

THE EAST END

South Blair and East Wilson Street (Existing Essen Haus Properties and Parking Lot)
Madison, WI 53703

May 29, 2019 -- City of Madison Development Review Submittal

Project #: 19003.00

Project Name:
The East End
E. Wilson Street and Blair Street
Madison, WI 53703

Owner:
McGrath Property Group
730 Williamson Street, Suite 150
Madison, WI 53703

Civil Engineer and Landscape Architect

Vierbicher
999 Fourier Drive, Suite #201
Madison, WI 53717

ph 608-826-0532

Architectural

CaS. Architecture, LLC
4414 Regent Street, Suite 102
Madison, WI 53705

ph 608-709-1250

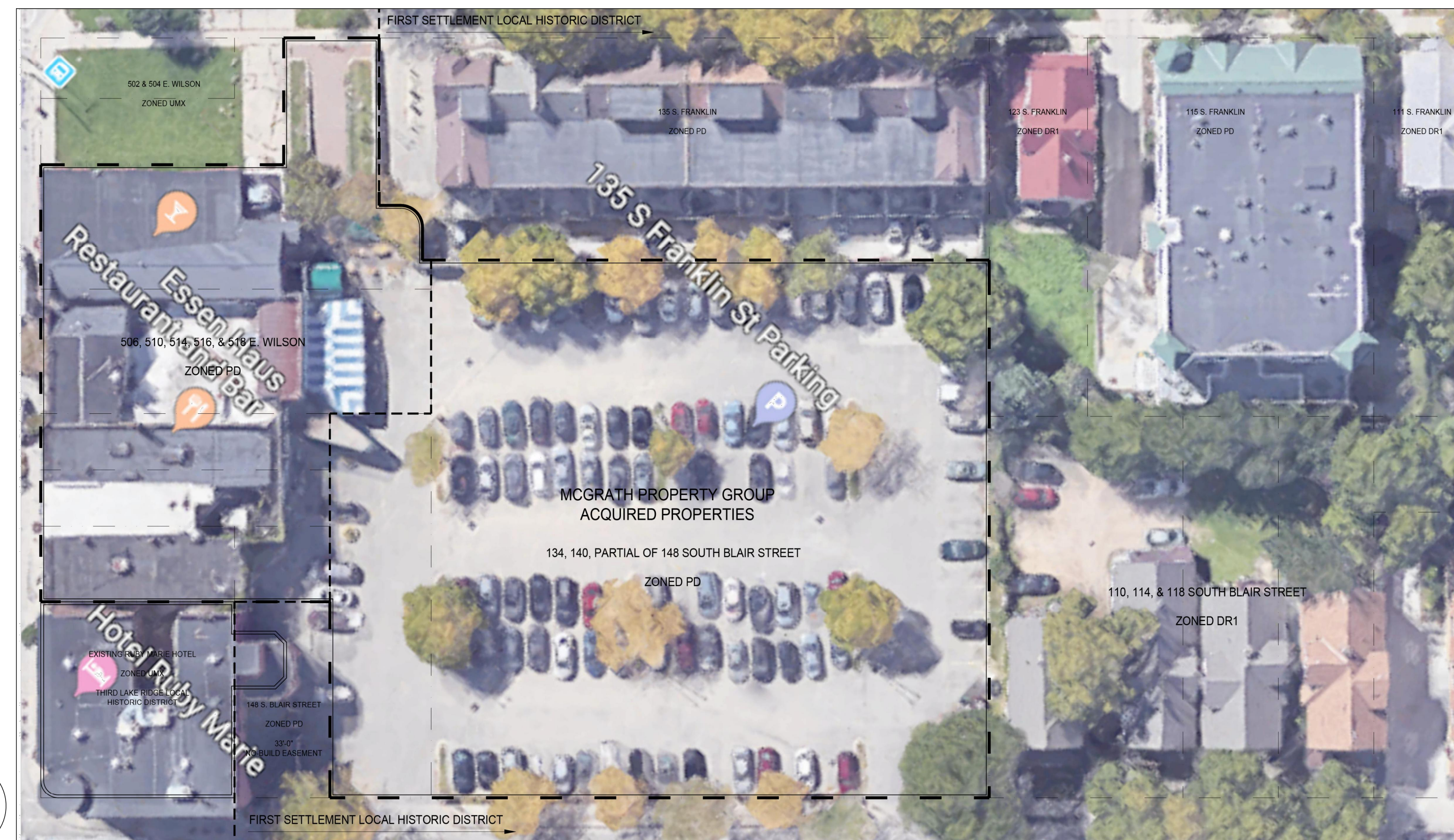
- C100 Existing Conditions
- C101 Demo Plan
- C200 Site Plan
- C201 Grading Plan
- C400 Utility Plan
- C401 Fire Access Plan
- L100 Landscape Plan at Grade
- L101 Landscape Plan at Second Floor

- T100 Titlesheet and Project Information
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- A102 Overall Upper Level Parking Plan
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- A200 Building Elevations
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- E100 Overall Site Lighting Photometrics
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- Rendered Building Images - (11x17)
- Building Height Relation to Context (11x17)
- Section at Germania Condominiums (11x17)
- Exterior Lighting cut sheets (8.5"x11")
- Sun Study - (11x17)

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PROJECT LOCATOR MAP



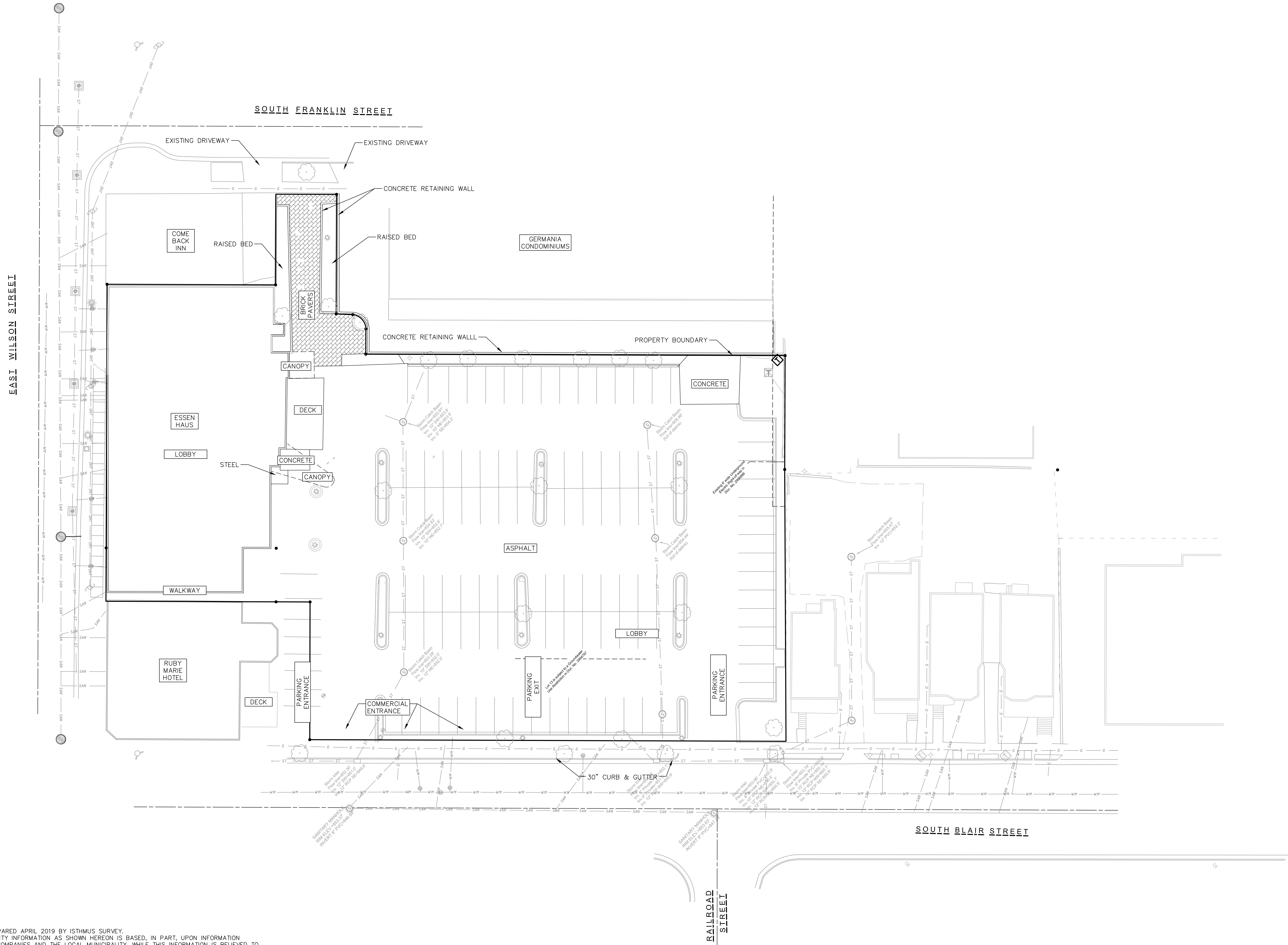
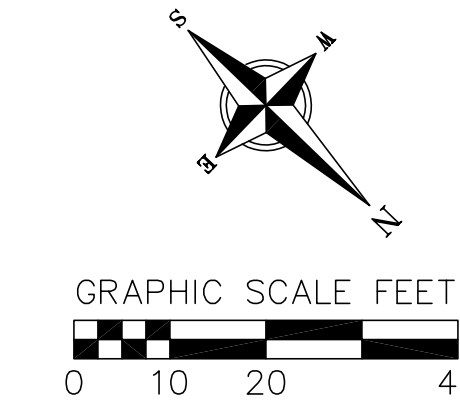
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1	Land Use Application	5-29-2019

Drawn by: CaS4 Architecture, LLC
Checked by: CaS4 Architecture, LLC

Title Sheet

T100



NOTES:
1. TOPOGRAPHIC MAP PREPARED APRIL 2019 BY ISTHMUS SURVEY.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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NOT FOR CONSTRUCTION

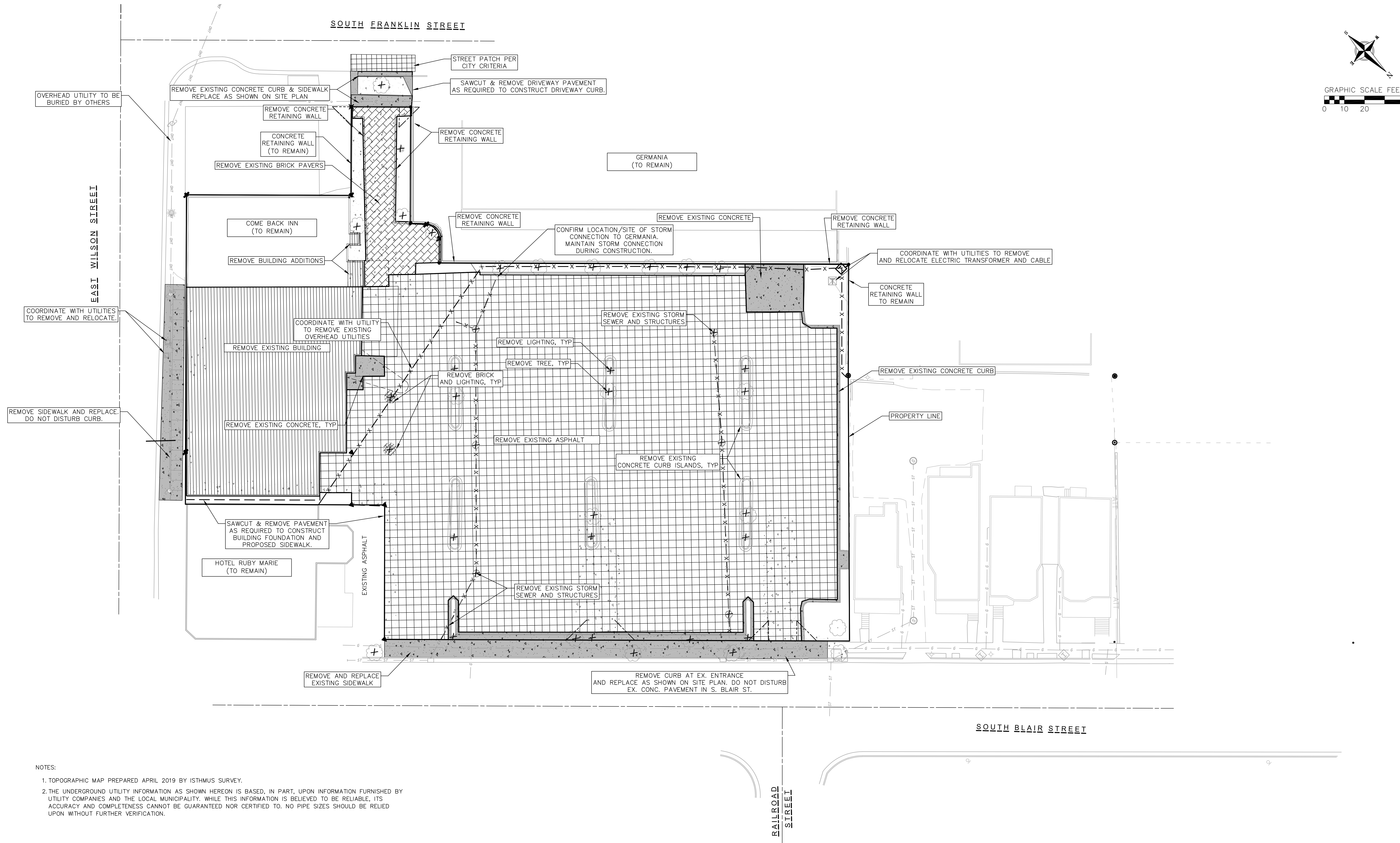
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Drawn by: JMOM, VIERBICHER
Checked by: TSCH, VIERBICHER

