

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____
For Complete Submittal
Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: 719 JUPITER DR. Project Area in Acres: 3.7
Project Title (if any): OAK PARK II - ASSISTED LIVING & CONDOMINIUMS

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	
<input type="checkbox"/> Other Requests (Specify): _____		

3. Applicant, Agent & Property Owner Information:

Applicant's Name: SCOTT FRANK Company: OAK PARK II
Street Address: 7806 BETSY LANE City/State: VERONA, WI Zip: 53593
Telephone: 608 833 1713 Fax: () Email: FRANKLYNN@AOL.COM
Project Contact Person: JIM KLETT Company: EPPSTEIN UHEN ARCHITECTS
Street Address: 333 E. CHICAGO City/State: MILW., WI Zip: 53202
Telephone: (414) 291 8164 Fax: () Email: JIMK@EUA.COM

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEVELOPMENT OF OLDER ADULT CAMPUS INCLUDING ASSISTED LIVING, CBRF AND CONDOMINIUMS.

Development Schedule: Commencement NOV, 2007 Completion MAY, 2009

CONTINUE →

5. Required Submittals:

- ☒ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

- ☒ **Letter of Intent:** Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

- ☒ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

- ☒ **Filing Fee:** \$ 1800 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

- ☐ A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

- ☐ A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of GRANDVIEW COMMONS Plan, which recommends:

MULTIFAMILY AND SEMI-RETAIL RELATED SERVICE for this property.

- ☒ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

ALD. CNARE 8-1-07, GRANDVIEW COMMONS 7-12-07

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- ☒ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner AL MARTIN Date 7-19-07 Zoning Staff DAT MEETING Date 7-26-07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name JAMES A. KLETT, AIA

Date 8.15.07

Signature [Signature]

Relation to Property Owner OWNERS

ARCHITECT

Authorizing Signature of Property Owner MR. SCOTT FRANK

Date 8.14.07

OAK PARK II



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.

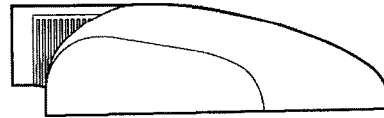
INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

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

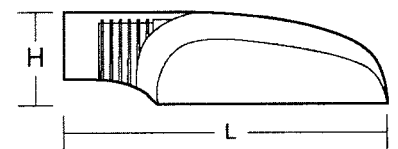
200W, 250W, 320W, 350W, 400W

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	TB	RPA
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:

- 1 Must use reduced jacket lamp ED28.
- 2 Consult factory for availability in Canada.
- 3 Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
- 4 Mounted in lens-up orientation, fixture is damp location listed.
- 5 Shipped separately.
- 6 May be ordered as an accessory.
- 7 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	Architectural colors ⁷
SF Single fuse (120, 277, 347, n/a TB)	Standard colors
DF Double fuse (208, 240, 480V, n/a TB)	DDB Dark bronze (standard)
PER NEMA twist-lock receptacle only (no photocontrol)	DWH White
CR Enhanced corrosion resistance	DBL Black
QRS Quartz restrike system (250W maximum, lamp not included)	Textured colors
HS Houseside shield (SR2, SR3, SR4W)	DSPD Dark gray
EC Emergency circuit	DSPJ Light gray
TP Tamperproof	DBLB Black
SCWA Super CWA pulse start ballast	DWHG White
LPI Lamp included as standard	DBNH Dark bronze
L/LP Less lamp	DSPE Green
Shipped separately ⁶	DSPG Dark red
PE1 NEMA twist-lock PE (120, 208, 240V)	DSPH Red
PE3 NEMA twist-lock PE (347V)	DSPF Rust
PE4 NEMA twist-lock PE (480V)	
PE7 NEMA twist-lock PE (277V)	
AS2VG Vandal guard	
SC Shorting cap for PER option	

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	



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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).

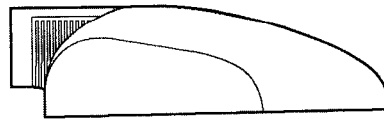
Catalog Number	OAKBROOK	
Notes	AS2 250M SR4SC RPA TB DDB LPI	Type B

Architectural Area & Roadway Luminaires

AS2

METAL HALIDE

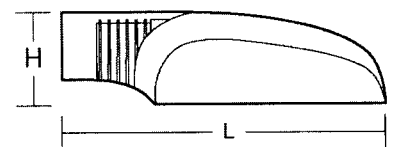
200W, 250W, 320W, 350W, 400W
10' to 35' Mounting



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

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: SSA 204C DM19AS DDB

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:

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

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

DDB LPI	
Options	
<u>Shipped installed</u>	<u>Architectural colors⁷</u>
SF Single fuse (120, 277, 347, n/a TB)	<u>Standard colors</u>
DF Double fuse (208, 240, 480V, n/a TB)	DDB Dark bronze (standard)
PER NEMA twist-lock receptacle only (no photocontrol)	DWH White
CR Enhanced corrosion resistance	DBL Black
QRS Quartz restrike system (250W maximum, lamp not included)	<u>Textured colors</u>
HS Houseside shield (SR2, SR3, SR4W)	DSPD Dark gray
EC Emergency circuit	DSPJ Light gray
TP Tamperproof	DBLB Black
SCWA Super CWA pulse start ballast	DWHG White
LPI Lamp included as standard	DBNH Dark bronze
L/LP Less lamp	DSPE Green
<u>Shipped separately⁶</u>	DSPG Dark red
PE1 NEMA twist-lock PE (120, 208, 240V)	DSPH Red
PE3 NEMA twist-lock PE (347V)	DSPF Rust
PE4 NEMA twist-lock PE (480V)	
PE7 NEMA twist-lock PE (277V)	
AS2VG Vandal guard	
SC Shorting cap for PER option	

Accessories: Tenon Mounting Slipfitter

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

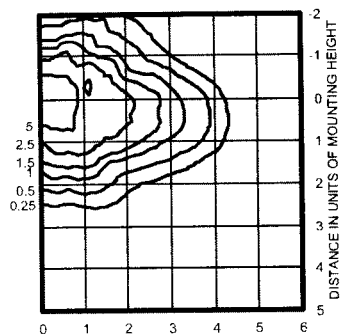
Number of fixtures	
Tenon O.D.	One Two@180° Two@90° Three@120° Three@90° Four@90°
2-3/8"	AST20-190 AST20-280 n/a AST20-320 n/a n/a
2-7/8"	AST25-190 AST25-280 AST25-290 AST25-320 AST25-390 AST25-490
4"	AST35-190 AST35-280 AST35-290 AST35-320 AST35-390 AST35-490

AS2 Metal Halide Area Lighting

Coefficient of Utilization Initial Footcandles

AS2 400M SR2

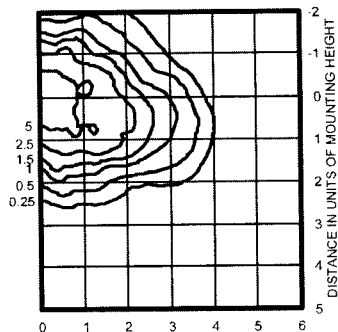
TEST NO: LTL10098



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

AS2 400M SR3

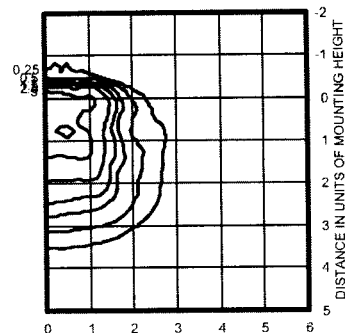
TEST NO: LTL10099



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

AS2 400M SR4SC

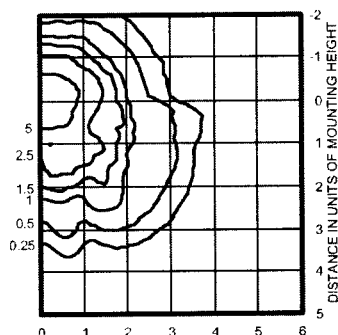
TEST NO: LTL10100



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

AS2 400M SR4W

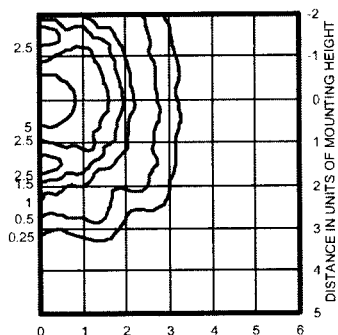
TEST NO: LTL10101



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	RSS 20 4B DM19AS DDB	Type A&B

Anchor Base Poles

RSS

ROUND STRAIGHT STEEL



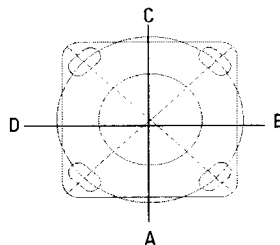
ORDERING INFORMATION

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			DM19AS		DDB	
20			Mounting ¹		Options	
Shaft type	Nominal shaft length	Nominal shaft base size/wall thickness	Tenon Mounting		Shipped Installed	Architectural Colors
RSS	8 – 30 feet (See back page.)	(See back page.)	PT Open top		L/AB Less Anchor Bolts	(powder finish) ⁷
			T20 2-3/8" O.D. (2" NPS)		VD Vibration Damper	Standard Colors
			T25 2-7/8" O.D. (2-1/2" NPS)		TP Tamper Proof	DDB Dark bronze
			T30 ² 3-1/2" O.D. (3" NPS)		Hxx ^{4,5} Horizontal Arm Bracket (1 fixture)	DWH White
			T35 ² 4" O.D. (3-1/2" NPS)		FDLxx ⁴ Festoon Outletless electrical	DBL Black
			Drill Mounting ³		FGLxx ⁴ Festoon GFI Outletless electrical	Classic Colors
			DM19 1at90°		12CPxx ⁴ 1/2" Coupling	DMB Medium bronze
			DM28 2at180°		34CPxx ⁴ 3/4" Coupling	DNA Natural aluminum
			DM28PL 2at180° with one side plugged		1CPxx ⁴ 1" Coupling	DSS Sandstone
			DM29 2at90°		12NPxx ⁴ 1/2" Threaded Nipple	DGC Charcoal gray
			DM32 3at120°		34NPxx ⁴ 3/4" Threaded Nipple	DTG Tennesseegreen
			DM39 3at90°		1NPxx ⁴ 1" Threaded Nipple	DBR Brightred
			DM49 4at90°		HHxx ^{4,6} Extra Handhole	DSB Steel blue
			Aeris Drill Mounting ³			GALV Galvanized finish
			DM19AS 1at90°			
			DM28AS 2at180°			
			DM29AS 2at90°			
			DM32AS 3at120°			
			DM39AS 3at90°			
			DM49AS 4at90°			

