

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

AGENDA ITEM # _____
Project # _____

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

PROJECT ADDRESS: 5817 Halley Way at Grandview Commons, Madison WI

ALDERMANIC DISTRICT: 3 - Lauren Cnare

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

Alternative Continuum of Care 333 E. Chicago

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

CONTACT PERSON: James R. Klett, AIA Eppstein Uhen Architects, Inc.

Address: 333 E. Chicago
Milwaukee, WI 53202

Phone: (414) 291-8172

Fax: (414) 211-7754

E-mail address: jimk@eua.com

TYPE OF PROJECT:

(See Section A for:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

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



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.

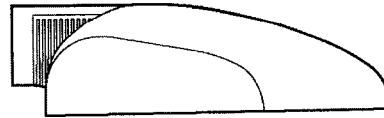
INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

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

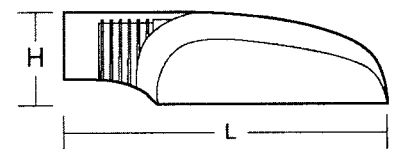
200W, 250W, 320W, 350W, 400W

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 350M¹	277	ASKMA2 Mast arm adapter ⁵	
AS2 400M¹	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 colors⁷
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 separately⁶	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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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).

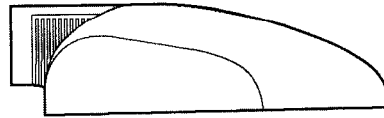
Catalog Number	OAKBROOK	
Notes	AS2 250M SR4SC RPA TB DDB LPI	Type B

Architectural Area & Roadway Luminaires

AS2

METAL HALIDE

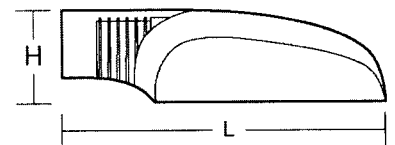
200W, 250W, 320W, 350W, 400W
10' to 35' Mounting



AERIS™

Specifications

EPA: 1.2 ft²
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ORDERING INFORMATION

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AS2 250M

Series	Voltage	Mounting
AS2 200M	120	SPA Square pole mounting (std)
AS2 250M	208 ²	RPA Round pole mounting
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AS2 350M ¹	277	ASKMA2 Mast arm adapter ⁵
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	480 ²	DSAS2R Decorative straight arm, round pole only ⁵
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Distribution	
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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

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Example: SSA 204C DM19AS DDB

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

NOTES:

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DDB LPI	
Options	
<u>Shipped installed</u>	<u>Architectural colors⁷</u>
SF Single fuse (120, 277, 347, n/a TB)	<u>Standard colors</u>
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EC Emergency circuit	DSPJ Light gray
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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.

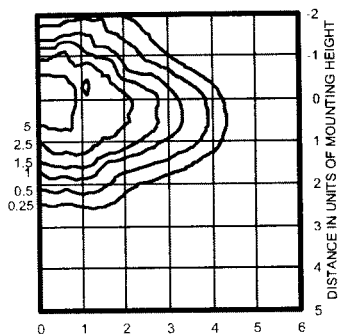
Number of fixtures	
Tenon O.D.	One Two@180° Two@90° Three@120° Three@90° Four@90°
2-3/8"	AST20-190 AST20-280 n/a AST20-320 n/a n/a
2-7/8"	AST25-190 AST25-280 AST25-290 AST25-320 AST25-390 AST25-490
4"	AST35-190 AST35-280 AST35-290 AST35-320 AST35-390 AST35-490

AS2 Metal Halide Area Lighting

Coefficient of Utilization Initial Footcandles

AS2 400M SR2

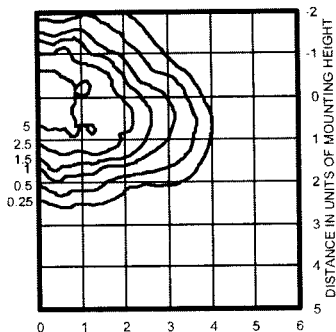
TEST NO: LTL10098



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

AS2 400M SR3

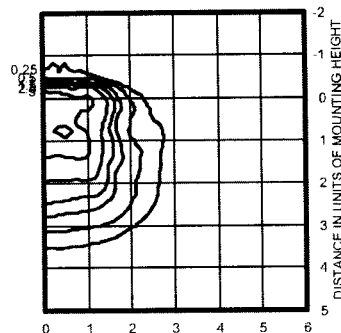
TEST NO: LTL10099



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

AS2 400M SR4SC

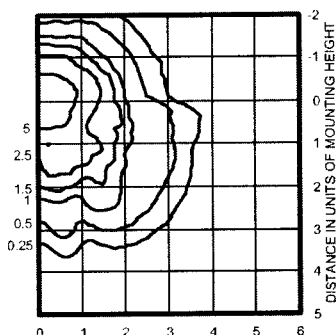
TEST NO: LTL10100



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

AS2 400M SR4W

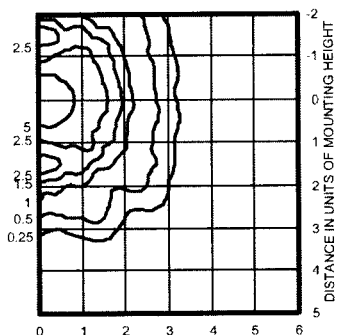
TEST NO: LTL10101



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



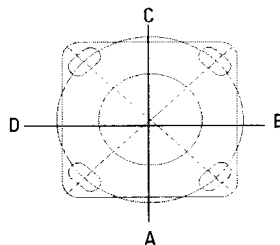
ORDERING INFORMATION

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		20		4B		DM19AS		DDB	
Shaft type		Nominal shaft length		Nominal shaft base size/ wall thickness		Mounting ¹		Options	
RSS		8 – 30 feet (See back page.)		(See back page.)					
<h3>HANDHOLE ORIENTATION</h3>									
NOTES:									
1 When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.									
2 3-1/2" and 4" tenons available on 5" shafts only.									
3 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.									

