

# 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:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: 5110 High Crossing Boulevard

Title: Avid Hotel

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

UDC meeting date requested 10/16/2019

- ☒ 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)  
☐ Signage Variance (i.e. modification of signage height, area, and setback)

### Other

- ☒ Please specify  
    Conditional Use: Hotel

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Luke Stauffacher

**Street address** 5150 High Crossing Blvd

**Telephone** (608) 354-8748

**Project contact person** Greg Held

**Street address** 7601 University Ave. Ste. 201

**Telephone** (608) 836-3690

**Property owner (if not applicant)** \_\_\_\_\_

**Street address** \_\_\_\_\_

**Telephone** \_\_\_\_\_

**Company** Cascade Development

**City/State/Zip** Madison, WI 53718

**Email** Luke@cascadedevelop.com

**Company** Knothe & Bruce Architects

**City/State/Zip** Middleton, WI 53562

**Email** gheld@knothebruce.com

**5. Required Submittal Materials**

- ☐ **Application Form**
- ☐ **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 CDR or Signage Variance review criteria is required.
- ☐ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal\***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**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 Kevin Firchow on 6/28/2019.
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 Luke Stauffacher Relationship to property Owner

Authorizing signature of property owner  Date 8/21/19

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- ☐ Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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



## 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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are 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 and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal 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 (include material 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
- ☐ Proposed Signage (if applicable)
- ☐ 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)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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

August 28, 2019

Ms. Heather Stouder  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53703



Re: Letter of Intent: Conditional Use  
Lot 2 of CSM 14019  
5110 High Crossing Boulevard  
**KBA Project #1808**

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Project Team:**

Owner:	Cascade Development 5150 High Crossing Boulevard Madison, WI 53718 608-354-8748 Contact: Luke Stauffacher <a href="mailto:Luke@cascadedevelop.com">Luke@cascadedevelop.com</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Greg Held <a href="mailto:gheld@knothebruce.com">gheld@knothebruce.com</a>
Engineer:	Professional Engineering, LLC. 818 Meadowbrook Lane Waunakee, WI 53597 (608) 849-9378 Contact: Roxanne Johnson <a href="mailto:rjohnson@pe-wi.com">rjohnson@pe-wi.com</a>	Landscape Design:	Olson Toon Landscaping 4387 Schwartz Rd. Middleton, WI 53562 (608) 827-9401 Contact: Brad Fregien <a href="mailto:Brad@olsontoon.com">Brad@olsontoon.com</a>

**Introduction:**

The site under consideration is Lot 2 of CSM 14019. The CSM and a conditional use for a health club and a 106 room hotel was approved in April, 2015. The hotel, a Holiday Inn Express, has been operating for several years. The health club never went forward and the lot has been sold to Cascade Development, owner and operator of the hotel on Lot 1. This application requests a Conditional Use to construct a new 4-story, 95 room hotel on Lot 2.

**Project Description:**

Cascade Development is a respected developer of hotels throughout southeast Wisconsin. In addition to the Holiday Inn Express on Lot 1, they also operate the nearby Holiday Inn at the American Center, and recently started construction of a Holiday Inn Express in Middleton. Their research indicates



demand for additional mid-priced hotel rooms in the High Crossing Neighborhood. The hotel will compliment and support the businesses in the area that bring in staff for business trips.

The hotel will be based on the Avid hotel prototype by International Hotels Group. The Avid brand is a new line and the fastest growing hotel in the IHG hotel portfolio, which also includes Holiday Inn, Holiday Inn Express, and Staybridge, among others. The target market for this brand is the traveler who wants a quality night's sleep at a fair price. The line slots in just below the Holiday Inn Express, with similar high-quality interior and exterior finishes, but fewer amenities to come in at a lower price point.

### **Building Design:**

The Avid prototype features clean, distinct, modern design elements and coordinated colors that serve as brand identification for the Avid hotel line. IHG desires that travelers be able to rely on these design cues to identify an Avid hotel.

Our proposed building is four stories tall and has 95 guest rooms. An exterior roof canopy over extensive storefront glazing wraps the end of the building along High Crossing Boulevard. This provides the arriving traveler a visual cue to location of the primary entrance and lobby area, and also provides an attractive, street-oriented façade.

The prototype features EIFS as the predominant exterior material. To comply with requirements of the CC zoning district, the exterior materials have been revised while maintaining the brand-specified color scheme. There is extensive use of masonry, both at the building base and as accent elements extending to the parapet. The remaining exterior finishes will be fiber-cement panel.

### **Site and Parking:**

There is a single existing curb-cut to the site off High Crossing Boulevard. This entrance will be shared with the Holiday Inn Express. The building location on the site is constrained by several easements, and the optimal siting of the building will require some reconfiguration of the existing parking lot, however, adequate parking will be provided on site. IHG guidelines recommended a 1.1:1 parking ratio, and a minimum of 1:1. As designed, total parking for both hotels in aggregate will be at 1.06:1. It is expected that some sharing of parking between the lots will occur and ample crossover locations have been provided to improve and encourage circulation.

Pedestrian circulation is provided for on all sides of the building. There are few walkable destinations in the neighborhood, but a connection to the existing public sidewalk will be provided. It is not expected that the public walk will be extended farther south along High Crossing, as there is no provision for pedestrians to cross the overpass. The number of bike parking stalls specified in the zoning code have been provided.

### **Signage:**

Signage will be designed in compliance with the City of Madison ordinances and a separate approval will be requested at a later date.

### **Landscaping:**

Generous and attractive landscaping is provided throughout the site. Walkways near the building provide pedestrian circulation, but greater than usual space between the walks and building allow for more green space between the building and parking areas. The project exceeds the landscape requirements of the city.

**Site Development Data:**

Gross Lot Area	89,965 sf / 2.06 Acres
Guest Rooms	95
Building Height	4 stories / 45' (high parapet)
Lot Coverage	56,826 SF = 63% (85% Max.)

**Building Areas:**

First Floor:	10,900
Second Floor:	10,238
Third Floor:	10,238
Fourth Floor:	<u>10,238</u>
	41,814 SF

**Vehicle Parking:**

Surface Stalls	106 stalls (Including 5 ADA)
<u>Underground</u>	<u>0</u> stalls
Total	106 stalls
Parking Ratio:	1.1:1
Aggregate Ratio:	1.06:1 (Lot 1 & Lot 2)

Bicycle Parking:	10 Surface (10 Required)
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**Project Schedule:**

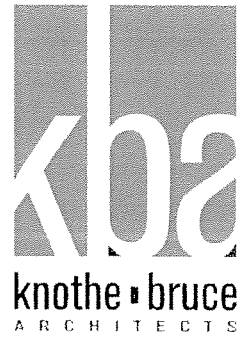
Development Approvals:	September – December 2019
Start of Construction:	Spring 2020
Hotel Opening:	Summer 2021

Thank you for your time reviewing our proposal.

Sincerely,



Greg Held



July 1, 2019

Samba Baldeh  
Aldersperson – District # 17  
5150 Crescent Oaks Dr.  
Madison, WI 53704

Re: Land Use Notification  
Avid Hotel  
5110 High Crossing Boulevard  
Madison, WI  
KBA Project no: 1808

Dear Alder Samba Baldeh, Michael Locke & Catherine Grothe;

On behalf of Cascade Development and Knothe & Bruce Architects, I would like to take this opportunity to formally provide our 30 day notification. We plan on submitting our Land Use application for a development at 5110 High Crossing Boulevard within the next 60 days. The proposed project is a 4-story 95 room hotel. The hotel brand is Avid, a relatively new line by International Hotels Group. The adjacent site has a Holiday Inn Express hotel by the same developer. They will share a joint access to High Crossing Boulevard.

We look forward to working with you to design a successful development for this property. If you have any questions, please contact me at 608-836-3690 or [gheld@knothebruce.com](mailto:gheld@knothebruce.com).

Sincerely,

  
Greg Held, AIA  
Partner



## DESCRIPTION

The Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations. IP55 Rating.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

### Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

### Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-base lampholders for High Pressure Sodium and 250-400W Pulse Start Metal Halide assemblies.

### Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8"

O.D. horizontal tenon, while 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

### Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

### Efficiency Standards Notice

Select luminaires are manufactured to USA and California efficiency regulations.



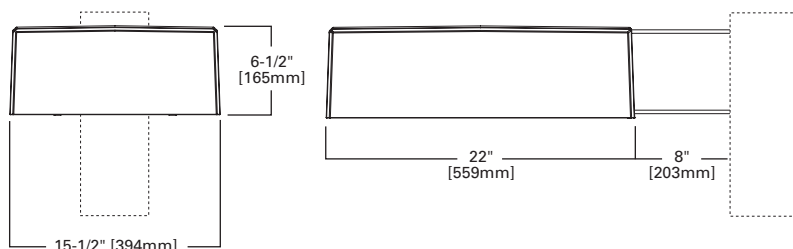
## TRU TRIBUTE

100 - 400W

Pulse Start Metal Halide  
High Pressure Sodium

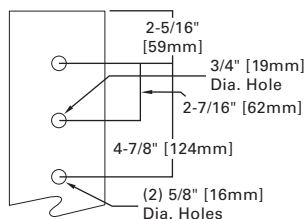
AREA LUMINAIRE

## DIMENSIONS

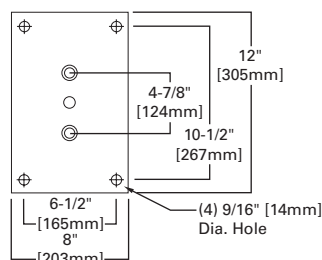


## ARM DRILLING

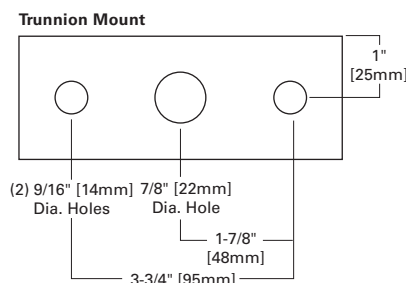
### TYPE "M"



## WALL DRILLING



## TRUNNION DRILLING



## CERTIFICATIONS

IP55 Rated  
UL Listed for Wet Locations  
CSA Certified for Wet Locations  
EISA Compliant ©

## EPA

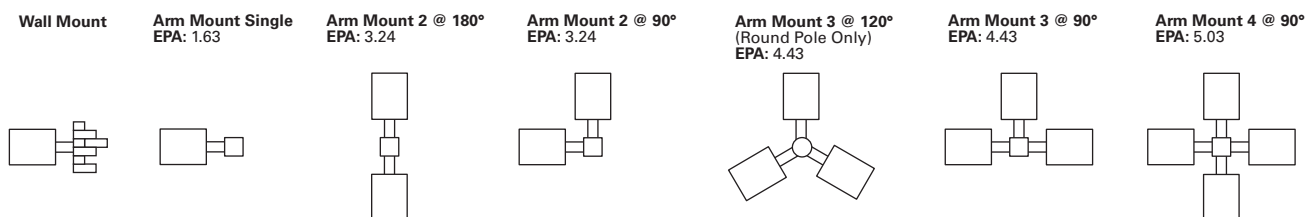
Effective Projected Area:  
Without Arm 1.19  
With Arm 1.63

## SHIPPING DATA

Approximate Net Weight:  
39 lbs. (18 kgs.)



