

February 22, 2017



City of Madison – Zoning Administrator
215 Martin Luther King Jr. Blvd.; Room LL-100
PO Box 2985
Madison, WI 53701-2985

RE: **201-215 North Blount Street – Proposed Planned Development**

This packet of material is submitted to the City of Madison Zoning Administrator for a Land Use Application for the above mentioned project.

It is our intent to submit a comprehensive packet of information for review and approval by the City of Madison Departments.

Attachments included in the packets:

Thirty Two (32) copies @ 11x17
Fourteen (14) additional @ 11x17 for UDC
One (1) copy @ 22x34
One (1) copy @ 8 ½ x 11

- Land Use Application
- Letter of Intent
- Zoning Text
- Notification Letter to Alder and Neighborhood Association
- Required Drawings with proposed project information
 - Site, Grading and Utility Plans
 - Landscape Plan
 - Building Elevation Drawings
 - Floor Plans
 - Supplemental Material



- Filing Fee
- Electronic Submittal on CD
- CSM Application submitted under separate package by Burse Engineers.

Please contact me at (608) 445-9594, if you have any questions or need further information.

Thank You,

Chris A. Oddo, AIA

Principal

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
☐ UDC ☐ PC
☐ Common Council ☐ Other _____
Reviewed By _____

1. Project Information

Address: 201-215 North Blount Proposed (8) Unit Apartment and Relocated House
Title: New Multi-family Residential

2. This is an application for (check all that apply)

- ☒ Zoning Map Amendment (rezoning) from TRV-2 to PD
☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
☐ Conditional Use or Major Alteration to an Approved Conditional Use
☒ Demolition Permit
☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Michael Matty **Company** Renaissance Property Group, LLC
Street address 2132 Fordem Ave., Suite 1300 **City/State/Zip** Madison, WI 53704
Telephone (608) 301-0000 **Email** mmatty@rpgrentals.com

Project contact person Chris Oddo **Company** InSite Consulting Architects, LLC
Street address 115 E. Main Street, Suite 200 **City/State/Zip** Madison, WI 53703
Telephone (608) 445-9594 **Email** chris@icsarc.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Proposed multi-family residential project (8 units) and relocated house.

Scheduled start date Summer 2017 Planned completion date Summer 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Supplemental Requirements |
| <input checked="" type="checkbox"/> Letter of intent | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input checked="" type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Development plans | |

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

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Jessica Vaughn

Date January 2017

Zoning staff Matt Tucker

Date January 2017

- ☒ **Demolition Listserv**

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Zeller, TLNA Board and Steering Committee


The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Chris Oddo

Relationship to property Designer

Authorizing signature of property owner


Michael Maty

Date 2.21.17



PROPERTY MANAGEMENT, INC.

2132 Fordem Ave
Madison, WI 53704
T 608.301.0000

staff@rpgrentals.com
www.rpgrentals.com

RPG Rentals • 608.301.0005

February 22, 2017

Via Email and Hand Delivery

Plan Commission and Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
201-215 North Blount Street and 700 East Dayton Street**

Dear Commission Members:

On behalf of Renaissance Property Group, I am pleased to submit the enclosed materials for approval for a new apartment house and the relocation of an existing house to the property located at 201-215 North Blount Street and 700 East Dayton Street. The proposal includes a request to demolish an existing single-family home on the property and construct an 8-unit residential apartment building with approximately 10 vehicle parking spaces and 16 bicycle parking spaces.

Project Summary

Renaissance Property Group owns the properties located at 201-215 North Blount Street and 700 East Dayton Street, which are currently residential units of varying sizes. Renaissance Property Group owns numerous properties in the neighborhood and desires to revitalize this end of the block while still maintaining the character of the neighborhood. To accommodate these goals, Renaissance Property Group proposes to demolish the house currently located at 201 North Blount Street, relocate a house owned by Renaissance Property Group to 700 East Dayton Street and construct a new, high-quality residential apartment building at 201 North Blount Street.

Existing Site Conditions

The existing site is located at 201 North Blount Street (PIN 0709-1321-3173), 207 North Blount Street (PIN 0709-1321-3165) and 213/215 North Blount Street (PIN 0709-1321-3157) in the City of Madison, constituting 0.5 acres (21,867 sq. ft.) near the intersection of North Blount Street and East Dayton Street. The property is currently owned by Renaissance Property Group.

The site is bounded by a commercial building containing the Caribou Tavern and a laundromat to the north, North Blount Street to the west, East Dayton Street to the south, a private residence at 714 East Dayton Street to the east and additional properties owned by Renaissance Property Group to the north. The site is part of the TR-V2 Traditional Residential – Varied District 2. The site currently contains four houses.

Access to the site is provided by an access driveway on North Blount Street. A Madison Metro bus stop for lines 2, 5, 10, 27, 28 and 81 is located within walking distance of the property on East Johnson Street.

Project Layout

The proposal would demolish an existing single-family two-bedroom house, relocate an existing two-flat house from one of Renaissance Property Group’s adjacent properties, and construct a new 8-unit residential apartment building with 4 one-bedroom apartments and 4 two-bedroom apartments. A code-complying ramp will be installed in the back of the building to provide an accessible route to the 2 two-bedroom apartments on the first floor. The three other two-flat houses existing on the property along North Blount Street will remain on the property and will be improved. The existing parking and landscape areas would be reconfigured with 10 automobile parking spaces and 16 bike parking spaces, in addition to in-unit bicycle storage.

Project Objectives and Benefits

The Project will benefit the City of Madison in the following ways:

- Improve the quality of landscaping, site design and urban design in the East Johnson Street corridor by replacing aging housing stock with a high-quality apartment building and by improving the exterior of three existing houses.
- Providing additional accessible housing options in the neighborhood through the construction of two new accessible units at 201 North Blount Street.
- Improving vehicular, bicycle and pedestrian access to and circulation around the site by installing additional driveway access and improving the existing parking area.

Project Data

Location: 201-213 North Blount Street and 700 East Dayton Street

<u>Building Sq. Ft.:</u>	7,485 sq. ft. (new building)
<u>Start Construction:</u>	Approximately June 2017
<u>Complete Construction:</u>	Approximately February 2018
<u>Type of Building:</u>	Residential
<u>Land Area:</u>	0.5 acres (21,867 sq. ft.)
<u>Vehicle Parking:</u>	Approximately 10 vehicle parking spaces
<u>Bicycle Parking:</u>	Approximately 16 bicycle spaces
<u>Site Access:</u>	North Blount Street
<u>Lot Coverage:</u>	Approximately 7,623 sq. ft. (35%)
<u>Usable Open Space:</u>	Approximately 5,042 sq. ft. (24%)

Project Financial Information

Value of Land: The land located at 201 North Blount Street is currently assessed at \$101,100 and improvements at \$97,000 for a total assessed value of \$198,100. The land located at 207 North Blount Street is currently assessed at \$85,000 and improvements at \$339,900 for a total assessed value of \$424,900. The land located at 213 North Blount Street is currently assessed at \$70,000 and improvements at \$137,400 for a total assessed value of \$207,400. The total combined assessed value for the properties is \$830,400.

Estimated Project Cost: \$3 million

Number of Construction & Full-time Equivalent Jobs: 8 construction jobs and 5 full-time equivalent jobs.

Public Subsidy Requested: None.

Project Team

Owner:
Renaissance Property Group, LLC
2132 Fordem Avenue, Suite 1300
Madison, WI 53704
Contact: Michael Matty
608-301-0000
mmatty@rpgrentals.com

Architect:
InSite Consulting Architects, LLC
115 East Main Street, Suite 200
Madison, WI 53703
Contact: Chris Oddo
608-445-9594chris@icsarc.com

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this site.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Matty", with a stylized flourish extending from the end.

Michael Matty
Renaissance Property Group, LLC

cc: (all via email)
Ledell Zellers, District 2 Alderperson
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Planning Division Director
Jessica Vaughn, Planning Division
Al Martin, Planning Division
Matt Tucker, Zoning Administrator

Planned Development Zoning Text

201, 207, 209-211 and 213-215 North Blount Street and 700 East Dayton Street

Project Description:

This project includes a proposed new eight-unit residential building with 4 one-bedroom and 4 two-bedroom apartments at 201 North Blount Street on the corner of North Blount Street and East Dayton Street. The project also includes a proposed relocation of a house from 711-713 East Johnson Street to a vacant area at 700 East Dayton Street. To make room for the new eight-unit residential building at 201 North Blount Street, an existing single-family, two-bedroom house will be demolished and appropriately salvaged and recycled. The three existing two-flat houses at 207, 209-211 and 213-215 North Blount Street will remain and will be improved as provided herein. The site is approximately one-half acre.

Statement of Purpose:

This zoning district is established to allow for the construction of an eight-unit residential building located on the corner of North Blount Street and East Dayton Street, the relocation of a house from East Johnson Street to East Dayton Street, and the improvement of a shared rear-yard parking area. Any new structure in the zoning district shall comply with the building and lot standards provided herein.

Lot Area:

The lot area for the lands contained within this Planned Development shall not be less than 20,000 square feet.

Lot Width:

The lot width shall not be less than 120 feet on East Dayton Street and not less than 150 feet on North Blount Street.

Minimum Front Yard Setback:

The minimum front yard setback shall be 15 feet (as shown on the approved plans).

Maximum Front Yard Setback:

The maximum front yard setback shall be 15 feet (as shown on the approved plans).

Side Yard Setback:

The side yard setback shall be at least 6 feet (as shown on the approved plans).