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

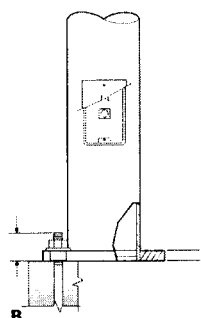
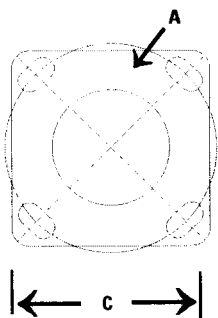
Sheet#: Pole-RSS

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

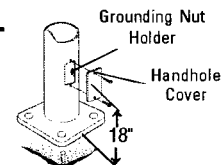


IMPORTANT:

- 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



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.	LH10415.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.	LH10399.ies	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						
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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

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0.8 1.1 2.0 2.7 2.3

1.4 0.8 0.8 0.4

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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 1.0 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

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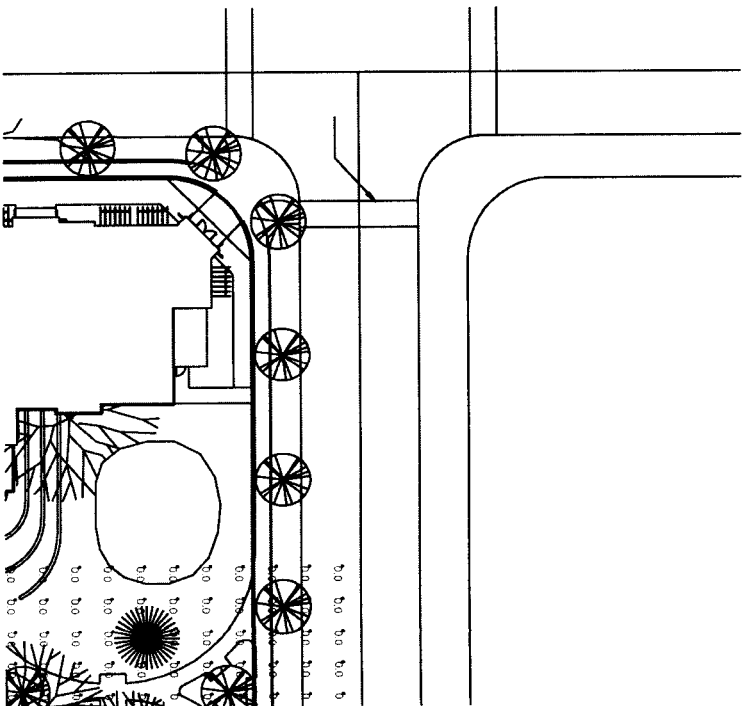
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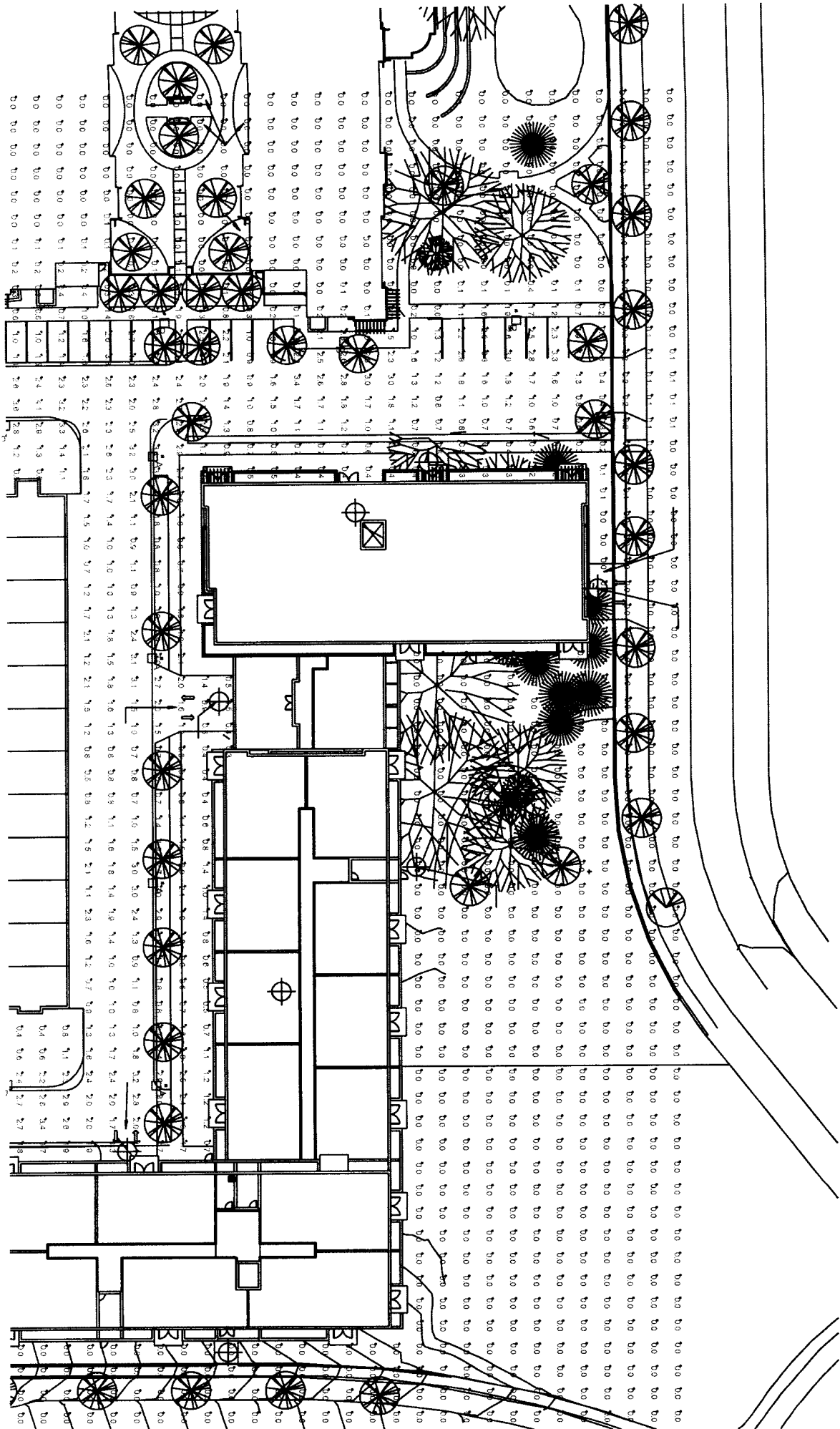
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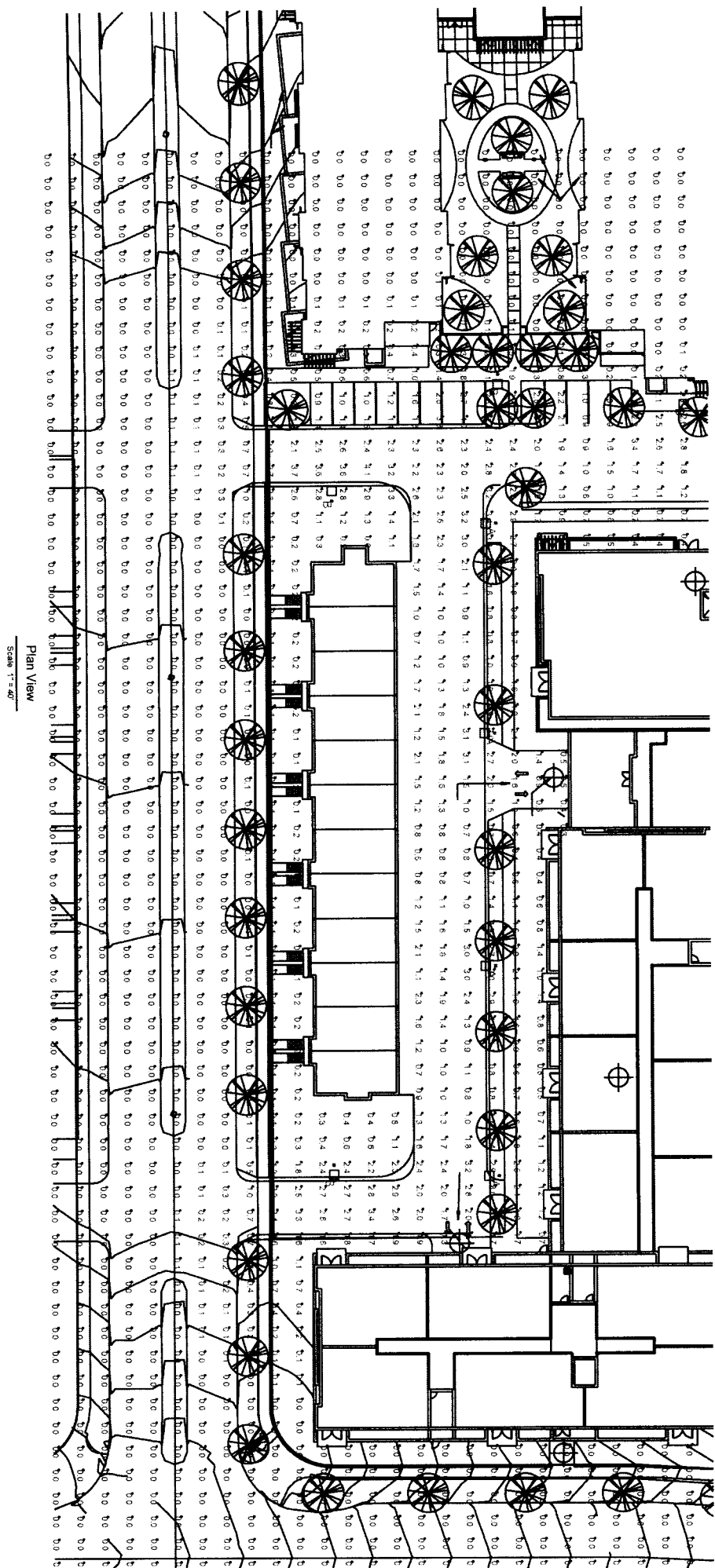
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LUMINAIRE LOCATIONS									
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Alt
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3	A	750.8	-77.2	22.0	22.0	179.4	0.0	750.9	-78.6
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9	B	601.5	-75.0	22.0	22.0	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









