

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 8-4-25 11:57 a.m. ☐
Initial Submittal Paid ☐
Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.
Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.
Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 305 North Frances Street, 533 Conklin Place
Title: Saxony Redevelopment

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested September 17, 2025
☒ New development ☐ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial Approval ☒ Final Approval

3. Project Type

☐ Project in an Urban Design District
☒ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
 ☐ General Development Plan (GDP)
 ☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name	<u>Jonathan Kubow</u>	Company	<u>CS Acquisition Vehicle, LLC</u>
Street address	<u>1643 N Milwaukee Street</u>	City/State/Zip	<u>Chicago, Illinois 60647</u>
Telephone	<u>773.969.5740 847-644-9302</u>	Email	<u>doug@corespaces.com</u>
Project contact person	<u>Brian Munson</u>	Company	<u>Vandewalle & Associates</u>
Street address	<u>120 East Lakeside Street</u>	City/State/Zip	<u>Madison, WI 53715</u>
Telephone	<u>608.609.4410</u>	Email	<u>bmunson@vandewalle.com</u>
Property owner (if not applicant)	<u>Zeier Building Company</u>		
Street address	<u>305 N Frances Street</u>	City/State/Zip	<u>Madison, WI 52703</u>
Telephone	<u></u>	Email	<u></u>

URBAN DESIGN COMMISSION APPROVAL PROCESS



Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

Urban Design Commission Application (continued)**UDC****5. Required Submittal Materials**☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

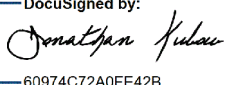
- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on April 15, 2025.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Jonathan Kubow DocuSigned by:  Relationship to property Owner Representative of
 Authorizing signature of property owner Jonathan Kubow Date 7/31/2025
 60974C72A0FE42B...

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



VANDEWALLE & ASSOCIATES INC.

Wednesday, July 30, 2025

Meagan Tuttle
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

The attached formal submittal packet for the Saxony Redevelopment Project, submitted on behalf of CS Acquisition Vehicle, LLC, outlines the request for the rezoning and redevelopment of a new mixed-use project located along North Frances Street, Johnson Street, and Conklin Place. This project implements the recommendations of the adopted Comprehensive Plan and Downtown Plan to create a mixed-use student housing redevelopment, located directly adjacent to the University of Wisconsin Campus, that features a wide range of market rate and affordable student housing, commercial uses along North Frances Street, tenant amenities, and expanded/activated streetscapes along Frances & Johnson Street.

Project Description

- Conditional Use
 - New construction greater than 20,000 square feet
 - New construction of building in UMX District greater than 8 units
 - Rooftop outdoor recreation
- Demolition request
- CSM to create one lot for development

Project Proposal

The proposed project is a 16-story multi-family building with 387 units (studios to five-bedroom units), commercial uses along North Frances Street, and lobby/amenity space along North Frances/West Johnson Street. This project implements the adopted downtown plan, downtown design guidelines, and downtown height map with well-articulated urban architecture, vibrant activates streetscapes, and mixed-use opportunities.

Downtown Height Ordinance/Affordability

The project utilizes the downtown height ordinance to incorporate additional floors with the delivery of affordable student housing. The design of the project meets the overall total height (172') allowed in the downtown height map while avoiding encroachment into the Capital View Preservation Limit. Additional floors above the 12 story designation (4 additional floors) are incorporated into the project through the delivery of affordable student housing. Affordable student housing in the project is proposed following the "Oliv Model", with 10% of the beds (in 2-bedroom double occupancy units) receiving a 40% discount versus market rate for students of need, through cooperation with the

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

University of Wisconsin Office of Financial Aid and the City of Madison. A land use restriction agreement will be developed in concert with discussions with the UW and City, consistent with Core's prior Oliv and Johnson/Broom Projects.

Applicant

CS Acquisition Vehicle, LLC.
1643 North Milwaukee Street
Chicago, IL 60647

Property Owner

Zeier Building Company
305 N Frances Street
Madison, WI 53703

Design Team

Architecture:
Antunovich Associates
224 West Huron Street
Suite 7E
Chicago, Illinois 60654

Lighting:
Hartranft Lighting Design
401 Hawthorne Lane
Suite 110-269
Charlotte, NC 28204

Engineering:
Vierbicher
999 Fournier Drive
Madison, WI 53717

Entitlement:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Landscape:
Site Design
888 South Michigan Avenue
Chicago, IL 60605

Site Data

<u>Address</u>	<u>PIN</u>	<u>Existing Zoning</u>	<u>Square Footage</u>	<u>Units</u>
305 North Frances Street	0709-232-1133-1	UMX	45,402	229
533 Conklin Place	0709-232-1119-1	UMX	2,199	4
Total Site Acreage:	1.105 acres (48,134 sq. ft.)			
Existing Units:	233 units			

Project Summary

The proposed project is a 16 story multi-family building with 387 units ranging from studios to five bedroom units, commercial uses along North Frances Street, and lobby/amenity space along Johnson Street.

Proposed Use:

Multi-Family Housing	387 units
1 bedroom	70
2 bedroom	128
3 bedroom	72
4 bedroom	45
5 bedroom	71
 Total number of bedrooms	 1,078
Total number of beds	1,347
 Retail	 2,800 square feet

Affordable Housing:

10% of the beds within the building will be offered at a 40% discount versus market rate for qualifying needs-based students, patterned after the adopted affordability agreements in the Oliv and Johnson/Broom Projects. These units will be allowed throughout the building on every floor within the Suite + unit type.

Details of this program will be included in a separate Memorandum of Understanding with the University of Wisconsin and Land Use Restriction Agreement with the City of Madison.

Total Affordable Beds:	135
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Access:

Pedestrian access will be provided by a primary lobby fronting the corner of North Frances and West Johnson Street.

Vehicular access for tenants, drop-offs, delivery and refuse pickup is organized off of Conklin Place with an off-street drop-off and access to the lower-level parking.

Bicycle access and storage is spread throughout the first floor to deliver enclosed, secured parking options easily accessible to the surrounding sidewalks. Guest parking stalls are available along the street frontages, carefully located to maximize visibility and utility of the parking racks.

Vehicle Parking:

LL1	56 spaces (30 tandem
Total Car Spaces	56

Note: Tandem stalls will be leased to tenants within the same unit.

EV Parking Stalls:		
EV Installed		3
Bike Parking:		
Guest Parking (short term):		39 spaces
Exterior		20
Interior		19
71		
Tenant Parking (long term):		575 spaces
First Floor		295 standard
First Floor		280 structured
Total Bike Spaces		614
Lot Coverage:		73%

Loading:

All loading, deliveries, and trash/recycling collection will be accessed from the Conklin Place frontages, consistent with the adjoining properties.

Car share pickup and deliveries will have access to a drop off lane adjacent to Conklin Place.

Usable Open Space:

Usable open space will be delivered through balconies and rooftop patios with a range of amenities and configurations.

Open Space Required (10 sq. ft./bedroom):	10,780 sq. ft.
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Open Space Provided:	
Rooftop amenity:	10,693 sq. ft.
Balconies:	1,297 sq. ft.
Total	11,990 sq. ft.

Green Roof Supplied:	12,000 sq. ft.
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Project Schedule

Planning/Zoning/UDC MTG	April 14, 2025
Development Assistance Team Submittal	April 18 th
Alder Ochowcz Meeting	April 21 st
Development Assistance Team Meeting	April 24 th
UDC Informational Submittal	May 27 th
UDC Informational Meeting	June 11 th
Formal Submittal Notification (Demolition, Alder)	June 16 th
General Neighborhood Meeting (Postcard)	July 8 th
Formal Project Submittal	August 4 th
Target Construction Date	Summer 2026
Target Occupancy	Fall 2029

Adopted Plan & Review Standards

Adopted Plans

Downtown Plan Recommendations:

The project design continues the primarily high-density student residential uses identified in the Johnson Street Bend District along with the recommendations focused on redeveloping under-utilized parcels with active and engaging street frontages. The project implements these recommendations through the utilization of the downtown height definitions with affordable housing and activated streetscapes (amenities, lobbies, and retail uses).

The Downtown Plan Maximum Building Height Map identifies this site as 12 stories the Capital Viewshed Preservation Limit which caps the building height at 176'-9" above Johnson Street. The proposed project is designed to meet the height standards by incorporating affordable student housing in a building less than 172' and below the Capital Viewshed Preservation Limit.

Maximum Building Height Map (Downtown Plan):



Maximum Building Heights

- # Maximum Number of Stories
- CV Capitol View Preservation Limit
- 4* 4 Story Height Limit Extends 30 feet back from the State Street Right-of-Way Line
- 6* 6 Story Height Limit Extends 132 feet back from the State Street Right-of-Way Line

The map displays a street grid with various streets labeled, including S Park St, W Washington Ave, E Washington Ave, and others. Building footprints are outlined, and numbers indicating story limits are placed throughout the grid. A diagonal line runs through the center of the map, likely representing the State Street Right-of-Way Line.

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
The proposal for mixed-use/multi-family housing is consistent with the historic use of the site and the surrounding area.
2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*
The site is well served with readily available municipal services adjacent to the site. The development of the site is being coordinated with MG&E and other utilities and will create opportunities for improvements to the existing utilities surrounding the site and serving other properties as part of the implementation of the project.
3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
The proposed building is consistent with the previous use of the site and reflects the recommendations of the Comprehensive Plan and Downtown Plan.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The proposal will not preclude development or improvement of the surrounding properties. The remaining parcels along Conklin Place have been surrounded by the Saxony Apartments since 1966 and would not be precluded from continuing as currently configured or redeveloping in the future.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposal incorporates the necessary site improvements to support the project.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The project submittal includes the City of Madison TDMP spreadsheet, illustrating that the project exceeds the required transportation components due to the proximity to the BRT metro service and dense network of pedestrian-oriented streets.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The project meets the standards of the UMX zoning district and downtown plan.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*

Not Applicable.

9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

The project has been presented for informational review with the Urban Design Commission on June 11, 2025 (UDC) to gather input on the design direction and will seek UDC approval as part of the review of the project.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

The proposal meets the parking requirements for the Urban Mixed Use (UMX) zoning district. This site is well served with pedestrian and bicycle routes and transit service, as illustrated by the submitted TDMP spreadsheet.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*
- d. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

- a. The new building is entirely located on the same parcel as the building being replaced.*
- b. The new building is not taller in stories or in feet than the building being replaced.*
- c. The new building is not larger in total volume than the building being replaced.*

- d. *The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable

Downtown Design Guidelines

Site Design + Building Placement

Orientation

The project creates a strong and permeable street wall with minimal setback along all three adjoining streets while employing a setback to allow for a larger terrace/sidewalk zones along all adjoining. Useable entrances front out to each street frontage with expansive windowpanes integrated into the first floor to reinforce activity and transparency along the sidewalk. The primary residential lobby entrance is oriented towards the corner of Frances Street & Johnson Street to maintain an entrance along the primary façade while reinforcing the prominent street corner.

Access + Circulation

The primary residential lobby entrance is oriented towards the corner of Frances Street & Johnson Street to maintain an entrance along the primary façade while reinforcing the prominent street corner. The site parking and loading is accessed along Conklin Place to minimize impacts on the Johnson Street bike lane/vehicular corridor and Frances Street pedestrian walkway. Bicycle parking is located on the first floor within two different secured bike parking rooms with access from the lobby and adjoining sidewalks.

Usable Open Space -Residential Development

The project offers residents both balcony and roof top useable open space with a variety of activity areas.

Landscaping

The urban landscape design of the ground level features activated streetscapes with pockets of native plants along Johnson Street. The area above the subterranean transformer vault is landscaped as a transition & open space between the project and the residential building to the east.

Lighting

Building lighting is proposed to provide appropriate levels of light while maintaining a safe and enjoyable residential environment.

Architecture

Massing

The massing implements the adopted plans and recommendations of the Downtown Height Map with the building designed with a strong base/middle/top expression within one unified architectural expression.

Building Components

The ground level of the building incorporates setbacks to create a pedestrian focused activation along each streetscape while clearly establishing a “base” condition for the building and grounding the architecture to the street. The upper-level design utilizes a grid structure that creates visual interest and a framework for setbacks & balconies to further divide the facades into distinct expressions that span from first floor to the rooftop.

Visual Interest

The overall design of the building, based on UDC feedback, creates a strong unified architectural expression with unique detailing throughout the building. Deep insets and corner elements further define the massing and scale of the building to create visual interest.

Door and Window Openings

The overall design of the project fits into the context of the adjoining development while implementing a unique design expression that creates architectural diversity within the overall neighborhood.

Building Materials

The building uses high quality durable materials throughout the four-sided design.

Terminal Views and Highly-Visible Corners

The building reinforces the key Johnson/Frances corner through a strong primary entrance expression spanning two floors.

Awnings and Canopies

The project entries are highlighted with architectural features to clearly denote the primary pedestrian entrances.

Signage

Signage for the building will be integrated into the project through future submittals and will be consistent with the signage ordinance.

MADISON SAXONY

UDC FORMAL SUBMITTAL R1

SEPTEMBER 17, 2025

CS ACQUISITION
VEHICLE, LLC

A ANTUNOVICH
ASSOCIATES

VANDEWALLE &
ASSOCIATES INC.
Madison • Milwaukee

vierbicher
planners | engineers | advisors



siite

hartranft lighting
STUDIOS







AERIAL FROM SW



FRANCES & JOHNSON INTERSECTION



VIEW NORTH



VIEW SOUTH



VIEW EAST



VIEW WEST



FRANCES & JOHNSON



FRANCES LOOKING SOUTH



MARION & JOHNSON



CONKLIN LOOKING WEST



315 N FRANCES



PALISADE



FLUNO CENTER



HUB BASSETT



LA CIEL



WITTE HALL



VERVE



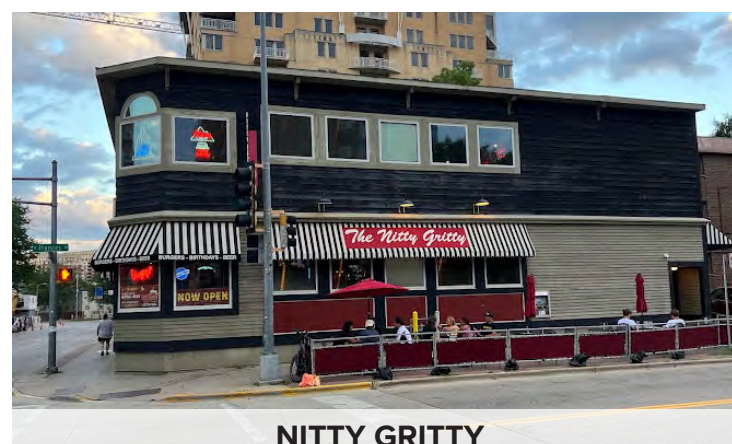
EMBASSY APARTMENTS



DOTTY DUMPLINGS



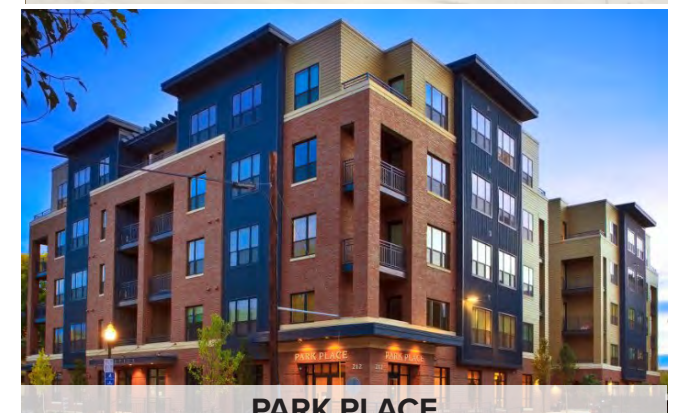
HAMPTON INN



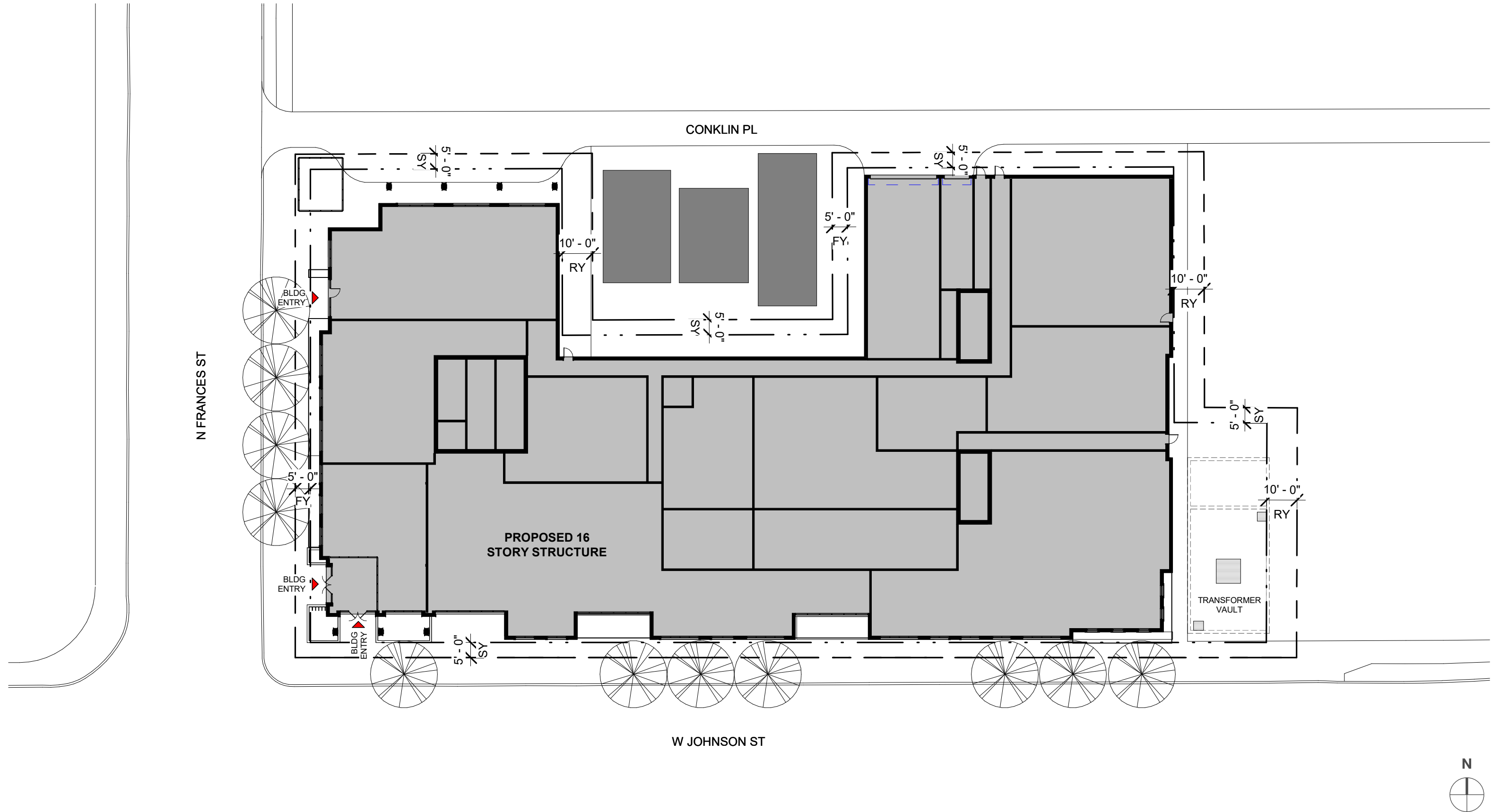
NITTY GRITTY



DOUBLE TREE



PARK PLACE







PROPOSED UNIT SCHEDULE		
UNIT TYPE	TOTAL UNITS	TOTAL BEDS
1 BEDROOM	71	114
2 BEDROOM	128	482
3 BEDROOM	72	216
4 BEDROOM	45	180
5 BEDROOM	71	355
TOTALS	387	1347



