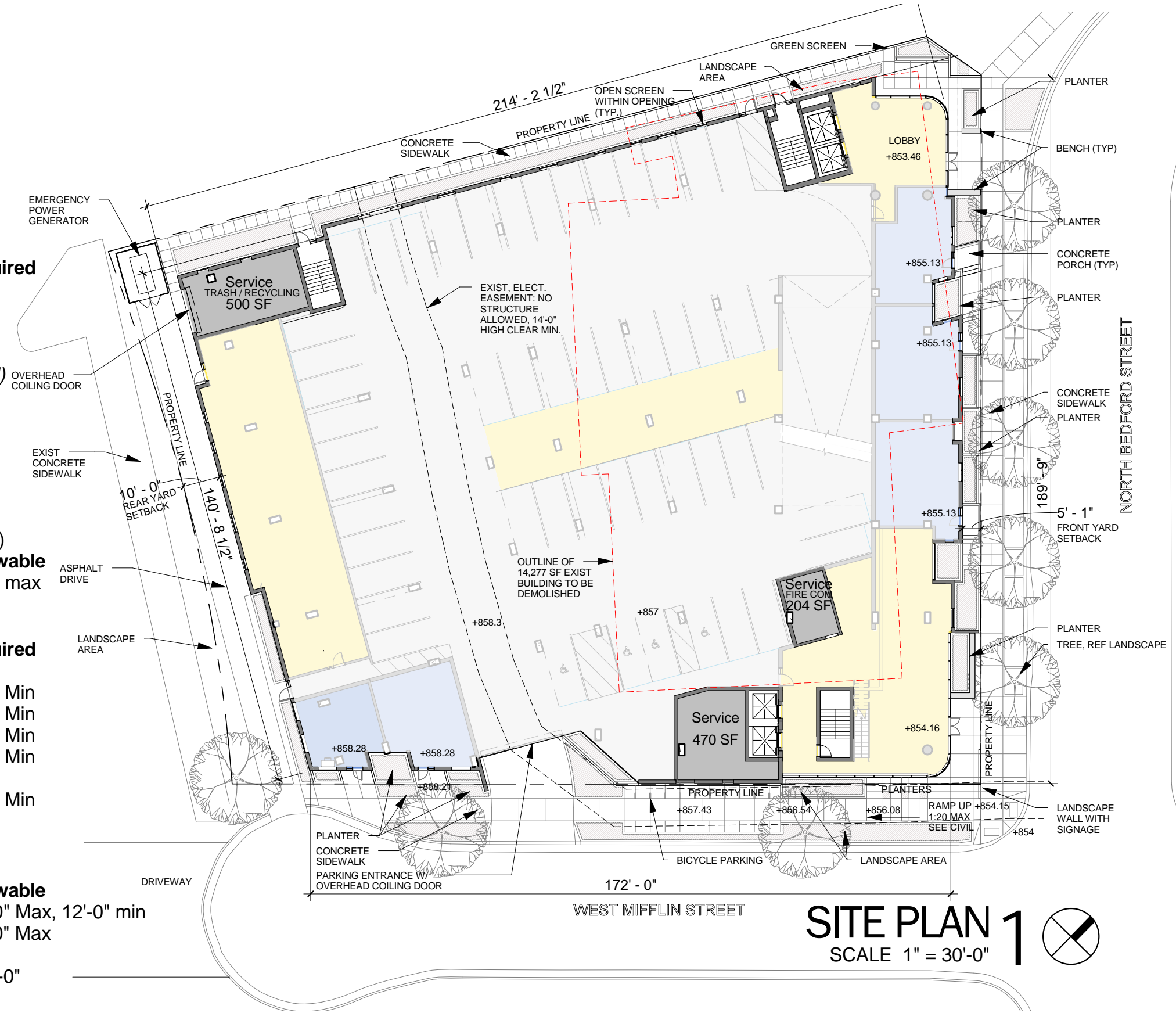
Floor 1:	Units	5
	Beds	9
Floor 2:	Units	22
	Beds	45
Floor 3:	Units	29
	Beds	52
Floor 4:	Units	26
	Beds	47
Floor 5:	Units	18
	Beds	34
Floor 6:	Units	23
	Beds	42
Floor 7:	Units	23
	Beds	42
Floor 8:	Units	23
	Beds	42
Floor 9:	Units	11
	Beds	24
Floor 10:	Units	11
	Beds	24
Total:	Units	191
	Beds	361

Unit Mix:

Student:	Units	114
	Beds	243
Young Prof:	Units	77
	Beds	119

Area

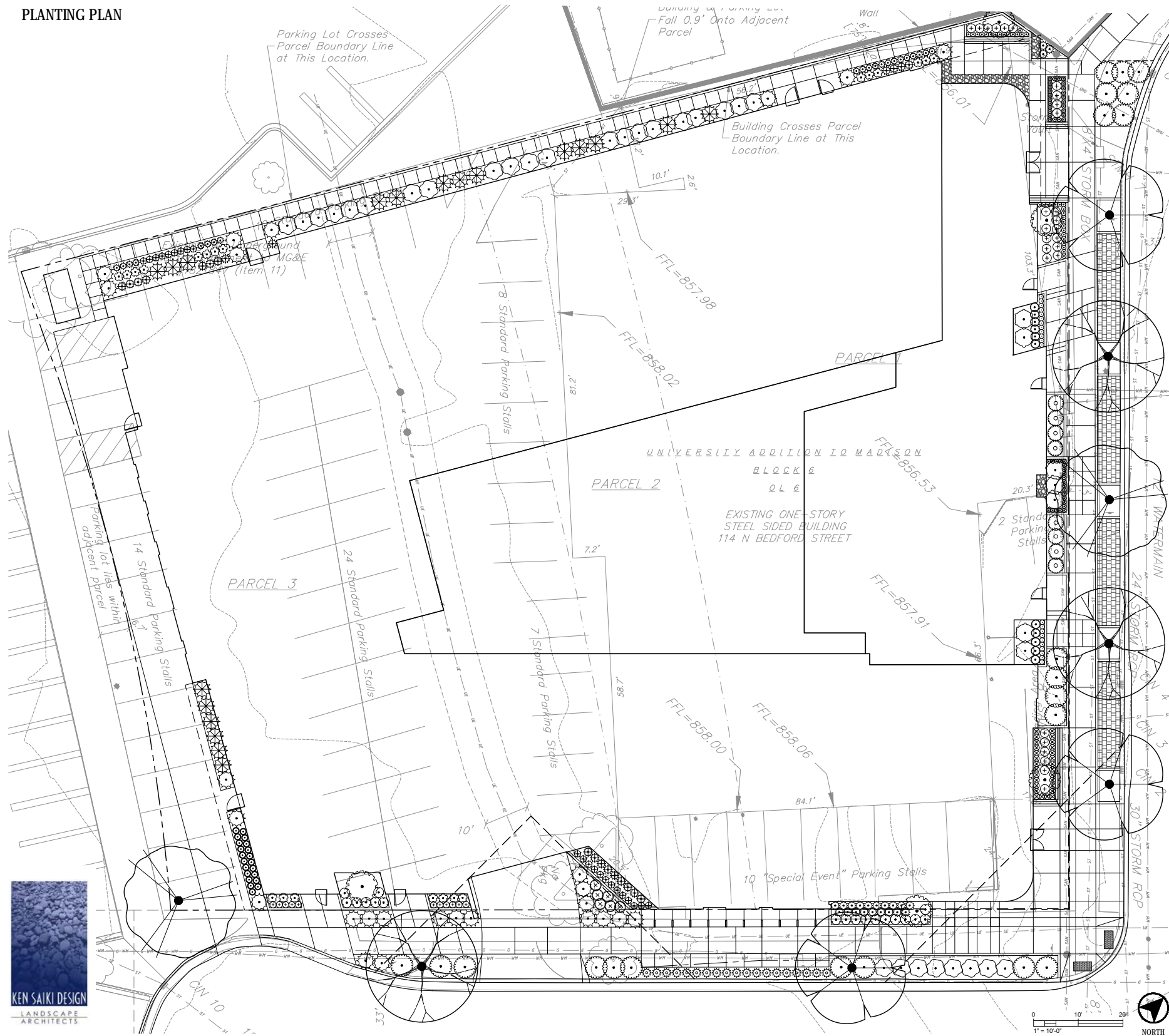
Floor Area	215,357 sf
Parking Area	33,863 sf
Outdoor Spaces	7,748 sf
Total	256,968 sf



SITE PLAN 1
SCALE 1" = 30'-0"



PLANTING PLAN



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	GAG	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	3
	GDE	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	3
	NHE	Ulmus 'New Horizon' / New Horizon Elm	2
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Aib	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	29
	Don	Deutzia gracilis 'Nikko' / Slender Deutzia	8
	Haa	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	7
	hka	Hypericum kalmianum 'Ames' / St. Johns Wort	6
	Rgl	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	21
	Rtb	Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac	5
	Sbt	Spiraea betulifolia 'Tor' / Birchleaf Spirea	18
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Bgg	Buxus x 'Green Gem' / Green Gem Boxwood	27
	Jcs	Juniperus chinensis 'Spartan' / Spartan Juniper	19
	Joc	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	26
HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	QTY
	Bjf	Brunnera macrophylla 'Jack Frost' TM / Siberian Bugloss	11
	cp	Carex pensylvanica / Pennsylvania Sedge	22
	cid	Carex x 'Ice Dance' / Ice Dance Sedge	46
	gbv	Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium	28
	hhr	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	11
	ls	Liriope spicata / Creeping Lily Turf	34
	pls	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	21
	saj	Sedum x 'Autumn Joy' / Autumn Joy Sedum	22
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	22
	pnw	Panicum virgatum 'North Wind' / Northwind Switch Grass	22
	pvs	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	19
	sbh	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	21
	sa	Sesleria autumnalis / Autumn Moor Grass	21

- NOTES:
1. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
 2. SEE CIVIL DRAWINGS FOR SITE DEMOLITION, LAYOUT AND GRADING.
 3. SEE CIVIL DRAWINGS FOR INFORMATION PERTAINING TO STORMWATER MANAGEMENT.
 4. CONTRACTOR SHALL CONTACT CITY FORESTRY (DEAN KAHL - 266-4891) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE MARKING THE PLANTING SITE, APPROVING THE PLANTING STOCK AND REVIEWING PLANTING SPECIFICATIONS WITH THE CONTRACTOR.



MEZZANINE FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath Townhome
- 2 Bed 2 Bath Townhome
- Amenity
- Parking Garage
- Service



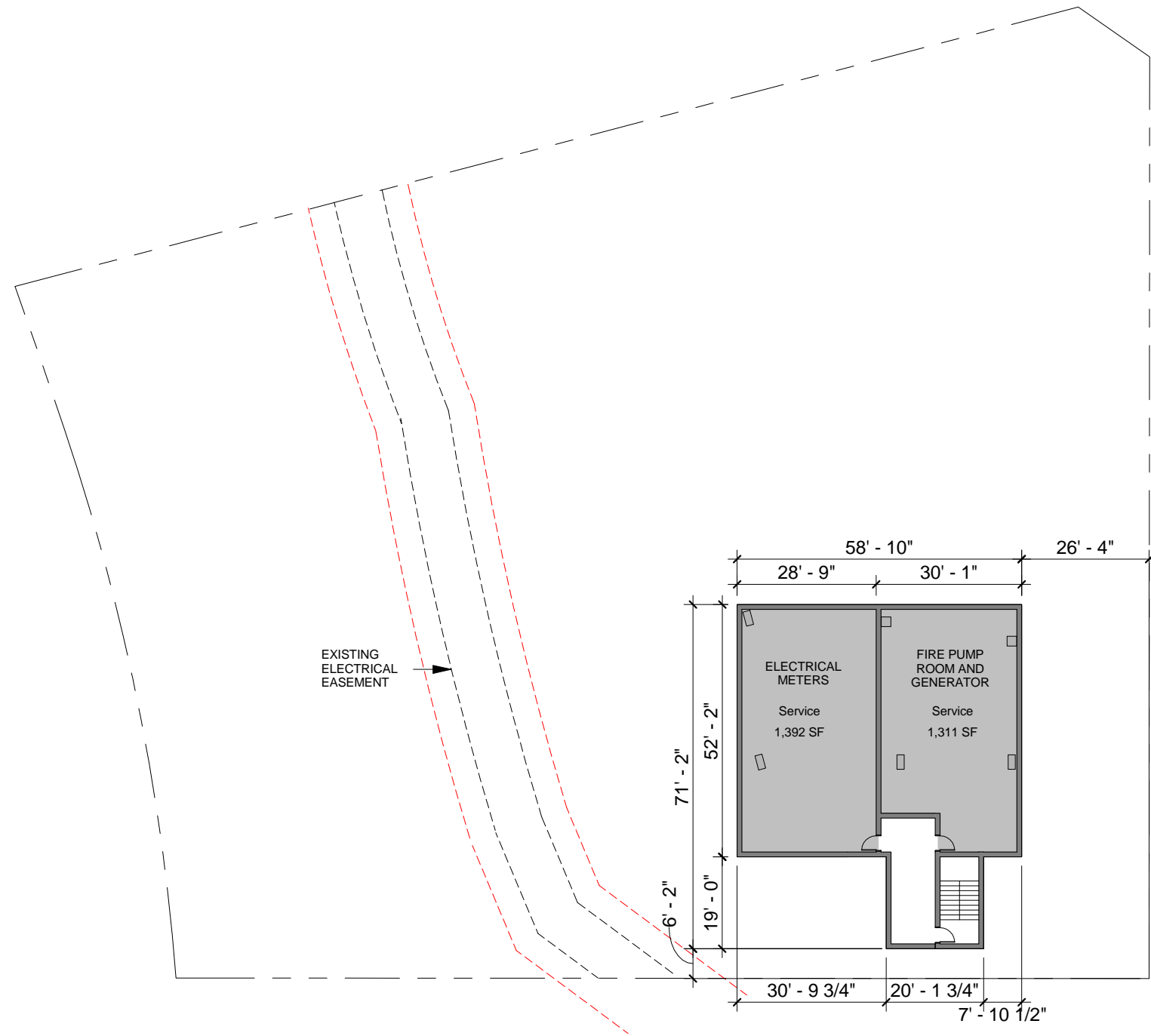
MEZZANINE 1
 SCALE 1" = 30'-0"