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madison 222 West Washington Ave, Suite 650
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PROJECT INFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

SHEET INFORMATION

PROGRESS DOCUMENTS

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

PROJECT MANAGER JK

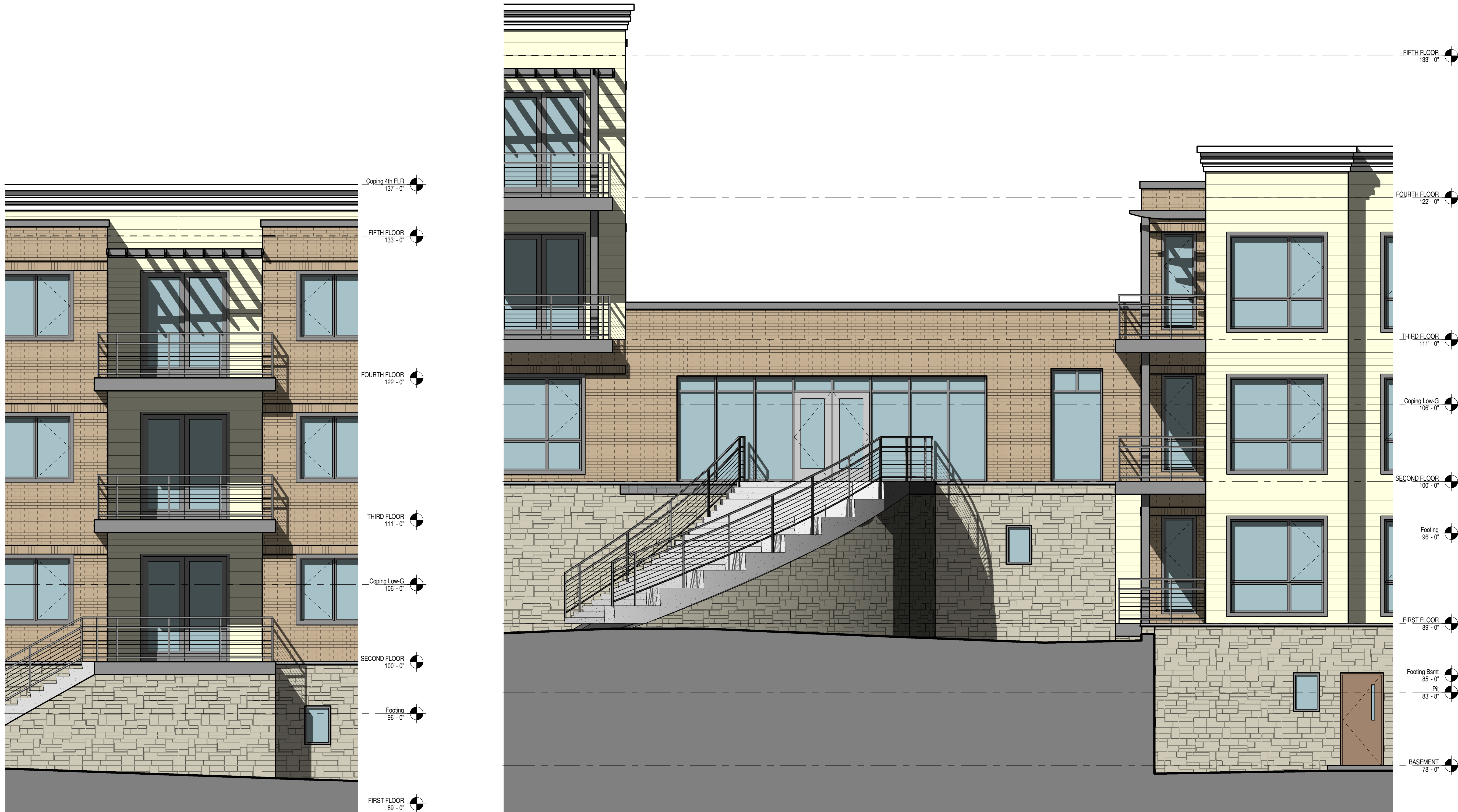
PROJECT NUMBER 606389-02

DATE 09/11/07

LARGE SCALE EXT
ELEVATIONS

A211

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A1 TYPICAL BALCONY ELEVATION
1/4" = 1'-0"

A6 NORTH CLUB ROOM ELEVATION (F1)
1/4" = 1'-0"

1

2

3

4

5

6

D

C

B

A



A1 EAST ENTRANCE ELEVATION (F1)
1/4" = 1'-0"

1

2

3

4

5

6



A6 WEST ENTRANCE ELEVATION (F4)
1/4" = 1'-0"