**EXISTING
CONDITIONS**

C100



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DEMOLITION KEY:

1. CLEAR AND GRUB EXISTING TREE/BRUSH.
2. COORDINATE THE REMOVAL/BURY OF THE EXISTING OVERHEAD POWER LINE/POLE WITH MG&E.
3. REMOVE EXISTING CURB & GUTTER (SEE DEMOLITION LEGEND).
4. REMOVE EXISTING CONCRETE SIDEWALK (SEE DEMOLITION LEGEND).
5. REMOVE EXISTING DRIVEWAY APRONS.
6. REMOVE EXISTING PAVEMENT (SEE DEMOLITION LEGEND).
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF ENGINEERING DEPARTMENTS.

DEMOLITION/EROSION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. 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.
4. 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.
5. 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.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. ALL UTILITY 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.
8. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
12. ALL BUILDING MATERIAL WASTE SHALL BE PROPERLY MANAGED AND DISPOSED OF TO PREVENT POLLUTANTS AND DEBRIS FROM BEING CARRIED OFFSITE BY WIND OR WATER.

4414 Regent Street, Suite 102
Madison, WI 53705
ph 608-709-1250

planners | engineers | advisors
Phone: (800) 261-3898

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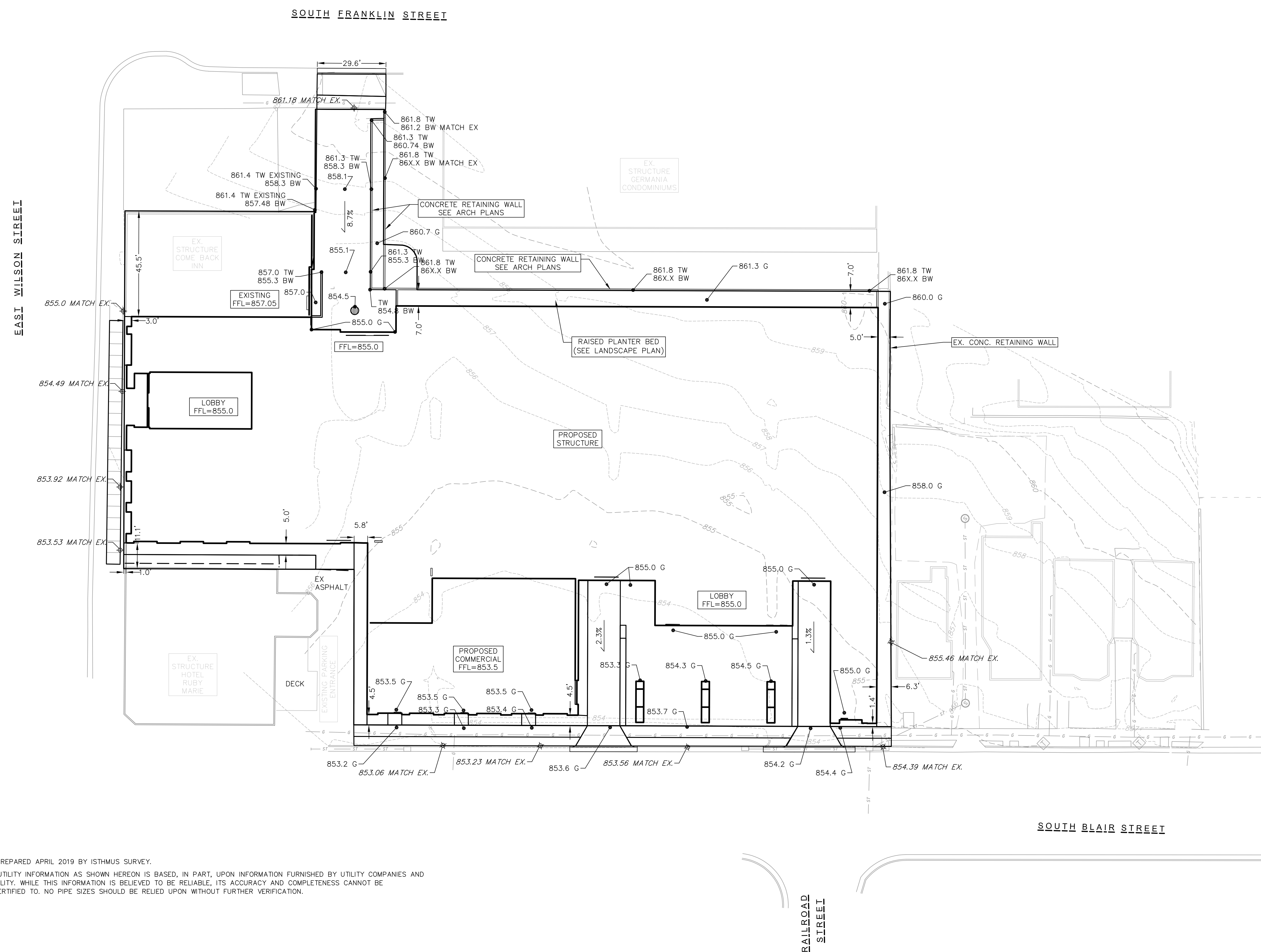
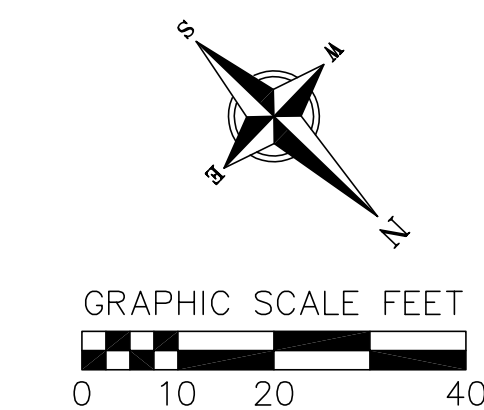
DEMOLITION PLAN

C101

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TOPOGRAPHIC LINEWORK LEGEND

UTV	EXISTING UNDERGROUND CABLE TV
OHV	EXISTING OVERHEAD CABLE TV
FO	EXISTING FIBER OPTIC LINE
OH	EXISTING OVERHEAD TELEPHONE LINE
UT	EXISTING UNDERGROUND TELEPHONE
	EXISTING RETAINING WALL
	EXISTING CHAIN LINK FENCE
	EXISTING GENERAL FENCE
	EXISTING WIRE FENCE
	EXISTING WOOD FENCE
G	EXISTING GAS LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
GU	EXISTING GUY LINE
OE	EXISTING OVERHEAD ELECTRIC LINE
OGU	EXISTING OVERHEAD GENERAL UTILITIES
FM	EXISTING SANITARY FORCE MAIN (SIZE NOTED)
SSW	EXISTING SANITARY SEWER LINE (SIZE NOTED)
SS	EXISTING STORM SEWER LINE (SIZE NOTED)
	EXISTING EDGE OF TREES
WM	EXISTING WATER MAIN (SIZE NOTED)
WDL	EXISTING WETLAND DELINEATION
B20	EXISTING MAJOR CONTOUR
B10	EXISTING MINOR CONTOUR



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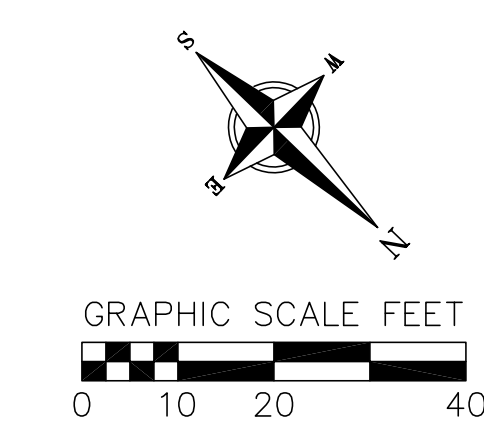
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GRADING PLAN

