

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>9/11/07</u>	Action Requested
UDC MEETING DATE: <u>9/19/07</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 719 Jupiter Drive, Madison WI

ALDERMANIC DISTRICT: 3 - Lauren Cnare

OWNER/DEVELOPER (Partners and/or Principals) Mr. Scott Frank ARCHITECT/DESIGNER/OR AGENT: Eppstein Uhen Architect, Inc.

Alternative Continuum of Care 333 E. Chicago

7806 Betsy Lane, Verona, WI 53593 Milwaukee, WI 53202

CONTACT PERSON: Stuart LaRose, AIA Eppstein Uhen Architects, Inc.

Address: 333 E. Chicago
Milwaukee, WI 53202

Phone: (414) 291-8172

Fax: (414) 211-7754

E-mail address: stuartl@eua.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

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.

The process outlined here is intended to:

- Facilitate the preparation of meeting agendas.
- Provide information on projects to UDC members in advance of the meeting at which they will consider a project.
- Provide a record of the plans approved for a given project.

TYPES OF APPROVALS

Informational Presentation. Applicants are often encouraged to make an Informational Presentation to the UDC prior to seeking any approvals in order to obtain an initial reaction and direction before undertaking detailed design. Applicants should provide details on any concept, site and building plans, and other relevant information on which the Urban Design Commission can provide feedback.

Initial Approval and/or Recommendation. Applicant may obtain initial approval and/or recommendation of a project by presenting preliminary design information/detail.

Final Approval and/or Recommendation. Applicant may obtain final approval and/or recommendation of a project by presenting final project details. Recommendations/concerns expressed in the initial approval must be addressed at this time.

PRESENTATIONS TO THE COMMISSION

When presenting projects to the Urban Design Commission, applicants should fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the Commission 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.

Presentations should generally be limited to 5-10 minutes. The Commission will withhold questions until the end of the presentation.

APPLICATION REQUIREMENTS

Submission requirements for all types of applications for Urban Design Commission approval are as outlined in the following sections A-D. In addition, Electronic Application Submittal is required by all applicants consisting of a copy of the completed application form, descriptive materials, and plans as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to UDCApplcations@cityofmadison.com The transmittal shall

include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance.

An application is required for each Urban Design Commission appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. Applicants are strongly encouraged to meet with UDC staff prior to preparing an application. Please call (608) 266-4635 to arrange an appointment.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

All application fees shall be included with the application. Make check payable to City Treasurer, Madison, Wisconsin.

SECTION A

SUBMISSION REQUIREMENTS FOR:

- PUD's,* PCD's, PRD's
- New Construction or Major Exterior Remodeling in Urban Design District** (\$300 Application Fee)
- Minor Exterior Remodeling in Urban Design District (\$150 Application Fee)
- School, Public Building, or Space (Application Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 40,000 Sq .Ft.
- Planned Commercial Site

* NOTE: Applications for Planned Unit Development Districts in Downtown Design Zones are required to address the provisions of Section 28.07(6) of the Zoning Code including the "Exterior and Interior Design Criteria for Planned Unit Development Districts in Downtown Design Zones."

** Public Hearing Required

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Landscaping Plan
- d. Building Elevations
- e. Contextual site information including photographs and layout of adjacent buildings/structures
- f. PUD text and letter of intent

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Site Plan showing location of existing and proposed buildings
- c. Grading Plan
- d. Landscape Plan
- e. Building Elevations, colored with shadow lines required
- f. Proposed Signage
- g. Lighting Plan/Details/Photometrics
- h. Utility/HVAC equipment location and screening details
- i. PUD text and letter of intent

The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

SECTION B

SUBMISSION REQUIREMENTS FOR:

- **New Construction or Major Exterior Remodeling in C4 District (No application fee required – covered by Plan Commission application)**
- **Minor Exterior Remodeling in C4 District (\$150 Application Fee)**

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11” x 17” max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11” x 17” max.), including the following **required** items:

- a. Locator Map
- b. Building Elevations including adjacent buildings
- c. Photographs of existing buildings as well as adjacent buildings.

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11” x 17” max.), including the following **required** items:

- a. Locator Map
- b. Building Elevations including adjacent buildings
- c. Photographs of existing buildings as well as adjacent buildings.
- d. Proposed Signage

The applicant shall bring to the UDC meeting, samples of the exterior building materials and color scheme to be used on the project; in addition to providing a list of exterior building materials and colors as an attachment and/or detail to the building elevations.

SECTION C

SUBMISSION REQUIREMENTS FOR:

- **RPSM Parking Variance (\$300 Application Fee)**

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Summary of the Parking Variance Request
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Summary of the Parking Variance Request
- c. Site Plan
- d. Landscape Plan

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Summary of the Parking Variance Request
- c. Site Plan
- d. Landscape Plan
- e. Parking Lot Lighting Plan/Details/Photometrics

SECTION D

SUBMISSION REQUIREMENTS FOR:

- **Comprehensive Design Review (\$200 Application Fee)**
- **Street Graphics Variance (\$200 Application Fee)**

NOTE: Public Hearing Required

1. Informational Presentation

Applications to make an Informational Presentation of a project to the UDC should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. Brief Narrative Description of the Project
- c. Any and all relevant plans and information on which feedback by the Urban Design Commission is requested.

2. Initial Approval and/or Recommendation

Applications to make an Initial Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. A written explanation of the variance requested comparing the Sign Code allowance to the proposed signage.
- c. Site Plan (show location of all existing and proposed buildings, and all existing and proposed street graphics, specifying which existing graphics, if any, are to be removed)
- d. Scale drawing of each proposed graphic, including awning graphics
- e. Photographs of site

3. Final Approval and/or Recommendation

Applications to obtain Final Approval and/or Recommendation of a project should be accompanied by an electronic pdf submission **AND 14 collated sets** of all materials (11" x 17" max.), including the following **required** items:

- a. Locator Map
- b. A written explanation of the variance requested comparing the Sign Code allowance to the proposed signage.
- c. Site Plan (show location of all existing and proposed buildings, and all existing and proposed street graphics, specifying which existing graphics, if any, are to be removed)
- d. Scale drawing of each proposed graphic, including awning graphics
- e. Description and/or samples of materials and colors for each proposed sign
- f. Photographs of site
- g. If any graphics similar to proposed graphics are in use elsewhere, photographs of the similar graphics

STREET GRAPHICS VARIANCE AND/OR COMPREHENSIVE DESIGN REVIEW

Section 31.04 of the Madison General Ordinance provides for the City's Urban Design Commission, after a public hearing to:

- Approve a street graphic up to twenty-five percent (25%) larger or higher than the maximum square footage or height otherwise allowed or reduce the yard or setback required if a variance:
 - Is necessary for a street graphic located on the site of an establishment to be identifiable and legible from the nearest roadway at prevailing speeds; and
 - Will result in a street graphic more in scale with the building and site and in a superior overall design.
- Permit street graphics which will front on roads which according to the official map or capital improvement program indicate a change in size of that road or a change of zoning in the future as if the change were currently in effect;
- Permit the use of an above-roof graphic on a given zoning lot in a commercial district provided that the graphics on adjacent properties reduce the effectiveness of other types of conforming street graphics or were topographic relationships between structures and right-of-ways would deem their use appropriate;
- Permit the use of an above-roof graphic when the architecture of the building does not provide a reasonable signable area;
- Permit the use of wall graphics on building facades not adjacent to off-street parking areas where, due to variation of building setbacks, a signable area exists, provided the area of the graphic shall not exceed the area of the wall graphic permitted on the front of the building;
- Approve a comprehensive design plan for either an existing or new building should the integration of street graphics into an overall building design be prohibited solely by the restrictions of this ordinance, with the objective of the comprehensive design review being recognition of exceptional effort to create visual harmony between street graphics, the building and the building site; and
- Permit an above-canopy graphic that crosses architectural detail to be erected closer than five (5) feet to the nearest face of a building.

LUMINAIRE SCHEDULE

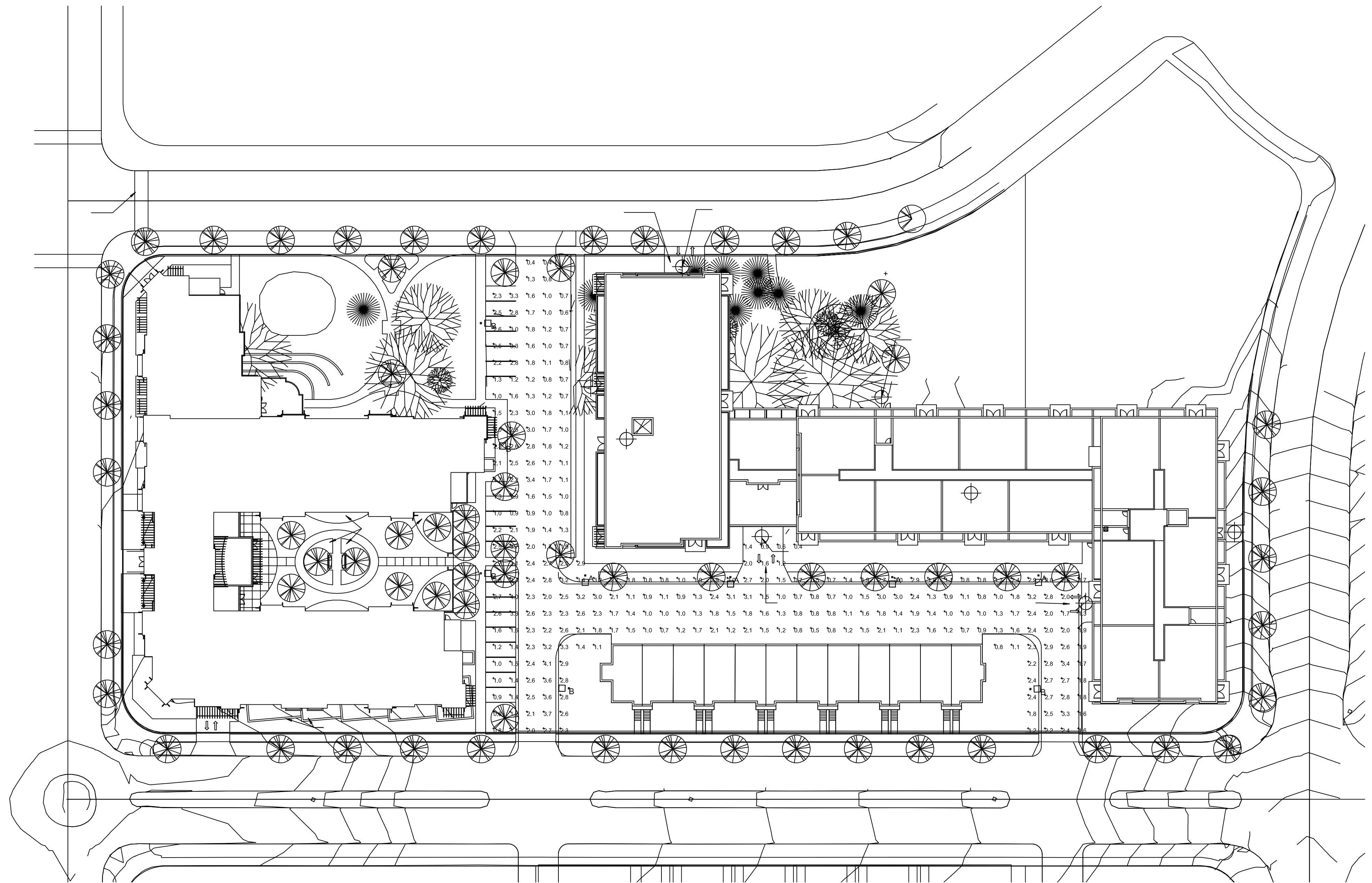
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
☐ a	A	4	AS2 250M SR4W	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	Lt110415Jes	20500	0.72	297
☐ b	B	5	AS2 250M SR4SC	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	Lt110399Jes	20500	0.72	297

LUMINAIRE LOCATIONS

No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z
1	A	935.1	-76.3	22.0	22.0	179.4	0.0	935.1	-77.7	0.0
2	A	847.7	-77.2	22.0	22.0	179.4	0.0	847.7	-78.6	0.0
3	A	750.8	-77.2	22.0	22.0	179.4	0.0	750.9	-78.6	0.0
4	A	663.9	-76.3	22.0	22.0	179.4	0.0	663.9	-77.7	0.0
5	B	601.5	74.7	22.0	22.0	90.8	0.0	602.9	74.7	0.0
6	B	654.2	-143.6	22.0	22.0	-89.2	0.0	652.8	-143.7	0.0
7	B	930.3	-144.2	22.0	22.0	88.4	0.0	931.7	-144.2	0.0
8	B	610.4	1.3	22.0	22.0	90.8	0.0	611.8	1.2	0.0
9	B	601.5	-75.0	22.0	22.0	90.8	0.0	602.9	-75.0	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	4.1 fc	0.4 fc	10.3:1	4.5:1



PHOTOMETRIC DIAGRAM & SCHEDULE
Scale: 1" = 40'