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

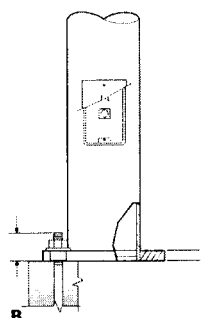
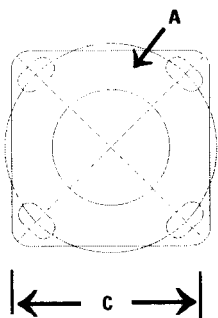
Sheet#: Pole-RSS

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 (ft²) 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

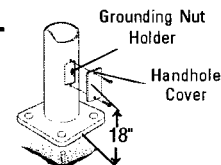


IMPORTANT:

- 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.

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



Sheet #: Pole-RSS

©1998 Lithonia Lighting, Rev. 6/02 Pole-RSS.P65

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.	LH10399ies	20500	0.72	297

LUMINAIRE LOCATIONS											
No.	Label	Location		Z	MH	Orientation	Tilt	X	Aim		Z
		X	Y						X	Y	
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	-143.8	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	Avg/Min
Calc Zone #1	+	1.8 fc	4.1 fc	0.4 fc	10.3:1	4.5:1

0.4 0.4

1.3 0.6

2.3 3.3 1.6 1.0 0.7

2.5 2.8 1.7 1.0 0.6

2.6 3.0 1.8 1.2 0.7

2.5 3.3 1.6 1.0 0.7

2.2 2.8 1.8 1.1 0.8

1.3 1.2 1.2 0.8 0.7

1.0 1.6 1.3 1.2 0.7

1.5 2.3 3.0 1.8 1.1

2.0 2.5 3.0 1.7 1.0

2.4 2.8 2.8 1.8 1.2

2.1 2.8 2.8 1.7 1.1

1.7 2.2 3.4 1.7 1.1

1.3 1.9 1.6 1.5 1.0

1.0 0.9 0.8 1.0 0.8

2.2 2.1 1.8 1.4 1.3

2.5 3.7 2.0 1.7 1.9

2.7 3.1 2.4 2.7 2.6 2.9

2.8 3.4 2.4 2.8 3.2 3.5 3.0 2.7 1.8 0.8 0.8 1.0 1.9 2.0

2.7 2.0 2.9 2.0 2.5 3.2 3.0 2.1 1.1 0.9 1.1 0.9 1.3 2.4 3.1 3.1 1.5 1.0 0.7 0.8 0.7 1.0 1.5 3.0 3.0 2.4 1.3 0.9 1.1 0.8 1.0 1.8 3.2 3.0 2.0 1.1

2.8 3.3 2.6 2.3 2.3 2.6 2.3 1.7 1.4 1.0 1.0 1.0 1.3 1.8 1.5 1.8 1.6 1.3 0.8 0.8 0.8 1.1 1.6 1.8 1.4 1.9 1.4 1.0 1.0 1.3 1.7 2.4 2.9 1.7 1.3

1.6 1.6 2.8 2.2 2.6 2.1 1.8 1.7 1.5 1.5 0.7 1.2 1.7 2.1 1.2 2.1 1.5 1.2 0.8 1.5 0.8 1.2 1.5 2.1 1.1 2.3 1.6 1.2 0.7 0.9 1.3 1.6 2.4 2.0 2.0 1.9

1.2 1.4 2.3 3.2 3.3 1.4 1.1

1.0 1.5 2.4 2.1 2.9

1.9 1.4 2.8 3.6 2.8

0.9 1.4 2.5 3.6 2.8

0.8 1.2 2.1 3.7 2.8

0.6 1.1 2.0 2.7 2.3

1.4 0.8 0.8 0.4

2.0 1.8 1.2

2.4 2.7 2.0 1.5 0.7 0.5 0.7 1.4 1.9 2.1 2.0 2.9 1.8 1.1 0.8 0.8 1.7 2.4 2.4 2.0 2.8 1.7

2.7 2.0 2.9 2.0 2.5 3.2 3.0 2.1 1.1 0.9 1.1 0.9 1.3 2.4 3.1 3.1 1.5 1.0 0.7 0.8 0.7 1.0 1.5 3.0 3.0 2.4 1.3 0.9 1.1 0.8 1.0 1.8 3.2 3.0 2.0 1.1

2.8 3.3 2.6 2.3 2.3 2.6 2.3 1.7 1.4 1.0 1.0 1.0 1.3 1.8 1.5 1.8 1.6 1.3 0.8 0.8 0.8 1.1 1.6 1.8 1.4 1.9 1.4 1.0 1.0 1.3 1.7 2.4 2.9 1.7 1.3

1.6 1.6 2.8 2.2 2.6 2.1 1.8 1.7 1.5 1.5 0.7 1.2 1.7 2.1 1.2 2.1 1.5 1.2 0.8 1.5 0.8 1.2 1.5 2.1 1.1 2.3 1.6 1.2 0.7 0.9 1.3 1.6 2.4 2.0 2.0 1.9