C201

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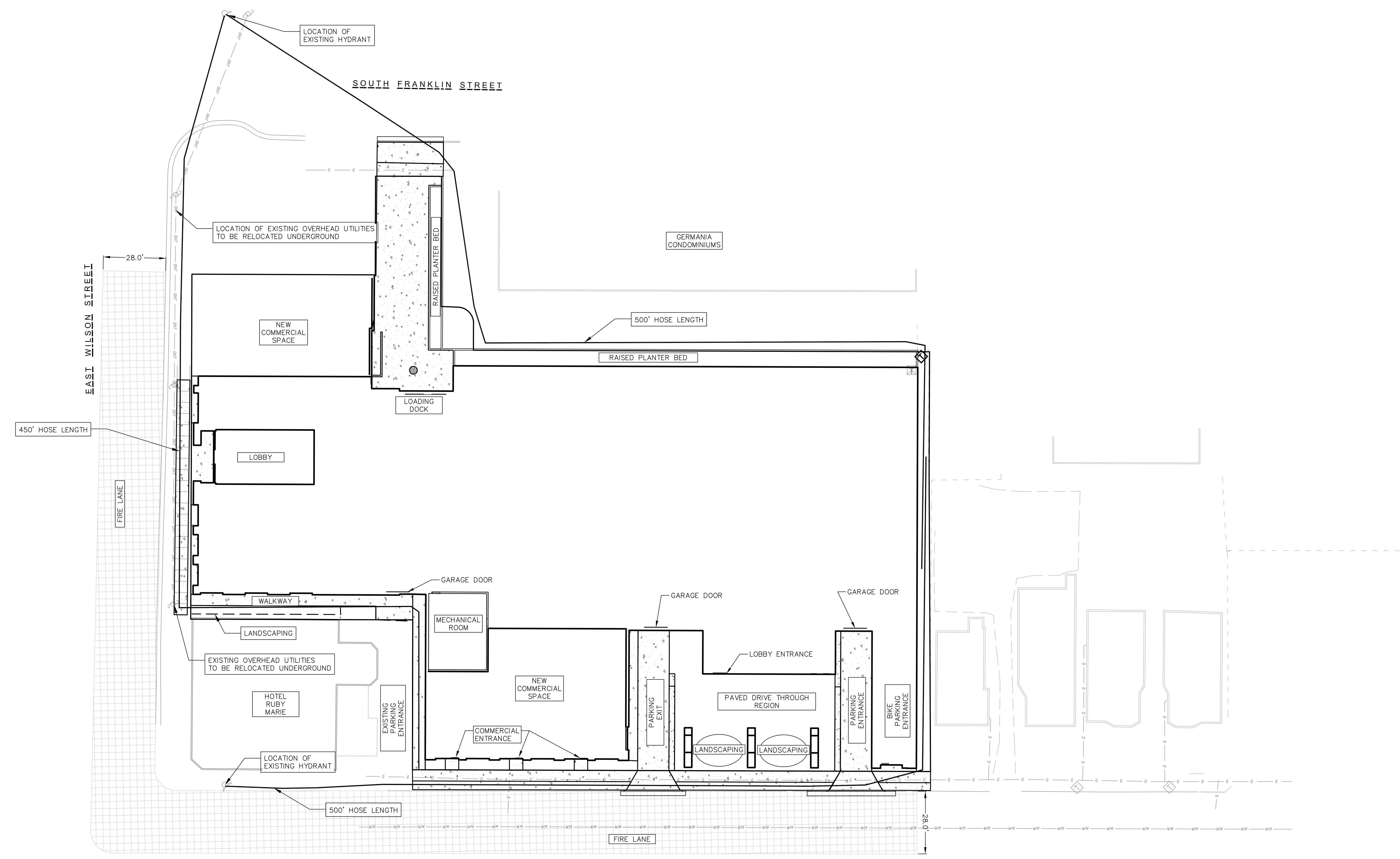
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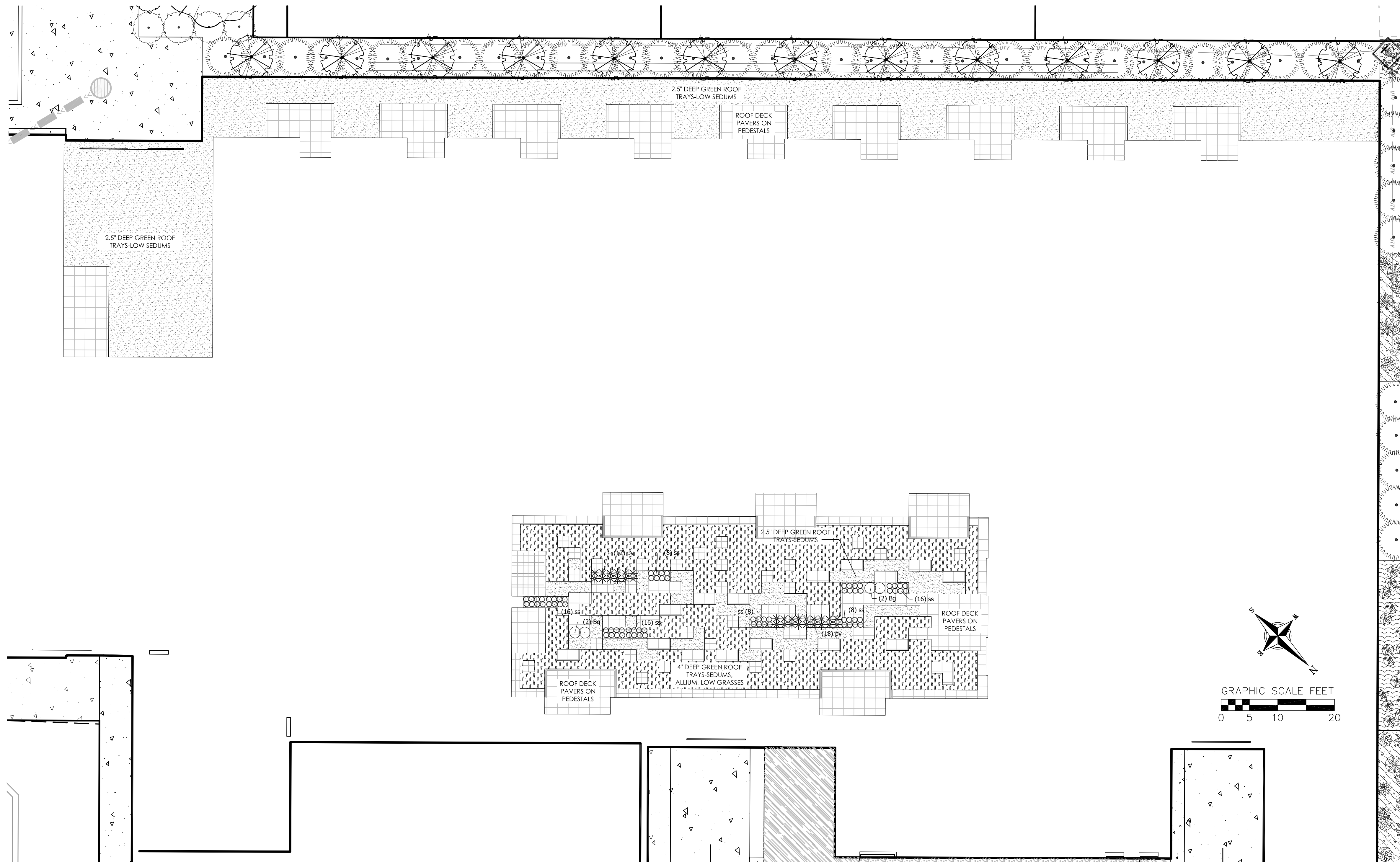
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FIRE ACCESS PLAN



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COURTYARD & ROOF TERRACE PLANS



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	
BF	Betula papyrifera 'Fargo' TM / Dakota Pinnacle Asian White Birch	15 gal	1.5' Cal	8	
CF	Carpinus caroliniana 'Firepole' TM / American Hornbeam	15 gal	2' Cal	13	
EXISTING STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	
EX FA	Fraxinus americana / White Ash	Remove/Replace		1	
EX GT	Gleditsia triacanthos / Honey Locust	Remove/Replace		3	
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	
Cct	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2' Cal	1	
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
Bg	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal		4	
Jbc	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont	13	
Tc	Taxus cuspidata 'Monloo' / Emerald Spreader Japanese Yew	5 gal	Cont	49	
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
aff	Athyrium filix-femina / Common Lady Fern	1 gal	Cont	126	
an	Athyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal		43	
caw	Carex albicans / Whitetinge Sedge	4" pot		40	
hm	Hosta x 'Blue Cade' / Plantain Lily	1 gal	Cont	112	
hbc	Hosta x 'Guacamole' / Plantain Lily	1 gal		14	
hgx	Hosta x 'Guacamole' / Plantain Lily	1 gal	Cont	10	
lp	Liatis pycnostachya / Gayfeather	1 gal		9	
pv	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	4" pot		30	
ss	Schizachyrium scoparium / Little Bluestem Grass	4" pot		72	
sh	Sporobolus heterolepis / Prairie Dropseed	4" pot		87	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
ag	Asarum canadense / Canadian Wild Ginger	2" pot		12" o.c.	140 sf
lm	Lamium maculatum 'Red Nancy' / Spotted Nettle	flat		2" pot 18" o.c.	325 sf
pgc	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	flat		2" pot 15" o.c.	46 sf
vm	Vinca minor 'Bowles' / Bowles' Common Periwinkle	flat		2" pot 12" o.c.	239 sf

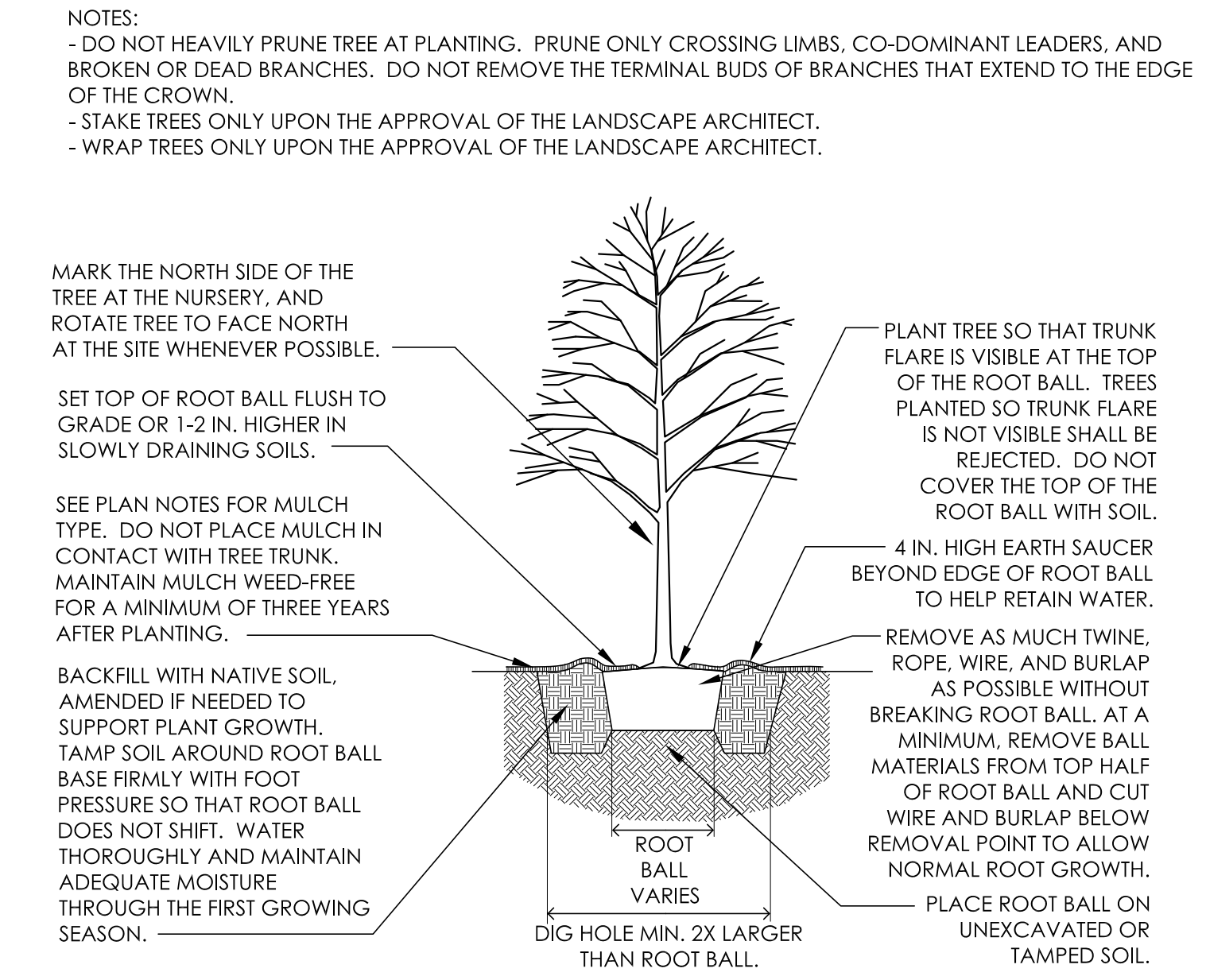
GROUNDCOVER & DEC. PAVING SCHEDULE

	LOOSE AGGREGATE	212 sf
	GREEN ROOF TRAYS- 2.5" DEPTH	2,587 sf
	GREEN ROOF TRAYS- 4" DEPTH	1,241 sf
	ROOF DECK PAVERS	2,354 sf
	WASHED CONCRETE	1,209 sf
	BRROOM FINISHED CONCRETE	1,309 sf