Reverse Side Yard Setback:

The reverse side yard setback shall be at least 5 feet (as shown on the approved plans).

Rear Yard Setback:

The rear yard setback shall be at least 20 feet (as shown on the approved plans).

Maximum Height:

The maximum building height shall be 3 stories/40 feet (as shown on the approved plans). Heights exceeding the maximum may be allowed with conditional use approval.

Maximum Lot Coverage:

The maximum lot coverage shall be 75% (as shown on the approved plans).

Usable Open Space:

The usable open space shall not be less than 140 sq. ft./unit (as shown on the approved plans). Up to 75% of the required usable open space may be located on balconies or roof decks. Usable open space at ground level shall be in a compact area of not less than 200 square feet, with no dimension less than 8 feet and no slope grade greater than 10%. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off street parking, paving and sidewalks, except that paved paths no wider than 5 feet, and pervious pavement designed for outdoor recreation only may be included as usable open space.

Car Parking Minimum:

The property shall have no less than 8 automobile parking stalls on site.

Permitted Uses (as defined in MGO Chapter 28):

Residential Family Living: Multi-family dwelling (4 dwelling units), Multi-family dwelling (5-8 dwelling units), Single-family attached dwelling (3-8 dwelling units), three-family dwelling-three-unit, multi-family dwelling (>8 dwelling units), residential building complex, single-family attached dwelling (>8 dwelling units), single-family detached dwellings, two-family dwelling-twin, two family-dwelling-two unit

Residential-Group Living: Adult family home, cohousing community, community living arrangement (up to 8 residents), community living arrangement (9-15 residents), housing cooperative

Retail, Service, Recreation and Other Uses: Bicycle-sharing facility, tourist rooming house

Agriculture: Community garden

Accessory Uses and Structures: Accessory building or structure, caretaker's dwelling, composting, day care home, dependency living arrangement, home occupation, keeping of chickens, keeping of honeybees, lease of off-street parking facility accessory to residential use to non-tenants, solar energy systems, temporary outdoor events, yard sales

Conditional Uses (as defined in MGO Chapter 28):

Residential-Group Living: Assisted living-facility, congregate care facility, skilled nursing facility, community living arrangement (>15 residents), dormitory, hostel, lodging house, fraternity or sorority, mission house

Civic and Institutional: Day care center, library/museum

Retail, Service, Recreation, and Other Uses: Bed and breakfast establishments, building or structure with floor area exceeding 10,000 sq. ft. in floor area, farmers markets, outdoor recreation, recreational, community, and neighborhood centers

Agriculture: Market garden

Accessory Uses and Structures: Management office, limited retail, recreational facilities within multi-family building, outdoor cooking operation, wind energy systems

Accessory Off-Street Parking & Loading:

Off-street parking & loading facilities shall be as shown on the approved plans.

Signage:

Signage shall be allowed as per Chapter 31 of the Madison General Ordinances.

Lighting:

Lighting shall be provided as shown on the approved plans.

Landscaping:

Landscaping shall be provided as shown on the approved plans.

Improvements to Existing Buildings:

Within three years after the date of Common Council approval of the Planned Development, the property owner shall repair or replace the front porch, windows and siding on the existing structures at 207, 209-211 and 213-215 North Blount Street (except to the extent such features have been repaired or replaced within the past 10 years), and the roof on 207 North Blount Street. Repairs and replacements shall be consistent with the character of the neighborhood.

Relationship to Other Applicable Regulations:

The Planned Development shall comply with all standards, procedures, and regulations of MGO Chapter 28 that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission

consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.

Alterations & Revisions:

No alteration or revision to the Planned Development shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

HUSCH BLACKWELL

Jeffrey L. Vercauteren
33 East Main Street, Suite 300
Madison, WI 53703
Direct: 608.234.6052
Fax: 608.258.7138
Jeff.Vercauteren@huschblackwell.com

January 18, 2017

Ledell Zellers
District 2 Alderperson
City of Madison Common Council
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Patty Prime
Tenney-Lapham Neighborhood Association
432 Sidney St.
Madison, WI 53703

**Re: Notification of Intent to Submit Land Use Applications:
201-213 N. Blount St., 707/709 & 711/713 E. Johnson St.**

Dear Ald. Zellers and Ms. Prime:

On behalf of Renaissance Property Group, I am pleased to submit this letter of notification of our intent to file land use and demolition permit applications with the City of Madison related to the properties located at 201-213 N. Blount St., and 707/709 and 711/713 E. Johnson St.

The applications will include a request to demolish the existing buildings at 707/709 E. Johnson St. and 201 N. Blount St.; to construct an 8-unit apartment house at 201 N. Blount St.; for a zoning map amendment to rezone the properties at 201, 207, 209/211, and 213/215 N. Blount St. from TR-V2 to PD; to rezone 707/709 and 711/713 E. Johnson St. from TR-V2 to NMX; to relocate the property currently at 711/713 E. Johnson St. to 700 E. Dayton St.; and for conditional use approval of a 3-story mixed-use building at 707/709 and 711/713 E. Johnson St. with approximately 2,900 sq. ft. of commercial space and 21 micro-unit apartments.

We look forward to working with you throughout the development process. Please contact me with any questions you may have.

HUSCH BLACKWELL

January 18, 2017

Page 2

Sincerely,

A handwritten signature in black ink, appearing to be 'JL Vercauteren', written in a cursive style.

Jeffrey L. Vercauteren

JLV/bae

cc: (all via email)

Natalie Erdman, Director of Planning, Community and Economic Development

Heather Stouder, Director, Planning Division

Jessica Vaughn, Planning Division

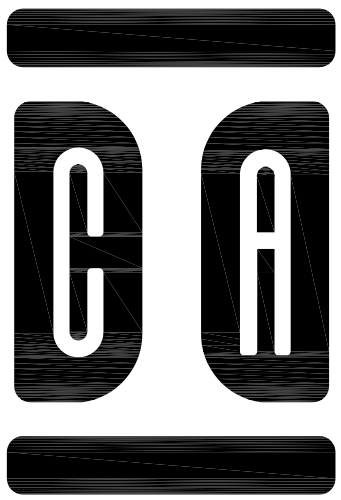
Al Martin, Planning Division

Matt Tucker, Zoning Administrator

New Multi-Family Residential

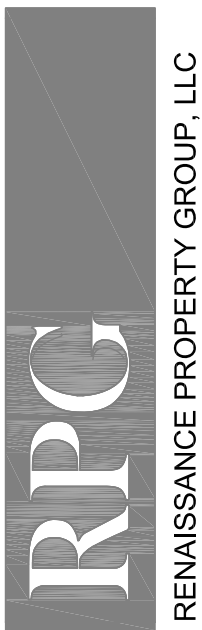
201-215 North Blount Street

Madison, WI 53703



InSite Consulting Architects
115 E. Main / STE 200
Madison, Wisconsin 53703
608-204-0825
866-297-1762 (fax)
info@icsarc.com

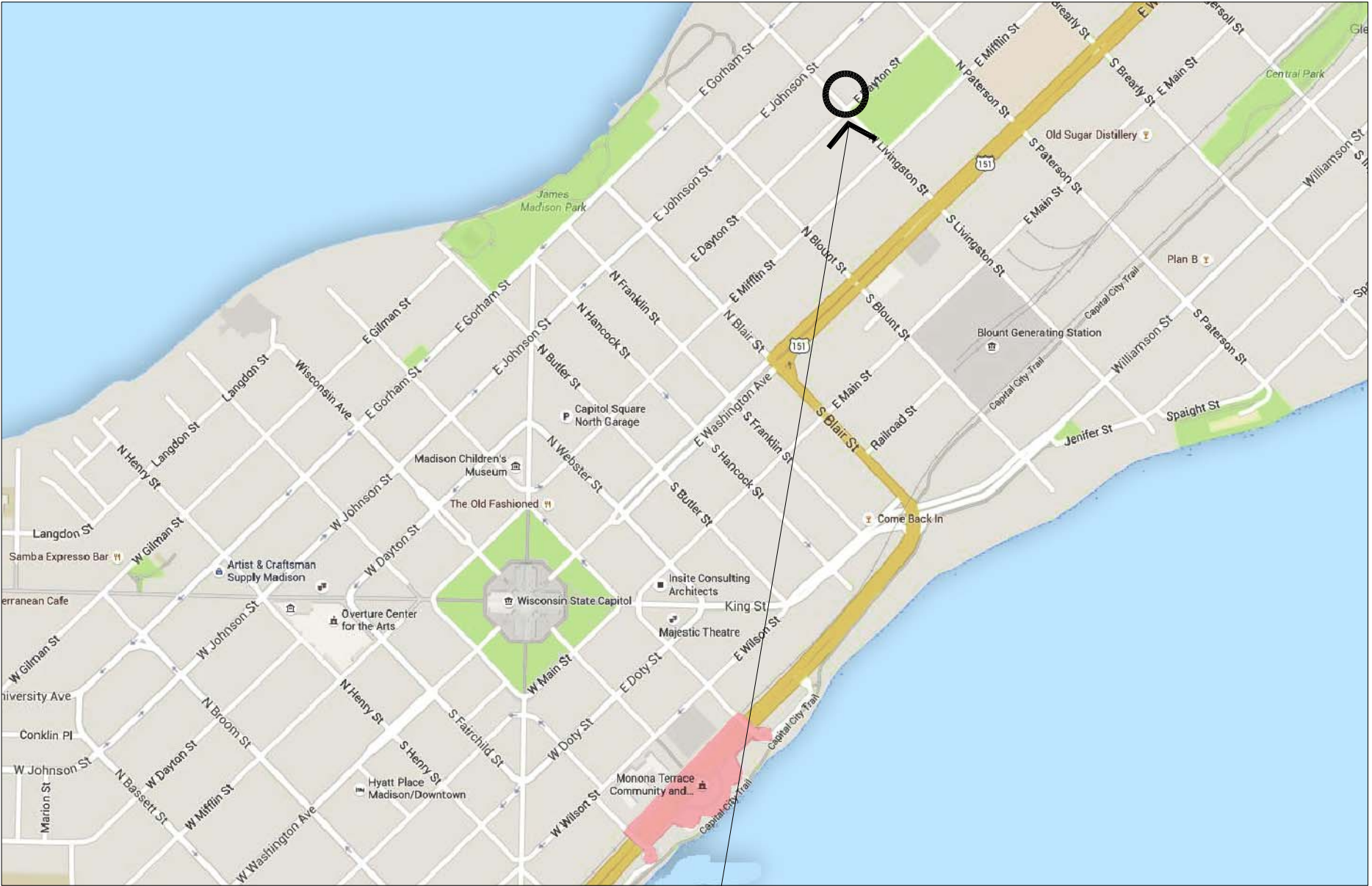
New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703