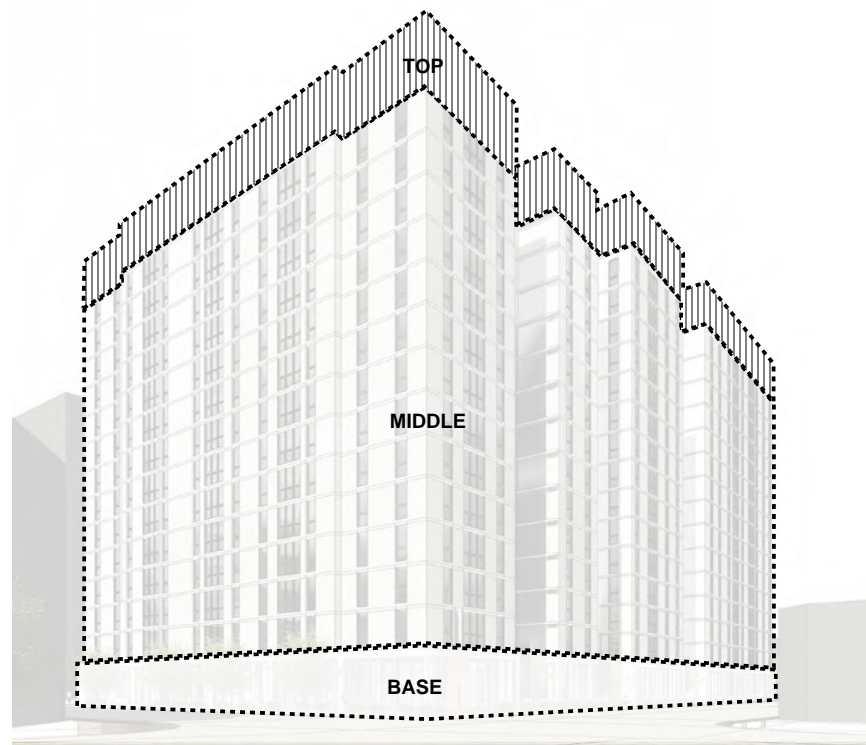
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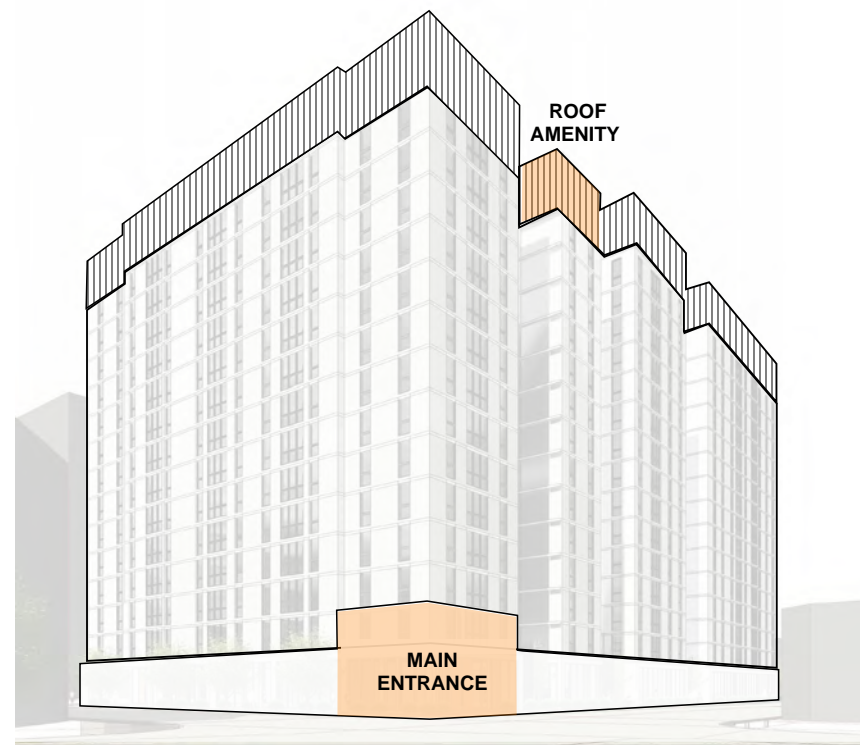
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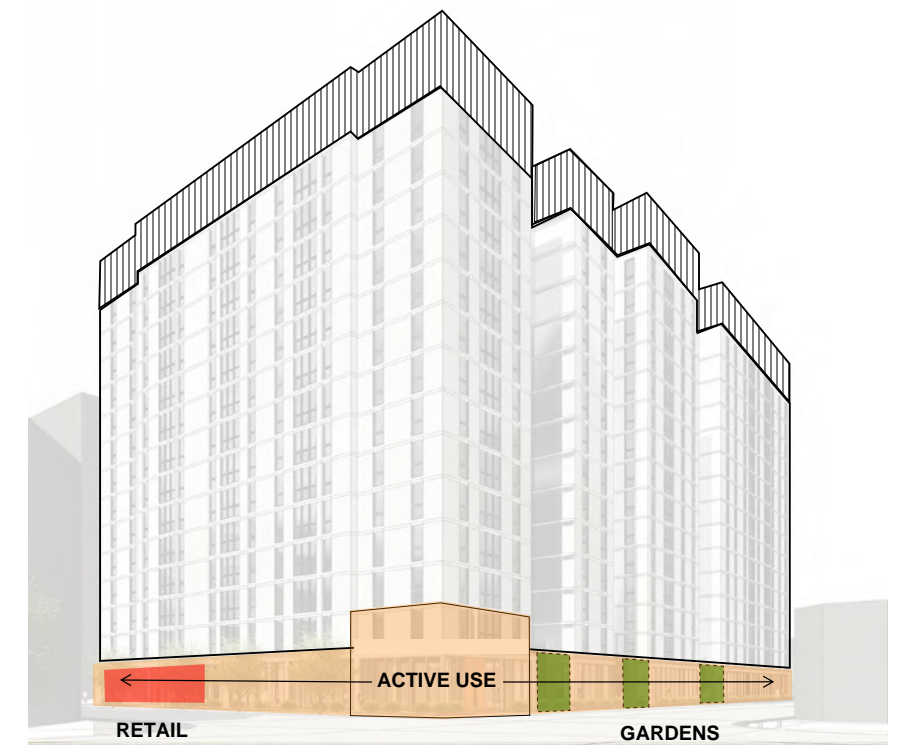




DIVIDE THE MASSING

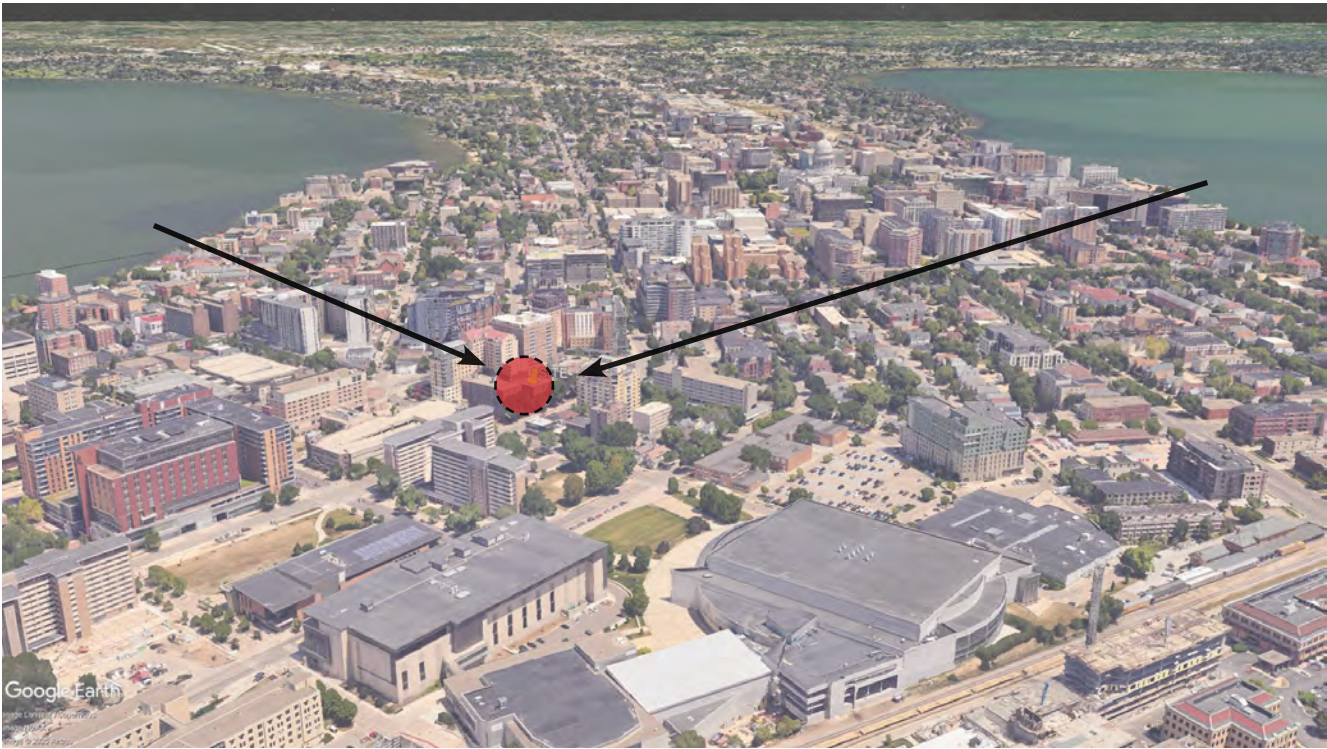


PROVIDE VISUAL HIERARCHY



FOCUS ON PEDESTRIAN EXPERIENCE

The 4 lakes - Mendota, Monona, Waubesa and Kegonsa are all different depths (83', 74', 38', 32') giving each one a unique hue of blue. The site context has a lot of tan and beige tones both in the building materials as well as the hardscape, so we're proposing to use a tannish beige brick to integrate the building into its surroundings at the pedestrian scale, while a slate blue metal panel pulls from the surrounding water and brings that color deeper into the city.



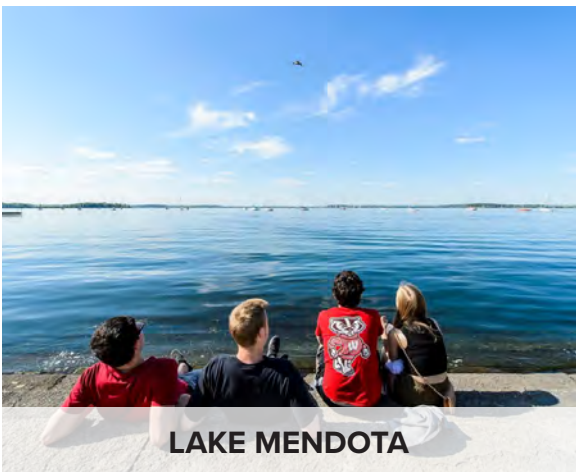
LAKE WAUBESA



LAKE MONONA

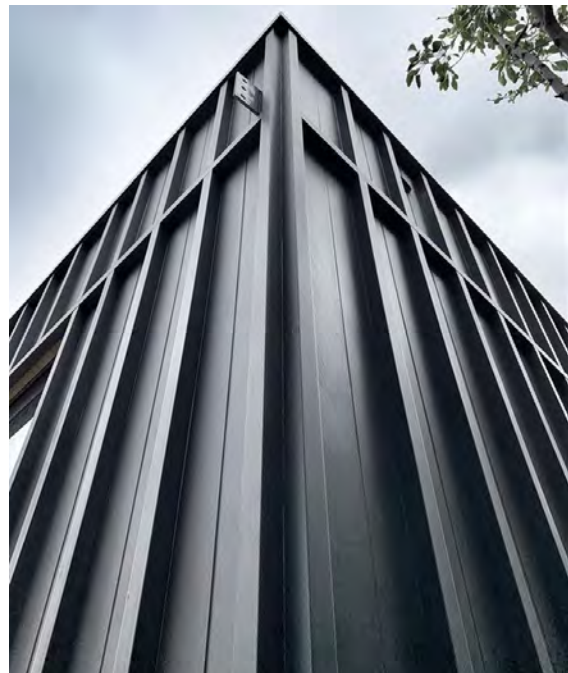
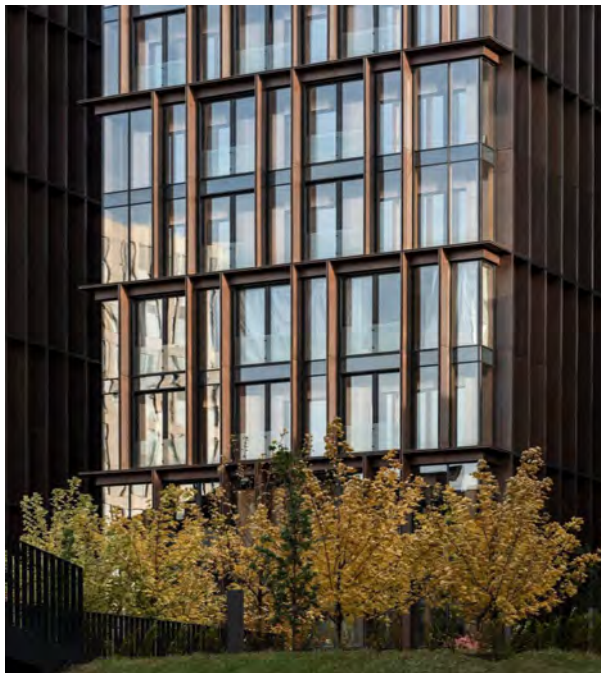


LAKE KEGONSA



LAKE MENDOTA













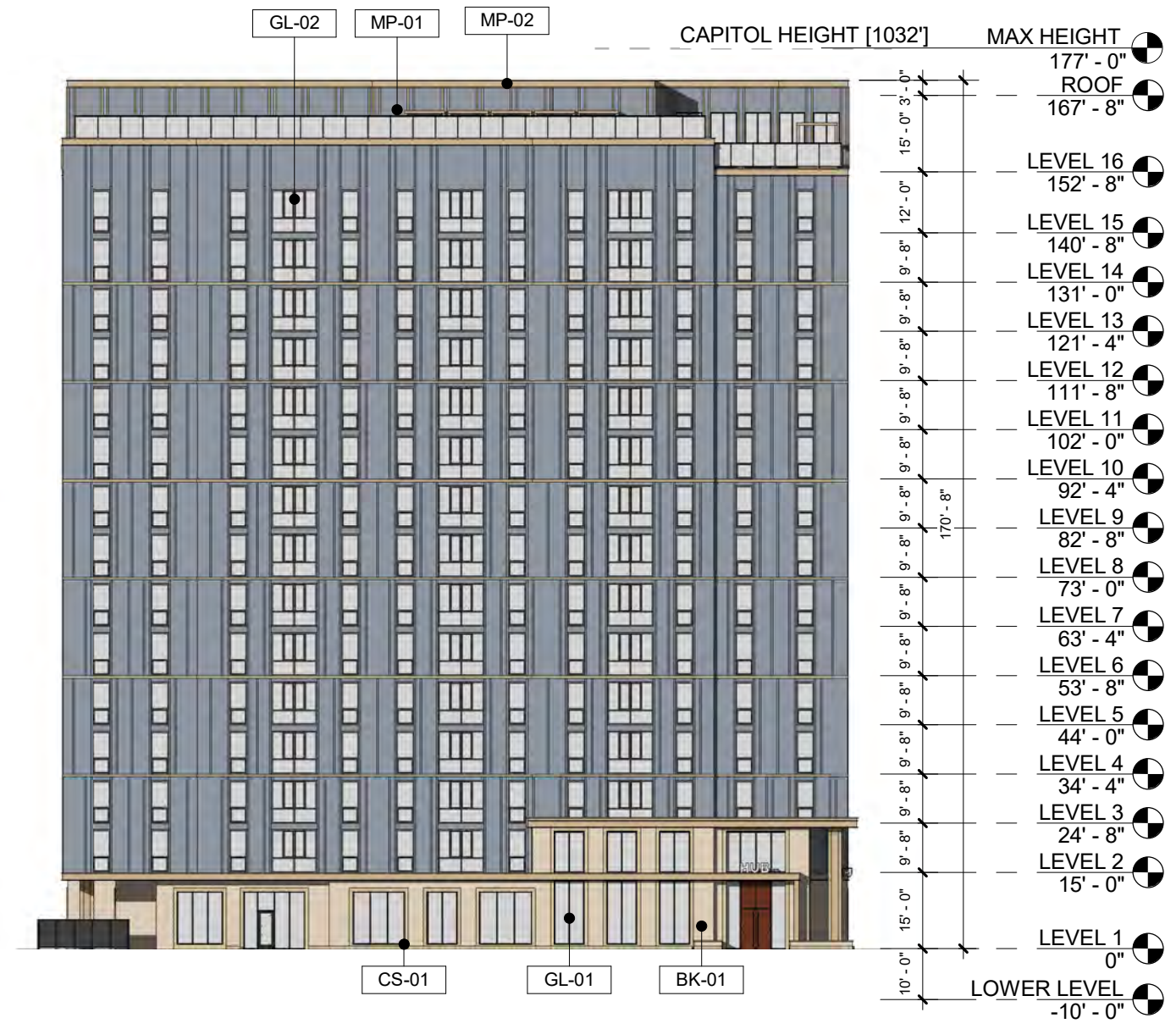




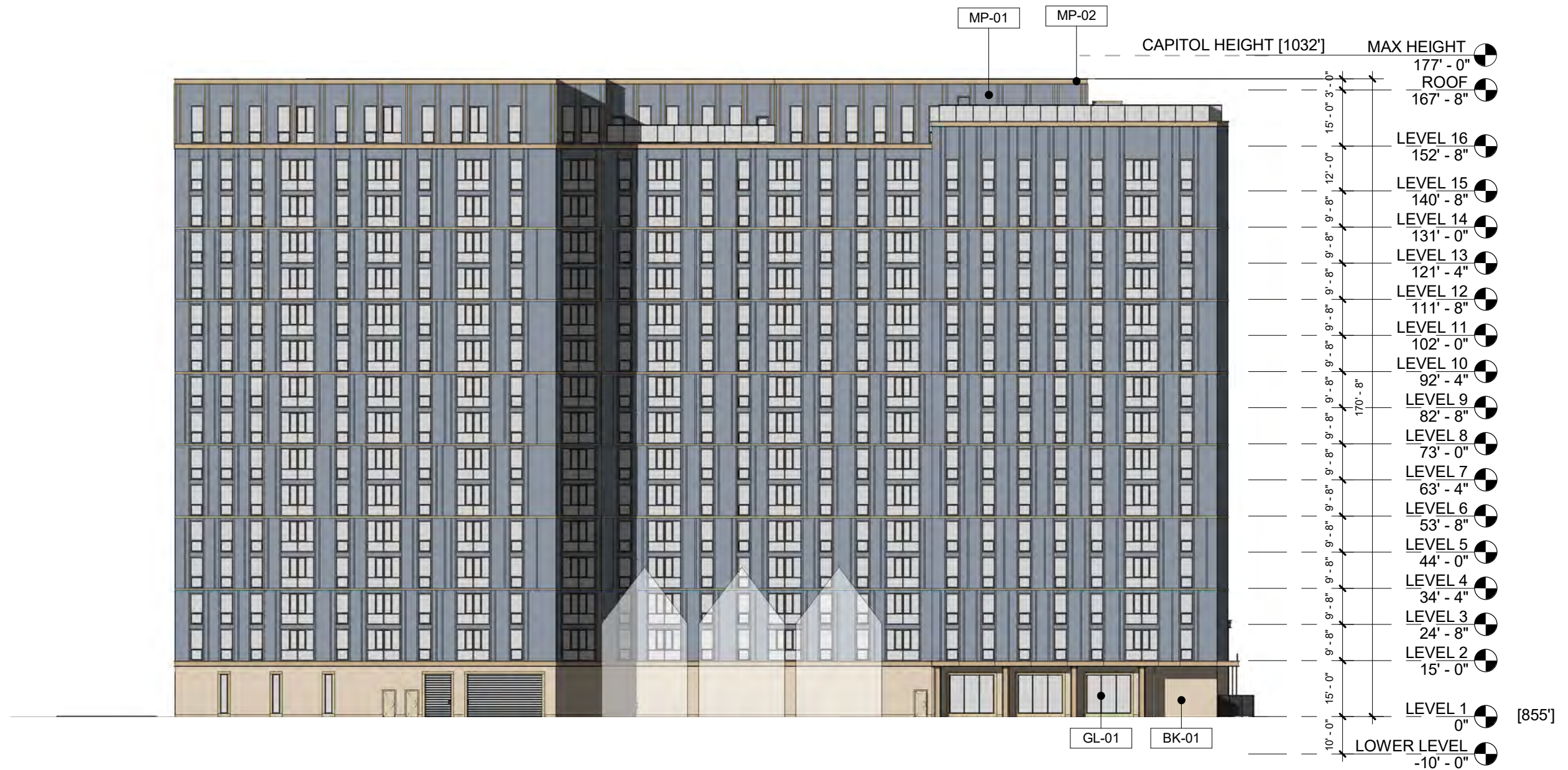


GL-01 STOREFRONT SYSTEM, COLOR: BLACK
 GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
 CS-01 CAST STONE: TAN

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
 MP-02 ARCHITECTURAL METAL PANEL: TAN
 BK-01 BRICK: TAN

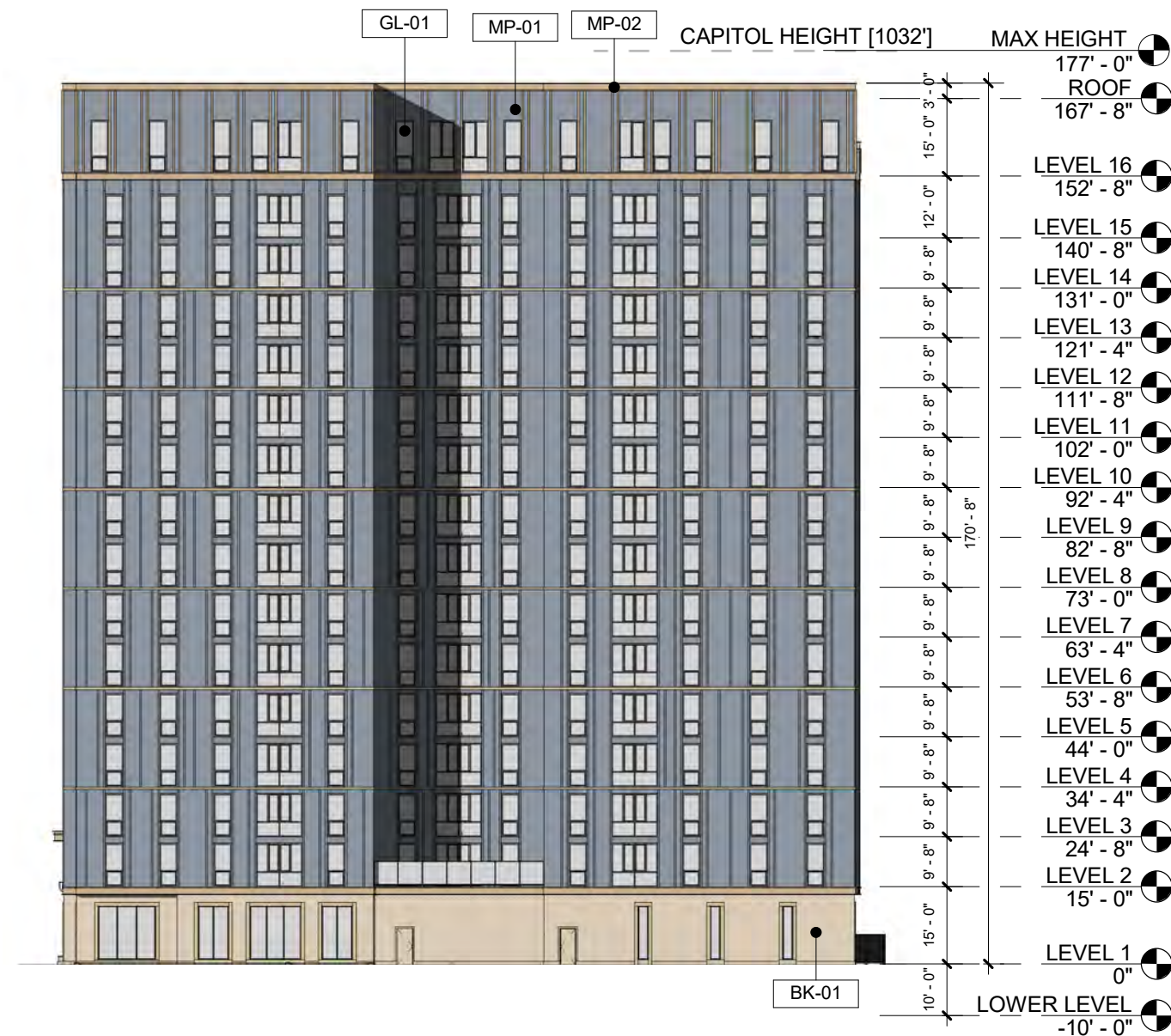


GL-01	STOREFRONT SYSTEM, COLOR: BLACK	MP-01	ARCHITECTURAL METAL PANEL: SLATE BLUE
GL-02	POLYMER WINDOW SYSTEM, COLOR: BLACK	MP-02	ARCHITECTURAL METAL PANEL: TAN
CS-01	CAST STONE: TAN	BK-01	BRICK: TAN