1.2 1.4 2.3 3.2 3.3 1.4 1.1

1.0 1.5 2.4 2.1 2.9

1.9 1.4 2.8 3.6 2.8

0.9 1.4 2.5 3.6 2.8

0.8 1.2 2.1 3.7 2.8

0.6 1.1 2.0 2.7 2.3

0.8 1.1 2.3 2.0 2.6 1.9

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2.4 2.7 2.9 1.8

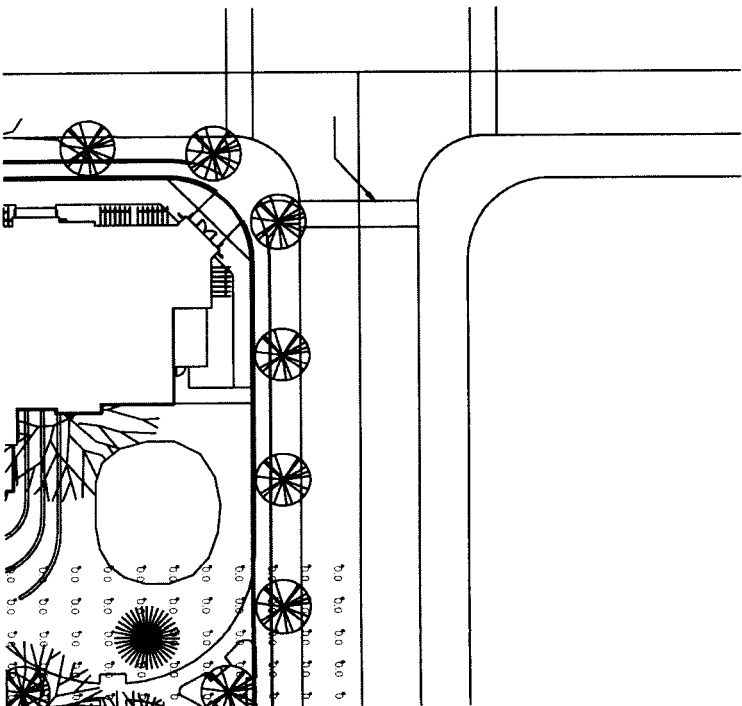
1.8 2.5 3.3 1.6

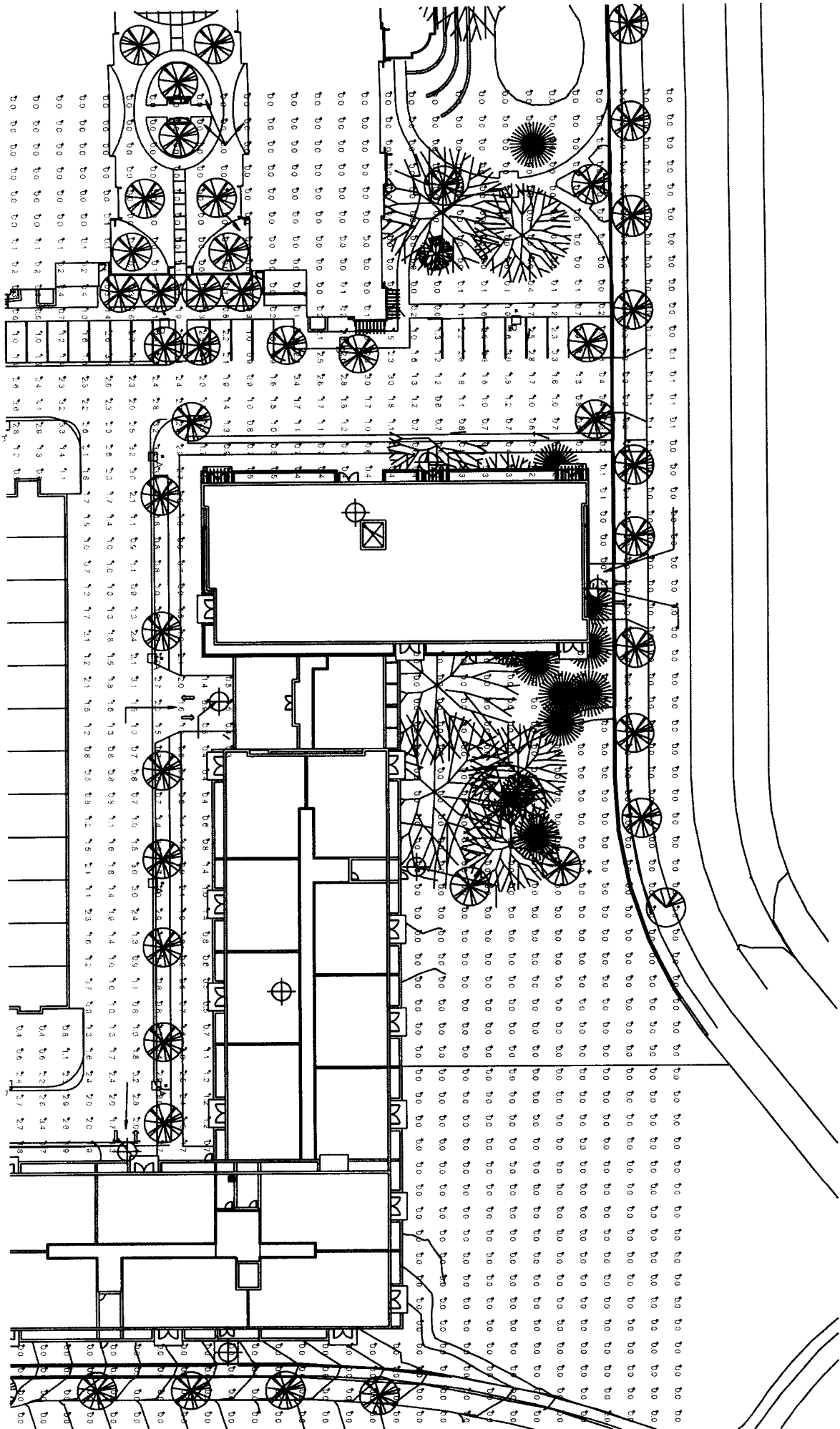
1.2 2.2 2.4 1.6

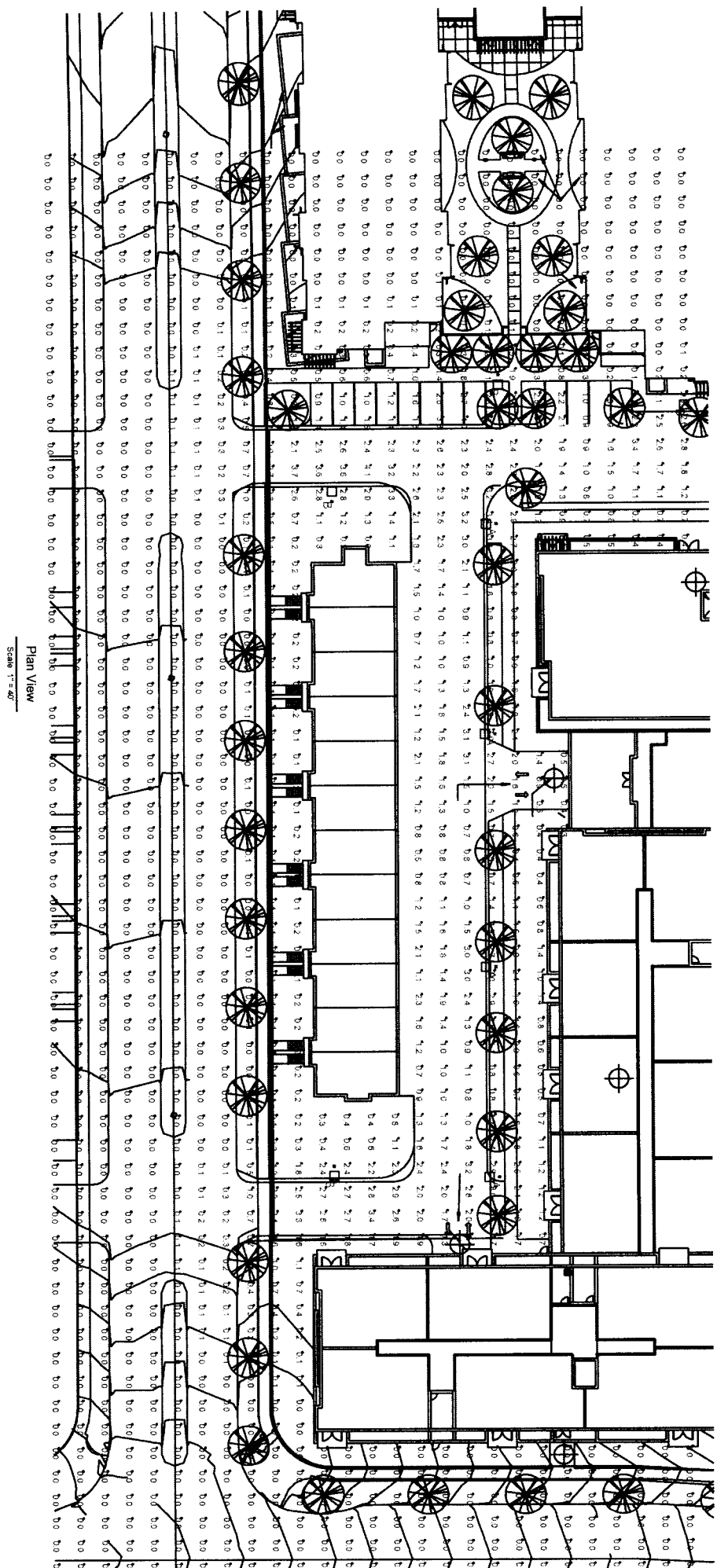
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
<input type="checkbox"/>	A	4	AS2 250M SR4W	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	L1110415.ies	20500	0.72	297
<input 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.	L1110399.ies	20500	0.72	297

LUMINAIRE LOCATIONS									
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Alt
1	A	936.1	-76.3	22.0	22.0	179.4	0.0	936.1	-77.7
2	A	847.7	-77.2	22.0	22.0	179.4	0.0	847.7	-78.6
3	A	750.8	-77.2	22.0	22.0	179.4	0.0	750.9	-78.6
4	A	663.9	-76.3	22.0	22.0	179.4	0.0	663.9	-77.7
5	B	601.5	74.7	22.0	22.0	90.8	0.0	602.9	74.7
6	B	654.2	-143.8	22.0	22.0	-89.2	0.0	652.8	-143.7
7	B	930.3	-144.2	22.0	22.0	88.4	0.0	931.7	-144.2
8	B	610.4	1.3	22.0	22.0	90.8	0.0	611.8	1.2
9	B	601.5	-75.0	22.0	22.0	90.8	0.0	602.9	-75.0

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









eppstein uhen : architects

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Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 650
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

CITY 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 JK

PROJECT NUMBER 606389-02

DATE 08/15/07

EXTERIOR
ELEVATIONS

A201

© Eppstein Uhen Architects, Inc.



D6 NORTH ELEVATION
1/16" = 1'-0"

KEYNOTES PER SHEET	
Key Value	Keynote Text
03-01	CONCRETE BALCONY
04-01	BRICK VENEER
04-02	STONE VENEER
05-01	DECORATIVE ARBOR
05-03	DECORATIVE CABLE RAILING
05-04	SUSPENDED STEEL ENTRY CANOPY
06-02	FIBER CEMENT SIDING
06-05	BUILT-UP FIBER CEMENT FASCIA
07-03	METAL GRAVEL STOP AND FASCIA
08-01	CLAD WINDOW
08-02	OVER-HEAD DOOR
08-03	ALUMINUM ENTRANCE
08-05	INSULATED METAL DOOR



A1 NORTHEAST CORNER - (F4) BUILDING



A6 EAST ELEVATION
1/16" = 1'-0"



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Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

