

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

**AGENDA ITEM # _____
Project # _____
Legistar # _____**

DATE SUBMITTED: <u>September 28, 2011</u>	Action Requested
UDC MEETING DATE: <u>October 5, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 2102 Pankratz Street

ALDERMANIC DISTRICT: 15 - Larry Palm

OWNER/DEVELOPER (Partners and/or Principals) Wortlord, LLC
639 South Main Street, Suite 103
Deforest, WI 53532

ARCHITECT/DESIGNER/OR AGENT: Eppstein Uhen Architects
222 West Washington Ave., Suite 650
Madison, 53703

CONTACT PERSON: John Schaefer
Address: 639 South Main Street, Suite 103
Deforest, WI 53532
Phone: (608) 846-1575
Fax: _____
E-mail address: csijohn@inxpress.net

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.

2102 Pankratz Street

Ale Asylum Brewery and Tap Room

Project Description

Wortlord, LLC. and Ale Asylum Brewery (presently located at 3698 Kinsman Boulevard) proposed the construction of a new brewery, tap house and manufacturing warehouse facility for 2102 Pankratz Street. The building is comprised of three main elements:

- A 36,000 SF manufacturing warehouse
- A 7,420 SF Tap Room with Corporate Offices
- A 1,200 SF Fill Room with Roof Patio Above
- Future exterior Beer Garden

The manufacturing warehouse is proposed as a single-story precast concrete structure, approximately 35 feet tall. Precast panels will be articulated and varied in order to break down the scale of the warehouse. A service court is located on the east side, providing three recessed truck docks, a drive-in garage door and enclosed areas for outdoor storage and dumpsters.

The Tap Room and Offices will be located on the north side of the warehouse and will house the public functions of the brewery. It will also be constructed using precast concrete panels, but with a more open fenestration as appropriate for the function and orientation. This two-story element will consist of an upper seating area and office area and will provide access to a roof patio located above the Fill Room.

The Fill Room will provide visitors with a glimpse of the bottle filling process. It will be connected to both the Tap Room and the Warehouse and will help break down the mass of the building at the northwest corner.

Site

The site is approximately 4.5 acres in area and is located near the intersection of Packers Avenue and International Drive. Approximately 160 parking stall will be provided, the majority located north of the building. Landscaped storm water treatment areas (bioinfiltration swales) will be provided along the east property line to treat storm water draining from the site.

A landscaped green space and outdoor patio area along the north side of the building will be provided as a means to buffer between the brewery and the parking lot.

The lot directly to the south (Lot 48) is under option and is planned for future additions of the manufacturing area.

Ale Asylum

Ale Asylum's current location at 3698 Kinsman Boulevard consists of a 10,000 square foot facility with 22 employees. The current brewing operation is approximately 16 hours per day. The tasting area hours are from 11:00 a.m. to 2:00 a.m. (in conjunction with city ordinance). It is anticipated that the new location will increase the number of employees to somewhere between 40 and 50 within the first 2 years.



2702 International Lane, Suite 203, Madison, WI 53704
608.661.0060 ph. 608.661.0064 fax www.NorthsideMadison.org

September 22, 2011

Mr. Otto Dilba
Ale Asylum
3698 Kingsman Blvd.
Madison, WI 53704

RE: Letter of Support for Proposed Northside Expansion

To whom it may concern:

The Northside Economic Development Coalition (NEDC), a partnership between the Madison Northside Planning Council (NPC) and fifteen key Northside business leaders, unanimously supports the Ale Asylum's proposal to expand and build a new industrial facility on Pankratz Street, adjacent Packers Avenue.

The proposed facility presents an opportunity for incredible economic investment in North Madison and has the potential to serve as an economic catalyst for further investment in the future.

We therefore, respectfully request, that any public body responsible for review and approval of this facility, do so expeditiously, and that any final action commences in full recommendation of support so the facility can be built as soon as possible.

Please feel free to contact us anytime should you have any questions. Thank you in advance for helping support and strengthen Northside Madison's economic viability.

With Respect,

Scott Heinig
NEDC Chair
NPC Executive Director

----- Original Message -----

From: [GLYSCH RANDALL L](#)

To: csijohn@inxpress.net

Sent: Tuesday, September 27, 2011 10:11 AM

Subject: New Construction at 2102 Pankratz Street

John,

I'm Randy Glysch, President of the Carpenter-Ridgeway Neighborhood Association, which is the neighborhood that your new construction is being proposed at 2102 Pankratz Street.

Our neighborhood is a very active one, and we like support new development that moves into our neighborhood.

I'd like to offer any neighborhood support to you on your new project. Maybe we could meet and discuss how the neighborhood might be of help to you.

I can be reached at (608) 266-9708 - work, and (608) 244-0054 - home.

Sincerely,

Randall L. Glysch, President
Carpenter-Ridgeway Neighborhood Association



SHEET INDEX

- A1 Sheet Index/ Site Location Plan
- A2 Building Perspective – Northwest View
- A3 Building Perspective – Northeast View
- A4 Building Perspective – Southeast View
- A5 Building Perspective – Southwest View
- A6 Building Perspective – View from North
- A7 Building Perspective – View of Main Entry
- A8 Building Perspective – View from South
- A9 Building Elevations – West and South
- A10 Building Elevations – East and North
- A11 Signage Elevations and Notes
- C-101 Site Plan
- C-041 Existing Site Plan
- C-051 Site Demolition Plan
- L-1 Landscape Plan
- L-2 Landscape Legend

Lighting plan
 Photometrics
 Fixture Cut Sheets

Contextual site information
 Narrative
 Photos
 Letters of recommendation

Site Location

ALE ASYLUM

A1



eppstein uhen : architects

9/27/11

711309-SH



Northwest View

ALE ASYLUM



9/27/11

711309-SH



Northeast View

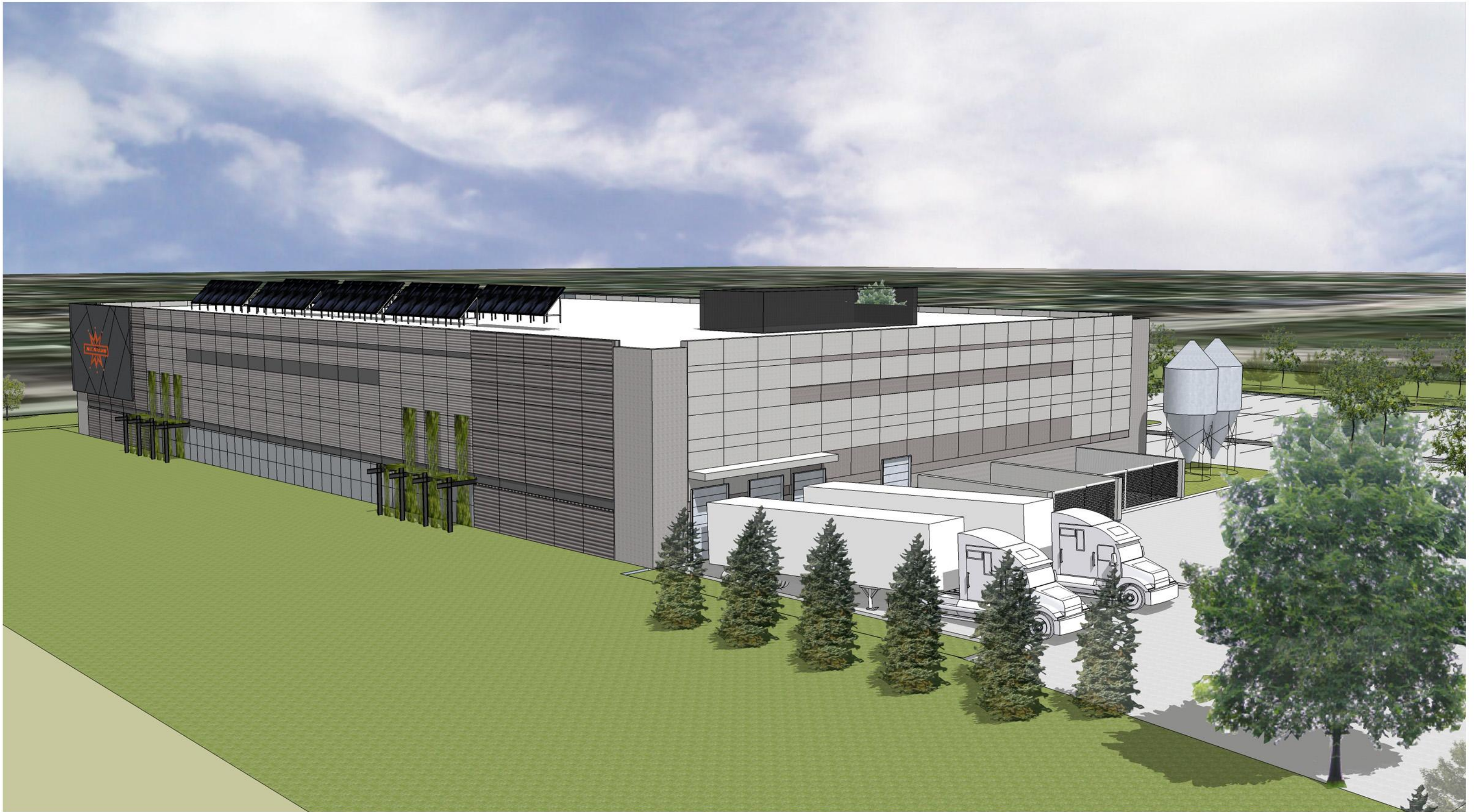
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ALE ASYLUM

9/27/11

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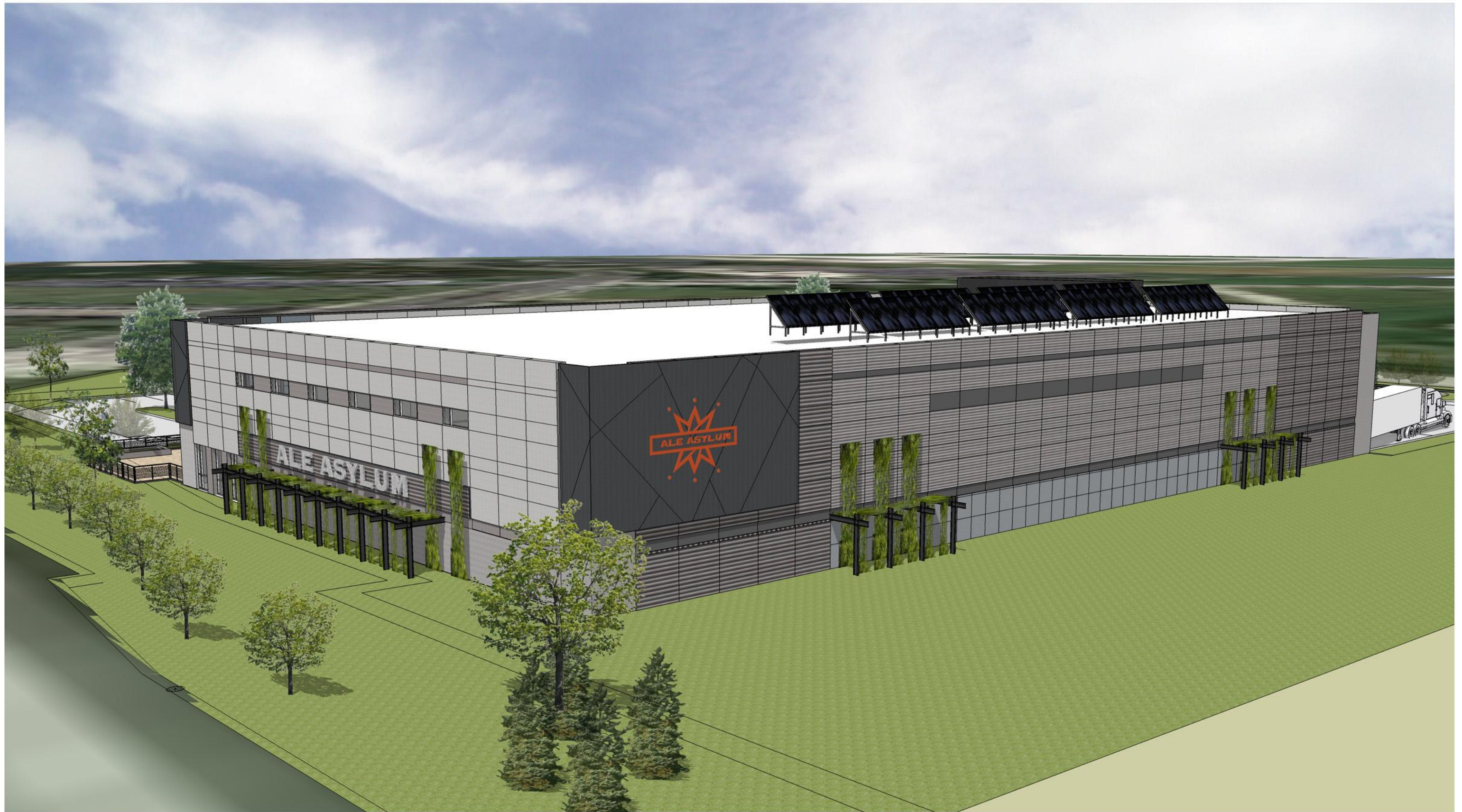
Southeast View