4

5

6



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PROJECT INFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

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DATE 09/11/07

LARGE SCALE EXT
ELEVATIONS

A210

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PROJECT INFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

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PROJECT MANAGER JK

PROJECT NUMBER 606389-02

DATE 09/11/07

EXTERIOR
ELEVATIONS

A201

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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
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
10-01	SIGN

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



A1 NORTHEAST CORNER - (F4) BUILDING



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

PROJECT INFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

PROJECT NUMBER 606389-02

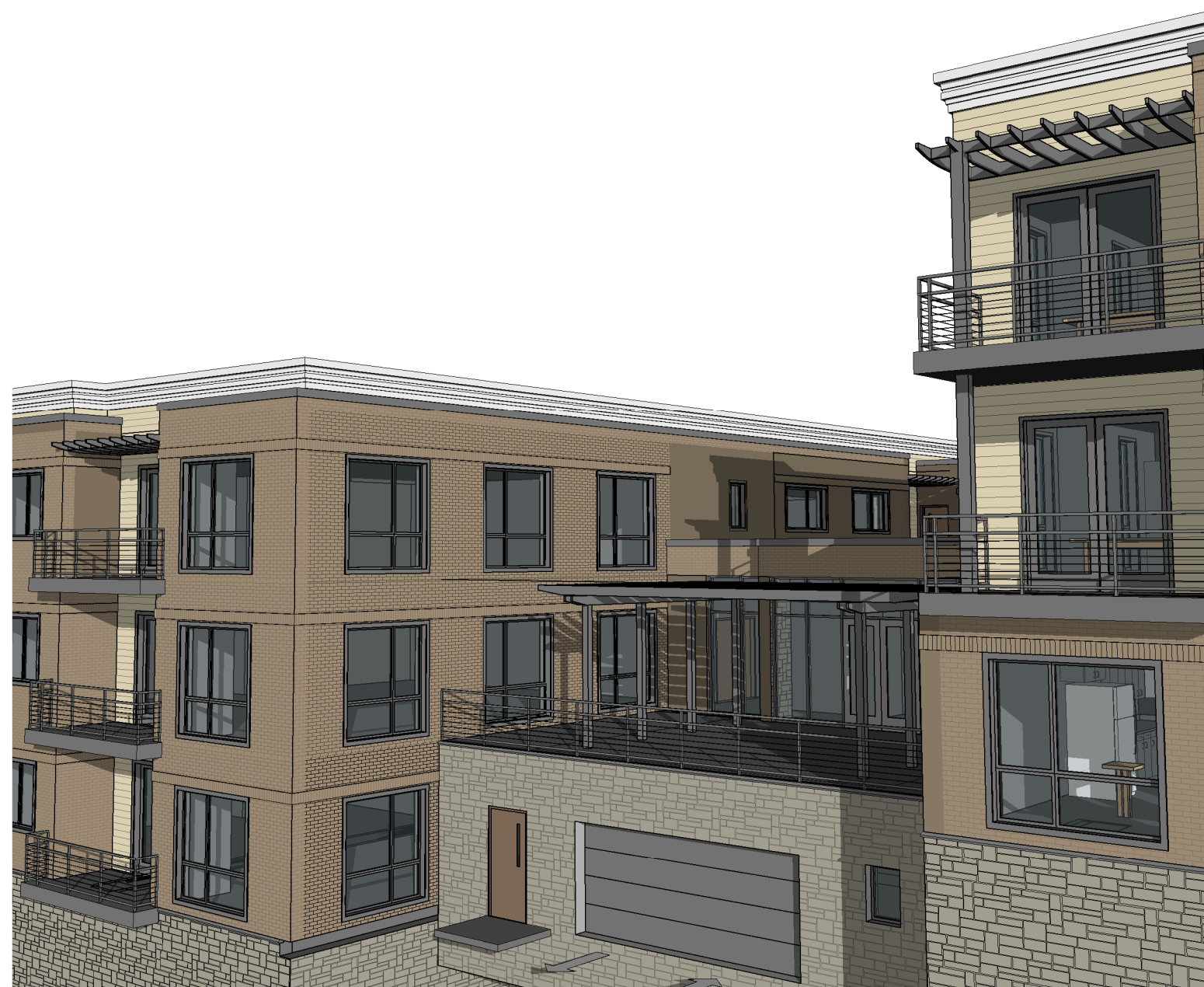
DATE 09/11/07

EXTERIOR
ELEVATIONS

A200



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
10-01	SIGN

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

A1 SOUTHEAST CORNER - PATIO (F1) BUILDING

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



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PROJECT NFORMATION

OAK PARK CAPITOL -
CONDOS

MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

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PROJECT MANAGER JK

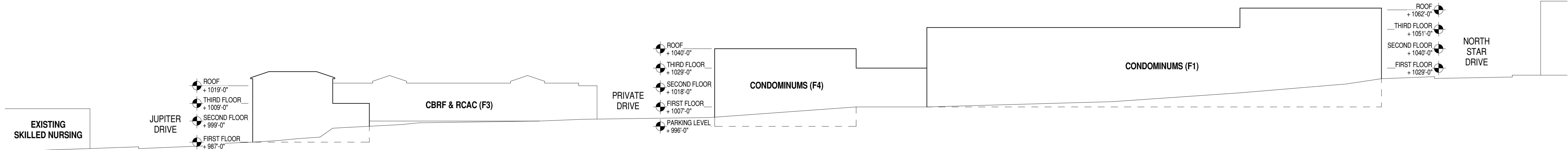
PROJECT NUMBER 606389-02

DATE 09/11/07

SITE SECTIONS

AS300

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



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tel 608 442 5350 fax 608 442 6680