## MOUNTING CONFIGURATIONS



## ORDERING INFORMATION

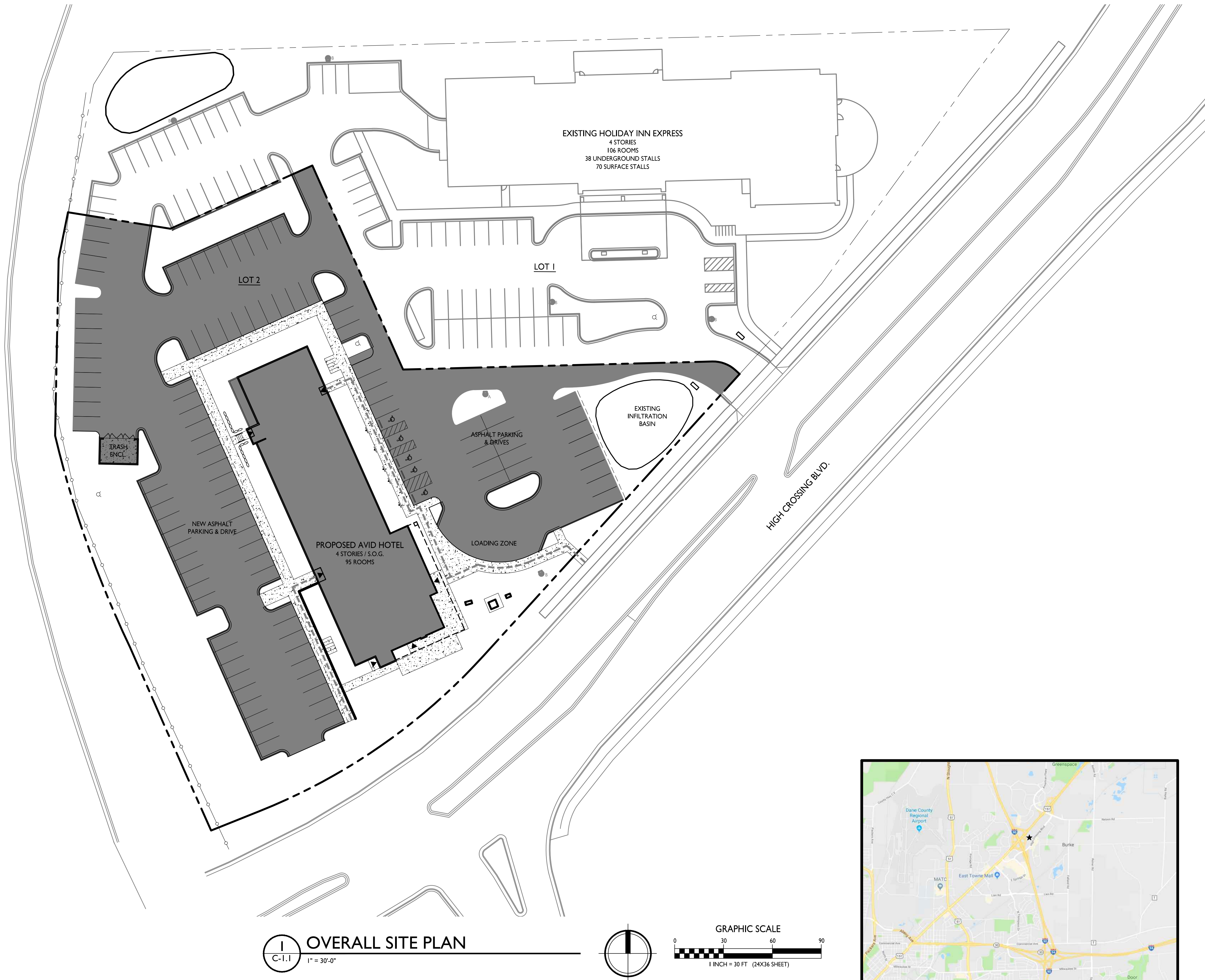
Sample Number: TRU40PWWSLAP

Product Family <sup>1,2</sup>	Lamp Wattage	Lamp Type <sup>4</sup>	Ballast Type <sup>4</sup>	Voltage <sup>4</sup>	Distribution	Color
TRU=Tribute (Arm Included)	<b>Pulse Start Metal Halide <sup>3</sup></b> 25=250W 32=320W 35=350W 40=400W <sup>4</sup>  <b>High Pressure Sodium</b> 10=100W 15=150W 20=200W 25=250W 40=400W 24=250/400W, wired 250W 42=400/250W, wired 400W	<b>P</b> =Pulse Start Metal Halide <b>S</b> =High Pressure Sodium	<b>H</b> =Reac. /HPF <b>K</b> =10KV CWA <b>N</b> =Hi.Reac. /NPF <b>P</b> =Hi.Reac. /HPF <b>R</b> =Reac. /NPF <b>W</b> =CWA <sup>5</sup>	2=120V 0=208V 4=240V 7=277V 8=480V 9=347V <b>W</b> =Multi-Tap, wired 120V <b>N</b> =Multi-Tap, wired 277V	<b>2F</b> =Type II Formed <b>2S</b> =Type II Segmented <b>3F</b> =Type III Formed <b>3S</b> =Type III Segmented <b>4F</b> =Type IV Formed <b>4S</b> =Type IV Segmented <b>5F</b> =Type V Formed <b>5S</b> =Type V Segmented <b>SL</b> =Spill Light Eliminator	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
<b>Options</b> (Add as Suffix)		<b>Accessories</b> (Order Separately) <sup>9</sup>				
1=Single Fuse (120, 277 or 347V) <sup>6</sup> 2=Double Fuse (208, 240 or 480V) <sup>6</sup> 4=NEMA Twistlock Photocontrol Receptacle <b>P</b> =Button Photocontrol <b>H</b> =Plug-In Starter Receptacle <b>T</b> =Terminal Block <b>U</b> =U.L. Listed <b>Q</b> =Quartz Restrike (Hot Restrike Only) <sup>7</sup> <b>EM</b> =Quartz Restrike with Delay (Also Strikes at Cold Start) <sup>7</sup> <b>TM</b> =Trunnion Mount <b>PT</b> =Electrical Power Tray <b>S</b> =1-1/4" - 2-3/8" Internal Mast Arm Mount <b>LA</b> =Less Arm (Order Mounting Separately) <b>K</b> =Level Indicator <b>B</b> =House Side Shield <sup>8</sup>		<b>MA1201-XX</b> =Direct Wall Mount Kit <sup>2</sup> <b>MA1218-XX</b> =Direct Mount for Pole <sup>2</sup> <b>MA1219-XX</b> =Wall Mounting Plate <b>QA1090</b> =Adjustable Slipfitter Arm for Tenon Mount 2-3/8" O.D. <b>TR/VS</b> =Field Installed Vandal Shield <sup>10</sup> <b>MA1221-XX</b> =External House Side Shield Kit [EPA 0.38] <b>MA1222-XX</b> =Internal House Side Shield Kit for 2S/3S <b>MA1223-XX</b> =Internal House Side Shield Kit for 4S <b>MA1224-XX</b> =Internal House Side Shield Kit for 2F/3F <b>MA1225-XX</b> =Internal House Side Shield Kit for 4F <b>MA1010-XX</b> =Single Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1011-XX</b> =2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1012-XX</b> =3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1013-XX</b> =4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon  <b>MA1014-XX</b> =2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1015-XX</b> =2 @ 120° Tenon Adapter for 3-1/2" O.D. <b>MA1016-XX</b> =3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon <b>MA1017-XX</b> =Single Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1018-XX</b> =2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1019-XX</b> =3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1045-XX</b> =4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1048-XX</b> =2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon <b>MA1049-XX</b> =3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon <b>OA/RA1016</b> =NEMA Type Photoelectric Control 105-285V <b>OA/RA1027</b> =NEMA Type Photoelectric Control - 480V <b>OA/RA1201</b> =NEMA Type Photoelectric Control - 347V <b>OA/RA1201</b> =Shorting Cap				

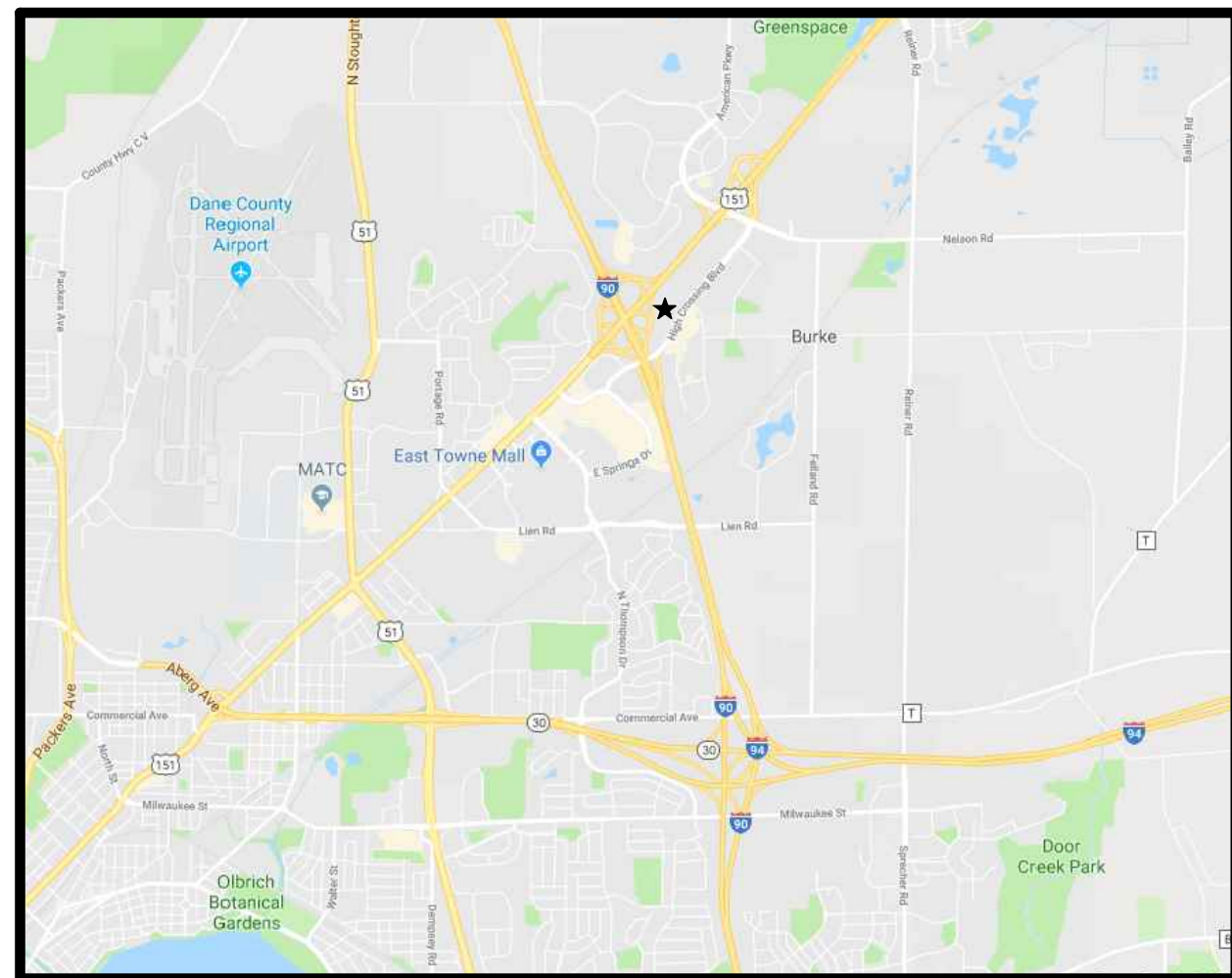
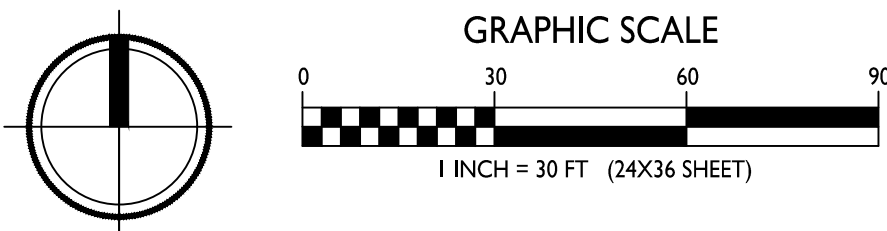
## NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately.
- Requires reduced envelope lamp.
- Consult an Eaton representative for lamp/ballast type/voltage compatibility.
- Pulse start metal halide EISA compliant constant wattage autotransformer (CWA) ballasts are available in 250, 320 and 400 watts.
- Must specify voltage.
- Quartz options not available with SL optics.
- House side shield not available on 5S, 5F, or SL optics.
- Replace XX with color specification.
- Not available with SL Optic or House Side Shield.





**OVERALL SITE PLAN**  
C-1.1  
1" = 30'-0"



**SITE LOCATOR MAP**

- GENERAL NOTES:**
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES IS NOT AT A DESIRABLE GRADE.
  2. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS RESULTING FROM CONSTRUCTION OF THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  3. THE ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM 1:20 RUNNING SLOPE AND A MAXIMUM 1:48 CROSS SLOPE. CURB RAMPS SHALL BE NO STEEPER THAN 1:12 AND SHALL HAVE NO MORE THAN A 6 INCH RISE.
  4. ACCESSIBLE PARKING STALLS SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ALL DIRECTIONS.
  5. PROVIDE ACCESSIBLE PARKING SIGN AT THE HEAD OF EACH ACCESSIBLE STALL. BOTTOM OF SIGN SHALL BE MOUNTED AT 60 INCHES ABOVE GRADE.
  6. PROVIDE CONCRETE WHEEL STOP AT HEAD OF EACH ACCESSIBLE STALL WHERE PARKING STALL SURFACE IS FLUSH WITH WALK.