GL-01 STOREFRONT SYSTEM, COLOR: BLACK
 GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK
 CS-01 CAST STONE: TAN

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
 MP-02 ARCHITECTURAL METAL PANEL: TAN
 BK-01 BRICK: TAN

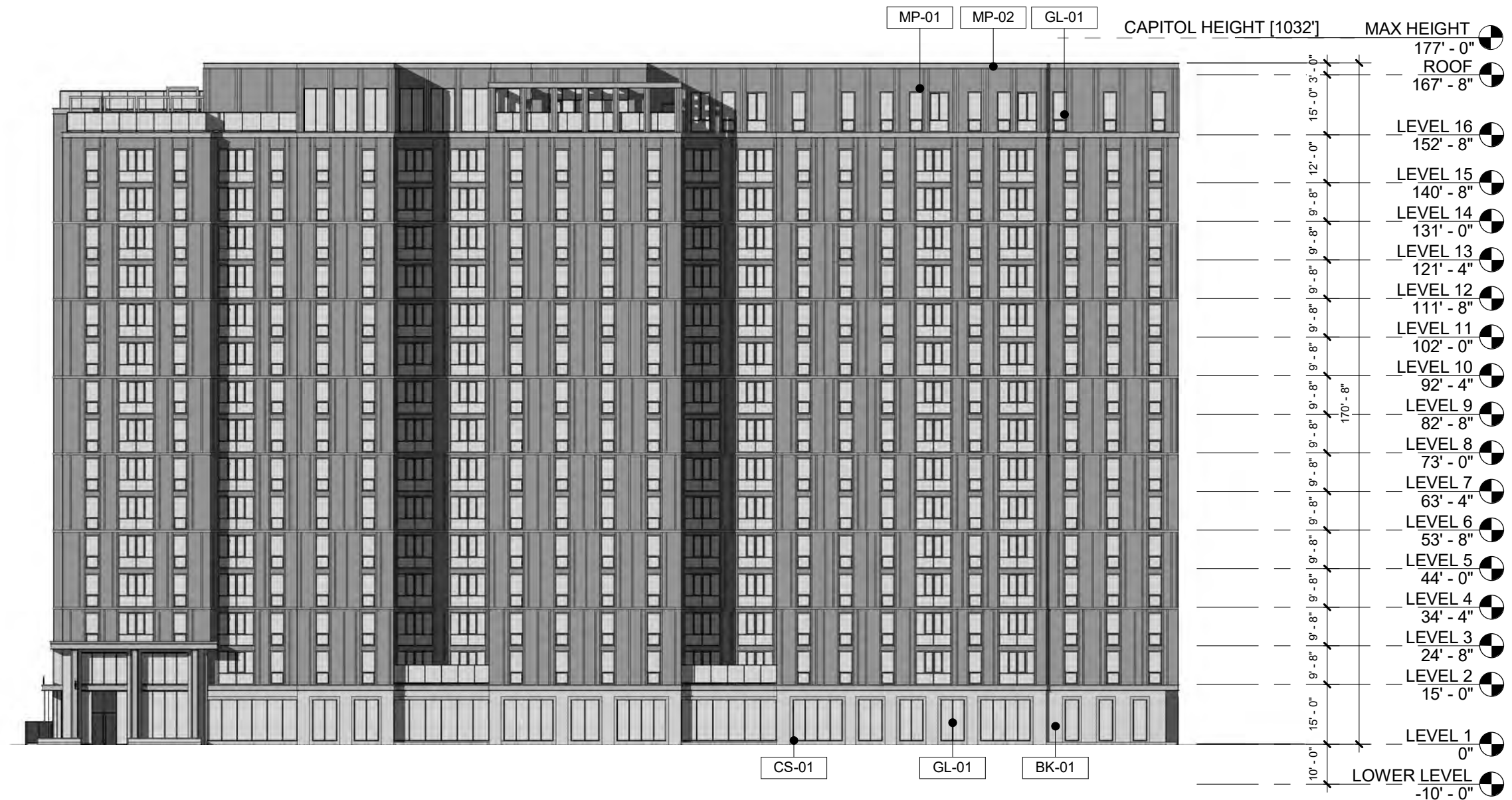


GL-01 STOREFRONT SYSTEM, COLOR: BLACK
GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

CS-01 CAST STONE: TAN

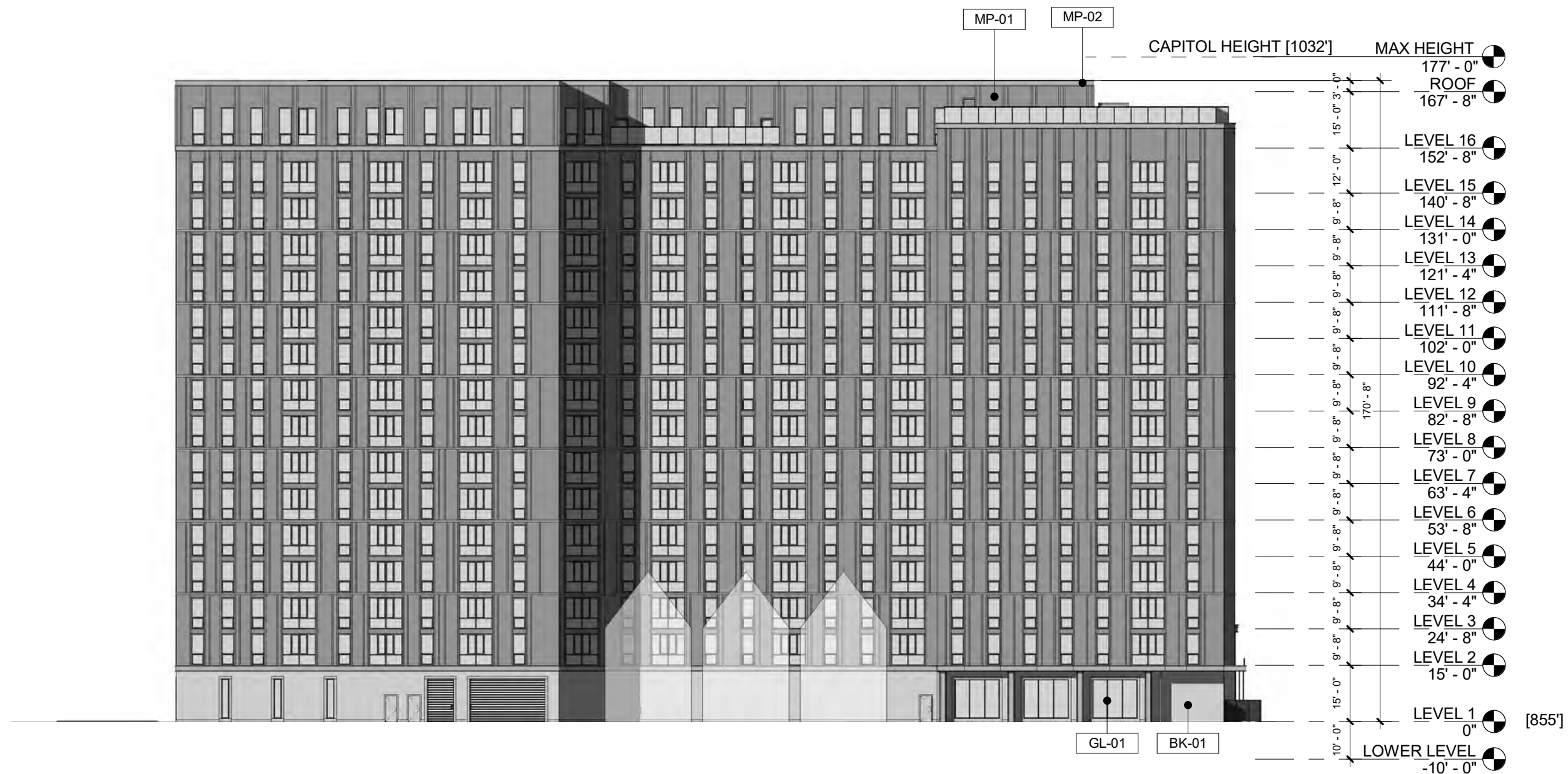
MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
MP-02 ARCHITECTURAL METAL PANEL: TAN

BK-01 BRICK: TAN



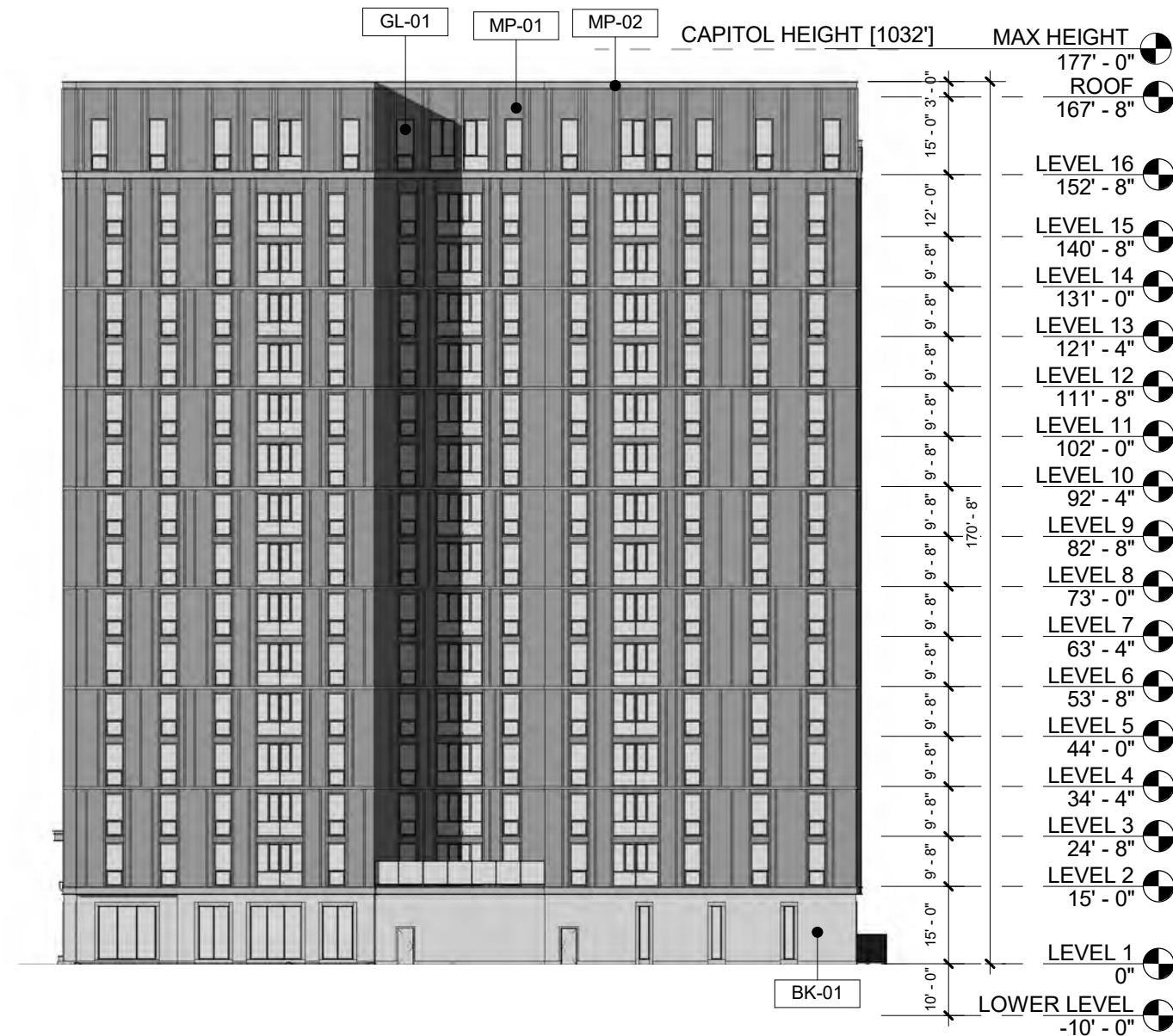
GL-01 STOREFRONT SYSTEM, COLOR: BLACK
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GL-01 STOREFRONT SYSTEM, COLOR: BLACK
GL-02 POLYMER WINDOW SYSTEM, COLOR: BLACK

CS-01 CAST STONE: TAN

MP-01 ARCHITECTURAL METAL PANEL: SLATE BLUE
MP-02 ARCHITECTURAL METAL PANEL: TAN

BK-01 BRICK: TAN



POLYMER WINDOW SYSTEM
COLOR, BLACK



STOREFRONT SYSTEM
COLOR, BLACK



GLAZING UNITS
LOW IRON CLEAR



MP-2
METAL PANEL
FLAT
COLOR, TAN



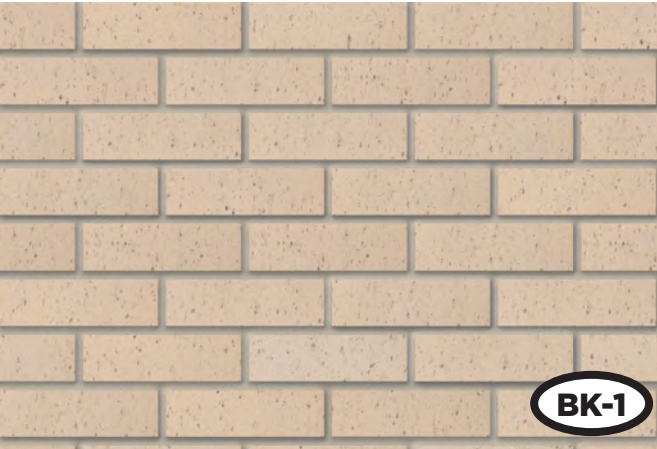
CS-1
CAST STONE
COLOR, TAN



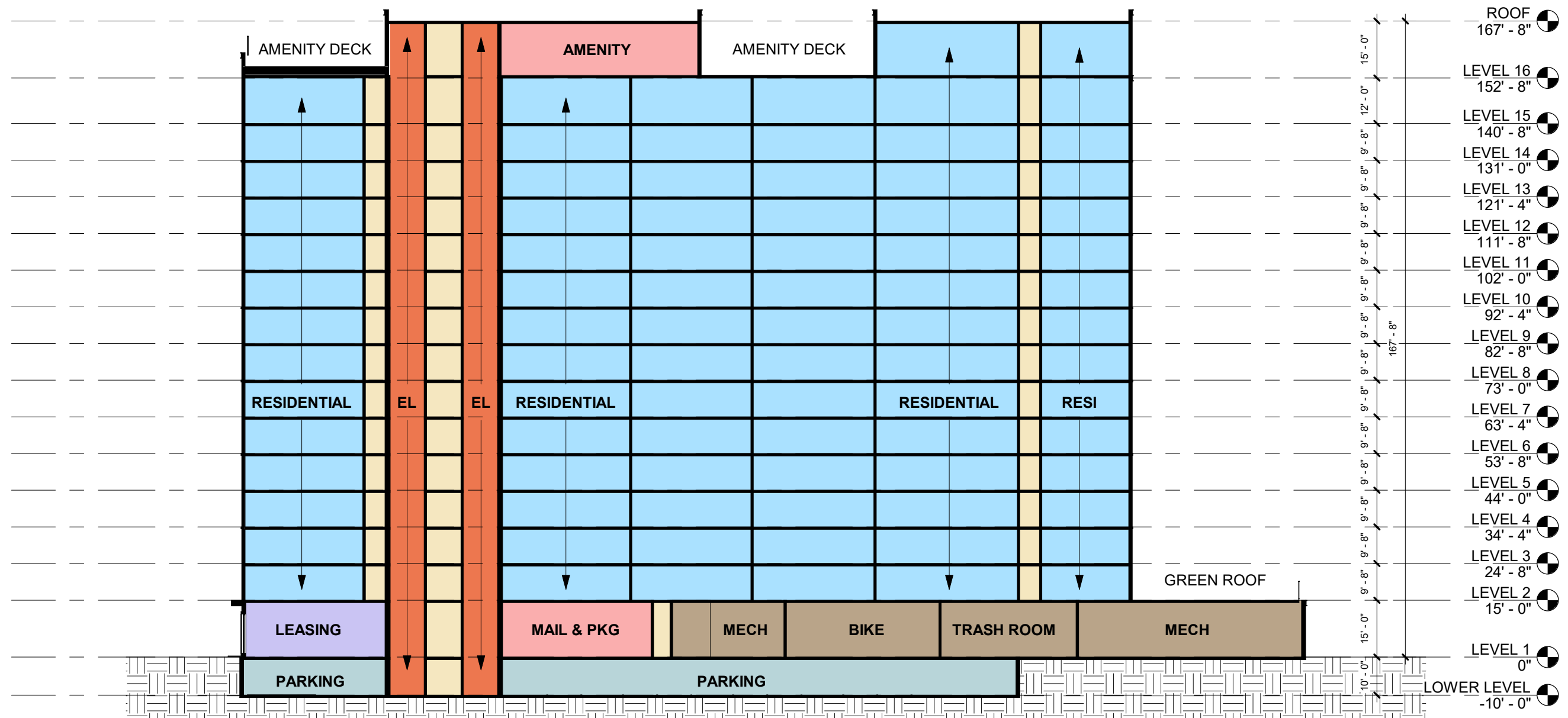
MP-1
METAL PANEL
BOXED RIBBED
COLOR, SLATE BLUE



MP-1
METAL PANEL
FLAT
COLOR, SLATE BLUE



BK-1
BRICK
COLOR, TAN





SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



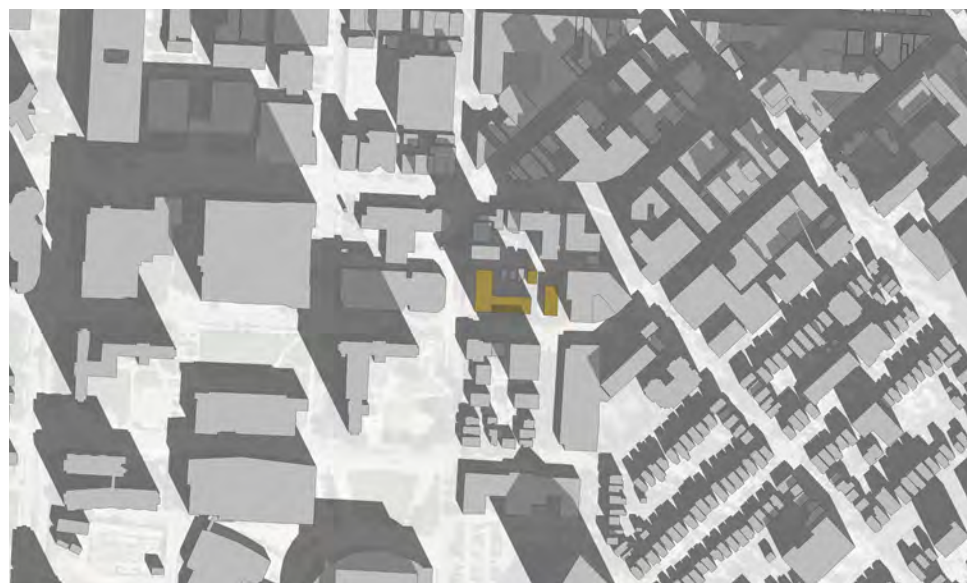
SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