LOWER LEVEL FLOOR PLAN

ROOM LEGEND

Amenity

Service



LOWER LEVEL 1 
SCALE 1" = 30'-0"

SECOND FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Outdoor Patio
- Service
- Studio



Floor 2 Units	
Units	22
Beds	45

FLOOR 2 1

SCALE 1" = 30'-0"

THIRD + FOURTH FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 1 Bed 1 Bath Loft
- 2 Bed 2 Bath
- 2 Bed 2 Bath Loft
- 4 Bed 4 Bath
- Access
- Service
- Studio



Floor 3 Units
 Units 29
 Beds 52

Floor 4 Units
 Units 26
 Beds 47

FLOOR 4 (3 SIM) 1
 SCALE 1" = 30'-0"

FIFTH FLOOR PLAN

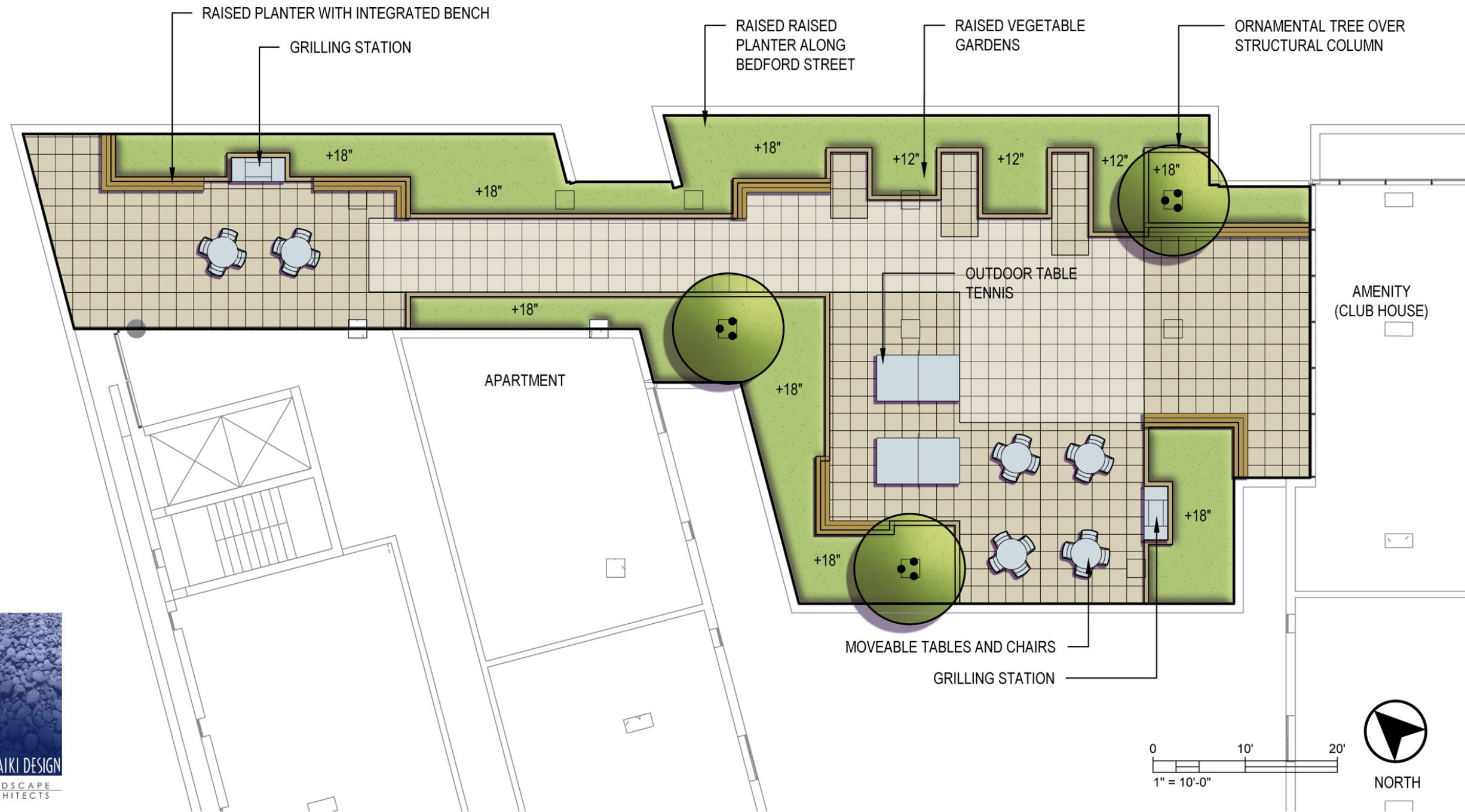
ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Amenity
- Service
- Studio
- Terrace



Floor 5 Units
 Units 18
 Beds 34

FLOOR 5 1
 SCALE 1" = 30'-0"



SIXTH + SEVENTH + EIGHTH FLOOR PLAN

ROOM LEGEND

- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Access
- Service
- Studio

Floor 6 Units	
Units	23
Beds	42
Floor 7 Units	
Units	23
Beds	42
Floor 8 Units	
Units	23
Beds	42



FLOOR 6 (7-8 SIM) 1 SCALE 1" = 30'-0"

NINTH + TENTH FLOOR PLAN

ROOM LEGEND

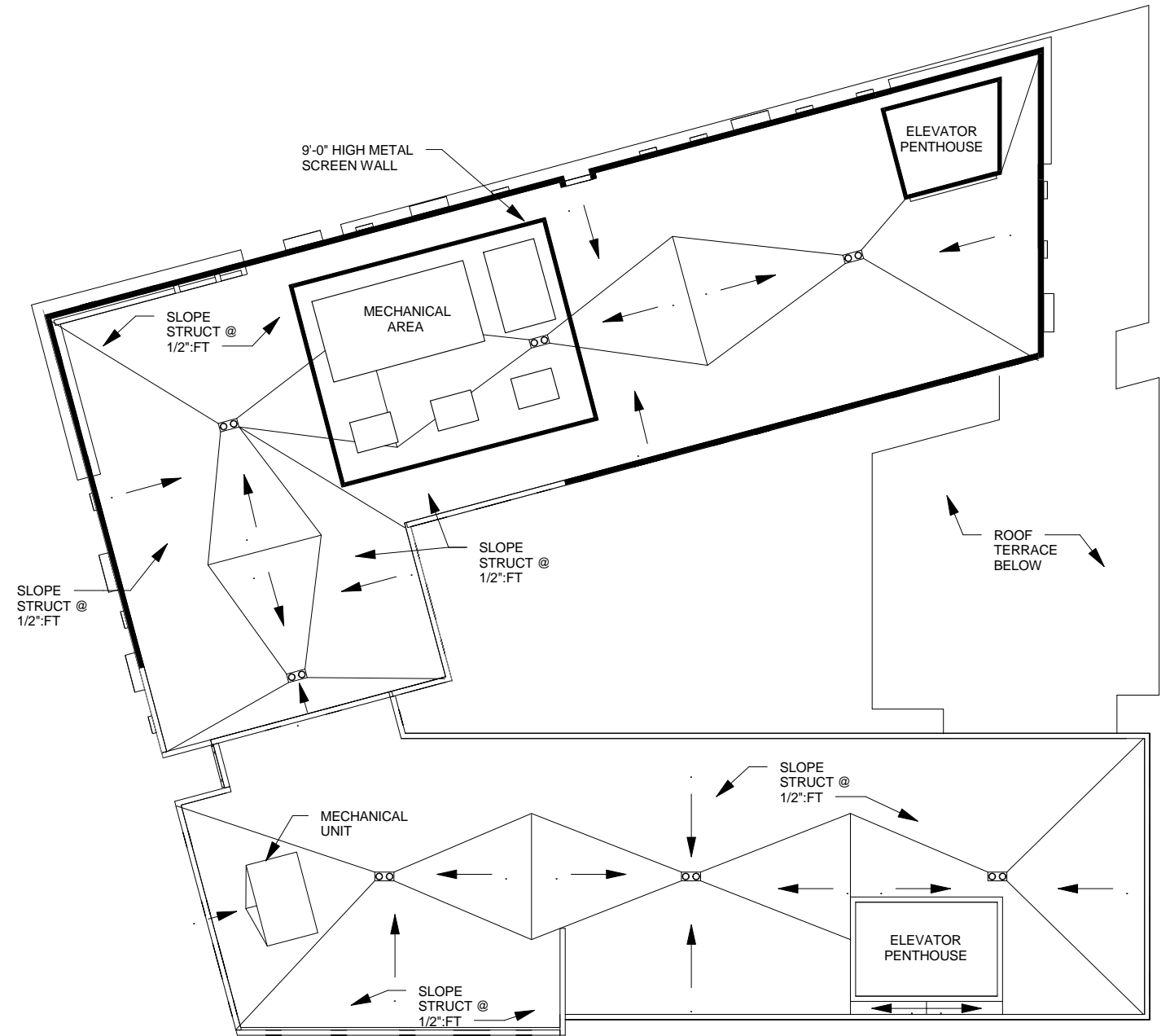
- 1 Bed 1 Bath
- 2 Bed 2 Bath
- 4 Bed 4 Bath
- Service
- Studio



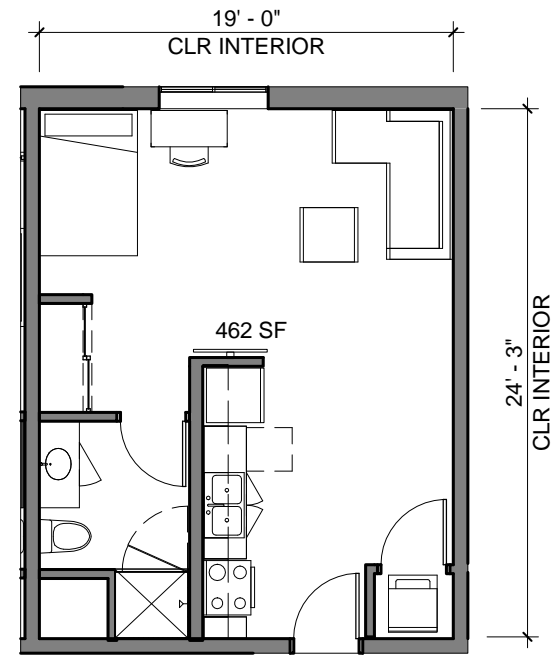
Floor 9 Units
 Units 11
 Beds 24

Floor 10 Units
 Units 11
 Beds 24

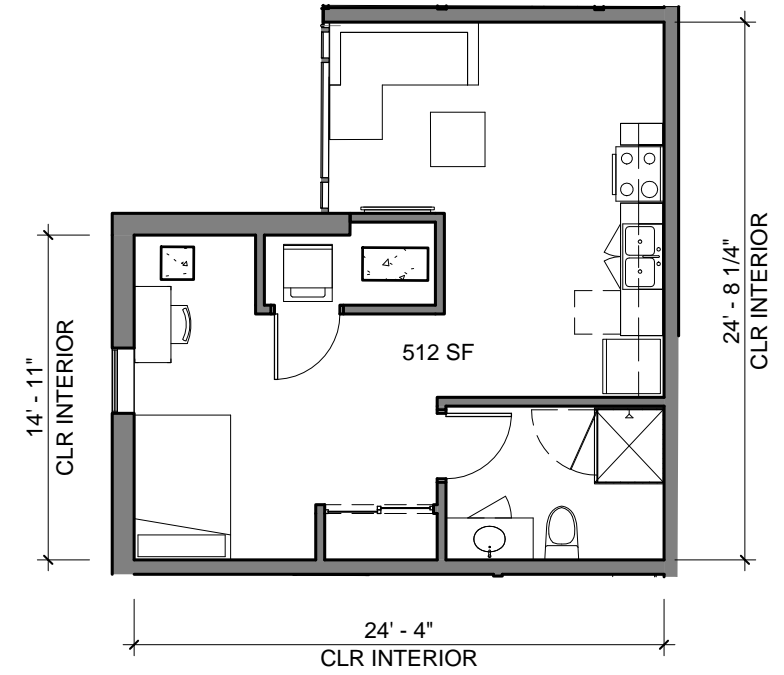
FLOOR 9 (10 SIM) 1
 SCALE 1" = 30'-0"



ROOF PLAN 1 
SCALE 1" = 30'-0"



① TYPICAL STUDIO
1/8" = 1'-0"



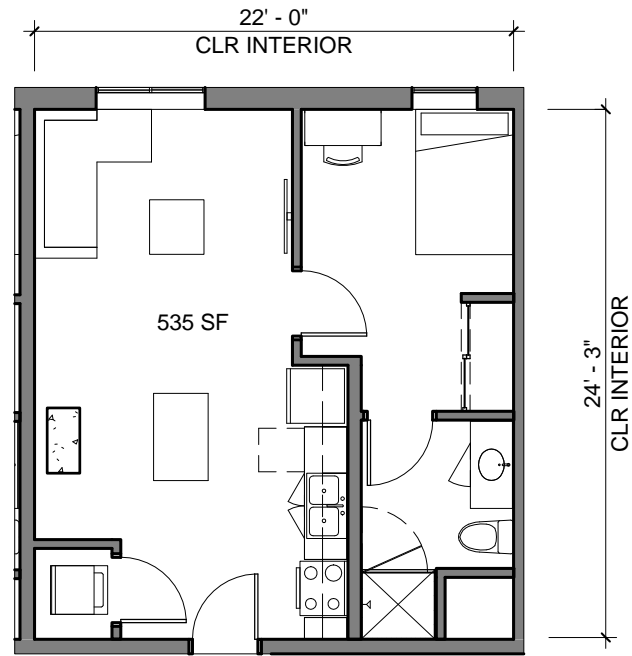
② TYPICAL STUDIO CORNER
1/8" = 1'-0"