**SITE DEVELOPMENT STATISTICS:**

5130 HIGH CROSSING BLVD.  
LOT 2 CSM 14019  
ZONING DISTRICT: CC  
LOT AREA: 89,965 S.F. (2.06 ACRES)  
PAVING & WALKS: 46,463 S.F.  
BUILDING FOOTPRINT: 10,900 S.F.  
TOTAL IMPERVIOUS: 57,363 S.F.  
LOT COVERAGE: 74%

**BUILDING AREAS:**

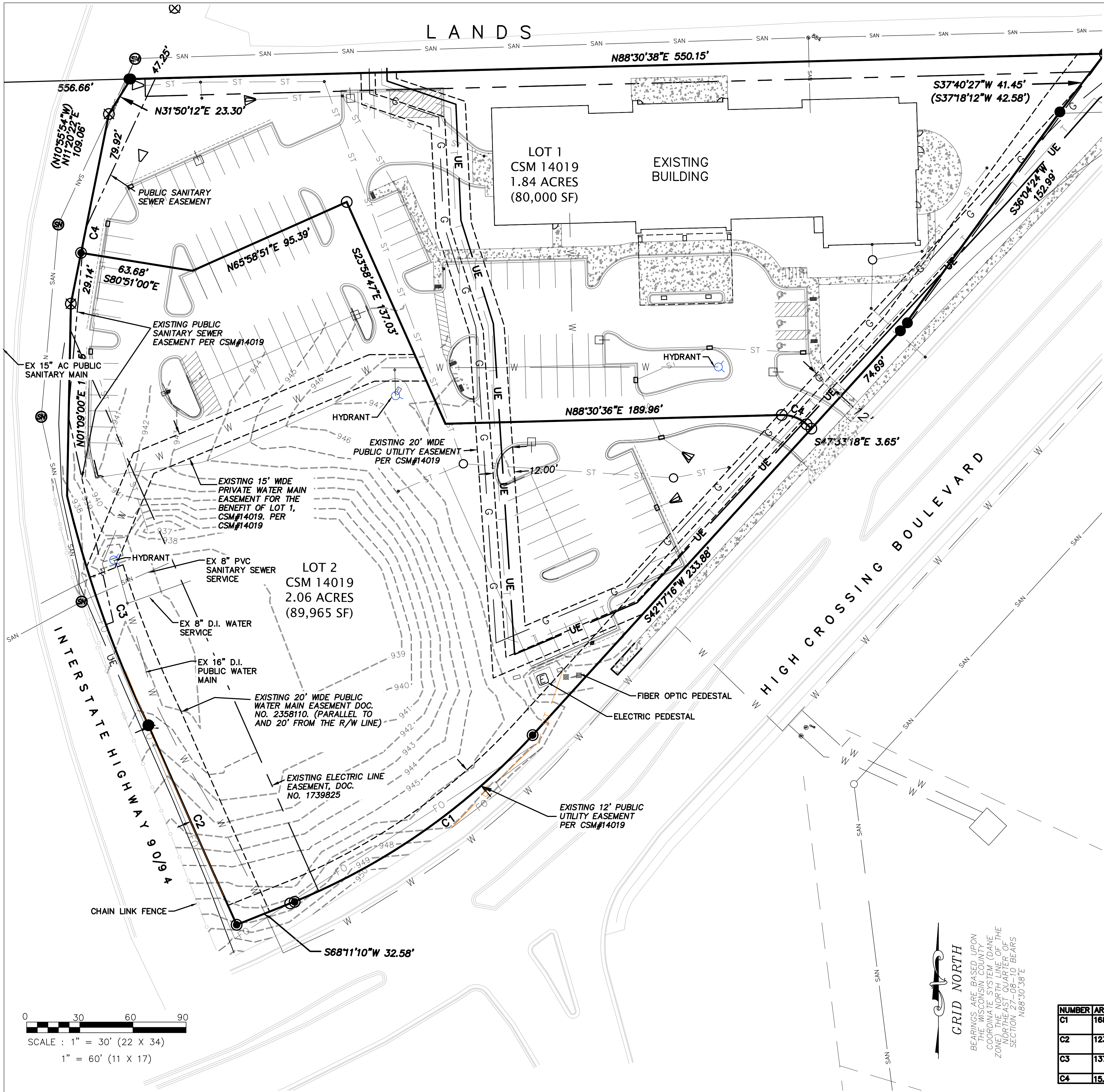
FIRST FLOOR:	10,900
SECOND FLOOR:	10,238
THIRD FLOOR:	10,238
FOURTH FLOOR:	10,238
	41,614 S.F.

HOTEL GUEST ROOMS: 95  
PARKING STALLS: 106 (INCLUDING 5 ADA)  
PARKING RATIO: 1.1:1  
PARKING RATIO LOT 1 & 2 COMBINED : 1.06:1  
BICYCLE PARKING: 10 (1 PER 10 GUEST ROOMS)

- BIKE RACKS:**
- "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK. PROVIDE ONE RACK BETWEEN EVERY TWO STALLS.

- SHEET INDEX:**
- T-1.1 OVERALL SITE PLAN & NOTES
- C-1.1 ARCHITECTURAL SITE PLAN  
C-1.2 SITE LIGHTING PLAN  
C-1.3 FIRE DEPARTMENT ACCESS PLAN  
C-1.4 LOT COVERAGE
- C-1.0 EXISTING CONDITIONS  
C-2.0 OVERALL GRADING PLAN  
C-2.1 NORTHWEST GRADING PLAN  
C-2.2 SOUTHWEST GRADING PLAN  
C-3.0 EROSION CONTROL PLAN  
C-4.0 UTILITY PLAN
- L-1.0 LANDSCAPE PLAN
- A-1.1 FIRST FLOOR PLAN  
A-1.2 SECOND FLOOR PLAN  
A-1.3 THIRD FLOOR PLAN  
A-1.4 FOURTH FLOOR PLAN  
A-1.5 ROOF PLAN  
A-2.1 EXTERIOR ELEVATIONS  
A-2.2 EXTERIOR ELEVATIONS
- RENDERED PERSPECTIVE





LEGAL DESCRIPTION:  
LOT 2 OF CSM #14019 LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- 1) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3) DATE OF FIELD WORK: 02 JULY 2019
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
- 6) ALL TREES, HEDGES AND GROUND COVER ON THE SITE MAY NOT NECESSARILY BE SHOWN HEREON.
- 7) ROUTING OF PUBLIC UTILITIES IS BASED UPON DRAWINGS OBTAINED FROM MARKINGS PROVIDED BY DIGGER'S HOTLINE TICKET NUMBER 20192613983 AND VISIBLE ABOVE GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATED UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGER'S HOTLINE.
- 8) EASEMENTS PER CSM SHOWN, NO TITLE REPORT HAS BEEN SUPPLIED TO THE SURVEYOR.

LEGEND

- SEWER MANHOLE
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- POST
- LIGHT POLE

- G GAS UNDERGROUND
- S STORM SEWER
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- UE UNDERGROUND ELECTRIC
- T COMMUNICATIONS

KEY

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANG. BEAR IN	TANG. BEAR OUT
C1	168.01	25°53'51"	371.70	S55°14'13"W (N 54°59'11" E)	168.58		
C2	123.18	00°36'04"	11738.61	N 23°51'25" W (S 24°15'53" E)	123.18	N 24°09'27" W	N 23°33'23" W
C3	137.77	12°05'50"	652.50	N 19°30'35" W (S 19°55'03" E)	137.51	N 25°33'30" W	N 13°27'40" W
C4	15.34	43°58'06"	20.00	S89°31'21"E	14.96		



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ISSUED  
08-26-19

PROJECT TITLE  
AVID HOTEL

High Crossing Blvd.  
Madison, Wisconsin

SHEET TITLE

Existing  
Conditions

SHEET NUMBER

C-1.0

PROJECT NO. 1808

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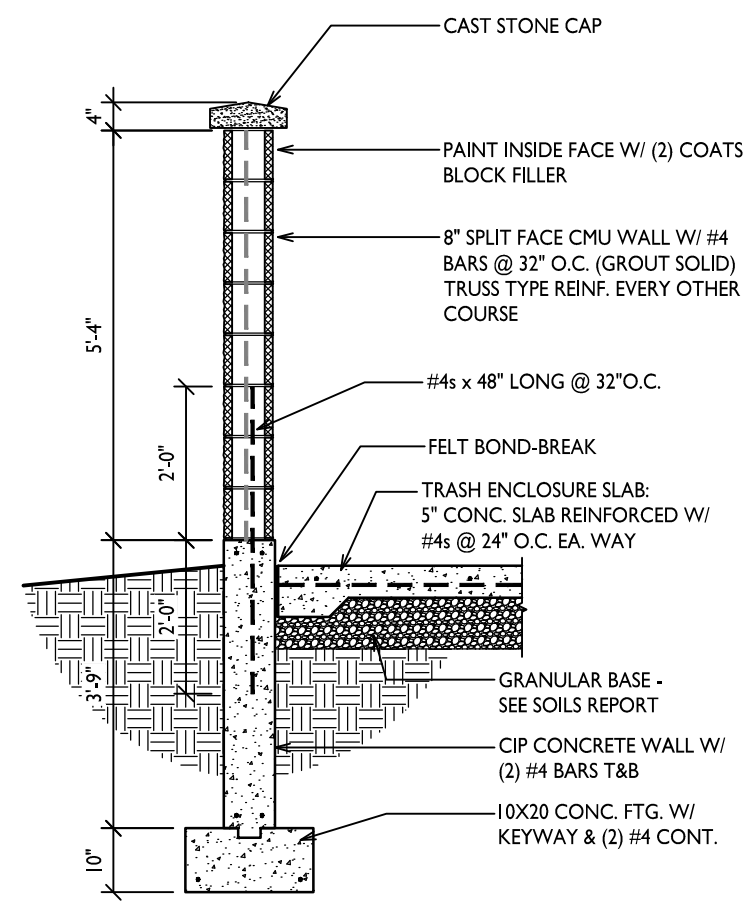
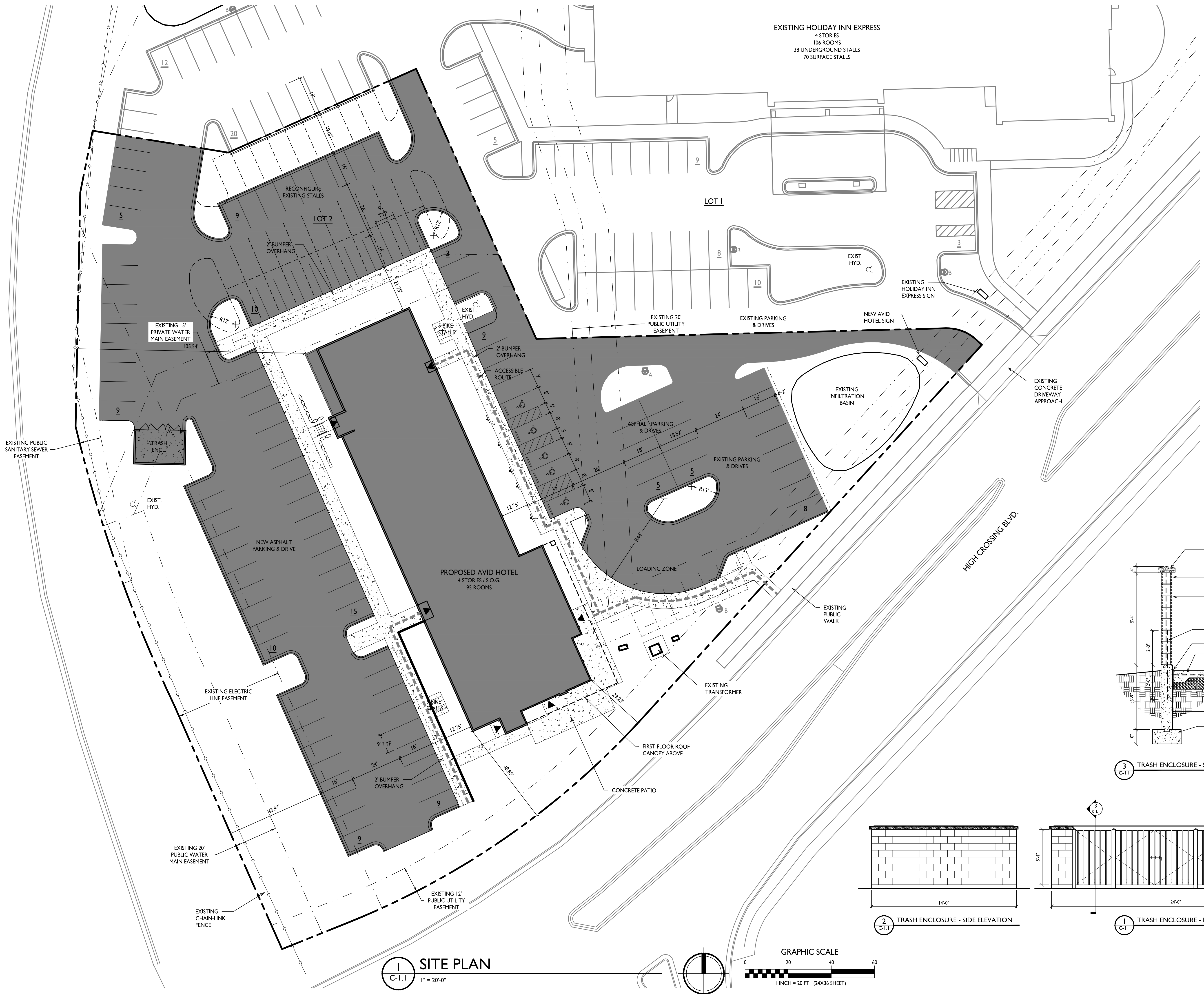
ISSUED  
Land Use Submittal - August 28, 2019