SPRING 10 AM



SPRING 12 PM



SPRING 4 PM



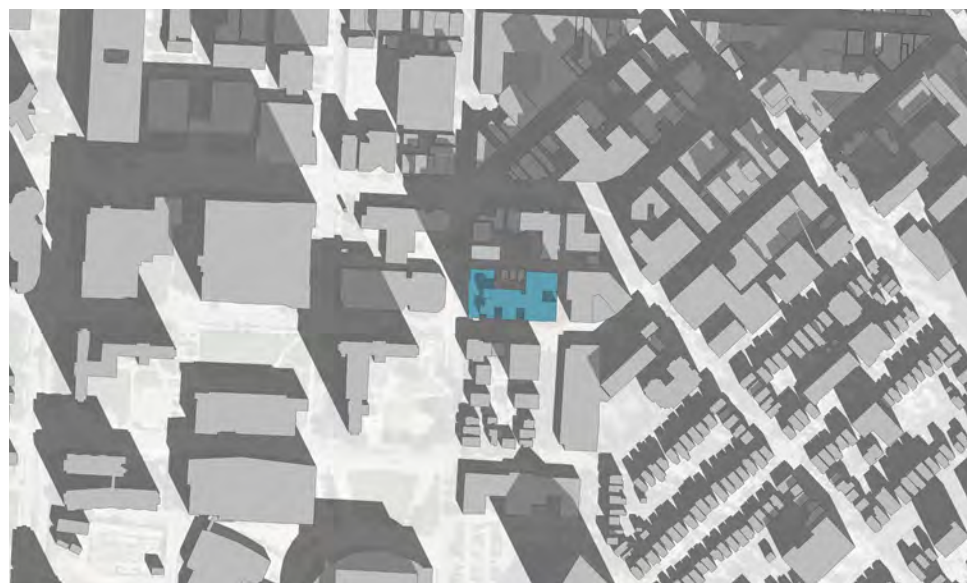
SUMMER 10 AM



SUMMER 12 PM



SUMMER 4 PM



WINTER 10 AM



WINTER 12 PM



WINTER 4 PM



AviProtek®E

Walker bird friendly glass with Vitro
high-performance Solarban® low-e



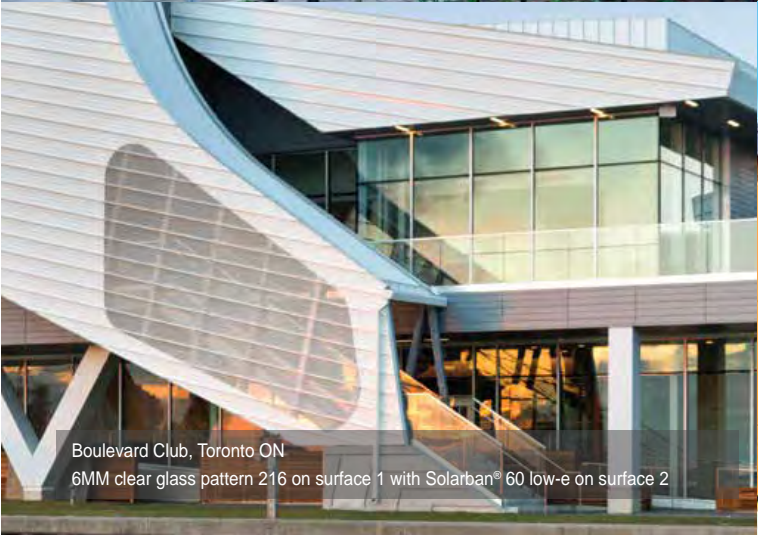
Proven to be effective time and time again...



Oregon Zoo – Portland, OR – LEED Platinum Certified – LEED Credit 55 Bird Deterrence
6MM clear glass pattern 211 surface 1 with Solarban® 70 low-e on surface 2



University of Saskatchewan, Saskatoon, SK
6MM clear glass pattern 217 on surface 1 with Solarban® 70 low-e on surface 2



Boulevard Club, Toronto ON
6MM clear glass pattern 216 on surface 1 with Solarban® 60 low-e on surface 2



University of Minnesota, Falcon Heights MN
6MM clear glass pattern 215 on surface 1 with Solarban® 70 low-e on surface 2

Saving birds and energy!

Patterns on surface 1



211 Vertical



214 Organic



216 4" x 4"



213 Horizontal



215 2" x 2"



217 2" x 2"

Low-e coatings on surface 2

Solarban® Solar Control Low-e Glass Products by Vitro Architectural Glass

Solarban® glass is a spectrally selective glass option which reduces long and short wave (infrared) heat energy, while at the same time allowing visible light to be transmitted through the glass. Solarban® glass products by Vitro Glass let you specify larger spans of glass that maximize natural daylighting without sacrificing thermal efficiency.

With a range of options, the Solarban® family of glass products feature a clear aesthetic with among the highest light-to-solar gain (LSG) ratios in the industry.



Glass

AviProtek Pattern (1) with	VLT	VLR		NFRCU / Winter		SHGC	LSG
		Ext. %	Int. %	Night-time	Argon		
Solarban® 60 (2) + Clear	70	11	12	0.29	0.24	0.39	1.79
Solarban® 70 (2) + Clear	64	12	13	0.28	0.24	0.27	2.37

Due to the low density of the AviProtek® patterns, they have no significant impact on the values above.

Other coatings are available on demand. Please contact your Walker representative.

Bird collisions with glass building facades are the major cause of bird mortality, claiming the lives of hundreds of millions of birds each year. The magnitude of the problem is such that an important trend in making buildings safer for birds has emerged across North America. Municipalities, states and provinces have, and continue to enact bird deterrence legislation. Leading scientists have proven that the use of visual markers on the **exterior (1st) surface** of the glass provides birds with the best chance to identify a solid barrier and avoid collision. Furthermore, the CSA A460 standard requires the use of visual markers being placed on the exterior (1st) surface of the glass.

The AviProtek® E bird friendly glass solution combines acid-etched visual markers on the 1st surface with Vitro’s Solarban® high performance low-e coatings on the 2nd surface, creating the most effective bird friendly glazing solution on the market. Architects and building owners alike can now achieve their environmental goals and earn LEED credits while meeting solar performance targets.



Sustainable solution

The AviProtek® E is the **ONLY** bird friendly glass product available that possesses an EPD – Environmental Product Declaration. Our environmentally responsible solution allows architects to secure an additional LEED point for their projects using Pilot Credit 55 related to bird deterrence. It also meets California building legislation requirement (AB262) to be enacted in 2020.

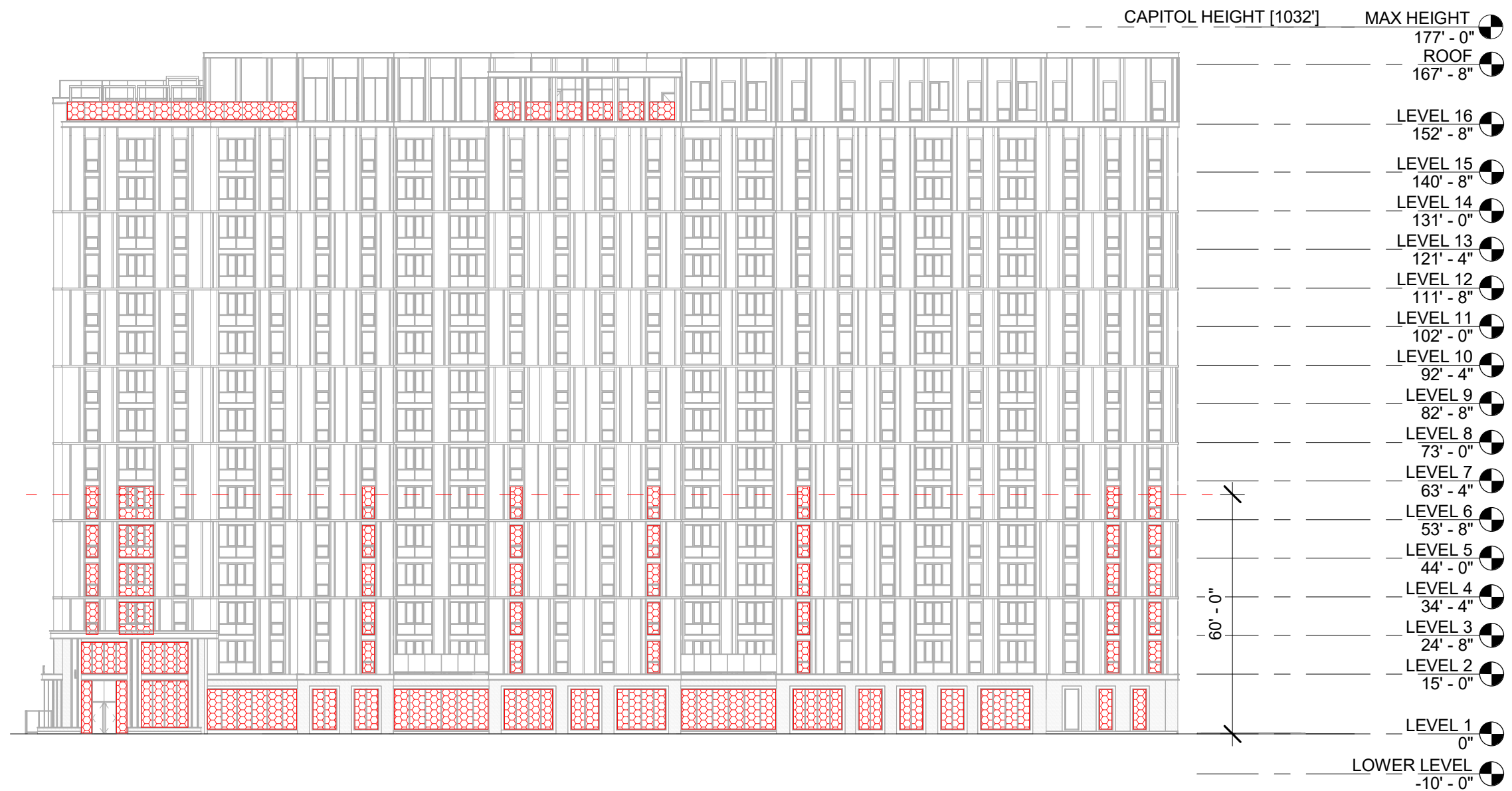
Product Specifications

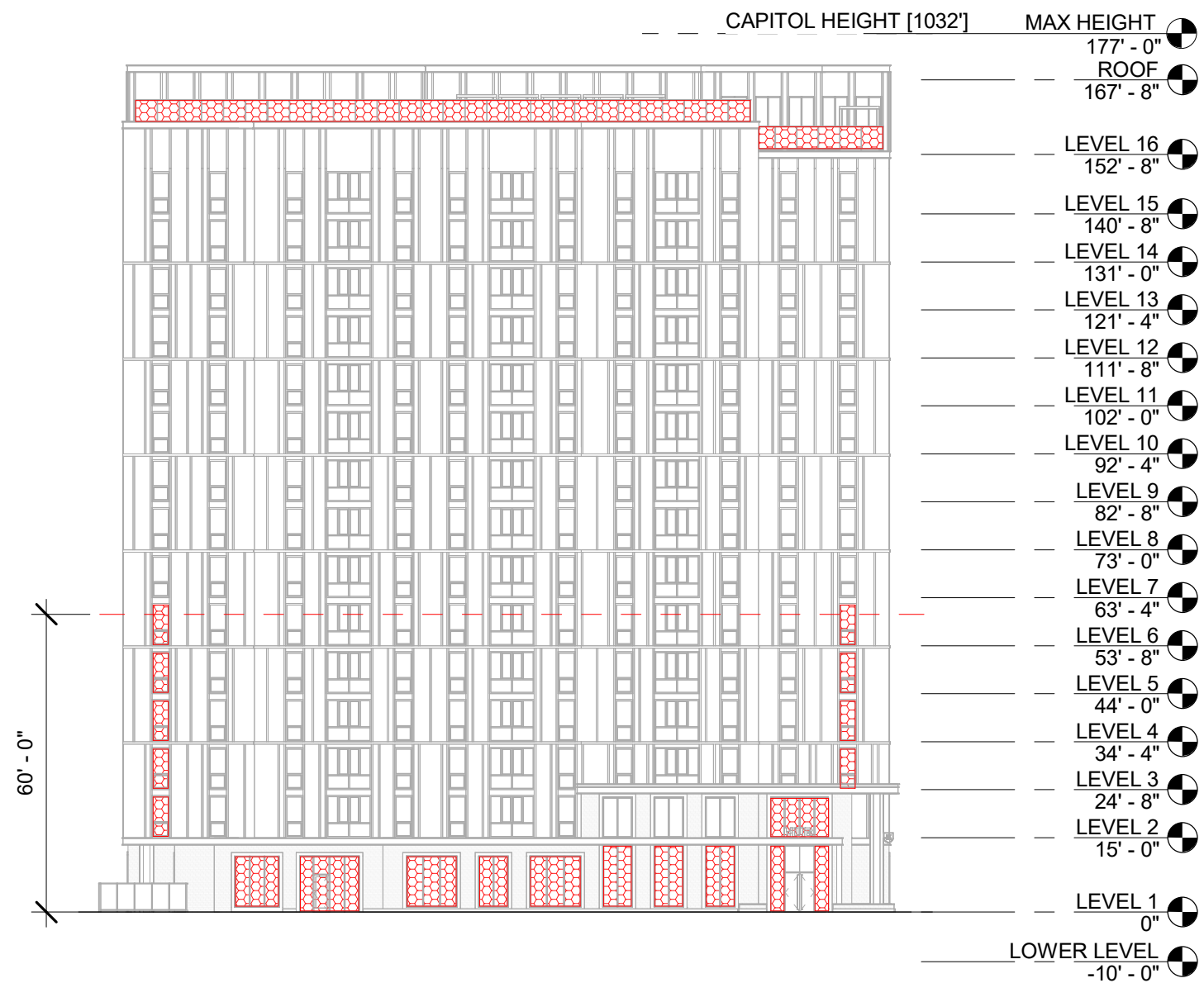
- Thickness:** 6MM (1 /4")
- Dimension:** 96" x 130" only
- Substrates:** Clear and Starphire Ultra-Clear™ glass, standard tints available on demand subject to glass availability.
- Availability:** AviProtek® E glass products are only available from members of the Vitro Certified™ Network.
- Quantity:** Subject to a minimum of one block of 4,000 lbs or 1,000 sq ft of glass.
- Low-e:** Available with Solarban® 60 VT, Solarban® 70 VT by Vitro Glass, other coatings are available on demand.
- Warranty for the acid-etching:** 10 year limited warranty on surface degradation. For all terms and conditions of the Walker Textures® warranty, please contact our Customer Service Department.
- Warranty for the low-e coating:** For more information, please contact the Vitro Glass Customer Service Department.

Solarban, Starphire, Starphire Ultra-Clear, Vitro and Vitro Certified are trademarks owned by Vitro.

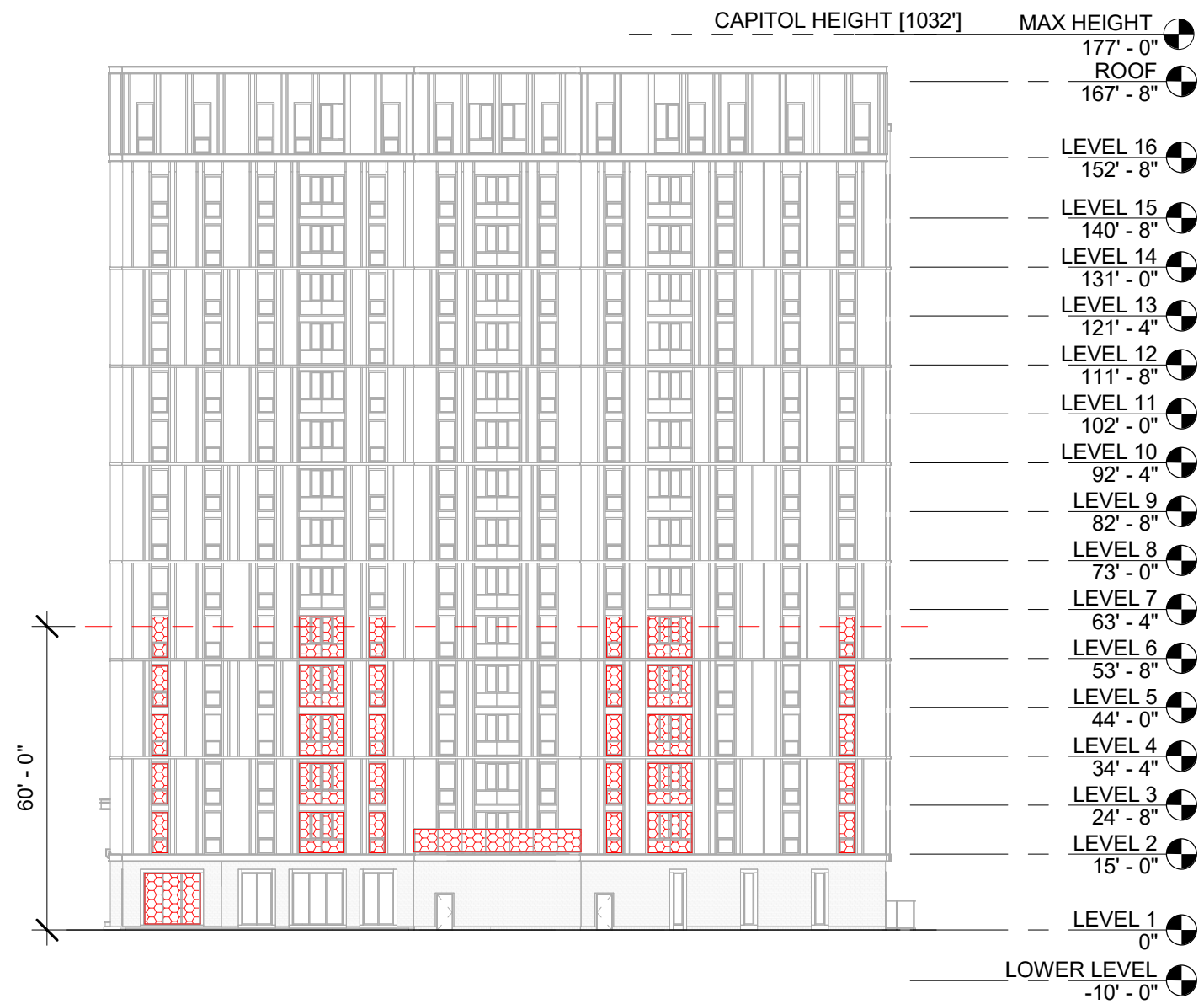


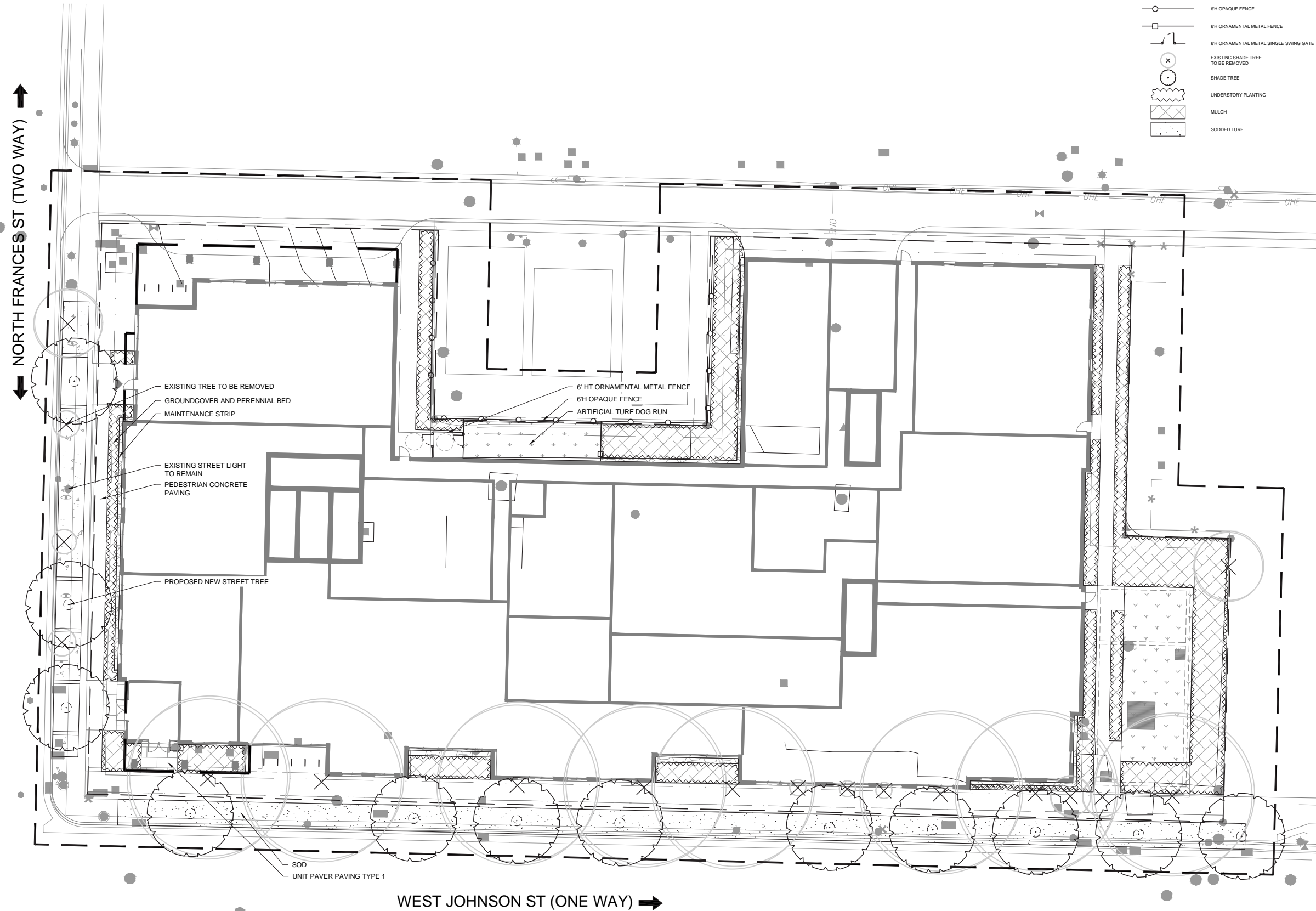
Walker Glass Co. Ltd., 9551 Ray Lawson Blvd., Montreal QC H1J 1L5 Canada
Phone: 514 352.3030 or 1 888 320.3030