CITY SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

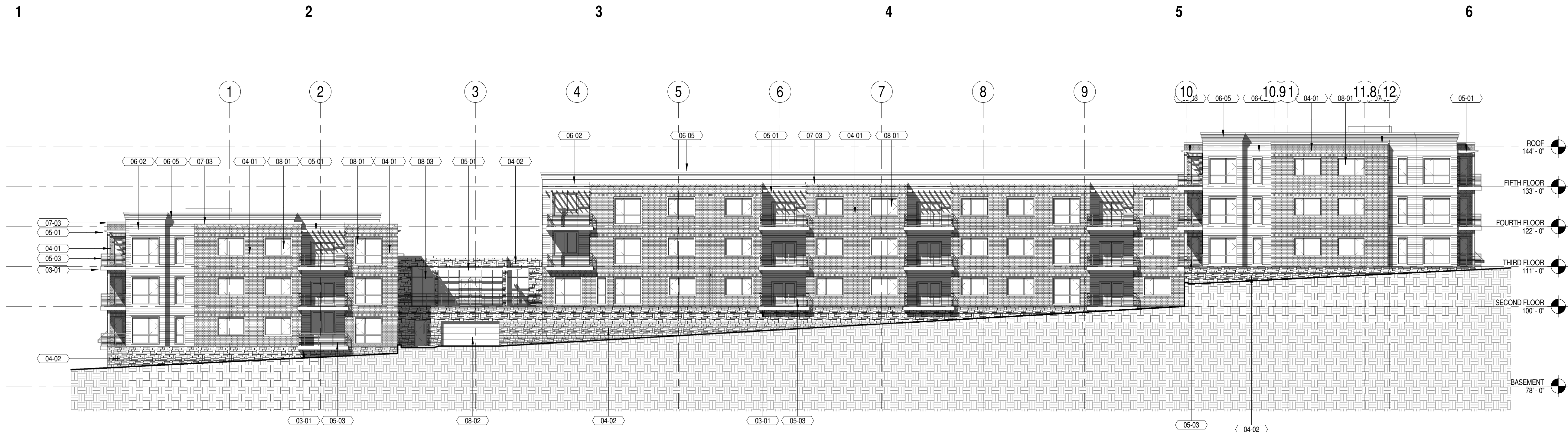
PROJECT NUMBER 606389-02

DATE 08/15/07

EXTERIOR
ELEVATIONS

A200

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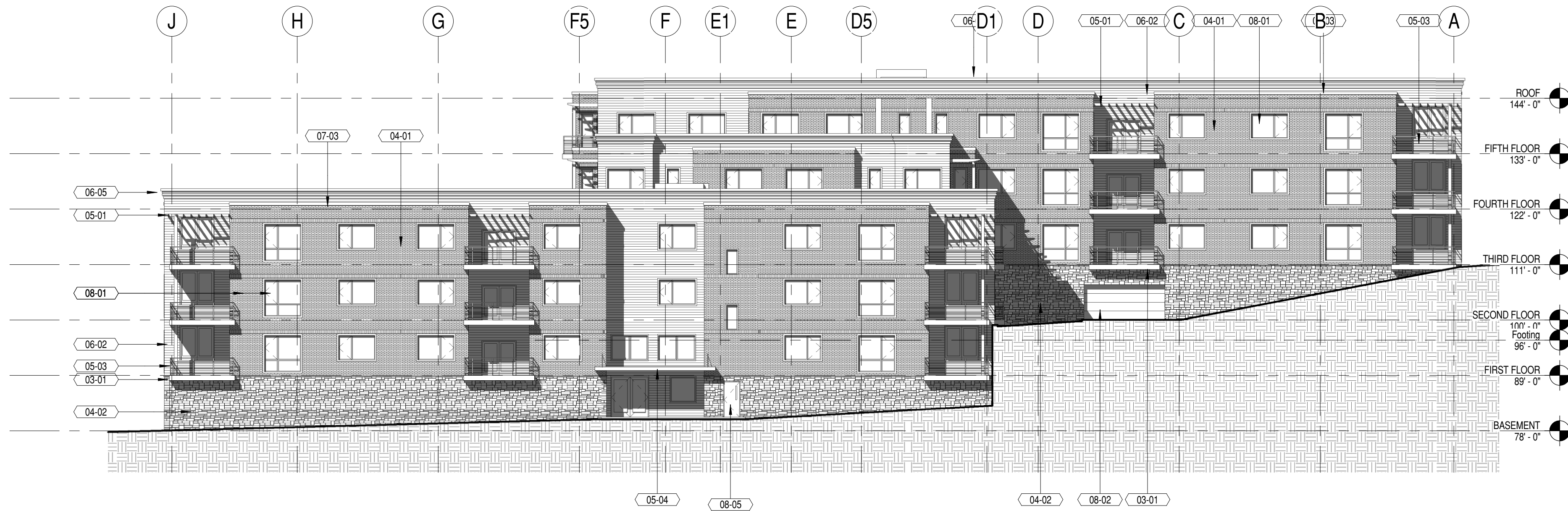


D6 SOUTH ELEVATION
1/16" = 1'-0"

KEYNOTES PER SHEET	
Key Value	Keynote Text
03-01	CONCRETE BALCONY
04-01	BRICK VENEER
04-02	STONE VENEER
05-01	DECORATIVE ARBOR
05-03	DECORATIVE CABLE RAILING
05-04	SUSPENDED STEEL ENTRY CANOPY
06-02	FIBER CEMENT SIDING
06-05	BUILT-UP FIBER CEMENT FASCIA
07-03	METAL GRAVEL STOP AND FASCIA
08-01	GLAD WINDOW
08-02	OVERHEAD DOOR
08-03	ALUMINUM ENTRANCE
08-05	INSULATED METAL DOOR



A1 SOUTHEAST CORNER - PATIO (F1) BUILDING



A6 WEST ELEVATION
1/16" = 1'-0"



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

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

CITY 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 JK

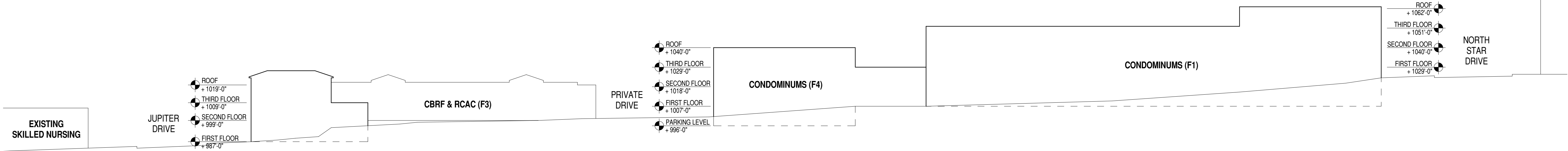
PROJECT NUMBER 606389-02

DATE 08/15/07

SITE SECTIONS

AS300

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A1 OVERALL SITE SECTION
1" = 30'-0"



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

**OAK PARK CAPITOL -
CONDOS**

MADISON, WI

ISSUANCE AND REVISIONS

CITY 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 JK

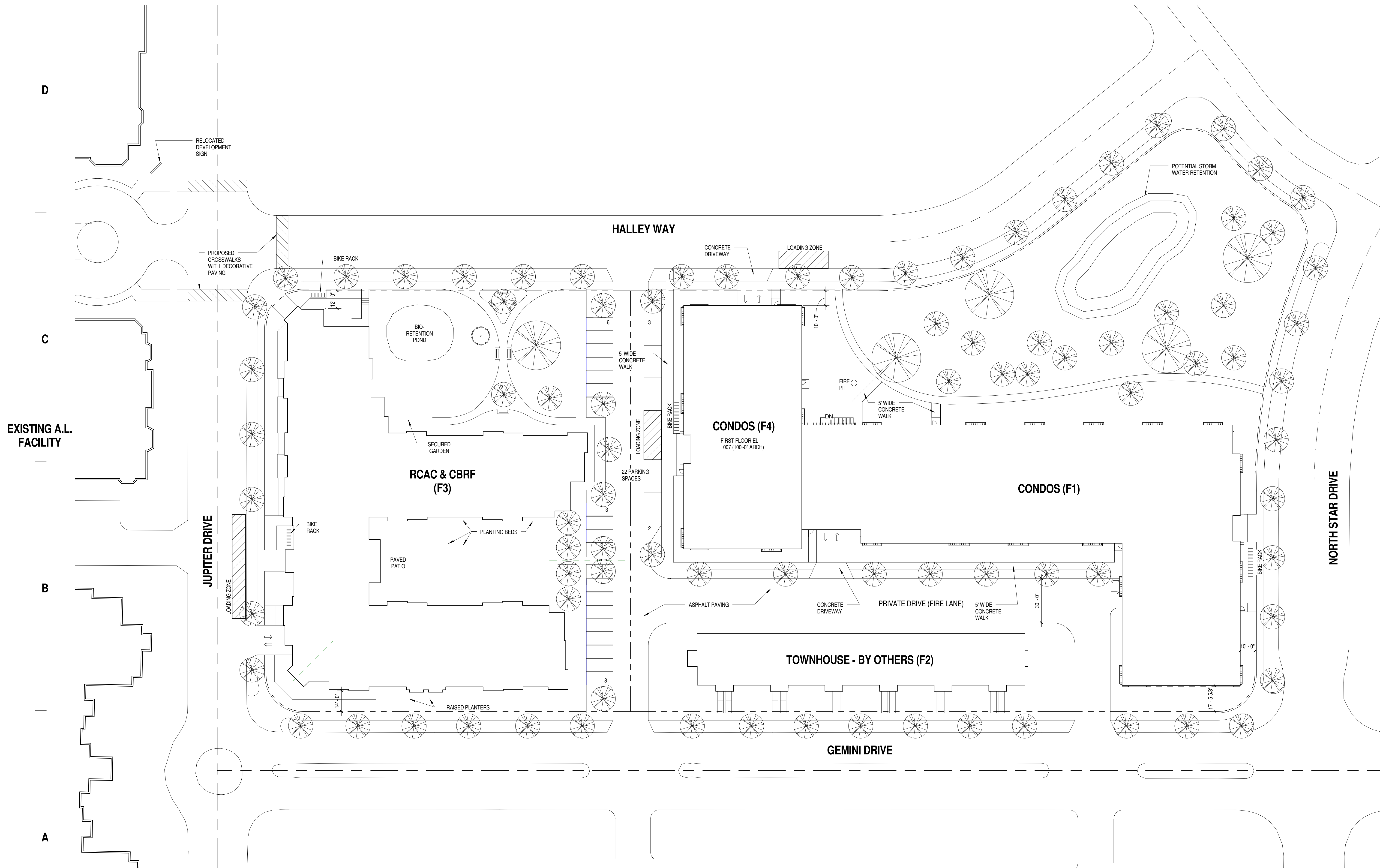
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DATE 08/15/07