RENAISSANCE PROPERTY GROUP, LLC

GENERAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN BUILDING CODE LATEST EDITION.
- CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFICATION OF, AND COORDINATION WITH, ALL DIMENSIONS SHOWN ON THESE DRAWINGS RELATIVE TO EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DIMENSION(S) OR DISCREPANCIES VERBALLY. A WRITTEN REPORT SHOULD PROMPTLY FOLLOW. CONTRACTOR SHALL CEASE WORK IN THE AFFECTED AREA UNTIL DIRECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL METHODS AND EQUIPMENT FOR PROTECTING THE BUILDING, ALL MATERIALS, AND PERSONNEL FROM FIRE OR OTHER DAMAGE PRIOR TO STARTING. THE CONTRACTOR SHALL SUBMIT THE APPROVED METHODS AND EQUIPMENT IN WRITING FOR THE OWNER AND ARCHITECT'S REVIEW PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SHEATHING, REQUIRED FOR THE SAFETY AND PROPER EXECUTION OF THE WORK.
- EXECUTION OF THE WORK WILL INVOLVE CONSIDERATION FOR ALLOWING THE OWNER TO CONTINUE THE OPERATION OF THE BUILDING AND THE BUSINESS IN THE FACILITY AND ADJACENT FACILITIES. PRIOR TO THE AWARD OF THE CONTRACT, THE CONSTRUCTION SCHEDULE PREPARED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT AND SHALL BE COORDINATED WITH THE FACILITIES DEPARTMENT. OWNER'S APPROVAL OF THE PROPOSED SCHEDULE SHALL SUPERCEDE THE CONTRACT PROVIDED THE OVERALL TIME IS NOT CHANGED.
- THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL, MECHANICAL AND PLUMBING) AFFECTED BY THE REPAIR WORK. THE CONTRACTOR SHALL MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE BUILDING DIRECTLY AND INDIRECTLY AFFECTED BY THE WORK. THE CONTRACTOR SHALL SUBMIT METHODS AND SCHEDULE OF CONNECTIONS TO THE OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
- AS THE WORK PROGRESSES, THE CONTRACTOR SHALL PRODUCE "AS-BUILT" DRAWINGS FOR THE INSTALLATION OF ALL REPAIR ITEMS UNDER THE CONTRACT. THE ARCHITECT WILL PROVIDE THE GENERAL CONTRACTOR WITH A SET OF REPRODUCIBLE PLANS FOR THIS PURPOSE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE AS-BUILT DRAWINGS ACCORDING TO THE JOB PROGRESS. EACH PAY REQUEST SUBMITTED BY THE CONTRACTOR SHALL BE ACCOMPANIED BY A COPY OF THE UPDATED AS-BUILT DRAWINGS.
- THE CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" AT 800-242-8511, 48 HOURS (EXCLUDING WEEKENDS AND/OR HOLIDAYS) PRIOR TO DIGGING ANY EXCAVATION. "DIGGER'S HOTLINE" WILL CONTACT UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES. NO SUCH WORK SHALL COMMENCE PRIOR TO VERIFICATION THAT ALL UTILITIES HAVE RESPONDED.
- PROTECT TREES, SHRUBS, LAWNS, AND OTHER FEATURES WITHIN PROJECT LIMITS. RESTORE DAMAGED FEATURES TO ORIGINAL CONDITION.



LOCATION MAP

SCALE: NONE

DRAWING INDEX

GENERAL

- A0.01 COVER SHEET, INDEX, GENERAL NOTES
- A0.02 CODE SUMMARY
- A0.03 CODE REVIEW PLANS
- A0.04 SPECIFICATIONS
- A0.05 SPECIFICATIONS

SURVEY (ISSUED FOR REFERENCE ONLY)

SITE DESIGN

- A1.01 SITE DEMO PLAN
- A1.02 ARCHITECTURAL SITE PLAN
- A1.03 TRASH ENCLOSURE
- L1.01 LANDSCAPE PLAN

STRUCTURAL

- S0.1 STRUCTURAL NOTES & SCHEDULES
- S1.1 FOUNDATION LEVEL PLAN
- S1.2 GROUND FLOOR FRAMING PLAN
- S1.3 FIRST FLOOR FRAMING PLAN
- S1.4 ROOF FRAMING PLAN
- S3.1 STRUCTURAL DETAILS
- S3.2 STRUCTURAL DETAILS

ARCHITECTURAL

- A2.00 GARDEN LEVEL FLOOR PLAN
- A2.01 FIRST FLOOR PLAN
- A2.02 SECOND FLOOR PLAN
- A2.03 ROOF PLAN
- A3.01 BUILDING ELEVATION - WEST
- A3.02 BUILDING ELEVATION - SOUTH
- A3.03 BUILDING ELEVATION - EAST
- A3.04 BUILDING ELEVATION - NORTH
- A4.01 BUILDING SECTIONS - TRANSVERSE
- A4.02 BUILDING SECTIONS - LONGITUDINAL
- A5.01 DETAILS
- A5.02 DETAILS
- A5.03 DETAILS
- A5.04 DETAILS
- A7.01 PARTITION TYPES
- A8.01 DOOR SCHEDULE & FRAME TYPES
- A8.02 DOOR DETAILS & NOTES
- A9.00 ROOM FINISH SCHEDULE & MATERIAL LEGEND
- A9.01 INTERIOR ELEVATIONS - BATHROOMS
- A9.02 INTERIOR ELEVATIONS - BATHROOMS
- A9.03 INTERIOR ELEVATIONS - KITCHEN
- A9.04 INTERIOR ELEVATIONS - KITCHEN
- A10.00 GARDEN LEVEL REFLECTED CEILING PLAN (M.E.P. CONCEPT)
- A10.01 FIRST FLOOR REFLECTED CEILING PLAN (M.E.P. CONCEPT)
- A10.02 SECOND FLOOR REFLECTED CEILING PLAN (M.E.P. CONCEPT)