3 3D - Courtyard Looking Northwest



2 3D - Courtyard Looking Southeast



1 3D - Courtyard Looking West



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PROJECT INFORMATION

**OAK PARK II -
ASSISTED LIVING**

**GRANDVIEW
COMMONS
719 JUPITER DRIVE
MADISON, WI**

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER SL

PROJECT NUMBER 106389-03

DATE 09-11-07

EXTERIOR VIEWS

A203

PROJECT INFORMATION

OAK PARK II -
 ASSISTED LIVING

GRANDVIEW
 COMMONS
 719 JUPITER DRIVE
 MADISON, WI

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UDC SUBMITTAL

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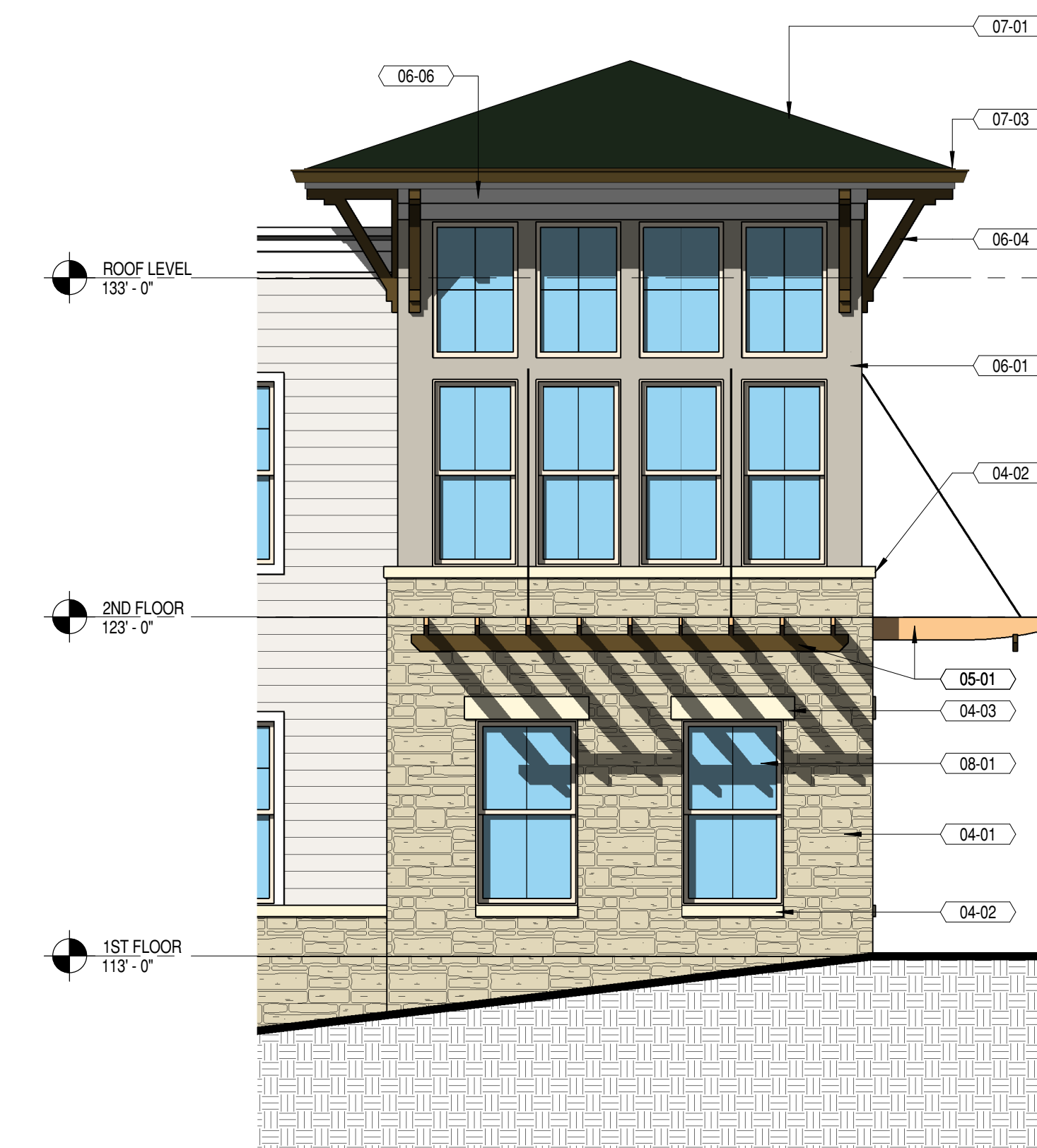
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PROJECT MANAGER SL

PROJECT NUMBER 106389-03

DATE 09-11-07

ENLARGED
 EXTERIOR
 ELEVATIONS



2 SOUTH - GEMINI DRIVE
 1/4" = 1'-0"



1 COURTYARD - SOUTH
 1/4" = 1'-0"

MATERIAL LEGEND	
NUMBER	DESC
04-01	STONE VENEER
04-02	CAST STONE SILL
04-03	CAST STONE LINTEL
04-05	BRICK VENEER
05-01	DECORATIVE ARBOR
06-01	FIBER CEMENT TRIM
06-02	FIBER CEMENT LAP SIDING - 6" EXP. (COLOR #1)
06-04	DECORATIVE BRACKET
06-05	FIBER CEMENT PANELS
06-06	BUILT-UP FIBER CEMENT FASCIA
07-01	ARCHITECTURAL ASPHALT SHINGLES
07-02	STANDING SEAM METAL ROOF
07-03	PREFINISHED METAL GUTTERS
08-01	VINYL WINDOW
08-03	ALUMINUM ENTRANCE



3 WEST - JUPITER DRIVE
 1/4" = 1'-0"

1

2

3

4

5

6

D

C

B

A

1

2

3

4

5

6



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 madison 222 West Washington Ave, Suite 650
 Madison, Wisconsin 53703
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PROJECT INFORMATION

OAK PARK II - ASSISTED LIVING

**GRANDVIEW COMMONS
 719 JUPITER DRIVE
 MADISON, WI**

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PROJECT MANAGER	SL
PROJECT NUMBER	106389-03
DATE	09-11-07

EXTERIOR ELEVATIONS

A200



1 WEST - JUPITER DRIVE
 332' - 1'-0"

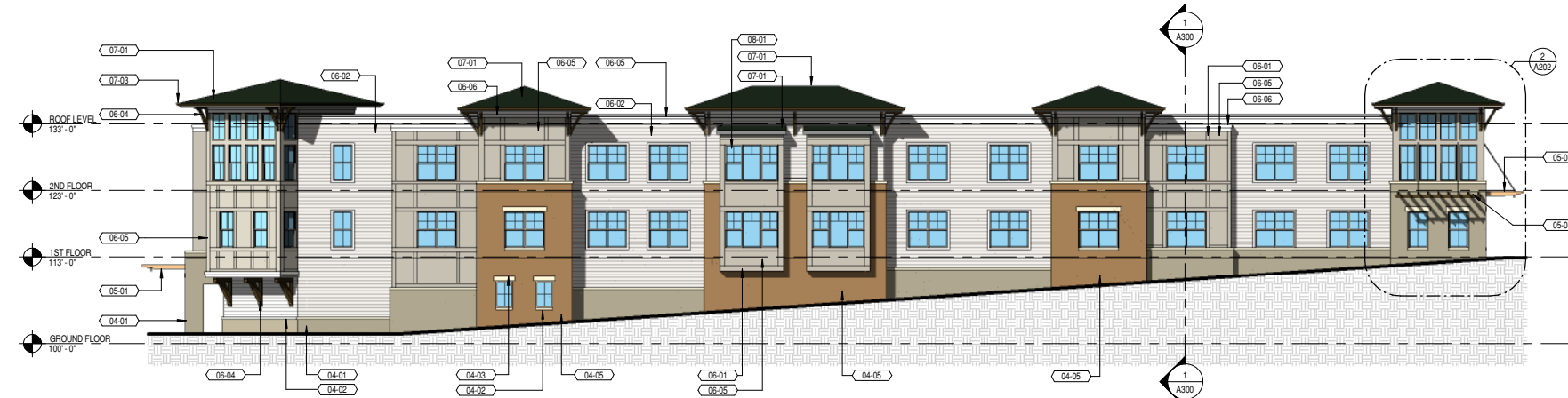
MATERIAL LEGEND		MATERIAL LEGEND	
NUMBER	DESC	NUMBER	DESC
04-01	STONE VENEER	06-04	DECORATIVE BRACKET
04-02	CAST STONE SILL	06-05	FIBER CEMENT PANELS
04-03	CAST STONE UNTEL	06-06	BUILT-UP FIBER CEMENT FASCIA
04-04	MODULAR BLOCK RETAINING WALL	07-01	ARCHITECTURAL ASPHALT SHINGLES
04-05	BRICK VENEER	07-02	STANDING SEAM METAL ROOF
05-01	DECORATIVE ARBOR	07-03	PREFINISHED METAL GUTTERS
05-03	DECORATIVE METAL RAILING	08-01	VINYL WINDOW
06-01	FIBER CEMENT TRIM	08-02	OVERHEAD DOOR
06-02	FIBER CEMENT LAP SIDING - 6" EXP (COLOR #1)	08-03	ALUMINUM ENTRANCE
06-03	FIBER CEMENT LAP SIDING - 6" EXP (COLOR #2)	23-01	SOLAR PANEL ARRAY



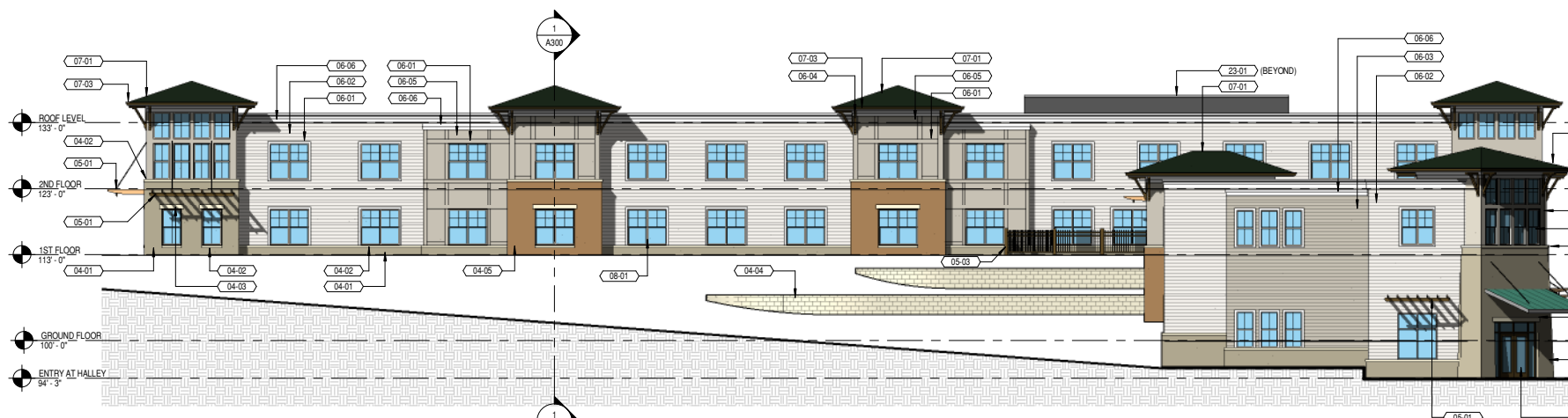
B



A



2 SOUTH - GEMINI DRIVE
 332' - 1'-0"



3 NORTH - HALLEY WAY
 332' - 1'-0"



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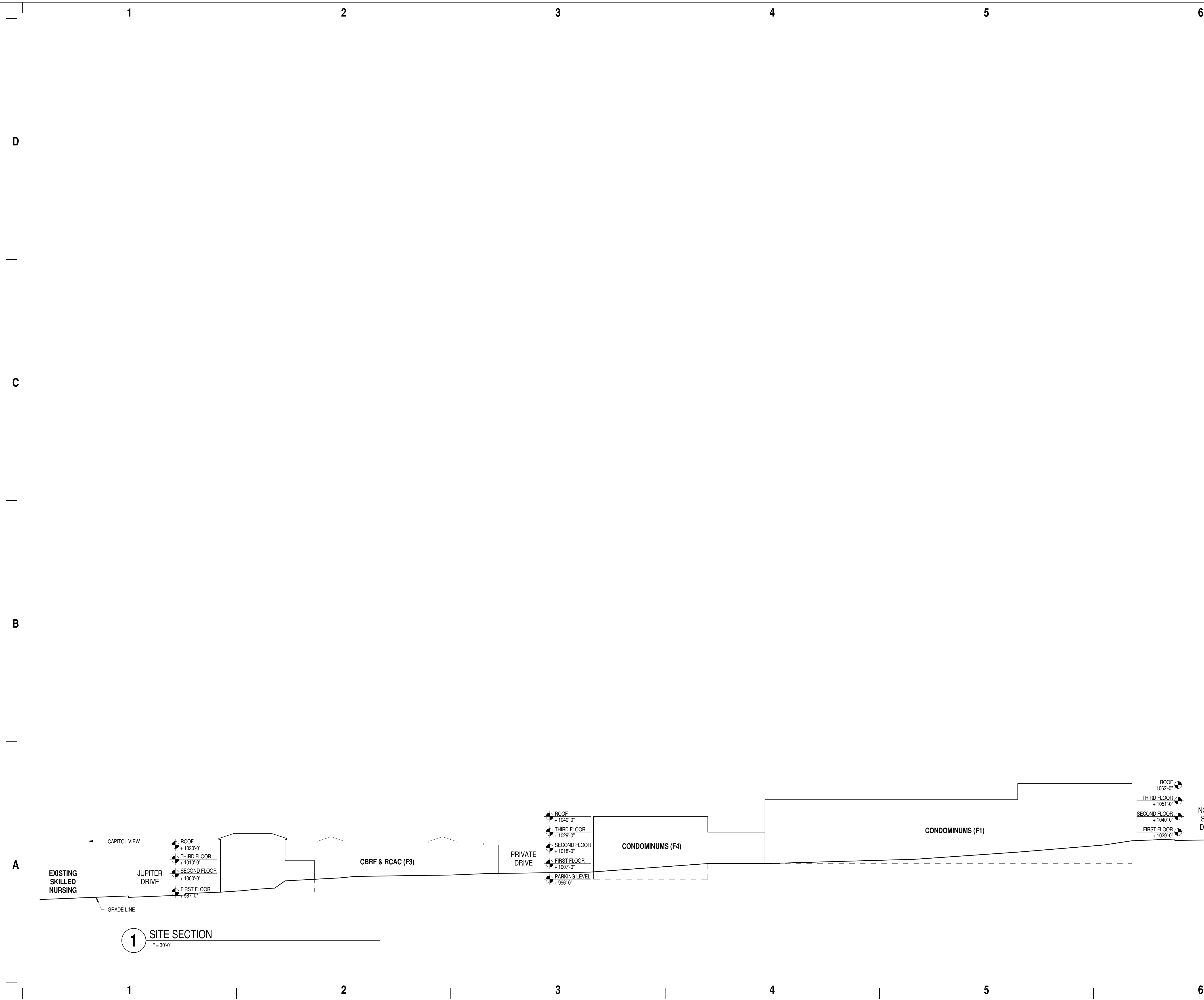
PROJECT MANAGER SL