PROJECT TITLE  
**AVID HOTEL**

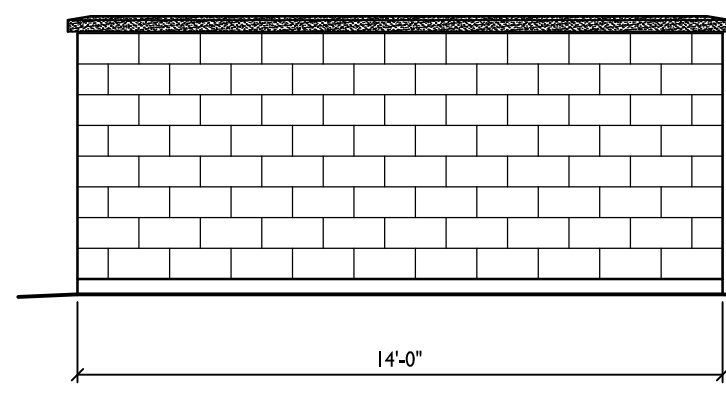
5130 High Crossing Blvd.  
Madison, WI  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

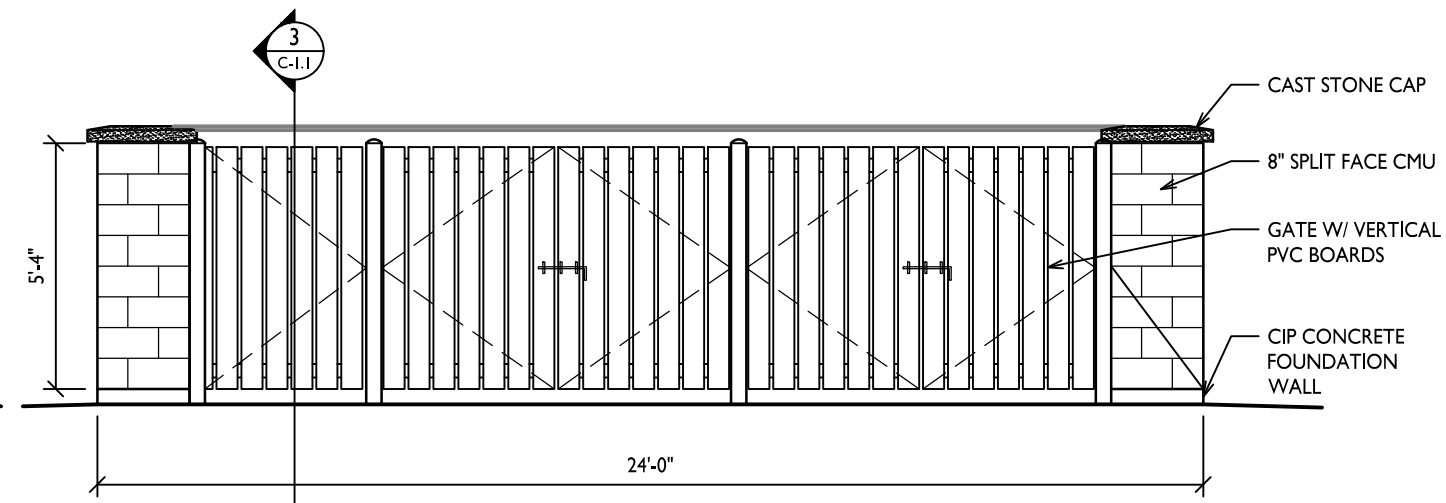
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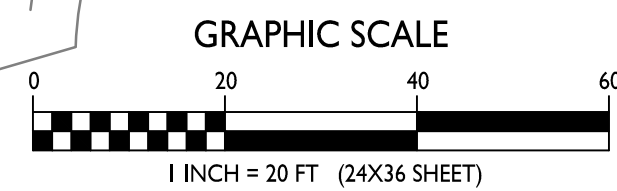
3 C-1.1 TRASH ENCLOSURE - SECTION



2 C-1.1 TRASH ENCLOSURE - SIDE ELEVATION



1 C-1.1 TRASH ENCLOSURE - FRONT ELEVATION



1 C-1.1 SITE PLAN  
1" = 20'-0"

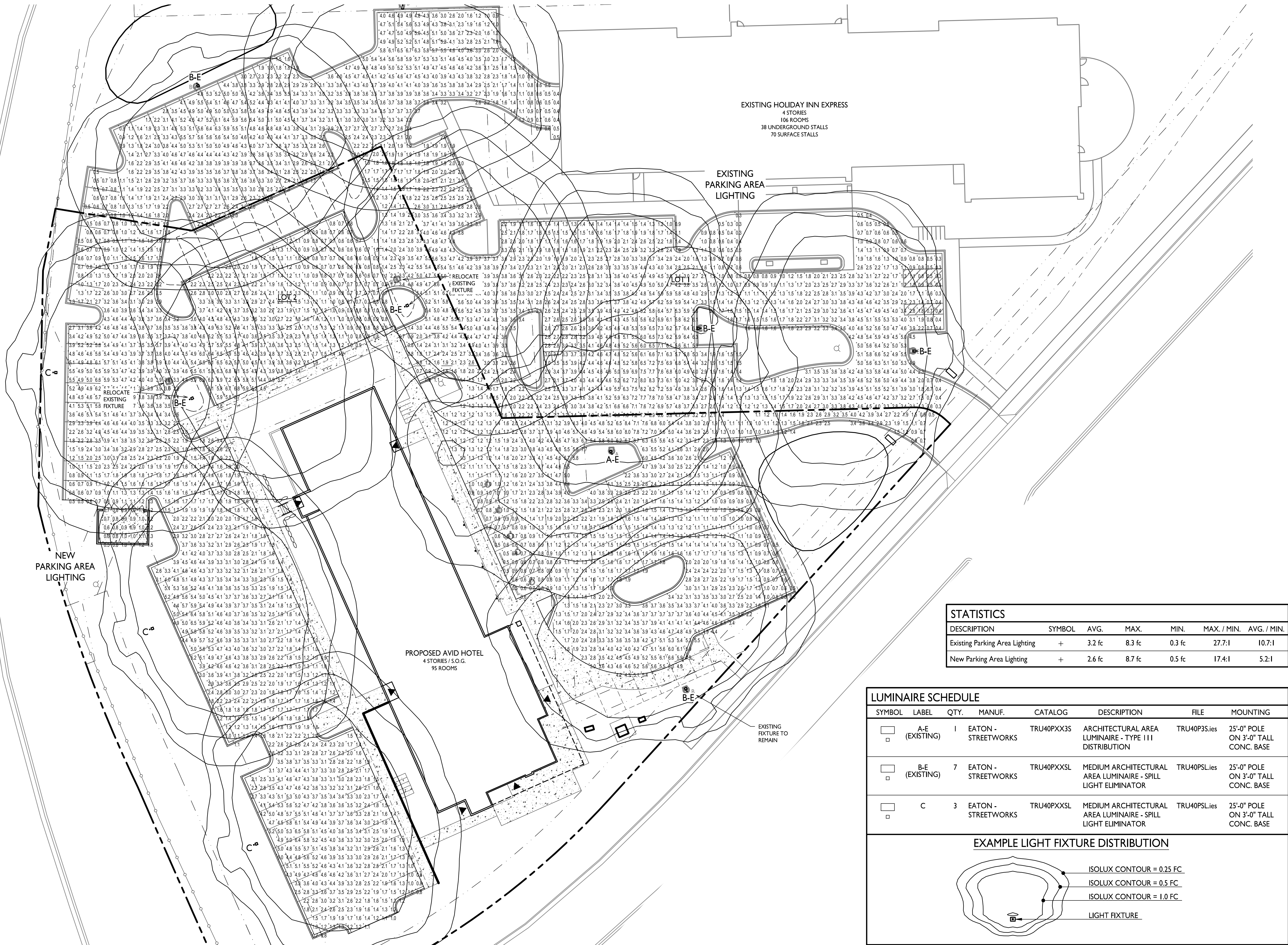


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5130 High Crossing Blvd.  
Madison, WI  
SHEET TITLE  
Site Lighting Plan

SHEET NUMBER



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





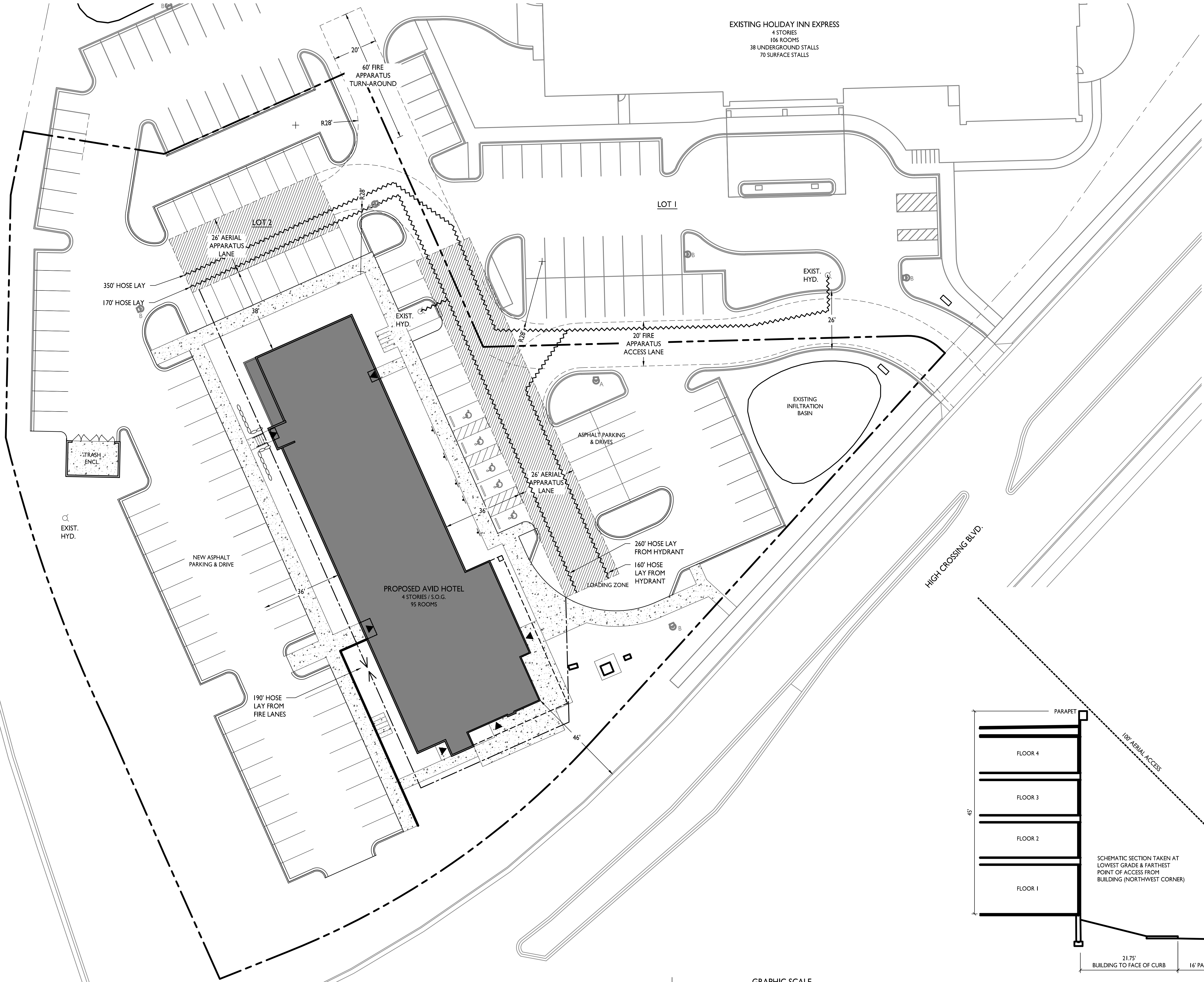
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Land Use Submittal - August 28, 2019

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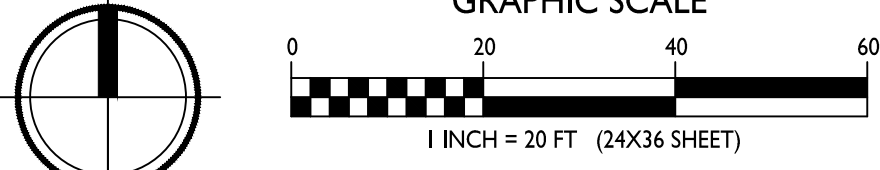
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Madison, WI  
SHEET TITLE  
Fire Department  
Access Plan