NOT FOR CONSTRUCTION

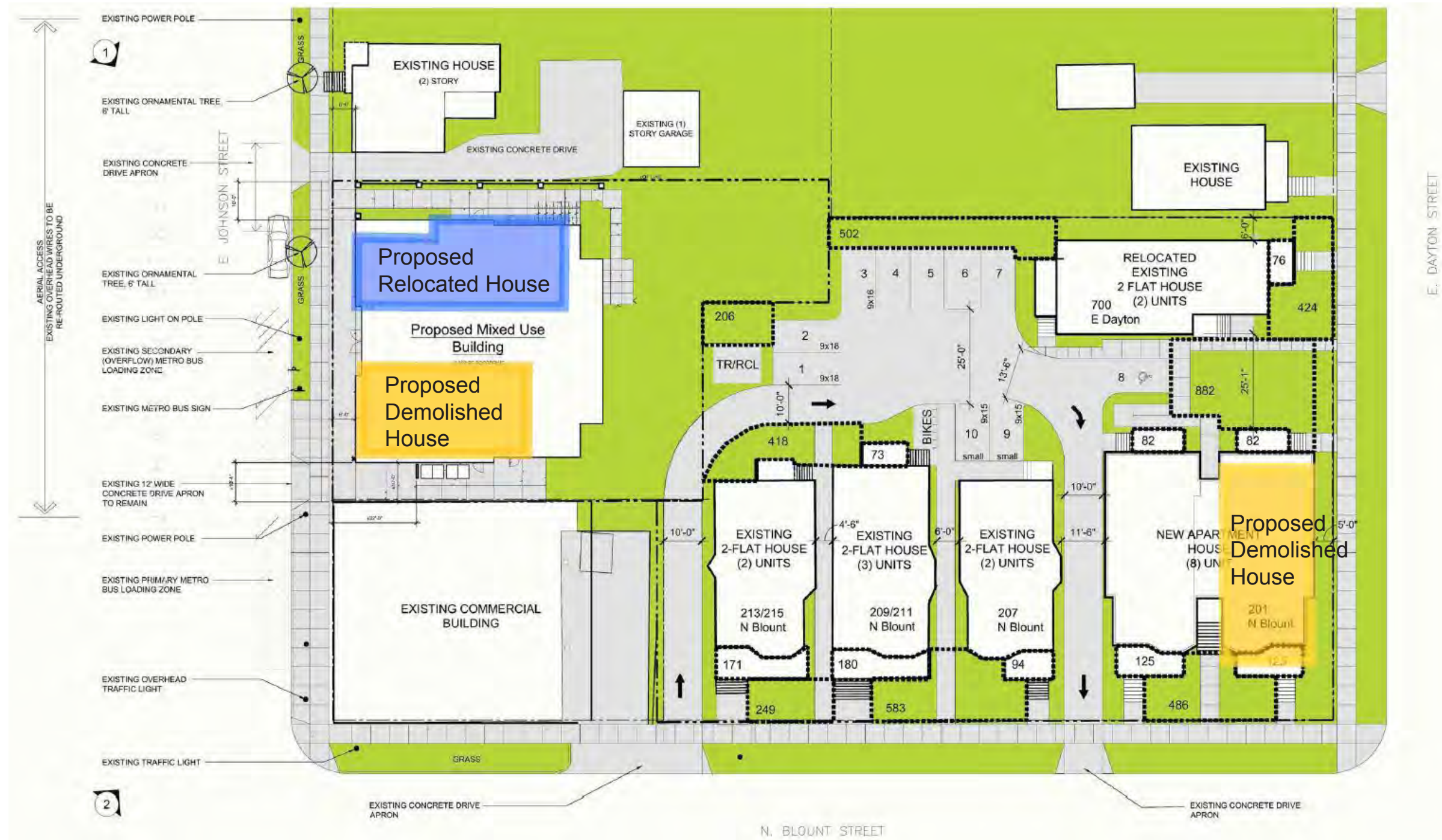
ICA NO. RPG 16-003

TITLE SHEET, INDEX,
GENERAL NOTES

02-07-17

A0.01





Proposed Relocated & Demolished Houses



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC

Zoning Data:

Planned Development

201-213 North Blount

17-Jan-17

	Requirements for new (8) Unit (1 building total)	Requirements for Existing (2-3) Unit Houses (9 units total)	Provided		Notes	
Lot Area	4,000	4,000 each = 16,000 sf total	21,867 sf	21,867	(8) unit use 500sf/u + 250sf/br > 2	
Lot Width	50 feet	40 feet	132 ft (Dayton) & 176 ft (Blount)			
Front Yard Setback	15 feet	15 feet	15 feet			
Maximum Front Yard Setback	30 feet Max-20% more than blk avg	30 feet Max-20% more than blk avg	15 feet			
Side Yard Setback	10 feet	Two-story: 6 ft	6 feet			
Reverse Side Yard Setback	12 feet	12 feet	5 feet		RBC - note A: more usable as proposed (at backyard and driveway)	
Rear Yard Setback	lesser 25% or 20 feet or lesser of 25% of lot depth	lesser 25% or 20 feet or lesser of 25% of lot depth	20 feet			
Maximum Height	2 stories (35 feet)	6 stories (78 feet)	(3) stories = 38 feet			
Maximum Lot Coverage	75% (max.) = 16,400 sf	80% (max.) = 17,494 sf	7623	35%	footprint of buildings	
Maximum Building Coverage	n/a	n/a	n/a			
Usable Open Space	140 sf / unit = 1,120 sf	320 sf / unit = 1,280 sf	5042 (1192)		total = ground level + (balconies) (total area of balconies only)	
Bike Parking	8+1 = 9 total (guest = 1)	2+1 = 3 total (guest = 1)	16 (2'x6') stalls ((11) interior + (5) exterior)		1/du (2br du) + 1/2 / (+2br) Guest = 1/10 du	
Car Parking Minimum	8	6	10 stalls		1 per dwelling	

		TRU1 & TRU2	TRU2	TRU1		TRU1 & TRU2		TRU2	TRU1
Residential Building Complex / TRU2		Unit #	Parking Req'd.	Lot Area Req'd.		Bike Req'd.		Open Usable Space Req'd.	
700 E Dayton (relocated/new)		2	1	4,000	4,000	0		640	640
201 N Blount		8	8	4,000	8,000	9		1,120	2,560
207 N Blount		2	1	4,000	4,000	0		640	640
209-211 N Blount		3	3	4,000	4,000	3		960	960
213-215 N Blount		2	1	4,000	4,000	0		640	640
Required			14	20,000	24,000	12		4,000	5,440
Provided		17	10	21,867 sf		16		5,042	

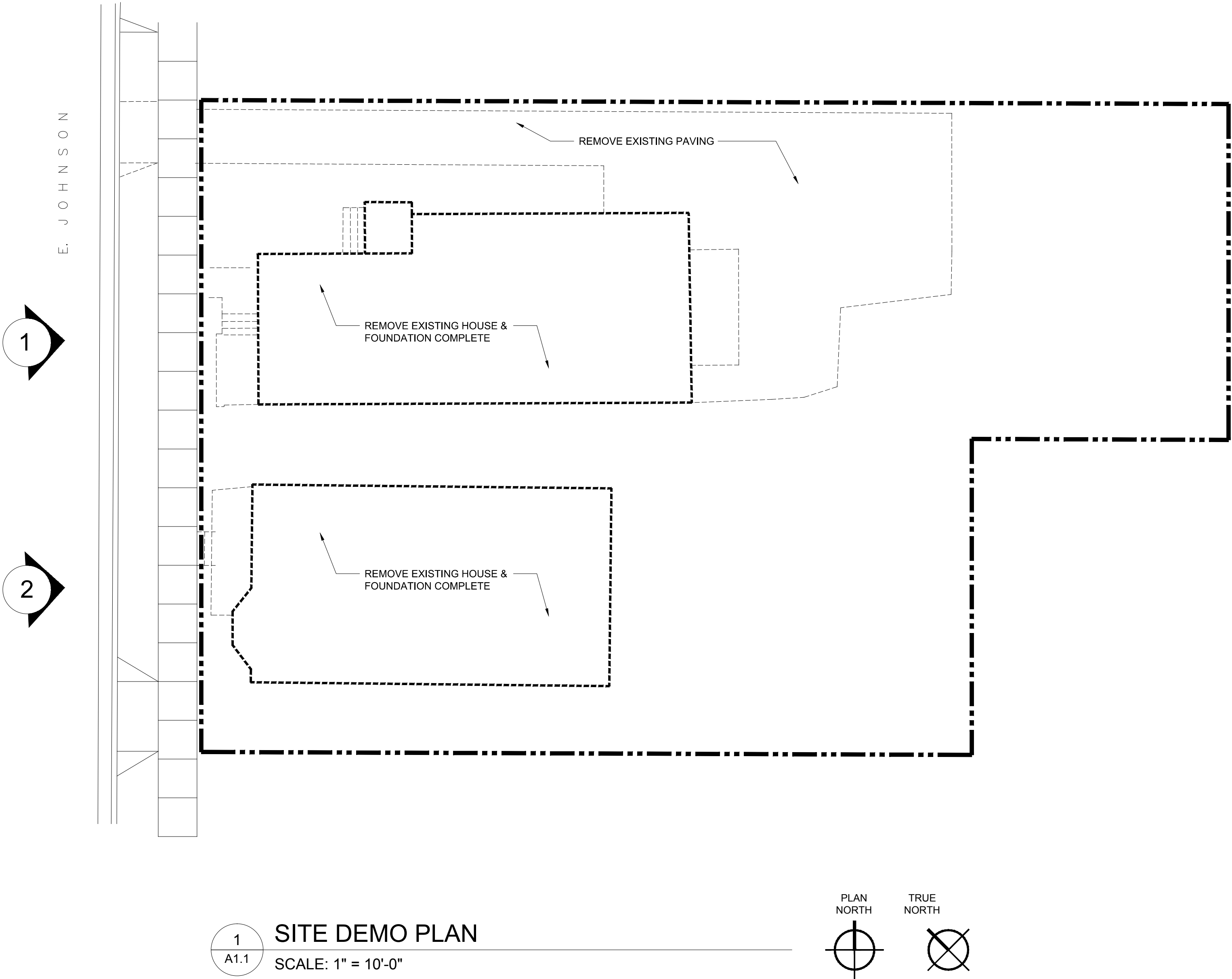
- NOTES:
- 1. Multi-family units 5-8 = Permitted Use in TRU2
 - 2. Reverse Corner Setback 12' can be modified per supplemental requirements (sec. 28.151)
 - 3. Parking Reduction through Administrative action



1 711/713 EAST JOHNSON



2 707/709 EAST JOHNSON



1 SITE DEMO PLAN
A1.1 SCALE: 1" = 10'-0"

DEMO NOTES

1. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK.
2. ITEMS THAT ARE TO BE REMOVED, AND REINSTALLED, OR SAVED ARE TO BE TAGGED AND CAREFULLY STORED (SEE OWNER FOR LOCATION).
3. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED, BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS, MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONTRACT, AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER.
4. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED, OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE, AT NO ADDITIONAL COST TO THE OWNER.
5. SHORE OPENINGS AS REQUIRED, UPON REMOVAL OF DOORS. SECURE ALL NEW FRAMES PER MANUFACTURERS RECOMMENDATIONS. PROVIDE LINTELS AS REQUIRED, SEE STRUCTURAL DRAWINGS.
6. ALL DIMENSIONS SHOWN ON DEMOLITION PLANS ARE FOR REFERENCE ONLY. COORDINATE LENGTH OF WALL REMOVAL WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.