PROJECT NUMBER 106389-03

DATE 09-11-07

SITE SECTIONS

AS300



1 SITE SECTION
1" = 30'-0"

1

2

3

4

5

6



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D madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
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PROJECT INFORMATION

OAK PARK II - ASSISTED LIVING

GRANDVIEW COMMONS
719 JUPITER DRIVE
C MADISON, WI

ISSUANCE AND REVISIONS

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PROJECT MANAGER SL

PROJECT NUMBER 106389-03

DATE 09-11-07

ARCHITECTURAL SITE PLAN

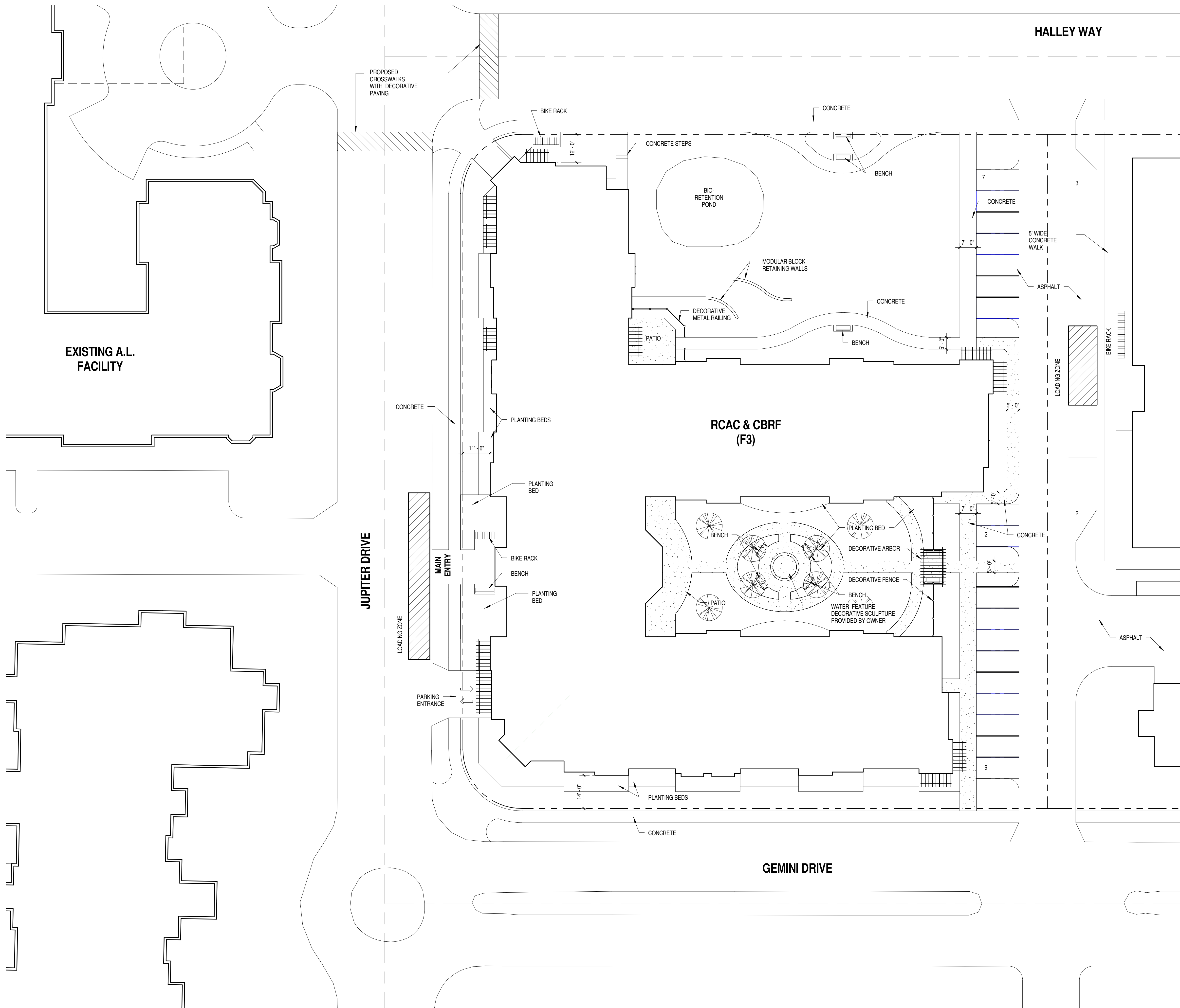
AS100

© Epstein Uhen Architects, Inc.

HALLEY WAY

JUPITER DRIVE

GEMINI DRIVE



EXISTING A.L. FACILITY

RCAC & CBRF (F3)

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

1

2

3

4

5

6

D

C

B

A

D

C

B

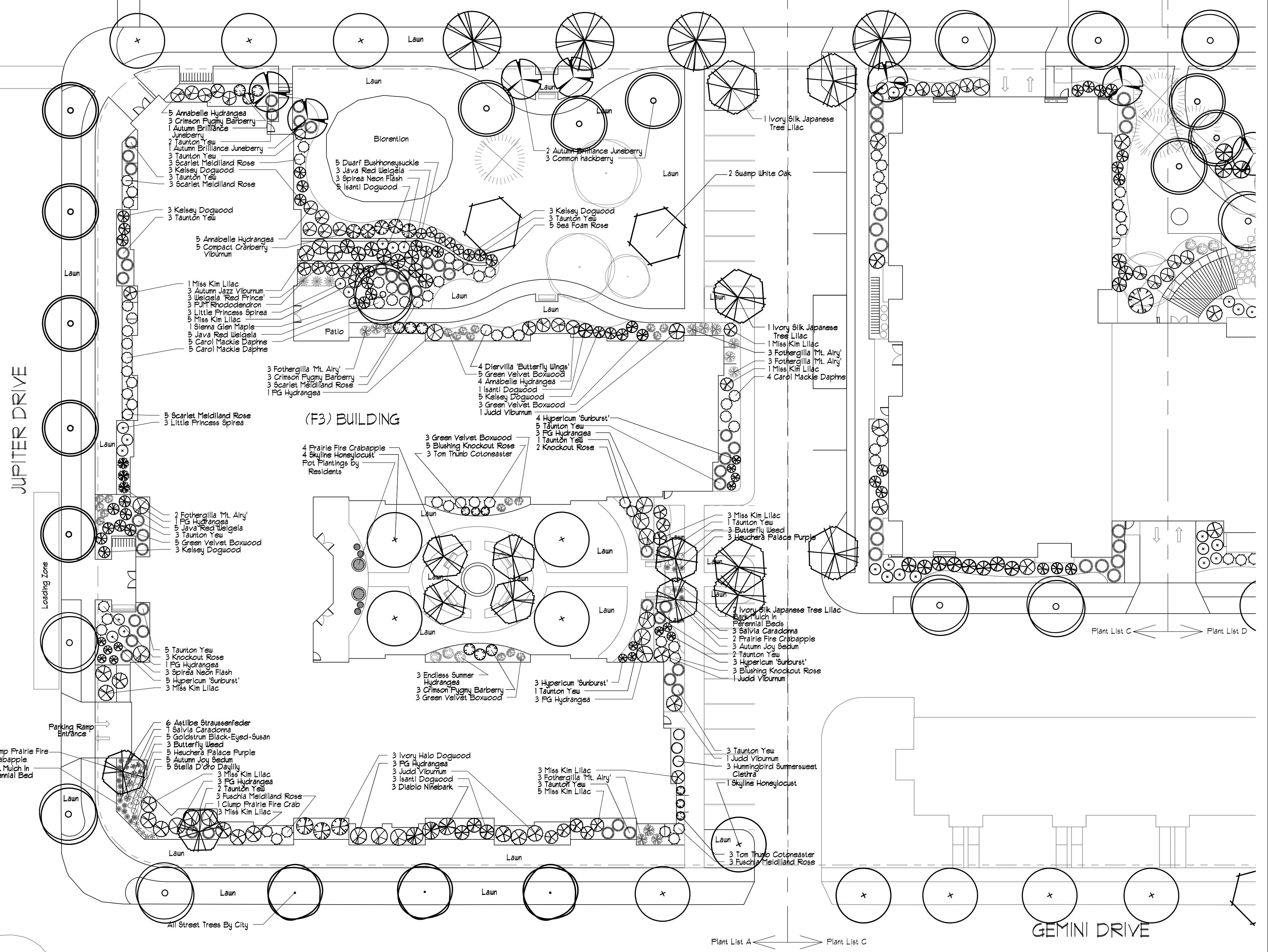
A

NOTES:

1. All plant beds to be edged with black vinyl edging.
2. Plant beds to be mulched with #2 washed stone and weed barrier.
3. Trees planted in lawn areas to receive a 6' diameter shredded hardwood mulch ring.
4. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

Plant List A

Quantity	Planting Size	Scientific Name	Common Name
1	2' BB	Acer 'Sienna Glen'	Sienna Glen
4	6-7'	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
6	4' pot	Asclepias tuberosa	Butterfly Weed
6	4' pot	Astilbe thunbergii 'Straussenfeder'	Astilbe Straussenfeder
9	24'	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
9	2'	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood
3	2' BB	Celtis occidentalis	Common hackberry
3	3 Gal	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
3	18'	Cornus alba 'Baltho'	Ivory Halo Dogwood
9	3'	Cornus sericea 'Isanti'	Isanti Dogwood
17	15'	Cornus sericea 'Kelsey'	Kelsey Dogwood
6	2'	Cotoneaster 'Tom Thumb'	Tom Thumb Cotoneaster
14	12-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
9	24'	Diervilla lonicera 'Butterfly Wings'	Diervilla 'Butterfly Wings'
12	5-Gal	Fothergilla gardenii	Fothergilla 'Mt. Airy'
5	2' BB	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust
5	4' pot	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily
8	4' pot	Heuchera micrantha 'Palace Purple'	Heuchera Palace Purple
14	1" Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangeas
3	1" Grade	Hydrangea macrophylla 'Endless Summer'	Endless Summer
15	2-3'	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
15	2'	Hypericum frondosum 'Sunburst'	Hypericum 'Sunburst'
2	6-7' BB	Malus 'Prairie Fire' Clump Form	Clump Form Crabapple
6	6-7' BB	Malus 'Prairie Fire'	Prairie Fire Crabapple
3	3-4'	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
2	2' BB	Quercus bicolor	Swamp White Oak
3	2'	Rhododendron FJM	FJM Rhododendron
8	2 Gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose
6	2 gal	Rosa 'Fuchsia Meidiland'	Fuchsia Meidiland Rose
5	2 gal	Rosa 'Knockout'	Knockout Rose
14	2 gal	Rosa 'Scarlet Meidiland'	Scarlet Meidiland Rose
5	2 Gal	Rosa 'Sea Foam'	Sea Foam Rose
5	4' pot	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed-Susan
10	4' pot	Salvia superba 'Caradonna'	Salvia Caradonna
8	4' Pot	Sedum spectabile 'Autum Joy'	Autum Joy Sedum
6	12-15'	Spiraea japonica 'Little Princess'	Little Princess Spirea
6	15-18'	Spiraea bumalda 'Neon Flash'	Spiraea Neon Flash
26	2-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac
4	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
45	15'	Taxus media 'Taunton'	Taunton Yew
3	3-4'	Viburnum dentatum 'Autum Jazz'	Autum Jazz Viburnum
5	18'	Viburnum opulus compactum	Compact Cranberry Viburnum
6	24'	Viburnum x juddii	Judd Viburnum
3	24'	Weigela florida 'Java Red'	Java Red Weigela



LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

NUMBER OF TREES REQUIRED

Number of Parking Stalls	18
Total Square Footage of the Storage Area Divided by Three Hundred (300 Square Feet)	
Number of Canopy Shade Trees Required (2"-2.5" Caliper) (See Schedule on Reverse side of Section 28.04)	1

NUMBER OF LANDSCAPE POINTS REQUIRED

NUMBER OF POINTS REQUIRED: 88.4

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	6	210
Deciduous Shrub	2		0
Evergreen Shrub	3		0
Decorative Wall or Fence (per 10 L.F.)	5		0
Earth Berm (per 10 L.F.)			0
Ave. Height 30"	5		0
Ave. Height 15"	2		0
Evergreen Trees (3 foot height min.)	15		0
Canopy Tree or Small Tree (1.5"-2" caliper)	15		0
TOTAL:			210

LANDSCAPE PLAN F3 BUILDING
UDC SUBMITTAL

OAK PARK II ASSISTED LIVING APARTMENTS

MADISON, WISCONSIN

SCALE

1" = 20'-0"

DATE
DESIGN
REVISION

11.01
Jch
1.25.07 9.05.07
1.30.07 9.11.07
8.14.07

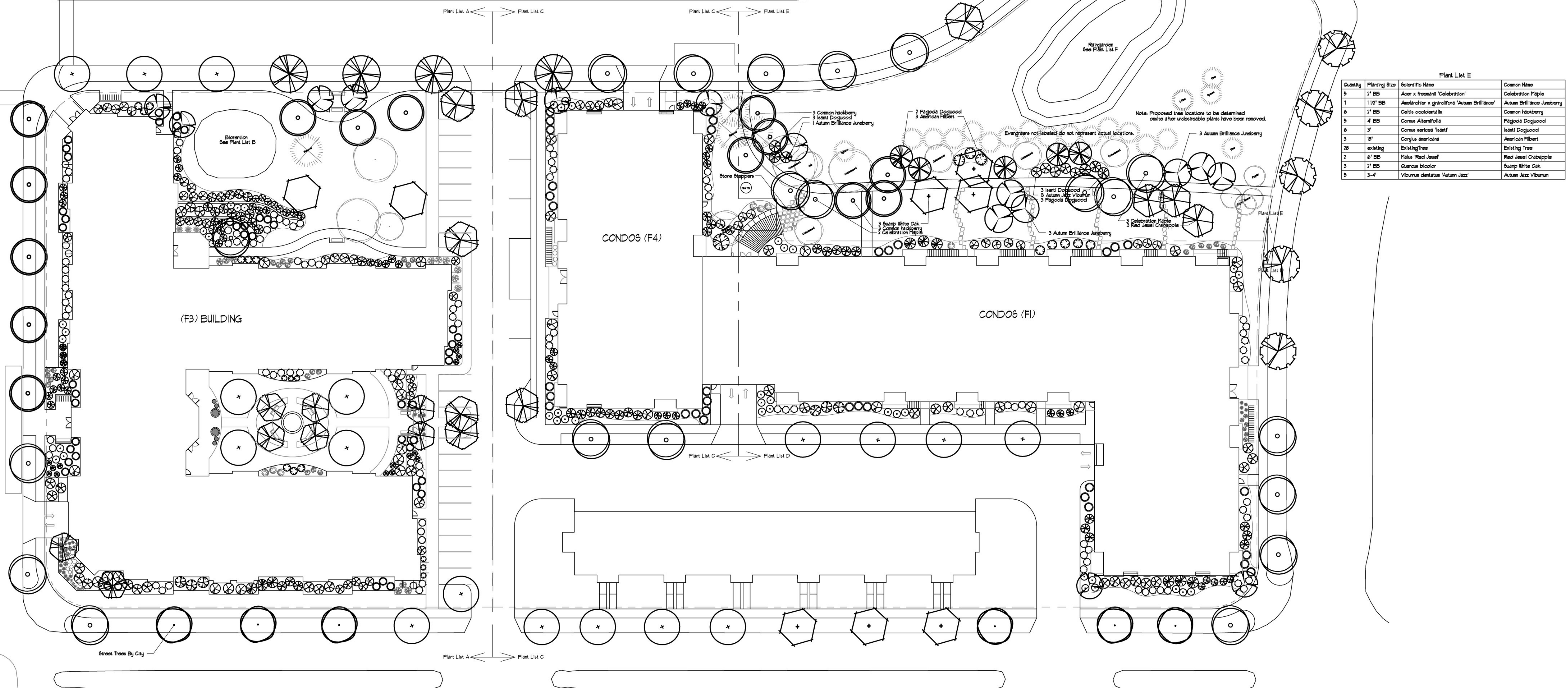
L-101

Plant List B

QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	<i>Acorus callimus</i>	Sweet flag	late spring	purple	2'	1'
38	<i>Allium cernuum</i>	Nodding Onion	summer	white	1-2'	1'
38	<i>Anemone canadensis</i>	Canada Anemone	summer	white	1-2'	1'
38	<i>Asclepias incarnata</i>	Red Milkweed	early summer	red	3'-5'	1'
60	<i>Asclepias tuberosa</i>	Butterfly Weed	early summer	orange	2'	1'
38	<i>Baptisia lactea</i>	White False Indigo	early summer	white	3'-5'	2'
38	<i>Bottonia asteroides</i>	False Aster	late summer	white/pink	2-4'	1'
152	<i>Carex vulpinoidea</i>	Fox Sedge	late summer	white/pink	1'-3'	1'
76	<i>Echinacea purpurea</i>	Purple Coneflower	summer	purple	2'	1'
76	<i>Eupatorium maculatum</i>	Joe-Pye Weed	summer	pink	4-7'	1'
76	<i>Iris versicolor</i>	Blue Flag Iris	early summer	blue	2-3'	1'
38	<i>Iris virginica-shreve</i>	Wild blue flag iris	late spring	purple	2-3'	1'
114	<i>Juncus torrey</i>	Torrey's Rush	early summer	white	4'	1'
38	<i>Liatris pycnostachya</i>	Prairie Blazingstar	summer	pink	3-5'	1'
38	<i>Lobelia cardinalis</i>	Cardinal flower	mid summer	red	2-5'	1'
38	<i>Parthenium integrifolium</i>	Wild Quinine	summer	white	3-5'	1'
38	<i>Penstemon digitalis</i>	Smooth Penstemon	early summer	white	2-3'	1'
76	<i>Pontederia cordata</i>	Pickert weed	summer	purple	3'	1'
38	<i>Ratibida pinnata</i>	Yellow Coneflower	summer	yellow	3-6'	1'
38	<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	late summer	yellow	4-6'	2'
76	<i>Sagittaria latifolia</i>	Arrowhead	summer	white	4'	1'
38	<i>Solidago rigida</i>	Stiff Goldenrod	fall	yellow	3-5'	1'
76	<i>Vernonia fasciculata</i>	Ironweed	late summer	magenta	4-6'	1'

Plant List F

QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	<i>Acorus callimus</i>	Sweet flag	late spring	purple	2'	1'
76	<i>Allium cernuum</i>	Nodding Onion	summer	white	1-2'	1'
38	<i>Anemone canadensis</i>	Canada Anemone	summer	white	1-2'	1'
38	<i>Asclepias incarnata</i>	Red Milkweed	early summer	red	3'-5'	1'
76	<i>Asclepias tuberosa</i>	Butterfly Weed	early summer	orange	2'	1'
38	<i>Baptisia lactea</i>	White False Indigo	early summer	white	3'-5'	2'
38	<i>Bottonia asteroides</i>	False Aster	late summer	white/pink	2-4'	1'
152	<i>Carex vulpinoidea</i>	Fox Sedge	late summer	white/pink	1'-3'	1'
76	<i>Echinacea purpurea</i>	Purple Coneflower	summer	purple	2'	1'
76	<i>Eupatorium maculatum</i>	Joe-Pye Weed	summer	pink	4-7'	1'
76	<i>Iris versicolor</i>	Blue Flag Iris	early summer	blue	2-3'	1'
38	<i>Iris virginica-shreve</i>	Wild blue flag iris	late spring	purple	2-3'	1'
114	<i>Juncus torrey</i>	Torrey's Rush	early summer	white	4'	1'
38	<i>Liatris pycnostachya</i>	Prairie Blazingstar	summer	pink	3-5'	1'
38	<i>Lobelia cardinalis</i>	Cardinal flower	mid summer	red	2-5'	1'
38	<i>Parthenium integrifolium</i>	Wild Quinine	summer	white	3-5'	1'
38	<i>Penstemon digitalis</i>	Smooth Penstemon	early summer	white	2-3'	1'
76	<i>Pontederia cordata</i>	Pickert weed	summer	purple	3'	1'
38	<i>Ratibida pinnata</i>	Yellow Coneflower	summer	yellow	3-6'	1'
38	<i>Rudbeckia fulgida 'Goldstar'</i>	Goldstar Black-Eyed Susan	late summer	yellow	3-3'	2'
38	<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	late summer	yellow	4-6'	2'
76	<i>Sagittaria latifolia</i>	Arrowhead	summer	white	4'	1'
38	<i>Solidago rigida</i>	Stiff Goldenrod	fall	yellow	3-5'	1'
76	<i>Vernonia fasciculata</i>	Ironweed	late summer	magenta	4-6'	1'



Plant List E

Quantity	Planting Size	Scientific Name	Common Name
5	2" DB	<i>Acer x freemanii 'Celebration'</i>	Celebration Maple
1	1 1/2" DB	<i>Ashleather x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Juneberry
4	2" DB	<i>Calla occidentalis</i>	Common Nodding
5	4" DB	<i>Cornus alternifolia</i>	Pagoda Dogwood
6	3"	<i>Cornus sericea 'Ivory'</i>	Ivory Dogwood
3	18"	<i>Cornus americana</i>	American Filbert
28	existing	Existing Trees	Existing Tree
2	6" DB	<i>Hale 'Red Jewel'</i>	Red Jewel Crabapple
3	2" DB	<i>Quercus bicolor</i>	Swamp White Oak
5	3-4"	<i>Viburnum dentatum 'Autumn Jazz'</i>	Autumn Jazz Viburnum

LANDSCAPE PLAN OAK PARK UDC SUBMITTAL
OAK PARK CAPITOL OVERALL LANDSCAPE PLAN
 MADISON, WISCONSIN

NORTH

SCALE 1" = 30'-0"

DATE 1.10.07
 DESIGN Jch
 REVISION 125.07
 130.07
 8.14.07
 9.11.07

L-100

EUAOAKPARK



epstein uhen : architects

333 East Chicago Street
 Milwaukee WI 53202
 Madison WI 53703



3830 Marlio Court
 Middleton WI 53562
 phone (608) 824-9378
 fax (608) 237-1729

OAK PARK II -
 ASSISTED LIVING

GRANDVIEW
 COMMONS
 719 JUPITER DRIVE
 MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

SHEET INFORMATION

PROGRESS DOCUMENTS

PROJECT MANAGER

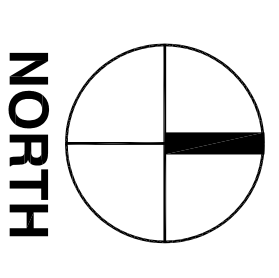
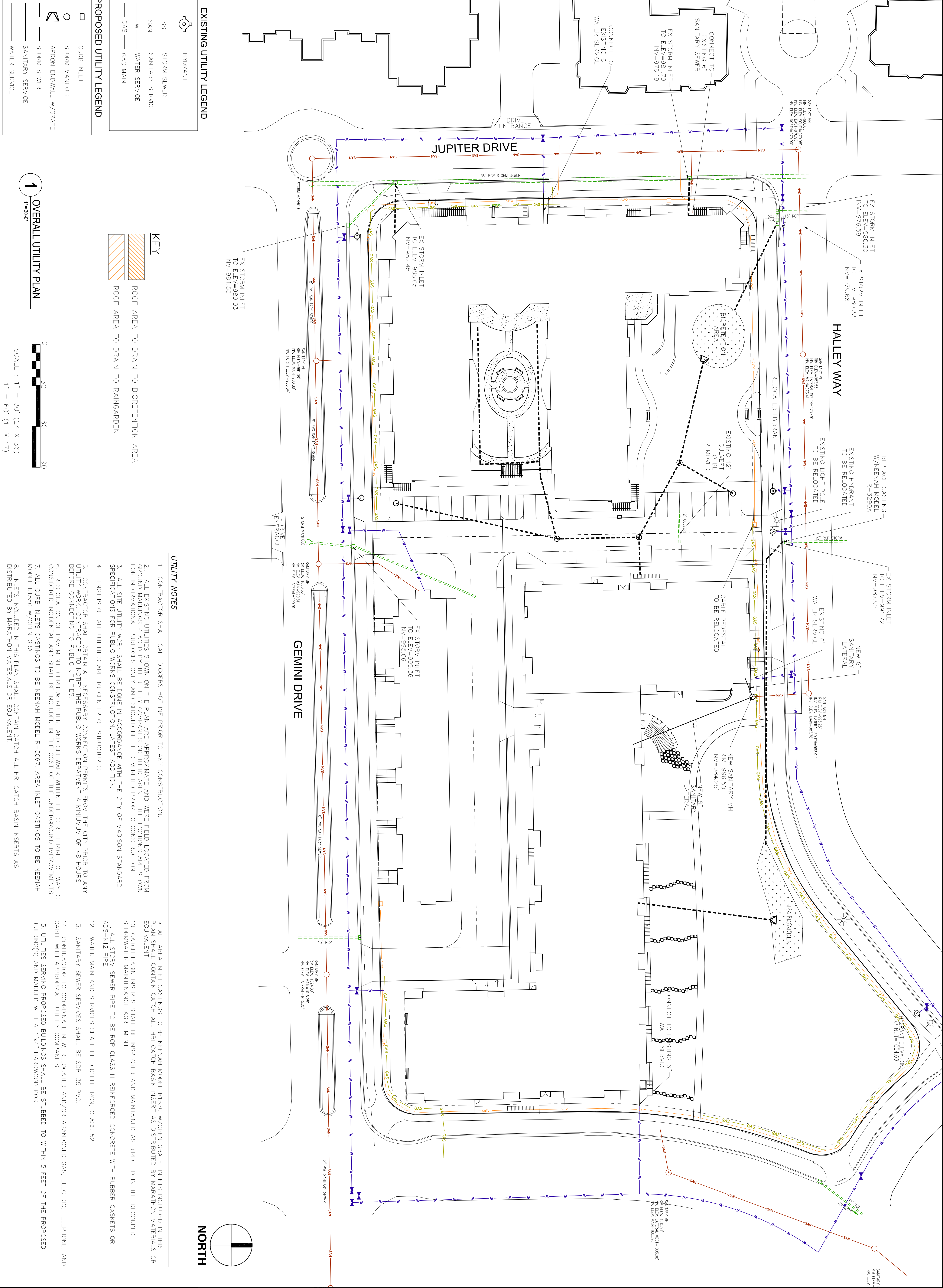
PROJECT NUMBER