A4



eua

eppstein uhen : architects



Southwest View

ALE ASYLUM

A5



eua

eppstein uhen : architects

9/27/11

711309-SH



View From the North

ALE ASYLUM



View of Main Entry

ALE ASYLUM

A7



eua

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View From the South

ALE ASYLUM

A8



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Elevations 0 5 10 20'

A9



spstein uhen : architects

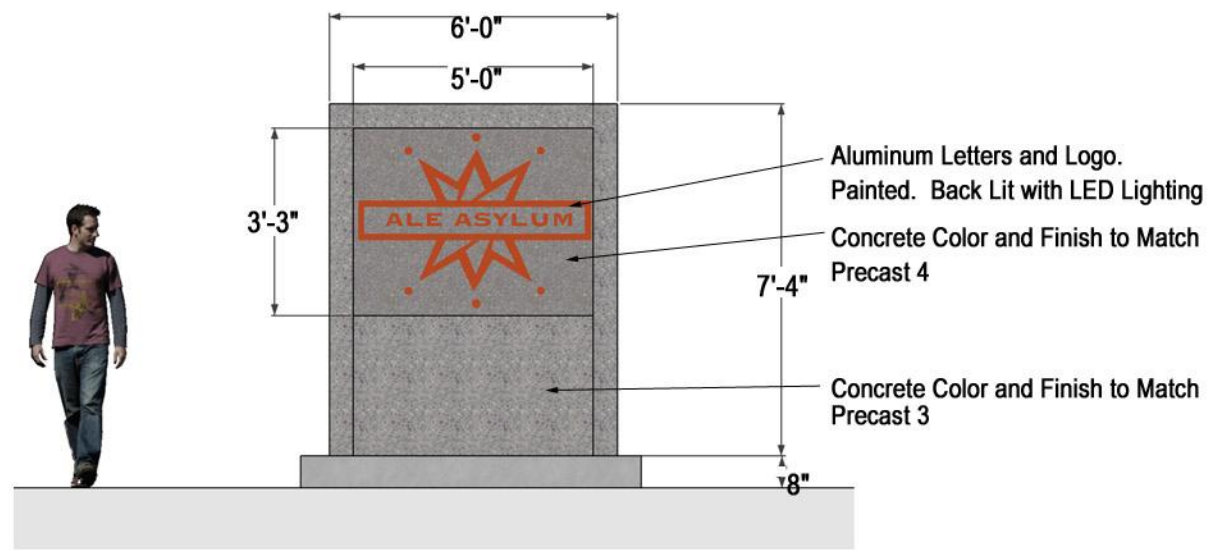


Elevations 0 5 10 20'

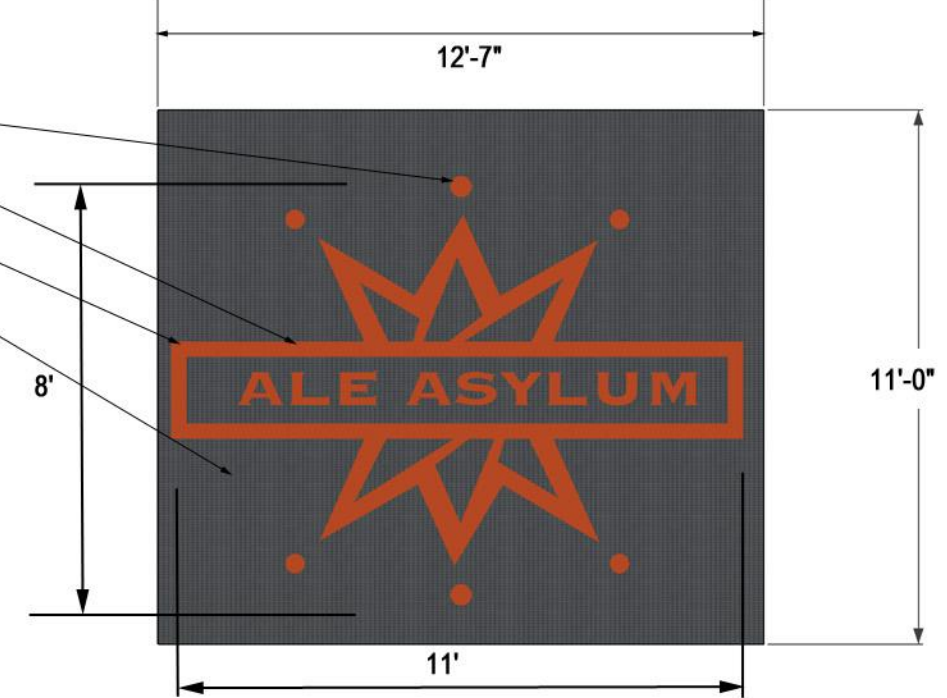
A 10



eppstein uhen : architects

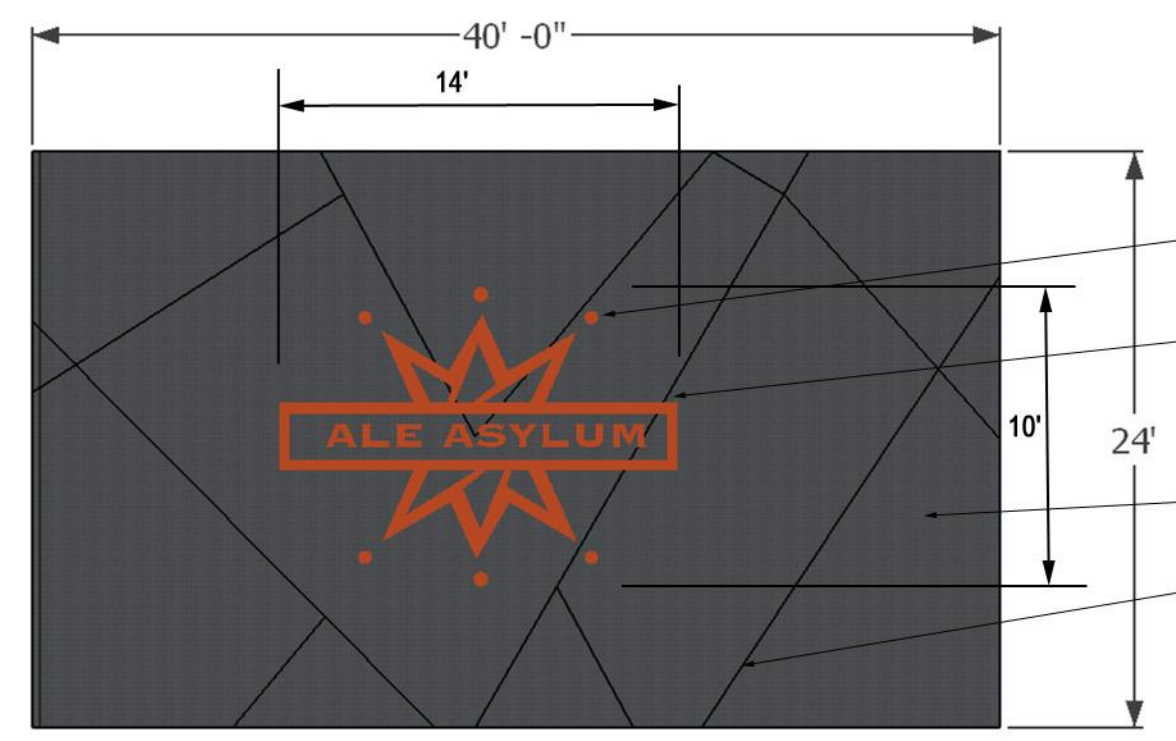
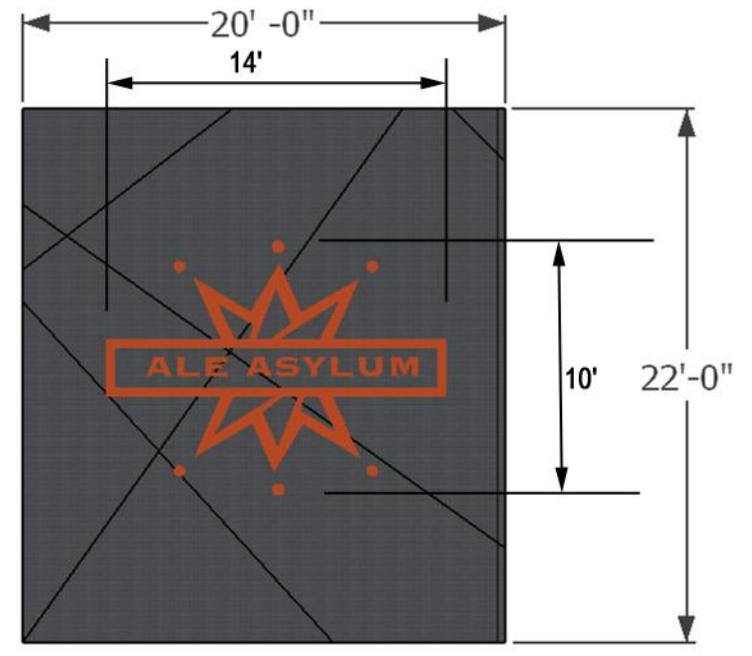


- Pin Spot LED in Logo Circles (Typical)
- Aluminum Letters and Logo.
- Back Lit with LED Lighting
- Perforated Metal Panel Painted flat Black



MONUMENT SIGN 0 1 2 4'

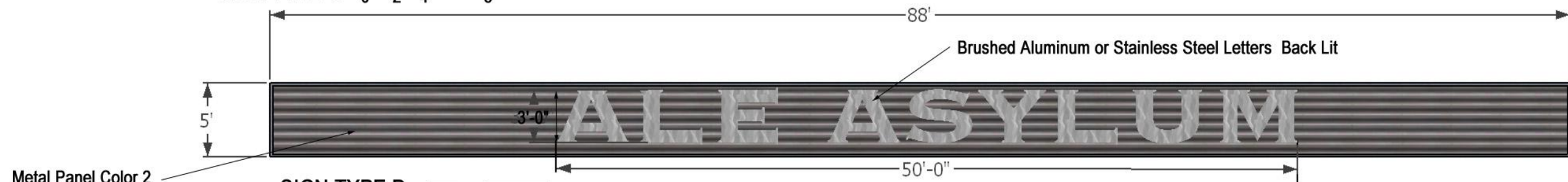
SIGN TYPE A 0 1 2 4'