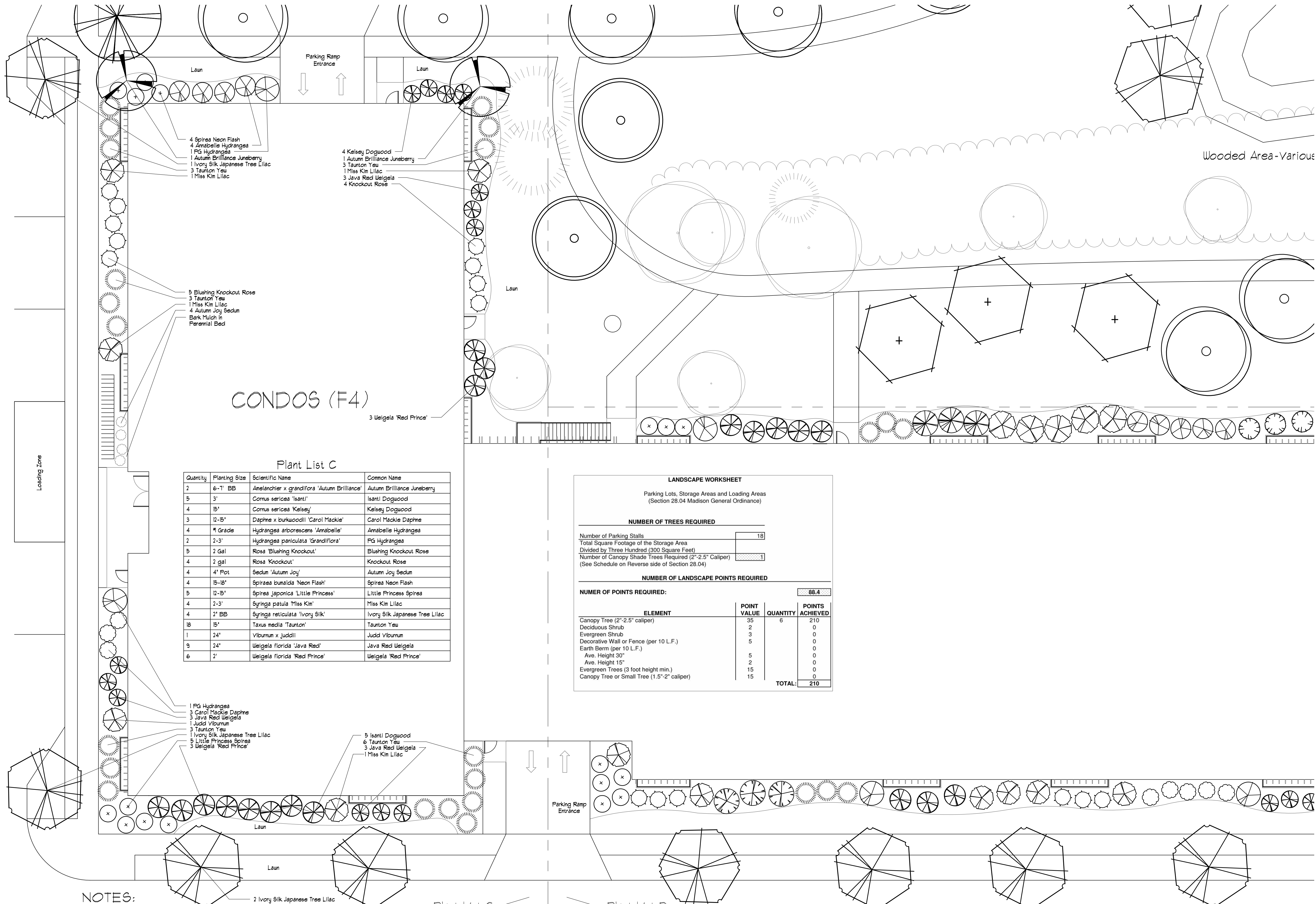
**ARCHITECTURAL
SITE PLAN**

AS100

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A6 SITE PLAN
1" = 30'-0"



Plant List C

Quantity	Planting Size	Scientific Name	Common Name
2	6"-1' BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
5	3'	Cornus sericea 'Isanti'	Isanti Dogwood
4	15'	Cornus sericea 'Kelsey'	Kelsey Dogwood
3	12-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
4	#1 Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
2	2'-3'	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
5	2 gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose
4	2 gal	Rosa 'Knockout'	Knockout Rose
4	4' Pot	Sedum 'Autumn Joy'	Autumn Joy Sedum
4	15-18"	Spiraea bumalda 'Neon Flash'	Spiraea Neon Flash
5	12-15'	Spiraea japonica 'Little Princess'	Little Princess Spiraea
4	2'-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac
4	2' BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
10	15'	Taxus media 'Taunton'	Taunton Yew
1	24'	Viburnum x juddii	Judd Viburnum
9	24'	Weigela florida 'Java Red'	Java Red Weigela
6	2'	Weigela florida 'Red Prince'	Weigela 'Red Prince'

LANDSCAPE WORKSHEET

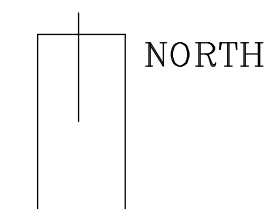
Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

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			
NUMER 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

- 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. Maintenance strip of black vinyl edging and #2 washed stone shall be placed 1' from building.
 5. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

SCALE

DATE
DESIGN
REVISION

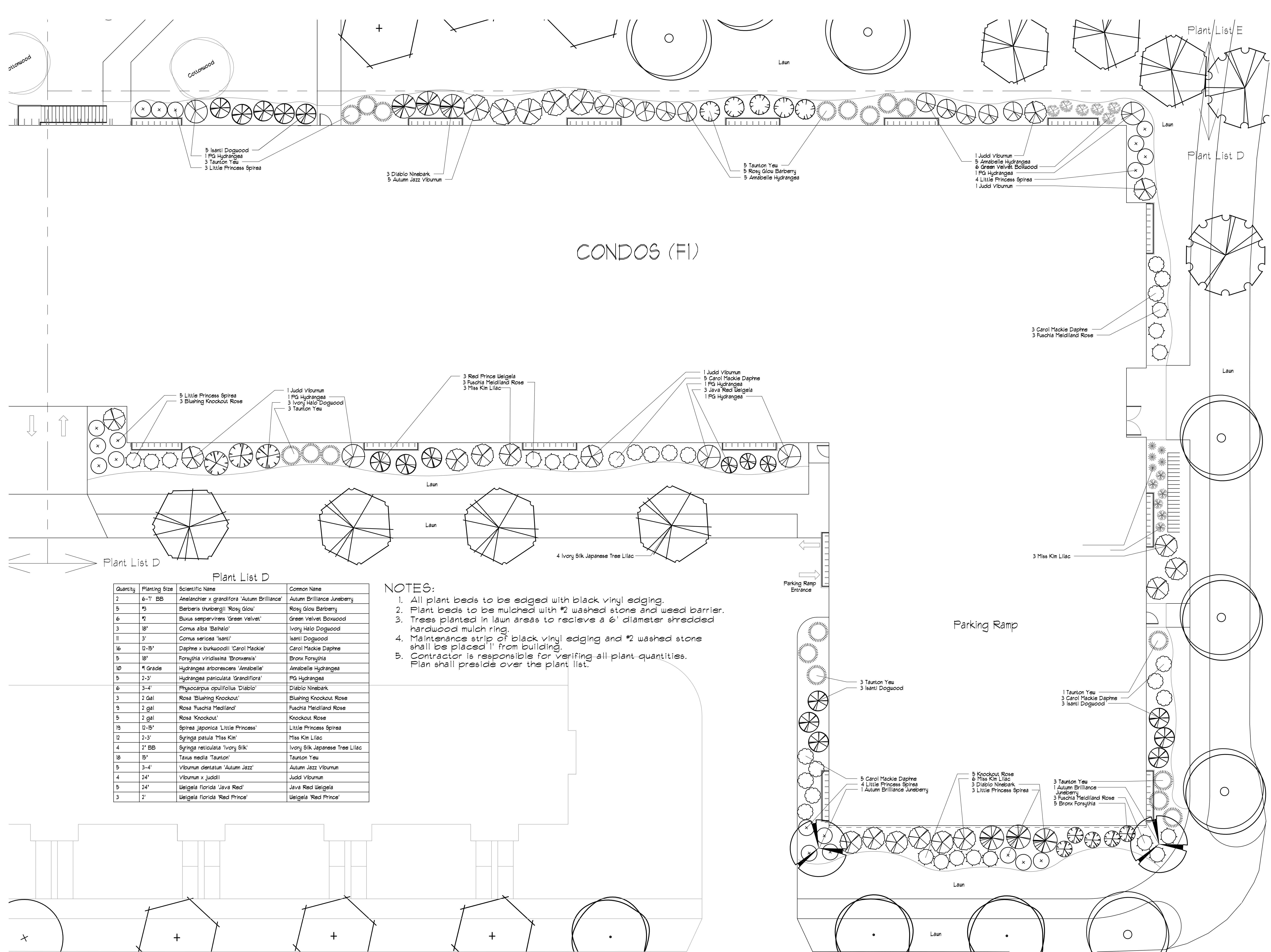


1" = 10' - 0"

11/0/07
jch
125/07
130/07
8/4/07

L-103

EUAOAKPARK



CONDOS (FI)

Plant List D

Quantity	Planting Size	Scientific Name	Common Name
2	6'-1' BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry
5	#3	Berberis thunbergii 'Rosy Glow'	Rosy Glow Barberry
6	#2	Buxus sempervirens 'Green Velvet'	Green Velvet Boxwood
3	18'	Cornus alba 'Balthazo'	Ivory Halo Dogwood
11	3'	Cornus sericea 'Isanti'	Isanti Dogwood
16	12'-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
5	18'	Forsythia viridissima 'Bronxensis'	Bronx Forsythia
10	#1 Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
5	2'-3'	Hydrangea paniculata 'Grandiflora'	PG Hydrangea
6	3'-4'	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
3	2 Gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose
9	2 gal	Rosa 'Fuschia Meidiland'	Fuschia Meidiland Rose
5	2 gal	Rosa 'Knockout'	Knockout Rose
19	12'-15'	Spiraea japonica 'Little Princess'	Little Princess Spirea
12	2'-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac
4	2" BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
18	15'	Taxus media 'Taunton'	Taunton Yew
5	3'-4'	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum
4	24"	Viburnum x juddii	Judd Viburnum
5	24"	Weigela florida 'Java Red'	Java Red Weigela
3	2'	Weigela florida 'Red Prince'	Weigela 'Red Prince'