STUDIO COUNT PER FLOOR:

FIRST FLOOR:	0
SECOND FLOOR:	5
THIRD FLOOR:	6
FOURTH FLOOR:	6
FIFTH FLOOR:	3
SIXTH FLOOR:	3
SEVENTH FLOOR:	3
EIGHTH FLOOR:	3
NINTH FLOOR:	2
TENTH FLOOR:	2
TOTAL NUMBER:	33

STUDIO CORNER UNIT COUNT PER FLOOR:

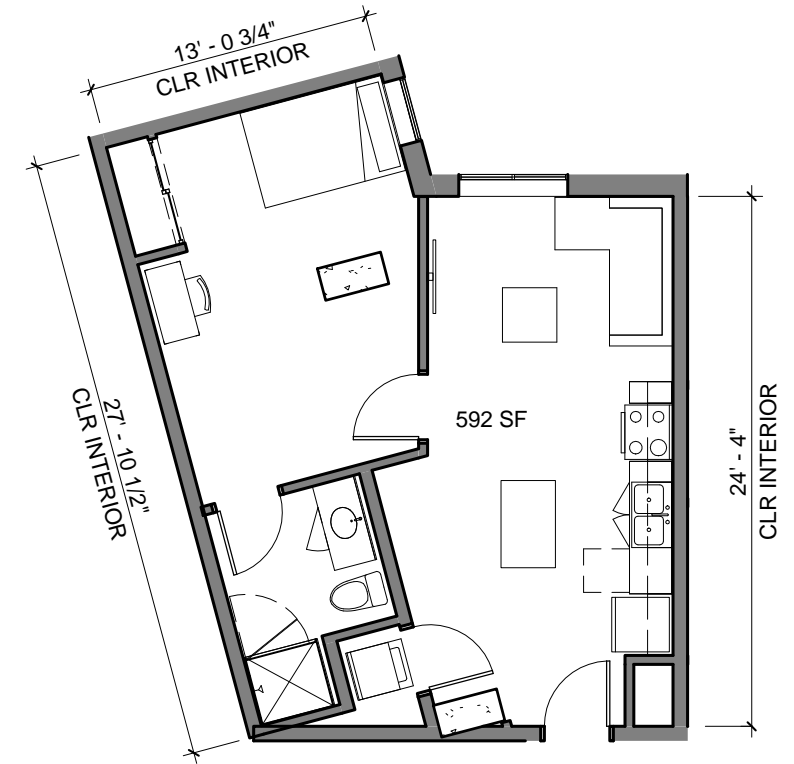
FIRST FLOOR:	0
SECOND FLOOR:	0
THIRD FLOOR:	0
FOURTH FLOOR:	0
FIFTH FLOOR:	1
SIXTH FLOOR:	1
SEVENTH FLOOR:	1
EIGHTH FLOOR:	1
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	4



① TYPICAL 1 BED 1 BATH
1/8" = 1'-0"

1 BED 1 BATH COUNT PER FLOOR:

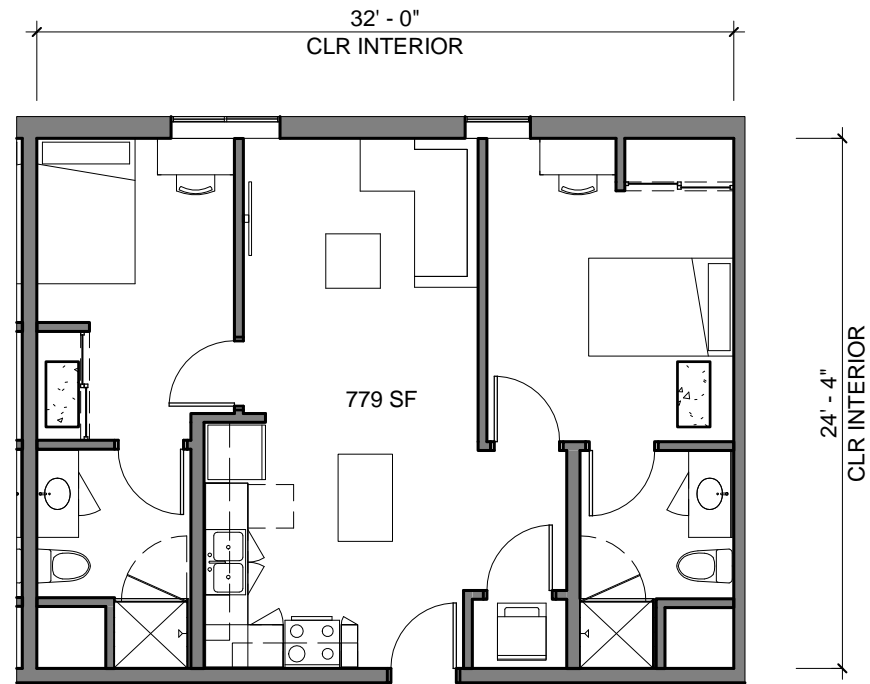
FIRST FLOOR:	0
SECOND FLOOR:	3
THIRD FLOOR:	4
FOURTH FLOOR:	4
FIFTH FLOOR:	3
SIXTH FLOOR:	5
SEVENTH FLOOR:	5
EIGHTH FLOOR:	5
NINTH FLOOR:	2
TENTH FLOOR:	2
TOTAL NUMBER:	33



② TYPICAL 1 BED 1 BATH CORNER
1/8" = 1'-0"

1 BED 1 BATH CORNER UNIT COUNT PER FLOOR:

FIRST FLOOR:	0
SECOND FLOOR:	1
THIRD FLOOR:	1
FOURTH FLOOR:	1
FIFTH FLOOR:	1
SIXTH FLOOR:	1
SEVENTH FLOOR:	1
EIGHTH FLOOR:	1
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	7



① TYPICAL 2 BED 2 BATH
1/8" = 1'-0"

2 BED 2 BATH COUNT PER FLOOR:

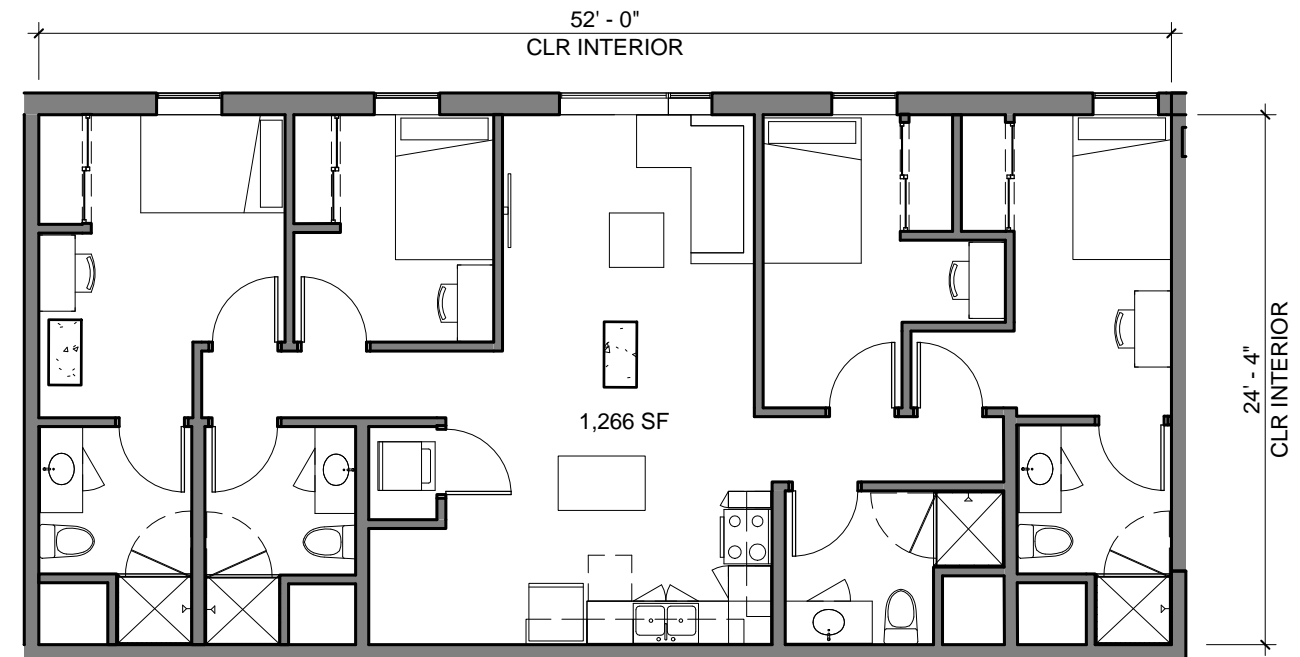
FIRST FLOOR:	0
SECOND FLOOR:	7
THIRD FLOOR:	11
FOURTH FLOOR:	11
FIFTH FLOOR:	6
SIXTH FLOOR:	9
SEVENTH FLOOR:	9
EIGHTH FLOOR:	9
NINTH FLOOR:	4
TENTH FLOOR:	4
TOTAL NUMBER:	70



② TYPICAL 2 BED 2 BATH CORNER
1/8" = 1'-0"

2 BED 2 BATH CORNER UNIT COUNT PER FLOOR:

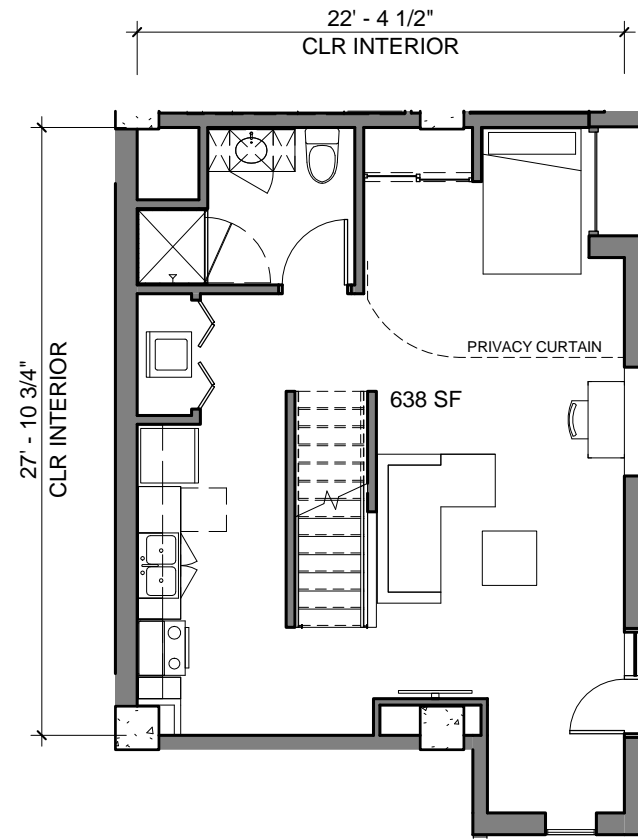
FIRST FLOOR:	0
SECOND FLOOR:	1
THIRD FLOOR:	1
FOURTH FLOOR:	1
FIFTH FLOOR:	1
SIXTH FLOOR:	1
SEVENTH FLOOR:	1
EIGHTH FLOOR:	1
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	7



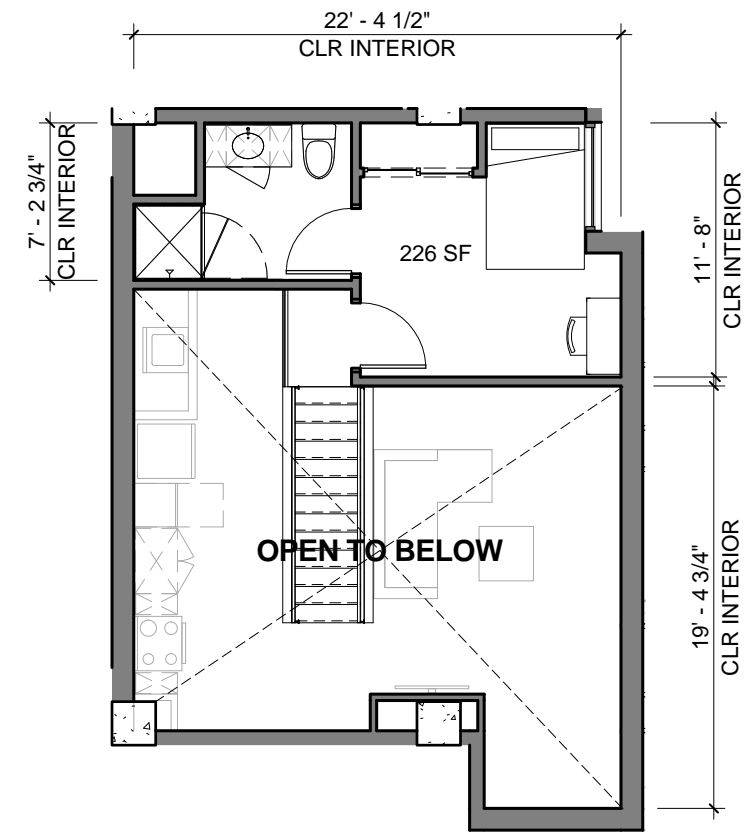
① TYPICAL 4 BED 4 BATH
1/8" = 1'-0"

4 BED 4 BATH COUNT PER FLOOR:

FIRST FLOOR:	0
SECOND FLOOR:	5
THIRD FLOOR:	3
FOURTH FLOOR:	3
FIFTH FLOOR:	3
SIXTH FLOOR:	3
SEVENTH FLOOR:	3
EIGHTH FLOOR:	3
NINTH FLOOR:	3
TENTH FLOOR:	3
TOTAL NUMBER:	29