DATE: 09-11-07

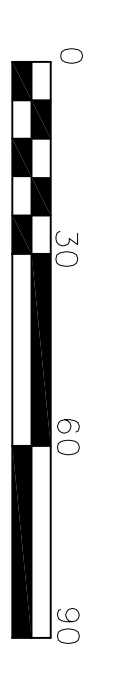
OVERALL UTILITY PLAN

C2.1

© Epstein Uhen Architects, Inc.



1 OVERALL UTILITY PLAN



SCALE : 1" = 30' (24 X 36)
 1" = 60' (11 X 17)



epstein uhen : architects

333 East Chicago Street
Madison, WI 53703
phone (608) 924-9378
fax (608) 237-2129



3830 Manito Court
Middleton, WI 53562
phone (608) 924-9378
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PROJECT INFORMATION
OAK PARK II -
ASSISTED LIVING

**GRANDVIEW
COMMONS
719 JUPITER DRIVE
MADISON, WI**

ISSUANCE AND REVISIONS
UDC SUBMITTAL

REVISIONS

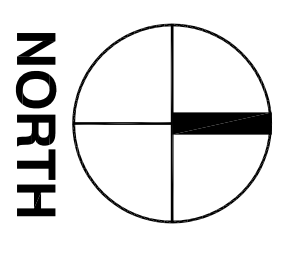
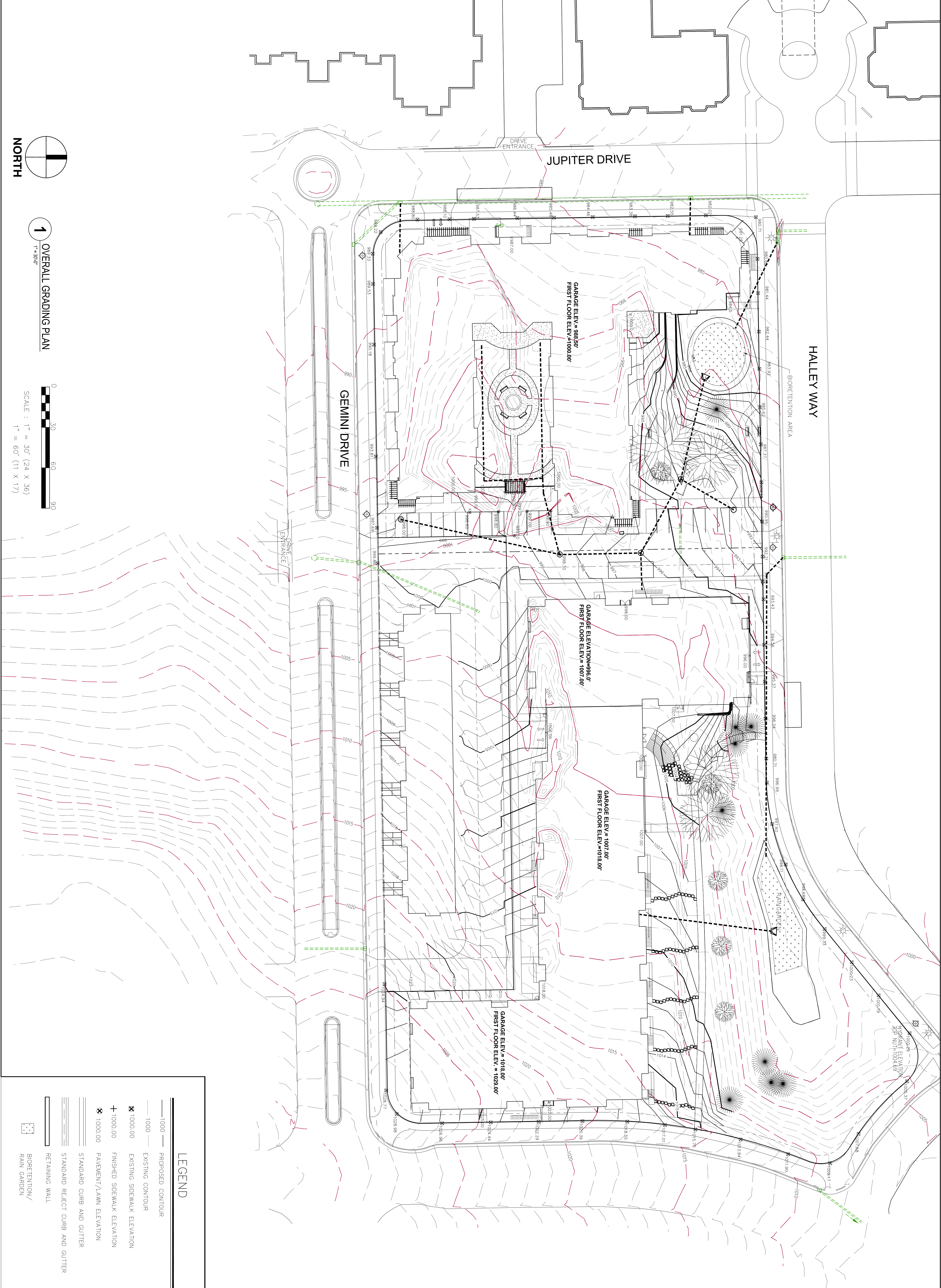
SHEET INFORMATION
PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These sheets are not to be used for final bidding or construction-related purposes.

PROJECT MANAGER
PROJECT NUMBER: 09-11-07
DATE: 09-11-07

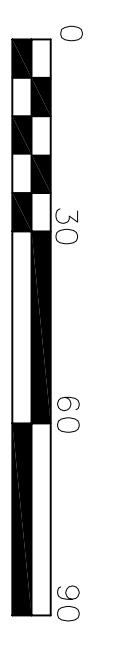
OVERALL GRADING PLAN

C1.1

© Epstein Uhen Architects, Inc.



1 OVERALL GRADING PLAN
1" = 30'-0"



SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

LEGEND

- 1000 — PROPOSED CONTOUR
- 1000 — EXISTING CONTOUR
- ✕ 1000.00 EXISTING SIDEWALK ELEVATION
- + 1000.00 FINISHED SIDEWALK ELEVATION
- ⊗ 1000.00 PAVEMENT/LAWN ELEVATION
- ==== STANDARD CURB AND GUTTER
- ==== STANDARD RETECT CURB AND GUTTER
- ==== RETAINING WALL
- ▣ BIOPRETENTION/
RAIN GARDEN



OAK PARK CAPITOL - CONDOS
 SITE CONTEXT MAP



epstein uhen : architects

09/12/07 606389-02

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1



2



3



4



5



6



7



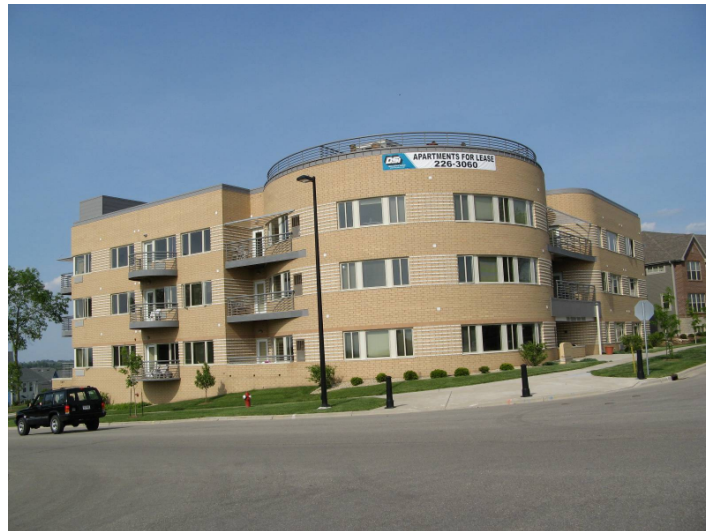
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9



10



11



12

OAK PARK CAPITOL - CONDOS
SITE CONTEXT PHOTOS





Illustrative Plan

Grandview Commons

Madison, Wisconsin

Single Family (Alley Loaded)

- Garden Homes (45'x80')
- Cottage Homes (37'x95')
- Village Homes (45'x95')
- Village Homes II (59'x90')
- Courtyard Homes (75'x95')

Multi-Family

- Twin Homes
- Condo/Apartments
- Neighborhood Center Residential
- Neighborhood Center Mixed Use

Single Family (Front Loaded)

- Ridge View Homes (59'x85')
- Manor Homes (69'x100')
- Estate Homes (95'x130')

- Parks & Open Space
- Stormwater Management



Vandewalle & Associates
© 2005

CERTIFIED SURVEY MAP

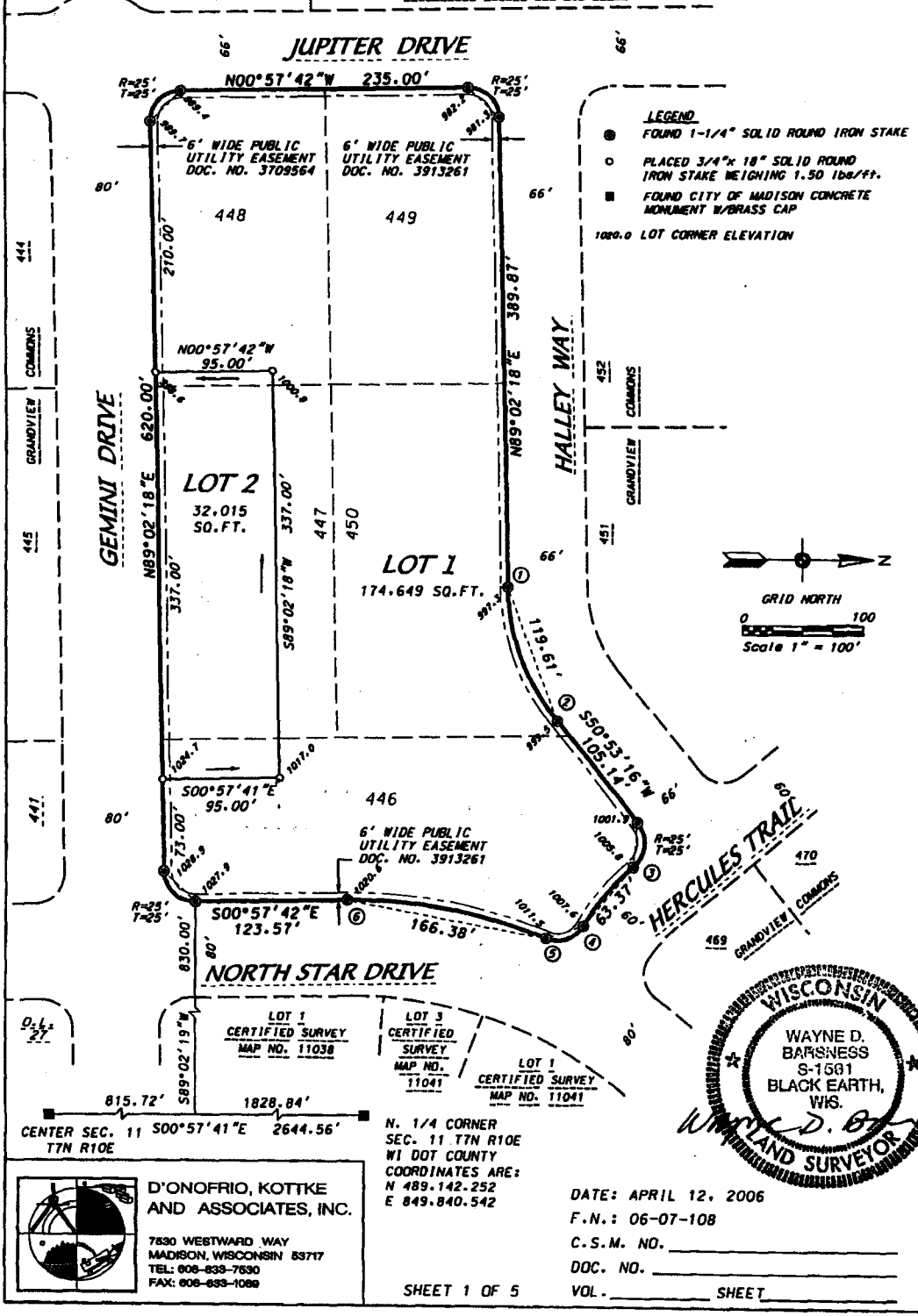
LOTS 446, 447, 448, 449, & 450 GRANDVIEW COMMONS.