NOTE:
MATERIALS AND DESIGN SIMILAR FOR SIGN TYPE B AND C

SIGN TYPE B 0 2 4 8'

SIGN TYPE C 0 2 4 8'



SIGN TYPE D 0 2 4 8'

Sign Types



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ALE ASYLUM SITE DEVELOPMENT**

639 SOUTH MAIN STREET, SUITE 103
DEFOREST, WISCONSIN

REVISION

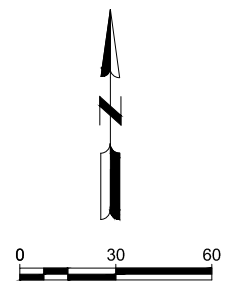
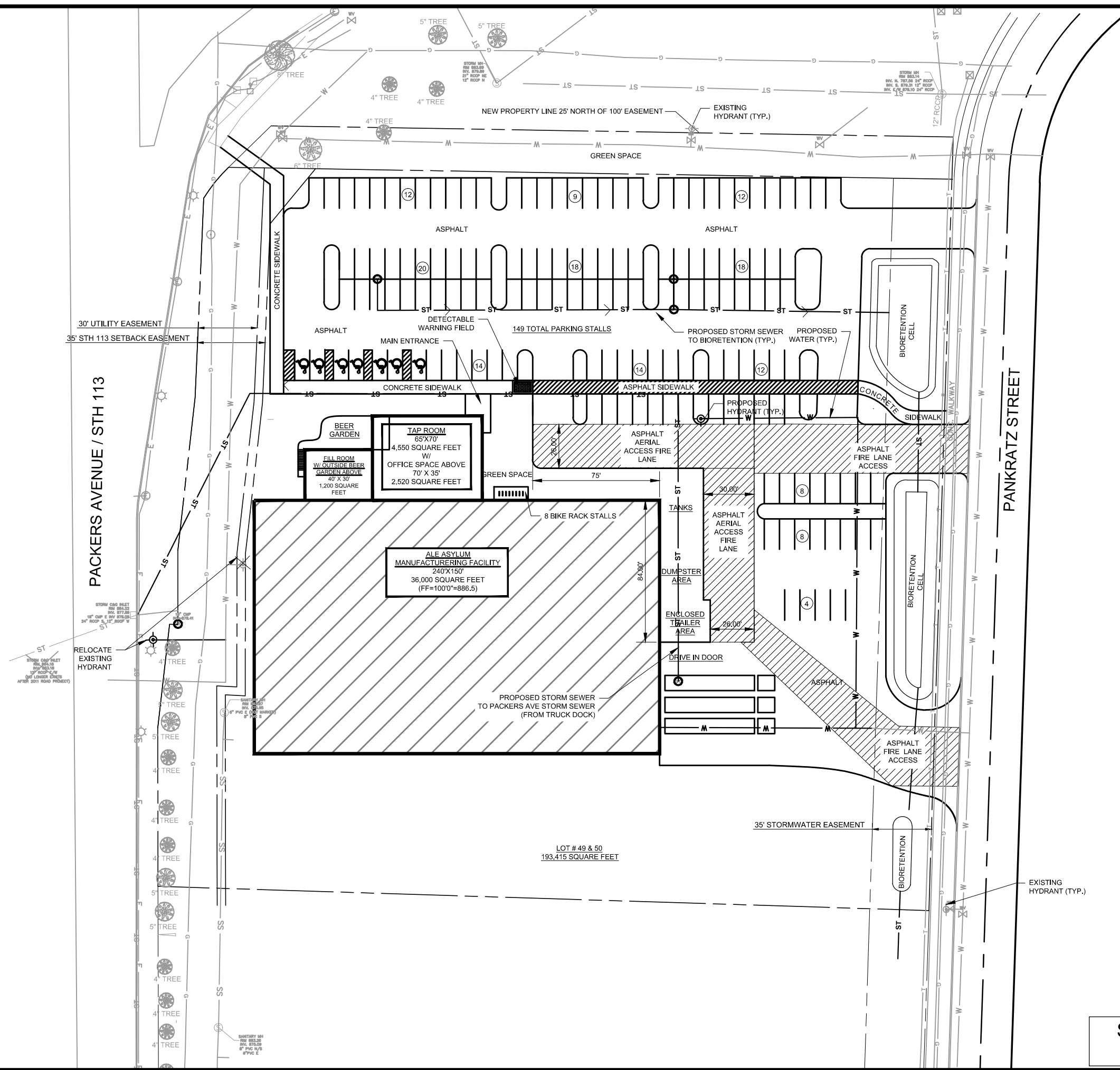
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SHEET CONTENTS
SITE PLAN

SHEET NO.

C-101



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SHEET CONTENTS
EXISTING SITE

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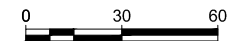
C-041

SURVEY CONTROL DATA

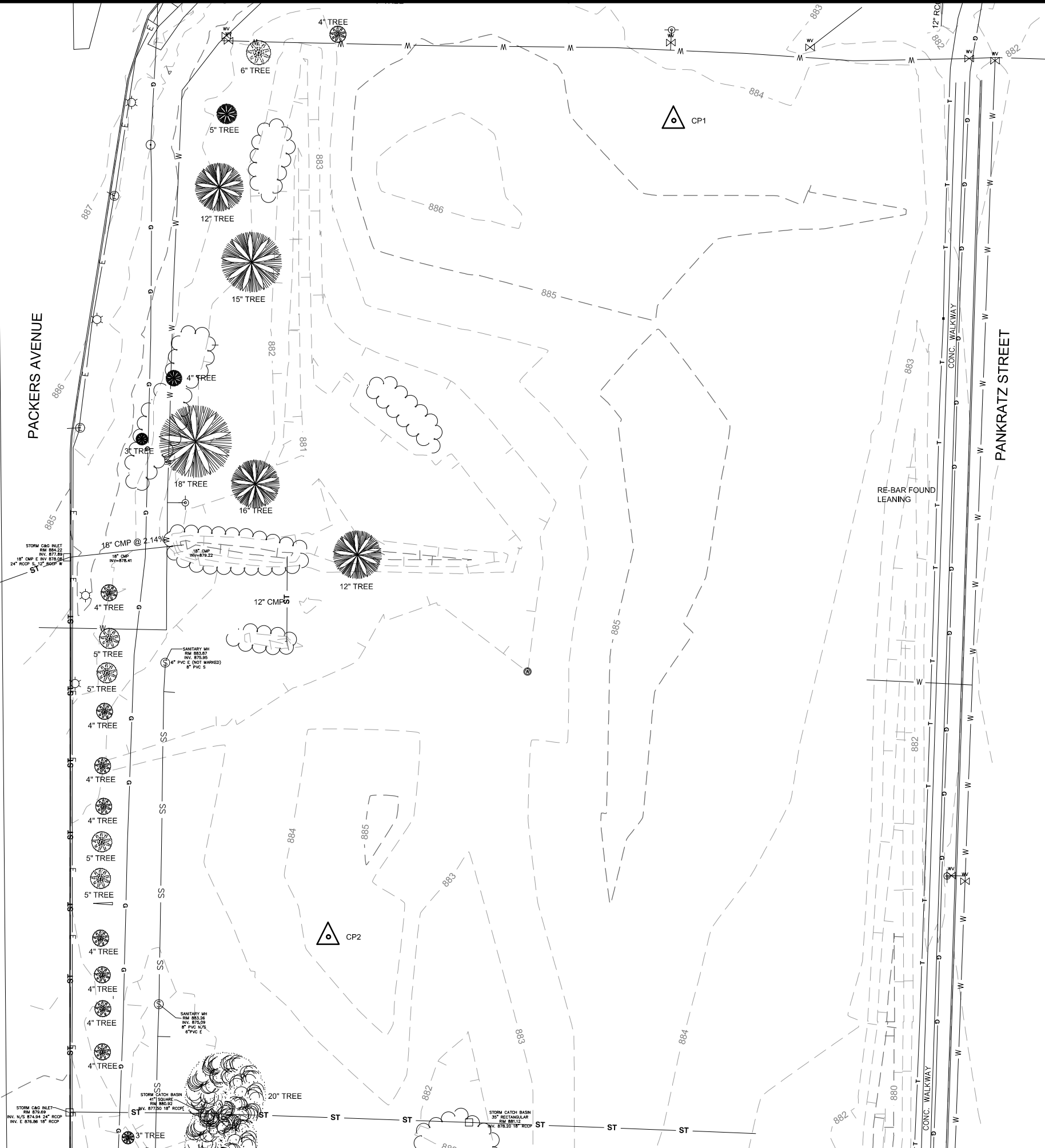
POINT #	RAW DESCRIPTION	ELEVATION	NORTHING	EASTING
CP1	CP	884.62	409287.542	2141069.358
CP2	CP	884.49	408841.455	2140880.571

CIVIL LEGEND

BENCHMARK	⊕
CONTROL POINT	△
CORRUGATED METAL PIPE	○
CURB INLET	⊞
ELECTRICAL PULLBOX	⊞
ELECTRICAL TRANSFORMER BOX	⊞
ELECTRICAL SERVICE PANEL	⊞
FIRE HYDRANT	⊞
GAS METER	⊞
GAS VALVE	⊞
GATE	⊞
GUARD POST	⊞
INLET, ROUND	⊞
LIGHT POLE	⊞
PVC PIPE	⊞
RCP FLARED END	⊞
SANITARY MANHOLE	⊞
SANITARY VALVE	⊞
SEPTIC CLEAN OUT	⊞
SIGN (SINGLE POST)	⊞
SIGN (DOUBLE POST)	⊞
TELEPHONE MANHOLE	⊞
TREE, DECIDUOUS	⊞
WATER VALVE	⊞
XCR SATELLITE DISH	⊞
CMP CULVERT	—
GAS	G
ELECTRIC	E
FENCE	X
SANITARY	SS
TELEPHONE	T
WATER	W