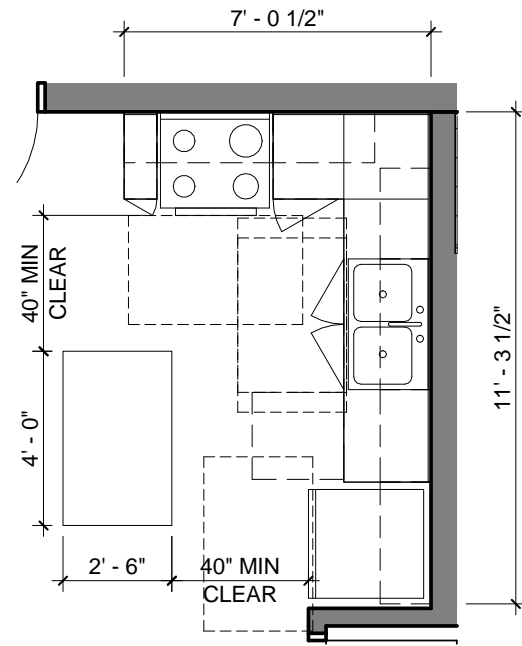
① TYPICAL TOWNHOME 1ST FLOOR
1/8" = 1'-0"



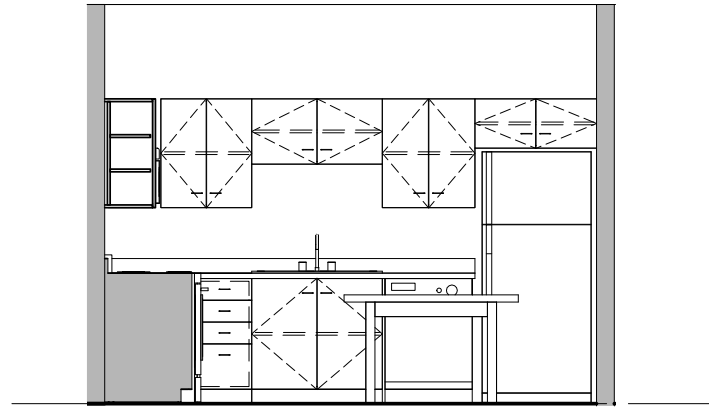
② TYPICAL TOWNHOME MEZZANINE
1/8" = 1'-0"

TOWNHOME COUNT PER FLOOR:

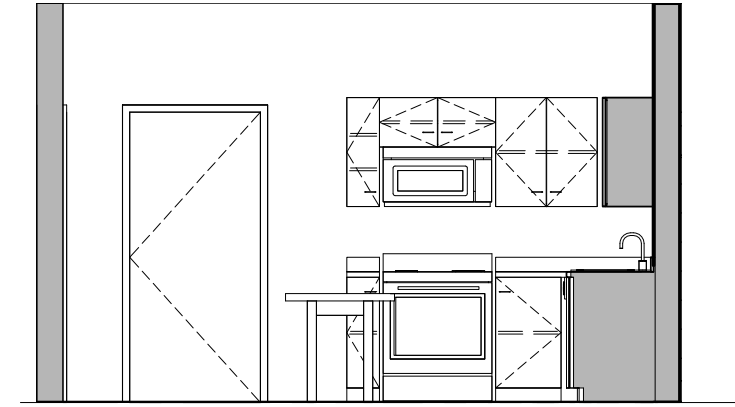
FIRST FLOOR:	5
SECOND FLOOR:	0
THIRD FLOOR:	0
FOURTH FLOOR:	0
FIFTH FLOOR:	0
SIXTH FLOOR:	0
SEVENTH FLOOR:	0
EIGHTH FLOOR:	0
NINTH FLOOR:	0
TENTH FLOOR:	0
TOTAL NUMBER:	5



① TYPICAL "L" KITCHEN
1/4" = 1'-0"

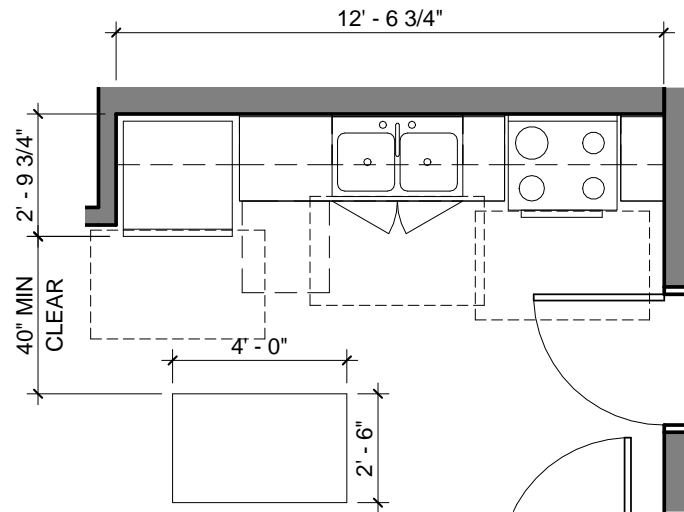


② TYPICAL "L" KITCHEN ELEVATION A
1/4" = 1'-0"

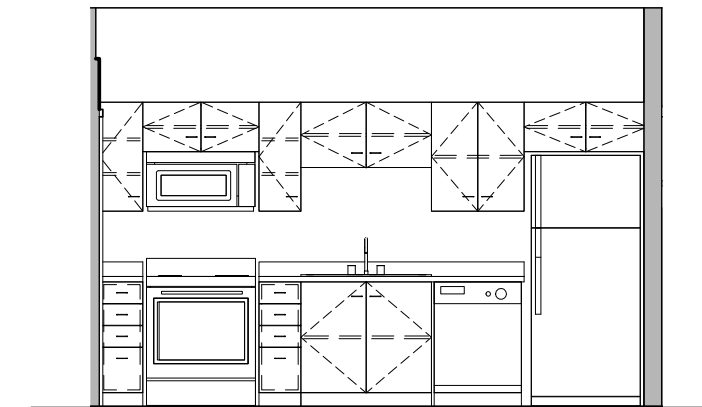


③ TYPICAL "L" KITCHEN ELEVATION B
1/4" = 1'-0"

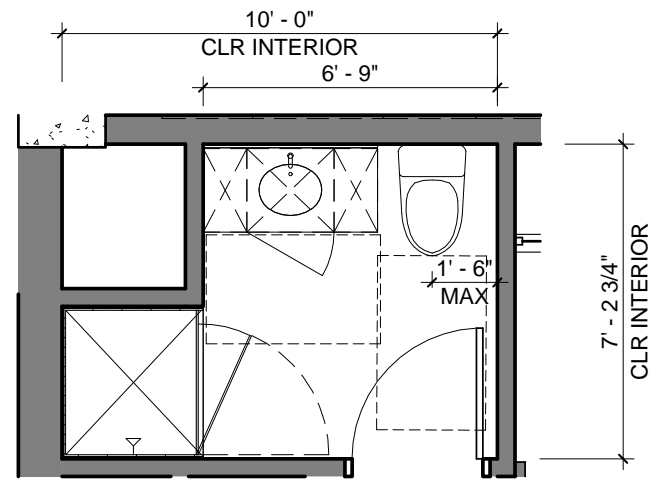
"TYPE A" KITCHEN NOT SHOWN



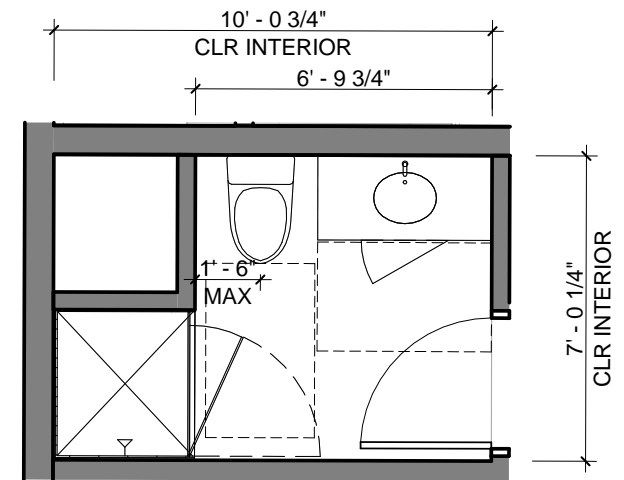
④ TYPICAL STRAIGHT KITCHEN
1/4" = 1'-0"



⑤ TYPICAL STRAIGHT KITCHEN ELEVATION
1/4" = 1'-0"

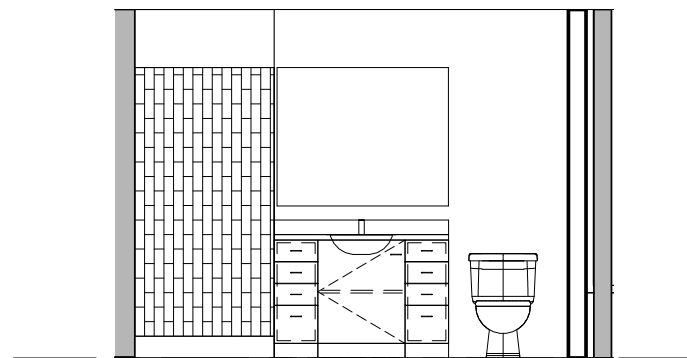


① TYPICAL TYPE B BATHROOM-TOWNHOME
1/4" = 1'-0"

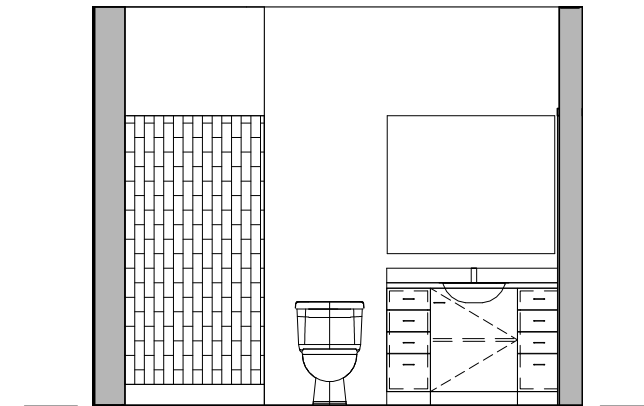


② TYPICAL TYPE B BATHROOM
1/4" = 1'-0"

"TYPE A" BATHROOM NOT SHOWN



③ TYPICAL TYPE B BATHROOM-TOWNHOME
1/4" = 1'-0"

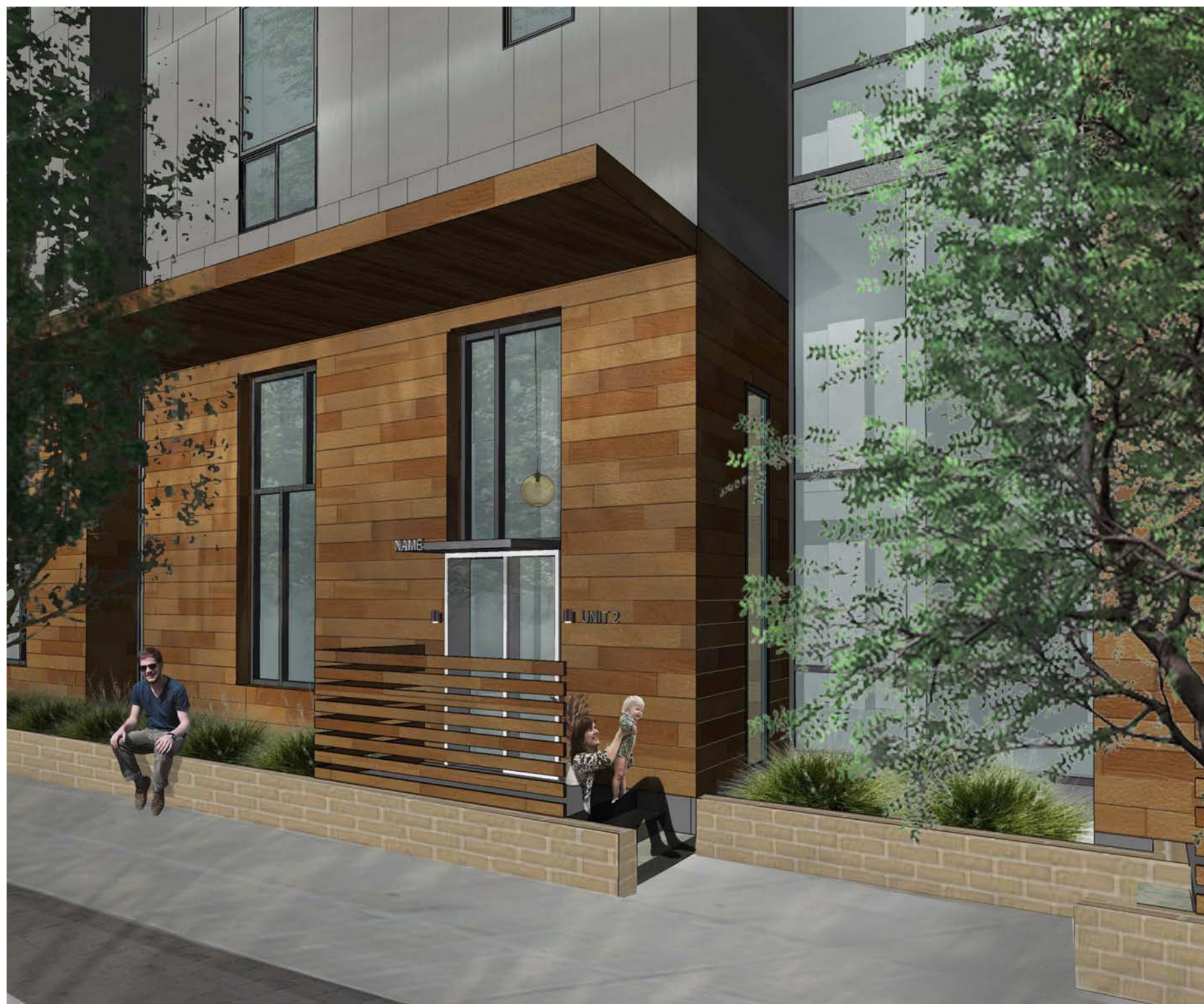


④ TYPICAL TYPE B BATHROOM ELEVATION
1/4" = 1'-0"

