- 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. Maintenance strip of black vinyl edging and #2 washed stone shall be placed 1' from building.
 5. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

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. Maintenance strip of black vinyl edging and #2 washed stone shall be placed 1' from building where applicable.
5. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

Plant List ALANDSCAPE 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

NUMER OF POINTS REQUIRED:

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	6	210
Deciduous Shrub	2		0
Evergreen Shrub	2		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



(F3) BUILDING

HALLEY WAY

Plant List A Plant List C

Plant List C Plant List E

Plant List A \longleftrightarrow Plant List C

GEMINI DRIVE



5806 South Hill Drive
Madison, Wisconsin 53705
Phone 608.798.1840 Fax 608.798.1653

LANDSCAPE PLAN F3 BUILDING

MADISON, WISCONSIN

 NORTH

SCALE

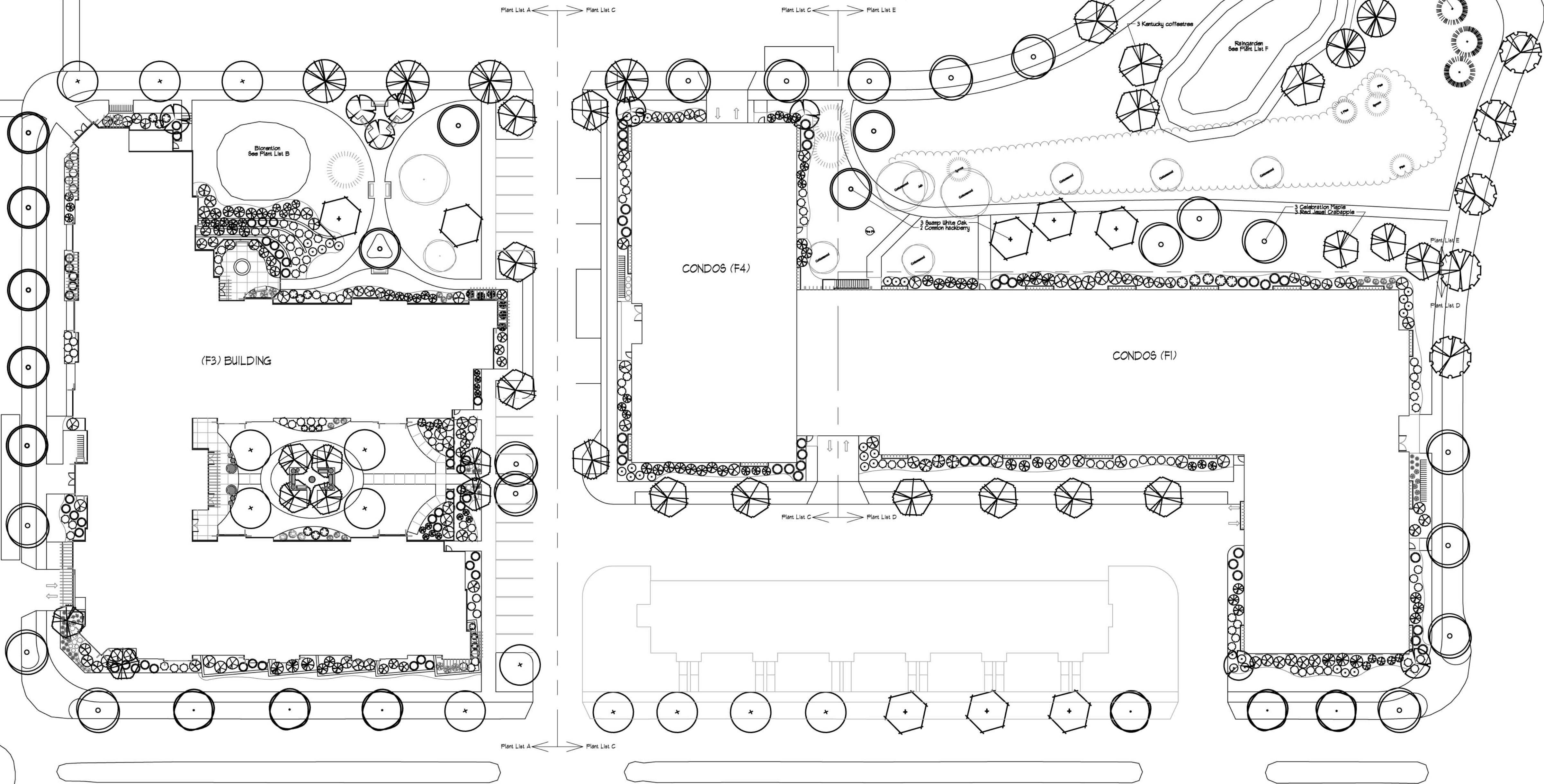
DATE
DESIGN
REVISION

L-101

EUROAK PARK

Plant List B						
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	Acorus calamus	Sweet flag	late spring		2'	1'
38	Allium cernuum	Nodding Onion	summer	purple	1'-2'	1'
38	Anemone canadensis	Canada Anemone	summer	white	1'-2'	1'
38	Asclepias incarnata	Red Milkweed	early summer	red	3'-5'	1'
60	Asclepias tuberosa	Butterfly Weed	early summer	orange	2'	1'
38	Baptisia lactea	White False Indigo	early summer	white	3'-5'	2'
38	Botonia asteroides	False Aster	late summer	white/pink	2'-4'	1'
152	Carex vulpinoidea	Fox Sedge			1'-3'	1'
76	Echinacea purpurea	Purple Coneflower	summer	purple	2'	1'
76	Eupatorium maculatum	Joe-Pye Weed	summer	pink	4-7'	1'
76	Iris versicolor	Blue Flag Iris	early summer	blue	2'-3'	1'
38	Iris virginica-shreve	Wild blue flag iris	late spring	purple	2'-3'	1'
114	Juncus torrey	Torrey's Rush	early summer		4'	1'
38	Liatris pycnostachya	Prairie blazingstar	summer	pink	3'-5'	1'
38	Lobelia cardinalis	Cardinal flower	mid summer	red	2'-5'	1'
38	Parthenium integrifolium	Wild Quinine	summer	white	3'-5'	1'
38	Penstemon digitalis	Smooth Penstemon	early summer	white	2'-3'	1'
76	Pontederia cordata	Pickeral weed	summer	purple	3'	1'
38	Ratibida pinnata	Yellow Coneflower	summer	yellow	3'-6'	1'
38	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	late summer	yellow	4'-6'	2'
76	Sagittaria latifolia	Arrowhead	summer	white	4'	1'
38	Solidago rigida	Stiff Goldenrod	fall	yellow	3'-5'	1'
76	Vernonia fasciculata	Ironweed	late summer	magenta	4'-6'	1'
1444						

Plant List F						
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT	SPACING
76	Acorus calamus	Sweet flag	late spring		2'	1'
76	Allium cernuum	Nodding Onion	summer	purple	1'-2'	1'
38	Anemone canadensis	Canada Anemone	summer	white	1'-2'	1'
38	Asclepias incarnata	Red Milkweed	early summer	red	3'-5'	1'
76	Asclepias tuberosa	Butterfly Weed	early summer	orange	2'	1'
38	Baptisia lactea	White False Indigo	early summer	white	3'-5'	2'
38	Botonia asteroides	False Aster	late summer	white/pink	2'-4'	1'
152	Carex vulpinoidea	Fox Sedge			1'-3'	1'
76	Echinacea purpurea	Purple Coneflower	summer	purple	2'	1'
76	Eupatorium maculatum	Joe-Pye Weed	summer	pink	4-7'	1'
76	Iris versicolor	Blue Flag Iris	early summer	blue	2'-3'	1'
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38	Lobelia cardinalis	Cardinal flower	mid summer	red	2'-5'	1'
38	Parthenium integrifolium	Wild Quinine	summer	white	3'-5'	1'
38	Penstemon digitalis	Smooth Penstemon	early summer	white	2'-3'	1'
76	Pontederia cordata	Pickeral weed	summer	purple	3'	1'
38	Ratibida pinnata	Yellow Coneflower	summer	yellow	3'-6'	1'
38	Rudbeckia fulgida 'Goldstar'	Goldstar Black-Eyed Susan	late summer	yellow	2'-3'	2'
38	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	late summer	yellow	4'-6'	2'
76	Sagittaria latifolia	Arrowhead	summer	white	4'	1'
38	Solidago rigida	Stiff Goldenrod	fall	yellow	3'-5'	1'
76	Vernonia fasciculata	Ironweed	late summer	magenta	4'-6'	1'
1444						



Plant List E				
Quantity	Planting Size	Scientific Name	Common Name	
3	2" BB	Acer x freemanii 'Celebration'	Celebration Maple	
5	0"	Betula nigra	River Birch Clump	
2	2" BB	Celtis occidentalis	Common Hackberry	
3	2" Cal	Gynocladia dioica	Kentucky coffeetree	
3	6" BB	Malus 'Red Jewel'	Red Jewel Crabapple	
3	6"	Pinus strobus	Eastern white pine	
3	2" BB	Quercus bicolor	Swamp White Oak	