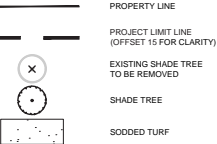




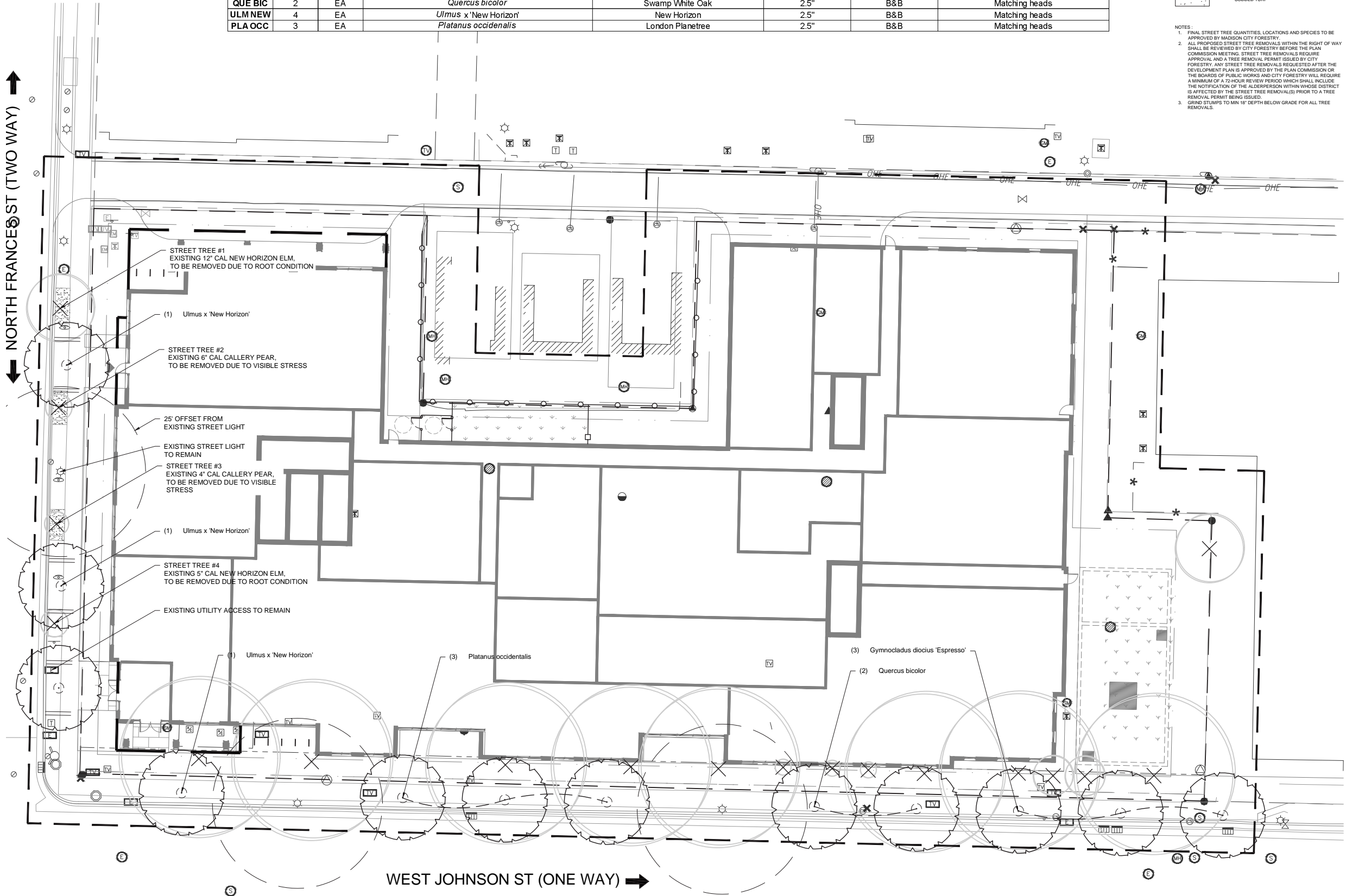
PLANTING SCHEDULE - GROUND FLOOR
SHADE TREES

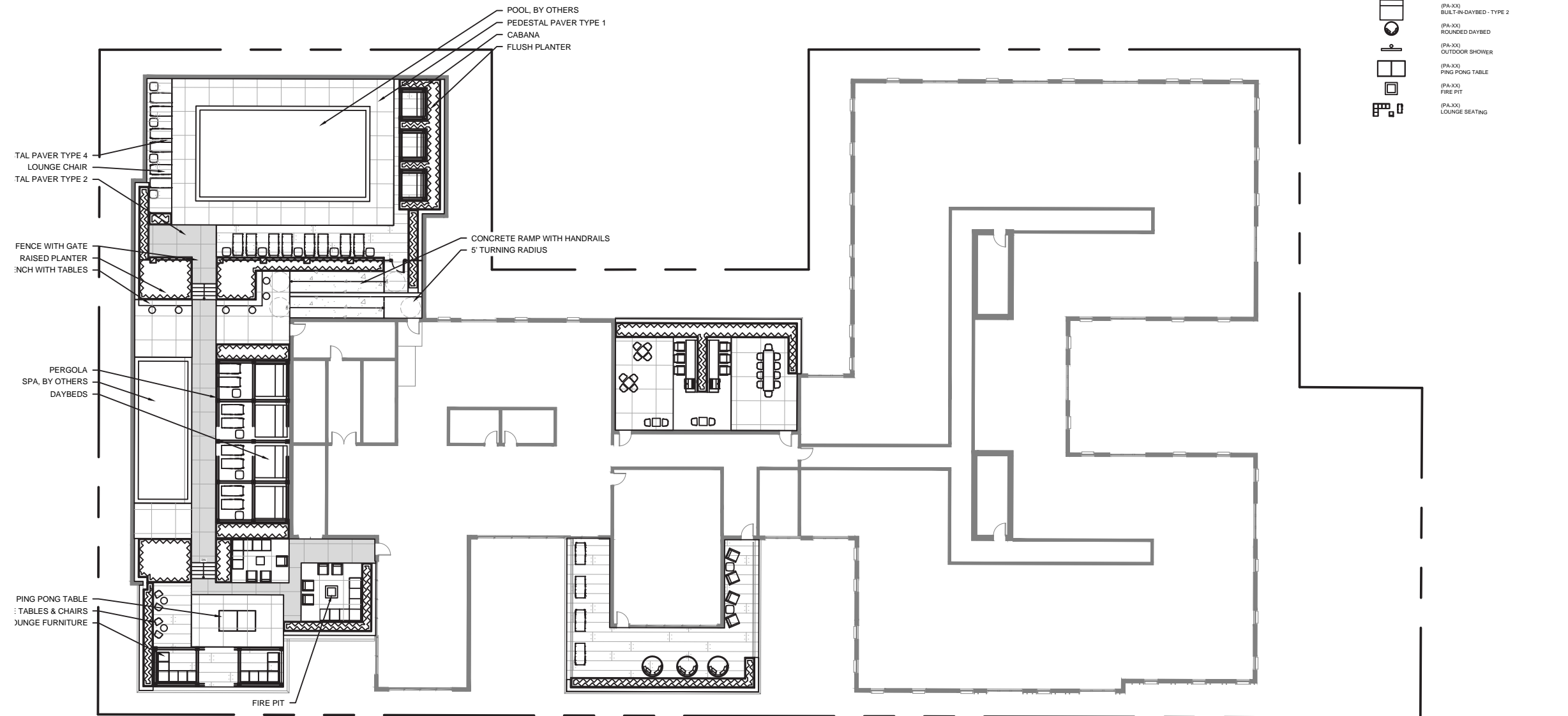
CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	CALIPER	ROOT BALL	NOTES
GYM ESP	3	EA	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2.5"	B&B	Matching heads
QUE BIC	2	EA	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	B&B	Matching heads
ULM NEW	4	EA	<i>Ulmus</i> x 'New Horizon'	New Horizon	2.5"	B&B	Matching heads
PLA OCC	3	EA	<i>Platanus occidentalis</i>	London Planetree	2.5"	B&B	Matching heads

LEGEND



- NOTES:
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.
 2. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 3. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE REMOVALS.





PLANTING SCHEDULE - GROUND FLOOR

SHADE TREES																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
GYM ESP	3	0	0	EA	<i>Gymnocladus dioicus</i> 'Espresso'	Espresso Kentucky Coffeetree	-	Single-Stem	2.5"	-	-	7"	24"	24" - 30"	B&B/Container	PER PLAN	-
PLA OCC	3	0	0	EA	<i>Platanus occidenalis</i>	London Planetree	-	Single-Stem	2.5"	-	-	7"	24"	24" - 30"	B&B/Container	PER PLAN	-
QUE BIC	2	0	0	EA	<i>Quercus bicolor</i>	Swamp White Oak	-	Single-Stem	2.5"	-	-	7"	24"	24" - 30"	B&B/Container	PER PLAN	-
ULM NEW	4	0	0	EA	<i>Ulmus</i> x 'New Horizon'	New Horizon	-	Single-Stem	2.5"	-	-	7"	24"	24" - 30"	B&B/Container	PER PLAN	-
TOTAL:	12		0	EACH													

ORNAMENTAL TREES																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
AES PAV	1	15	15	EA	<i>Aesculus pavia</i>	Red Buckeye	3-5 cane	Multi-Stem	-	6'	4'	-	24"	24" - 30"	-	-	-
AME AUT	1	15	15	EA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	7-11 cane	Multi-Stem	-	8'	5'	-	24"	24" - 30"	-	-	-
CAR CAR	3	15	45	EA	<i>Carpinus caroliniana</i>	American Hornbeam	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	-
CAR JNU	7	15	105	EA	<i>Carpinus caroliniana</i> 'J.N. Upright'	Firespire American Hornbeam	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	-
CER APP	1	15	15	EA	<i>Cercis canadensis</i> 'Appalachian Red'	Appalachia Eastern Redbud	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	Northern source only
CER ROY	1	15	15	EA	<i>Cercis canadensis f. alba</i> 'Royal White'	White Eastern Redbud	-	Single-Stem	2"	-	-	-	24"	24" - 27"	-	-	Northern source only
TOTAL:	14		210	EACH													

EVERGREEN SHRUBS																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
TAX EVE	60	4	240	EA	<i>Taxus x media</i> 'Everlow'	Everlow Yew	-	-	-	15"	18"	0'	0"	0"	#3 cont	30" o.c.	-
TOTAL:	60		240	EACH													

DECIDUOUS SHRUBS																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
AES PAR	2	3	6	EA	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	-	-	-	48"	48"	0'	0"	0"	B&B	PER PLAN	-
DIE LON	17	3	51	EA	<i>Diervilla lonicera</i>	Dwarf Bush-Honeysuckle	-	-	-	min 18"	18"	0'	0"	0"	#3 cont	24" o.c.	-
HYD ABE	14	3	42	EA	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Hydrangea	-	-	-	min 30"	30"	0'	0"	0"	#3 cont	36" o.c.	-
HYD BRE	18	3	54	EA	<i>Hydrangea quercifolia</i> 'Brenhill'	Gatsby Gal Oakleaf Hydrangea	-	-	-	min 24"	24"	0'	0"	0"	#3 cont	48" o.c.	-
HYP AME	5	3	15	EA	<i>Hypericum kalmianum</i> 'Ames'	Ames St. Johnswort	-	-	-	min 24"	24"	0'	0"	0"	#3 cont	24" o.c.	-
RHU BAI	6	3	18	EA	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	-	-	-	min 36"	30"	0'	0"	0"	#7 cont	PER PLAN	-
TOTAL:	62		186	EACH													

VINES																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
PAR TRI	3	2	6	EA	<i>Parthenocissus tricuspidata</i>	Boston Ivy	-	-	-	0'	0'	0'	0"	0"	cont #2	30" o.c.	-
TOTAL:	3		6	EACH													







GRASSES AND SEDGES																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
BOU HON	16	2	32	EA	<i>Bouteloua gracilis</i> 'Honeycomb'	Honeycomb Blue Gramma Grass	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
CAL KAR	16	2	32	EA	<i>Calamagrostis x acutifolia</i> 'Karl Foerster'	Karl Foerster Grass	-	-	-	-	-	-	-	-	cont #2	24" o.c.	-
CAR ALB	120	0	0	EA	<i>Carex albicans</i>	White-tinged Sedge	-	-	-	-	-	-	-	-	quart	12" o.c.	-
CAR PEN	507	0	0	EA	<i>Carex pensylvanica</i>	Penn Sedge	-	-	-	-	-	-	-	-	quart	12" o.c.	-
ERA SPE	171	2	342	EA	<i>Eragrostis spectabilis</i>	Purple Lovegrass	-	-	-	-	-	-	-	-	cont #1	12" o.c.	-
PAN NOR	9	2	18	EA	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	-	-	-	-	-	-	-	-	cont #2	21" o.c.	-
SES AUT	73	2	146	EA	<i>Sesleria autumnalis</i>	Autumn Moor Grass	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
SPO TAR	41	2	82	EA	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
TOTAL:	967		680	EACH													

PERENNIALS																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
ADIPED	333	0	0	EA	<i>Adiantum pedatum</i>	Northern Maidenhair Fern	-	-	-	-	-	-	-	-	quart	12" o.c.	-
ALL CER	108	0	0	EA	<i>Allium cernuum</i>	Nodding Onion	-	-	-	-	-	-	-	-	quart	6" o.c.	-
ALL SUM	24	2	48	EA	<i>Allium</i> x 'Summer Beauty'	Summer Beauty Allium	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
ANE CAN	248	2	496	EA	<i>Anemone canadensis</i>	Meadow Anemone	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
ARU NOB	99	2	198	EA	<i>Aruncus aethusifolius</i> "Noble Spirit"	-	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
AST VIS	59	2	118	EA	<i>Astilbe chinensis</i> 'Visions in White'	Visions in White Astilbe	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
CAL NEP	30	2	60	EA	<i>Calamintha nepeta ssp. nepeta</i>	Lesser Calamint	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
DRY MAR	48	2	96	EA	<i>Dryopteris marginalis</i>	Marginal Wood Fern	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
ECH ALB	20	2	40	EA	<i>Echinacea purpurea</i> 'Alba'	White Coneflower	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
ECH BAL	20	2	40	EA	<i>Echinacea</i> x 'Balsomsed'	Balsomsed Coneflower	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
EPI SUL	104	0	0	EA	<i>Epimedium</i> x <i>versicolor</i> 'Sulphureum'	Bicolor Barrenwort	-	-	-	-	-	-	-	-	quart	12" o.c.	-
GER BEV	56	2	112	EA	<i>Geranium macrorrhizum</i> 'Bevan's Variety'	Bevan's Variety Geranium	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
HEU AUT	18	2	36	EA	<i>Heuchera villosa</i> 'Autumn Bride'	Autumn Bride Heuchera	-	-	-	-	-	-	-	-	cont #1	18" o.c.	-
HEU RIC	19	2	38	EA	<i>Heuchera richardsonii</i>	Prairie Alumroot	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
HOS BLU	14	2	28	EA	<i>Hosta</i> x 'Blue Angel'	Blue Angel Hosta	-	-	-	-	-	-	-	-	cont #2	24" o.c.	-
HOS HAL	25	2	50	EA	<i>Hosta</i> x 'Halcyon'	Halcyon Hosta	-	-	-	-	-	-	-	-	cont #2	24" o.c.	-
LIA FLO	31	2	62	EA	<i>Liatris spicata</i> 'Floristan White'	Floristan White Gayfeather	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
MAT STR	49	2	98	EA	<i>Mertuccia struthiopteris</i>	Ostrich Fern	-	-	-	-	-	-	-	-	cont #2	18" oc.c	-
MON JAC	12	2	24	EA	<i>Mondardia didyma</i> 'Jacob Cline'	Jacob Cline Beebalm	-	-	-	-	-	-	-	-	cont #2	21" o.c.	-
TOTAL:	1335		1580	EACH													




















GROUNDCOVERS																	
CODE	QTY*	POINT VALUE	POINT TOTAL	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	ROOT BALL	SPACING	NOTES
AMS BLU	14	2	28	EA	Amsonia x 'Blue Ice'	Blue Ice Amsonia	-	-	-	-	-	-	-	-	cont #1	12" o.c.	-
AST PUM	330	0	0	EA	Astilbe chinensis 'Pumila'	Dwarf Pink Astilbe	-	-	-	-	-	-	-	-	4" plug	9" o.c.	-
GAL ODO	439	0	0	EA	Galium odoratum	Sweet woodruff	-	-	-	-	-	-	-	-	4" plug	9" o.c.	-
HEU FIR	12	2	24	EA	Heuchera sanguinea 'Firefly'	Firefly Coralbells	-	-	-	-	-	-	-	-	cont #1	15" o.c.	-
TOTAL:	795		52	EACH													

DECIDUOUS SHRUBS															
CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	EST RB WEIGHT	ROOT BALL	SPACING
HYD BUL	9	EA	<i>Hydrangea paniculata</i> 'Bulk'	QuickFire Hydrangea	-	-	-	min 30"	min 30"	0"	0"	0"	0"	#5 cont	48" o.c.
TOTAL:	9	EACH													
GRASSES AND SEDGES															
CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	EST RB WEIGHT	ROOT BALL	SPACING
BOU HON	67	EA	<i>Bouteloua gracilis</i> 'Honeycomb'	Honeycomb Blue Gramma Grass	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
DES GOL	40	EA	<i>Deschampsia cespitosa</i> 'Goldtau'	Goldtau Tufted Hair Grass	-	-	-	-	-	-	-	-	-	#1 cont	21" o.c.
ERA SPE	58	EA	<i>Eragrostis spectabilis</i>	Purple Lovegrass	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
SES AUT	92	EA	<i>Sesleria autumnalis</i>	Autumn Moor Grass	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
SPO HET	49	EA	<i>Sporobolus heterolepis</i>	Prairie Dropseed	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
TOTAL:	306	EACH													
PERENNIALS															
CODE	QTY*	UNIT	SCIENTIFIC NAME	COMMON NAME	FORM	STEM	CALIPER	HEIGHT	WIDTH	CBH	EST RB HEIGHT	EST RB DIAMETER	EST RB WEIGHT	ROOT BALL	SPACING
ALL SUM	71	EA	<i>Allium</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
AMS BLU	70	EA	<i>Amsonia</i> 'Blue Ice'	Blue Ice Bluestar	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
ASC TUB	19	EA	<i>Asclepias tuberosa</i>	Butterflyweed	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
CAL NEP	59	EA	<i>Calamintha nepeta</i> subsp. <i>nepeta</i>	Lesser Calamint	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
ERY YUC	42	EA	<i>Eryngium yuccifolium</i>	Rattlesnake Master	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
LAV MUN	34	EA	<i>Lavandula angustifolia</i> 'Munstead'	Munstead English Lavender	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.
RED AME	33	EA	<i>Rudbeckia</i> 'American Goldrush'	American Goldrush Black Eyed Susan	-	-	-	-	-	-	-	-	-	#1 cont	15" o.c.
SAL WES	30	EA	<i>Salvia nemorosa</i> 'Wesuwe'	Wesuwe Sage	-	-	-	-	-	-	-	-	-	#1 cont	18" o.c.