Glazing Percentage:

	provided	required
Ground Level		
Residential	38%	15% Min
Non-Residential	65%	50% Min
Upper Levels	32%	15% Min

- NO. DESCRIPTION
- 1 METAL PANEL - COLOR 1
- 2 MASONRY VENEER - COLOR 1
- 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
- 4 1X6 WOOD SIDING
- 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
- 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
- 7 METAL PANEL - COLOR 2
- 13 LANDSCAPE WALLS
- 14 CANOPY
- 15 MAIN LOBBY ENTRANCE CANOPY
- 17 BLADE PROJECTION
- 19 TOWNHOME EXTERIOR DOOR
- 20 LOBBY ENTRANCE DOOR
- 23 SIGNAGE ZONE



EAST ELEVATION 1
SCALE 1/16" = 1'-0"

NORTH ELEVATION



- NO. DESCRIPTION**
- 1 METAL PANEL - COLOR 1
 - 2 MASONRY VENEER - COLOR 1
 - 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
 - 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
 - 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
 - 7 METAL PANEL - COLOR 2
 - 8 METAL MESH SCREEN
 - 11 SLIDING GATE
 - 17 BLADE PROJECTION
 - 18 EXTERIOR DOOR

Glazing Percentage:

	5	2	18	18	8	8	6	1	11	18	
Upper Levels	provided	required									
	19%	15% Min									

NORTH ELEVATION 1
SCALE 1/16" = 1'-0"

Glazing Percentage:

	provided	required
Ground Level		
Residential	36%	15% Min
Non-Residential	50%	50% Min
Upper Levels	24%	15% Min

- NO. DESCRIPTION**
- 1 METAL PANEL - COLOR 1
 - 2 MASONRY VENEER - COLOR 1
 - 3 CEMENT BOARD PANEL - COLOR 1 & COLOR 2, PATTERN TBD
 - 4 1X6 WOOD SIDING
 - 5 ALUMINUM STOREFRONT W/ CLEAR GLASS - COLOR 1
 - 6 ALUMINUM WINDOW W/ VISION GLASS OR CITY APPROVED EQUAL - COLOR 1
 - 7 METAL PANEL - COLOR 2
 - 8 METAL MESH SCREEN
 - 10 OVERHEAD COILING DOOR (RECESSED)
 - 13 LANDSCAPE WALLS
 - 14 CANOPY
 - 15 MAIN LOBBY ENTRANCE CANOPY
 - 19 TOWNHOME EXTERIOR DOOR
 - 22 GARAGE & PARKING SIGNAGE ZONE
 - 23 SIGNAGE ZONE

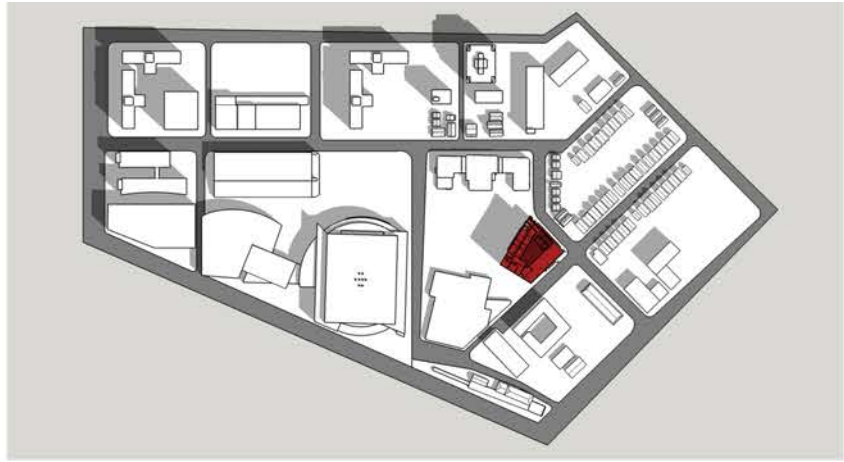


SOUTH ELEVATION 1
SCALE 1/16" = 1'-0"

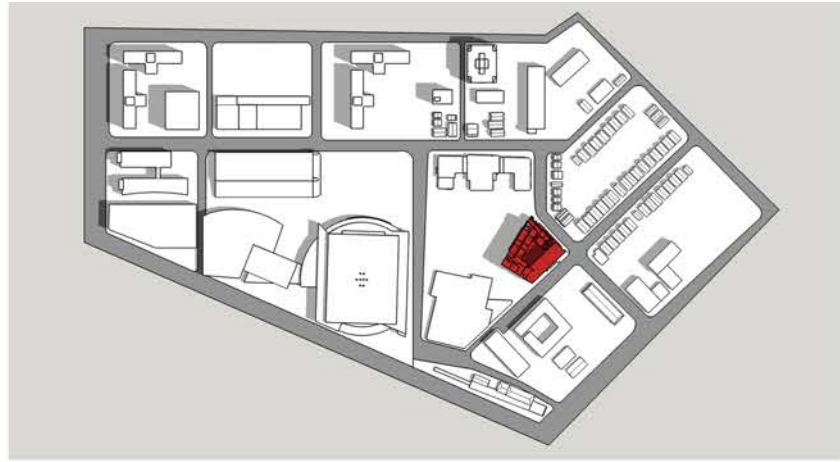
WEST ELEVATION



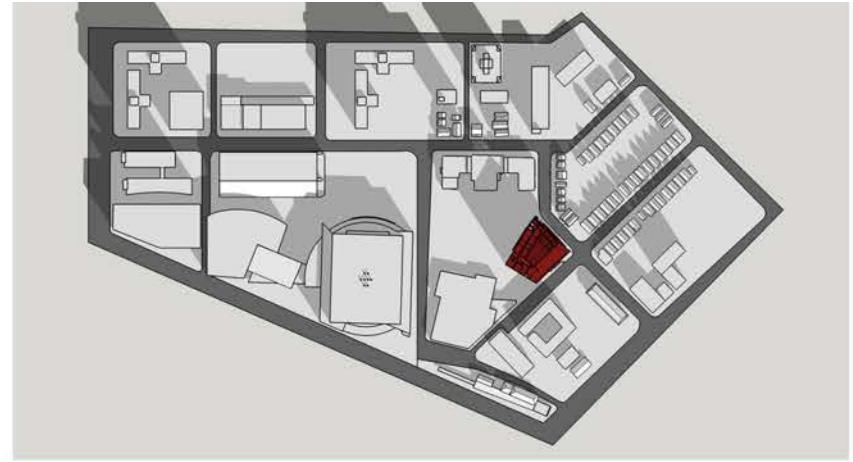
WEST ELEVATION 1
SCALE 1/16" = 1'-0"



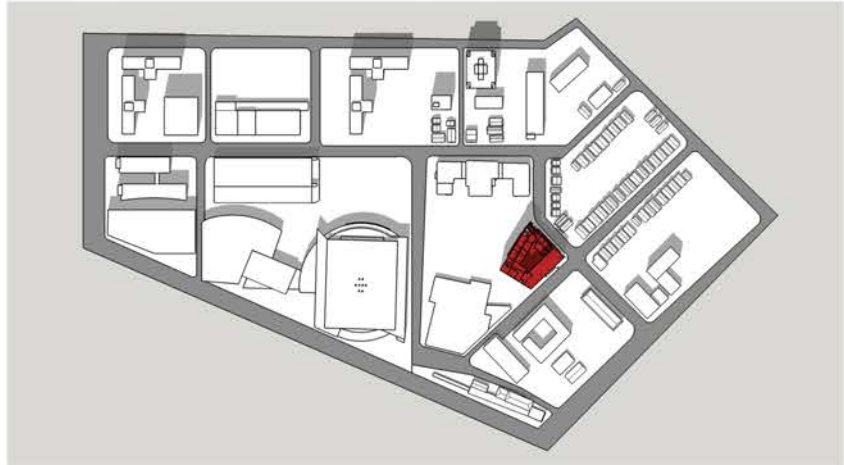
MARCH 20 9:30 AM



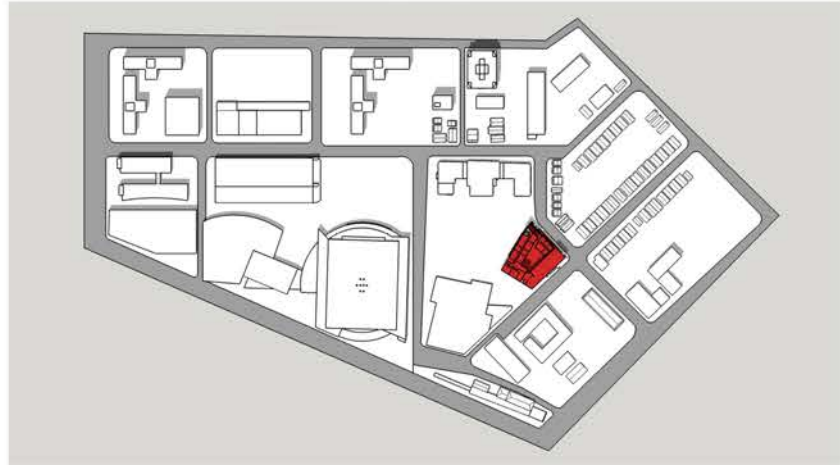
JUNE 20 9:30 AM



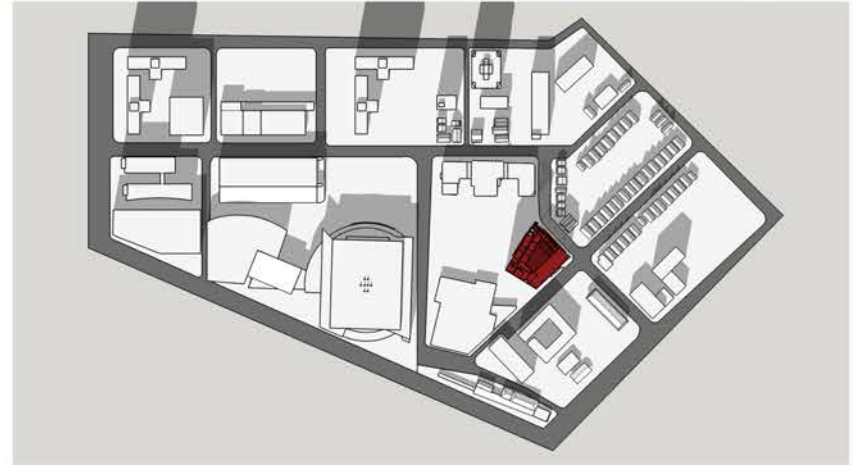
DECEMBER 20 9:30 AM



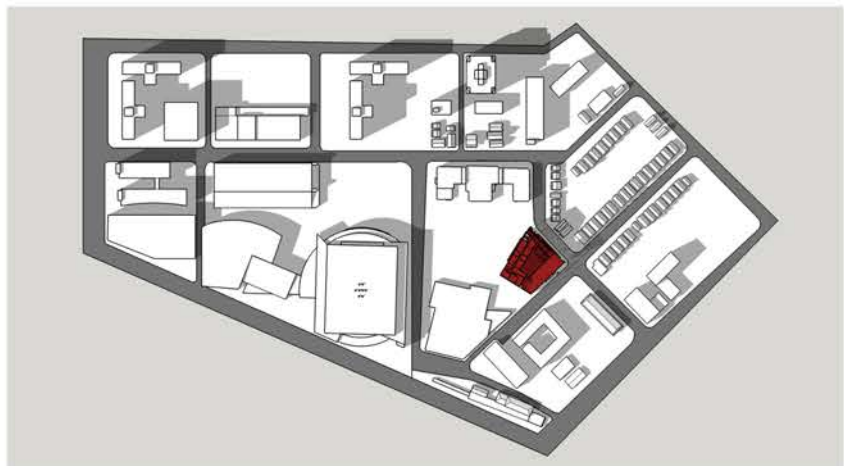
MARCH 20 12:30 PM



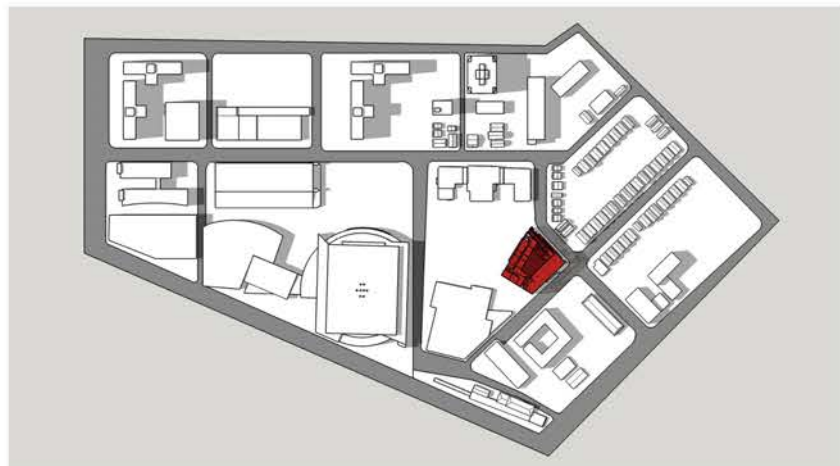
JUNE 20 12:30 PM



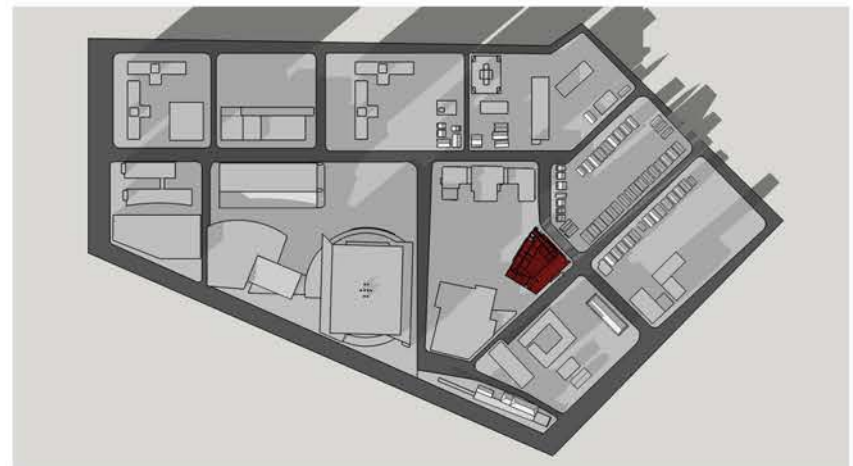
DECEMBER 20 12:30 PM



MARCH 20 3:30 PM



JUNE 20 3:30 PM



DECEMBER 20 3:30 PM



KEY NOTES:

- 1A: NAME OF DEVELOPMENT
- 1B / 1B.1: NAME OF DEVELOPMENT
- 2.1: NAME OF DEVELOPMENT
- 3: COFFEE SHOP
- 4: COFFEE SHOP
- 5: MONUMENT SIGN
- 6: BUILDING ENTRANCE
- 7: PARKING GARAGE DIRECTIONAL SIGN

NORTH BEDFORD STREET

WEST MIFFLIN STREET

Print on 11" x 17" Paper

Ryan Signs, Inc. 3507 Perry Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853 114 N. BEDFORD ST.	SCALE: N/A	APPROVED:
	DATE: 1/15/15	REVISIONS: 1/16/15
	DRAWN BY: KW	DRAWING NUMBER: 5840D

These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin. A sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.