PROJECT INFORMATION

**OAK PARK CAPITOL -
CONDOS**

MADISON, WI

ISSUANCE AND REVISIONS

UDC SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER JK

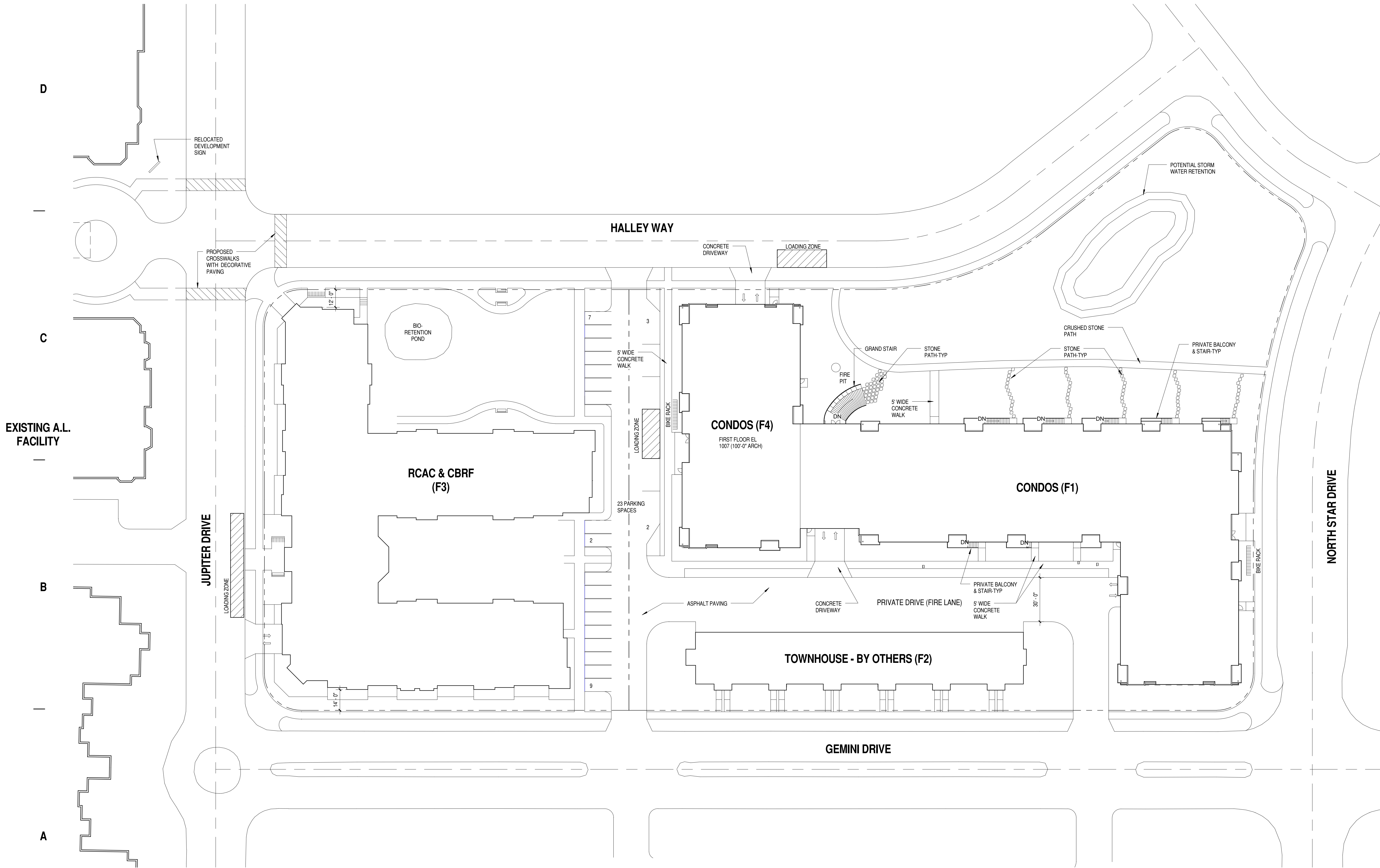
PROJECT NUMBER 606389-02

DATE 09/11/07

**ARCHITECTURAL
SITE PLAN**

AS100

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A6 SITE PLAN
1" = 30'-0"



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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