LOCATED IN THE SE1/4 AND SW1/4 OF THE NW1/4 OF SECTION 11, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

GRANDVIEW COMMONS

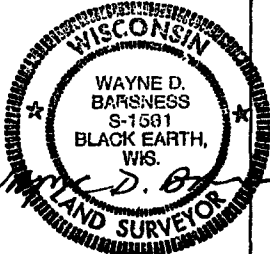
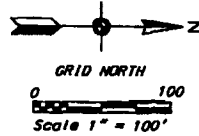
462

LOT 1
CERTIFIED SURVEY MAP NO. 11413



LEGEND

- FOUND 1-1/4" SOLID ROUND IRON STAKE
 - PLACED 3/4"x 18" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS/FT.
 - FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP
- 1000.0 LOT CORNER ELEVATION



815.72' 1828.84'

CENTER SEC. 11 S00°57'41"E 2644.56'
T7N R10E

LOT 1 CERTIFIED SURVEY MAP NO. 11038

LOT 3 CERTIFIED SURVEY MAP NO. 11041

LOT 1 CERTIFIED SURVEY MAP NO. 11041

N. 1/4 CORNER
SEC. 11 T7N R10E
WI DOT COUNTY
COORDINATES ARE:
N 489.142.252
E 849.840.542

DATE: APRIL 12, 2006
F.N.: 06-07-108
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

D'ONOFRIO, KOTKKE AND ASSOCIATES, INC.

7830 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7630
FAX: 608-833-1088

CERTIFIED SURVEY MAP

LEGAL DESCRIPTION

Lots 446, 447, 448, 449, and 450, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19-33 as Document Number 3583911, Dane County Registry, located in the SE1/4 and the SW1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, Containing 206,664 square feet. (4.74 acres).

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	183.00	119.61	121.85	N69°57'47"E	038°09'02"	
3-4	180.00	63.37	63.70	S49°15'03"E	020°16'38"	3-S39°06'44"E
4-5	25.00	32.56	35.46	S18°45'06"E	081°16'32"	4-S59°23'22"E
5-6	420.00	166.38	167.48	S10°27'44"W	022°50'52"	5-S21°53'10"W

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 12TH day of APRIL, 2006.

Wayne D. Barsness
Wayne D. Barsness, Registered Land Surveyor S-1561





D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.
7830 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7830
FAX: 608-833-1089

DATE: APRIL 12, 2006
F.N.: 06-07-108
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

ZONING TEXT GDP/SIP

Oak Park II
719 North Jupiter Drive
Madison, Wisconsin

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of older adult campus including assisted living, CBRF and condominiums.
- B. **Permitted Uses:**
 - 1. Those that are stated as permitted uses in R-6 zoning district including parking, condominiums, assisted living, and memory care.
 - 2. Uses accessory to permitted uses as listed above
 - 3. Other uses listed here.
- C. **Lot Area:** As stated in Exhibit A, attached hereto
- D. **Floor Area Ratio:**
 - 1. Maximum floor are ratio as shown on attached plans
 - 2. Maximum building height shall be as shown on approved plans
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans
- H. **Lighting:** Site lighting will be provided as shown on approved plans
- I. **Signage:** Signage will be allowed as per Chapter 31 sign code
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinances. Similar to R-6 zoning district
- K. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

OAK PARK II - Assisted Living
Letter of Intent
To: The City of Madison Plan Commission

Oak Park II – Assisted Living, located in Grandview Commons is a community based residential facility (CBRF) and a residential care apartment complex (RCAC). The density of 58 living units is consistent with the GDP for the F3 property. The proposal conforms to both the Grandview Commons overall development plan & the Town Center plan. We have met with the ARC committee at Veridian over the past couple of months and they have given their approval of the design. This proposal calls for one building: a three story, fifty-eight (58) unit CBRF and RCAC. The goal of the project is to offer an architecturally pleasing and quality constructed housing alternative for aging seniors in the Madison area.

1. The name of the project: Oak Park II – Assisted Living
2. Construction schedule: Fall 2007
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Jupiter Drive Investors, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Eppstein Uhen Architects, Inc. – Contact: Stuart LaRose, AIA
7. Landscape Architect: Landscape Architecture Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Scott Frank, Oak Park
10. Marketing Coordinator: Martha Jones, Oak Park
11. Uses of Building: CBRF unit ranging in size from 290 SF to 530 SF and RCAC units ranging in size from 420 SF to 920 SF. The project will be completed in one phase. Covered parking for 29 cars will be provided for staff and service vehicles. Common amenities include a club room with outdoor patio and garden space, fitness room, secure storage and a conference area.
12. Total gross square footage (F3 building only): 87,211 SF
13. Square footage (acreage) of the site: 1.54 acres – 67,146 SF
14. Total number of dwelling units = 58 (CBRF=24 units & RCAC=34 units)
15. Number of bedrooms per unit = Studio, one, and two bedroom units
16. Trash Removal: The facility management shall provide trash removal for the residents. A private trash hauler will be contacted to pick up trash on a recurring basis.
17. Snow removal and maintenance for project: Snow removal and maintenance is provided by the facility management.



FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone and has tool-less entry and resealing. **US. Patent No. D447,590. Canada Patent No. 94324.**

FINISH — Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (wide, forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — Ballast is constant-wattage autotransformer ballast standard. 200W, 320W and 350W require Super CWA Pulse Start ballast (must order SCWA option). All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. Ballasts are copper-wound and 100% factory-tested. Porcelain, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed.

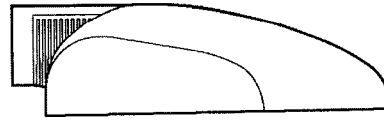
INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

LISTING — UL Listed (standard). UL listed suitable for wet locations (damp location listed in lens-up orientation).

Catalog Number	OAKBROOK	
Notes	AS2 250M SR4W RPA TB DDB LPI	Type A

Architectural Area & Roadway Luminaires

AS2



METAL HALIDE

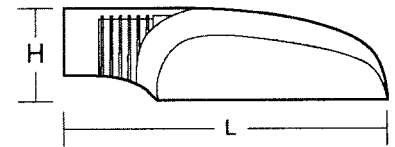
200W, 250W, 320W, 350W, 400W

10' to 35' Mounting

AERIS™

Specifications

EPA: 1.2 ft²
 Length: 28.0 (71.0 cm)
 Width: 16.5 (41.9 cm)
 Depth: 8.3 (21.0 cm)
 Weight: 45 lbs (20.4 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

AS2 250M SR4W

Series	Voltage	Mounting
AS2 200M	120	SPA Square pole mounting (std)
AS2 250M	208 ²	RPA Round pole mounting
AS2 320M	240 ²	WBA Wall bracket (up or down) ⁴
AS2 350M ¹	277	ASKMA2 Mast arm adapter ⁵
AS2 400M ¹	347	DSAS2 Decorative straight arm, square pole only ⁵
	480 ²	DSAS2R Decorative straight arm, round pole only ⁵
	TB ³	DCAS2 Decorative curved arm, square pole only ⁵
		DCAS2R Decorative curved arm, round pole only ⁵

Distribution

SR2	Segmented type II roadway
SR3	Segmented type III asymmetric
SR4SC	Segmented type IV forward throw, sharp cutoff
SR4W	Segmented type IV wide, forward throw
SR5S	Segmented type V square

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.

Example: SSA204C DM19ASDDB

Aeris Drilling Pattern

DM19AS	1 at 90 degrees
DM28AS	2 at 180 degrees
DM29AS	2 at 90 degrees
DM39AS	3 at 90 degrees
DM49AS	4 at 90 degrees
DM32AS	3 at 120 degrees (round poles only)

NOTES:

- Must use reduced jacket lamp ED28.
- Consult factory for availability in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
- Mounted in lens-up orientation, fixture is damp location listed.
- Shipped separately.
- May be ordered as an accessory.
- Additional architectural colors available; see www.lithonia.com for more information.

Example: **AS2 250M SR4SC 120 SPA SF DNA LPI**

DDB LPI	Options
---------	---------

Shipped installed

SF Single fuse (120, 277, 347, n/a TB)
 DF Double fuse (208, 240, 480V, n/a TB)
 PER NEMA twist-lock receptacle only (no photocontrol)
 CR Enhanced corrosion resistance
 QRS Quartz restrrike system (250W maximum, lamp not included)
 HS Houseside shield (SR2, SR3, SR4W)
 EC Emergency circuit
 TP Tamperproof

SCWA Super CWA pulse start ballast
 LPI Lamp included as standard
 L/LP Less lamp

Shipped separately⁶

PE1 NEMA twist-lock PE (120, 208, 240V)
 PE3 NEMA twist-lock PE (347V)
 PE4 NEMA twist-lock PE (480V)
 PE7 NEMA twist-lock PE (277V)

AS2VG Vandal guard
 SC Shorting cap for PER option

Architectural colors⁷

Standard colors
 DDB Dark bronze (standard)

DWH White
 DBL Black

Textured colors

DSPD Dark gray
 DSPJ Light gray
 DBLB Black

DWHG White
 DBNH Dark bronze

DSPE Green
 DSPG Dark red
 DSPH Red
 DSPF Rust

Accessories: Tenon Mounting Slipfitter

Order as separate catalog number. Only available with RPA option.

Number of fixtures

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	n/a	AST20-320	n/a	n/a
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490



FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone and has tool-less entry and resealing. **US. Patent No. D447,590. Canada Patent No. 94324.**

FINISH — Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (wide, forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — Ballast is constant-wattage autotransformer ballast standard. 200W, 320W and 350W require Super CWA Pulse Start ballast (must order SCWA option). All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. Ballasts are copper-wound and 100% factory-tested. Porcelain, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed.

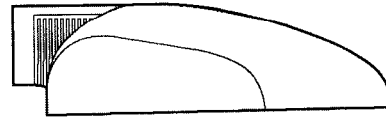
INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

LISTING — UL Listed (standard). UL listed suitable for wet locations (damp location listed in lens-up orientation).

Catalog Number		OAKBROOK	
Notes		Type	
AS2 250M SR4SC RPA TB DDB LPI		B	

Architectural Area & Roadway Luminaires

AS2



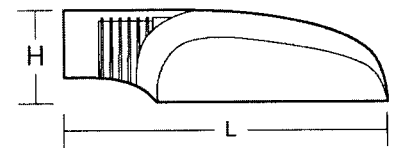
METAL HALIDE

200W, 250W, 320W, 350W, 400W
10' to 35' Mounting

AERIS™

Specifications

EPA: 1.2 ft²
Length: 28.0 (71.0 cm)
Width: 16.5 (41.9 cm)
Depth: 8.3 (21.0 cm)
Weight: 45 lbs (20.4 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

AS2 250M SR4SC

Series	Voltage	Mounting
AS2 200M	120	SPA Square pole mounting (std)
AS2 250M	208 ²	RPA Round pole mounting
AS2 320M	240 ²	WBA Wall bracket (up or down) ⁴
AS2 350M ¹	277	ASKMA2 Mast arm adapter ⁵
AS2 400M ¹	347	DSAS2 Decorative straight arm, square pole only ⁵
	480 ²	DSAS2R Decorative straight arm, round pole only ⁵
	TB ³	DCAS2 Decorative curved arm, square pole only ⁵
		DCAS2R Decorative curved arm, round pole only ⁵

Distribution

SR2	Segmented type II roadway
SR3	Segmented type III asymmetric
SR4SC	Segmented type IV forward throw, sharp cutoff
SR4W	Segmented type IV wide, forward throw
SR5S	Segmented type V square

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.

Example: SSA204C DM19ASDDB

Aeris Drilling Pattern

DM19AS	1 at 90 degrees
DM28AS	2 at 180 degrees
DM29AS	2 at 90 degrees
DM39AS	3 at 90 degrees
DM49AS	4 at 90 degrees
DM32AS	3 at 120 degrees (round poles only)

NOTES:

- Must use reduced jacket lamp ED28.
- Consult factory for availability in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
- Mounted in lens-up orientation, fixture is damp location listed.
- Shipped separately.
- May be ordered as an accessory.
- Additional architectural colors available; see www.lithonia.com for more information.