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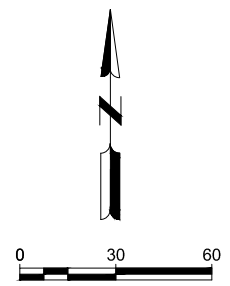
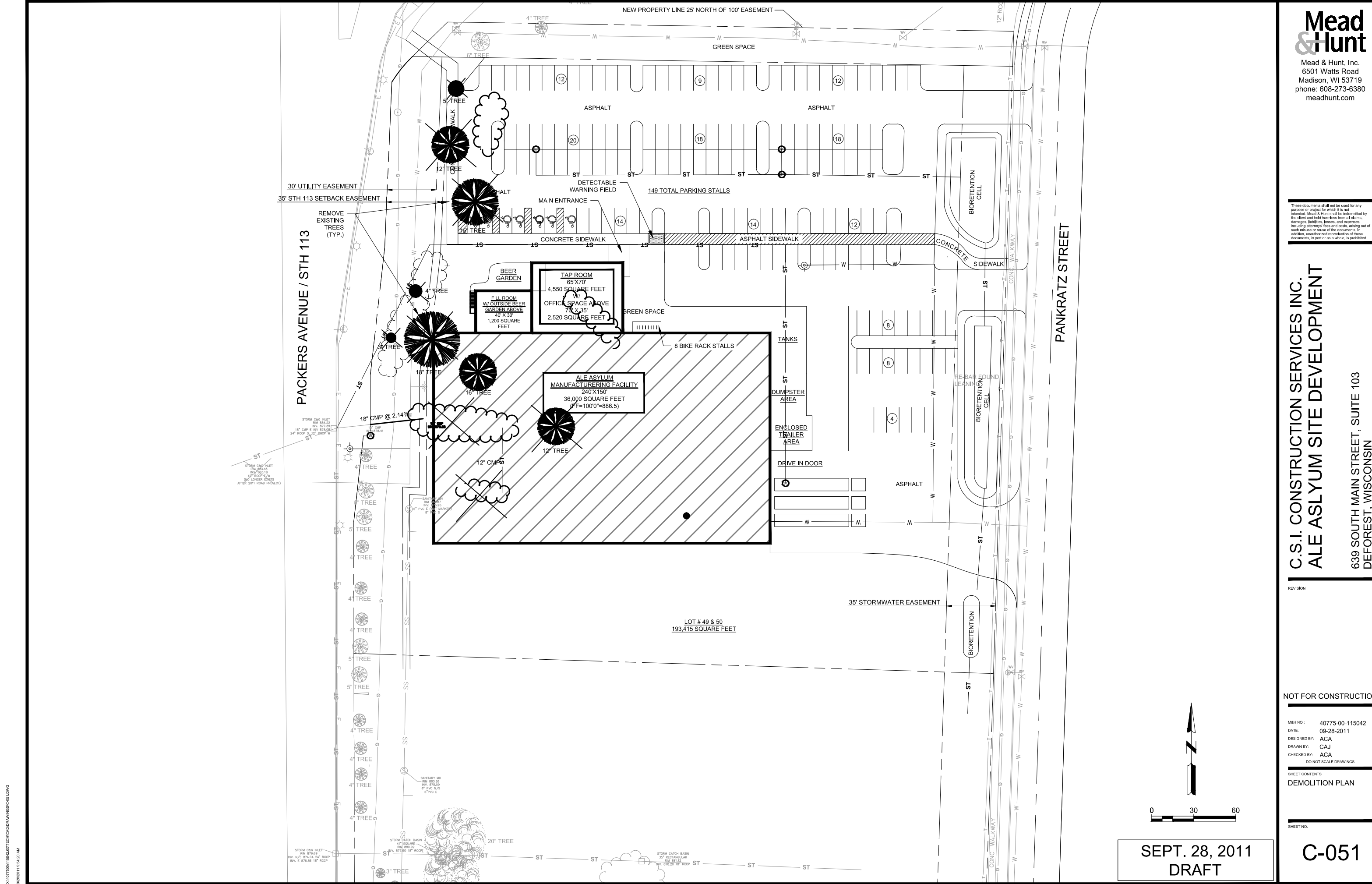
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SHEET CONTENTS
DEMOLITION PLAN

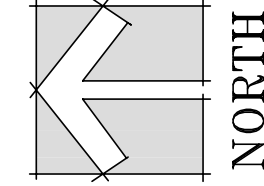
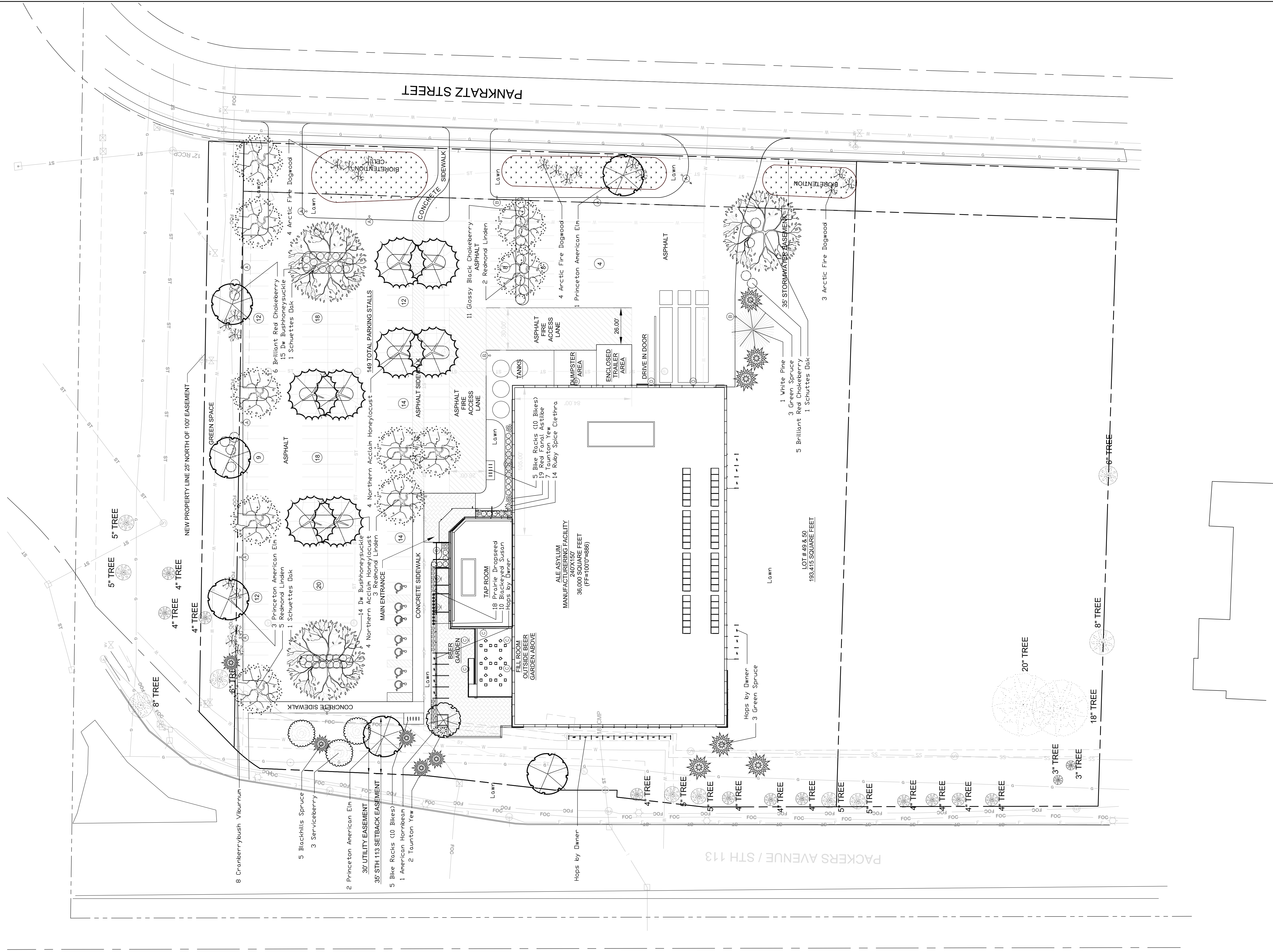
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C-051

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LANDSCAPE WORKSHEET

I. NUMBER OF TREES REQUIRED:

Number of Parking Stalls 149 Stalls
 Total Square Footage of Storage Area / 300 SF 0
 Total 11 Trees

Number of Canopy Shade Trees Required (2'-2 1/2' cal)

II. NUMBER OF LANDSCAPE POINTS REQUIRED:

Number of landscape Points based on 149 Parking Stalls 649 Points
 Number of landscape Points based on 3 Loading Bearths 225 Points
 Total 874 Points

TABULATION OF POINTS AND CREDITS

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANTITY	POINTS
Canopy Tree: 2'-2 1/2'	35	16	560	2	70
Deciduous Shrub	2	86	172	0	0
Evergreen Shrub	3	9	27	0	0
Decorative Wall/Fence per 10 LF	5	0	0	0	0
Earth Berm per 10 LF: 30" or 15"	5 or 2	0	0	0	0
Evergreen Tree: 3' Ht.	15	12	180	0	0
Canopy Tree/Small Tree: 1'-2 1/2'	15	4	60	0	0
Sub Totals			999	+	70
TOTAL POINTS PROVIDED					1069

Notes: Shredded Bark Mulch in Planting Beds with Aluminum Edging,
 Shredded Bark Mulch Tree Rings and in Parking Lot Islands

PLANT LEGEND

Botanical name	Common Name	Size	Root	Quantity
SHADE TREES				
Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Honeylocust	2 1/2' Cal.	B&B	8
Tilia americana 'Redmond'	Redmond Linden	2 1/2' Cal.	B&B	10
Quercus x schuetti	Schuttles Oak	2 1/2' Cal.	B&B	3
Ulmus americana 'Princeton'	Princeton American Elm	2 1/2' Cal.	B&B	6
EVERGREEN TREES				
Picea pungens	Green Spruce	3' Ht.	B&B	6
Picea glauca var. densata	Blackhills Spruce	5' Ht.	B&B	5
Pinus strobus	White Pine	3' Ht.	B&B	1
ORNAMENTAL TREES				
Amelanchier canadensis	Serviceberry	1-1 1/2'	B&B	3
Carpinus caroliniana	American Hornbeam	1-1 1/2'	B&B	1
SHRUBS				
Aronia melanocarpa var. elata	Glossy Black Chokeberry	24"	Pot	11
Aronia arbutifolia 'Brilliantissima	Brilliant Red Chokeberry	18"	Pot	11
Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	18"	B&B	14
Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	18"	B&B	13
DierVilla lonicera	Dw Bushhoneysuckle	3 gal.	CONT.	29
Taxus x media 'Tauton'	Taunton Yew	24" Ht.	B&B	9
Viburnum trilobum	Am. Cranberrybush Viburnum	4" Ht.	B&B	8
PERENNIALS & GROUNDCOVER				
Astilbe 'Fanal'	Fanal Astilbe	1 gal	CONT.	19
Rudbeckia hirta	Black-Eyed Susan	1 gal	CONT.	10
Sporobolus heterolepis	Prairie Dropseed	1 gal	CONT.	18
BIORETENTION MIX				
Andropogon gerardii	Big Bluestem	2"	Plug	
Carex comosa	Bottlebrush Sedge	2"	Plug	
Carex hystericina	Porcupine Sedge	2"	Plug	
Carex vulpinoidea	Fox Sedge	2"	Plug	
Elymus canadensis	Canada Wild Rye	2"	Plug	
Sorghastrum nutans	Indiangrass	2"	Plug	
Spartina pectinata	Prairie Cordgrass	2"	Plug	

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ALE ASYLUM SITE DEVELOPMENT**