SHEET NUMBER

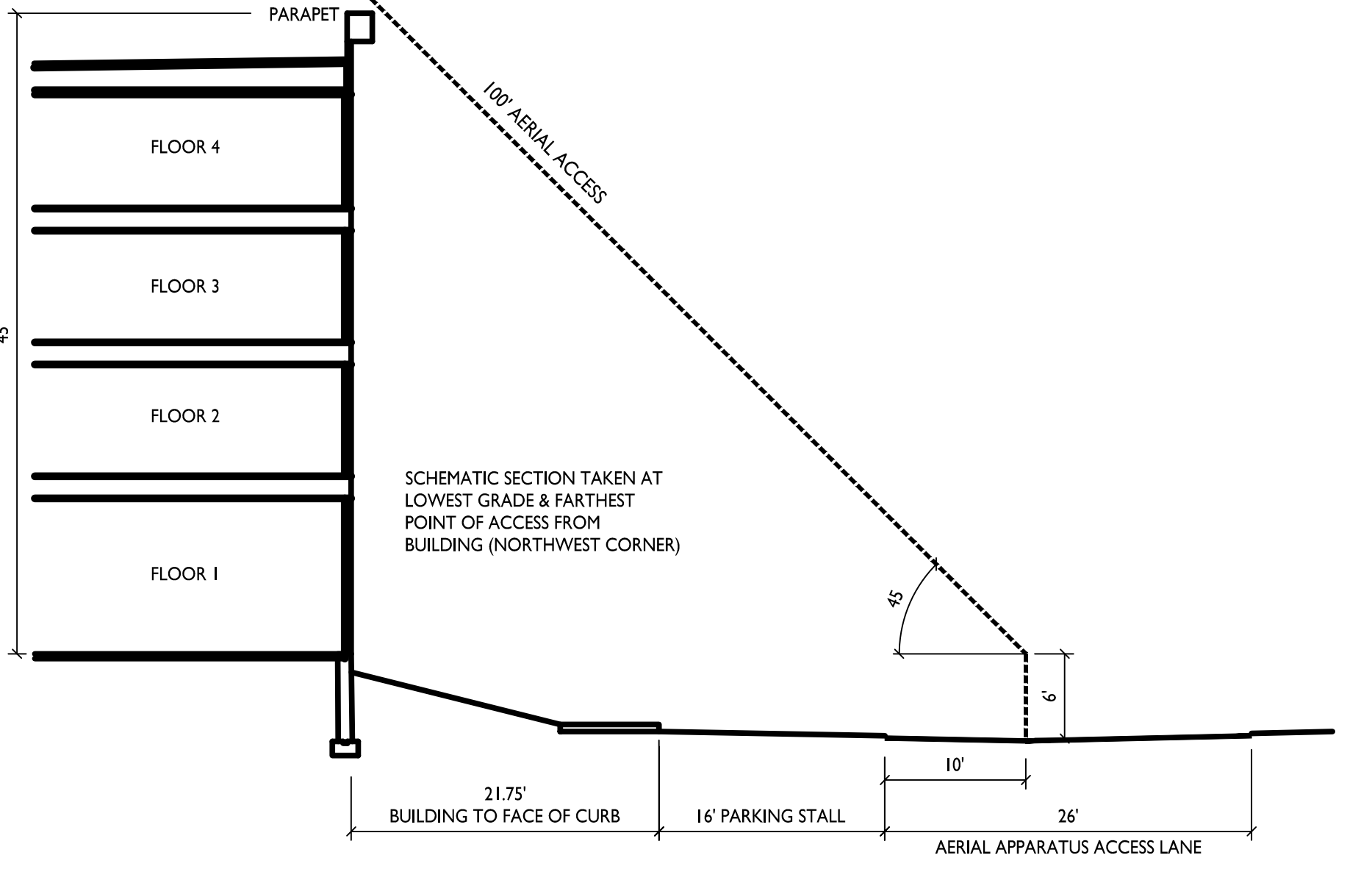
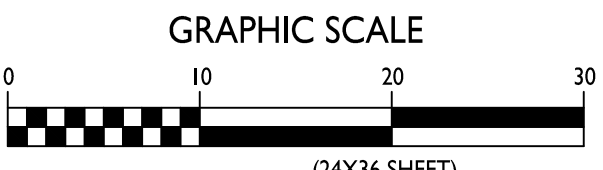
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PROJECT NO. 1808  
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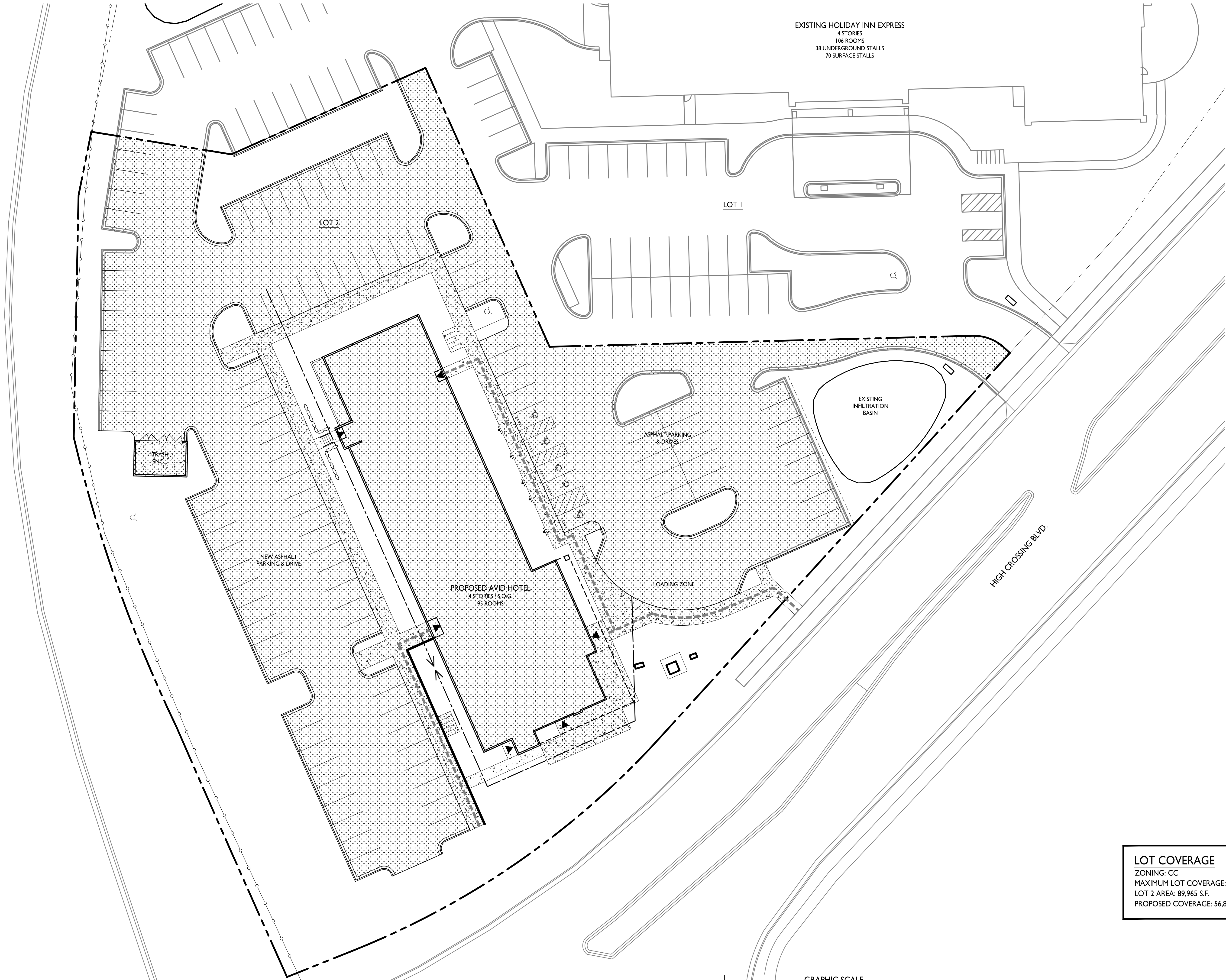


**1**  
C-1.3  
FIRE DEPARTMENT ACCESS PLAN  
1" = 20'-0"



**2**  
C-1.3  
AERIAL ACCESS SCHEMATIC  
1" = 10'-0"





EXISTING HOLIDAY INN EXPRESS  
 4 STORIES  
 106 ROOMS  
 38 UNDERGROUND STALLS  
 70 SURFACE STALLS

LOT 1

LOT 2

TRASH ENCL.

NEW ASPHALT  
 PARKING & DRIVE

PROPOSED AVID HOTEL  
 4 STORIES / S.O.G.  
 95 ROOMS

ASPHALT PARKING  
 & DRIVES

LOADING ZONE

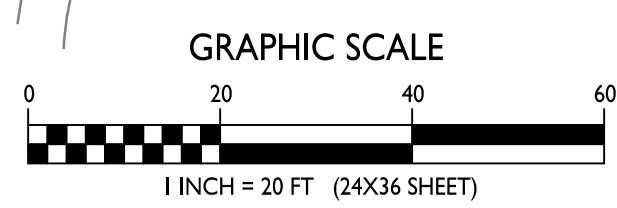
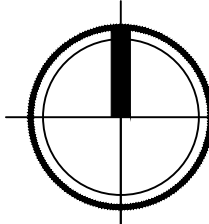
EXISTING  
 INFILTRATION  
 BASIN

HIGH CROSSING BLVD.

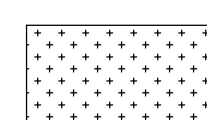
I  
 C-1.4

LOT COVERAGE

1" = 40'-0"



**LOT COVERAGE**  
 ZONING: CC  
 MAXIMUM LOT COVERAGE: 85%  
 LOT 2 AREA: 89,965 S.F.  
 PROPOSED COVERAGE: 56,826 S.F. / 63%



ISSUED  
 Issued for Land Use Submittal - July 17, 2019

PROJECT TITLE  
**AVID HOTEL**

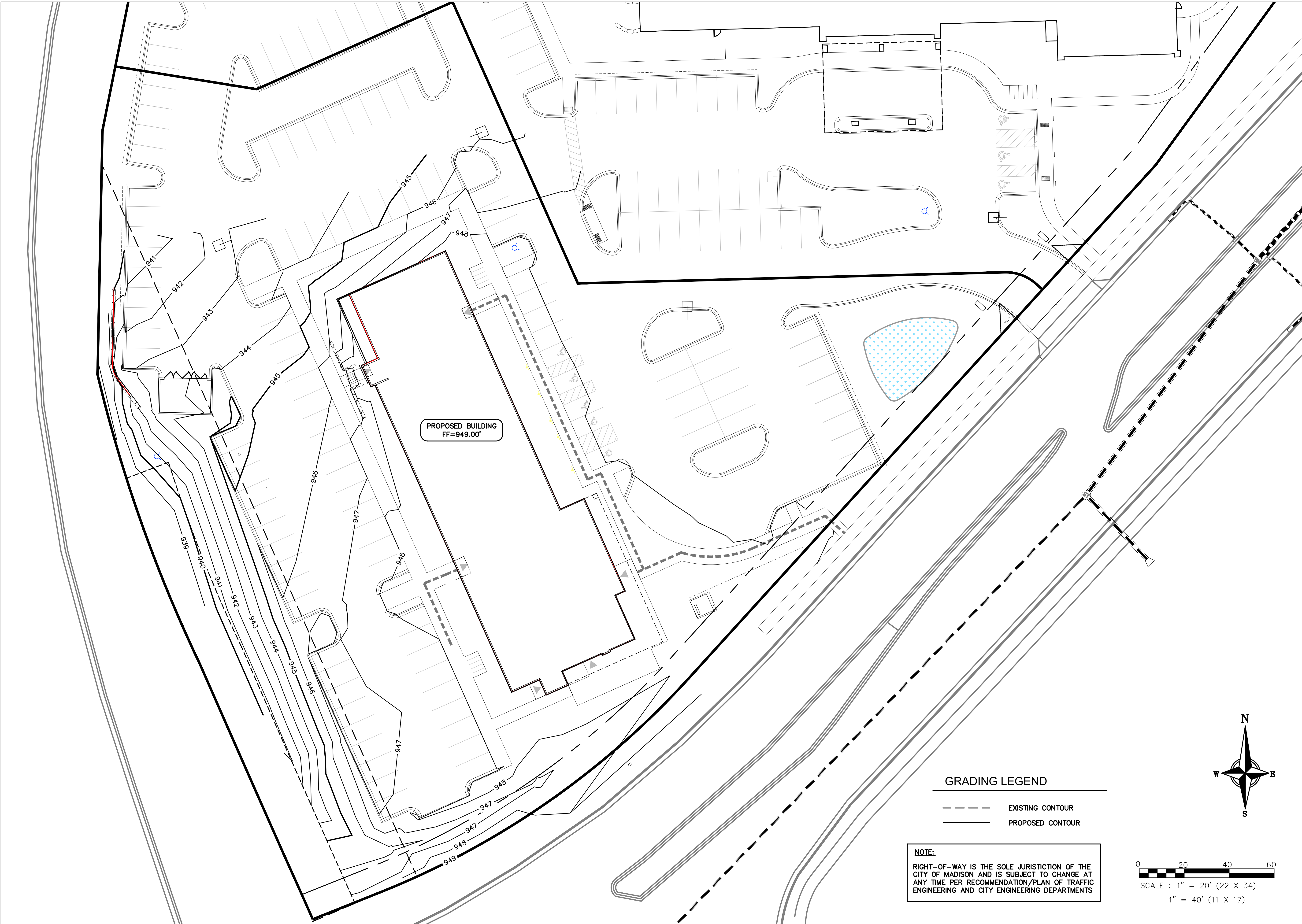
5130 High Crossing Blvd.  
 Madison, WI  
 SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**C-1.4**