UDC SUBMITTAL

REVISIONS

SHEET INFORMATION

PROGRESS DOCUMENTS

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PROJECT MANAGER

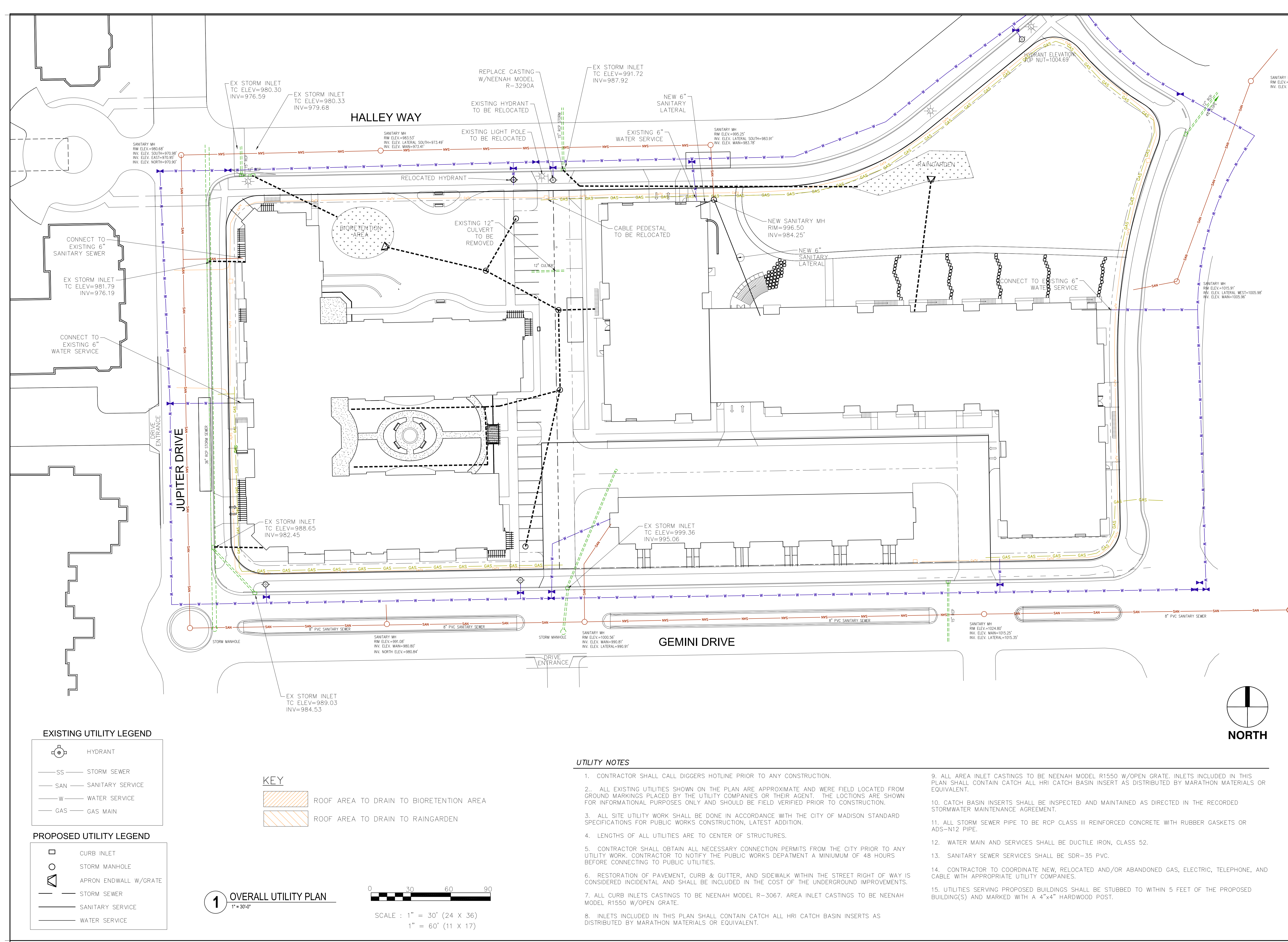
PROJECT NUMBER










DATE: 09-11-07

OVERALL UTILITY PLAN

C2.1

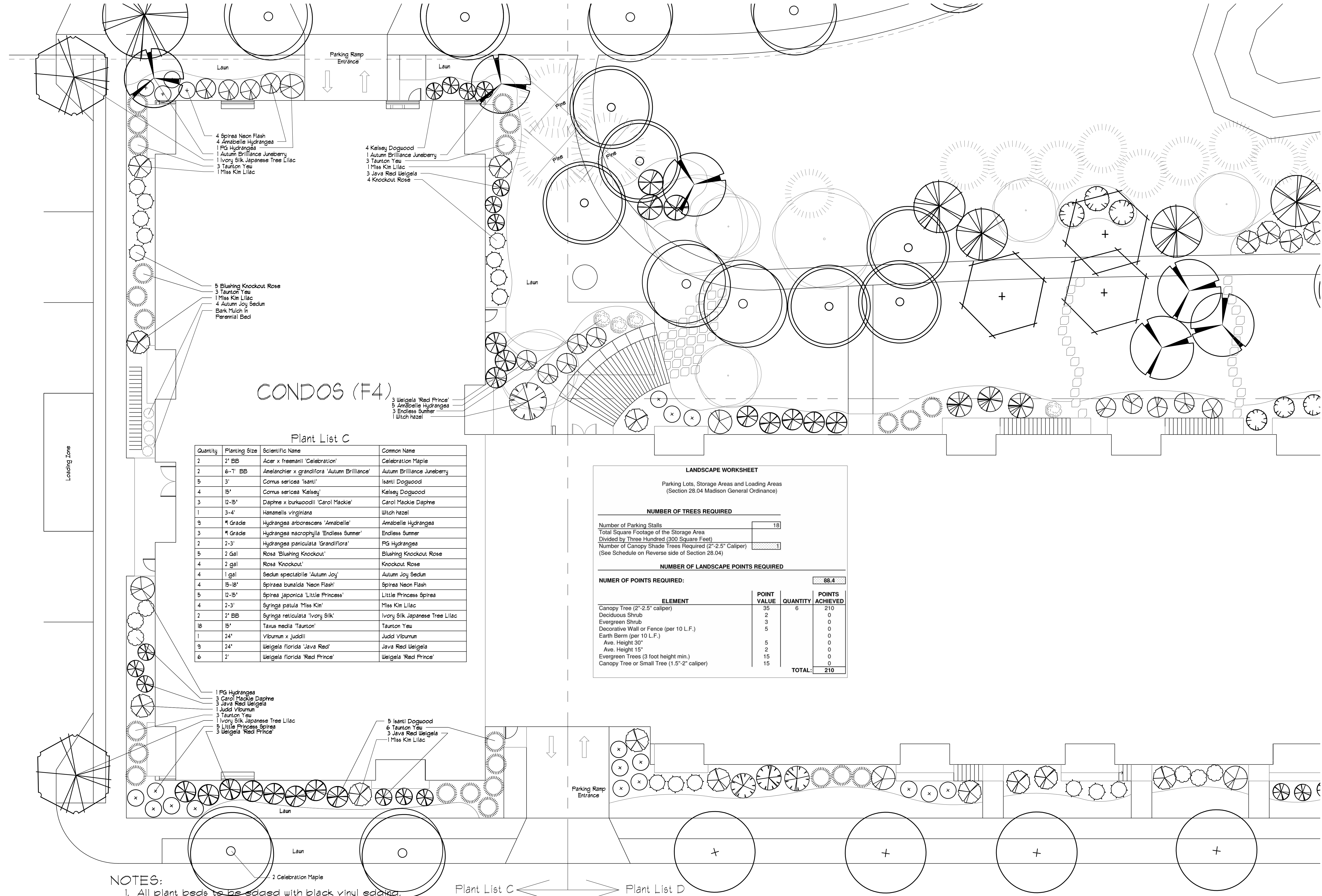
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- | | | |
|---|---------|---------------------------------|
|  | 1000 | PROPOSED CONTOUR |
|  | 1000 | EXISTING CONTOUR |
|  | 1000.00 | EXISTING SIDEWALK ELEVATION |
|  | 1000.00 | FINISHED SIDEWALK ELEVATION |
|  | 1000.00 | PAVEMENT/LAWN ELEVATION |
|  | | STANDARD CURB AND GUTTER |
|  | | STANDARD REJECT CURB AND GUTTER |
|  | | RETAINING WALL |
|  | | BIORETENTION/
RAIN GARDEN |

OAK PARK CAPITOL
CONDOMINIUMS

MADISON, WISCONSIN



Plant List C

Quantity	Planting Size	Scientific Name	Common Name
2	2" BB	Acer x freemanii 'Celebration'	Celebration Maple
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
1	3-4'	Hamelia virginiana	Witch hazel
9	#1 Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
3	#1 Grade	Hydrangea macrophylla 'Endless Summer'	Endless Summer
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	1 gal	Sedum spectabile '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
2	2" BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
18	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. Contractor is responsible for verifying all plant quantities. Plan shall preside over the plant list.

NORTH

SCALE 1" = 10' - 0"