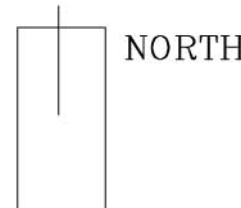
LANDSCAPE PLAN OAK PARK

OAK PARK CAPITOL
CONDOMINIUMS &
ASSISTED LIVING
APARTMENTS

MADISON, WISCONSIN

SCALE

DATE
DESIGN
REVISION



1" = 30' - 0"
11001
Jch
12501
13001
81401

L-100
EUAOAKPARK



eppstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 850
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6880



PROJECT INFORMATION

OAK PARK II -
ASSISTED LIVING

GRANDVIEW
COMMONS
719 JUPITER DRIVE
MADISON, WI

ISSUANCE AND REVISIONS

DESIGN
DEVELOPMENT
PROGRESS

REVISIONS

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

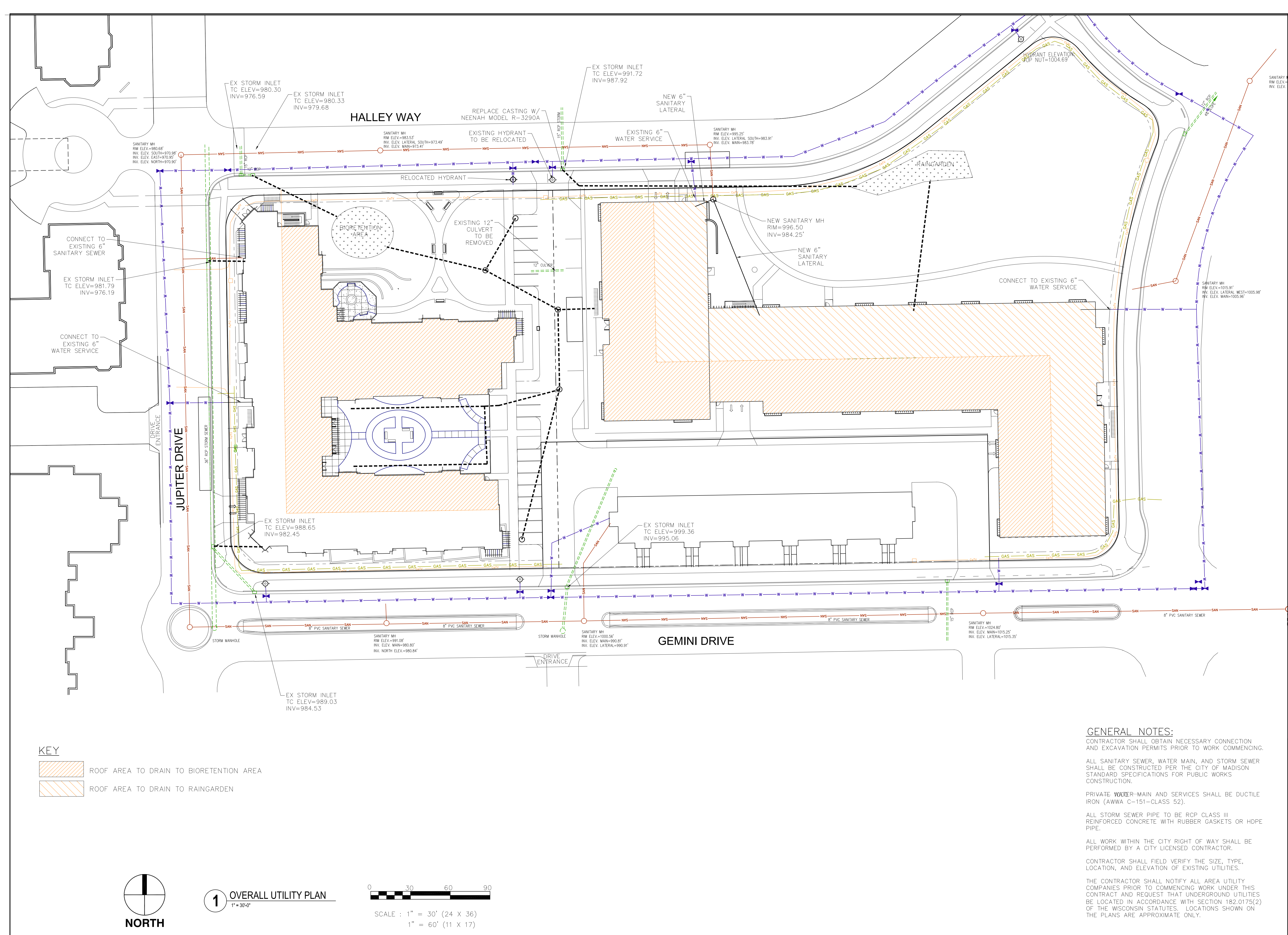
PROJECT NUMBER

DATE: 08-14-07

OVERALL UTILITY PLAN

C2.1

© Eppstein Uhen Architects, Inc.

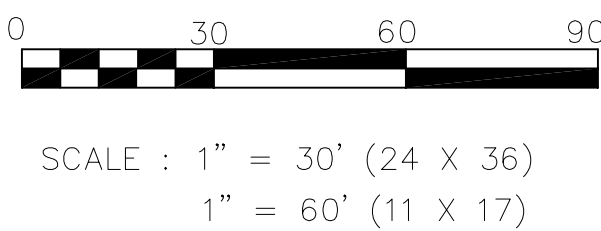


KEY

- ROOF AREA TO DRAIN TO BIORETENTION AREA
- ROOF AREA TO DRAIN TO RAINGARDEN



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





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Milwaukee, Wisconsin 53202
tel 414 271 5350 fax 414 271 7794
madison 222 West Washington Ave, Suite 850
Madison, Wisconsin 53703
tel 608 442 5350 fax 608 442 6880

**PROFESSIONAL
ENGINEERING
LLC**
3830 Manito Court
Middleton, WI 53562
phone (608) 824-9378
fax (608) 237-2129

PROJECT INFORMATION

OAK PARK II -
ASSISTED LIVING

GRANDVIEW
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MADISON, WI

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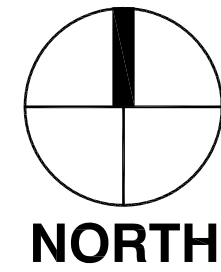
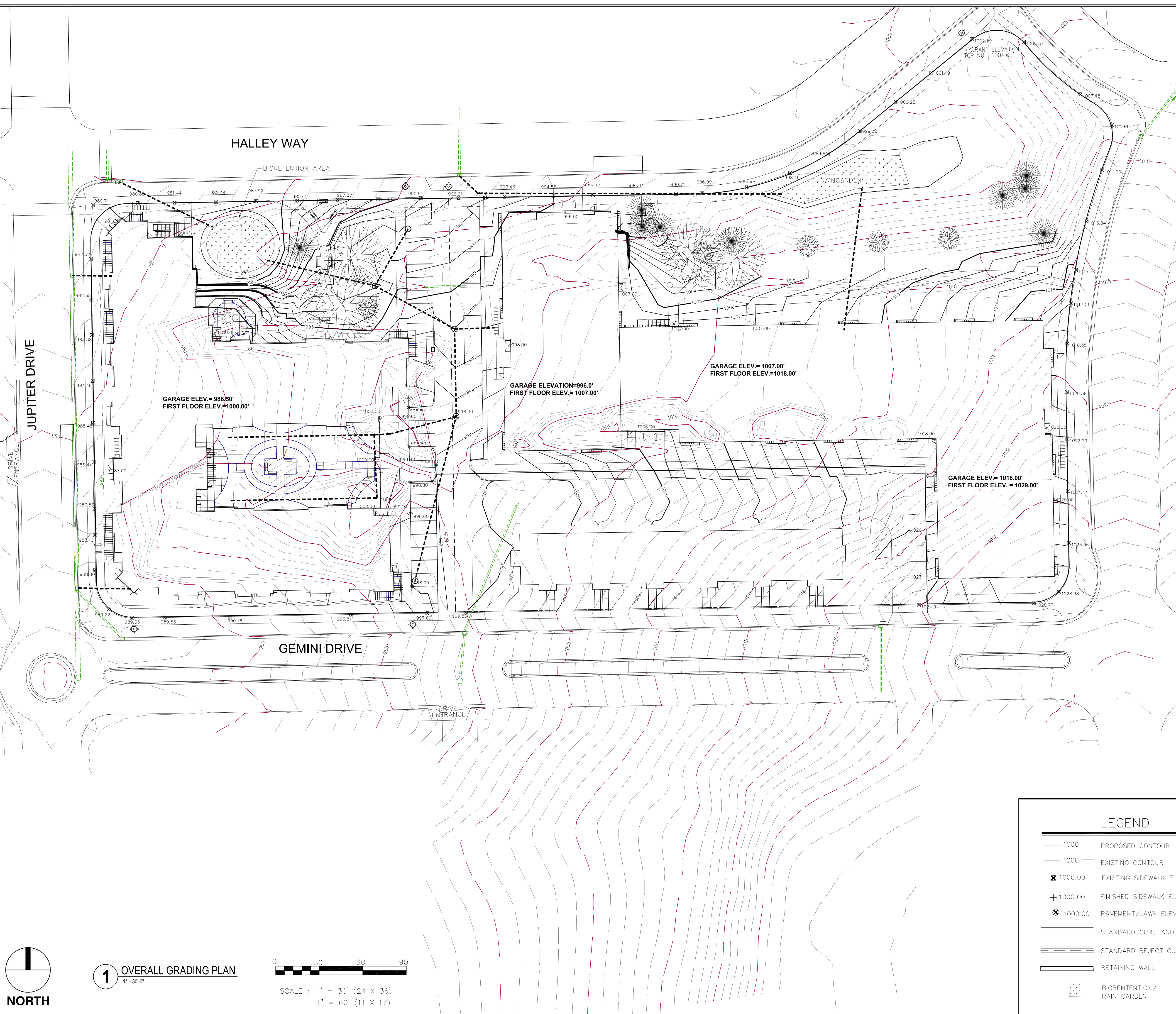
PROJECT NUMBER

DATE: 08-14-07

OVERALL GRADING PLAN

C1.1

© Eppstein Uhen Architects, Inc.