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ISSUED  
08-26-19

PROJECT TITLE  
**AVID HOTEL**

High Crossing Blvd.  
Madison, Wisconsin

SHEET TITLE  
**Overall  
Grading Plan**

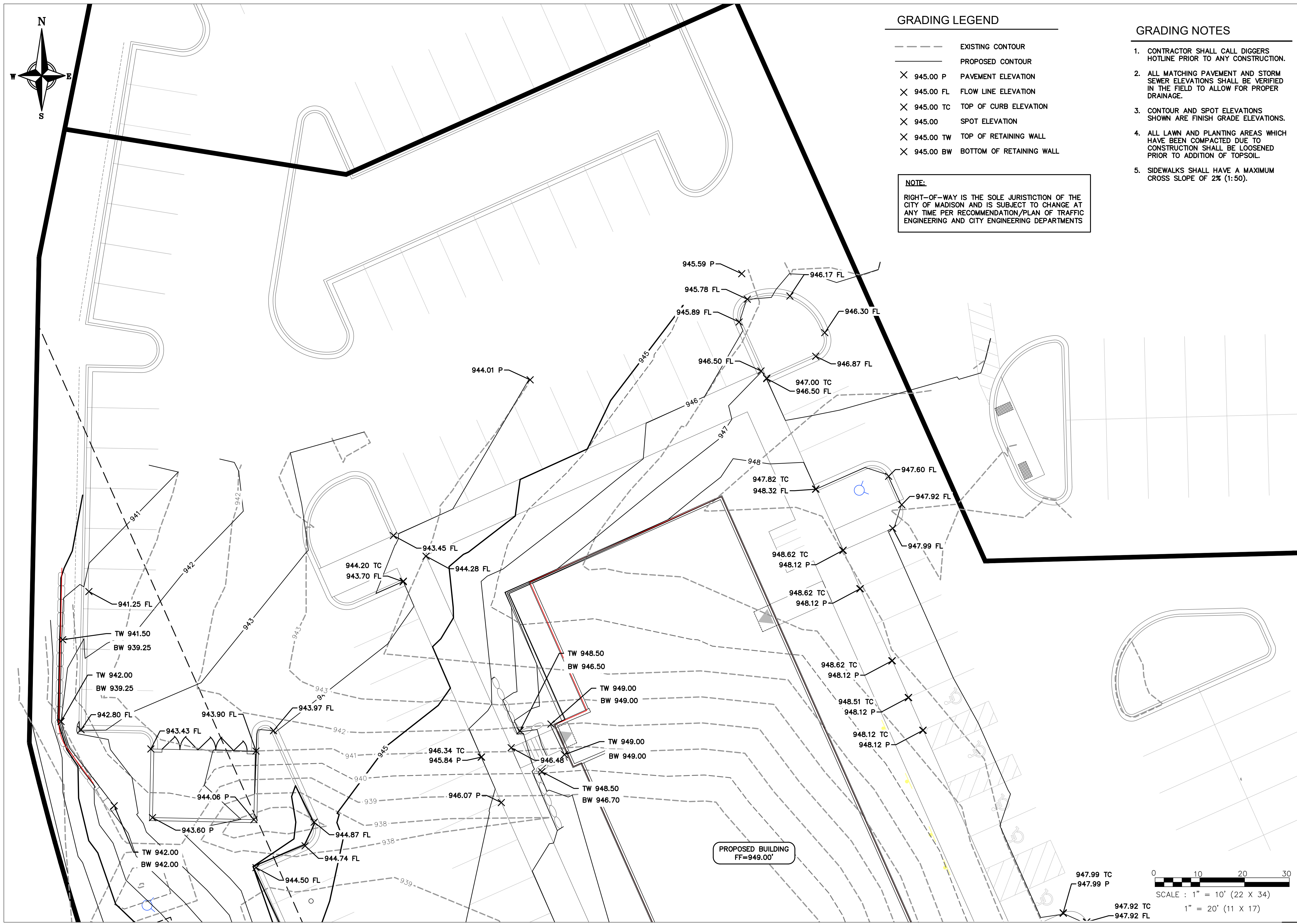
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ISSUED  
08-26-19

PROJECT TITLE  
**AVID HOTEL**

High Crossing Blvd.  
Madison, Wisconsin  
SHEET TITLE  
**Northwest  
Grading Plan**

SHEET NUMBER

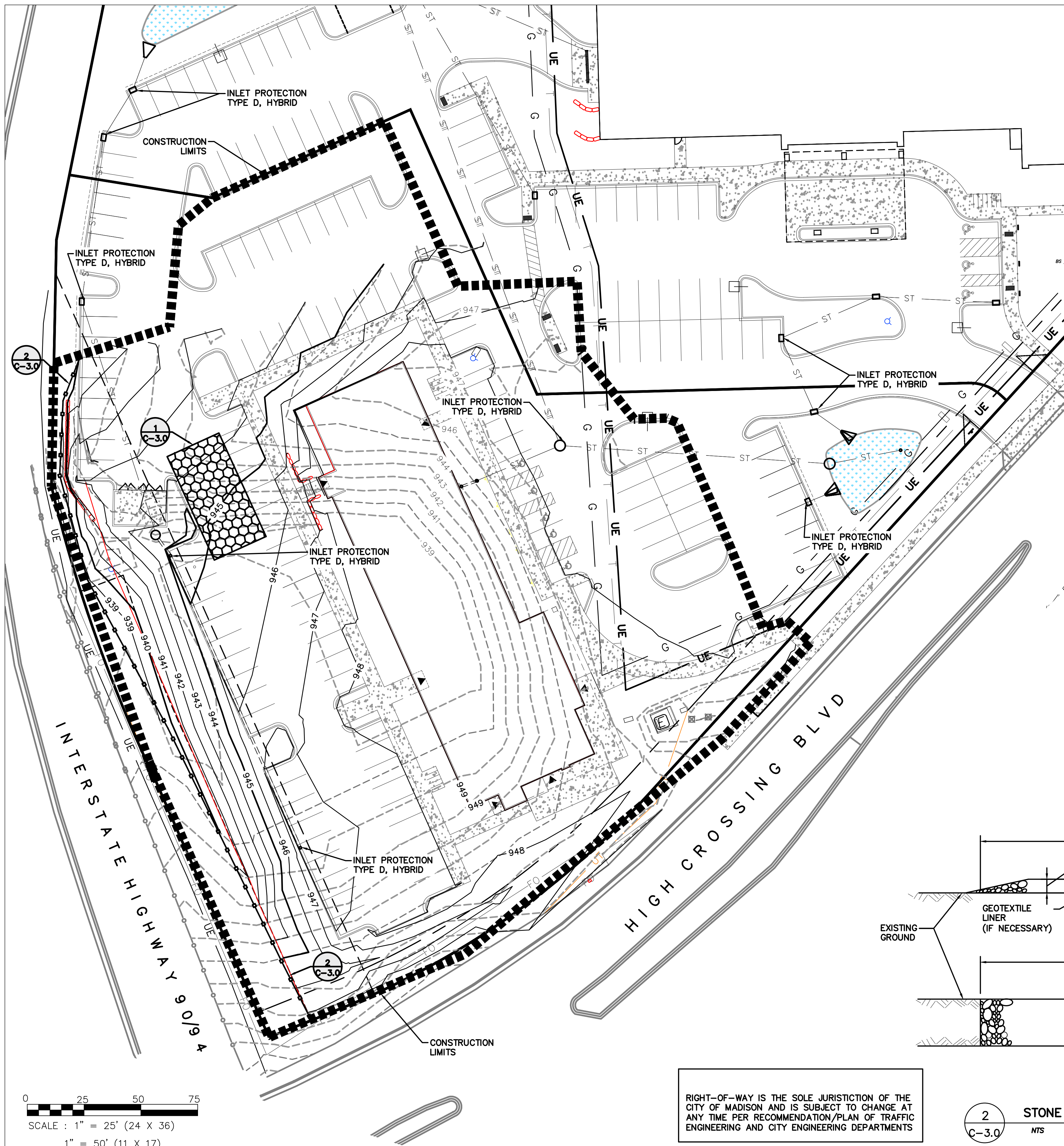
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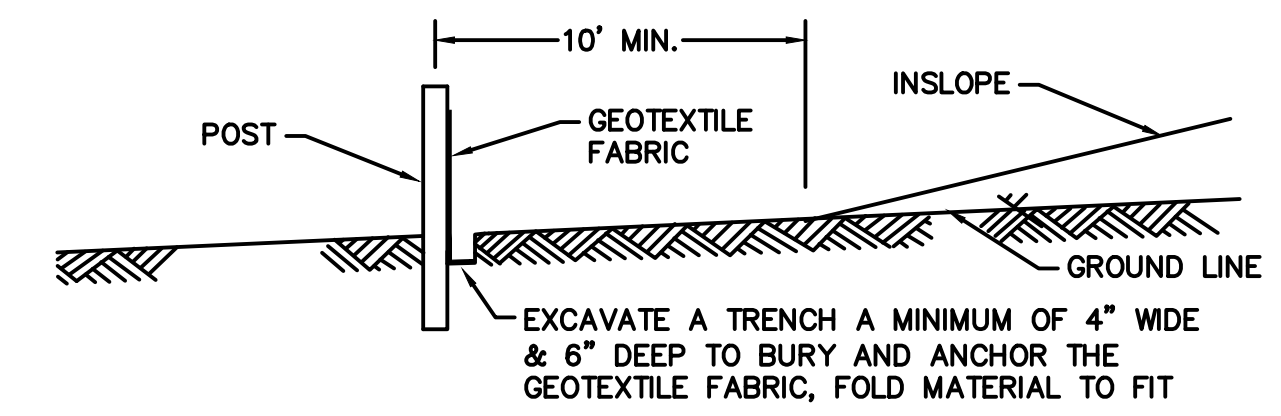






0 25 50 75  
SCALE : 1" = 25' (24 X 36)  
1" = 50' (11 X 17)

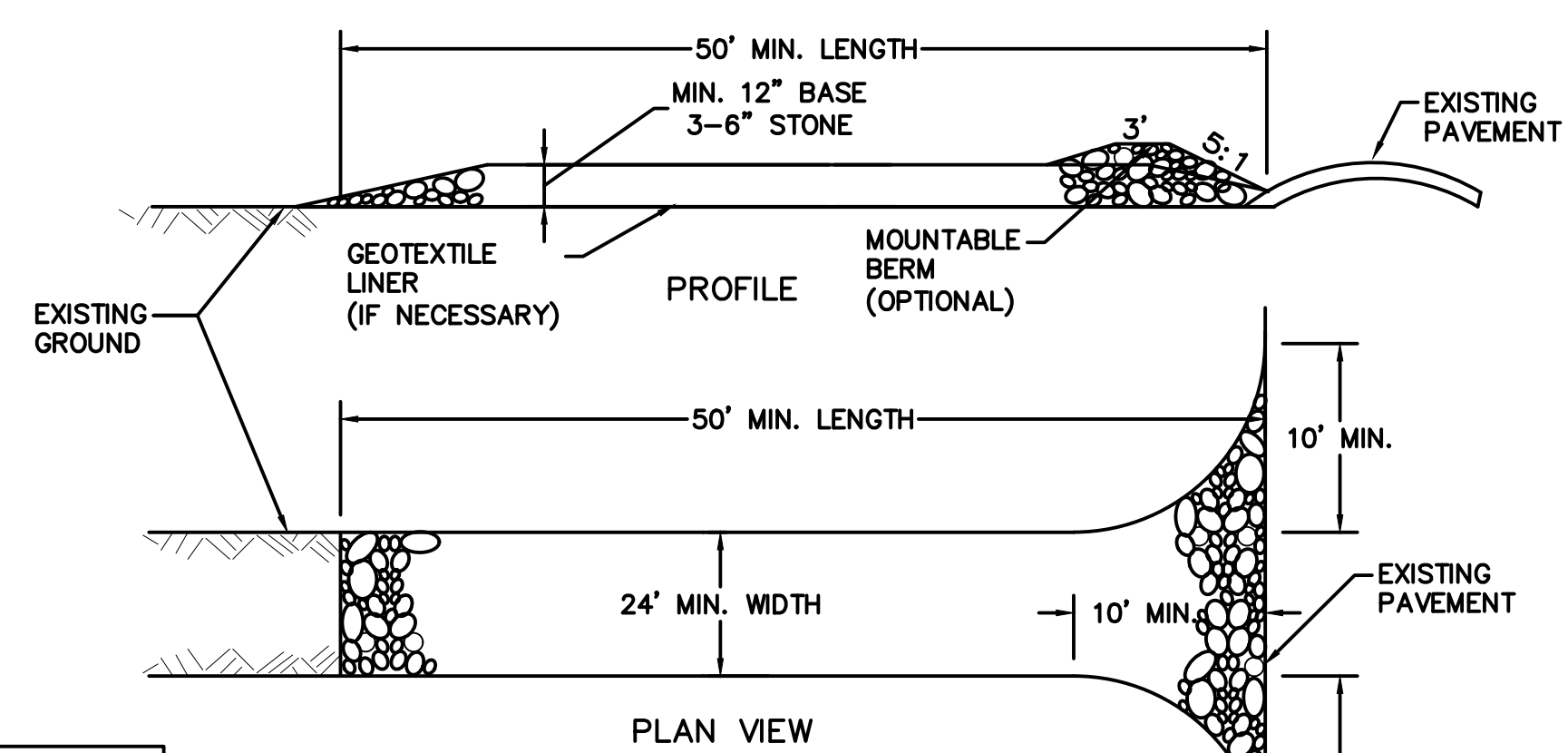
RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS



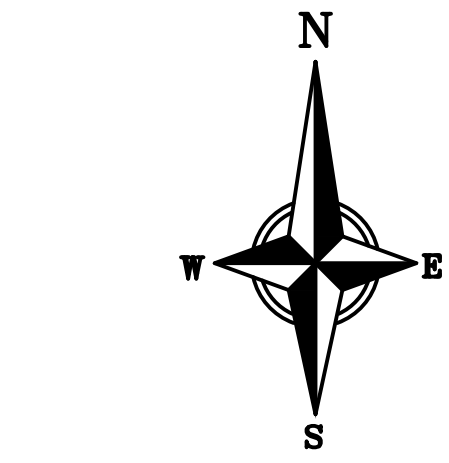
1 SILT FENCE  
C-3.0 NTS

### EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
- (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MADISON EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
- (3) CLEANING. RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
- (4) RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D, HYBRID INLET PROTECTION.
- (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
- (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
- (12) SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.