PD Plant Images



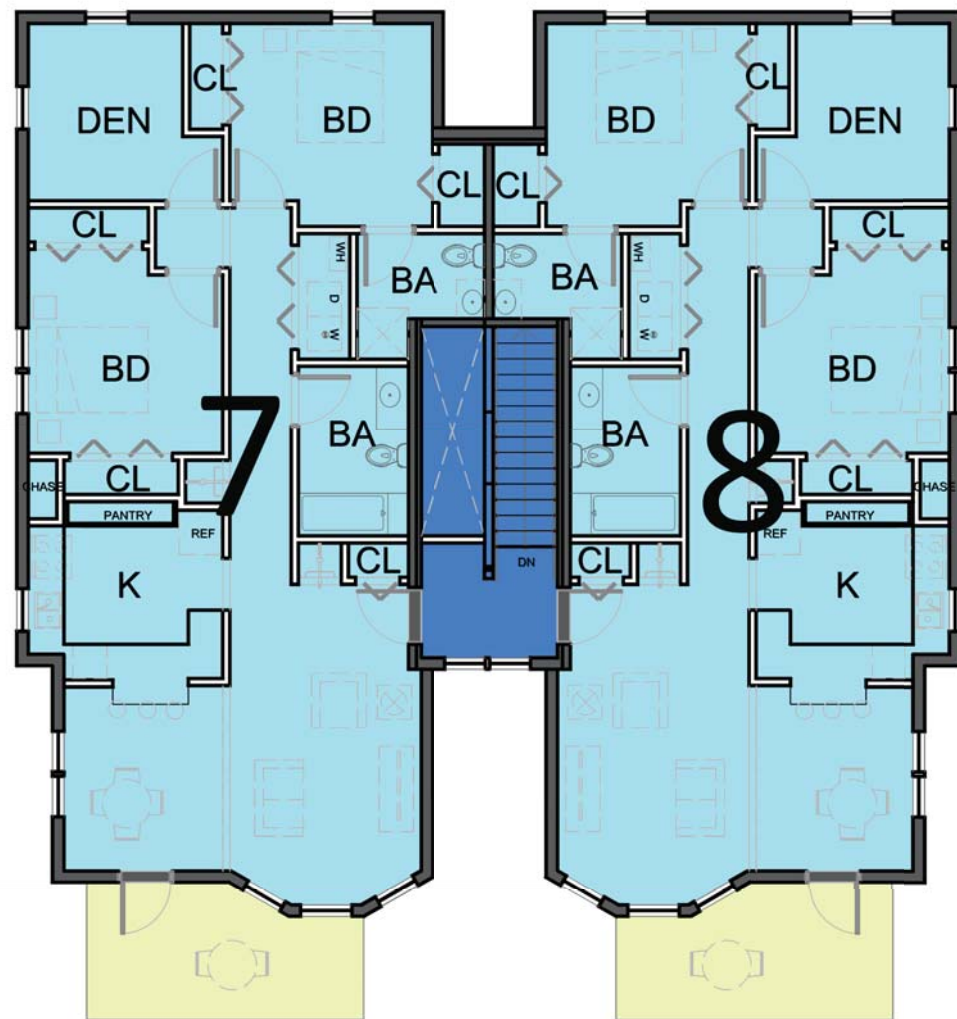
PD Plant Schedule

Key	Botanical Name	Common Name	Qty	Size	Spec	Remarks
Overstory Deciduous Tree						
AT	Acer triflorum	Three-flowered Maple	2	2.5" Cal	B&B	
Tall Evergreen Tree						
JVH	Juniperus virginiana 'Hetzii'	Hetz Red Cedar	2	5-6' Ht	B&B	Full plants, matched
Ornamental Tree						
AG	Acer griseum	Paperbark Maple	1	1.5" Cal	B&B	
AGA	Amelanchier x grandifolia 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5	1.5" Cal	B&B	
Deciduous Shrub						
IVL	Itea virginica 'Little Henry'	Little Henry Sweetspire	18	18" Ht	3 Gal	Full plants
RRP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	3	18" Ht	3 Gal	Full plants, matched
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	9	18" Ht	3 Gal	Matched
VD	Viburnum dentatum	Arrowwood Viburnum	1	18" Ht	3 Gal	Full plants
VJ	Viburnum x juddii	Judd Viburnum	11	18" Ht	3 Gal	Full plants, matched
Evergreen Shrub						
MAC	Mahonia aquifolium 'Compactum'	Compact Oregon Grapeholly	13	15" Ht	3 Gal	Full plants, matched
TMT	Taxus x media 'Taunton'	Taunton Yew	14	18" Ht	3 Gal	Full plants, matched
Groundcover, Vine and Ornamental Grass						
cakf	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	15	18" Ht	1 Gal	Matched
csar	Celastris scandens 'Autumn Revolution'	Autumn Revolution Bittersweet	5		1 Gal	
ls	Liriope spicata	Lilyturf	178		4" Pot	

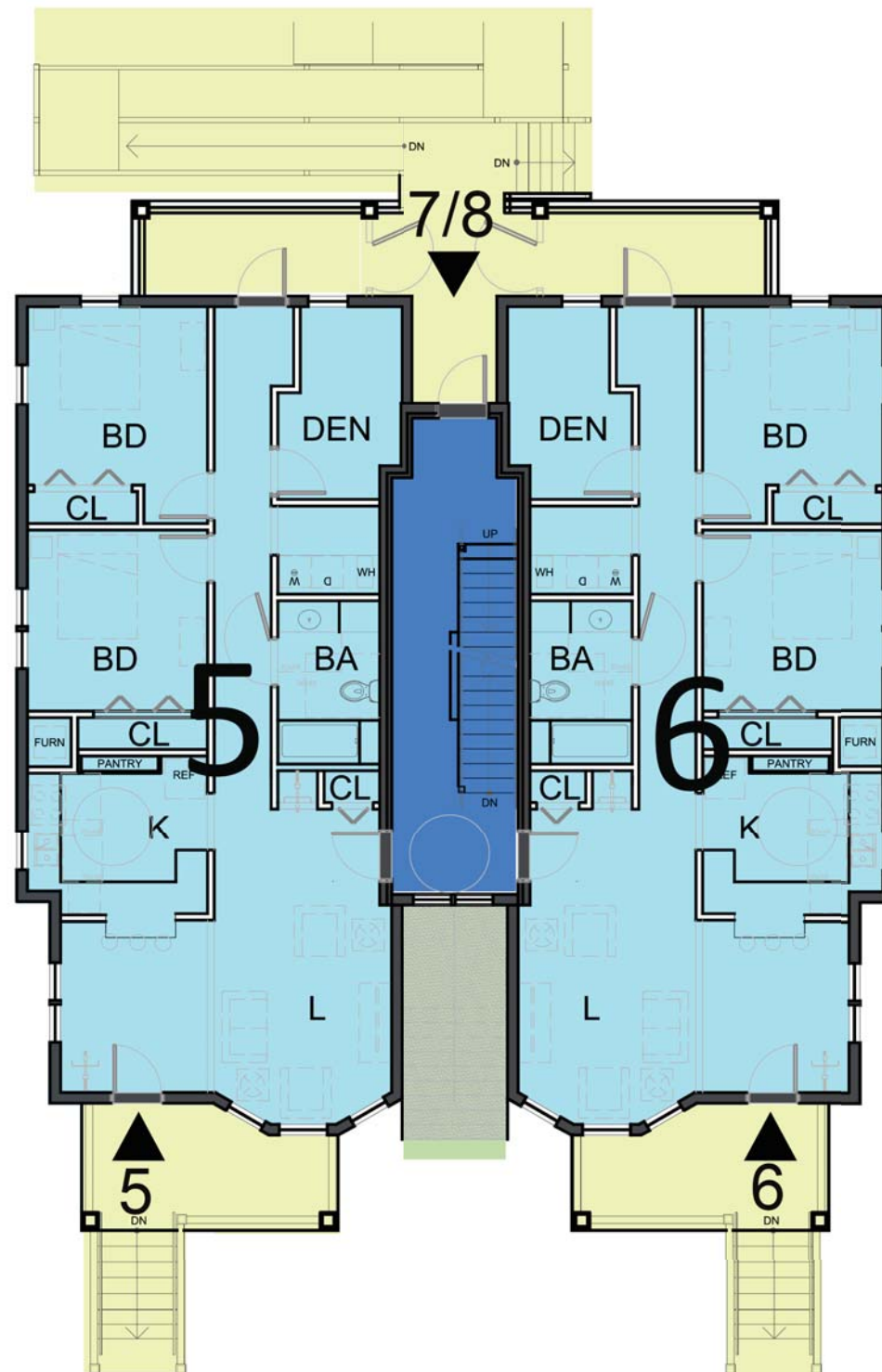
PD Landscape Points Schedule

Plant Type	Pts	Qty	Sub-Total
Overstory Deciduous Trees	35	2	70
Tall Evergreen Trees	35	2	70
Ornamental Trees	15	6	90
Deciduous Shrubs	3	42	126
Evergreen Shrubs	4	27	108
Ornamental Grasses	2	15	30
Total Provided			494
Total Required (Developable Area 13,298 x 5 points/300 sf = 221.63)			Say 222