-  BENCHMARK
 FOUND CHISELED "X"
 FOUND NAIL
 FOUND 1" ϕ IRON PIPE
 FOUND P.K. NAIL
 FOUND 3/4" ϕ IRON ROD

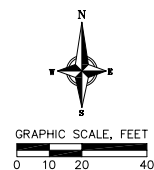
- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- ★ EXISTING LIGHT POLE
- ★ EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD
- EXISTING DOWN GUY

- | | |
|---|---|
|  | EXISTING UNDERGROUND CABLE TV |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING RETAINING WALL |
|  | EXISTING GENERAL FENCE |
|  | EXISTING WOOD FENCE |
|  | EXISTING GAS LINE |
|  | EXISTING UNDERGROUND ELECTRIC LINE |
|  | EXISTING OVERHEAD ELECTRIC LINE |
|  | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
|  | EXISTING STORM SEWER LINE (SIZE NOTED) |
|  | EXISTING WATER MAIN (SIZE NOTED) |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | EXISTING EDGE OF PAVEMENT |
|  | EXISTING EDGE OF GRAVEL |
|  | EXISTING GRAVEL SURFACE |
|  | EXISTING CONCRETE SURFACE |
|  | EXISTING ASPHALT SURFACE |

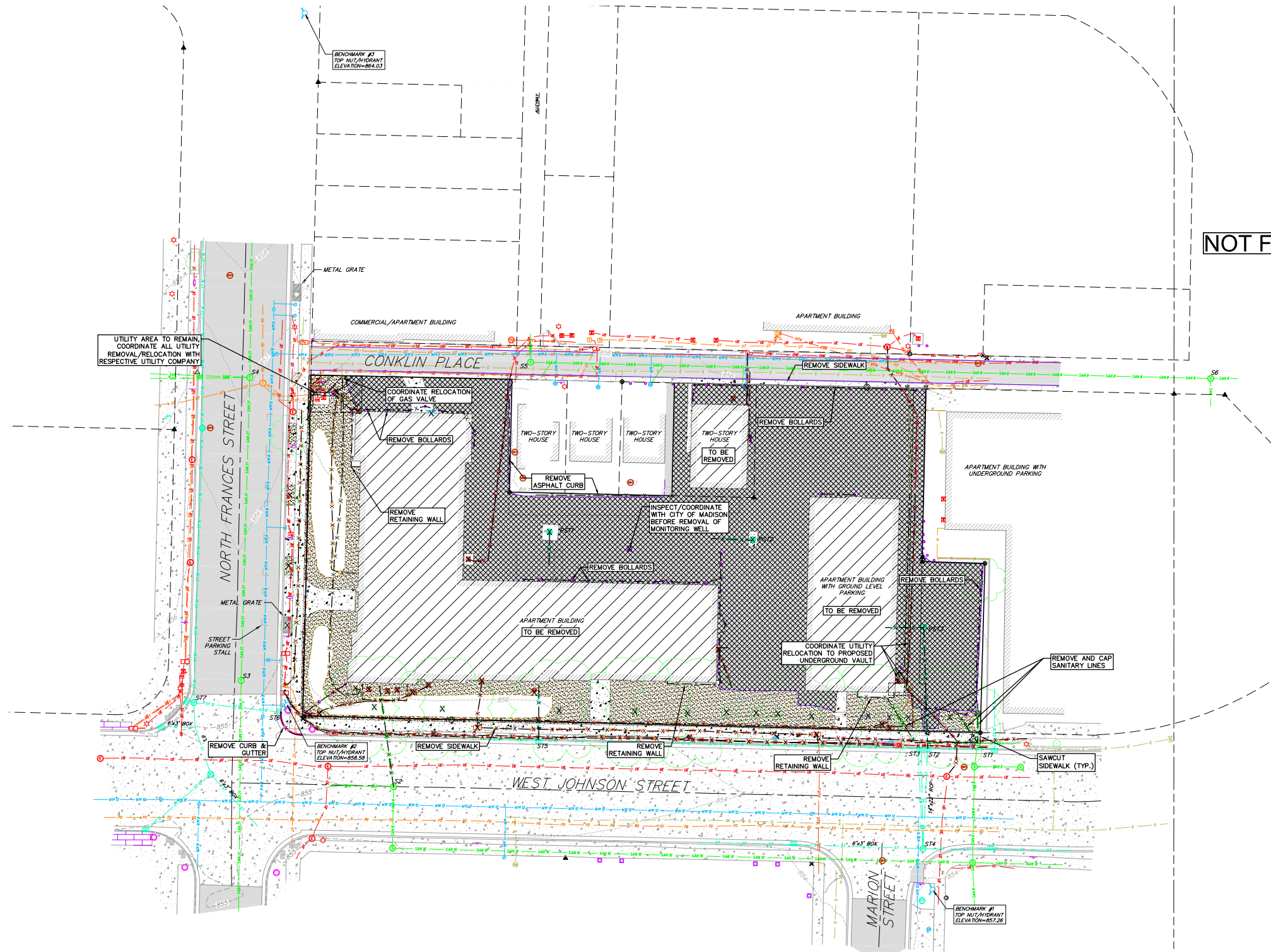
EXISTING SANITARY STRUCTURE TABLE					
NAME	TYPE	RIM	INVERT	DIRECTION	
S1	SMH	853.68	848.09	N	
			849.50	E	
			848.00	S	
			849.43	W	
S2	SMH	854.82	850.31	NW	
			848.68	N	
			848.66	S	
			848.65	W	
S3	SMH	855.29	845.36	N	
			845.30	S	
			845.30	N	
			845.30	S	
S4	SMH	857.09	845.92	N	
			845.89	S	
			851.48	W	
			847.14	W-2	
S5	SMH	856.36	855.98	N	
			850.80	E	
			848.72	E	
			849.64	S	
S6	SMH	855.00	848.72	E	
			849.74	W	

[illegible]

1. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL KEY DRY-UNDERGROUND UTILITIES HAVE BEEN TICKETED FOR MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER ILLINOIS' HOTLINE TICKET XXX. VERIBRICK DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
4. SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
5. STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
6. WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
7. THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON DATE THROUGH DATE, AND ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER DATE ARE NOT REFLECTED ON THIS SURVEY.
8. THIS MAP WAS PREPARED AT THE REQUEST OF CORE SPACES.



NOT FOR CONSTRUCTION



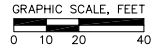
- SURVEY LEGEND**
- Ⓢ BENCHMARK
 - ✕ FOUND CHISELED "X"
 - FOUND NAIL
 - FOUND 1" Ø IRON PIPE
 - ▲ FOUND P.K. NAIL
 - FOUND 3/4" Ø IRON ROD

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING MONITORING WELL
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN CLEANOUT
 - EXISTING STORM MANHOLE
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 - EXISTING TRAFFIC SIGNAL
 - EXISTING DECIDUOUS TREE
 - EXISTING ADA DETECTABLE WARNING FIELD
 - EXISTING DOWN GUY

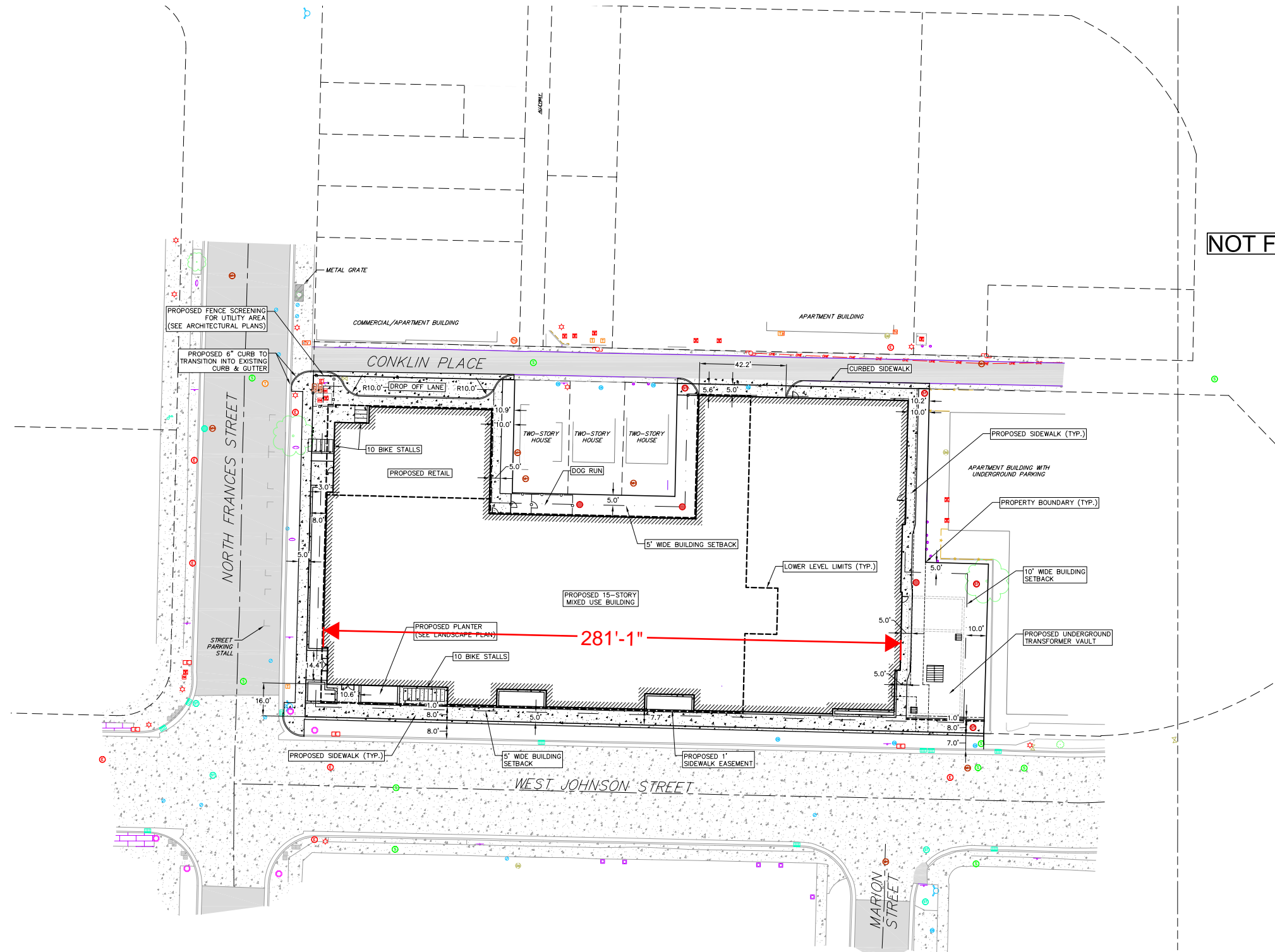
- TOPOGRAPHIC LINEWORK LEGEND**
- UTV EXISTING UNDERGROUND CABLE TV
 - FO EXISTING FIBER OPTIC LINE
 - UT EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING GENERAL FENCE
 - G EXISTING WOOD FENCE
 - G EXISTING GAS LINE
 - UE EXISTING UNDERGROUND ELECTRIC LINE
 - OE EXISTING OVERHEAD ELECTRIC LINE
 - SSAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM EXISTING WATER MAIN (SIZE NOTED)
 - B20 EXISTING MAJOR CONTOUR
 - B18 EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE

- DEMOLITION PLAN LEGEND**
- X—X—X— Curb and Gutter Removal
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - X—X—X— Tree Removal
 - X—X—X— Sawcut
 - X—X—X— Utility Structure Removal
 - X—X—X— Utility Line Removal

- DEMOLITION NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



NOT FOR CONSTRUCTION



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MARKS. CONTRACTOR SHALL COORDINATE ANY TIE-BACKS BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.














SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
7. ANY SIDEWALK AND CURB & GUTTER ADJUTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DRIVEWAY GRADE. THE CONTRACTOR SHALL DETERMINE WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

CITY FORESTRY NOTES:

1. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON SHALL PROVIDE PERSONNEL TO ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/BUSINESS/PW/SP/ECS_CM
2. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
3. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: https://www.cityofmadison.com/BUSINESS/PW/SP/ECS_CM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY THE CONTRACTOR. THE SHALL OF PARALLEL FENCING CONSTRUCTION SHALL PROHIBIT BUILDING MATERIALS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
4. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
5. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 – PART 1 STANDARDS FOR PRUNING.

SITE PLAN LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | CURB AND GUTTER (REVERSE CURB HATCHED) |
|  | PROPOSED CHAIN LINK FENCE |
|  | PROPOSED WOOD FENCE |
|  | PROPOSED CONCRETE |
|  | PROPOSED LIGHT-DUTY ASPHALT |
|  | PROPOSED HEAVY-DUTY ASPHALT |
|  | PROPOSED BUILDING |
|  | PROPOSED SIGN |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED BOLLARD |
|  | PROPOSED ADA DETECTABLE WARNING FIELD |
|  | PROPOSED HANDICAP PARKING |
- ABBREVS**

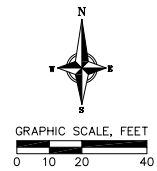
TC	= TOP OF CURB
FF	= FINISH FLOOR
FL	= FLOW
SW	= TOP OF SWALE
TW	= TOP OF WALKWAY
BN	= BOTTOM

ABBREVIATIONS

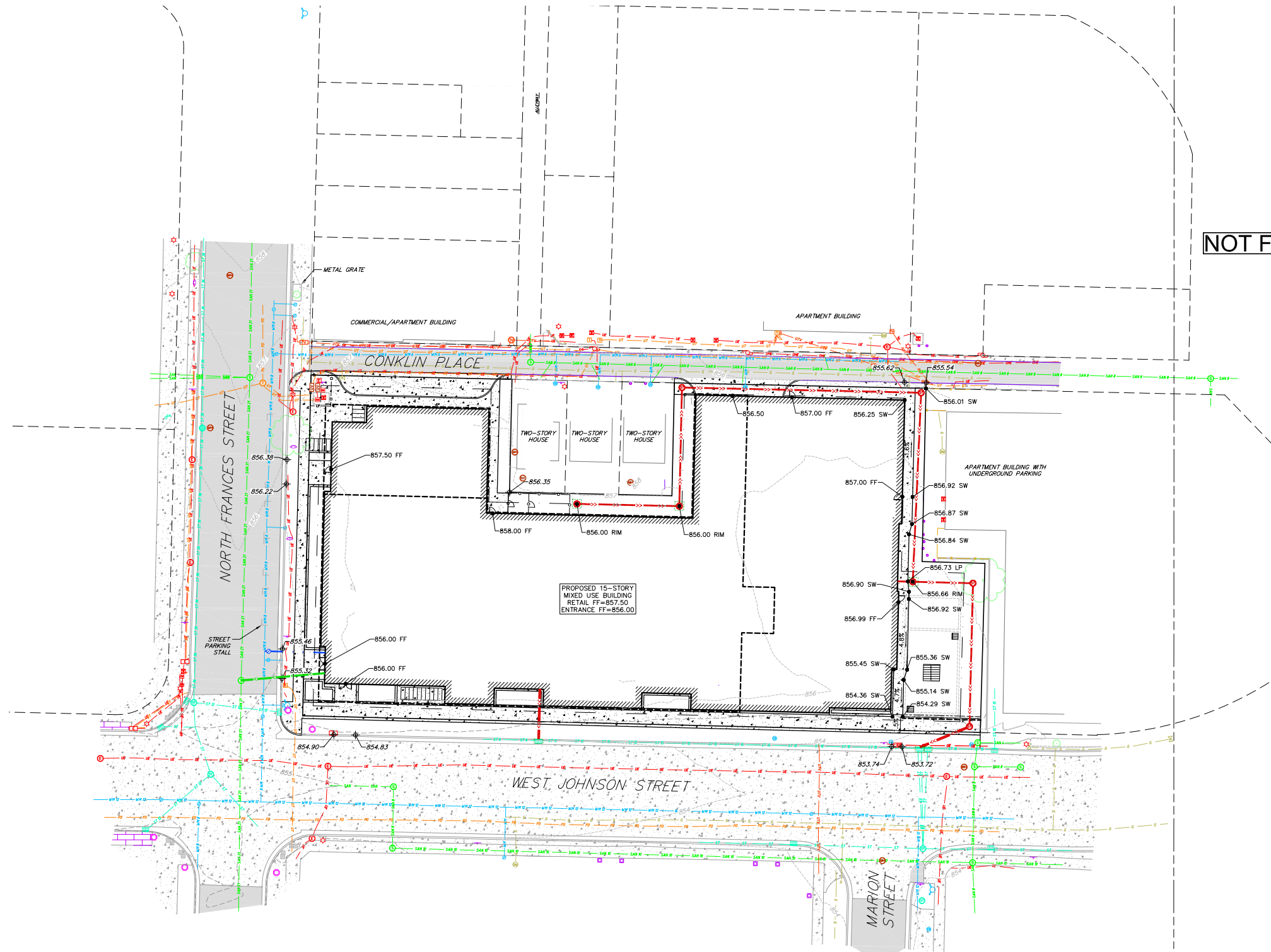
TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

ABBREVIATIONS

TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL



NOT FOR CONSTRUCTION



GENERAL NOTES:

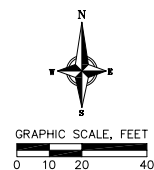
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

GRADING NOTES:

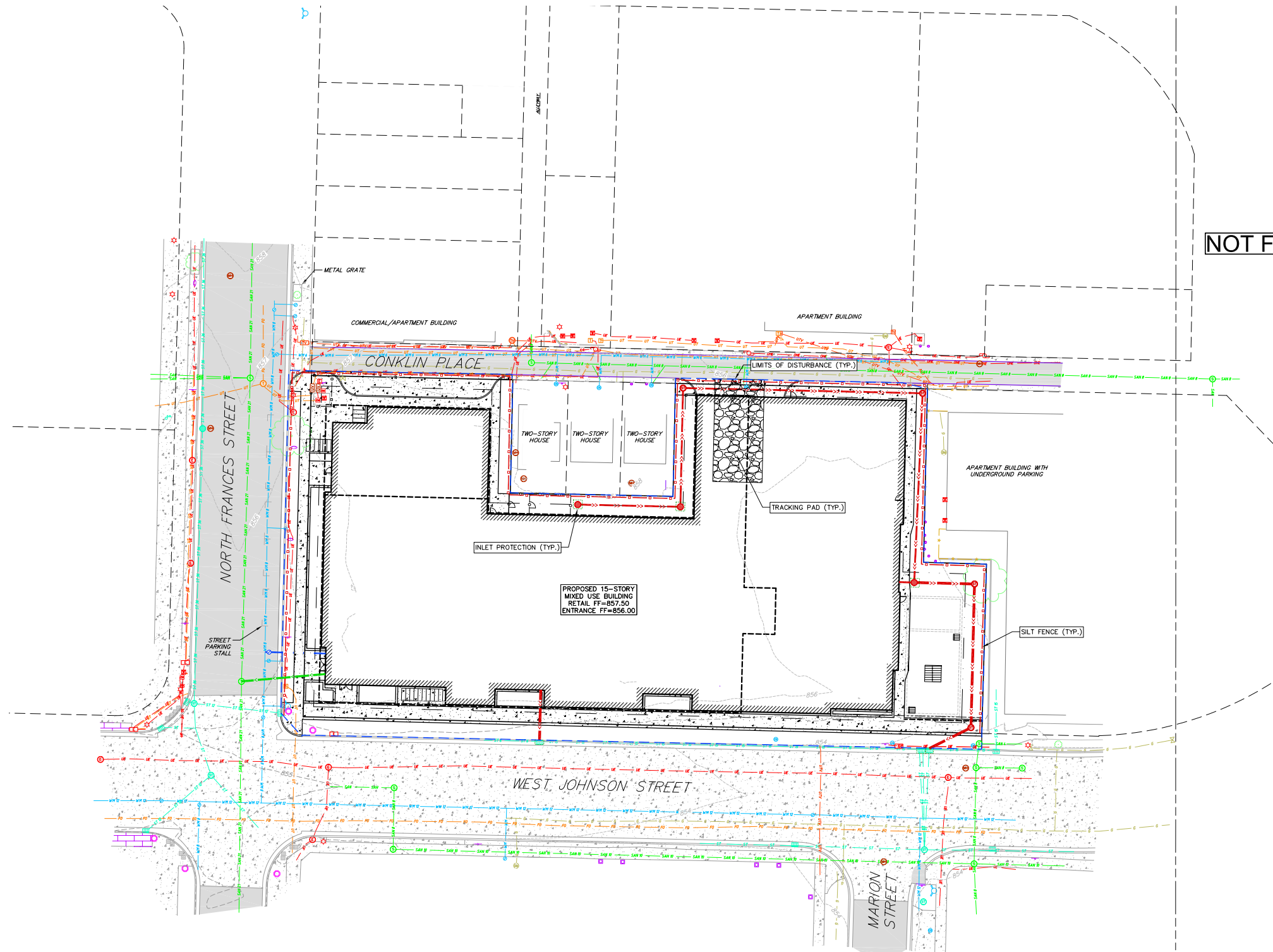
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- ==> DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- +1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS



NOT FOR CONSTRUCTION



GENERAL NOTES:

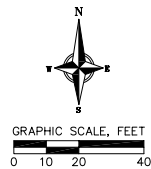
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

GRADING NOTES:

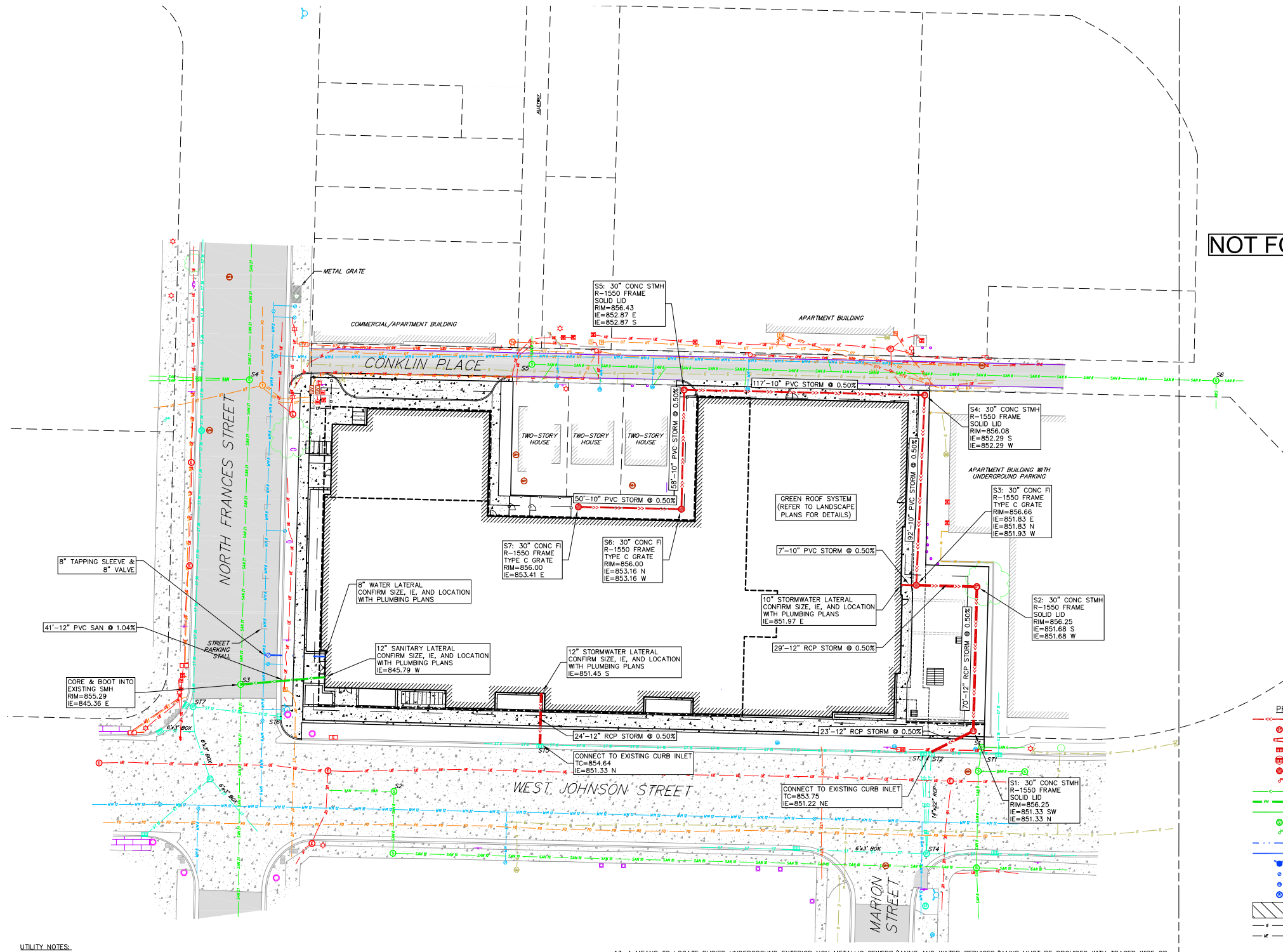
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