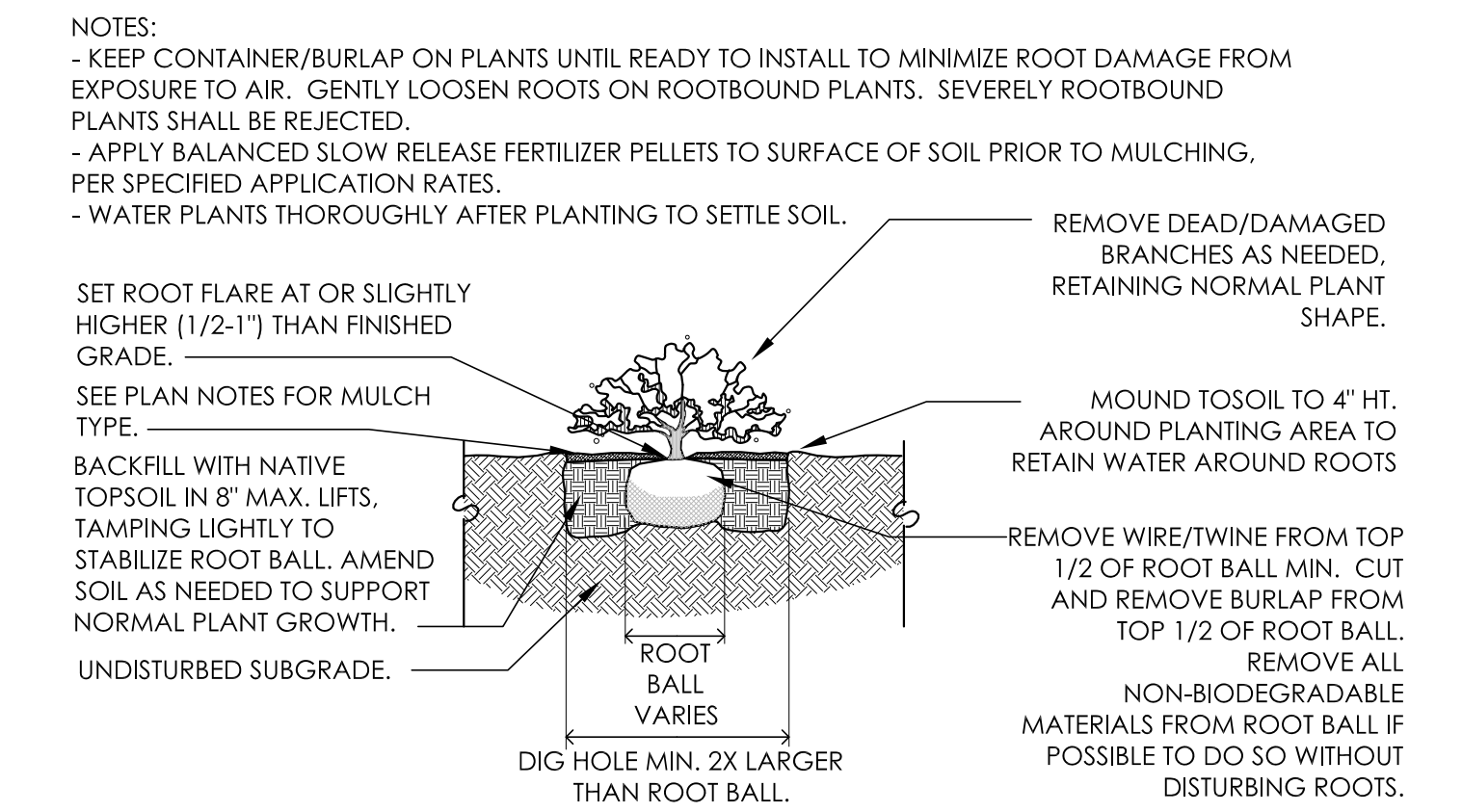
GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with 2" dark gray trap rock to 3" depth min. over weed barrier fabric.
- "Loose Aggregate" to be smooth rounded Mexican Pebble stones in shades of gray.
- Roof trays to be hybrid tray system by LiveRoof. Life and Stodard modules as indicated by tray depth. Plant selections for tray system TBD.
- Courtyard planters to be Tectura Designs WS10 Aluminum Planter, 24" x 48" x 30", with foot pads and drainage holes. Place planters on roof deck pavers. Planter color 126 Charcoal.

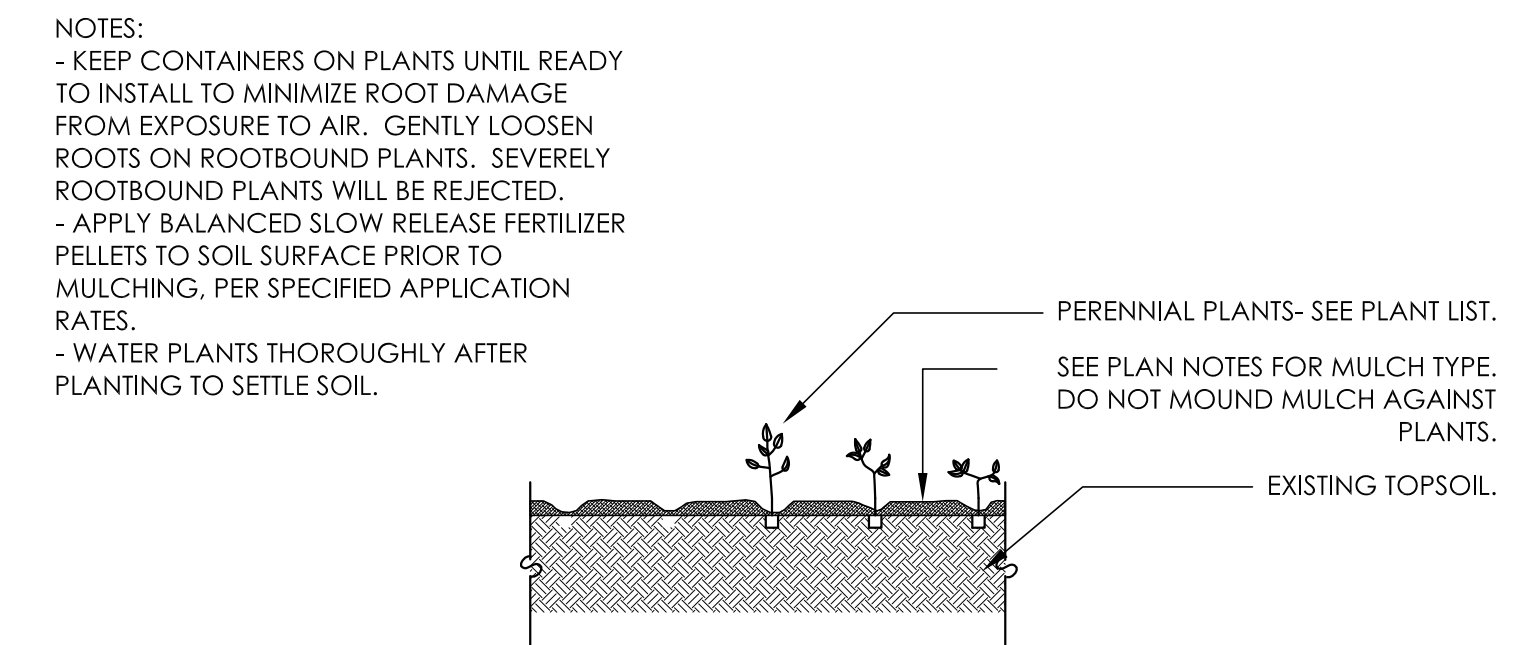
B&B TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PERENNIAL PLANTING DETAIL



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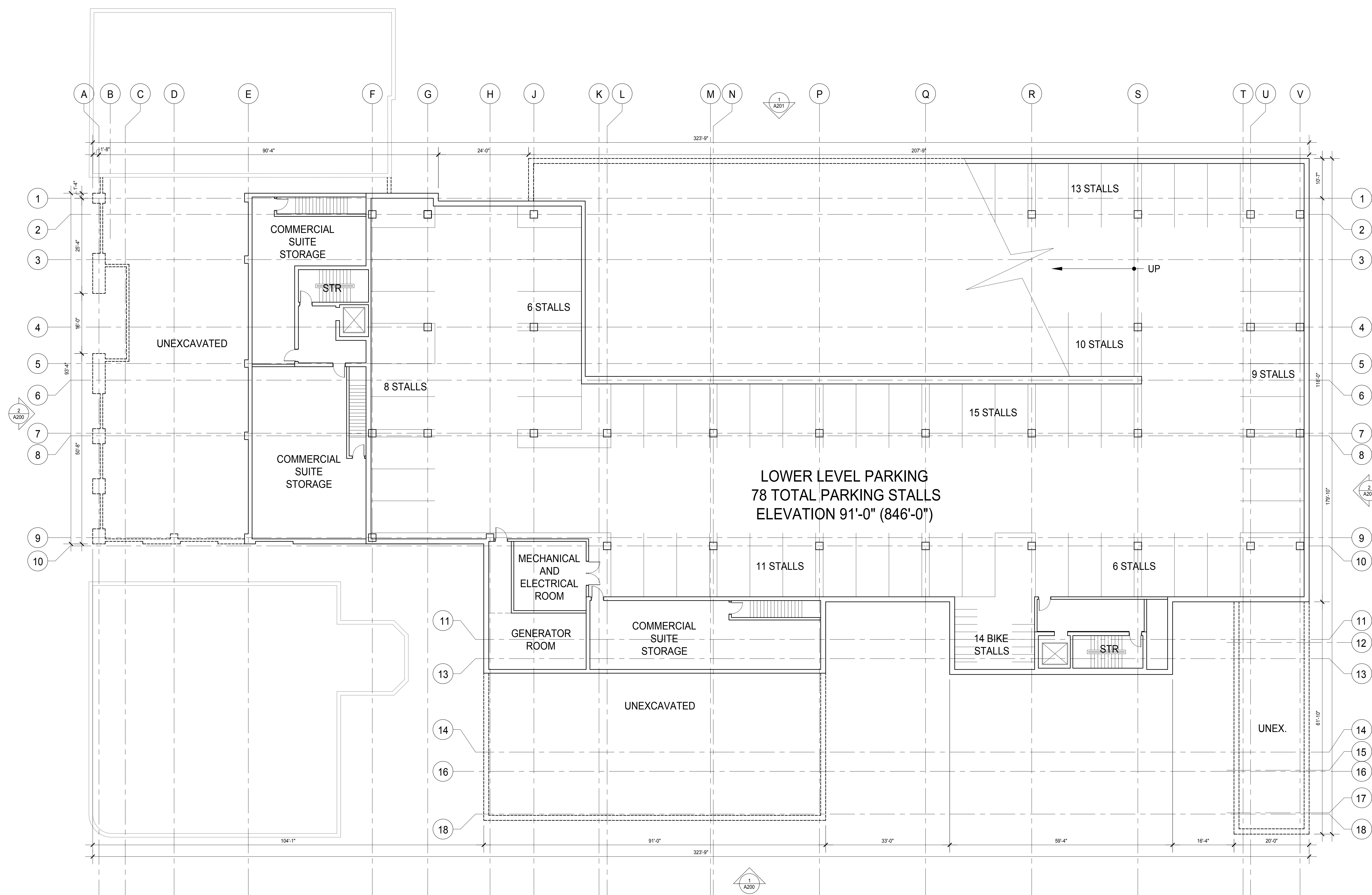
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Overall Lower Level Plan