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DEFORREST, WISCONSIN

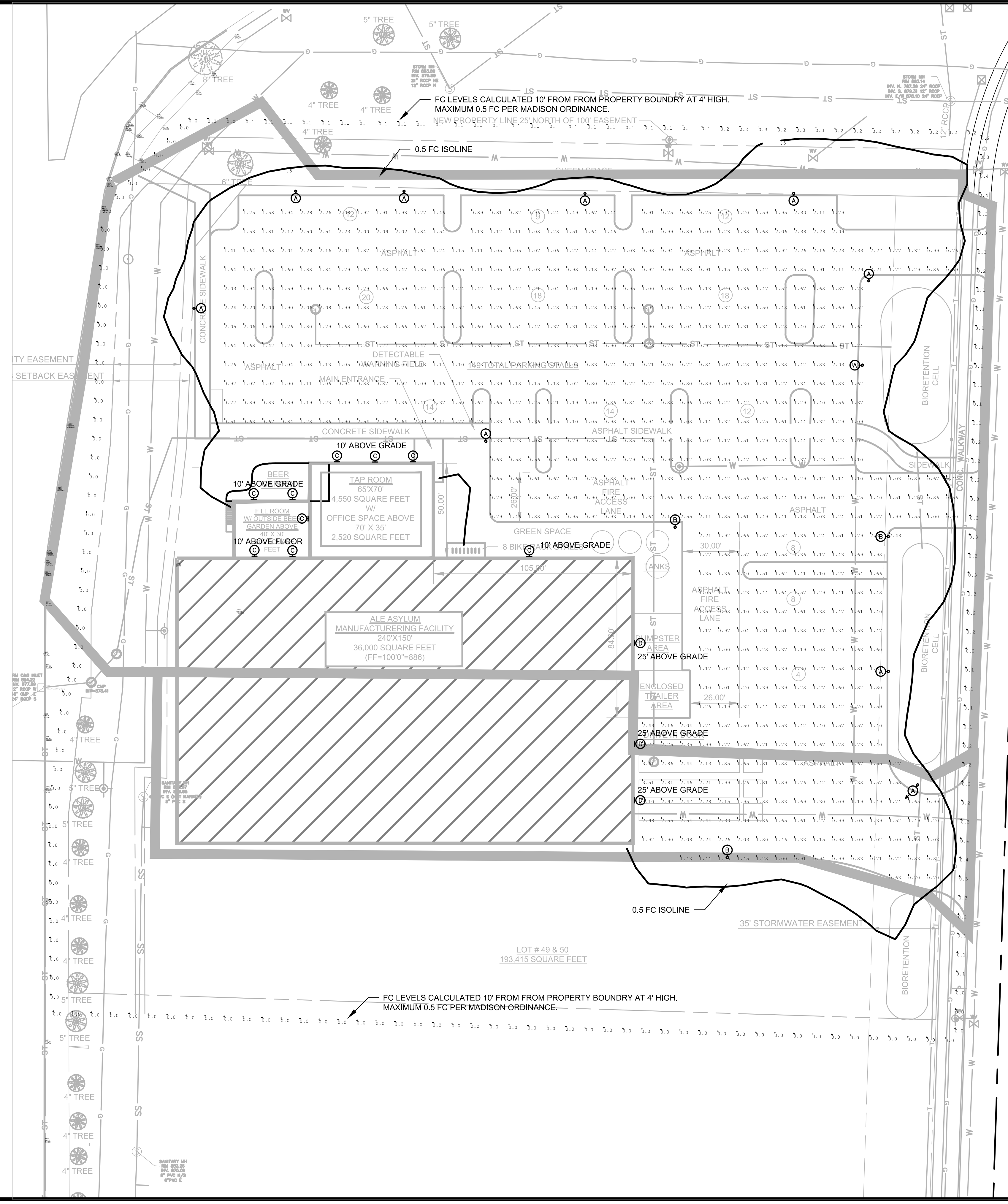
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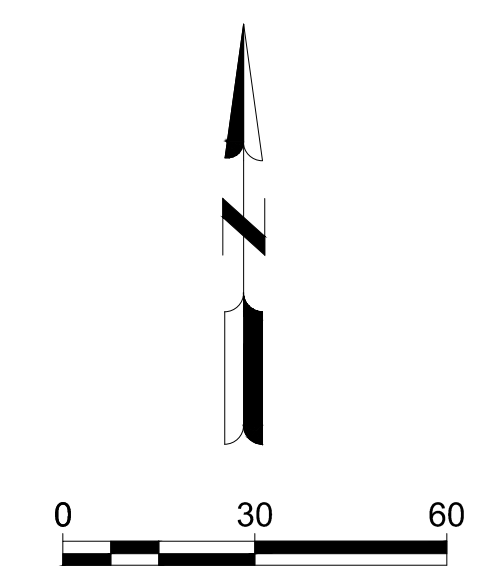
SHEET CONTENTS
ELECTRICAL LIGHTING
SITE PLAN

SHEET NO.



FIXTURE TYPE	MANUFACTURER	MODEL	DESCRIPTION	POLE
A	KIM LIGHTING	1A-ET4-250PMH-LG-HS (POLE: KSSS-30-5180-FM-LG)	250W PULSE START METAL HALIDE FIXTURE, WITH SEGMENTED TYPE 4 FULL CUTOFF OPTICS, FLAT GLASS LENS, HOUSE SIDE SHIELD, FUSED HIGH POWER FACTOR BALLAST (VOLTAGE TO BE DETERMINED), AND A LIGHT GREY FINISH.	5" SQUARE, STRAIGHT, STEEL, WITH STANDARD MOUNTING ARM, WITH HANDHOLE, LIGHT GREY FINISH.
B	KIM LIGHTING	1A-ET4-250PMH-LG (POLE: KSSS-30-5180-FM-LG)	SAME AS TYPE A, BUT WITHOUT HOUSE SIDE SHIELD	SAME AS TYPE A
C	KIM LIGHTING	WC14D4-70PMHxxx-LG-P	70W PULSE START METAL HALIDE WALL MOUNTED FIXTURE, WITH SEGMENTED TYPE 4 CUTOFF OPTICS, FLAT GLASS LENS, HIGH POWER FACTOR BALLAST (VOLTAGE TO BE DETERMINED), AND A LIGHT GREY FINISH.	
D	KIM LIGHTING	WC14D4-100PMHxxx-LG-P	100W PULSE START METAL HALIDE WALL MOUNTED FIXTURE, WITH SEGMENTED TYPE 4 CUTOFF OPTICS, FLAT GLASS LENS, HIGH POWER FACTOR BALLAST (VOLTAGE TO BE DETERMINED), AND A LIGHT GREY FINISH.	

- GENERAL LIGHTING NOTES:**
- FIXTURES WILL HAVE PHOTOEYE AND TIMECLOCK CONTROL. TIMECLOCK CONTROL WILL REDUCE LIGHTING BY MINIMUM 50% 30 MINUTES AFTER REGULAR BUSINESS HOURS.
 - CALCULATED PAVEMENT LIGHTING VALUES:
 - AVERAGE 1.45 FFC
 - MINIMUM FOOTCANDLES ON DRIVEWAY: 0.39FC
 - MINIMUM FOOTCANDLES IN GENERAL PARKING/PEDESTRIAN AREA: 0.5HFC
 - AVE/MIN RATIO: 3.7
 - CALCULATED WATTS/ SQUARE FOOT: 0.058 W/SF



**SEPT. 22, 2011
DRAFT**

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Table of Contents

Relativity	2-3
Standard Fixtures	4
Optional Entablatures	5
Optical Design/Versatility	6-7
Mechanical Design	10
Installation and Maintenance	11
ET Ordering Information	12-13
SET Ordering Information	14-15
Luminaire Specifications	16
Option Specifications	17
Standard Entablature Specifications	18
Proportion Guide	19
Lamp and Electrical Guide	20-21
Application Engineering Services	21
Photometrics – See separate AR/ET Photometric Catalog	



SITE / AREA
PARKING STRUCTURE
ROADWAY
ARCHITECTURAL FLOOD
ACCENT
LANDSCAPE

MAILING ADDRESS:
 P.O. BOX 60080
 CITY OF INDUSTRY, CA
 91716-0080

BUSINESS ADDRESS:
 16555 EAST GALE AVENUE
 CITY OF INDUSTRY, CA 91745
 U.S.A.

PHONE 626 / 968 - 5666
 FAX 626 / 369 - 2695

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 U.S. PATENTS NO. D389,262, D399,328,
 D402,386, D403,790, D403,791, D404,511,
 D404,512, D404,841, D407,837, D407,838,
 D407,839, D407,840, D407,841, D408,093,
 D408,094, D408,571, D408,572 AND D409,324

www.kimlighting.com



Hubbell
Lighting, Inc.

Printed in U.S.A.
 5501508231
 Version 2.1 (2/10)

The "shoebox" luminaire was first introduced to outdoor lighting over thirty years ago. It revolutionized area lighting because it was the first luminaire to demonstrate that performance, glare control and architectural compatibility could be accomplished in a single fixture design.

Today, the "shoebox" is still widely used. However, its compatibility with architecture is declining because it has failed to evolve with the changes that have occurred in architectural design and industrial design. Today's architecture demands a new rectilinear luminaire that reflects the latest thinking in industrial design, and readily adapts to the unique forms and accent colors that are often used to create distinctive character in building exteriors.

The Entablature® has been created as the "chameleon" of rectilinear luminaires. It can be whatever the specifier wants it to be; a contemporary box luminaire reflecting the latest in industrial design, or an intriguing extension of the surrounding architecture. It is the next generation of outdoor luminaires and another Kim innovation.

The **ET** (Large Entablature®) is available in HID lamp modes up to 400 watts. As such, it is most often mounted on 20' to 30' poles in single or multiple fixture configurations. The fixture has been sized to look in-scale at these heights, and is considerably smaller and less obtrusive than many existing box luminaires.

The **SET** (Small Entablature®) has been scaled to complement the larger model at lower mounting heights of 10' to 16'. Available up to 175 watts H.I.D., the smaller model is ideal for pathways and courtyards where fixtures should be at human scale. When used together, the large and small Entablatures can provide a logical transition from parking lot to pathway and building entrance by decreasing luminaire scale while maintaining consistent design.

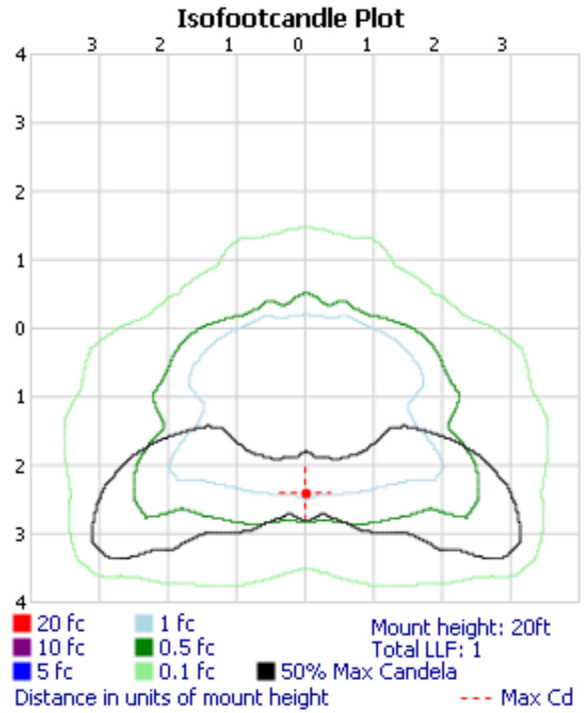
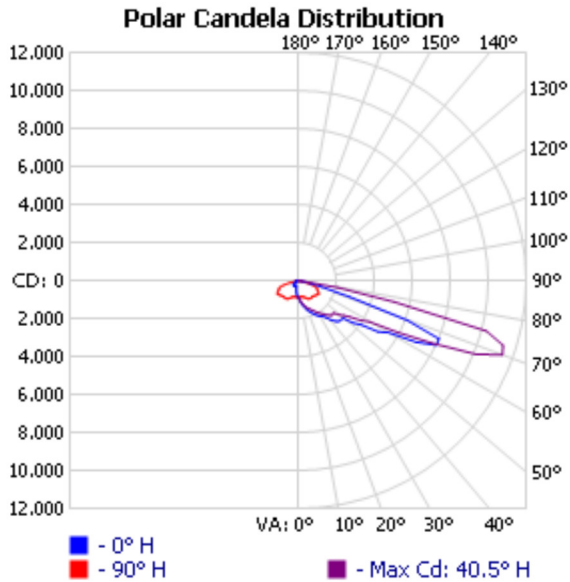


ET4/250PMH-ED28/HS - OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: KIM LIGHTING
 TEST #: KL01372
 CATALOG #: ET4/250PMH-ED28/HS
 LUMINAIRE: ENTABLATURE FULL CUTOFF LUMINAIRE DIE CAST ALUM.
 REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS AND HOUSESIDE SHIELD
 LAMP: 250 WATT CLEAR, PMH ED28 LAMP, HORIZONTAL POSITION, RATED AT 22000 INITIAL LUMENS
 LAMP OUTPUT: 1 LAMP(S), RATED LUMENS/LAMP: 22000
 INPUT WATTAGE: 250
 LUMINOUS OPENING: RECTANGLE W/LUMINOUS SIDES (L: 23", W: 16", H: 8")

No
 Photo
 Available

MAX CD: 11,442.0 AT HORIZONTAL: 40.5°, VERTICAL: 70°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: SHORT, TYPE IV
 EFFICIENCY: 40.7%



ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Luminaire
0-30	819.2	3.7%	9.2%
0-40	1,581.0	7.2%	17.7%
0-60	4,205.6	19.1%	47%
60-90	4,740.7	21.5%	53%
70-100	2,049.1	9.3%	22.9%
90-120	0	0%	0%
0-90	8,946.4	40.7%	100%
90-180	0	0%	0%
0-180	8,946.4	40.7%	100%

LUMENS PER ZONE

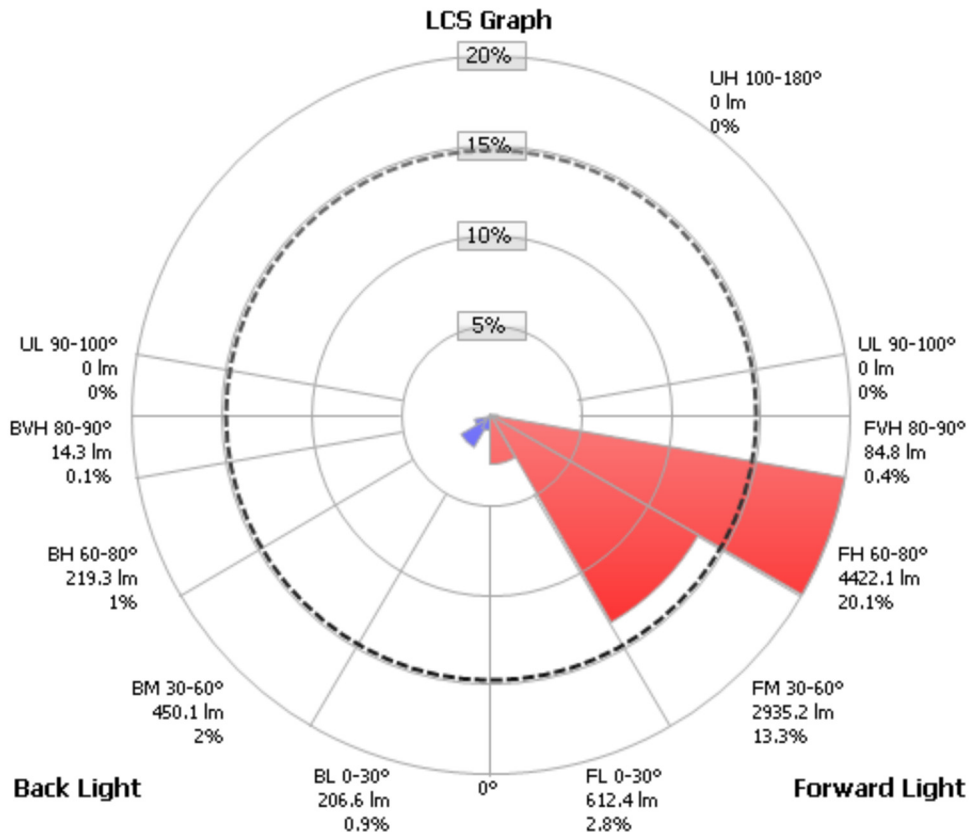
Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	83.8	0.9%	90-100	0	0%
10-20	258.7	2.9%	100-110	0	0%
20-30	476.7	5.3%	110-120	0	0%
30-40	761.8	8.5%	120-130	0	0%
40-50	1,068.1	11.9%	130-140	0	0%
50-60	1,556.5	17.4%	140-150	0	0%
60-70	2,691.6	30.1%	150-160	0	0%
70-80	1,948.6	21.8%	160-170	0	0%
80-90	100.6	1.1%	170-180	0	0%

ROADWAY SUMMARY

Cutoff Classification:	FULL CUTOFF	
Distribution:	TYPE IV, SHORT	
Max Cd, 90 Deg Vert:	0	
Max Cd, 80 to <90 Deg:	2,149.0	
	Lumens	% Lamp
Downward Street Side:	8,054.4	36.6%
Downward House Side:	890.2	4%
Downward Total:	8,944.7	40.7%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	8,944.7	40.7%

LCS TABLE

BUG Rating	B1 - U0 - G2	
Forward Light	Lumens	Lumens %
Low(0-30):	612.4	2.8%
Medium(30-60):	2,935.2	13.3%
High(60-80):	4,422.1	20.1%
Very High(80-90):	84.8	0.4%
Back Light		
Low(0-30):	206.6	0.9%
Medium(30-60):	450.1	2%
High(60-80):	219.3	1%
Very High(80-90):	14.3	0.1%
Uplight		
Low(90-100):	0	0%
High(100-180):	0	0%
Trapped Light:	13,055.4	59.3%



Scale = Max LCS %

Trapped Light: 13055.4lm, 59.3%

CANDELA TABLE - TYPE C

	0	90	180
0	870	870	870
5	1042	872	720
10	1295	872	511
15	1532	883	346
20	1726	925	286
25	1936	1007	284
30	2141	1122	299
35	2307	1131	319
40	2699	1127	336
45	3040	1150	347
50	3091	1201	323
55	4041	1284	254
60	5440	1247	156
65	8019	1115	113
70	6131	1021	90
75	1281	478	70
80	245	79	40
85	90	25	23
90	0	0	0

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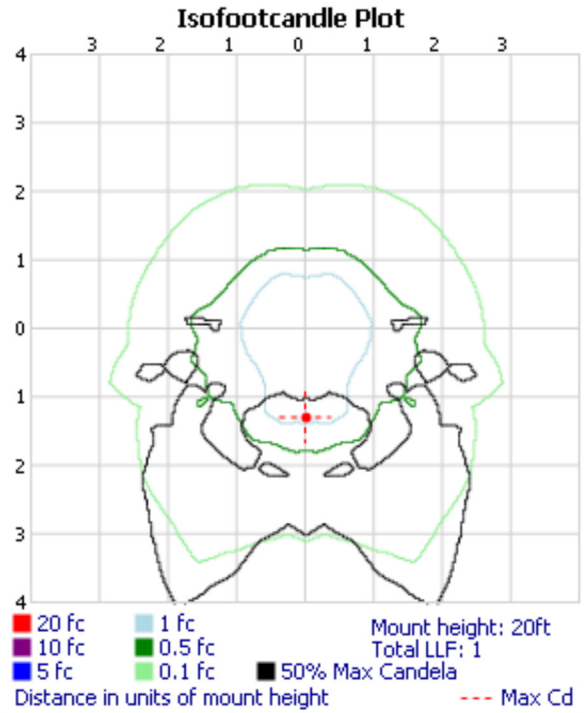
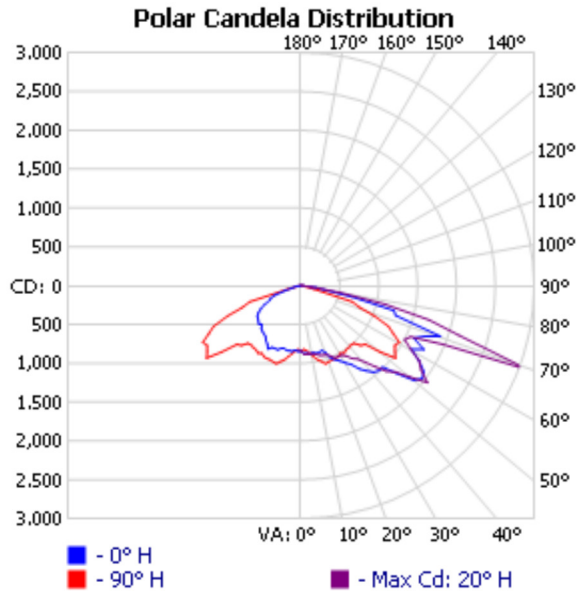


WC14X4/100MH-ED17 - OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: KIM LIGHTING
 TEST #: KL00688
 CATALOG #: WC14X4/100MH-ED17
 LUMINAIRE: WALL COMMANDER WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS
 LAMP: 100 WATT CLEAR, MH ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 8800 INITIAL LUMENS
 LAMP OUTPUT: 1 LAMP(S), RATED LUMENS/LAMP: 8800
 INPUT WATTAGE: 100
 LUMINOUS OPENING: POINT

No
 Photo
 Available

MAX CD: 2,995.0 AT HORIZONTAL: 20°, VERTICAL: 69.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: VERY SHORT, TYPE IV
 EFFICIENCY: 60.1%



ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Luminaire
0-30	834.6	9.5%	15.8%
0-40	1,486.3	16.9%	28.1%
0-60	3,405.7	38.7%	64.4%
60-90	1,882.8	21.4%	35.6%
70-100	725.2	8.2%	13.7%
90-120	0	0%	0%
0-90	5,288.5	60.1%	100%
90-180	0	0%	0%
0-180	5,288.5	60.1%	100%

LUMENS PER ZONE

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	83.5	1.6%	90-100	0	0%
10-20	275.2	5.2%	100-110	0	0%
20-30	475.9	9.0%	110-120	0	0%
30-40	651.7	12.3%	120-130	0	0%
40-50	826.4	15.6%	130-140	0	0%
50-60	1,093.1	20.7%	140-150	0	0%
60-70	1,157.5	21.9%	150-160	0	0%
70-80	683.4	12.9%	160-170	0	0%
80-90	41.8	0.8%	170-180	0	0%

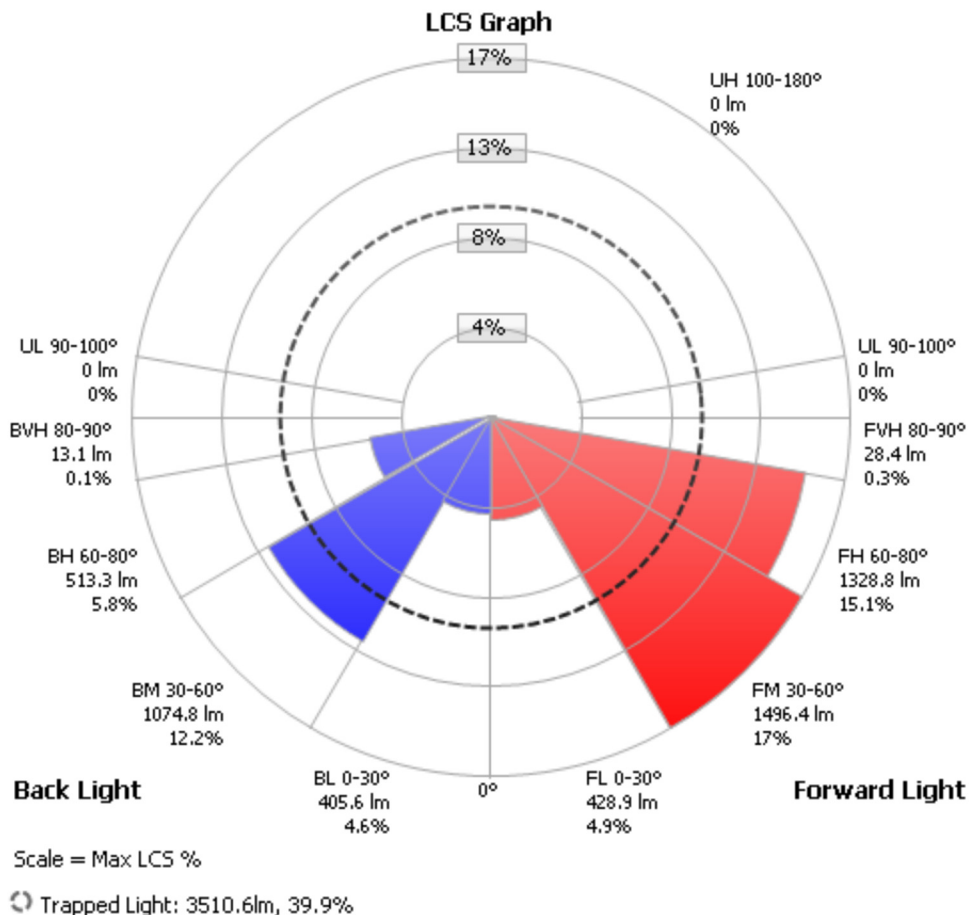
ROADWAY SUMMARY

Cutoff Classification: FULL CUTOFF
 Distribution: TYPE IV, VERY SHORT
 Max Cd, 90 Deg Vert: 0
 Max Cd, 80 to <90 Deg: 653.0