EAST ELEVATION Illuminated Building Signage



1A **Canopy Mounted Illuminated Letters**
 18" Max Letter Height
 24 Sq. Ft. Maximum

1B.1 **Wall Mounted Illuminated Letters**
 18" Max Letter Height
 24 Sq. Ft. Maximum

3 **Interior Illuminated Sign**
 Not to Exceed
 20% / 30% of Window Area

4 **Illuminated Projecting Sign**
 24" Max Projection
 12 Sq. Ft. Maximum
 11' Clearance From Grade

Rectangles shown delineate square footage noted. Actual signs may not equal these exact rectangles.

2.1 **Wall Mounted Illuminated Letters**
 18" Max Letter Height
 24 Sq. Ft. Maximum

Print to Scale on 11" x 17" Paper

Ryan Signs, Inc.		SCALE: 1/16" = 1'-0"	APPROVED:
3007 Plumy Street • Madison, WI 53713 • Tel: (608) 271-7979 • Fax: (608) 271-7853		DATE: 1/15/15	Copyright 2015 by Ryan Signs, Inc.
114 N. BEDFORD ST.		REVISED: 1/16/15	
		DRAWN BY: KW	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin. A sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			DRAWING NUMBER:
			5840



Rectangle shown delineates square footage noted. Actual sign may not equal this exact rectangle.

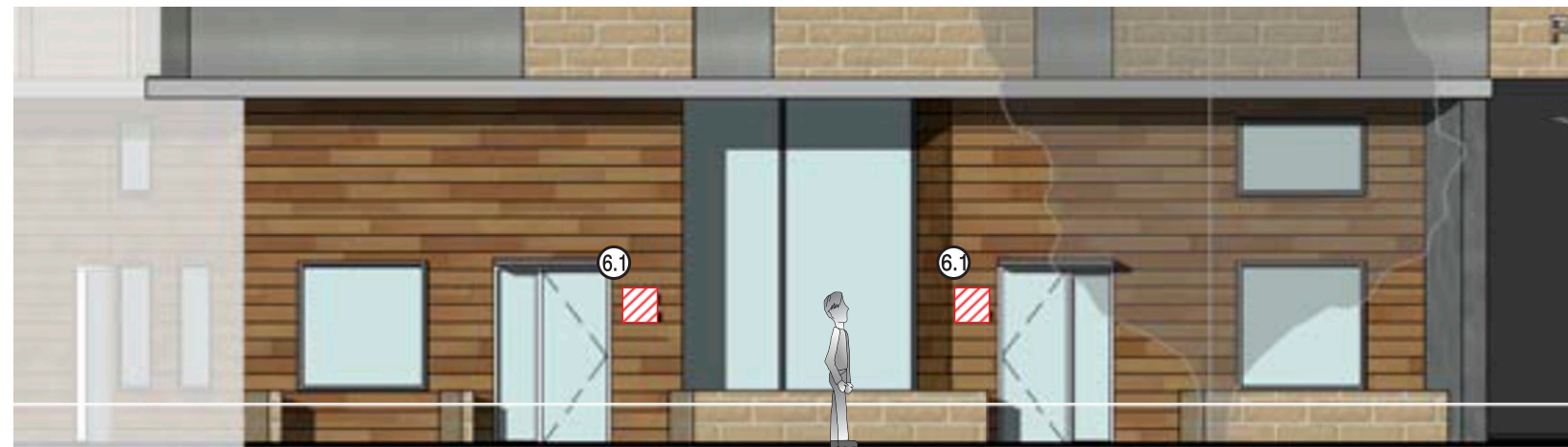
5 Internally Illuminated Sign Mount to Landscape Wall 32 Sq. Ft. Maximum

Ryan Signs, Inc.		SCALE: 3/8" = 1'-0"	APPROVED:
3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853		DATE: 1/15/15	
114 N. BEDFORD ST.		REVISED: 1/16/15	Copyright 2015 by Ryan Signs, Inc.
		DRAWN BY: KW	
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>			DRAWING NUMBER:
client signature			5840A



SOUTH ELEVATION Live/Work Townhomes

**Identification
Sign for Business
Establishments
As Allowed by Code
2 Sq. Ft. Maximum**



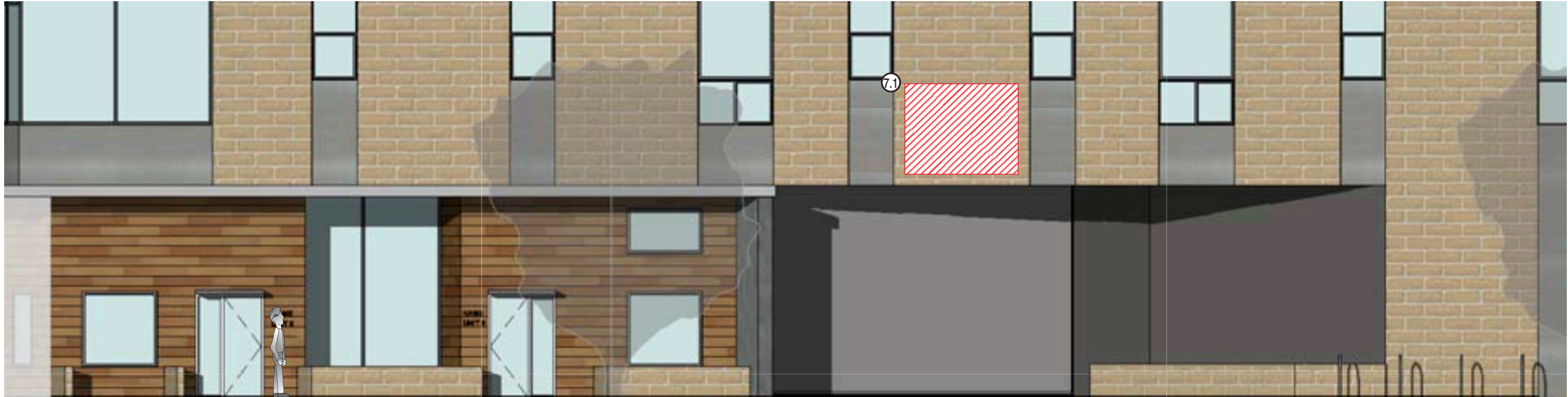
6.1 Business Establishments

Rectangles shown delineate square footage noted. Actual signs may not equal these exact rectangles.

Print to Scale on 8 1/2" x 14" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853 114 N. BEDFORD ST.	SCALE: 1/8" = 1'-0" DATE: 1/15/15 REVISED: 1/16/15 DRAWN BY: KW	APPROVED: Copyright 2015 by Ryan Signs, Inc.
	DRAWING NUMBER: 5840B	

These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.
Client signature



Rectangle shown delineates square footage noted. Actual sign may not equal this exact rectangle.

7.1 Wall Mounted Non Illuminated Letters
PARKING GARAGE ENTRANCE & EXIT
12" Max Letter Height
45 Sq. Ft. Maximum

Print to Scale on 8 1/2" x 14" Paper

Ryan Signs, Inc. 3007 Perry Street • Madison, WI 53713 • Tel (608) 271-7979 • Fax (608) 271-7853 114 N. BEDFORD ST.	SCALE: 1/8" = 1' 0"	APPROVED:
	DATE: 1/15/15	Copyright 2015 by Ryan Signs, Inc.
	REVISER:	DRAWN BY: KW
<small>These plans are the exclusive property of Ryan Signs, Inc. and are the result of the original design work of its employees. They are submitted to you or your company for the sole purpose of your consideration of whether to purchase from Ryan Signs, Inc., Madison, Wisconsin a sign designed and manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly prohibited. In the event that such use, distribution or exhibition occurs, the undersigned expressly agrees to pay to Ryan Signs, Inc. the sum of 25% of our purchase price as quoted to you. This covenant of payment is acknowledged to be compensation for the time, effort and talent devoted to the preparation of the plans.</small>	DRAWING NUMBER: 5840C	client signature

Ryan Signs, Inc.

3007 Perry Street
 Madison, WI 53713
 608-271-7979 Phone
 608-271-7853 Fax
 mbgrowneyselene@ryansigns.net

January 16, 2015

Mr. Al Martin
 City of Madison Planning Department
 215 Martin Luther King, Jr. Blvd.
 Madison, WI 53701

Re: 114 N. Bedford Street Development
 Comprehensive Design Review

The attached document package describes the Comprehensive Signage Plan for the exterior building signage at the 114 N. Bedford Street Development.

Objective

We intend to describe the design and integration of the street graphics. Our principal goals are to create identity for the 114 N. Bedford Street development, support its quasi-public commercial activity, promote vitality and to establish wayfinding for its residents and visitors.

- To effectively display signage on the various building façades
- To present professional entrance signage
- To effectively identify the parking garage entrance

The execution of the objective and goals, as they relate to the size of the development, has created opportunities to address scale appropriate graphics to maximize legibility in each context in which the graphics are intended to be viewed. This package illustrates the extent and scope of the 114 N. Bedford Street development exterior signage and includes a summary of all proposed signage. Included below is the intent of and commentary on each type of signage for the development. Please refer to the document package for additional information on specific signage detail.

Comprehensive Design Review Criteria

1. The Sign Plan shall create visual harmony between the signs, building(s) and building site through unique and exceptional use of materials, design, color, any lighting, and other design elements; and shall result in signs of appropriate scale and character to the uses and building(s) on the zoning lot as well as adjacent buildings, structures and uses.
2. Each element of the Sign Plan shall be found to be necessary due to unique or unusual design aspects in the architecture or limitations in the building site or surrounding environment.
3. The Sign Plan shall not violate any of the stated purposes described in Secs. 31.02(1) and 33.42(2).
4. All signs must meet minimum construction requirements under Sec. 31.04(5).
5. The Sign Plan shall not approve Advertising beyond the restrictions in Sec. 31.11 or Off-Premise Directional Signs beyond the restrictions in Sec. 31.115.
6. The Sign Plan shall not be approved if any element of the plan:
 - a. Presents a hazard to vehicular or pedestrian traffic on public or private property,
 - b. Obstructs views at points of ingress or egress of adjoining properties,
 - c. Obstructs or impedes the visibility of existing lawful signs on adjacent properties, or
 - d. Negatively impacts the visual quality of public or private open space.
7. The Sign Plan may only encompass signs on private property of the zoning lot or building site in question, and shall not approve signs in the right of way or on public property.

114 N. Bedford Street Development
 City of Madison
 January 16, 2015
 Page 2

Review of Guidelines for Downtown Madison as they may be relevant to 114 N. Bedford Street

1. "Signs are a necessary part of any business. On State Street and the Square, it is important to communicate and identify businesses in an effective and tasteful way. As a visual element, signs can enhance or detract from a commercial area."
2. "The shape of signs should reflect the architectural lines of the building."
3. "Signs should look like they belong on the building rather than looking like they were tacked on as afterthoughts."
4. "Color should be compatible with the exterior tones of the building."
5. "The quality of a sign is important because of its high visibility. This quality will be influenced by the choice of materials, type of sign, lettering and lighting."