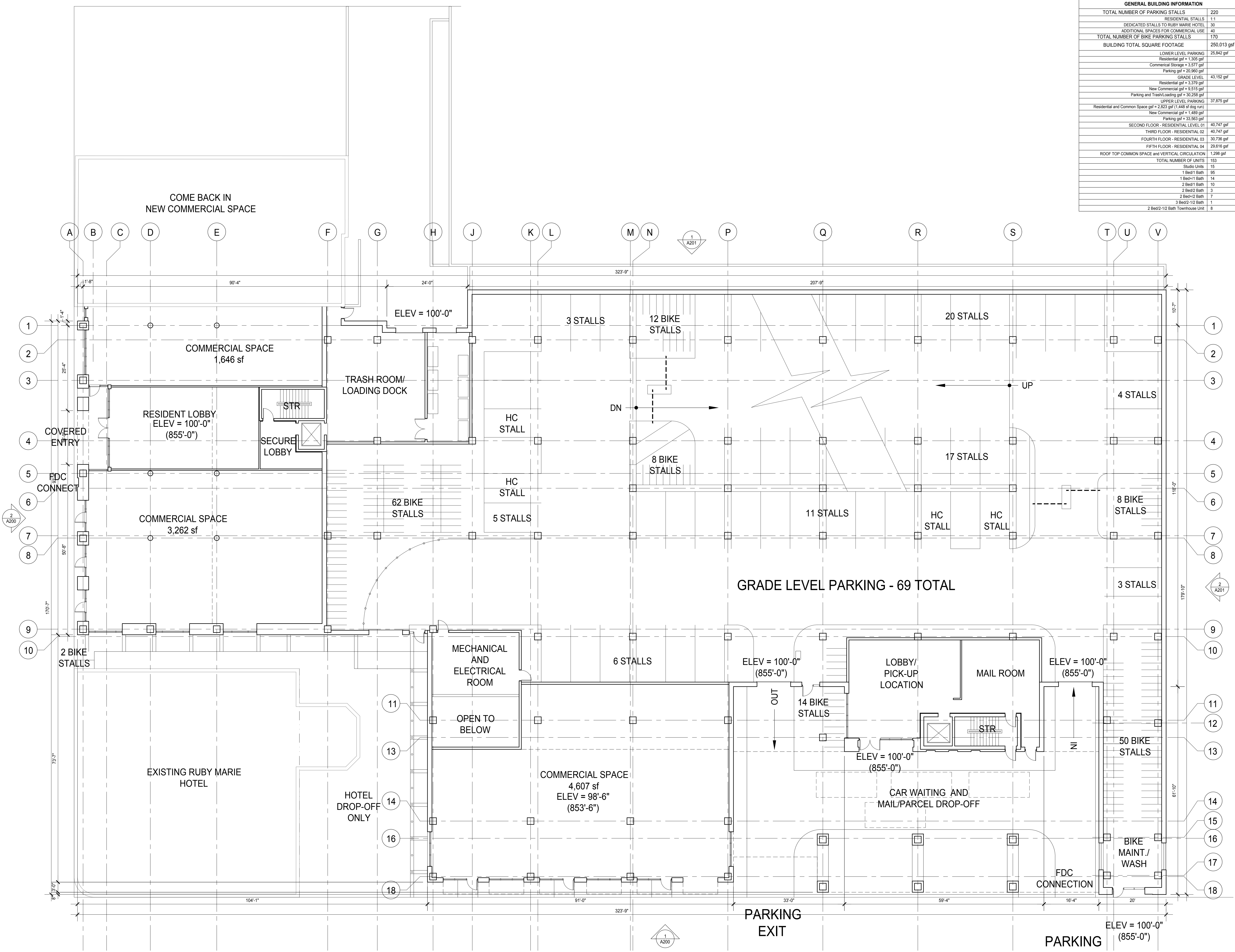
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1 OVERALL LOWER LEVEL PLAN
SCALE: 3/32"=1'-0"
0 10' 20' 40'

/Volumes/01 Project Folders/19003.00 - McGrath Blair And East Wilson/02 Drawings/ARP-L1.dwg

GENERAL BUILDING INFORMATION	
TOTAL NUMBER OF PARKING STALLS	220
RESIDENTIAL STALLS	1:1
DEDICATED STALLS TO RUBY MARIE HOTEL	30
ADDITIONAL SPACES FOR COMMERCIAL USE	40
TOTAL NUMBER OF BIKE PARKING STALLS	170
BUILDING TOTAL SQUARE FOOTAGE	250,013 gsf
LOWER LEVEL PARKING	25,842 gsf
Residential gsf = 1,305 gsf	
Commercial gsf = 3,577 gsf	
Parking gsf = 20,960 gsf	
GRADE LEVEL	43,152 gsf
Residential gsf = 3,378 gsf	
New Commercial gsf = 9,515 gsf	
Parking and Trash Loading gsf = 30,259 gsf	
UPPER LEVEL PARKING	37,875 gsf
Residential and Common Space gsf = 2,823 gsf (1,448 sf dog run)	
New Commercial gsf = 1,489 gsf	
Parking gsf = 33,563 gsf	
SECOND FLOOR - RESIDENTIAL LEVEL 01	40,747 gsf
THIRD FLOOR - RESIDENTIAL 02	40,747 gsf
FOURTH FLOOR - RESIDENTIAL 03	30,738 gsf
FIFTH FLOOR - RESIDENTIAL 04	29,616 gsf
ROOF TOP COMMON SPACE AND VERTICAL CIRCULATION	1,296 gsf
TOTAL NUMBER OF UNITS	153
Studio Units	15
1 Bed+1 Bath	95
1 Bed+1 Bath	14
2 Bed+1 Bath	10
2 Bed+2 Bath	3
2 Bed+2 Bath	7
3 Bed+2-1/2 Bath	1
2 Bed+2-1/2 Bath Townhouse Unit	8



1 OVERALL GRADE LEVEL PLAN
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Overall Grade Level Plan

A101

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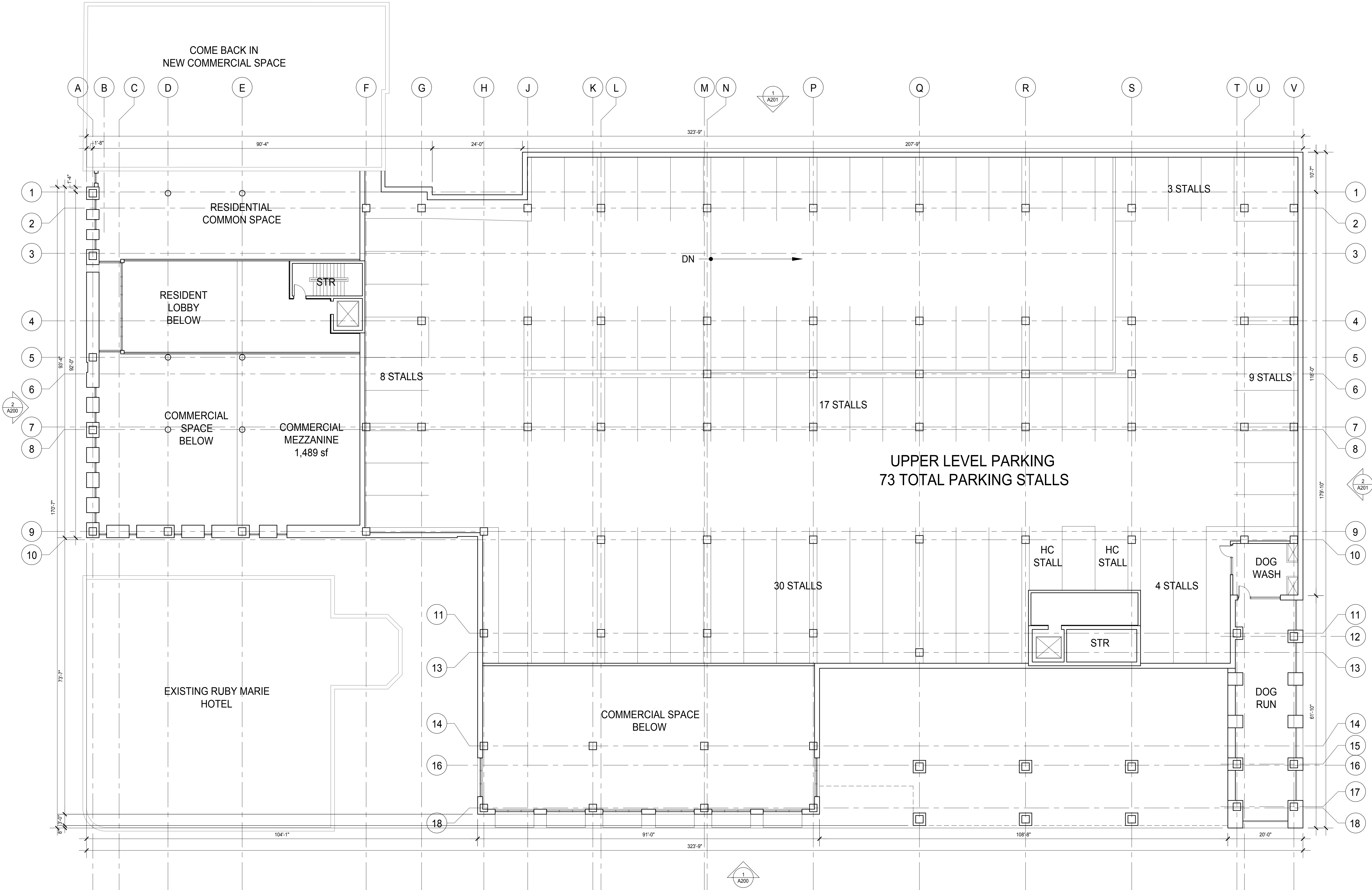
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**Overall Upper Level
Parking Plan**

A102



1 OVERALL UPPER LEVEL PARKING PLAN
SCALE: 3/32"=1'-0"
0 10' 20' 40'

/Volumes/01 Project Files/19003.00 - McGrath Blair and East Wilson/02 Drawings/AF-UPPER/AF/CA102.dwg

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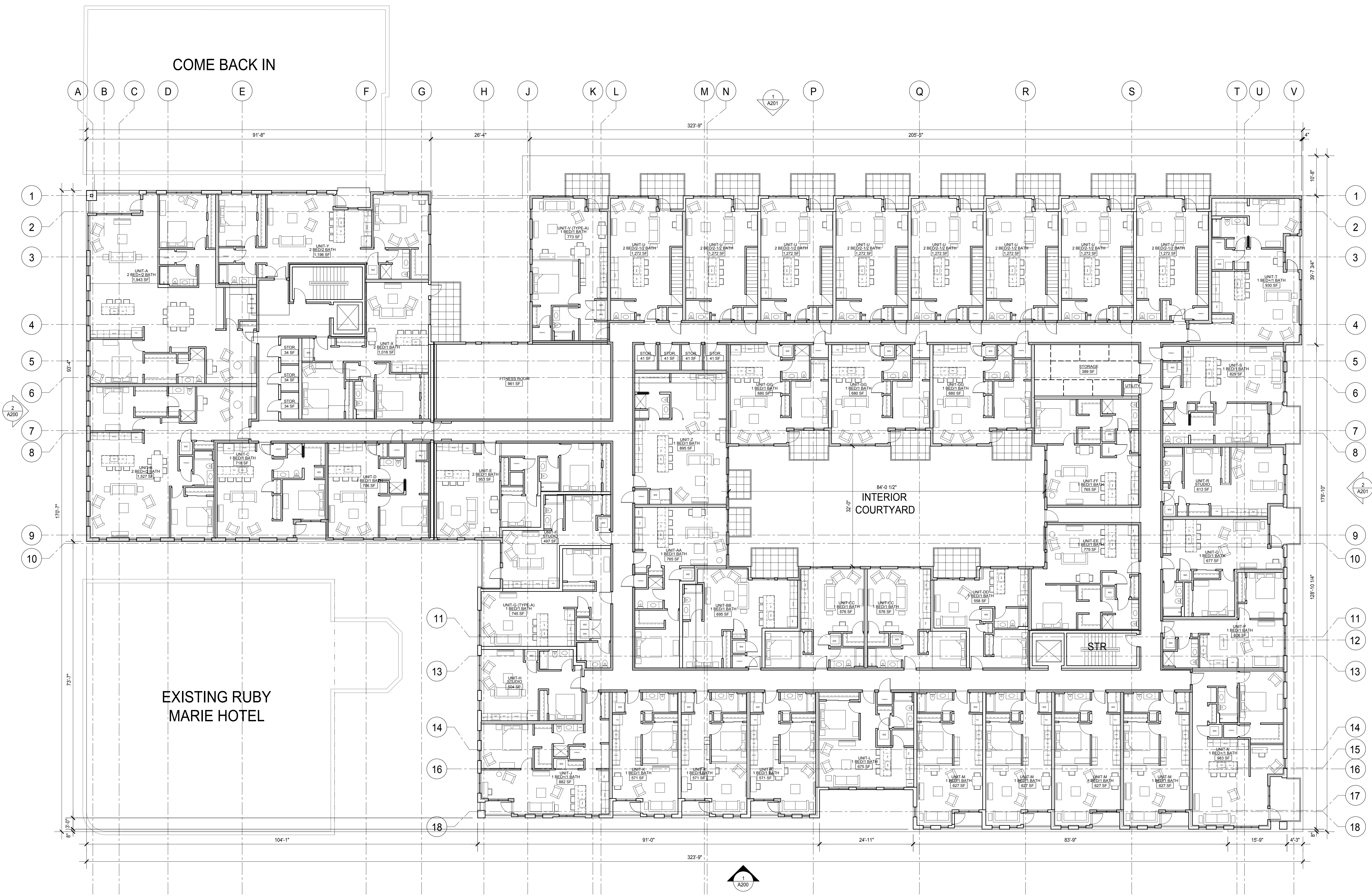
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Overall Second Floor Plan