EROSION CONTROL LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
- S — SILT FENCE
- D — DISTURBED LIMITS
- B — BERM
- ⇒ DRAINAGE DIRECTION
- INLET PROTECTION
- TRACKING PAD



NOT FOR CONSTRUCTION



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- STMH = STORM MANHOLE
- FI = FIELD INLET
- CI = CURB INLET
- CB = CATCH BASIN
- EW = ENDWALL
- SMH = SANITARY MANHOLE

UTILITY NOTES:

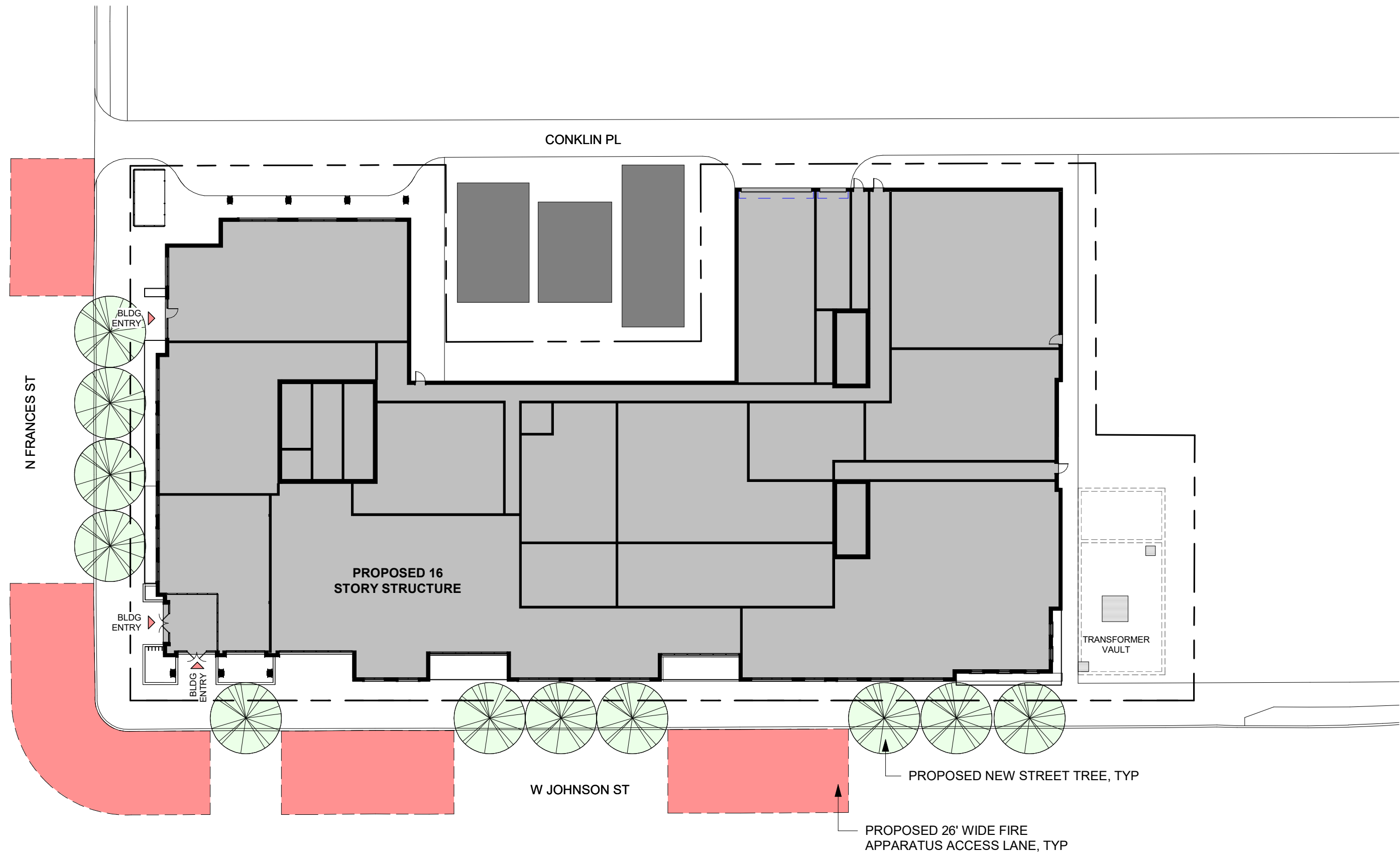
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).

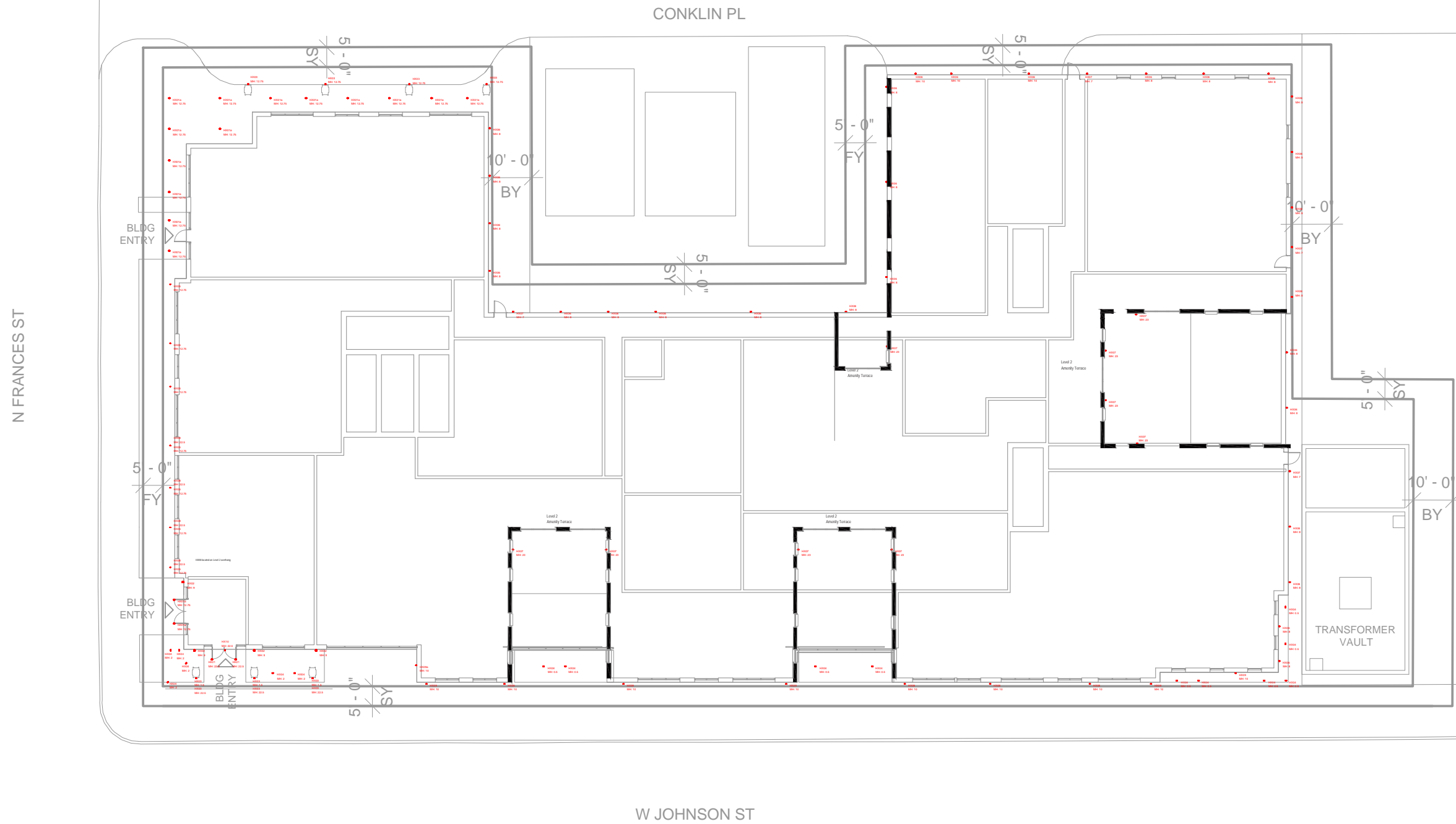
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.30(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

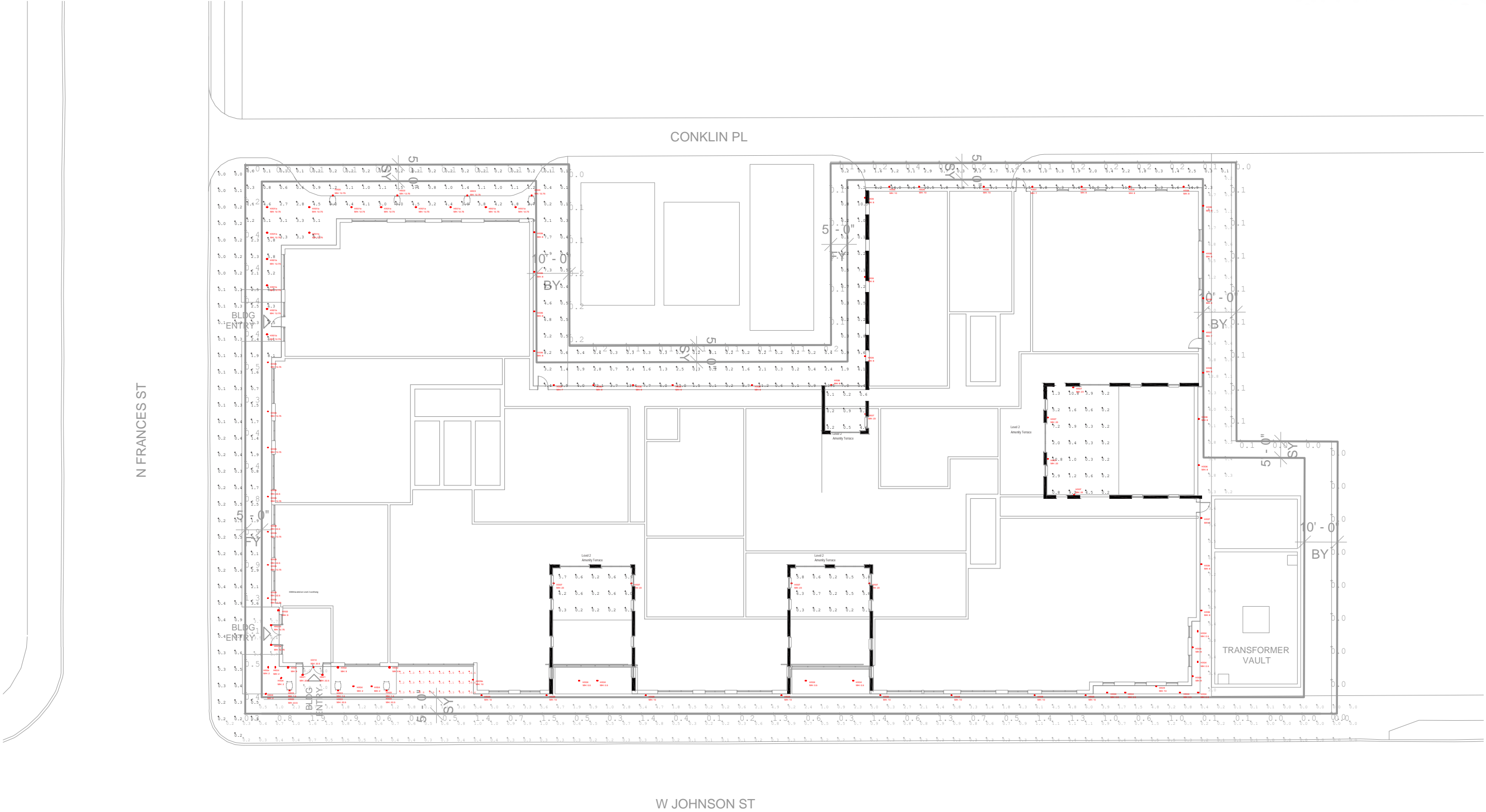
EXISTING PRIVATE STORM STRUCTURE TABLE			
NAME	TYPE	RIM	INVERT DIRECTION
PS11	FIN	850.02	852.32 S
PS12	FIN	850.27	852.47 W
PS13	FIN	855.17	861.37 S-W

EXISTING STORM STRUCTURE TABLE			
NAME	TYPE	RIM	INVERT DIRECTION
ST1	CIN	850.01	850.04 N
		850.03	W
ST2	CIN	850.74	850.44 E
		850.36	S
		850.42	W
ST3	CIN	850.75	850.43 W
		850.86	S
		851.20	S-2
		850.82	W
ST4	STMH	850.30	850.20 N-N2
		848.89	E-W
ST5	CIN	854.04	851.39 N
		851.30	E
		851.79	W
ST6	CIN	850.17	851.05 W
ST7	STMH	850.11	850.08 N

EXISTING SANITARY STRUCTURE TABLE			
NAME	TYPE	RIM	INVERT DIRECTION
S3	SMH	853.68	849.09 N
		849.80	E
		848.00	S
		849.43	W
		850.21	NW
S2	SMH	854.82	848.09 N
		848.06	S
		848.68	W
S3	SMH	855.29	845.36 N
		845.30	S
S4	SMH	857.09	845.02 N
		845.06	S
		851.49	W
		947.14	W-2
S5	SMH	856.36	850.86 N
		850.80	E
S6	SMH	855.20	848.72 E
		849.04	S
		849.74	W







GENERAL NOTES:
EXTERIOR LUMINAIRES HX01, HX01a, HX05, HX06, HX07, HX09 TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

EXTERIOR LUMINARIE TYPES HX02, HX03, HX04, HX10 WILL BE CONTROLLED SEPARATELY FROM THE TIMECLOCK.

GENERAL CALCULATION NOTES:
AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE
ALL OTHER CALCULATIONS TAKEN AT GROUND

90% LUMEN MAINTENANCE

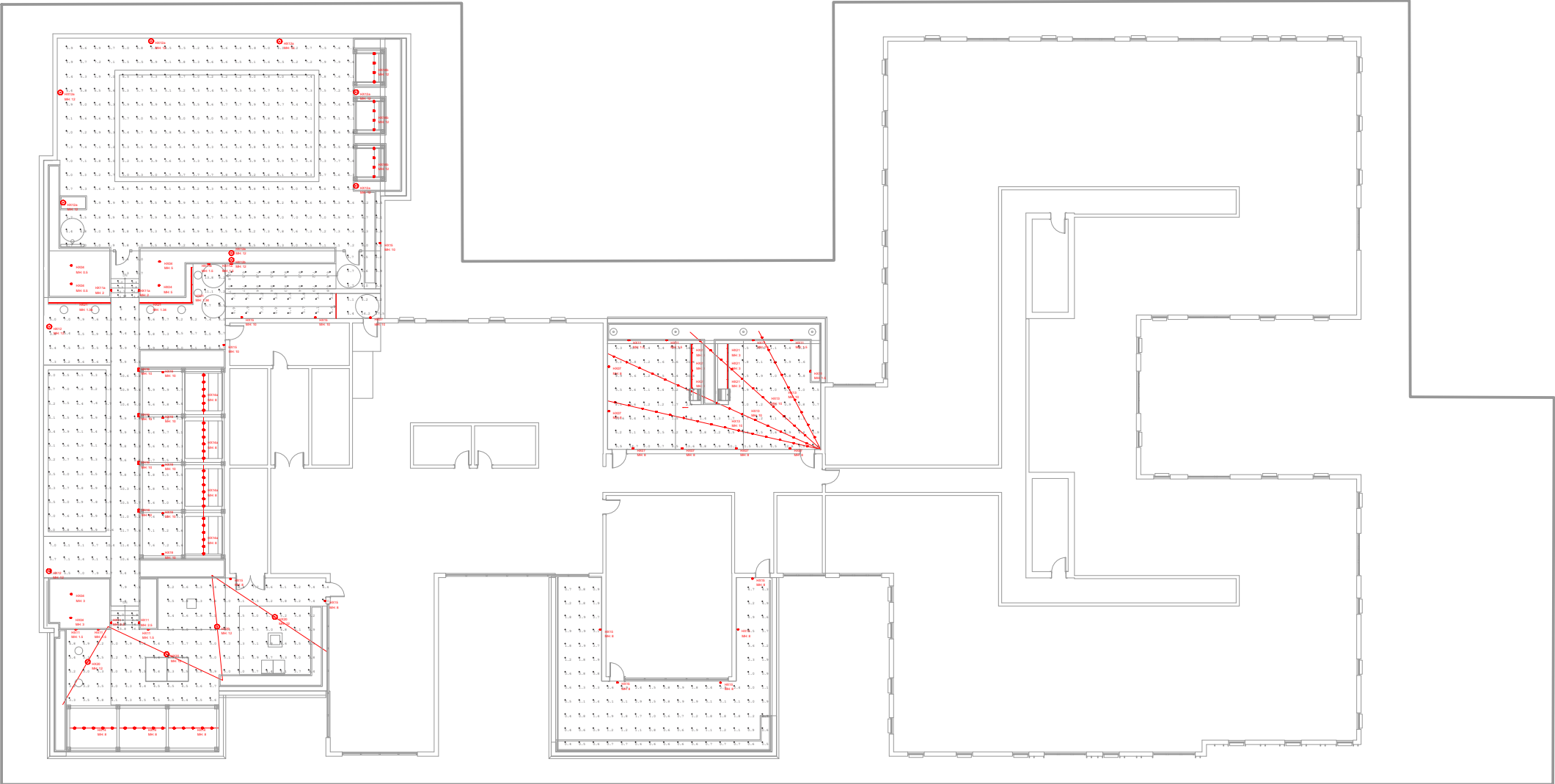
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ILLUMINANCE CALCULATIONS ARE INTENDED TO SERVE AS A VERIFICATION TOOL FOR LIGHTING DESIGN, NOT AS A GUARANTEE OF SPECIFIC ILLUMINANCE LEVELS. ALL CALCULATIONS PERFORMED BY HARTRANFT LIGHTING DESIGN, LLC ARE BASED ON STANDARDS AND METHODS APPROVED BY THE IESNA, AND PHOTOMETRY MADE AVAILABLE BY LIGHTING FIXTURE MANUFACTURERS. WHILE ALL NECESSARY STEPS HAVE BEEN TAKEN TO INSURE THE ACCURACY OF THE CALCULATIONS, ALL RESULTS ARE DIRECTLY DEPENDENT ON THE IES FORMAT PHOTOMETRIC FILE USED AS INPUT AND THE POINT-BY-POINT CAULCULATION METHOD USED BY THE SOFTWARE. COMPUTED RESULTS CAN VARY SIGNIFICANTLY (+/-20%) FROM ACTUAL LEVELS AS A RESULT OF FIELD CONDITIONS SUCH AS FINISHES AND ENVIRONMENTAL FACTORS THAT MAY AFFECT THE LIGHTING AS WELL AS HE ACCURACY OF DATA INCLUDED IN THE INPUT FILE. HARTRANFT LIGHTING DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY FOR ANY DISCREPANCY BETWEEN CALCULATED LEVELS AND THOSE ULTIMATELY REALIZED UNDER FIELD CONDITIONS.