	Lumens	% Lamp
Downward Street Side:	3,282.5	37.3%
Downward House Side:	2,006.9	22.8%
Downward Total:	5,289.4	60.1%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	5,289.4	60.1%

LCS TABLE

BUG Rating	B2 - U0 - G2	
Forward Light	Lumens	Lumens %
Low(0-30):	428.9	4.9%
Medium(30-60):	1,496.4	17%
High(60-80):	1,328.8	15.1%
Very High(80-90):	28.4	0.3%
Back Light		
Low(0-30):	405.6	4.6%
Medium(30-60):	1,074.8	12.2%
High(60-80):	513.3	5.8%
Very High(80-90):	13.1	0.1%
Uplight		
Low(90-100):	0	0%
High(100-180):	0	0%
Trapped Light:	3,510.6	39.9%



CANDELA TABLE - TYPE C

	0	20	90	180
0	842	842	842	842
5	877	889	844	833
10	876	892	927	853
15	893	927	1010	838
20	918	946	1045	880
25	1051	1026	1037	878
30	1149	1035	1006	869
35	1309	1145	1009	799
40	1455	1288	999	771
45	1486	1557	1090	711
50	1895	1828	1329	715
55	1926	1885	1474	687
60	1641	1625	1459	600
65	1603	1559	1240	441
70	1913	2963	787	355
75	1239	1705	183	125
80	300	510	72	63
85	12	13	10	21
90	0	0	0	0

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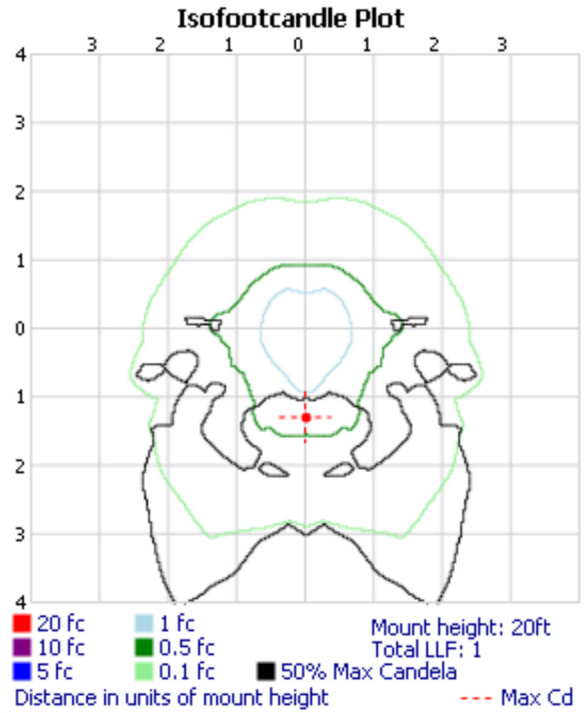
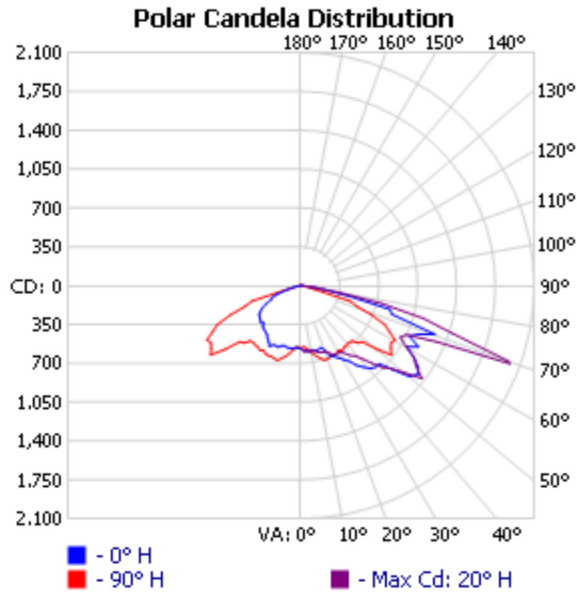


WC14X4/70MH-ED17 - OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: KIM LIGHTING
 TEST #: KL00756
 CATALOG #: WC14X4/70MH-ED17
 LUMINAIRE: WALL COMMANDER WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS
 LAMP: 70 WATT CLEAR, MH ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 5900 INITIAL LUMENS
 LAMP OUTPUT: 1 LAMP(S), RATED LUMENS/LAMP: 5900
 INPUT WATTAGE: 70
 LUMINOUS OPENING: POINT

No
 Photo
 Available

MAX CD: 2,008.0 AT HORIZONTAL: 20°, VERTICAL: 69.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: VERY SHORT, TYPE IV
 EFFICIENCY: 60.1%



ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Luminaire
0-30	559.6	9.5%	15.8%
0-40	996.5	16.9%	28.1%
0-60	2,283.5	38.7%	64.4%
60-90	1,262.4	21.4%	35.6%
70-100	486.3	8.2%	13.7%
90-120	0	0%	0%
0-90	3,545.8	60.1%	100%
90-180	0	0%	0%
0-180	3,545.8	60.1%	100%

LUMENS PER ZONE

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	56.0	1.6%	90-100	0	0%
10-20	184.5	5.2%	100-110	0	0%
20-30	319.1	9.0%	110-120	0	0%
30-40	437.0	12.3%	120-130	0	0%
40-50	554.0	15.6%	130-140	0	0%
50-60	732.9	20.7%	140-150	0	0%
60-70	776.1	21.9%	150-160	0	0%
70-80	458.3	12.9%	160-170	0	0%
80-90	28.0	0.8%	170-180	0	0%

ROADWAY SUMMARY

Cutoff Classification: FULL CUTOFF
 Distribution: TYPE IV, VERY SHORT
 Max Cd, 90 Deg Vert: 0
 Max Cd, 80 to <90 Deg: 438.0

	Lumens	% Lamp
Downward Street Side:	2,200.8	37.3%
Downward House Side:	1,345.6	22.8%
Downward Total:	3,546.4	60.1%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	3,546.4	60.1%

LCS TABLE

BUG Rating: B1 - U0 - G1

Forward Light	Lumens	Lumens %
Low(0-30):	287.6	4.9%
Medium(30-60):	1,003.3	17%
High(60-80):	890.9	15.1%
Very High(80-90):	19.1	0.3%

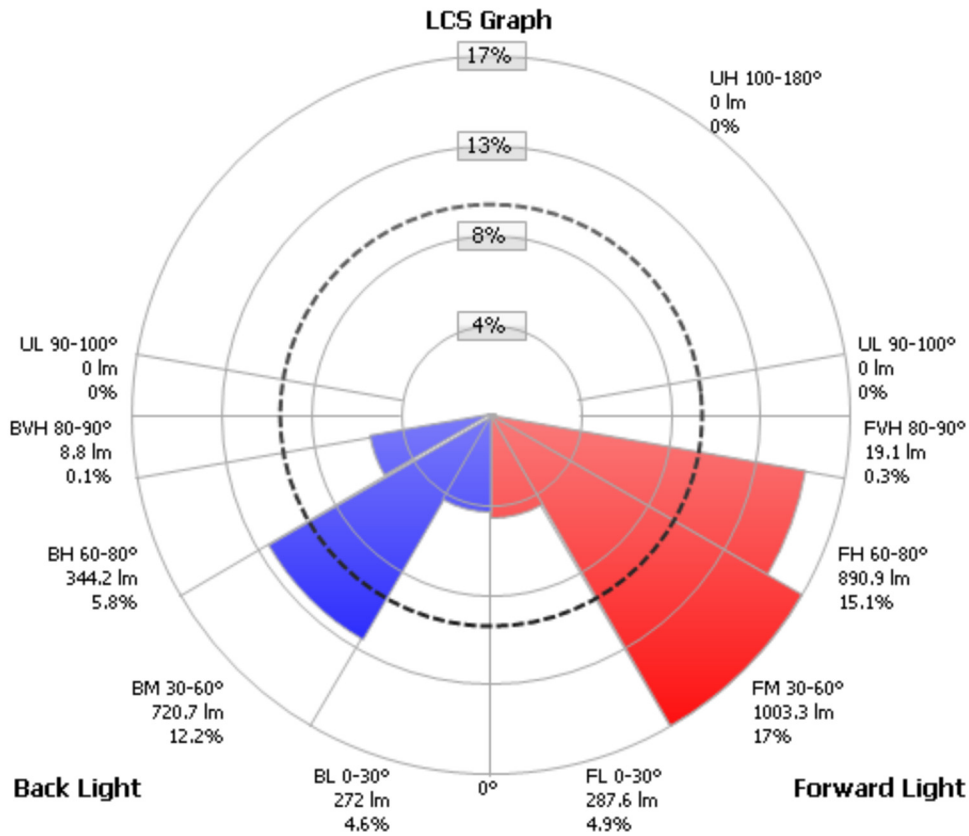
Back Light

Low(0-30):	272.0	4.6%
Medium(30-60):	720.7	12.2%
High(60-80):	344.2	5.8%
Very High(80-90):	8.8	0.1%

Uplight

Low(90-100):	0	0%
High(100-180):	0	0%

Trapped Light: 2,353.6 39.9%



Scale = Max LCS %

Trapped Light: 2353.6lm, 39.9%

CANDELA TABLE - TYPE C

	0	20	90	180
0	565	565	565	565
5	588	596	566	558
10	587	598	622	572
15	599	622	677	562
20	615	634	701	590
25	705	688	695	589
30	770	694	674	583
35	878	768	676	536
40	976	864	670	517
45	996	1044	731	477
50	1271	1226	891	479
55	1291	1264	988	461
60	1100	1089	978	402
65	1075	1045	831	296
70	1283	1987	528	238
75	831	1143	123	84
80	201	342	48	42
85	8	9	7	14
90	0	0	0	0