2 STONE TRACKING PAD  
C-3.0 NTS



0 25 50 75  
SCALE : 1" = 25' (22 X 34)  
1" = 50' (11 X 17)



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08-26-19

PROJECT TITLE  
**AVID HOTEL**

High Crossing Blvd.  
Madison, Wisconsin

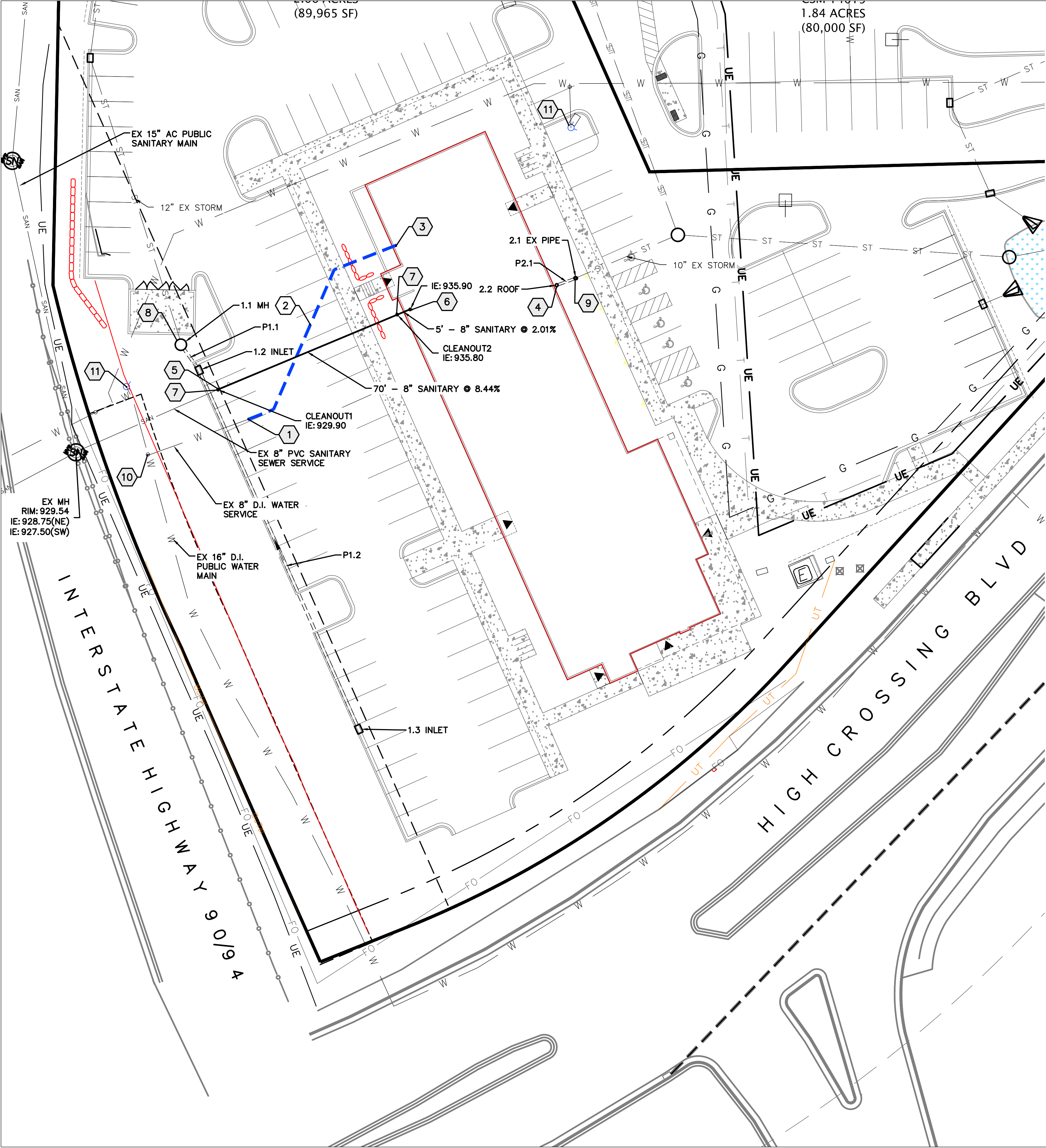
SHEET TITLE  
**Erosion Control  
Plan**

SHEET NUMBER

**C-3.0**

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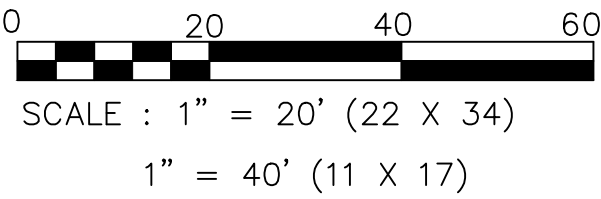


PLAN KEY

- 1 CONNECT TO EXISTING 8" WATER LATERAL
- 2 8" D.I. WATER SERVICE
- 3 CONNECT TO BUILDING WATER SERVICE
- 4 CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY WITH FINAL DRAIN LOCATION WITH ARCHITECT.
- 5 CONNECT TO EXISTING 8" SANITARY LATERAL
- 6 CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
- 7 CLEANOUT
- 8 CONNECT TO EXISTING STORM SEWER PIPE WITH MANHOLE STRUCTURE
- 9 CONNECT TO EXISTING 10" STORM SEWER
- 10 EXISTING WATER VALVE
- 11 EXISTING HYDRANT

UTILITY NOTES

- 1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
- 2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.
- 4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
- 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
- 6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
- 7. ALL STORM SEWER PIPE TO BE SDR-35 AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.
- 8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
- 9. PRIVATE WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON OR C900 PVC. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.
- 10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
- 11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
- 12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
- 13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
- 14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
- 15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
- 16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.
- 17. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY



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ISSUED  
08-26-19

PROJECT TITLE  
AVID HOTEL

High Crossing Blvd.  
Madison, Wisconsin  
SHEET TITLE  
Utility Plan

SHEET NUMBER

C-4.0

PROJECT NO. 1808

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**THE AVID HOTEL**  
Madison, Wisconsin

City of Madison, WI Landscape Worksheet

DEVELOPED LOTS	SQUARE FEET	LANDSCAPE POINTS REQ.
Total Developed Area		
46,463 (lot) - 10,900 (building footprint)	35563	593

PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	TOTAL POINTS
Overstory Deciduous	35	14	490
Tall Evergreen Tree	35	4	140
Ornamental Tree	15	15	225
Upright Evergreen Shrub (i.e. arborvitae)	10	21	210
Shrub, deciduous	3	142	426
Shrub, evergreen	4	20	80
Ornamental Grasses/Perennials	2	108	216
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0
Existing Significant Specimen Tree	14		0
Landscape Furniture for public seating and/or transit connections	5		0
POINTS PROVIDED			1787

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
DECIDUOUS TREES						
AF	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	4	2"	B&B	
GT	<i>Gleditsia thricanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	3	2"	B&B	
OS	<i>Quercus bicolor</i>	Swamp White Oak	3	2"	B&B	
UN	<i>Ulmus 'New Horizon'</i>	New Horizon Elm	4	2"	B&B	





ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	5	2"	B&B	tree form
CC	<i>Cercus canadensis</i>	Eastern Redbud	3	2"	B&B	tree form
MJ	<i>Malus 'Jewelcraft'</i>	Red Jewel Crabapple	5	2"	B&B	
SR	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	2	6'	B&B	

EVERGREEN TREES						
PG	<i>Picea glauca var. densata</i>	Black Hills Spruce	4	6'	B&B	
TT	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Arborvitae	21	4'	B&B	

EVERGREEN SHRUBS						
Js	<i>Juniperus sabina 'Blue Forest'</i>	Blue Forest Juniper	9	#5	Cont.	
Pa	<i>Picea abies 'Nidiformis'</i>	Bird's Nest Spruce	2	#5	Cont.	
Tm	<i>Taxus x media 'Tauntonii'</i>	Tauntonii Yew	9	#5	Cont.	

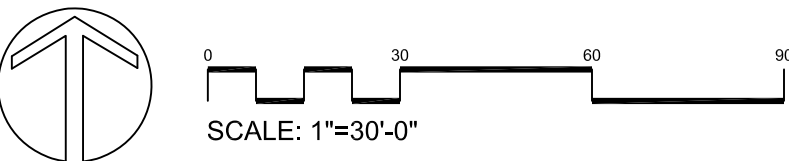
DECIDUOUS SHRUBS						
Cs	<i>Cornus sericea 'Isanti'</i>	Isanti Red Twig Dogwood	8	#5	Cont.	
CC	<i>Cotinus coccinea 'Golden Spirit'</i>	Golden Spirit Smokebush	3	#5	Cont.	
CW	<i>Cotinus coccinea 'NCCOT'</i>	Winecraft Black Smokebush	14	#5	Cont.	
DK	<i>Diervilla 'G2X885411'</i>	Kodiak Red Bush Honeysuckle	11	#3	Cont.	
Eb	<i>Euonymus fortunei 'Interbolaji'</i>	Blondy Euonymus	2	#3	Cont.	
Hq	<i>Hydrangea paniculata 'SMHPLOF'</i>	Little Quick Fire Hydrangea	8	#3	Cont.	
Hp	<i>Hydrangea paniculata 'DVPPinkie'</i>	Pinky Winky Hydrangea	7	#5	Cont.	
PO	<i>Physocarpus opulifolius 'Jehlen'</i>	Amber Jubilee Ninebark	30	#5	Cont.	
PI	<i>Physocarpus opulifolius 'SMFOTW'</i>	Tiny Wine Ninebark	11	#5	Cont.	
Rp	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	6	#5	Cont.	
Rr	<i>Rosa 'BAlm'</i>	Easy Elegance Kashmir Rose	8	#3	Cont.	
St	<i>Spirea betulifolia 'Tor Gold'</i>	Glow Girl Spirea	15	#3	Cont.	
Sp	<i>Syringa 'SMSJBPT'</i>	Dark Purple Boomerang Lilac	10	#3	Cont.	
Vd	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Arrowwood Viburnum	9	#5	Cont.	

ORNAMENTAL GRASSES & PERENNIALS						
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	41	#1	Cont.	
dg	<i>Dianthus gratianopolitanus 'Firewitch'</i>	Firewitch Cheddar Pinks	9	#1	Cont.	
he	<i>Hemerocallis 'EveryDaylily Cream'</i>	Everyday Daylily Cream Daylily	28	#1	Cont.	
sn	<i>Salvia nemorosa 'Caradonna'</i>	Caradonna Salvia	8	#1	Cont.	
ss	<i>Schizachyrium scoparium 'Carousel'</i>	Carousel Little Bluestem Grass	15	#1	Cont.	
rf	<i>Rutbeckia fulgida 'Lettie's Little Suzy'</i>	Little Suzy Black Eyed Susan	7	#1	Cont.	

-  Brown Dyed Wood Mulch / Vinyl edge
-  Brown Dyed Wood Mulch / Shovel cut edge
-  Premium Kentucky Bluegrass sod
-  Premium sunny seed blend with straw mat.  
(Class 1 Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with shovel cut edge.
- Add street trees per the direction of the City Forester.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent



Date:  
Scale:  
Designer: KMS  
Job #

Seal:  
To protect against legal liability,  
the plans presented herein are  
"schematic," and should not be  
outsourced as "biddable" or  
"construction documents" unless  
approved by the Landscape  
Designer. This is not an original  
document unless stamped in  
red, as ORIGINAL.