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
⊕	2	HX01	HX01_IVO4 D 10LM 35K 90CRI 30D P AR LSS	IVO4 D 10LM 30K 90CRI 30D P AR LSS	0.900	894	9.8311
⊕	16	HX01a	IVO4 D 05LM 35K 90CRI 40D P AR LSS	IVO4 D 05LM 35K 90CRI 40D P AR LSS	0.900	431	5.1363
⊕	4	HX02	HX02_WS-W98526-090524_IJS	Surface-mounted Luminaires	0.900	907	14.7713
⊕	10	HX03	HX03_F080-1S-LO-30-8-05-X-X-X		0.900	294	4
⊕	16	HX04	HX04_WAC-5011-30BZ(60"Max) A082015	5011-30BZ(60"âMax) A082015	0.450	895	18.7
⊕	7	HX05	HX05-ALT_JUDRSPL23024SS	JUDRSPL23024SS	0.900	680	6.8
⊕	28	HX06	HX06_EW264107-BK - Nordic	EW264107-BK	0.900	844	14.8
⊕	13	HX07	HX07_EW264105-BK - Nordic	EW264105-BK	0.900	617	9.8
⊕	4	HX08	HX05_JMDRFLL23024SS	JMDRFLL23024SS	0.900	151	2.7
⊕	9	HX09	HX09_SYP400-L1L10-FLD-ESL	SYP400-L1L10-FLD-ESL	0.900	1275	12
⊕	1	HX09a	SYP400-L1L10-FLD	SYP400-L1L10-FLD	0.900	1342	12
⊕	1	HX10	HX10_Rosco-Image-Spot-5500K-Medium-25deg-Lens		0.100	687	31.05

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BIKE RACK_W JOHNSON ST	Illuminance	Fc	3.85	29.6	0.6	6.42	49.33
BUILDING ENTRY	Illuminance	Fc	6.14	8.4	2.4	2.56	3.50
PROPERTY LINE_EAST	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
PROPERTY LINE_NORTH	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.
PROPERTY LINE_SOUTH	Illuminance	Fc	0.71	1.9	0.0	N.A.	N.A.
PROPERTY LINE_WEST	Illuminance	Fc	0.55	1.3	0.0	N.A.	N.A.
SIDEWALK_N FRANCES ST	Illuminance	Fc	1.15	8.1	0.0	N.A.	N.A.
SIDEWALK_W CONKLIN PL	Illuminance	Fc	2.64	22.1	0.0	N.A.	N.A.
SIDEWALK_W JOHNSON ST	Illuminance	Fc	1.11	6.1	0.0	N.A.	N.A.
TERRACE_EAST	Illuminance	Fc	2.40	10.8	0.2	12.00	54.00
TERRACE_NORTH	Illuminance	Fc	1.71	8.1	0.1	17.10	81.00
TERRACE_SOUTH EAST	Illuminance	Fc	1.84	6.3	0.2	9.20	31.50
TERRACE_SOUTH WEST	Illuminance	Fc	1.85	6.2	0.2	9.25	31.00
WALKWAY_EAST	Illuminance	Fc	3.39	13.8	0.2	16.95	69.00





GENERAL NOTES:
EXTERIOR LUMINAIRES HX05, HX06, HX07, HX09, HX11, HX12, HX12a, HX19, HX20 TO BE CONTROLLED VIA TIMECLOCK TO TURN ON 1 HR BEFORE SUNSET AND TURN OFF 1 HR AFTER SUNRISE.

EXTERIOR LUMINAIRES TYPES HX04, HX13, HX14, HX18, HX21 WILL BE CONTROLLED SEPARATELY FROM THE TIMECLOCK.















GENERAL CALCULATION NOTES:
AVERAGE REFLECTANCES = 50% GROUND AND 50% WALLS

PROPERTY LINE ILLUMINANCE MEASURED AT 4'0 ABOVE GRADE
ALL OTHER CALCULATIONS TAKEN AT GROUND

90% LUMEN MAINTENANCE

CALCULATION DISCLAIMER:

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Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	6	HX04	HX04_WAC-5011-30BZ(60"Max) A082015	5011-30BZ(60"âMax) A082015	0.900	895	18.7
	7	HX07	HX07_EW264105-BK - Nordic	EW264105-BK	0.900	617	9.8
	14	HX11	HX11a_S6250W-NA	S_6250W_14C	0.900	185	5
	2	HX12	HX12_EQ1111E050LDST430K-HSS150-1	EQ1111E050LDST430K-HSS150-1	0.900	4243	50
	7	HX12a	HX12a_EQ1111E050LDST330K	EQ1111E050LDST330K	0.900	5119	50
	1	HX12b	HX12b_EQ1111E050LDST230K	EQ1111E050LDST230K	0.900	4805	50
	51	HX13	HX13_TIVOLI_7828-LSL2-B-12-H-30-F	LSL2-B-12-H-30-F	0.900	13	0.4
	51	HX14	HX14_ADAPT20_9023-9023-IES-L111708015-LSA-B-12-V-30-GIN-12	LSA-B-12-V-30-GIN-12	0.900	66	1.07
	11	HX15	HX15_MV-30013-T4-W30	MV-30013-T4-W30	0.900	597	11
	5	HX16	HX16_LEW-30011-T4-W30	LEW-30011-T4-W30	0.900	1385	13.8
	5	HX19	HX19_ICO2WC 30_02 AR LSS 45D	ICO2WC 30_02 AR LSS 45D	0.900	235	3.1
	4	HX20	HX20_EQ1014E030LDST530K-IES	EQ1014E030LDST530K	0.900	3205	30.62
	3	HX21	HX21_GEN2-30-SO_IESNA2002_1	GEN2-30-SO 2FT	0.450	665	4.6
	12	HX21	HX21_GEN2-30-SO_IESNA2002	GEN2-30-SO	0.900	665	4.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grill -n- chill terrace	Illuminance	Fc	4.86	30.5	0.5	9.72	61.00
Hot tub and surround	Illuminance	Fc	6.76	10.6	3.1	2.18	3.42
Hot tub terrace deck	Illuminance	Fc	7.46	13.8	3.3	2.26	4.18
Loungers deck	Illuminance	Fc	5.07	8.4	3.0	1.69	2.80
Pool deck	Illuminance	Fc	5.72	8.8	3.3	1.73	2.67
Ramp_slope 1	Illuminance	Fc	7.83	10.8	5.7	1.37	1.89
Ramp_slope 2	Illuminance	Fc	5.58	7.9	3.2	1.74	2.47
Spa terrace deck	Illuminance	Fc	1.69	5.2	0.4	4.23	13.00
Step Group_1_Top_Total	Illuminance	Fc	8.50	15.0	4.6	1.85	3.26
Step Group_2_Top_Total	Illuminance	Fc	8.17	16.8	3.3	2.48	5.09



PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



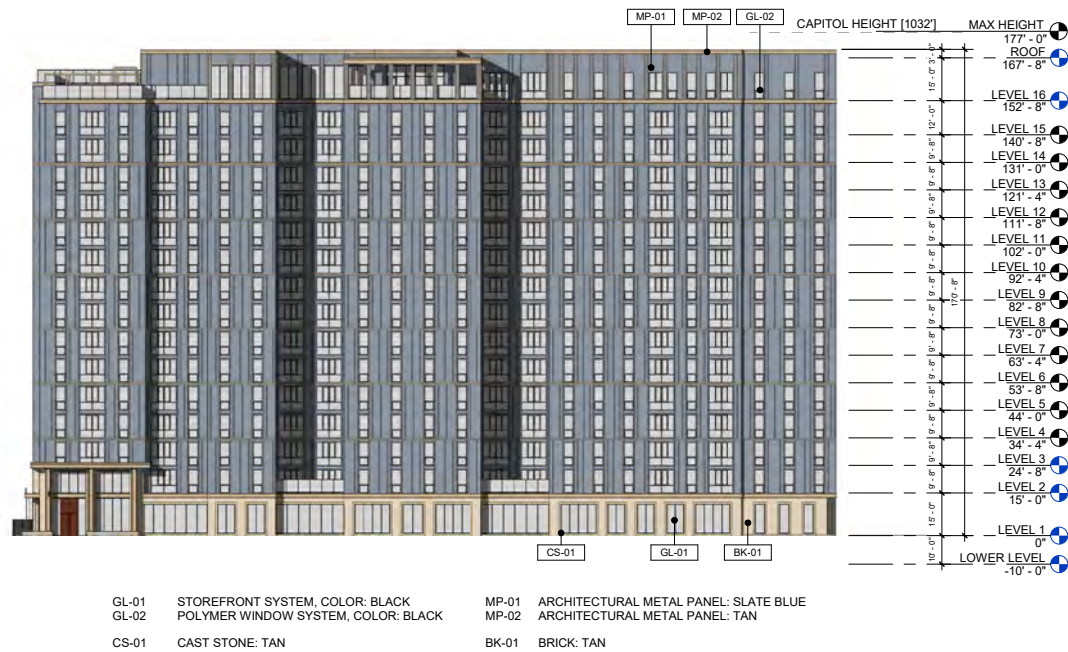
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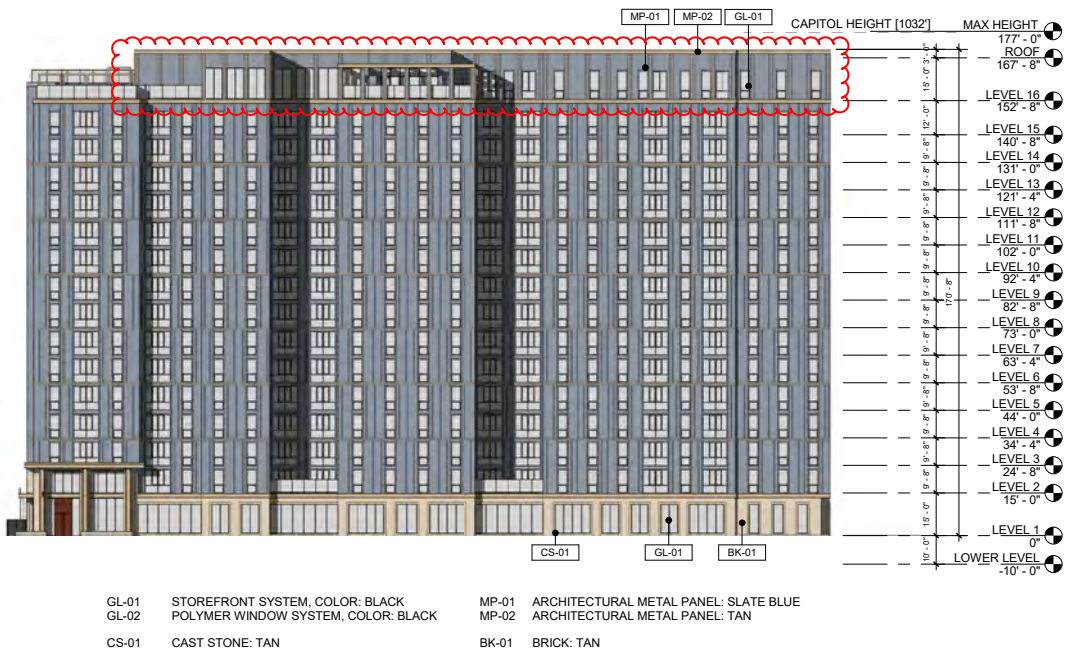
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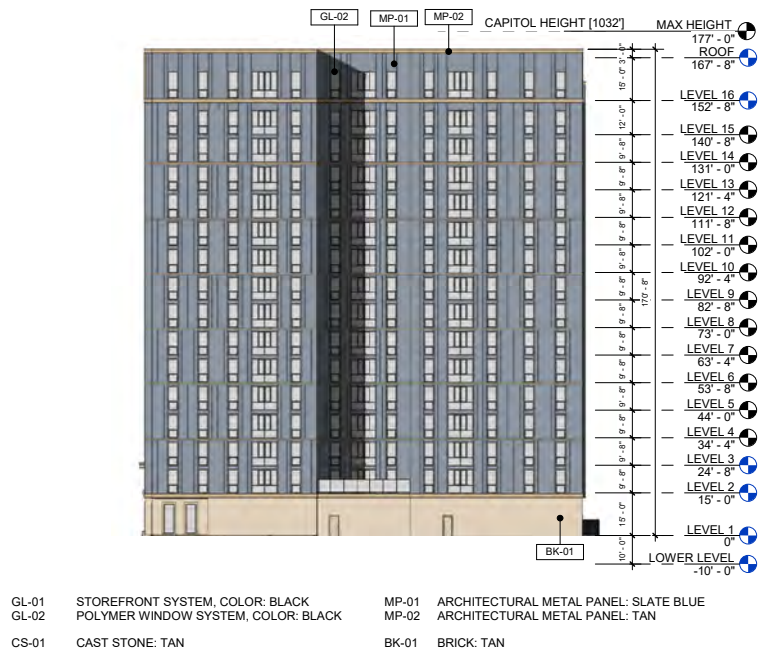
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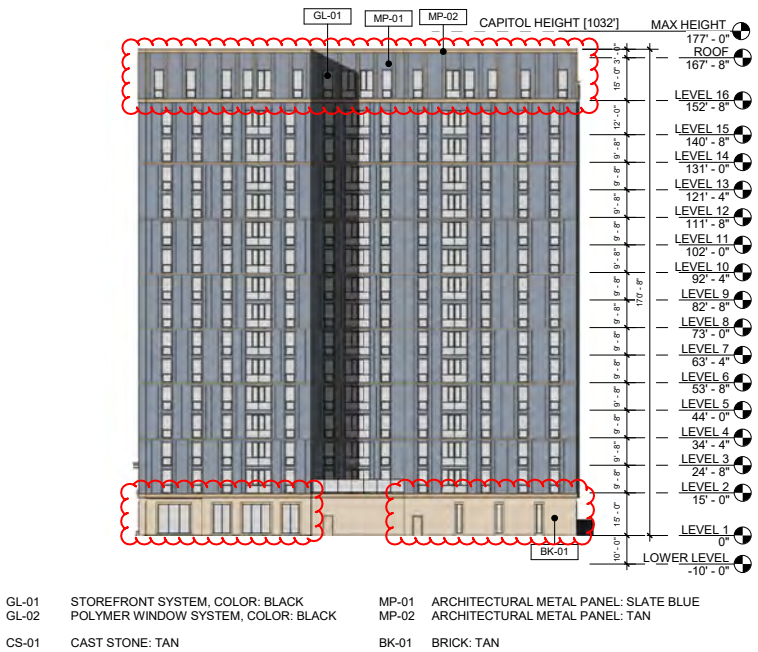
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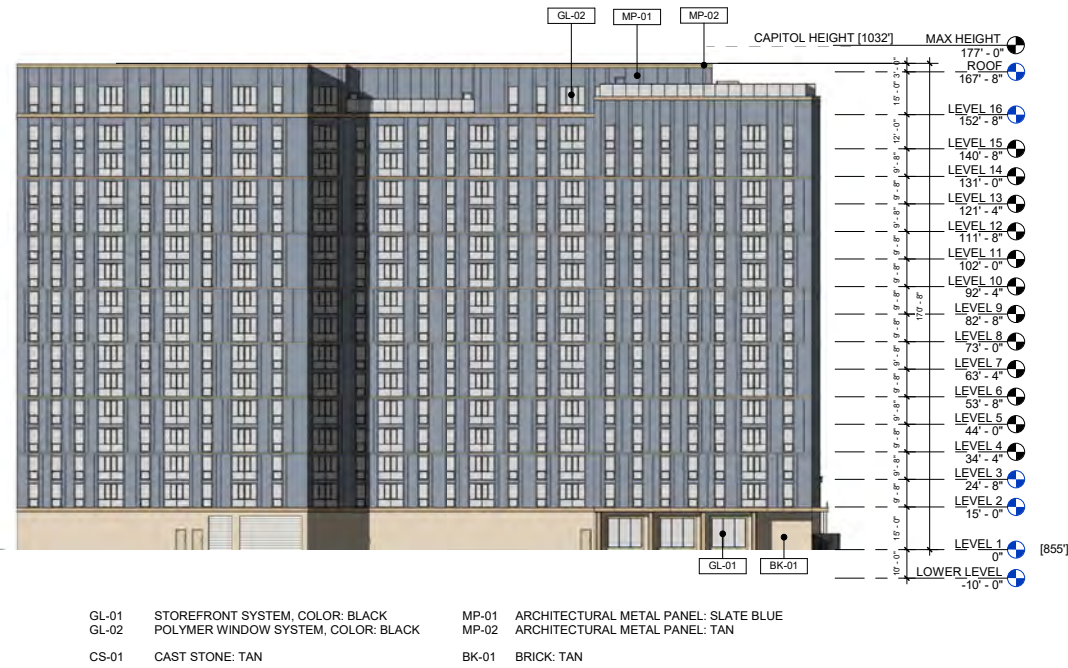
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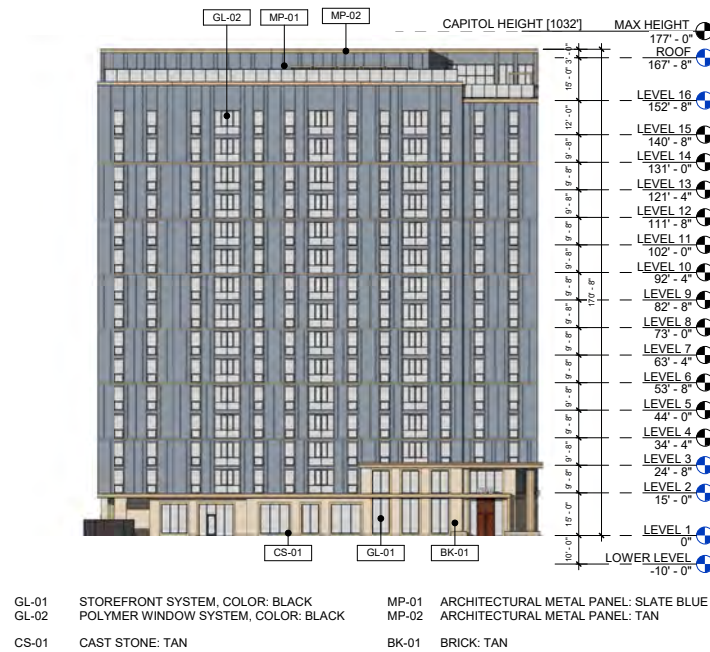
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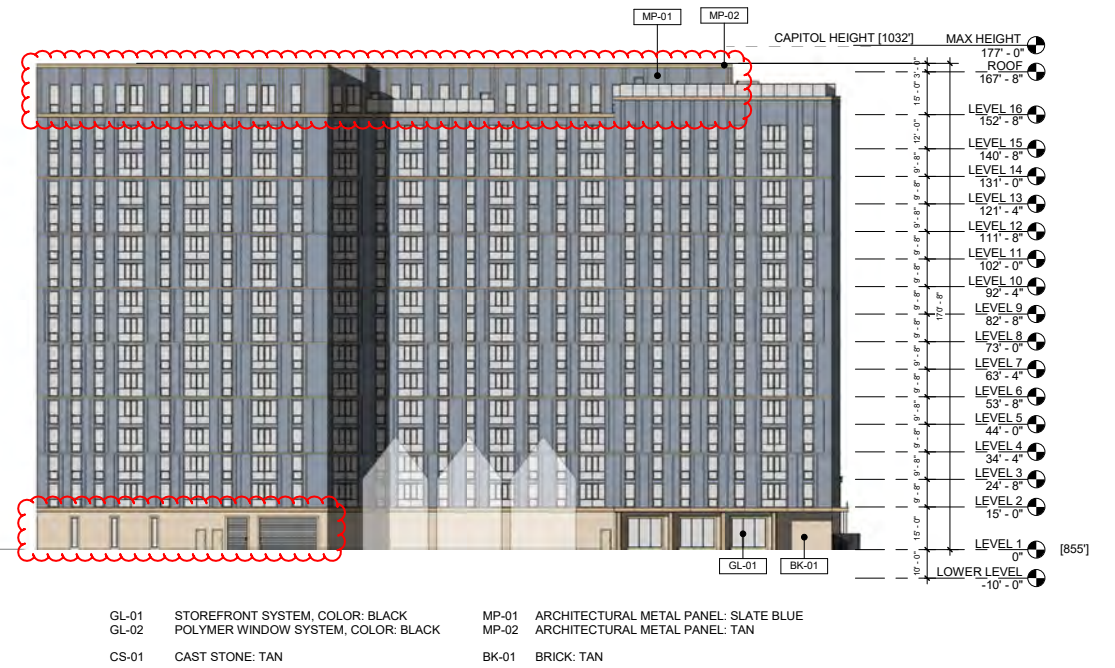
CURRENT



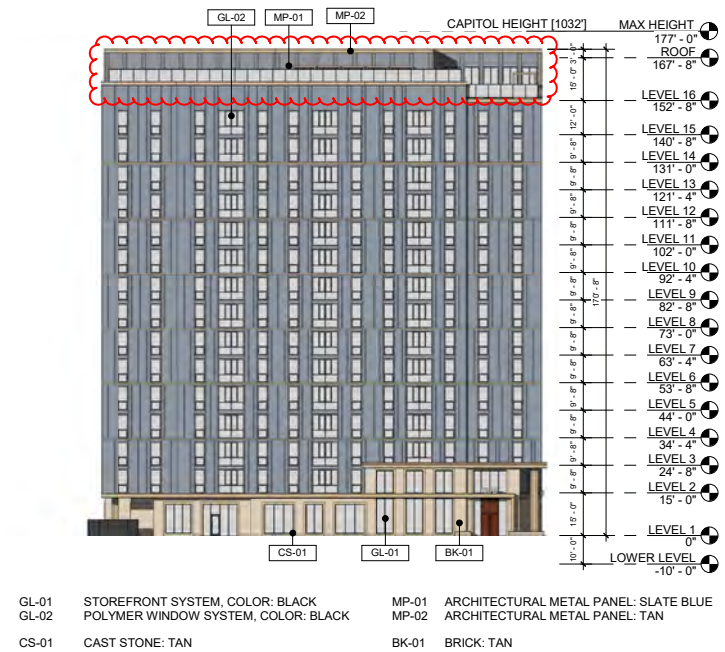
PREVIOUS



PREVIOUS



CURRENT



CURRENT