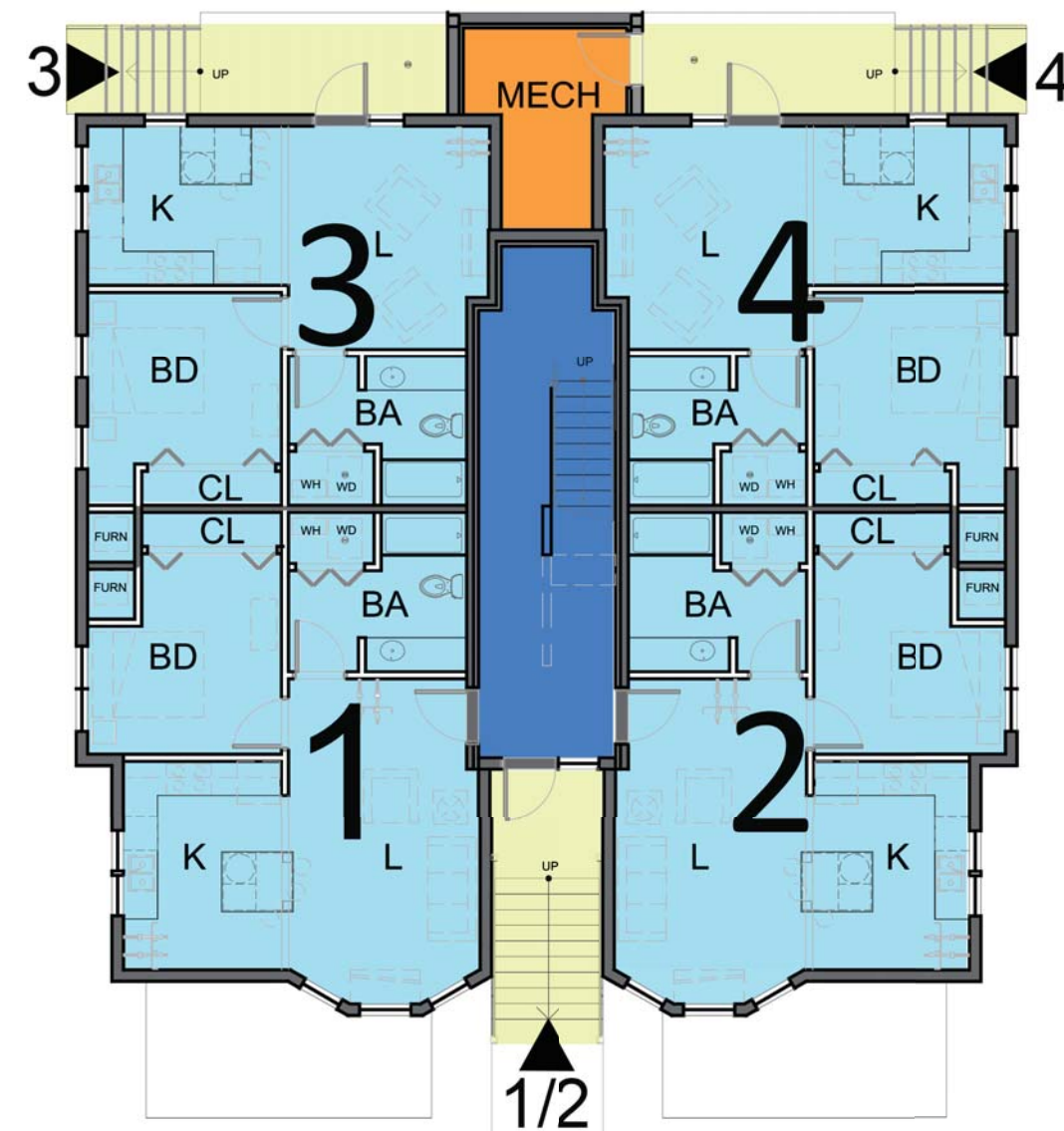
Proposed Planting Schedule



Second Floor



First Floor



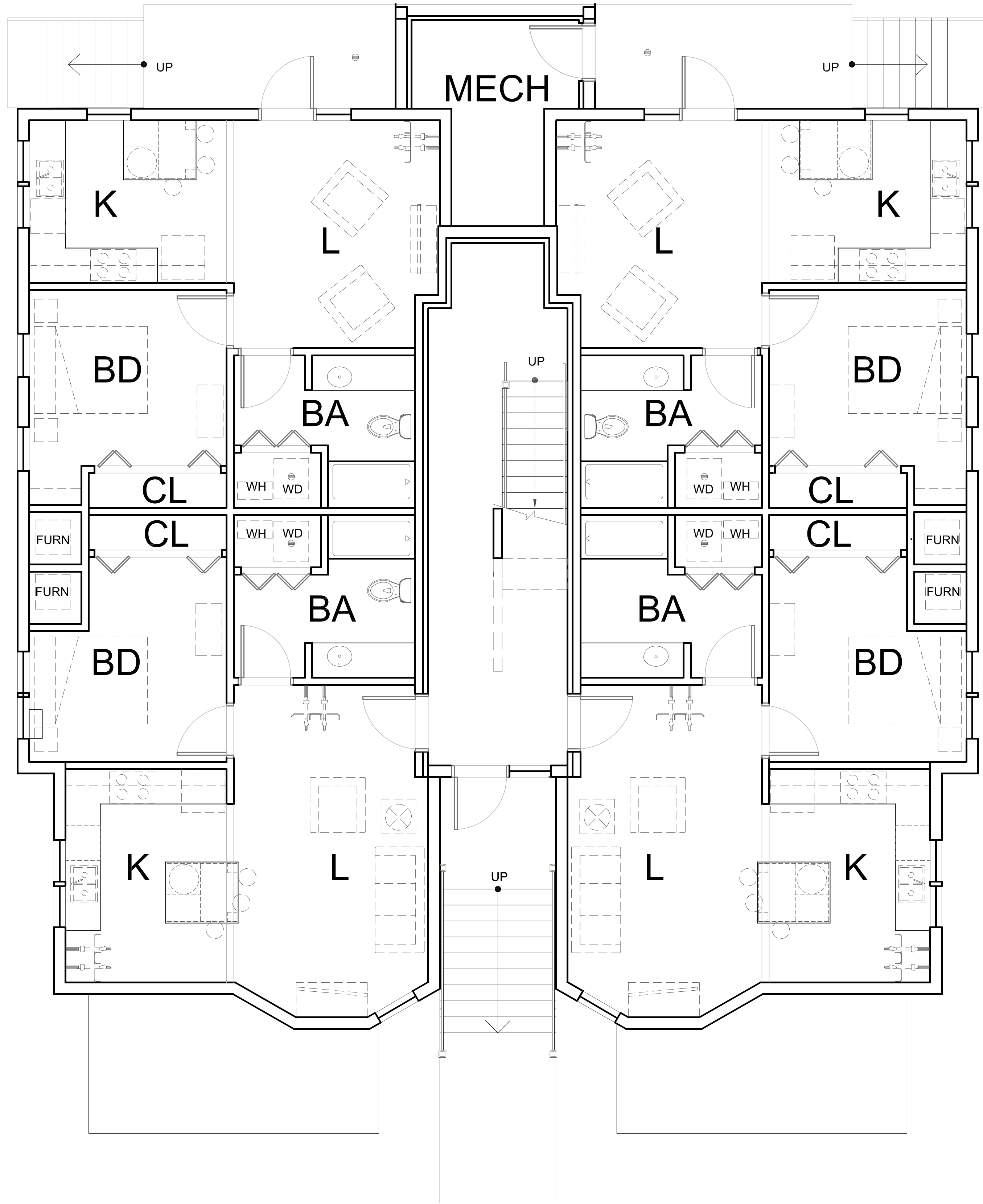
Garden Level

Proposed Eight Unit Housing - Floor Plans



INSITE CONSULTING ARCHITECTS



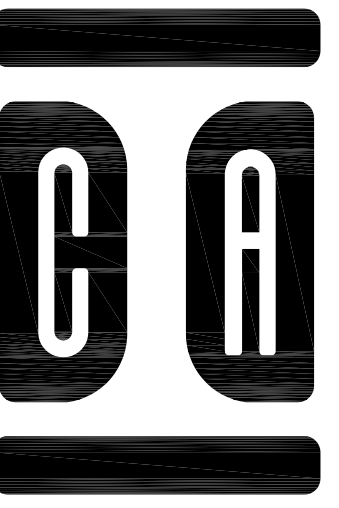


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A2.00

201 NORTH BLOUNT - GARDEN LEVEL FLOOR PLAN
SCALE : 1/4" = 1'-0"

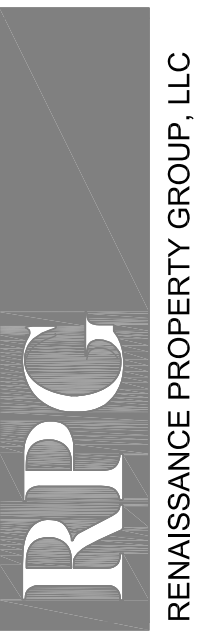
PLAN
NORTH

NOT FOR CONSTRUCTION



InSite Consulting Architects
115 E. Main / STE 200
Madison, Wisconsin 53703
608-204-0825
866-297-1762 (fax)
info@icsarc.com