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

0 30 60 90
SCALE : 1" = 30' (24 X 36)
1" = 60' (11 X 17)

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING SIDEWALK ELEVATION
	FINISHED SIDEWALK ELEVATION
	PAVEMENT/LAWN ELEVATION
	STANDARD CURB AND GUTTER
	STANDARD REJECT CURB AND GUTTER
	RETAINING WALL
	BIORETENTION/ RAIN GARDEN



OAK PARK - F1 SITE CONDOS

SITE CONTEXT



eppstein uhen : architects

08/01/07 606389-02

© Eppstein Uhen Architects, Inc.



Oak Park II-Grandview Commons

8/14/2007

Unit Count

1 Acre = 43,560SF

F1 Building-Condos	
2 FL	10
3 FL	14
4 FL	14
5 FL	6
	44 Units

F4 Building-Condos	
1 FL	5
2 FL	6
3 FL	6
	17 Units
F1,F4 Total	61 Units

F3 Building-MC	
2	25
	25 Units
F3 Building-AL	
2	11
3	22
	33 Units
F3 Total	58 Units

Grand Total 119 Units

Site Data-F1, F4-Condo:	S.F.	Acres	%
Site Area	99,232	2.28	100
Footprint Area	40,072	0.92	41
Paved Area	6,352	0.14	6
Green Area	52,808	1.22	53

Site Data F3 MC/AL	S.F.	Acres	%
Ste Area	67,146	1.54	100
Footprint Area	30,271	0.69	45
Paved Area	10,260	0.24	15
Green Area	26,615	0.61	40

Building Areas

	Residential	Parking	Total
F1-Condos	88,579	30,995	119,574
F4-Condos	37,944	13,089	51,033
F3-MC/AL	65,723	19,436	85,159
Totals	192,246	63,520	255,766

Density

119 Units/3.82 Ac = 31 Units/Acre

Parking Count

F1 Building	Covered	Surface
1 FL	54	
2 FL	14	
	68	

F4 Building		
B FL	24	5
Sub Total	92	5

F3 Building		
B FL	28	17

Grand Total 120 22

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

LOT 1
CERTIFIED SURVEY MAP NO. 11413

JUPITER DRIVE

N00°57'42"W 235.00'

$R=25'$
 $T=25'$

6' WIDE PUBLIC
UTILITY EASEMENT
DOC. NO. 3709564

6' WIDE PUBLIC
UTILITY EASEMENT
DOC. NO. 3913261

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

1020.0 LOT CORNER ELEVATION

LOT 2
32,015
SQ.FT.

LOT 1

174,649 SQ.FT.

GRID NORTH

0 100

Scale 1" = 100'

NORTH STAR DRIVE

LOT 1
CERTIFIED SURVEY
MAP NO. 11038

LOT 3
CERTIFIED
SURVEY

LOT 1
CERTIFIED SURVEY
MAP NO. 11041

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

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, KOTTKE
AND ASSOCIATES, INC.**

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

SHEET 1 OF 5

VOL. _____ SHEET _____

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

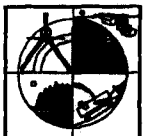
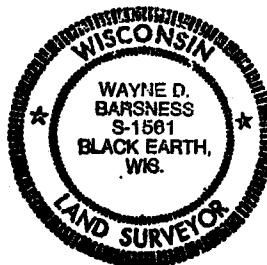
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	183.00	119.61	121.85	N69°57'47"E	038°09'02"	
3-4	180.00	63.37	63.70	S49°15'03"E	020°16'38"	3-S39°06'44"E
4-5	25.00	32.56	35.46	S18°45'06"E	081°16'32"	4-S59°23'22"E
5-6	420.00	166.38	167.48	S10°27'44"W	022°50'52"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

7530 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 _____

SHEET 2 OF 5

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 CAPITOL CONDOS

Letter of Intent

To: The City of Madison Plan Commission

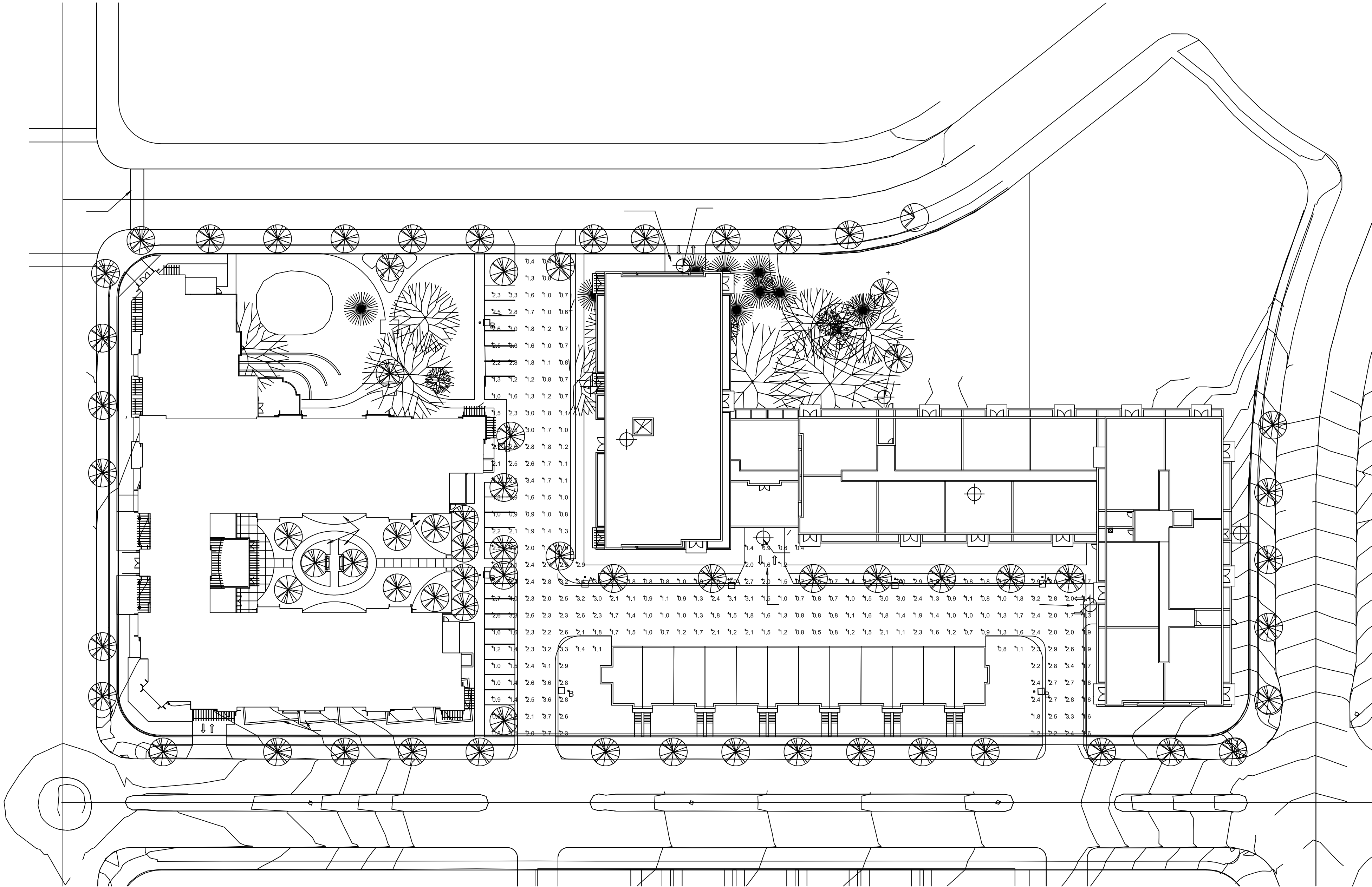
Oak Park Capitol Condos located in Grandview Commons is a age restricted market rate condominium to be marketed toward older adults. The density of 61 condominium units is consistent with the GDP for the F1 & F4 properties. The proposal conforms to both the Grandview Commons overall development plan & 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. Our proposal calls for 2-buildings; F1 a forty-four (44) unit and F4 a seventeen unit (17) building. The goal of the project is to offer a quality constructed and architecturally interesting housing alternative for older adults in this part of Madison.

1. The name of the project: Oak Park Capitol Condos
2. Construction schedule: Spring 2008 – Phase I (Building F1)
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: James Klett, 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: Marthe Jones, Oak Park
11. Uses of Building: Luxury condominiums ranging in the size from 1,400 SF to 2,000 SF. All units will have at least 2 BR and 2 baths. The project will have two phases F1 and F4 buildings. Covered parking for 98 cars will be provided. Common amenities include a club room with outdoor patio, fitness room, secure storage and a conference area.
12. Total footprint area of each building:
 - a. F1 unit building = 30,995 SF
 - b. F4 unit building = 13,089 SF
13. Square footage (acreage) of the site: 2.28 acres – 99,232 SF
14. Total number of dwelling units = 61 (44 unit building) & (17 unit building)
15. Number of bedrooms per unit = 2
16. Bedrooms per building:
 - a. F1 building = 88
 - b. F2 building = 34
17. Trash Removal: Each unit owner will take their trash to a central collection point in the building. A private trash hauler will pick up trash on a regular basis.
18. Snow removal and maintenance for project: will be hired out to a private firm; therefore no equipment will be stored at the property.

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	
	A	4	AS2 250M SR4W	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4W REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	Lt10415.Jes	20500	0.72	297	
	B	5	AS2 250M SR4SC	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC REFLECTOR.	ONE 250-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	Lt10399.Jes	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	-143.8	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	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'