Example: **AS2 250M SR4SC 120 SPA SF DNA LPI**

DDB LPI	Options
---------	---------

Shipped installed

- SF Single fuse (120, 277, 347, n/a TB)
- DF Double fuse (208, 240, 480V, n/a TB)
- PER NEMA twist-lock receptacle only (no photocontrol)
- CR Enhanced corrosion resistance
- QRS Quartz restrike system (250W maximum, lamp not included)
- HS Houseside shield (SR2, SR3, SR4W)
- EC Emergency circuit
- TP Tamperproof
- SCWA Super CWA pulse start ballast
- LPI Lamp included as standard
- L/LP Less lamp

Shipped separately⁶

- PE1 NEMA twist-lock PE (120, 208, 240V)
- PE3 NEMA twist-lock PE (347V)
- PE4 NEMA twist-lock PE (480V)
- PE7 NEMA twist-lock PE (277V)
- AS2VG Vandal guard
- SC Shorting cap for PER option

Architectural colors⁷

- Standard colors**
- DDB Dark bronze (standard)
- DWH White
- DBL Black
- Textured colors**
- DSPD Dark gray
- DSPJ Light gray
- DBLB Black
- DWHG White
- DBNH Dark bronze
- DSPE Green
- DSPG Dark red
- DSPH Red
- DSPF Rust

Accessories: Tenon Mounting Slipfitter

Order as separate catalog number. Only available with RPA option.

Number of fixtures

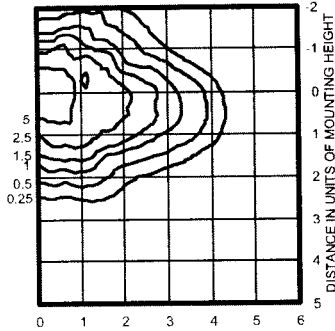
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	n/a	AST20-320	n/a	n/a
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

AS2 Metal Halide Area Lighting

Coefficient of Utilization Initial Footcandles

AS2 400M SR2

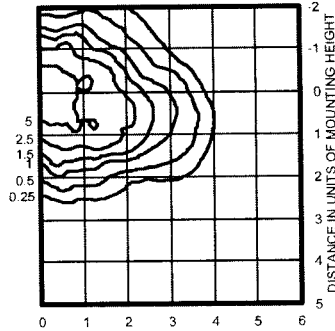
TEST NO: LTL10098



400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

AS2 400M SR3

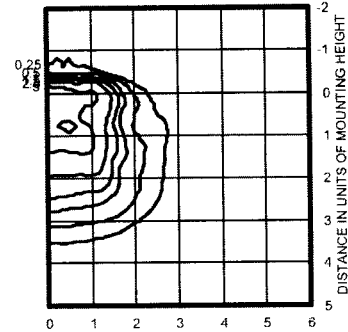
TEST NO: LTL10099



400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

AS2 400M SR4SC

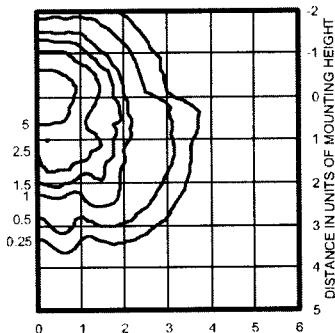
TEST NO: LTL10100



400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

AS2 400M SR4W

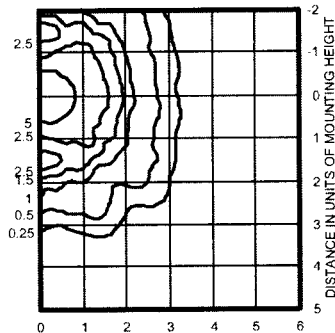
TEST NO: LTL10101



400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

AS2 400M SR5S

TEST NO: LTL10102



400W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type V), Full Cutoff

NOTES:

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 For electrical characteristics consult technical data tab.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

- 10 ft. = 12.25
- 15 ft. = 5.4
- 30 ft. = 1.36
- 40ft. = 0.77

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$





FEATURES & SPECIFICATIONS

CONSTRUCTION

Weldable-grade A500 or A513 carbon steel tubing with a minimum yield of 46,000 or 42,000 psi. Uniform wall thickness of .120". Shaft is one-piece construction with a full longitudinal weld. The round straight tube is uniform in cross-section down the length of the shaft.

Anchor base is fabricated from carbon steel plate (ASTM A-36), 3/4" thickness. Base plate and shaft are circumferentially welded at both the top and the bottom to provide maximum strength at the area of critical stress.

Nominal 3" x 5" handhole is located 18" above the base. Cover and attachment hardware provided.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized zinc-plated or stainless steel.

Base cover is finished to match pole.

FINISH — Dark bronze (DDB) polyester powder standard. Other architectural colors available.

GROUNDING— A nut holder located immediately inside the handhole is provided with a 1/2" - 13 UNC ground bolt and nut.

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Catalog Number		OAKBROOK	
Notes		Type	
RSS 20 4B DM19AS DDB		A&B	

Anchor Base Poles

RSS

ROUND STRAIGHT STEEL



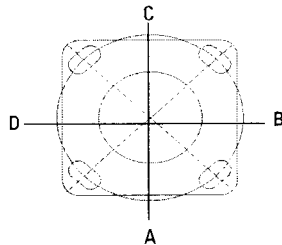
ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

Example: **RSS 20 4-5B DM19 DDB**

RSS			4B			DM19AS			DDB		
Shaft type	Nominal shaft length	Nominal shaft base size/wall thickness	Mounting ¹			Options					
RSS	8 - 30 feet (See back page.)	(See back page.)	Tenon Mounting			Shipped Installed			Architectural Colors (powder finish) ⁷		
			PT	Open top	L/AB	Less Anchor Bolts	Standard Colors				
			T20	2-3/8" O.D. (2" NPS)	VD	Vibration Damper	DDB	Dark bronze			
			T25	2-7/8" O.D. (2-1/2" NPS)	TP	Tamper Proof	DWH	White			
			T30 ²	3-1/2" O.D. (3" NPS)	Hxx ^{4,5}	Horizontal Arm Bracket (1 fixture)	DBL	Black			
			T35 ²	4" O.D. (3-1/2" NPS)	FDLxx ⁴	Festoon Outlet less electrical	Classic Colors				
			Drill Mounting ³			FGLxx ⁴	Festoon GFI Outlet less electrical	DMB	Medium bronze		
			DM19	1 at 90°	12CPxx ⁴	1/2" Coupling	DNA	Natural aluminum			
			DM28	2 at 180°	34CPxx ⁴	3/4" Coupling	DSS	Sandstone			
			DM28PL	2 at 180° with one side plugged	1CPxx ⁴	1" Coupling	DGC	Charcoal gray			
			DM29	2 at 90°	12NPxx ⁴	1/2" Threaded Nipple	DTG	Tennis green			
			DM32	3 at 120°	34NPxx ⁴	3/4" Threaded Nipple	DBR	Bright red			
			DM39	3 at 90°	1NPxx ⁴	1" Threaded Nipple	DSB	Steel blue			
			DM49	4 at 90°	HHxx ^{4,6}	Extra Handhole	GALV	Galvanized finish			
			Aeris Drill Mounting ³								
			DM19AS	1 at 90°							
			DM28AS	2 at 180°							
			DM29AS	2 at 90°							
			DM32AS	3 at 120°							
			DM39AS	3 at 90°							
			DM49AS	4 at 90°							

HANDHOLE ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon top and drill mount requires an extra handhole.
- Additional colors available; see Architectural Colors brochure, form no. 794.3.

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately to prevent finish damage.
- Lithonia is not responsible for the foundation design.
- Installation requires grout to be packed under base to ensure full contact with foundation.

Outdoor

NOTE - MOUNTING HEIGHT on point x point 22" REQUIRES 24" High BASE

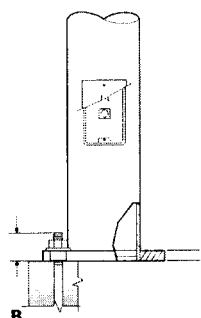
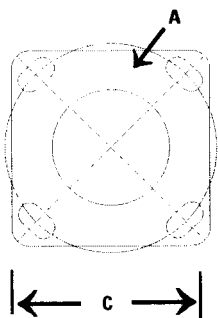
Sheet#: Pole-RSS

PL - 300

RSS Round Straight Steel Poles

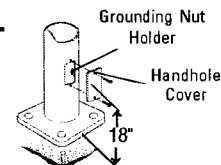
TECHNICAL INFORMATION

Catalog Number	Nominal shaft length (feet)	Pole Shaft Size(in x in x ft)	Wall Thickness (inches)	EPA (ft ²) with 1.3 gust						Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
				80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
RSS 8 4-5B	8	4.5 x 8.0	0.120	24.5	615	19.5	490	15.8	395	8	3/4 x 18 x 3	55
RSS 10 3B	10	3.0 x 10.0	0.120	10	250	7.7	190	6.0	175	8	3/4 x 18 x 3	55
RSS 10 4B	10	4.0 x 10.0	0.120	19.1	480	15.0	375	12.2	305	8	3/4 x 18 x 3	70
RSS 10 4-5B	10	4.5 x 10.0	0.120	24.5	615	19.5	490	15.8	395	8	3/4 x 18 x 3	75
RSS 12 3B	12	3.0 x 12.0	0.120	7.7	195	5.8	145	4.4	130	8	3/4 x 18 x 3	60
RSS 12 4B	12	4.0 x 12.0	0.120	15.0	390	11.8	300	9.5	240	8	3/4 x 18 x 3	80
RSS 12 4-5B	12	4.5 x 12.0	0.120	19.8	495	15.7	395	12.7	320	8	3/4 x 18 x 3	85
RSS 14 3B	14	3.0 x 14.0	0.120	6.0	175	4.4	130	3.3	90	8	3/4 x 18 x 3	70
RSS 14 4B	14	4.0 x 14.0	0.120	12.2	305	9.4	250	7.6	195	8	3/4 x 18 x 3	90
RSS 14 4-5B	14	4.5 x 14.0	0.120	16.2	405	12.8	320	10.3	260	8	3/4 x 18 x 3	95
RSS 15 4-5B	15	4.5 x 15.0	0.120	13.1	330	10.2	265	8.2	205	8	3/4 x 18 x 3	96
RSS 16 3B	16	3.0 x 16.0	0.120	4.6	125	3.2	100	2.3	60	8	3/4 x 18 x 3	80
RSS 16 4B	16	4.0 x 16.0	0.120	9.6	250	7.4	185	5.9	150	8	3/4 x 18 x 3	100
RSS 16 4-5B	16	4.5 x 16.0	0.120	13.1	330	10.2	265	8.2	205	8	3/4 x 18 x 3	105
RSS 18 3B	18	3.0 x 18.0	0.120	3.4	90	2.3	60	1.4	70	8	3/4 x 18 x 3	90
RSS 18 4B	18	4.0 x 18.0	0.120	7.6	190	5.7	180	4.5	130	8	3/4 x 18 x 3	110
RSS 18 4-5B	18	4.5 x 18.0	0.120	10.5	265	8.2	210	6.5	165	8	3/4 x 18 x 3	115
RSS 20 3B	20	3.0 x 20.0	0.120	2.4	100	1.4	75	--	--	8	3/4 x 18 x 3	100
RSS 20 4B	20	4.0 x 20.0	0.120	6.0	150	4.45	150	3.45	125	8	3/4 x 18 x 3	120
RSS 20 4-5B	20	4.5 x 20.0	0.120	8.5	215	6.6	165	5.2	130	8	3/4 x 18 x 3	130
RSS 20 5B	20	5.0 x 20.0	0.120	11.75	300	9.1	230	7.25	180	8	3/4 x 18 x 3	145
RSS 22 4-5B	22	4.5 x 22.0	0.120	4.8	130	3.6	90	2.7	90	8	3/4 x 18 x 3	134
RSS 25 4B	25	4.0 x 25.0	0.120	2.85	100	1.95	75	1.35	75	8	3/4 x 18 x 3	145
RSS 25 4-5B	25	4.0 x 25.0	0.120	4.8	130	3.6	90	2.7	90	8	3/4 x 18 x 3	145
RSS 25 5B	25	5.0 x 25.0	0.120	7.25	180	5.5	150	4.25	150	8	3/4 x 18 x 3	180
RSS 30 4-5B	30	4.5 x 30.0	0.120	2.3	80	1.5	75	1.0	60	8	3/4 x 18 x 3	185
RSS 30 5B	30	5.0 x 30.0	0.120	4.2	150	3	125	2.25	100	8	3/4 x 18 x 3	210



Shaft Base Size	Bolt Circle A	Bolt Projection B	Base Square C	Anchor Bolt Description	Warehouse Anchor Bolt Description	Template Number
3"	8"	3-1/4"-3-1/2"	8"	ABRSS-4	AB18-0	PJ50041
4-1/2"	8"	3-1/4"-3-1/2"	8"	ABRSS-4	AB18-0	PJ50041
4"	8"	3-1/4"-3-1/2"	8"	ABRSS-4	AB18-0	PJ50041
5"	8"	3-1/4"-3-1/2"	8"	ABRSS-4	AB18-0	PJ50041