New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703

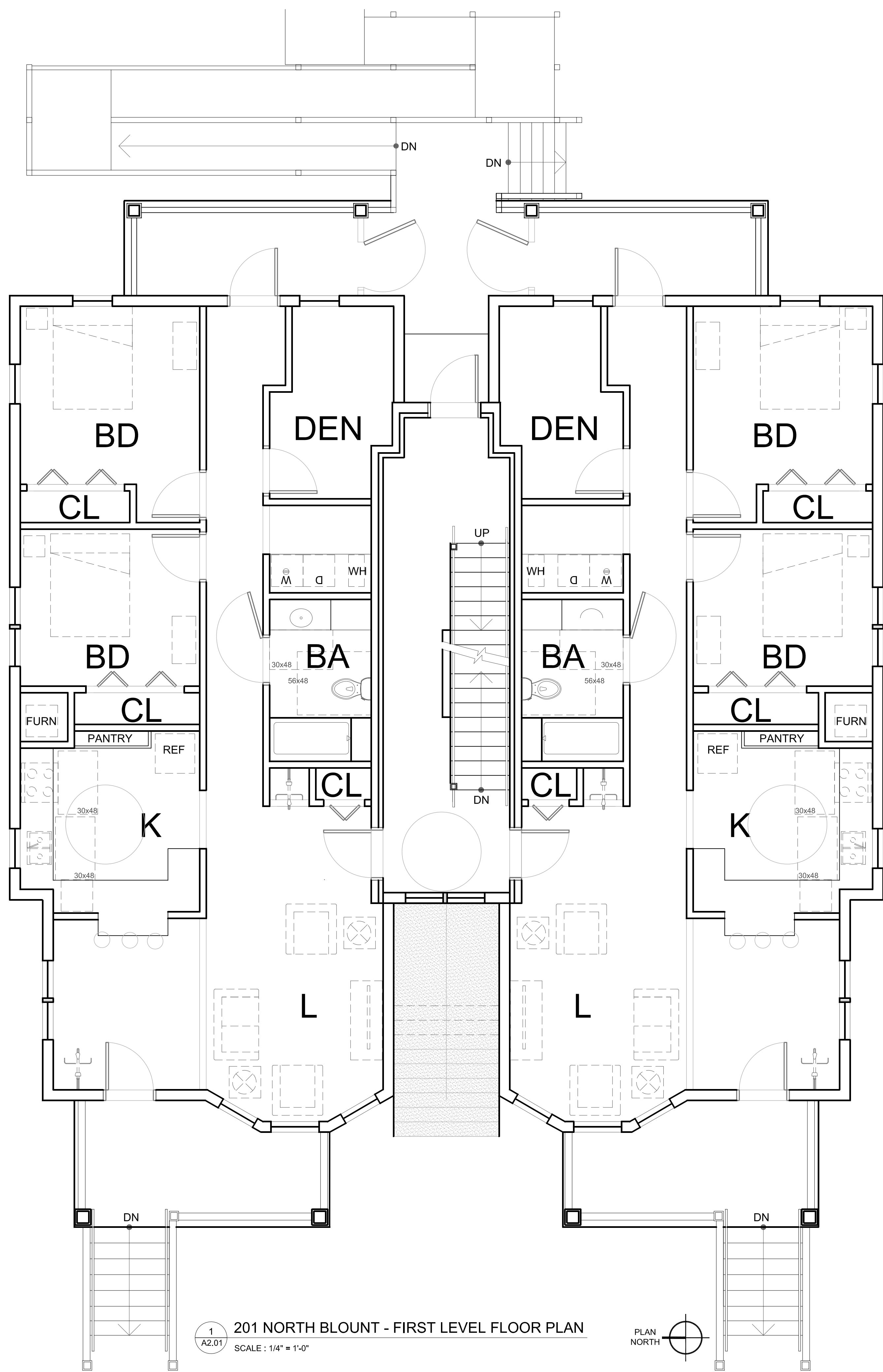


ICA NO. RPG 16-003

BASEMENT LEVEL
FLOOR PLAN

02-07-17

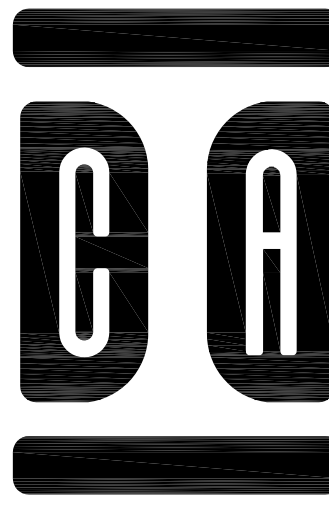
A2.00



1 201 NORTH BLOUNT - FIRST LEVEL FLOOR PLAN
A2.01
SCALE : 1/4" = 1'-0"



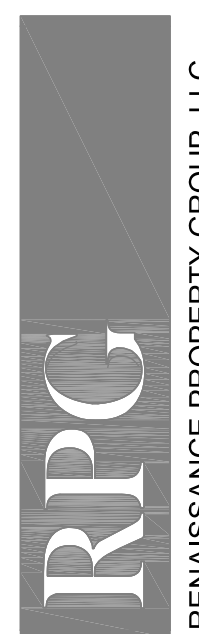
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INSITE CONSULTING ARCHITECTS

New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703



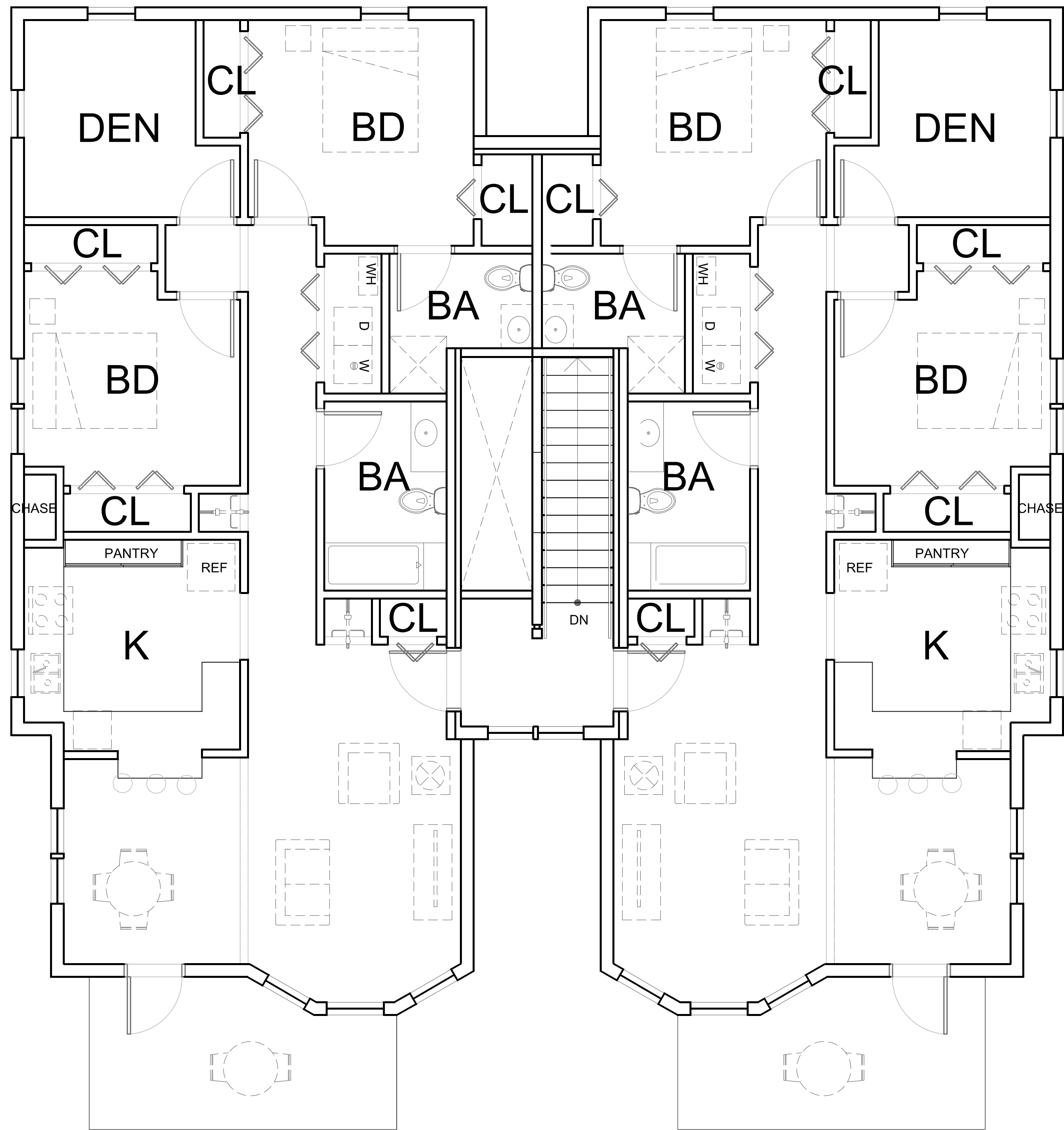
RENAISSANCE PROPERTY GROUP, LLC

ICA NO. RPG 16-003

FIRST LEVEL
FLOOR PLAN

02-07-17

A2.01



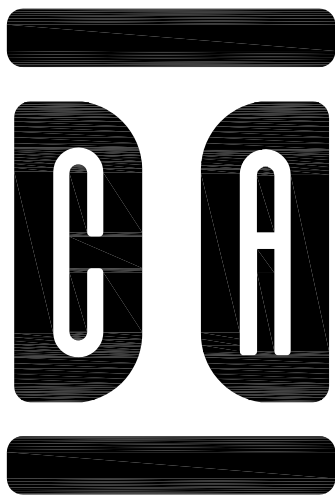
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A2.02