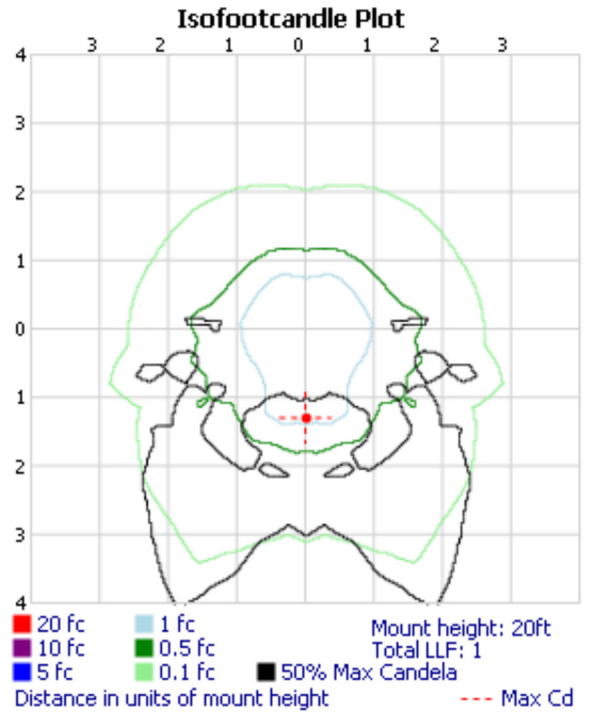
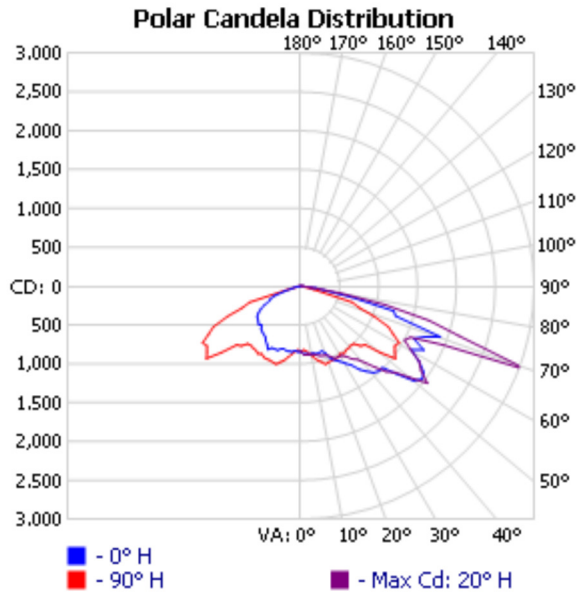
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WC14X4/100MH-ED17 - OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: KIM LIGHTING
 TEST #: KL00688
 CATALOG #: WC14X4/100MH-ED17
 LUMINAIRE: WALL COMMANDER WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS
 LAMP: 100 WATT CLEAR, MH ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 8800 INITIAL LUMENS
 LAMP OUTPUT: 1 LAMP(S), RATED LUMENS/LAMP: 8800
 INPUT WATTAGE: 100
 LUMINOUS OPENING: POINT
 MAX CD: 2,995.0 AT HORIZONTAL: 20°, VERTICAL: 69.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: VERY SHORT, TYPE IV
 EFFICIENCY: 60.1%

No
 Photo
 Available



ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Luminaire
0-30	834.6	9.5%	15.8%
0-40	1,486.3	16.9%	28.1%
0-60	3,405.7	38.7%	64.4%
60-90	1,882.8	21.4%	35.6%
70-100	725.2	8.2%	13.7%
90-120	0	0%	0%
0-90	5,288.5	60.1%	100%
90-180	0	0%	0%
0-180	5,288.5	60.1%	100%

LUMENS PER ZONE

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	83.5	1.6%	90-100	0	0%
10-20	275.2	5.2%	100-110	0	0%
20-30	475.9	9.0%	110-120	0	0%
30-40	651.7	12.3%	120-130	0	0%
40-50	826.4	15.6%	130-140	0	0%
50-60	1,093.1	20.7%	140-150	0	0%
60-70	1,157.5	21.9%	150-160	0	0%
70-80	683.4	12.9%	160-170	0	0%
80-90	41.8	0.8%	170-180	0	0%

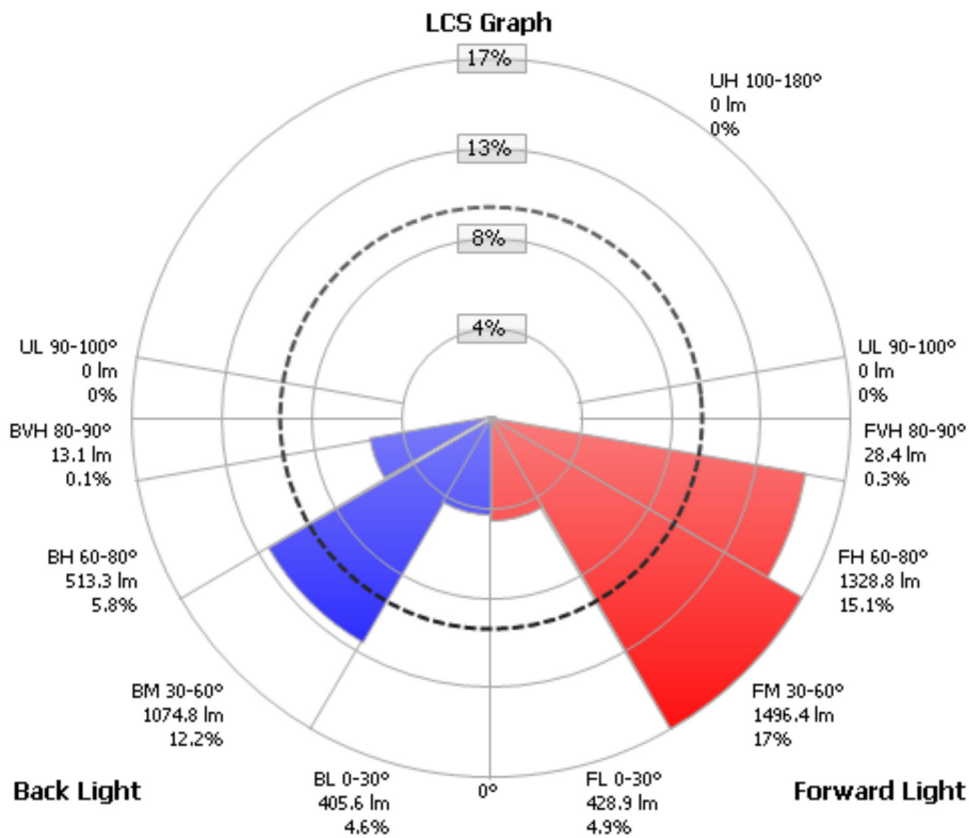
ROADWAY SUMMARY

Cutoff Classification: FULL CUTOFF
 Distribution: TYPE IV, VERY SHORT
 Max Cd, 90 Deg Vert: 0
 Max Cd, 80 to <90 Deg: 653.0

	Lumens	% Lamp
Downward Street Side:	3,282.5	37.3%
Downward House Side:	2,006.9	22.8%
Downward Total:	5,289.4	60.1%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	5,289.4	60.1%

LCS TABLE

BUG Rating	B2 - U0 - G2	
Forward Light	Lumens	Lumens %
Low(0-30):	428.9	4.9%
Medium(30-60):	1,496.4	17%
High(60-80):	1,328.8	15.1%
Very High(80-90):	28.4	0.3%
Back Light		
Low(0-30):	405.6	4.6%
Medium(30-60):	1,074.8	12.2%
High(60-80):	513.3	5.8%
Very High(80-90):	13.1	0.1%
Uplight		
Low(90-100):	0	0%
High(100-180):	0	0%
Trapped Light:	3,510.6	39.9%



Scale = Max LCS %

Trapped Light: 3510.6lm, 39.9%

CANDELA TABLE - TYPE C

	0	20	90	180
0	842	842	842	842
5	877	889	844	833
10	876	892	927	853
15	893	927	1010	838
20	918	946	1045	880
25	1051	1026	1037	878
30	1149	1035	1006	869
35	1309	1145	1009	799
40	1455	1288	999	771
45	1486	1557	1090	711
50	1895	1828	1329	715
55	1926	1885	1474	687
60	1641	1625	1459	600
65	1603	1559	1240	441
70	1913	2963	787	355
75	1239	1705	183	125
80	300	510	72	63
85	12	13	10	21
90	0	0	0	0

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1 - LOOKING AT THE SITE FROM THE NORTH



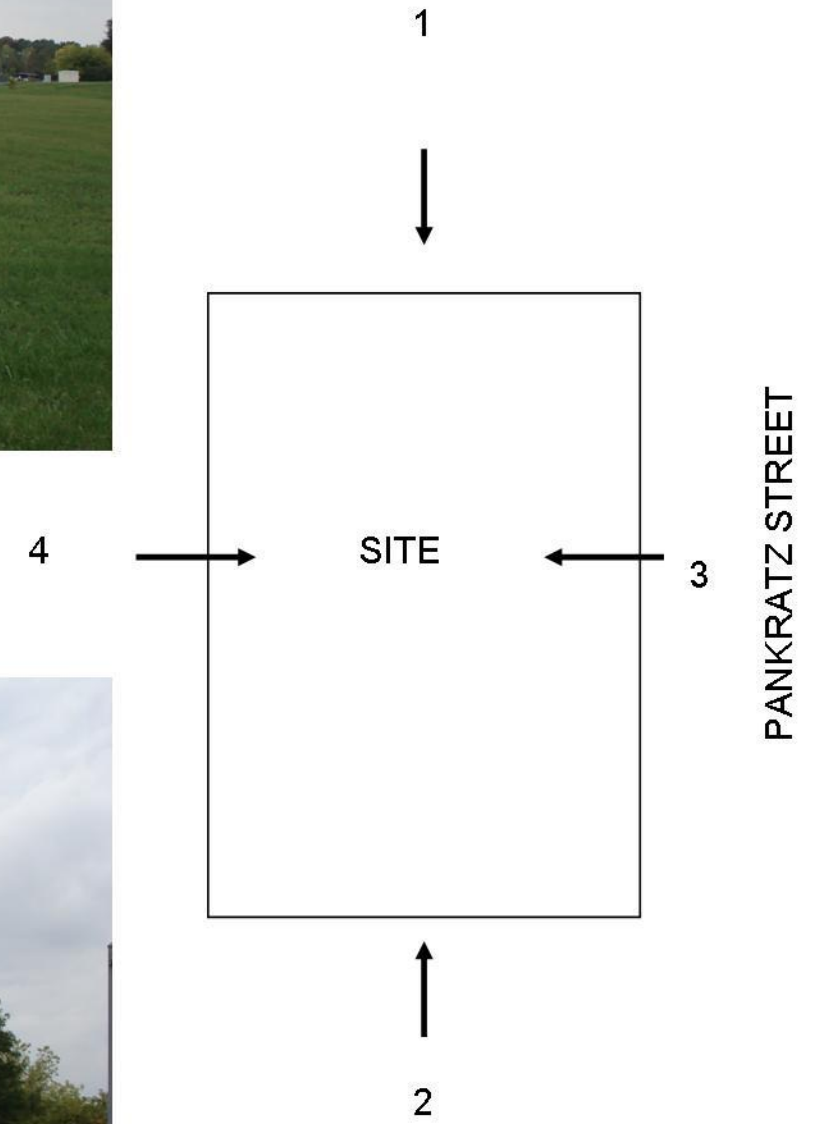
2 - LOOKING AT THE SITE FROM THE SOUTH



3 - LOOKING AT THE SITE FROM THE EAST



4 - LOOKING AT THE SITE FROM THE WEST





1 - FROM THE SITE LOOKING NORTH



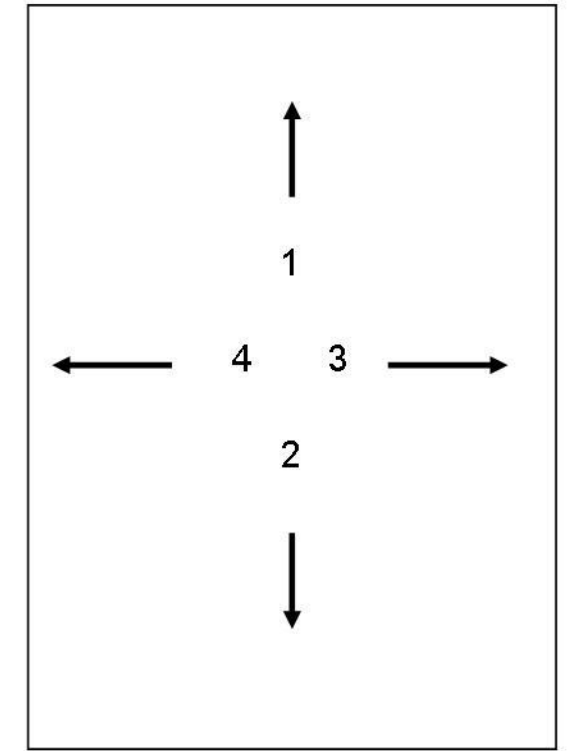
2 - FROM THE SITE LOOKING SOUTH



3 - FROM THE SITE LOOKING EAST



4 - FROM THE SITE LOOKING WEST



SITE

PANKRATZ STREET