A103



1 OVERALL SECOND FLOOR PLAN
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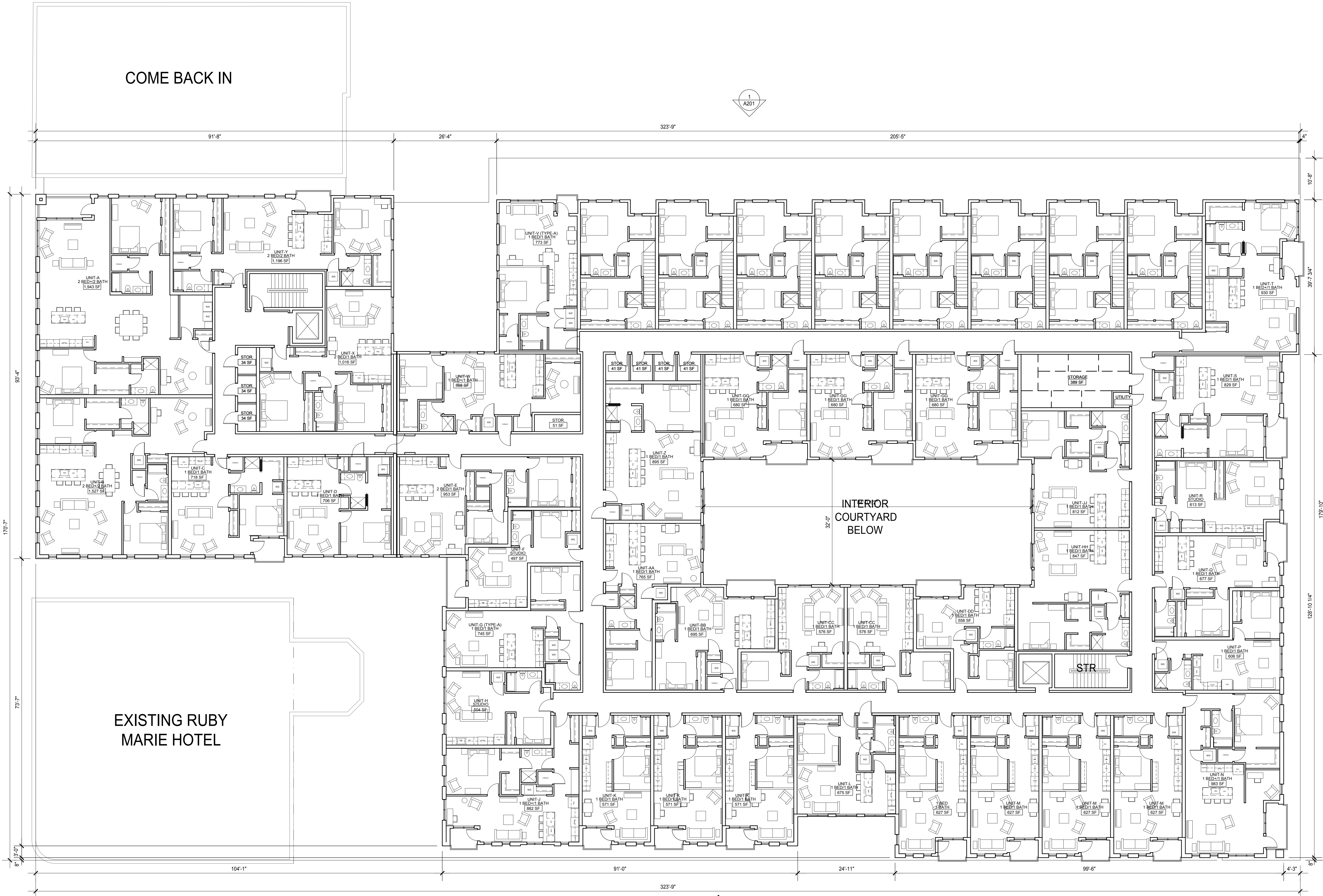
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Overall Third Floor Plan

A104



1 OVERALL THIRD FLOOR PLAN
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Project Name: The East End
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/Volumes/01/Project/Folders/19003.00 - McGrath Blair And East Wilson/02 Drawings/AF-03.dwg

Project #: 19003.00
Project Name:

The East End
E. Wilson Street and Blair Street
Madison, WI 53703

Owner:
McGrath Property Group
730 Williamson Street, Suite 150
Madison, WI 53703

LAND USE APPLICATION SUBMITTAL
SUBMITTED MAY 29, 2019 FOR:

- JUNE 24, 2019 -- LANDMARKS COMMISSION MEETING FOR FINAL APPROVAL
- JULY 17, 2019 -- URBAN DESIGN COMMISSION MEETING FOR INITIAL/FINAL APPROVAL
- JULY 29, 2019 -- PLAN COMMISSION MEETING
- AUGUST 6, 2019 -- CITY COUNCIL MEETING

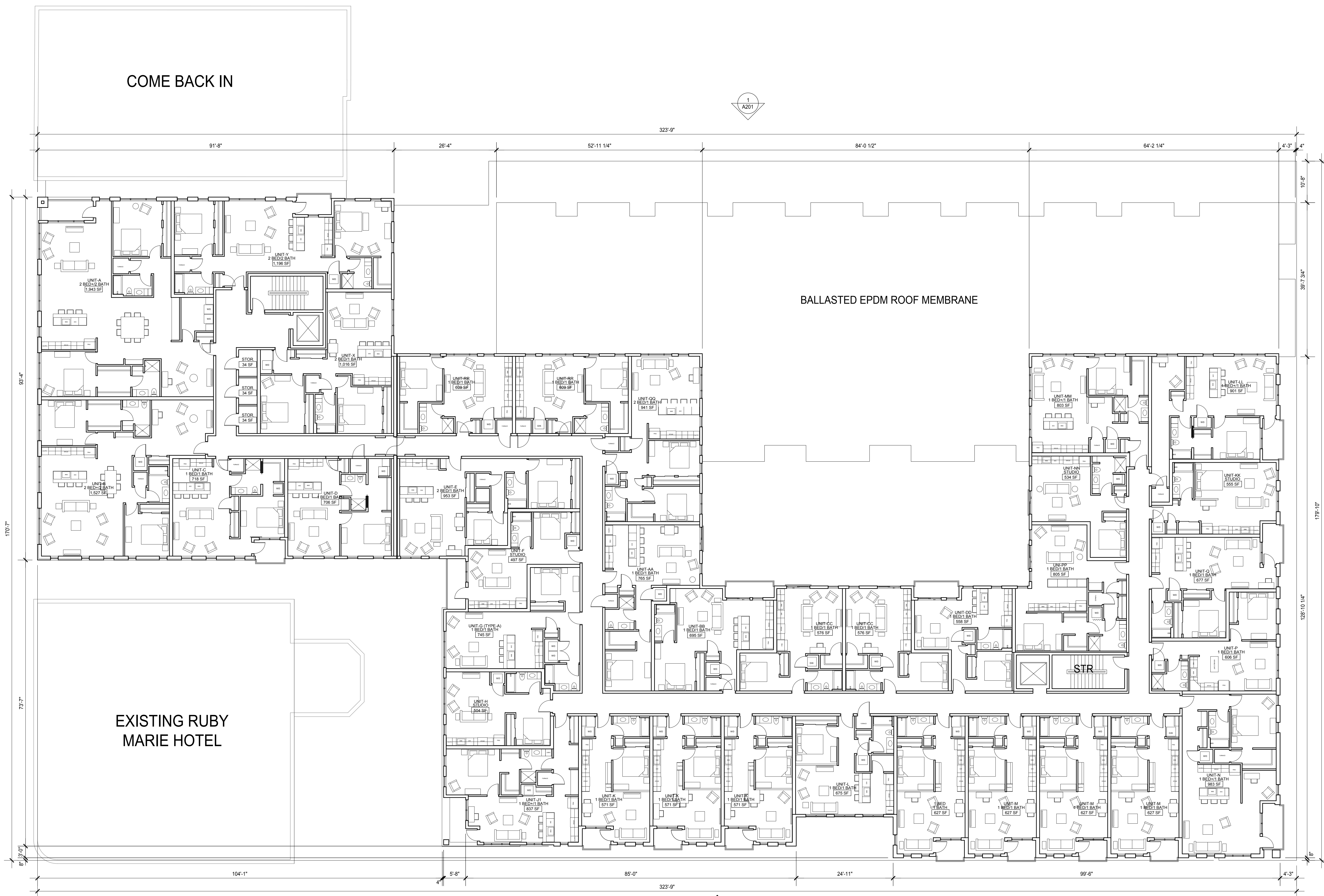
Issued for:

No.	Description	Date
1	Land Use Application	5-29-2019

Drawn by: CaS4 Architecture, LLC
Checked by: CaS4 Architecture, LLC

Overall Fourth Floor Plan

A105



1 OVERALL FOURTH FLOOR PLAN
SCALE: 3/32"=1'-0"
0 10' 20' 40'

Project Name: The East End
Project #: 19003.00
/Volumes/01/Project Folders/19003.00 - McGrath Blair And East Wilson/02 Drawings/AF-04.dwg

Project #: 19003.00

Project Name:

The East End
E. Wilson Street and Blair Street
Madison, WI 53703

Owner:
McGrath Property Group
730 Williamson Street, Suite 150
Madison, WI 53703

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- JULY 28, 2019 .. PLAN COMMISSION MEETING
- AUGUST 6, 2019 .. CITY COUNCIL MEETING

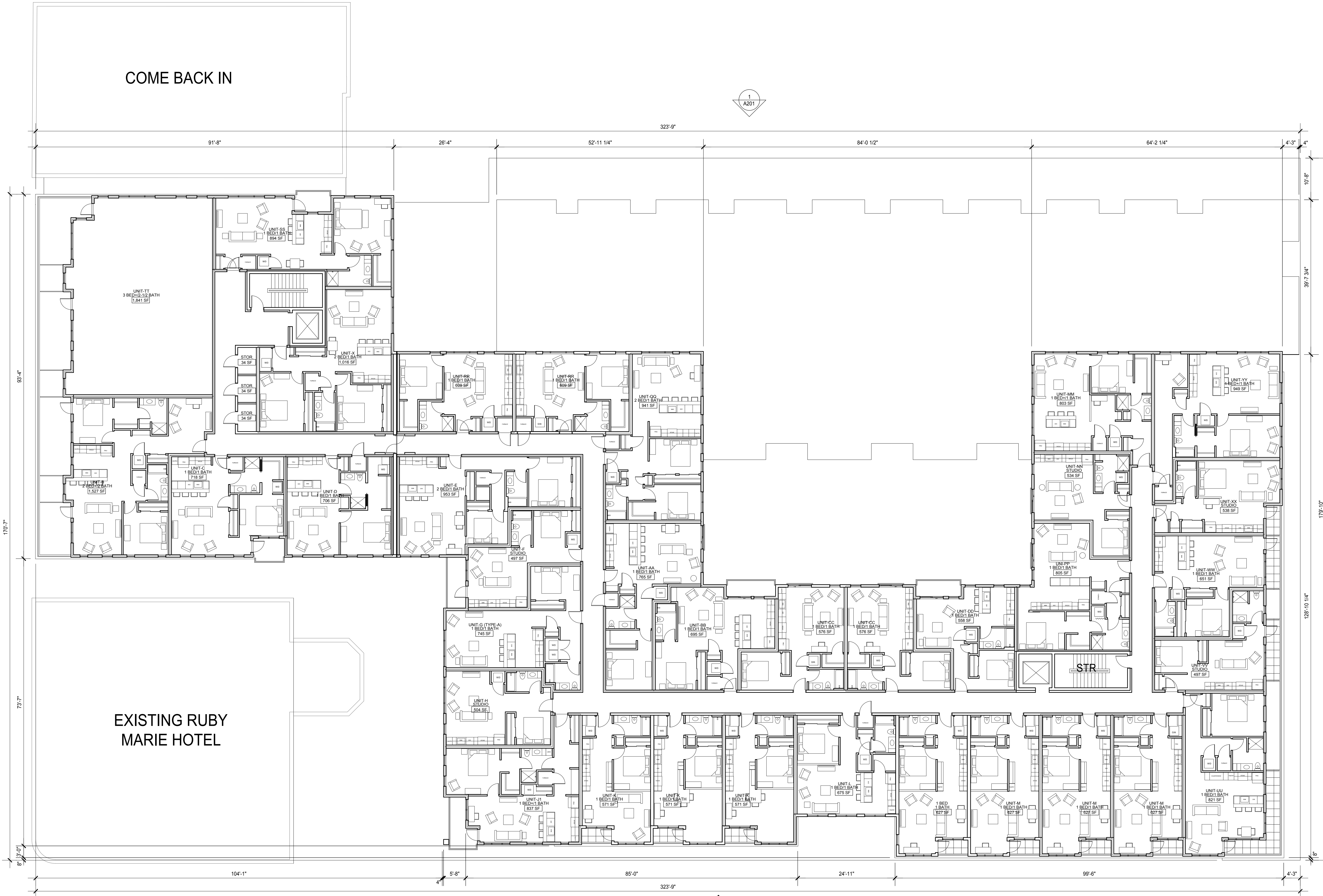
Issued for:

No.	Description	Date
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Drawn by: Cas4 Architecture, LLC
Checked by: Cas4 Architecture, LLC

Overall Fifth Floor Plan

A106



1 OVERALL FIFTH FLOOR PLAN
SCALE: 3/32"=1'-0"

Project Name: The East End
Project #: 19003.00
/Volumes/01/Project/Folders/19003.00 - McGrath Blair And East Wilson/02 Drawings/AF-05.dwg

BUILDING ELEVATION MATERIAL KEYNOTES:

- 1 SANDBLASTED CAST CONCRETE
- 2 MODULAR BRICK VENEER - COLONIAL IRONSPOT (RED/BROWN BLEND)
- 3 MODULAR BRICK VENEER - BISQUE (CREAM)
- 4 MODULAR BRICK VENEER IN SOLDIER COARSE HEADER DETAIL
- 5 MODULAR BRICK VENEER IN HEAD COARSE JAMB DETAIL
- 6 MODULAR BRICK IN (3) HEAD COARSE FLAT ARCH DETAIL
- 7 MODULAR BRICK IN (3) COARSE STACK BOND COARSE DETAIL
- 8 CAST STONE SILLS AND ACCENT BAND
- 9 MEDIUM BRONZE ANODIZED FLAT SEAM METAL PANEL
- 10 LIGHT GRAY SMOOTH FACED 4" EXPOSURE CEMENT BOARD LAP SIDING
- 11 BROWN SMOOTH FACED 4" EXPOSURE CEMENT BOARD LAP SIDING
- 12 MEDIUM BRONZE ANODIZED ALUMINUM STOREFRONT
- 13 BROWN INSULATED FIBERGLASS DOUBLE HUNG OR FIXED WINDOW ARRANGEMENT
- 14 BROWN INSULATED FIBERGLASS SLIDING PATIO OR HINGED DOOR ARRANGEMENT
- 15 POWDER COATED ALUMINUM HANDRAIL TO MATCH WINDOWS; 2" VERTICAL POSTS AND TOP/BOTTOM RAILS WITH 1" INTERMEDIATE SPINDLES
- 16 MEDIUM BRONZE WALL SCONCE LIGHTING
- 17 ALUMINUM SIGNAGE - 3" RAISED LETTERS; EACH LETTER IS 18" TALL
- 18 MASONRY INSET 1" IN RUNNING BOND COARSING TO CREATE SHADOW LINE



2 EAST WILSON STREET ELEVATION

SCALE: 3/32"=1'-0"



1 BLAIR STREET ELEVATION

SCALE: 3/32"=1'-0"

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Issued for:

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Drawn by: CaS4 Architecture, LLC
Checked by: CaS4 Architecture, LLC

Building Elevations

A200

BUILDING ELEVATION MATERIAL KEYNOTES:

- 1 SANDBLASTED CAST CONCRETE
- 2 MODULAR BRICK VENEER - COLONIAL IRONSPOT (RED/BROWN BLEND)
- 3 MODULAR BRICK VENEER - BISQUE (CREAM)
- 4 MODULAR BRICK VENEER IN SOLDIER COARSE HEADER DETAIL
- 5 MODULAR BRICK VENEER IN HEAD COARSE JAMB DETAIL
- 6 MODULAR BRICK IN (3) HEAD COARSE FLAT ARCH DETAIL
- 7 MODULAR BRICK IN (3) COARSE STACK BOND COARSE DETAIL
- 8 CAST STONE SILLS AND ACCENT BAND
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- 16 MEDIUM BRONZE WALL SCONCE LIGHTING
- 17 ALUMINUM SIGNAGE - 3" RAISED LETTERS; EACH LETTER IS 18" TALL
- 18 MASONRY INSET 1" IN RUNNING BOND COARSING TO CREATE SHADOW LINE



2 PLAN NORTH ELEVATION (FACING EAST MAIN STREET)

A201 SCALE: 3/32"=1'-0"



1 PLAN WEST ELEVATION (FACING SOUTH FRANKLIN STREET)

A201 SCALE: 3/32"=1'-0"

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Checked by: CaS4 Architecture, LLC

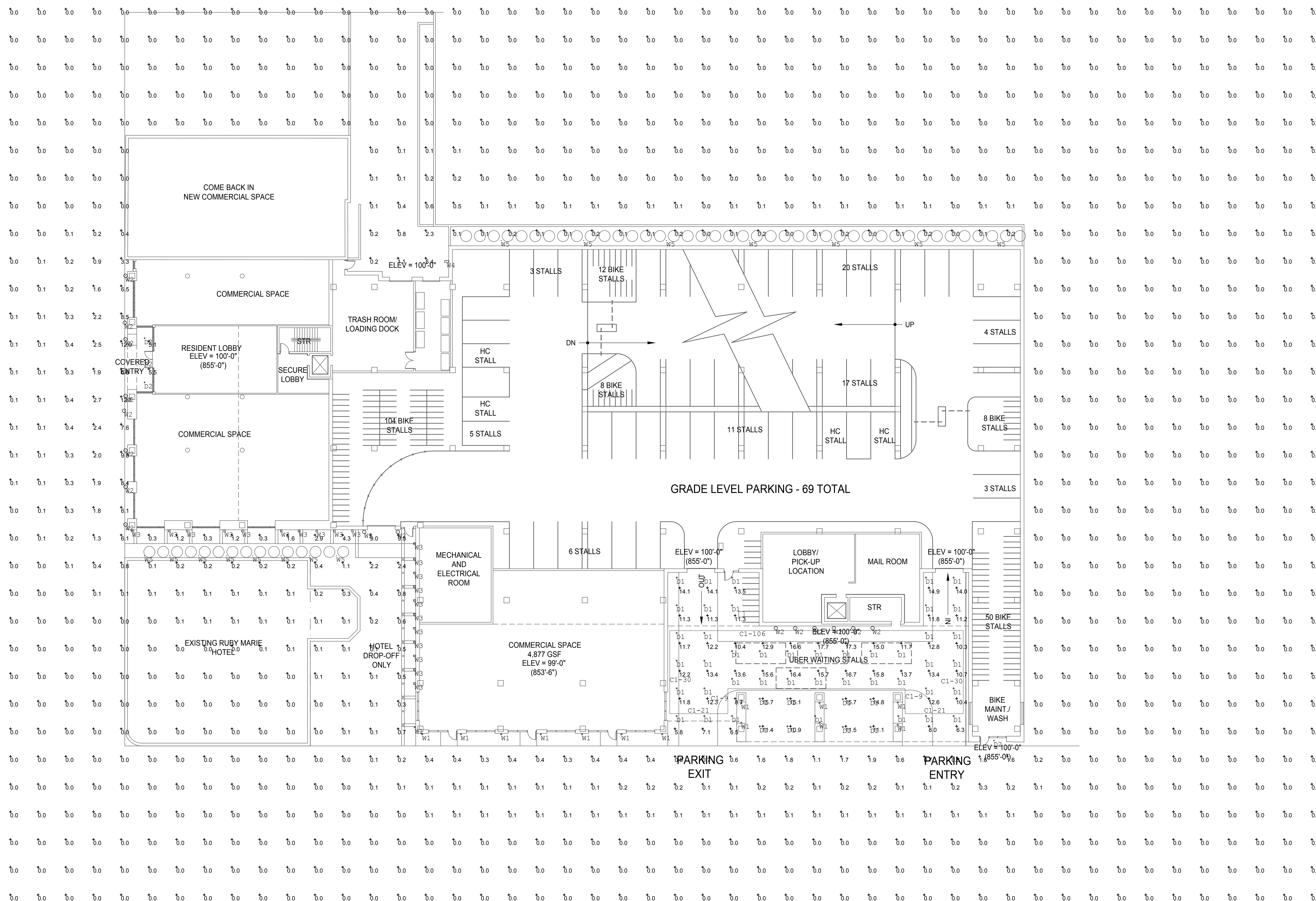
Building Elevations

A201

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPY	Illuminance	Fc	12.96	17.7	6.3	2.06	2.81
SITE	Illuminance	Fc	0.22	12.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF	
○	51	D1	D1 PD615D010B- PDM6B835-61VH	6 INCH LENSED RECESSED DOWNLIGHT	13.7	1491	0.900	
○	4	D2	D2 HC410D010-HM412835-41WDH	4 INCH LENSED RECESSED DOWNLIGHT	10	948	0.900	
○	14	W1	W1 FCC610 LED FL-1200-LUMENS	WALL MOUNTED CYLINDER DOWNLIGHT	20	1235	0.900	
○	16	W2	W2 BASELITE W517, 3K	WALL MOUNT SHADE WITH ARM	23	1820	0.900	
○	21	W3	W3 ER7108-GY	RECESSED STEPLIGHT	8.1	303	0.900	
○	1	W4	W4 E110-30-VS-4K	WALL AREA LIGHT	30	3360	0.900	
○	15	W5	W5 JUP-RP-FL-L1-xx-24-LV	LED INGROUND	10	982	0.900	
—	2	C1-21	C1 FBT-RCB-21-24V	LED FLEXIBLE BORDER TUBE				
—	2	C1-9	C1 FBT-RCB-9-24V	LED FLEXIBLE BORDER TUBE				
—	2	C1-30	C1 FBT-RCB-30-24V	LED FLEXIBLE BORDER TUBE				
—	1	C1-106	C1 FBT-RCB-106-24V	LED FLEXIBLE BORDER TUBE				

PLEASE CONFIRM LENGTHS



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Drawn by: Cas4 Architecture, LLC
Checked by: Cas4 Architecture, LLC

Site Lighting Photometrics

E100

Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
□	23	W5	W5 OPT 1 FC SL1015-UNV-3K	STEPLIGHT	3	83	0.900

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
BALCONY 1	Illuminance	Fc	1.37	5.8	0.0	N.A.	N.A.	
BALCONY 10	Illuminance	Fc	1.23	5.1	0.0	N.A.	N.A.	
BALCONY 11	Illuminance	Fc	1.24	5.0	0.0	N.A.	N.A.	
BALCONY 12	Illuminance	Fc	1.25	5.2	0.0	N.A.	N.A.	
BALCONY 13	Illuminance	Fc	1.23	5.2	0.0	N.A.	N.A.	
BALCONY 14	Illuminance	Fc	1.26	5.1	0.0	N.A.	N.A.	
BALCONY 15	Illuminance	Fc	1.28	4.9	0.0	N.A.	N.A.	
BALCONY 16	Illuminance	Fc	0.77	6.6	0.0	N.A.	N.A.	
BALCONY 17	Illuminance	Fc	1.17	5.6	0.0	N.A.	N.A.	
BALCONY 18	Illuminance	Fc	0.89	5.9	0.0	N.A.	N.A.	
BALCONY 19	Illuminance	Fc	0.89	5.9	0.0	N.A.	N.A.	
BALCONY 2	Illuminance	Fc	0.98	5.4	0.0	N.A.	N.A.	
BALCONY 20	Illuminance	Fc	0.88	5.9	0.0	N.A.	N.A.	
BALCONY 21	Illuminance	Fc	0.96	5.9	0.0	N.A.	N.A.	
BALCONY 22	Illuminance	Fc	0.96	4.8	0.0	N.A.	N.A.	
BALCONY 3	Illuminance	Fc	2.13	5.4	0.2	10.65	27.00	
BALCONY 4	Illuminance	Fc	0.99	4.5	0.0	N.A.	N.A.	
BALCONY 5	Illuminance	Fc	0.88	5.4	0.0	N.A.	N.A.	
BALCONY 6	Illuminance	Fc	0.87	5.4	0.0	N.A.	N.A.	
BALCONY 7	Illuminance	Fc	0.78	5.2	0.0	N.A.	N.A.	
BALCONY 8	Illuminance	Fc	1.24	5.0	0.0	N.A.	N.A.	
BALCONY 9	Illuminance	Fc	1.23	5.0	0.0	N.A.	N.A.	