The following is a listing of sign types located on the site plan and building elevations:

- | | |
|-------------------|--|
| Sign Type 1A | NAME OF DEVELOPMENT (TDB) (Bedford and Mifflin elevations)
These signs are intended to identify the primary main entrance to the building. The signs will be internally or back-illuminated and will not exceed 24 sf2 in area. The signs will be mounted above the entrance canopy. (Size and location as depicted in the documents.) |
| OR | |
| Sign Type 1B/1B.1 | NAME OF DEVELOPMENT (TDB) (Bedford and Mifflin elevations)
These signs are intended to identify the primary main entrance to the building. The signs will be internally or back-illuminated and will not exceed 24 sf2 in area. The signs will be wall mounted. (Size and location as depicted in the documents.) |
| Sign Type 2.1 | NAME OF DEVELOPMENT (TDB)
This sign is intended to identify the secondary main entrance to the building. The sign will be internally or back-illuminated and will not exceed 24 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 3 | COFFEE SHOP (or similar-TBD)
This sign will be internally illuminated and will be located closer than 3'-0" from the interior window. The sign will not exceed the regulated size of window signs. (Size and locations as depicted in the documents.) |
| Sign Type 4 | COFFEE SHOP (or similar TBD)
This sign will be internally illuminated and will not exceed 12 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 5 | MONUMENT SIGN (TBD)
This sign shall be internally illuminated and will be incorporated into a freestanding landscape wall. The sign will not exceed 32 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 6 | BUILDING ENTRANCE IDENTIFICATION signs (Located at each Townhouse)
These signs will be non-illuminated and will all be identical in size. The graphics will vary per tenant. All details TBD. The signs will not exceed 2 sf2 in area. (Size and location as depicted in the documents.) |
| Sign Type 7.1 | PARKING GARAGE DIRECTIONAL SIGN (TBD)
This sign will be non-illuminated and will not exceed 45 sf2 in area. (Size and location as depicted in the documents.) |

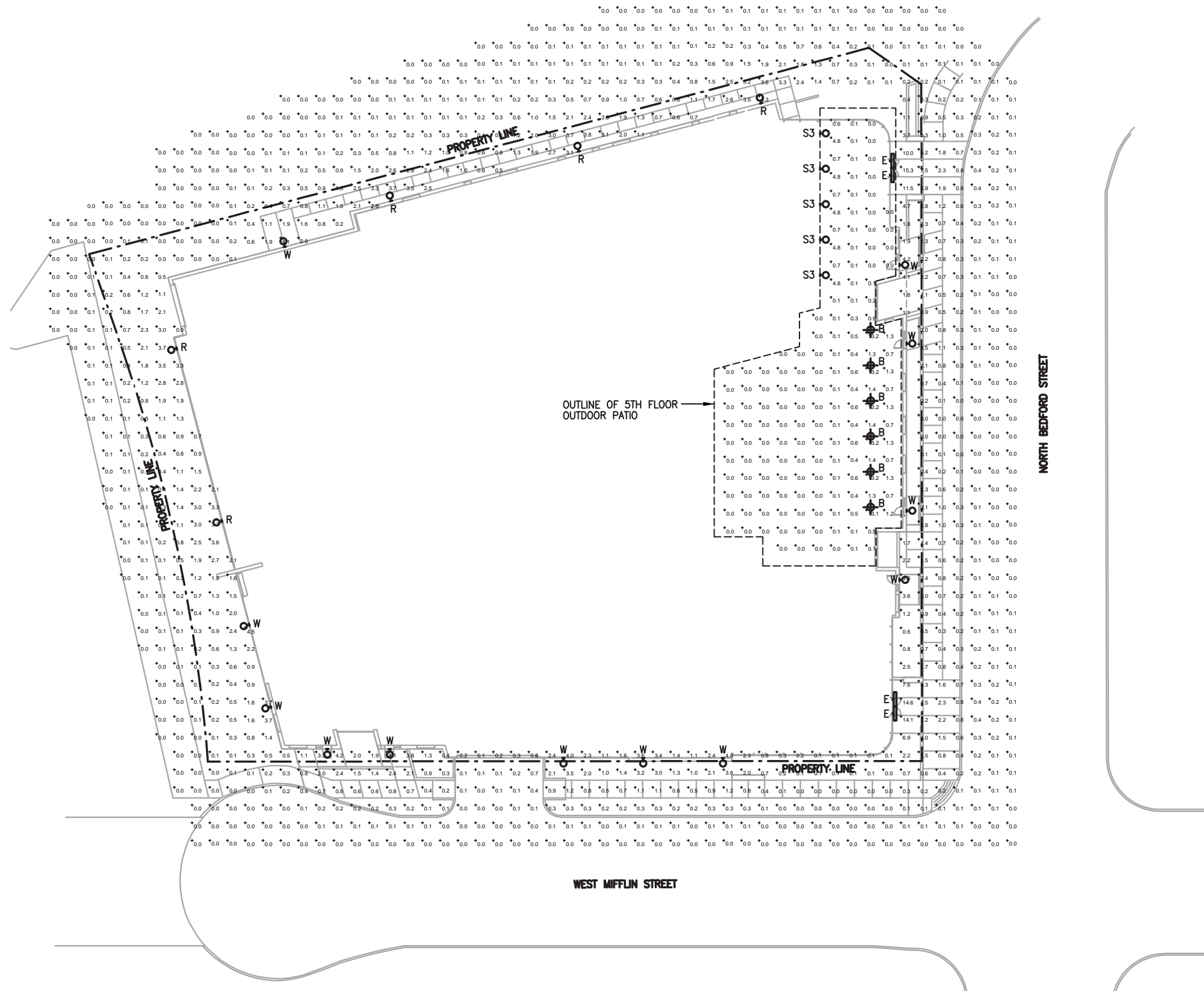
SOUTH ELEVATION PARKING SIGNAGE

All Other Signs All other signs, not mentioned above, will be in compliance with Chapter 31 of the Madison General Ordinances.

114 N. Bedford Street Development
 City of Madison
 January 16, 2015
 Page 3

Following is a comparison of the City of Madison Sign Ordinance and the signage, as proposed, which shows which signs comply with Chapter 31 and those requiring Comprehensive Design Plan approval within the UMX (Urban Mixes-Use) Zoning District.

Code	Sign Type	Allowed and Comprehensive Design	Comprehensive Design Plan
31.07(2) (a)	Wall Signs	Number of Signable Areas: There shall be one (1) signable area, whether on the wall or the roof, for each façade, facing a street. To allow for one additional internally illuminated wall signs	Through approval of this CDP, the Bedford Street elevation will be allowed two wall signs. To allow for signage up to 40% of area free of architectural detail or 2 square feet of signage for each lineal foot of frontage (building exceeding 25,000 square feet).
31.09	Projecting Signs	A projecting signs, as defined in Sec. 31.03(2) is a sign that projects outward, perpendicularly from a wall at a distance of at least 15". The maximum distance a projecting sign may project is not more than 24" into the ROW. Based on Table 31.15, the project is allowed up to 32 square feet. Occupants may display a total of one projecting sign on a façade facing a street or corner of a building. Projecting signs may be displayed in addition to any wall sign allowed.	In compliance with sign ordinance.
31.08	Ground Signs	No more than two ground signs are allowed on a single zoning lot. Based on Table 31.15(1), the project is allowed up to 32 square feet.	In compliance with sign ordinance.
31.10	Window Signs	(6) Window signs may be illuminated.	In compliance with sign ordinance.
31.15	Building Entrance Identification Signs	Table 2: Allows for up to 12 sf2 per sign and is silent on the number allowed.	In compliance with sign ordinance. We are further self-regulating to limit sign size to 2 sf2.
	All Other Signs	Any sign not specifically mentioned above will be in compliance with Chapter 31 of the Madison General Ordinances.	In compliance with sign ordinance.



FIXTURE TYPE "B"

Shielded bollards with symmetrical light output

Type: BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Two piece die-cast aluminum construction consisting of a die-cast post and a die-cast top casting. The upper and lower castings are secured by four stainless steel fasteners which need to be removed for lamp access. The construction is robust enough for people to sit or stand on. Die castings are marine grade, copper free (0.03% copper content) A3002 aluminum alloy.

Lamp enclosure: One piece cast aluminum lamp housing is located inside the lower post. A clear frosted, hard blown, crystal glass diffuser with a screw neck is also located inside of the housing to create a sealed lamp/ballast module independent of the outer casting.

Ballast: Lampholders are porcelain, G12 base with nickel plated contacts. Ballast are located inside the lower casting and are electronic, universal voltage (120V through 277 V).

Anchor base: Thick gauge aluminum plate provided with drilled holes. The plate secures to the lower casting with four stainless steel rods. The plate mounts to a BEGA #800E anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in five standard BEGA colors: Black (BK), White (WH), Bronze (BR), Silver (SL), Eurocoat™ (EC). To specify, and appropriate suffix to casting number. Custom colors supplied on special order.

U.S. listed for US and Canadian Standards, suitable for wet locations. Protection class: IP 65.

7785MH 1 3W T8 G12 MH 3000 10% 18 800E

BEGA-US 1000 Bega Way, Carpinteria, CA 93013 (805)884-0333 FAX (805)886-9474
 ©Copyright BEGA-US 2014 Updated 05/14

BEGA

Photometric Filename: 7785MH.lis

TEST: BE2023
 TEST LAB: BEGA GERMANY
 DATE: 3/10/2008
 LUMINAIRE: 7785MH
 LAMP: (1) 3W T8 G12 MH

Characteristics

IES Classification	Type VS
Longitudinal Classification	Very Short
Cutoff Classification (deprecated)	Cutoff
Lumens Per Lamp	3300 (1 lamp)
Total Lamp Lumens	3300
Luminaire Lumens	379
Total Luminaire Efficiency	11 %
Downward Total Efficiency	11 %
Luminaire Efficacy Rating (LER)	8
Upward Waste Light Ratio	0.03
Max. Cd.	91,245 (25H, 45V)
Max. Cd. (<90 Vert.)	91,245 (25H, 45V)
Max. Cd. (At 90 Deg. Vert.)	4,884 (0.1%Lamp)
Max. Cd. (90 to <90 Deg. Vert.)	93,517 (2.4%Lamp)
Total Luminaire Watts	45
Ballast Factor	1.00

Lum. Classification System (LCB)

LCB Zone	Lumens	%Lamp	% Lum
FL (0-30)	11.1	0.3	2.9
FM (30-60)	89.9	2.7	23.8
PH (60-80)	62.3	1.9	16.6
FVH (80-90)	20.8	0.6	5.5
BL (0-30)	11.1	0.3	2.9
BM (30-60)	89.9	2.7	23.8
BH (60-80)	62.3	1.9	16.6
BVH (80-90)	20.8	0.6	5.5
UL (90-100)	3.9	0.1	1.0
ULH (100-180)	6.4	0.2	1.7
Total	378.5	11.3	100.0

BUG Rating: BBA-U1-C1

Grid Spacing = 3 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
 BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)884-0333 Fax (805)886-9474 www.bega-us.com © Copyright BEGA-US 2012 10/8/2012

Madison Student Housing

114-116 NORTH BEDFORD STREET
 MADISON, WI 53703

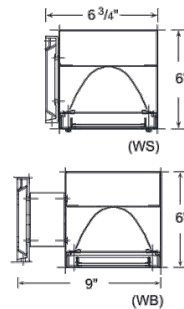
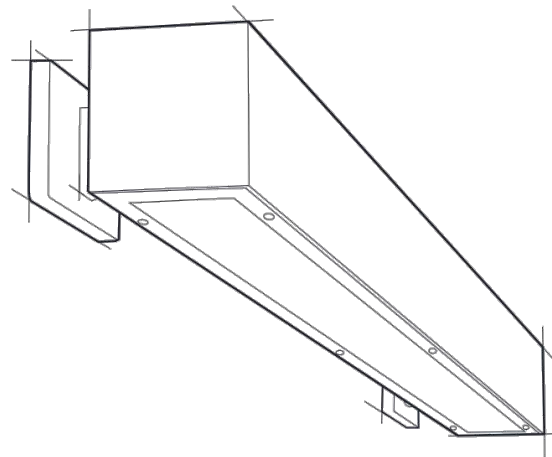
Preliminary Site Lighting Plan - Illuminance Calculation - Light Fixture Selections

SCALE: 1" = 30'-0"
 DATE: 12/10/2014

FIXTURE TYPE "E"
MOUNTING HEIGHT: 10'-0" A.F.G.

Type
 Job Name
 Catalog Number

P61 Special Applications



ordering

series	lamp rows	nominal length	shielding	color/finish	distribution	circuiting	voltage	mounting	options
P61									
	1T8	02'	PCL clear poly-carbonate lens	TMW textured matte white	D1 direct	SC single circuit	120	SUR surface mount to ceiling	EML *
	2T8	03'			D4W asymmetric to wall	DC dual circuit (in-line)	277	EMH *	
	1T5	04'	WA white acrylic lens	YGW [†] gloss white	D4R asymmetric to room	UNV	347	DM	
	2T5	R_*	*standard	YPF newt [†]	*1 lamp only	*2 lamp only	*120-277	RSE	
	1T5HO	*row length		Y premium color				10THD	
	2T5HO			CC custom color				B	
				*standard				LT	
								FH	
								TRS	
								WS wall spacer (3/4")	

Applications Exterior wall mounts, parking structures, commercial roll-up door applications.

Features An IP65 rated aluminum 6" x 6" profile wet location luminaire. It features a one-piece gasketed door frame. Available with one or two T5/T5HO or T8 lamps in cross-section. The fixture also offers a choice of symmetric or asymmetric light patterns.

Construction The housing, available in 2-, 3- or, 4-foot standard lengths, is made of die-formed 18-gauge sheet aluminum, and can be through wired for continuous row applications.

Finish The standard housing finish is gloss white (YGW) using polyester powder paint. Refer to the **Color Selector** for optional paint colors.

Electrical T8 fixtures have instant-start electronic ballasts with less than 20% THD. T5 and T5HO fixtures have programmed-start electronic ballasts with less than 10% THD. Fixtures are IP65 rated, I.B.E.W. manufactured, and U.L. labeled "Suitable for wet locations" and "Suitable for Mounting with 4-feet of the ground". Maximum ballast size available: 1.7" width x 1.18" height.

Mounting Fixture is to be wall or surface-mounted.

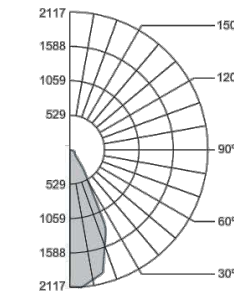
Options **EML**: emergency battery (600-700 lumens); **EMH**: emergency battery (1100-1400 lumens); **DM**: dimming (specify manufacturer, voltage and other requirements); **RSE**: rapid-start electronic; **10THD**: ballast with <10% total harmonic distortion; **B**: specific ballast, specify manufacturer and catalog number (consult factory); **LT**: low temperature ballast; **FH**: fixture fusing (slow blow); **TRS**: tamper resistant.