DATE 11.01.07

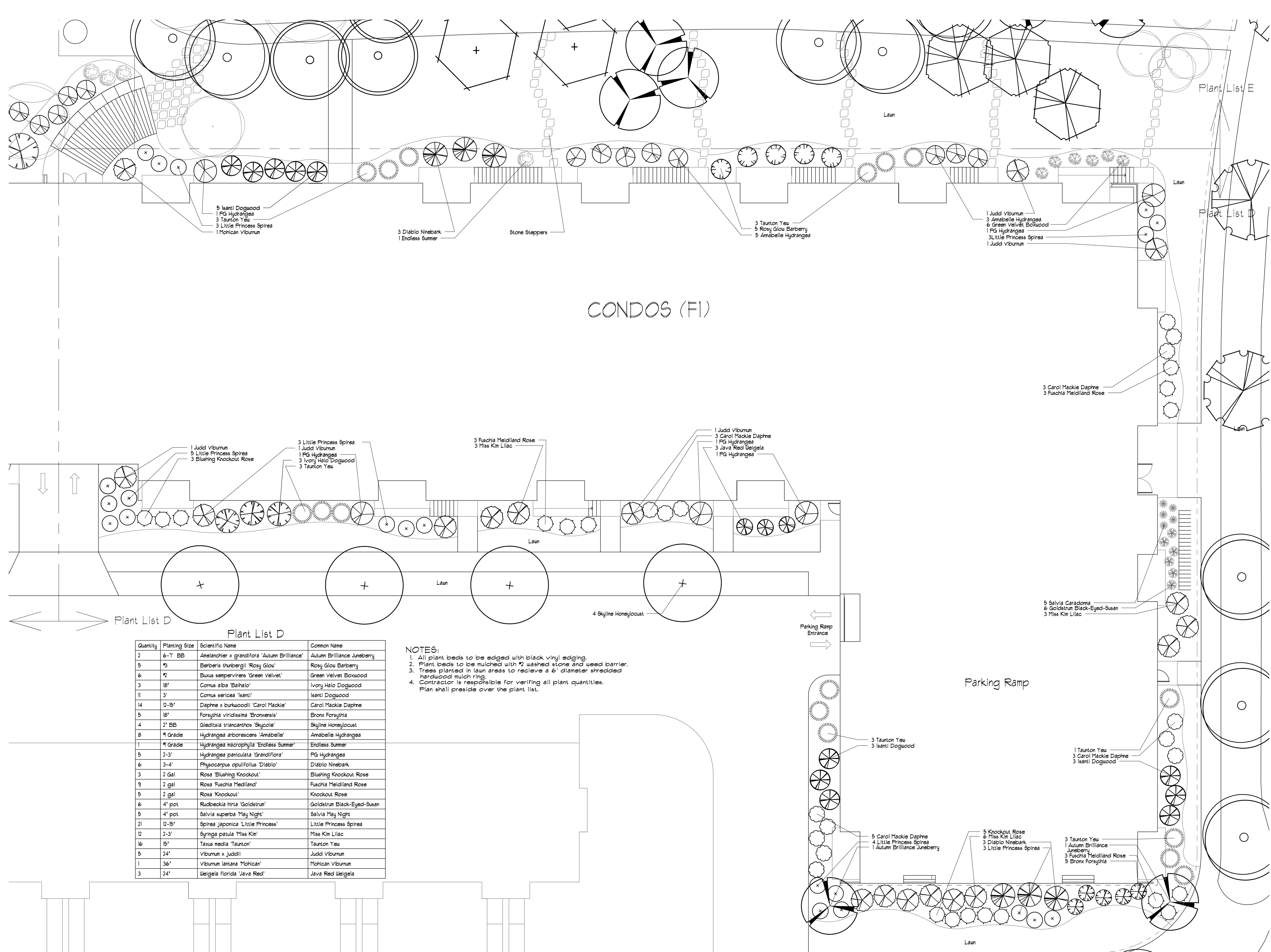
DESIGN jch

REVISION 125.07 9.11.07

130.07 8.14.07

L-103

EUAOAKPARK



OAK PARK CAPITOL
CONDOMINIUMS

MADISON, WISCONSIN

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 'Baihalo'	Ivory Halo Dogwood
11	3'	Cornus sericea 'Isanti'	Isanti Dogwood
14	12-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
5	18"	Forsythia viridissima 'Bronxensis'	Bronx Forsythia
4	2' BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust
8	#1 Grade	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
1	#1 Grade	Hydrangea macrophylla 'Endless Summer'	Endless Summer
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 Mediland'	Fuschia Mediland Rose
5	2 gal	Rosa 'Knockout'	Knockout Rose
6	4' pot	Rudbeckia hirta 'Goldstrum'	Goldstrum Black-Eyed-Susan
5	4' pot	Salvia superba 'May Night'	Salvia May Night
21	12-15'	Spiraea japonica 'Little Princess'	Little Princess Spirea
12	2-3'	Syringa patula 'Miss Kim'	Miss Kim Lilac
16	15'	Taxus media 'Taunton'	Taunton Yew
5	24"	Viburnum x juddii	Judd Viburnum
1	36"	Viburnum lantana 'Mohican'	Mohican Viburnum
24"		Weigela florida 'Java Red'	Java Red Weigela

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

NOTES:

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

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

LANDSCAPE WORKSHEET

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

NUMBER OF TREES REQUIRED

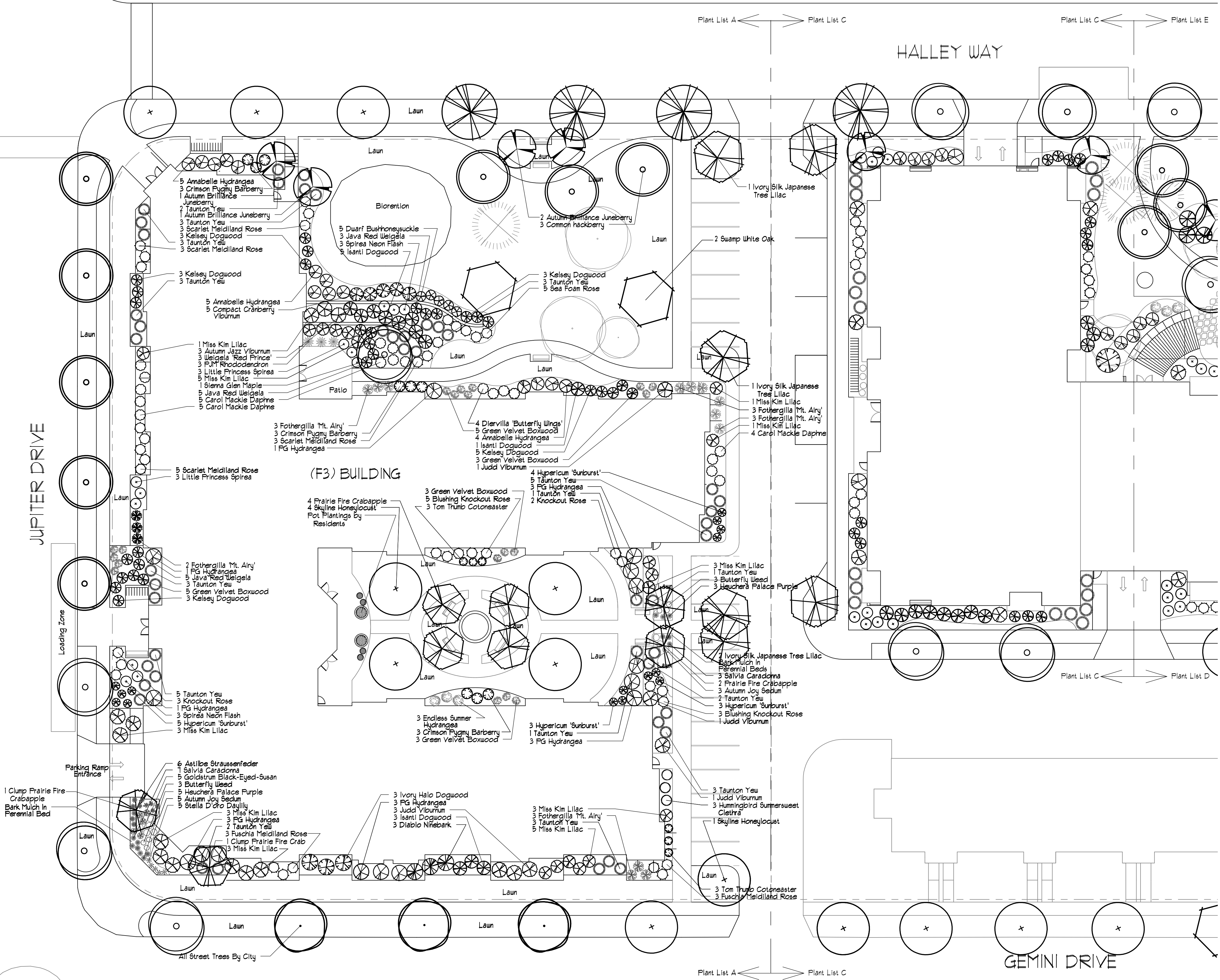
Number of Parking Stalls	18
Total Square Footage of the Storage Area Divided by Three Hundred (300 Square Feet)	
Number of Canopy Shade Trees Required (2"-2.5" Caliper) (See Schedule on Reverse side of Section 28.04)	1