Revisions:

L-1.0

Reference Name:  
builder





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KEY PLAN

ISSUED  
Issued for xyz - Month DD, YYYY

PROJECT TITLE  
AVID HOTEL

5110 HIGH  
CROSSING BLVD  
MADISON, WI

SHEET TITLE  
First Floor  
Plan

SHEET NUMBER

A-1.1

PROJECT NUMBER 1808

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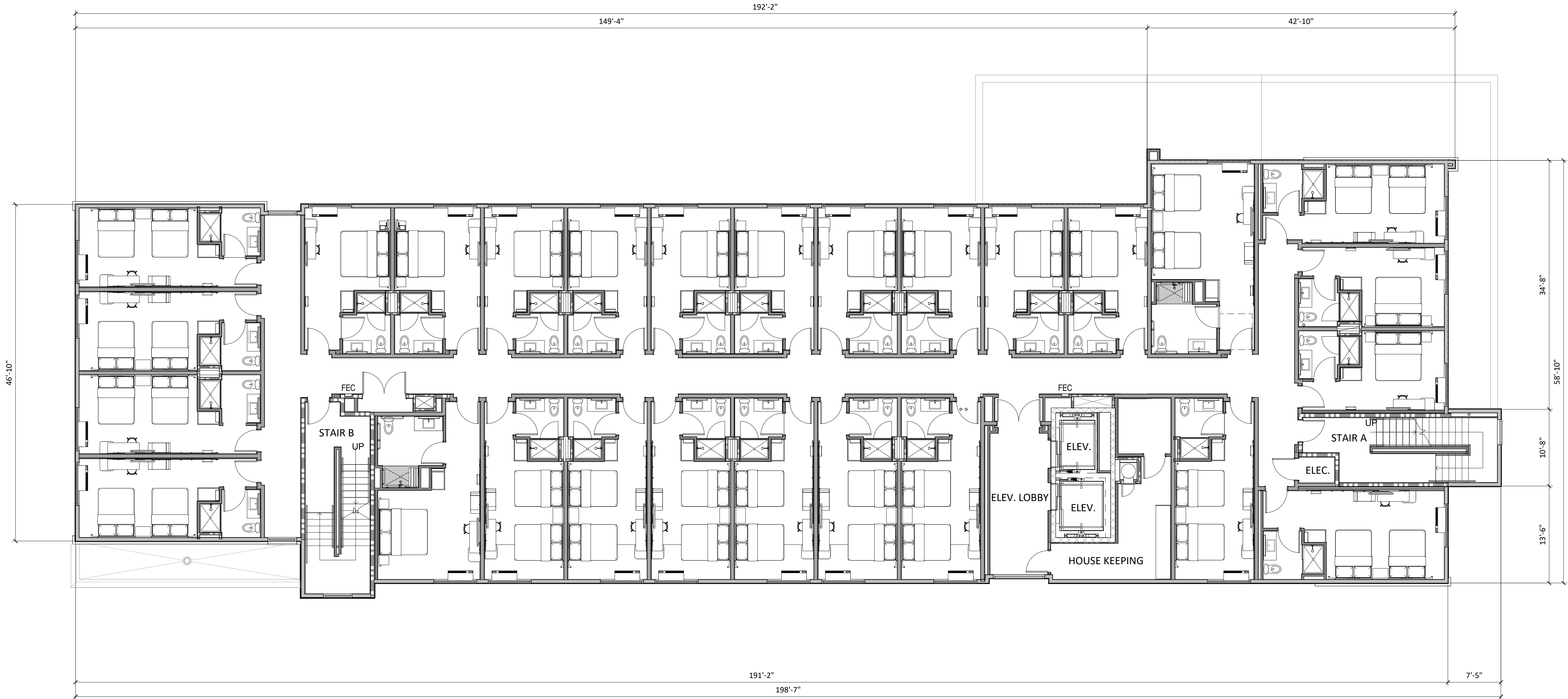
1  
A-1.1  
FIRST FLOOR PLAN  
1/8" = 1'-0"



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PROJECT TITLE  
AVID HOTEL

5110 HIGH  
CROSSING BLVD  
MADISON, WI

SHEET TITLE  
Second  
Floor Plan

SHEET NUMBER

A-1.2

PROJECT NUMBER 1808

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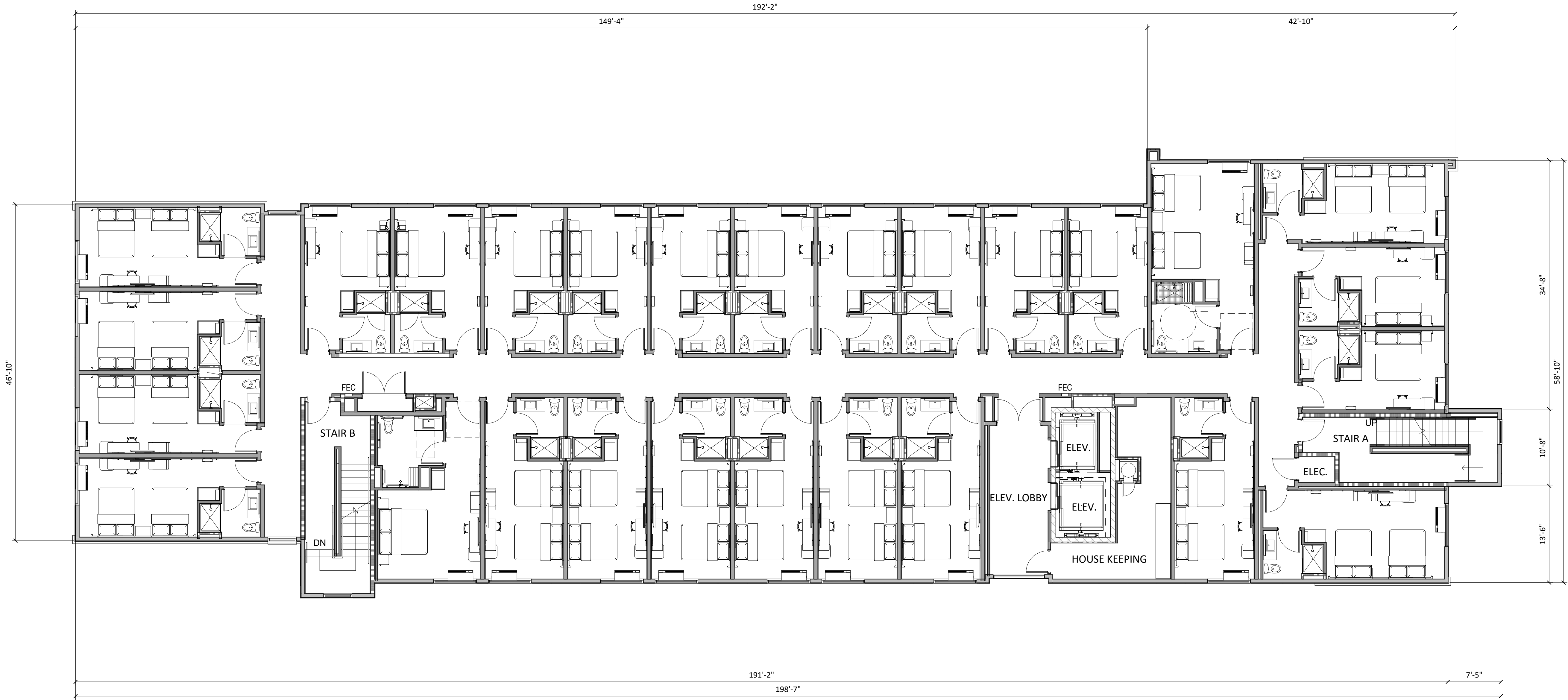
1  
A-1.2  
SECOND FLOOR PLAN  
1/8" = 1'-0"



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KEY PLAN



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PROJECT TITLE  
AVID HOTEL

5110 HIGH  
CROSSING BLVD  
MADISON, WI

SHEET TITLE  
Third Floor  
Plan

SHEET NUMBER

A-1.3

PROJECT NUMBER 1808

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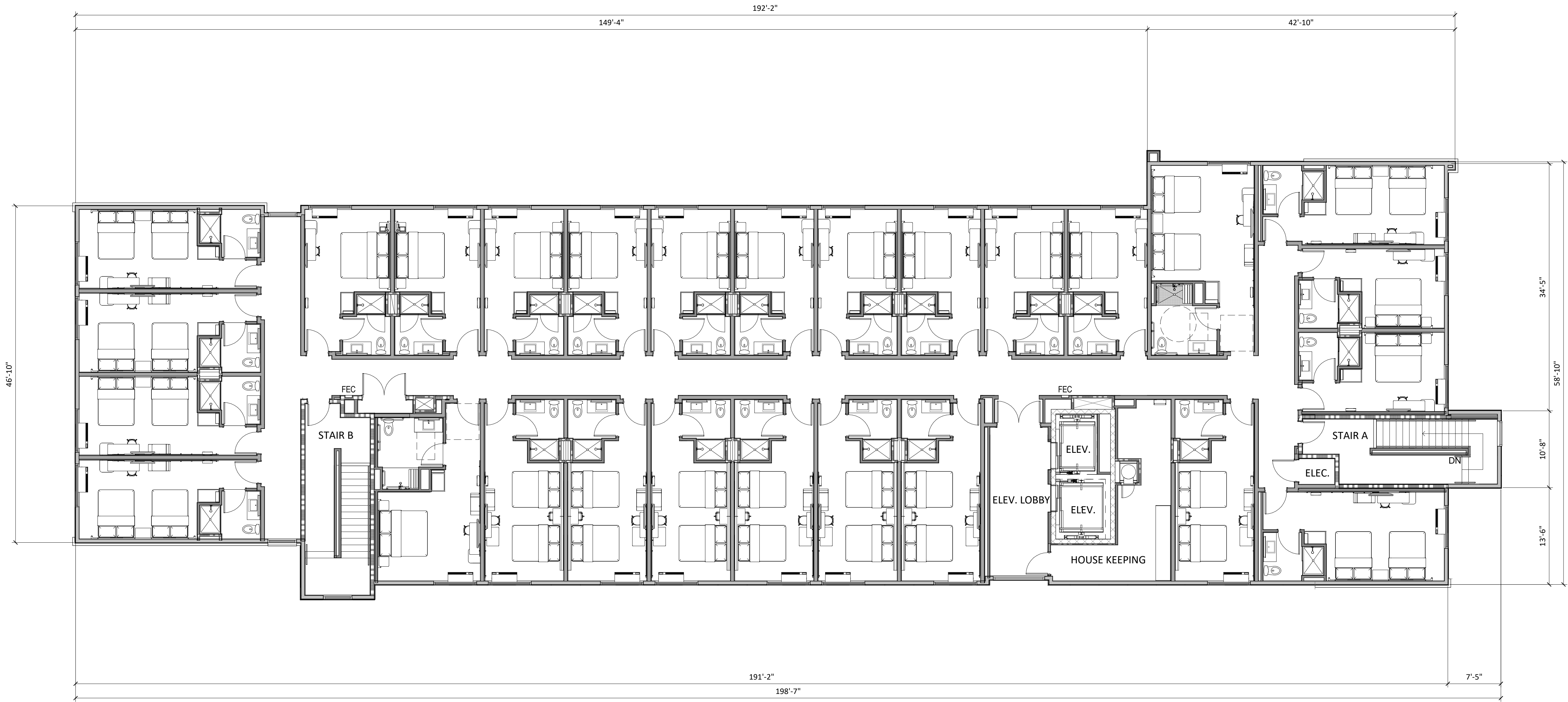
1  
A-1.3  
THIRD FLOOR PLAN  
1/8" = 1'-0"



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KEY PLAN



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PROJECT TITLE  
AVID HOTEL

5110 HIGH  
CROSSING BLVD  
MADISON, WI

SHEET TITLE  
Fourth Floor  
Plan

SHEET NUMBER

A-1.4

PROJECT NUMBER 1808

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1  
A-1.4  
FOURTH FLOOR PLAN  
1/8" = 1'-0"







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KEY PLAN

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1 EAST ELEVATION  
A-2.1 1/8" = 1'-0"



2 WEST ELEVATION  
A-2.1 1/8" = 1'-0"

PROJECT TITLE  
AVID HOTEL

5110 HIGH  
CROSSING BLVD  
MADISON, WI

SHEET TITLE  
Exterior  
Elevations

SHEET NUMBER

A-2.1

PROJECT NUMBER 1808

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KEY PLAN



1 NORTH ELEVATION  
A-2.2 1/8" = 1'-0"



2 SOUTH ELEVATION  
A-2.2 1/8" = 1'-0"

ISSUED  
08/22/19

PROJECT TITLE  
**AVID HOTEL**

5110 HIGH  
CROSSING BLVD  
MADISON, WI

SHEET TITLE  
**Exterior  
Elevations**

SHEET NUMBER

**A-2.2**  
PROJECT NUMBER **1808**  
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AVID HOTEL  
RENDERED PERSPECTIVE