0903 Prudential Ltg. 1737 East 22nd Street, Los Angeles, CA 90058 713

Special Applications P61

photometric data

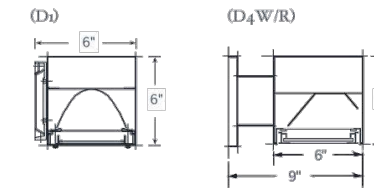
P-61-1T5-04-PCL-TMW-D1-120
 Report #LL1700910AD=100% L=0.0%
 Spacing Criteria: Along L.A.; Across .90
 Lamp Lumens: 5000 Input Watts: 49.91



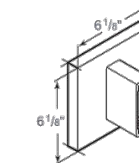
Candlepower Summary

Vertical Angle	Horizontal Angle	0°	22.5°	45°	67.5°	90°
0	0	2085	2085	2085	2085	2085
5	0	2064	2101	2117	2110	2110
15	0	1978	2009	2021	1944	1945
25	0	1816	1870	1716	1498	1314
35	0	1575	1539	1039	515	375
45	0	1264	116	317	127	115
55	0	901	507	100	105	88
65	0	509	78	61	83	88
75	0	160	41	45	49	50
85	0	16	20	22	20	19
90	0	0	0	0	0	0

Distribution



Wall Bracket



Zonal Lumen Summary

Zone	% Lamp	% Luminaire
0-90	62.4	100.00
90-180	0.00	0.00

Efficiency = 62.4%

Coefficients of Utilization (%)

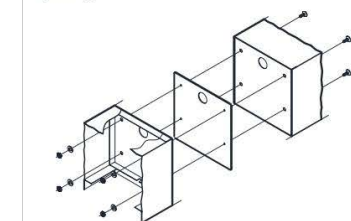
	Floor	effective floor cavity reflectance = .20
Ceiling	80	70
Wall	70	50
RCR 0	74	74
1	69	64
2	64	55
3	59	48
4	54	42
5	50	38
6	46	34
7	43	30
8	40	27
9	38	25
10	35	23

Luminance Summary (cd/m²)

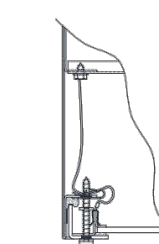
Angle	0°	45°	90°
45	15209	3814	1384
55	13365	1483	1305
65	10248	1228	1772
75	5260	1479	1644
85	1562	2148	1855

installation

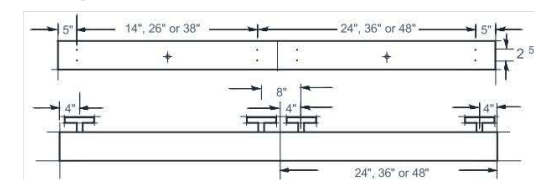
Adjoining Detail



Lens Gasketing Detail



Mounting Locations



Surface Ceiling Mount
 + 7/8" K.O.

Wall Mount

Prudential reserves the right to change design specifications or materials without notice.

Prudential Ltg. tel 213.746.0360 fax 213.741.8590 prulite.com

0903

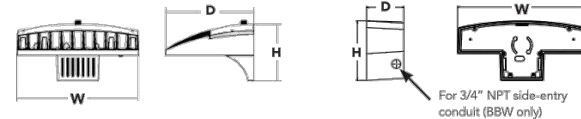
FIXTURE TYPE "R"
MOUNTING HEIGHT: 10'-0" A.F.G.



d^{series}

Specifications Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)



D-Series Size 1 LED Wall Luminaire



Catalog Number _____
Notes _____
Type _____

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	120¹	MVOLT¹	PE Photoelectric cell, button type ⁴	Shipped installed	DDBXD Dark bronze
	20C 20 LEDs (two engines)	700 700 mA	40K 4000 K	T2M Type II Medium	208¹		DMG 0-10V dimming driver (no controls)	SF Single fuse (120, 277 or 347V) ⁷	DBLXD Black
		1000 1000 mA (1 A)	50K 5000 K	T3S Type III Short	240¹		PIR 180° motion/ambient light sensor, <15' mtg ht ⁵	DF Double fuse (208, 240 or 480V) ⁷	DNHXD Natural aluminum
			AMBPC Amber phosphor converted	T3M Type III Medium	277¹		PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁵	HS House-side shield ⁴	DWHXD White
				T4M Type IV Medium	480²		ELCW Emergency battery backup (includes external component enclosure) ⁶	SPD Separate surge protection ⁸	DSSXD Sandstone
				TFTM Forward Throw Medium				Shipped separately	DDBTXD Textured dark bronze
				ASYDF Asym-metric diffuse				BSW Bird-deter-rent spikes	DBLXD Textured black
								WG Wire guard	DNATXD Textured natural aluminum
								VG Vandal guard	DWHGXD Textured white
								DDL Diffused drop lens	DSSTXD Textured sandstone

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (see per light engine)
DSXWBSW U	Bird-deter-rent spikes
DSXWVG U	Wire guard accessory
DSXWVG U	Vandal guard accessory



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	75 W	0.69	0.40	0.35	0.30	0.23	0.17

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

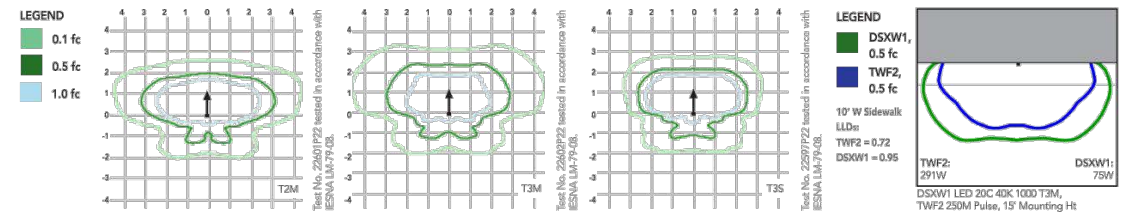
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isocandela plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (90 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L80/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5kV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62-41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



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DSXW1-LED
Rev. 9/17/14

FIXTURE TYPE "S3"

Recessed wall luminaires · shielded

Housing: Die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (≤ 0.3% copper content) A380.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. 1/8" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 10.5W LED luminaire, 12.8 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

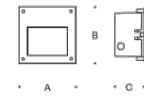
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 3.5 lbs.

Luminaire Lumens: 160
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Recessed Luminaires · shielded light				
Lamp	A	B	C	GPC
2372 LED 10.5W LED	7 1/2"	7 1/2"	4"	C522

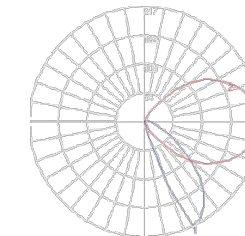
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com
©copyright BEGA-US 2014 Updated 05/14

BEGA

Photometric Filename: 2372LED.IES

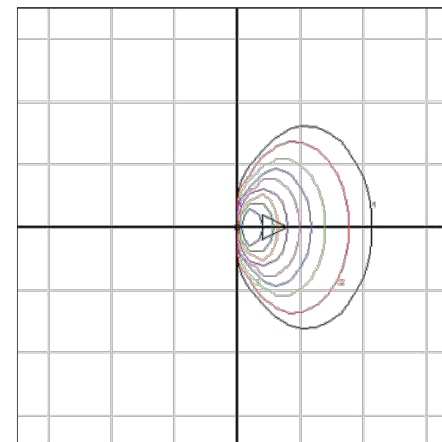
TEST: L09133709
TEST LAB: LIGHT LABORATORY, INC.
DATE: 9/20/2013
LUMINAIRE: 2372LED
LAMP: 10.9W LED

All results in accordance with IESNA LM-79-08



Characteristics

IES Classification	Type II
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	160
Downward Total Efficiency	N.A.
Total Luminaire Efficiency	N.A.
Luminaire Efficacy Rating (LER)	11
Total Luminaire Watts	14.11
Ballast Factor	1.00
Upward Waste Light Ratio	0.04
Max. Cd.	217.25 (0H, 25V)
Max. Cd. (<90 Vert.)	217.25 (0H, 25V)
Max. Cd. (At 90 Deg. Vert.)	10.21 (6.4%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	15.58 (9.7%Lum)
Cutoff Classification (deprecated)	N.A. (absolute)
R9 Value	15.65

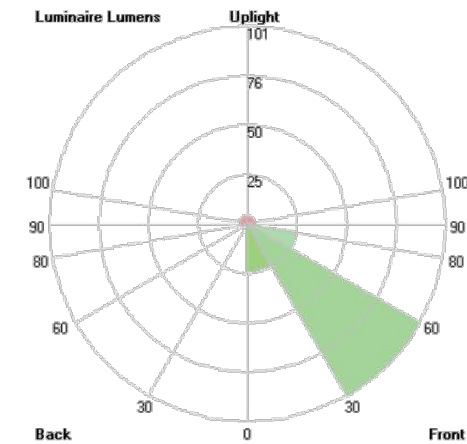


Mounting Height = 1 ft. Grid Spacing = 2.5 ft.

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL(0-30)	24.0	N.A.	15.0
FM(30-60)	100.9	N.A.	63.0
FH(60-80)	25.1	N.A.	15.7
FVH(80-90)	4.0	N.A.	2.5
BL(0-30)	0.0	N.A.	0.0
BM(30-60)	0.0	N.A.	0.0
BH(60-80)	0.0	N.A.	0.0
BVH(80-90)	0.0	N.A.	0.0
UL(90-100)	2.4	N.A.	1.5
UH(100-180)	3.8	N.A.	2.4
Total	160.2	N.A.	100.0

BUG Rating B0-U1-G0



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2012

10/7/2013

FIXTURE TYPE "W"
MOUNTING HEIGHT: 10'-0" A.F.G.

APPLICATION

Wall mount cylinder is suitable for wet location applications that require energy efficient, long-life LED technology.

PRODUCT DATA

HOUSING: Machined extruded aluminum cylinder housing features a powder coated finish in a variety of colors. Custom finishes are also available. On up/down model, top and bottom of cylinder is enclosed with gasketed, screw-on caps that feature clear glass lenses. On direct model, one end features clear glass lens and opposite end features solid screw in cap.

ELECTRICAL: 120-277 VAC, 50-60 Hz.

LED MODULE & DRIVER: Cree LMH2 module features "True White" technology which ensures high CRI (90) and constant luminous output over the life of the module. Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

DIMMING OPTIONS: Standard with 0-10V dimming, additional options detailed below.

MODEL	POWER (W)	*LIGHT OUTPUT (lm)	DELIVERED LUMENS	CRI
C92 Direct/Indirect Cylinder	22	850 x 2	681 X 2	90
C91 Direct Cylinder Only	11	850 x 1	681 X 1	90

* Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 50°C. Lower ambient temperatures yield longer lamp life.

MOUNTING: Wall mount bracket mounts to 4" octagonal junction box.



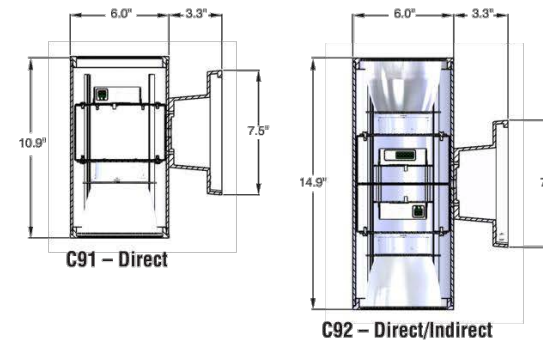
SERIES C9WLCR
 6" Diameter Wet Location Cylinders

CALIBER®
 LED LIGHTING



C91 in Metallic Aluminum

C92 in White



Series C9WLCR - 6" Diameter Wet Location Cylinders

Example: C92WLCR8503KW

Fixture Series	Lumens	Color Temp.	Dimming	Exterior Finish
C92WLCR (Direct/Indirect Cylinder)	850	27K (2700K)	Blank = 0-10V, 10%	W - White
C91WLCR (Direct Cylinder)		3K (3000K)	DE4 = Lutron ECOSys, 1%	B - Black
		35K (3500K)	D7 = Lutron 3 wire, 1%	Z - Bronze
		4K (4000K)	DT1 = 120V Lutron 2 wire, 1%	MA - Metallic Aluminum

Manufactured and tested to UL#1598 and CSA standards.
 Note: Suitable for wet location.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice. Alzak® is a registered trademark of Alcoa.

Fixture: Type:
 Project:



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
 voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCCR1.0
 CNUNJE

EXTERIOR MATERIAL SAMPLE BOARD

1. CEMENT FIBERBOARD SIDING
COLOR: OLIVE NATURAL
2. CEMENT FIBERBOARD SIDING
COLOR: OLIVE TREATED
3. EXTERIOR GLAZING
4. ALUMINUM MULLION
COLOR: BLACK
5. METAL PANEL
COLOR: CHAMPAGNE
6. BRICK VENEER
COLOR: PEWTER
7. CEDAR SIDING





Tuesday, January 20, 2015

Mr. Tim Kamps
Chair, Mifflin West Neighborhood Association
333 W Mifflin St #1160
Madison, WI 53703

Re: 114 North Bedford Street, Land Use Application

Dear Tim:

I am writing to notify you that CA Ventures will be submitting the Land Use Application for 114 North Bedford Street on Wednesday, January 21st. The purpose of the application is to request conditional use approval for the additional two stories as well as a demolition permit for the existing building.

Based on the submission date, the project will receive public hearings at the Urban Design Commission on March 11th and Plan Commission on March 23rd. We will also be presenting to the Landmarks Commission on February 16th.

Please note that due to a tight timeframe, this notification is being provided less than 30 days prior to submission. Alder Verveer, however, has agreed to waive the filing date requirement due to a robust neighborhood engagement process that has included seven meetings with the neighborhood since early November (two West Mifflin District meetings, four West Mifflin District Steering Committee meetings, and one neighborhood meeting). An additional neighborhood meeting is planned for February.

Please let me know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "M Huggins", with a long horizontal flourish extending to the right.

Melissa Huggins, AICP



Tuesday, January 20, 2015

Mr. Mike Verveer
Alder District 4,
Common Council Offices
210 Martin Luther King Jr Blvd, Room 417
Madison, WI 53703

Re: 114 North Bedford Street, Land Use Application

Dear Mike:

I am writing to notify you that CA Ventures will be submitting the Land Use Application for 114 North Bedford Street on Wednesday, January 21st. The purpose of the application is to request conditional use approval for the additional two stories as well as a demolition permit for the existing building.

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Melissa Huggins, AICP