NUMBER OF LANDSCAPE POINTS REQUIRED

NUMBER OF POINTS REQUIRED:

88.4

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



LANDSCAPE PLAN F3 BUILDING
UDC SUBMITTAL

OAK PARK II
ASSISTED LIVING
APARTMENTS

MADISON, WISCONSIN

Plant List B					
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT SPACING
76	Acorus calamus	Sweet flag	late spring	purple	2' 1'
38	Allium cernuum	Nodding Onion	summer	white	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	Boltonia asteroides	False Aster	late summer	white/pink	2'-4' 1'
152	Carex vulpinoidea	Fox Sedge	late summer	white/pink	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	pink	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	Pickers' 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'
1352					

Plant List F					
QUANTITY	LATIN NAME	COMMON NAME	TIME	COLOR	HEIGHT SPACING
76	Acorus calamus	Sweet flag	late spring	purple	2' 1'
76	Allium cernuum	Nodding Onion	summer	white	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	Boltonia asteroides	False Aster	late summer	white/pink	2'-4' 1'
152	Carex vulpinoidea	Fox Sedge	late summer	white/pink	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	pink	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	Pickers' 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
5	2" BB	Acer x freemanii 'Celebration'	Celebration Maple
1	1 1/2" BB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Junberry
6	2" BB	Celtis occidentalis	Common Hackberry
4	BB	Cornus alternifolia	Pagoda Dogwood
3	3"	Cornus sericea 'Ivory'	Ivory Dogwood
3	18"	Corylus americana	American Filbert
28	existing	Existing Tree	Existing Tree
2	6" BB	Malus 'Red Jewel'	Red Jewel Crabapple
3	2" BB	Quercus bicolor	Sweep White Oak
5	3-4"	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum

LANDSCAPE PLAN OAK PARK
UDC SUBMITTAL

OAK PARK CAPITOL OVERALL LANDSCAPE PLAN

MADISON, WISCONSIN

NORTH

SCALE

1" = 30'-0"

DATE

DESIGN

REVISION

1.10.01
Jch
1.25.01
1.30.01
8.14.01
9.11.01

L-100

EUAOAKPARK



OAK PARK CAPITOL - CONDOS

SITE CONTEXT MAP



eppstein uhen : architects

09/12/17 00/00/18

© Eppstein Uhen Architects, Inc.



1



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3



4



5



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7



8



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10



11



12

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

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

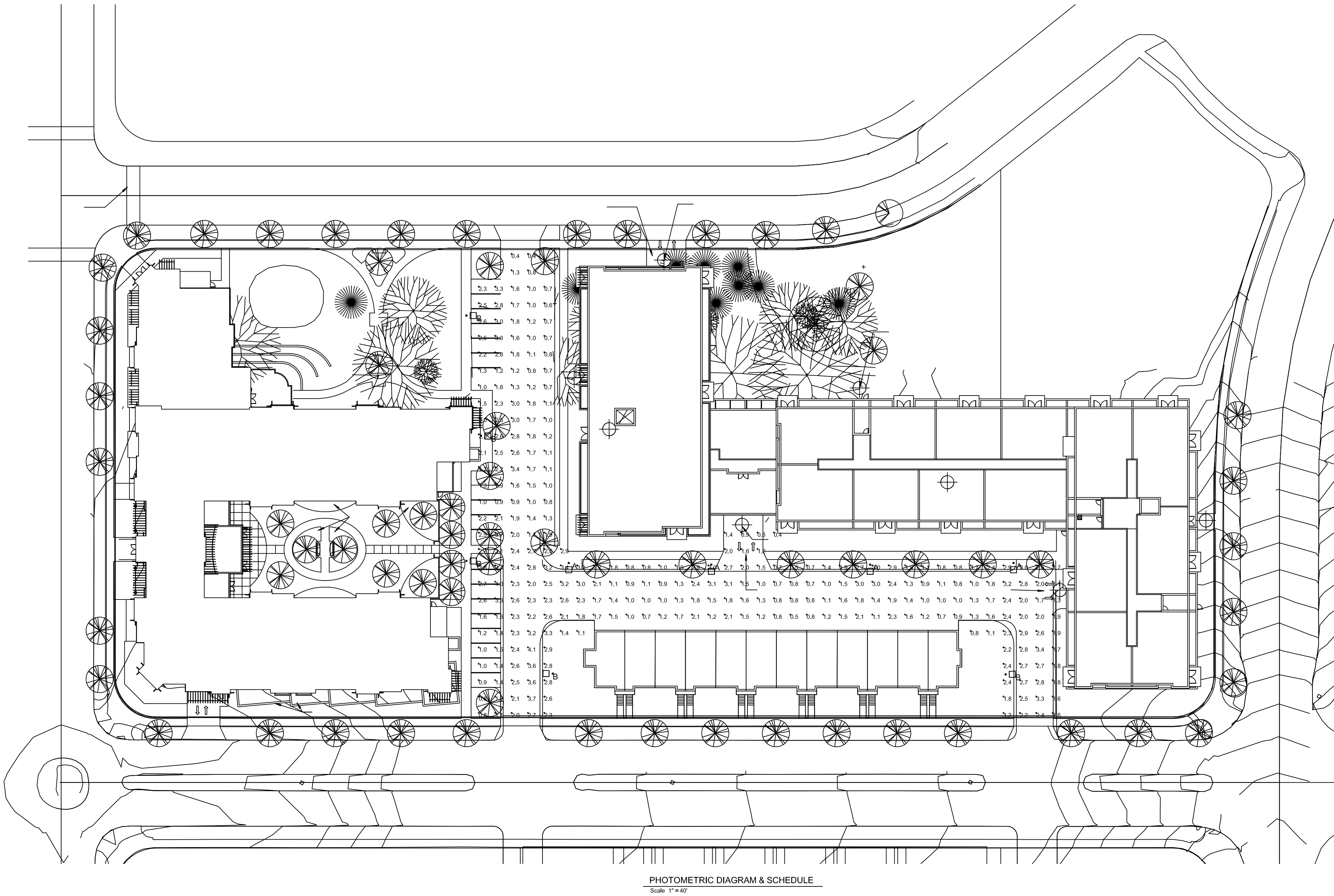
Oak Park Capitol Condos located in Grandview Commons is a age restricted market rate condominium to be marketed toward older adults. The density of 61 condominium units is consistent with the GDP for the F1 & F4 properties. The proposal conforms to both the Grandview Commons overall development plan & 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'