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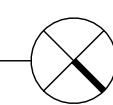
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Checked by: CaS4 Architecture, LLC

Typical Balcony Lighting
Photometrics

E101





Building Rendered Images - E. Wilson Frontage from Willy St.

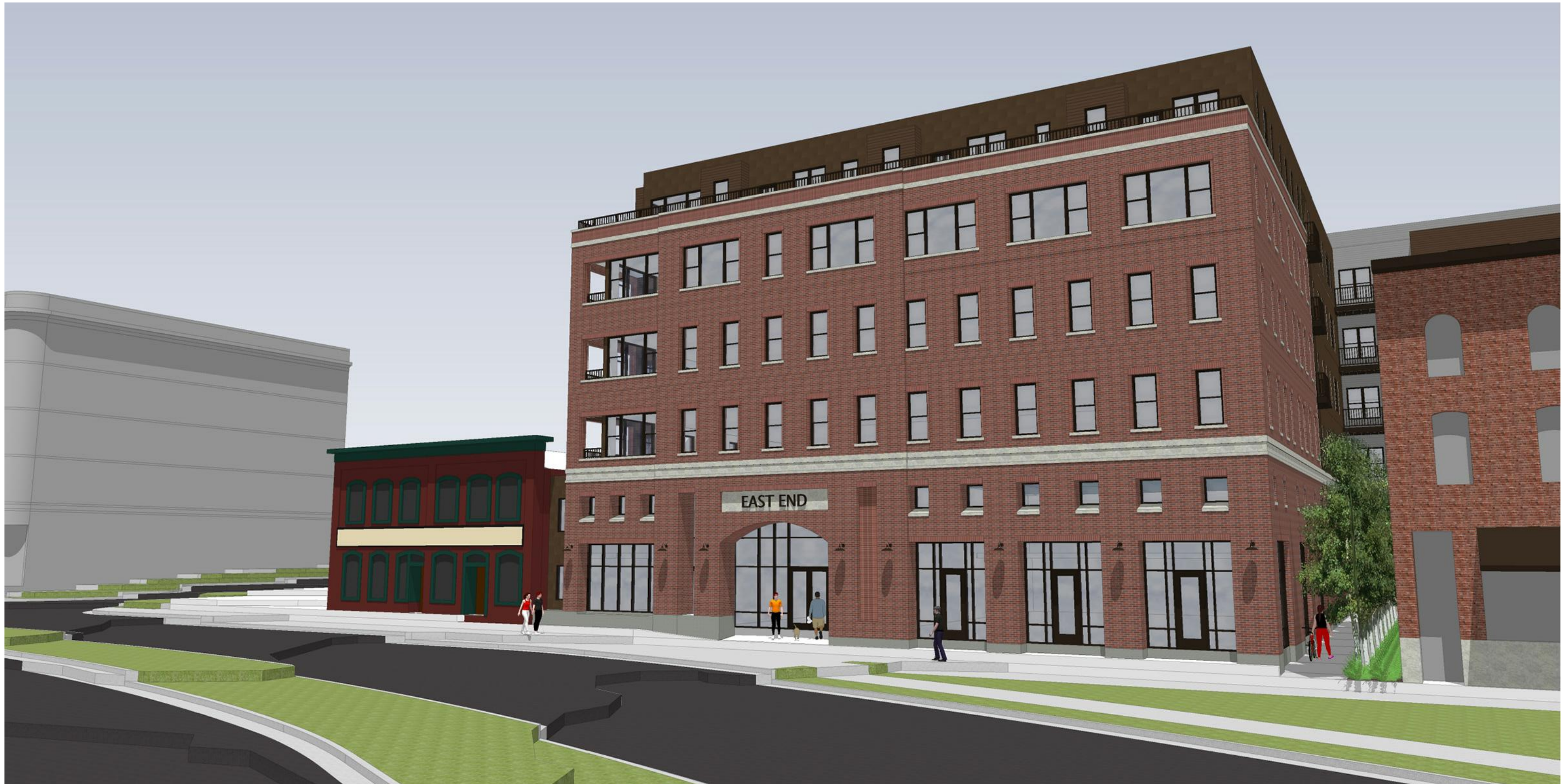
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May 29, 2019

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Building Rendered Images - E. Wilson Frontage & Passage

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Building Rendered Images - E. Wilson Frontage Close up

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Building Rendered Images - Blair from MG&E to North

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Building Rendered Images - Blair / Entry from Railroad Street

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Building Rendered Images - Blair Entry @ Sidewalk

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Building Rendered Images - Blair towards Lake Monona

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Building Rendered Images - View from Franklin Street

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Building Rendered Images - Back Aerial

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Building Rendered Images - Townhouses from Germania

The East End - McGrath Property Group

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Building Rendered Images - E. Wilson Frontage down Wilson St.

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Building Height Relations along South Blair Street



Building Height Relations along East Wilson Street

E. Wilson and S. Blair Street Height Relations to Existing Buildings

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May 29, 2019



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Section at Germania Condos to Illustrate Neighboring Condition and Compatible Scale
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May 29, 2019



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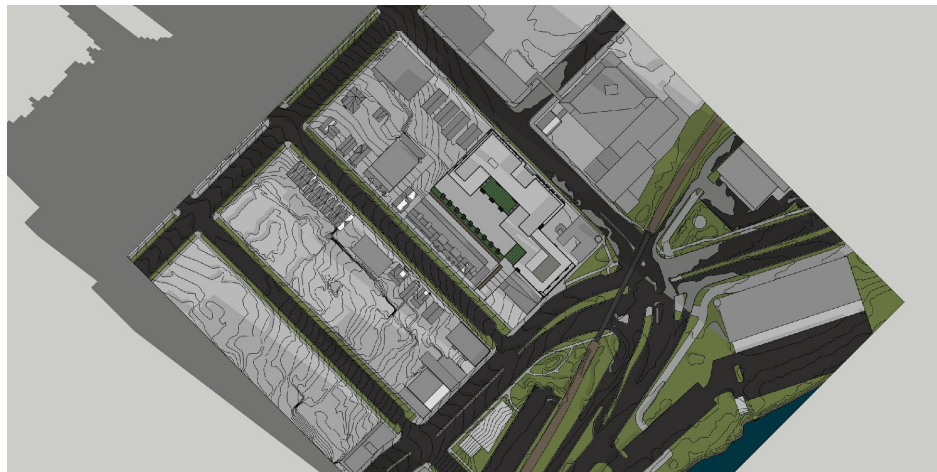
SUN/SHADE ON DECEMBER 21st 9 A.M. - AS PROPOSED



SUN/SHADE ON DECEMBER 21st NOON - AS PROPOSED



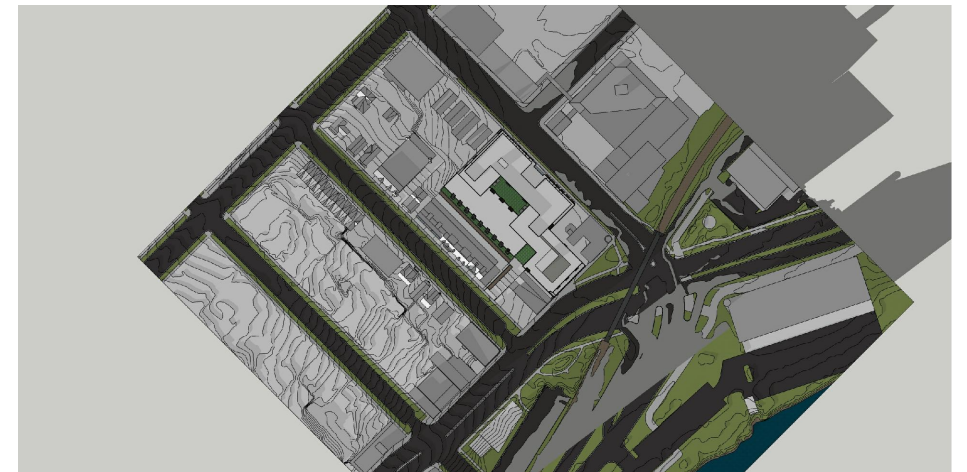
SUN/SHADE ON DECEMBER 21st 5 P.M. - AS PROPOSED



SUN/SHADE ON DECEMBER 21st 9 A.M. - AS PROPOSED



SUN/SHADE ON DECEMBER 21st NOON - AS PROPOSED



SUN/SHADE ON DECEMBER 21st 5 P.M. - AS PROPOSED



SUN/SHADE ON MARCH 21st 9 A.M. - AS PROPOSED



SUN/SHADE ON MARCH 21st NOON - AS PROPOSED



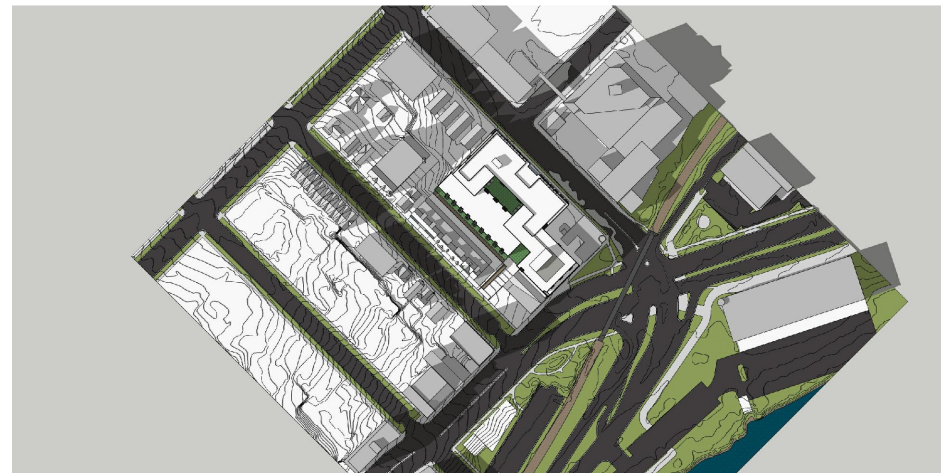
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SUN/SHADE ON MARCH 21st 9 A.M. - AS PROPOSED



SUN/SHADE ON MARCH 21st NOON - AS PROPOSED



SUN/SHADE ON MARCH 21st 5 P.M. - AS PROPOSED



SUN/SHADE ON JUNE 21st 9 A.M. - AS PROPOSED



SUN/SHADE ON JUNE 21st NOON - AS PROPOSED



SUN/SHADE ON JUNE 21st 5 P.M. - AS PROPOSED



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SUN/SHADE ON JUNE 21st NOON - AS PROPOSED



SUN/SHADE ON JUNE 21st 5 P.M. - AS PROPOSED



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