BASE DETAIL



IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



Lithonia Lighting
 Acuity Lighting Group, Inc.
 Outdoor Lighting
 One Lithonia Way, Conyers, GA 30012-3957
 Phone: 770-922-9000 Fax: 770-918-1209
 In Canada: 1100 50th Ave., Lachine, Quebec H8T 2V3
 www.lithonia.com

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
<input type="checkbox"/>	A	4	AS2 250M SR4W	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	LH10415ies	20500	0.72	297
<input type="checkbox"/>	B	5	AS2 250M SR4SC	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	LH10389ies	20500	0.72	297

LUMINAIRE LOCATIONS

No.	Label	Location		Z	MH	Orientation	Tilt		X	Aim	
		X	Y				Z	Y		X	Z
1	A	935.1	-76.3	22.0	22.0	179.4	0.0	935.1	-77.7	0.0	0.0
2	A	847.7	-77.2	22.0	22.0	179.4	0.0	847.7	-78.6	0.0	0.0
3	A	750.8	-77.2	22.0	22.0	179.4	0.0	750.9	-78.6	0.0	0.0
4	A	663.9	-76.3	22.0	22.0	179.4	0.0	663.9	-77.7	0.0	0.0
5	B	601.5	74.7	22.0	22.0	90.8	0.0	602.9	74.7	0.0	0.0
6	B	654.2	-143.8	22.0	22.0	-89.2	0.0	652.8	-143.7	0.0	0.0
7	B	930.3	-144.2	22.0	22.0	88.4	0.0	931.7	-144.2	0.0	0.0
8	B	610.4	1.3	22.0	22.0	90.8	0.0	611.8	1.2	0.0	0.0
9	B	601.5	-75.0	22.0	22.0	90.8	0.0	602.9	-75.0	0.0	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	4.1 fc	0.4 fc	10.3:1	4.5:1

04 04

13 08

23 33 16 10 07

25 28 17 10 06

26 30 18 12 07

25 33 16 10 07

22 28 18 11 08

19 12 12 08 07

10 18 13 12 07

15 23 30 18 11

20 25 30 17 10

21 28 28 18 12

21 28 28 17 11

17 22 31 17 11

13 19 16 15 10

10 09 08 10 08

22 21 19 14 13

25 37 20 17 18

27 31 24 27 26 29

28 34 24 28 32

27 40 33 40 25 32

28 39 24 28 23 26

16 16 29 22 26 21

12 14 23 32 33 14 11

10 15 24 31 29

19 14 28 36 28

09 14 25 36 28

08 12 21 37 26

18 11 20 27 23

14 08 08 04

20 18 12

27 20 15 07 05 07 14 19 27 20 29 18 11 08 08 17 24 27 20 28 17

31 31 15 10 07 08 07 10 15 30 30 24 13 09 11 08 10 18 32 28 20 11

16 18 14 19 14 10 10 15 17 24 29 17 18

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LUMINAIRE SCHEDULE

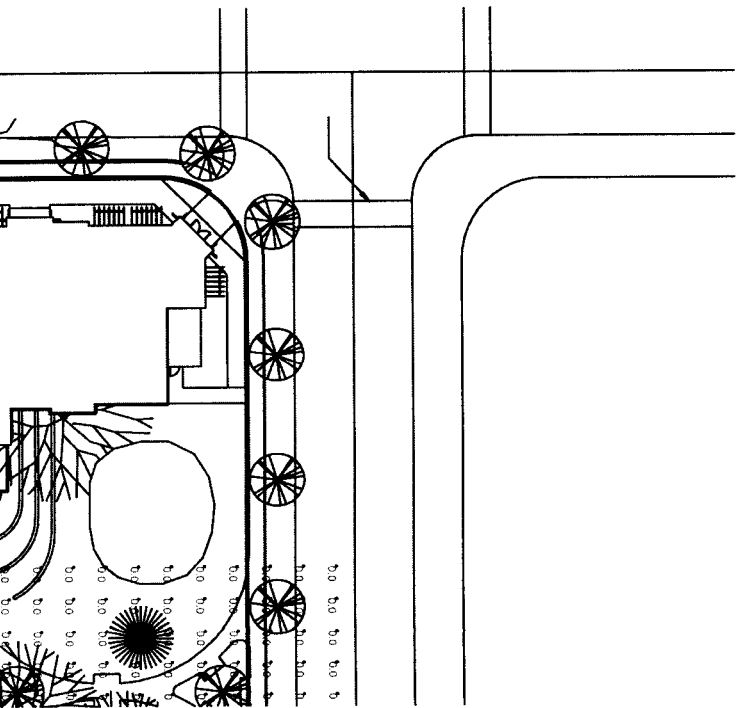
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□ a	A	4	AS2 250M SR4W	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE HORIZONTAL POSITION.	LI110415.ies	20500	0.72	297
□ b	B	5	AS2 250M SR4SC	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE HORIZONTAL POSITION.	LI110399.ies	20500	0.72	297

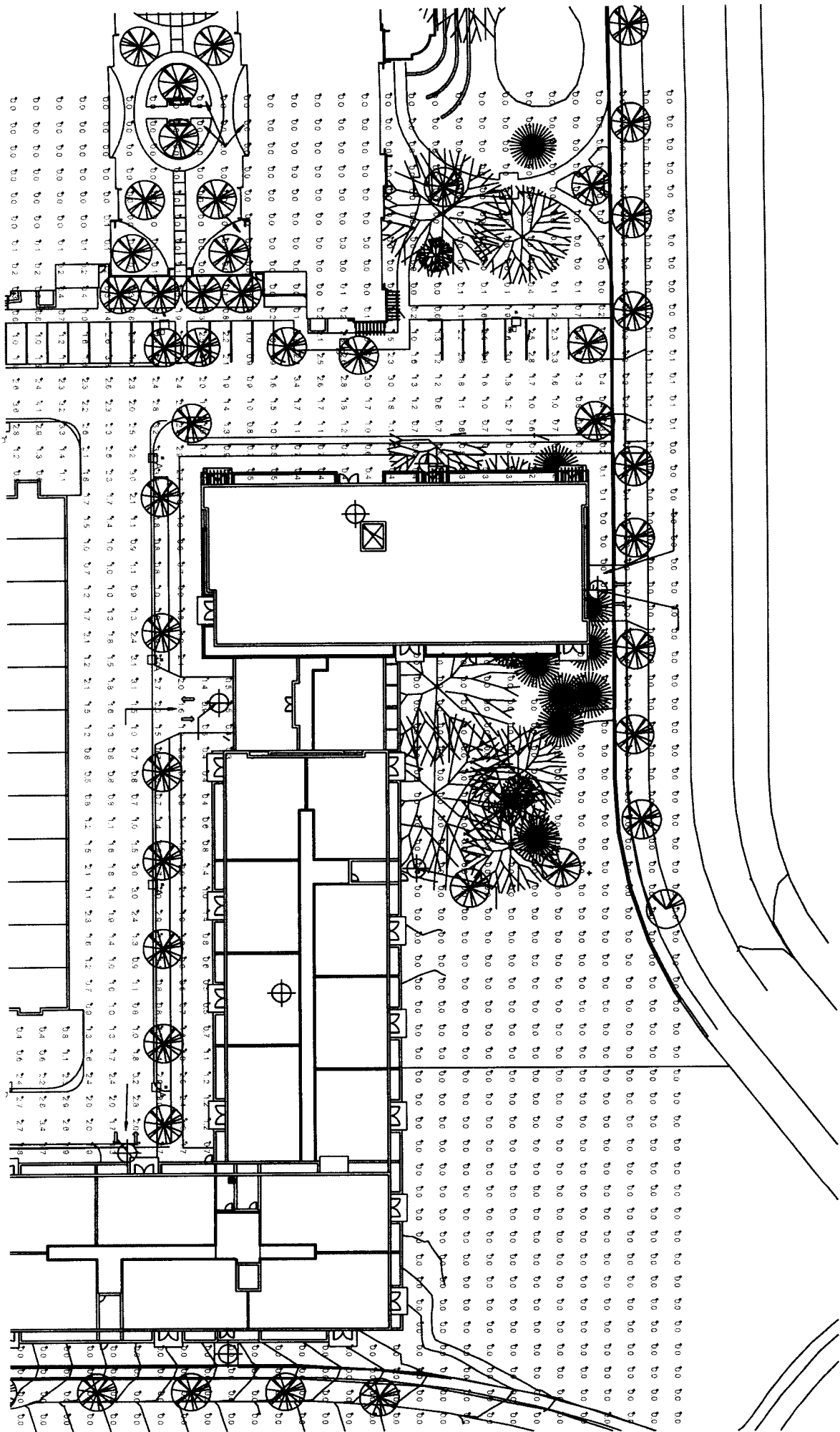
LUMINAIRE LOCATIONS

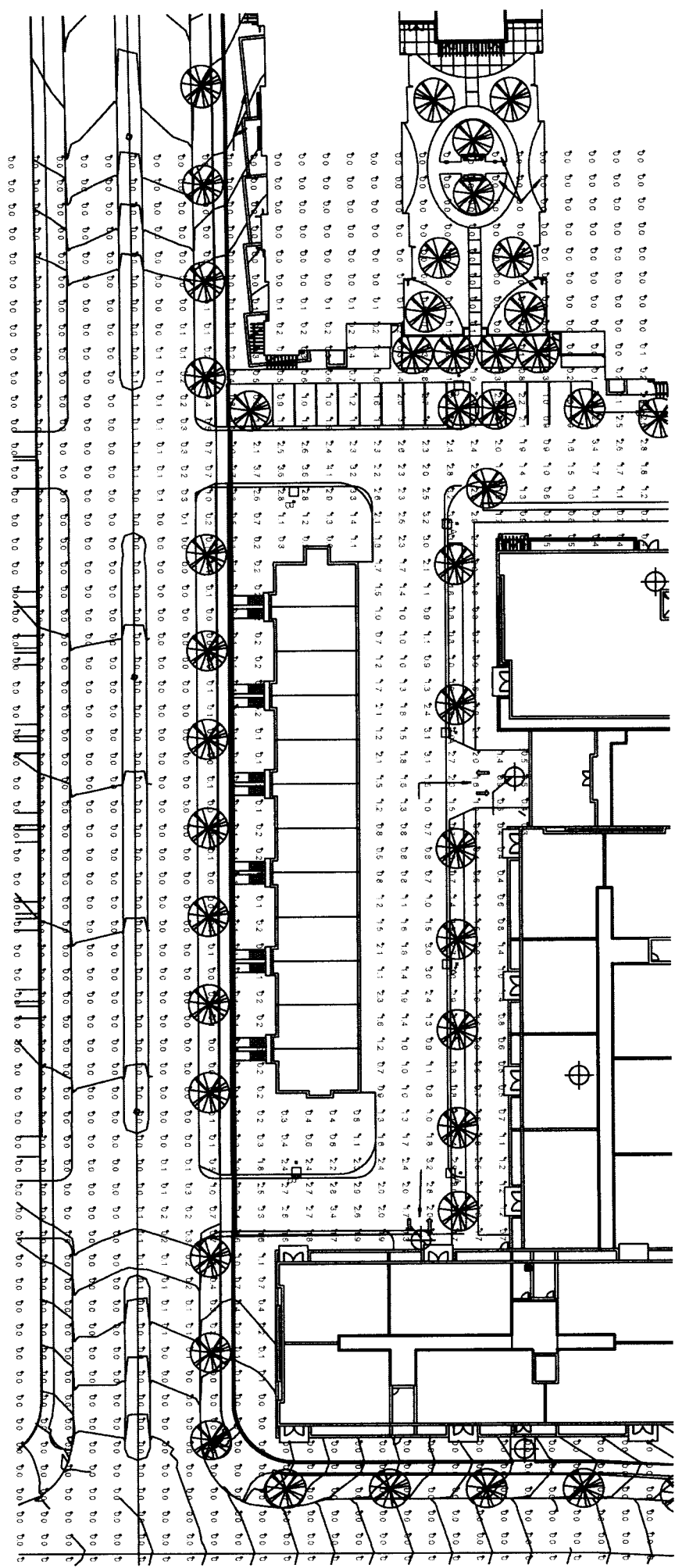
No.	Label	Location			MH	Orientation	Tilt	X	Aim	
		X	Y	Z					Y	Z
1	A	935.1	-75.3	22.0	22.0	179.4	0.0	935.1	-77.7	0.0
2	A	847.7	-77.2	22.0	22.0	179.4	0.0	847.7	-78.6	0.0
3	A	750.8	-77.2	22.0	22.0	179.4	0.0	750.9	-78.6	0.0
4	A	663.9	-76.3	22.0	22.0	179.4	0.0	663.9	-77.7	0.0
5	B	601.5	74.7	22.0	22.0	90.8	0.0	602.9	74.7	0.0
6	B	654.2	-143.8	22.0	22.0	-89.2	0.0	652.8	-143.7	0.0
7	B	930.3	-144.2	22.0	22.0	88.4	0.0	931.7	-144.2	0.0
8	B	610.4	1.3	22.0	22.0	90.8	0.0	611.8	1.2	0.0
9	B	601.5	-75.0	22.0	22.0	90.8	0.0	602.9	-75.0	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Ang/Min
Calc Zone #1	+	0.4tc	4.1tc	0.0tc	N/A	N/A







Plan View

Scale 1" = 40'