201 NORTH BLOUNT - SECOND LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"



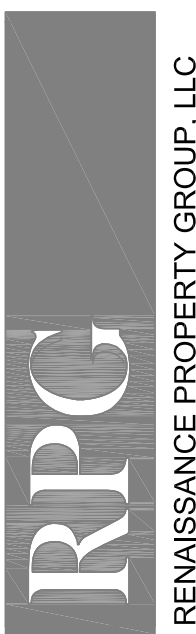
NOT FOR CONSTRUCTION



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Madison, Wisconsin 53703
608-204-0825
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info@icsarc.com

INSITE CONSULTING ARCHITECTS

New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703

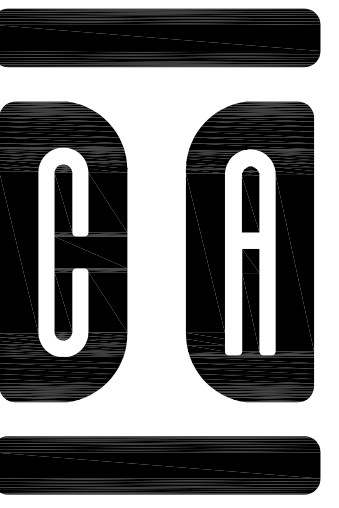


ICA NO. RPG 16-003

SECOND LEVEL
FLOOR PLAN

02-07-17

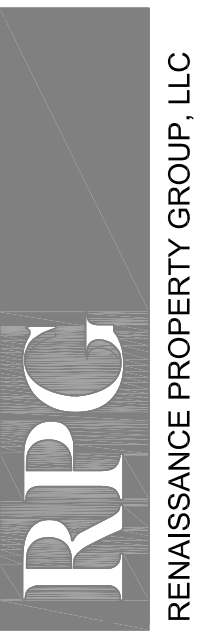
A2.02



InSite Consulting Architects
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INSITE CONSULTING ARCHITECTS

New Multi-Family Residential
201-213 N Blount St.
Madison, WI 53703

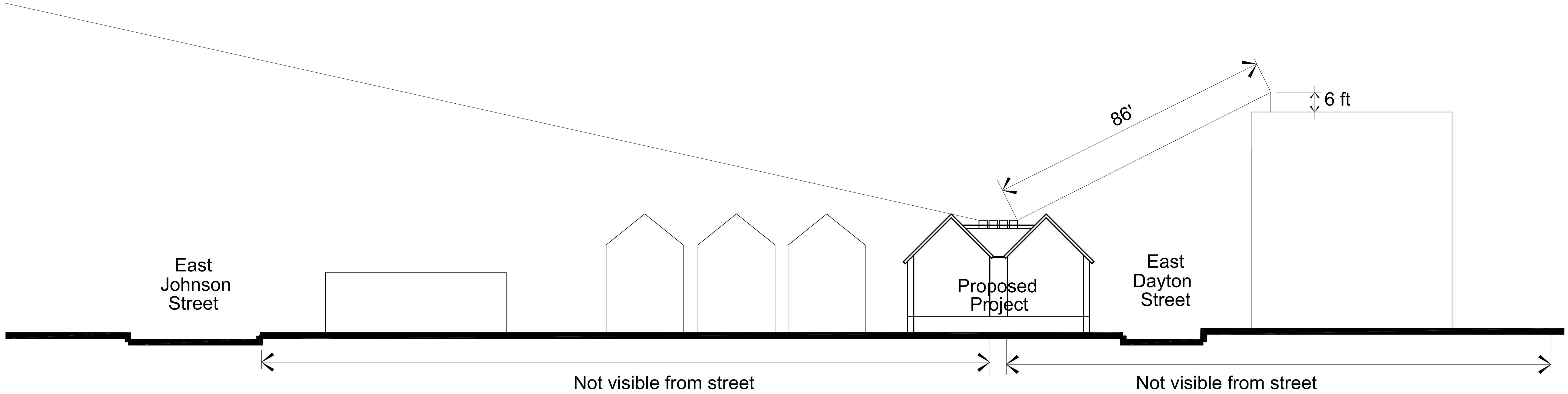


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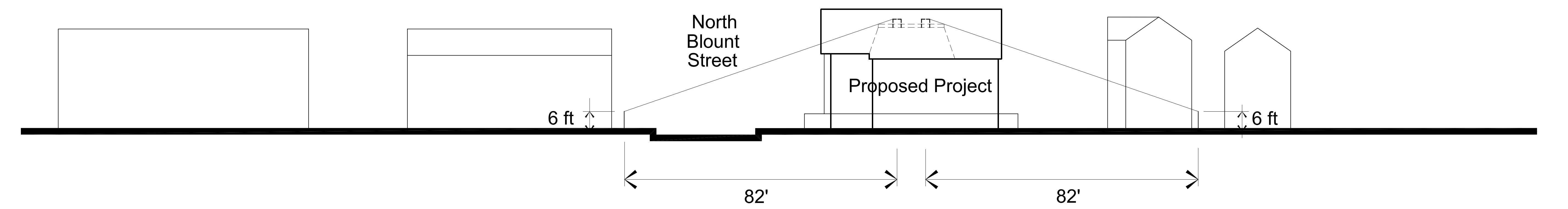
LINES OF SITE
FOR ROOF UNITS

02-07-17

A03.05



VIEW FROM NORTH BLOUNT



VIEW FROM EAST DAYTON

NOT FOR CONSTRUCTION



View from North Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



View from North Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



View on N. Blount



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



View from Corner of N. Blount & E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



View from Corner of N. Blount & E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



View East on E. Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC





View from East Dayton



INSITE CONSULTING ARCHITECTS



RENAISSANCE PROPERTY GROUP LLC



INSITE CONSULTING ARCHITECTS

Existing Houses on North Blount



RENAISSANCE PROPERTY GROUP LLC



INSITE CONSULTING ARCHITECTS

Existing Houses on North Blount



RENAISSANCE PROPERTY GROUP LLC

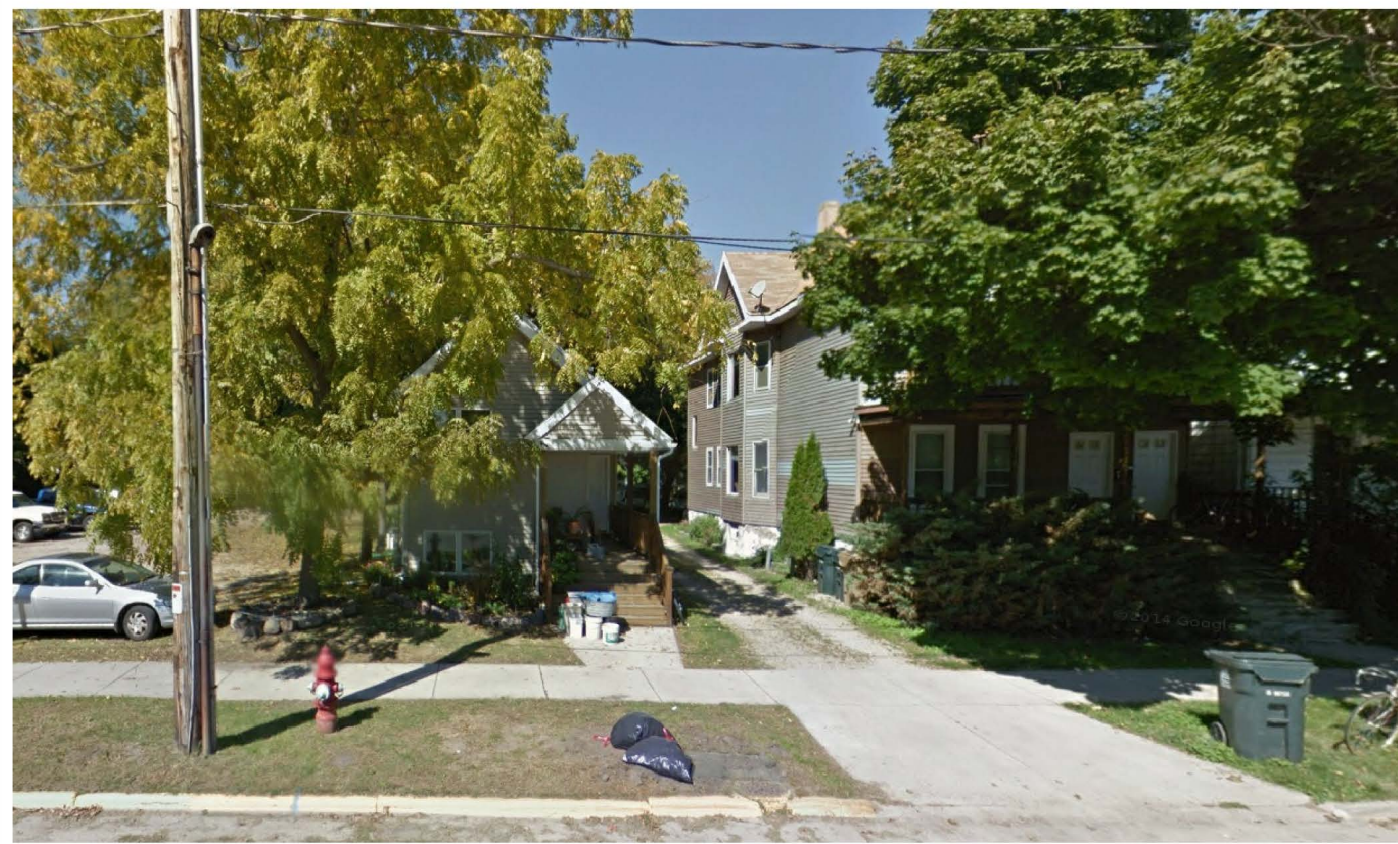
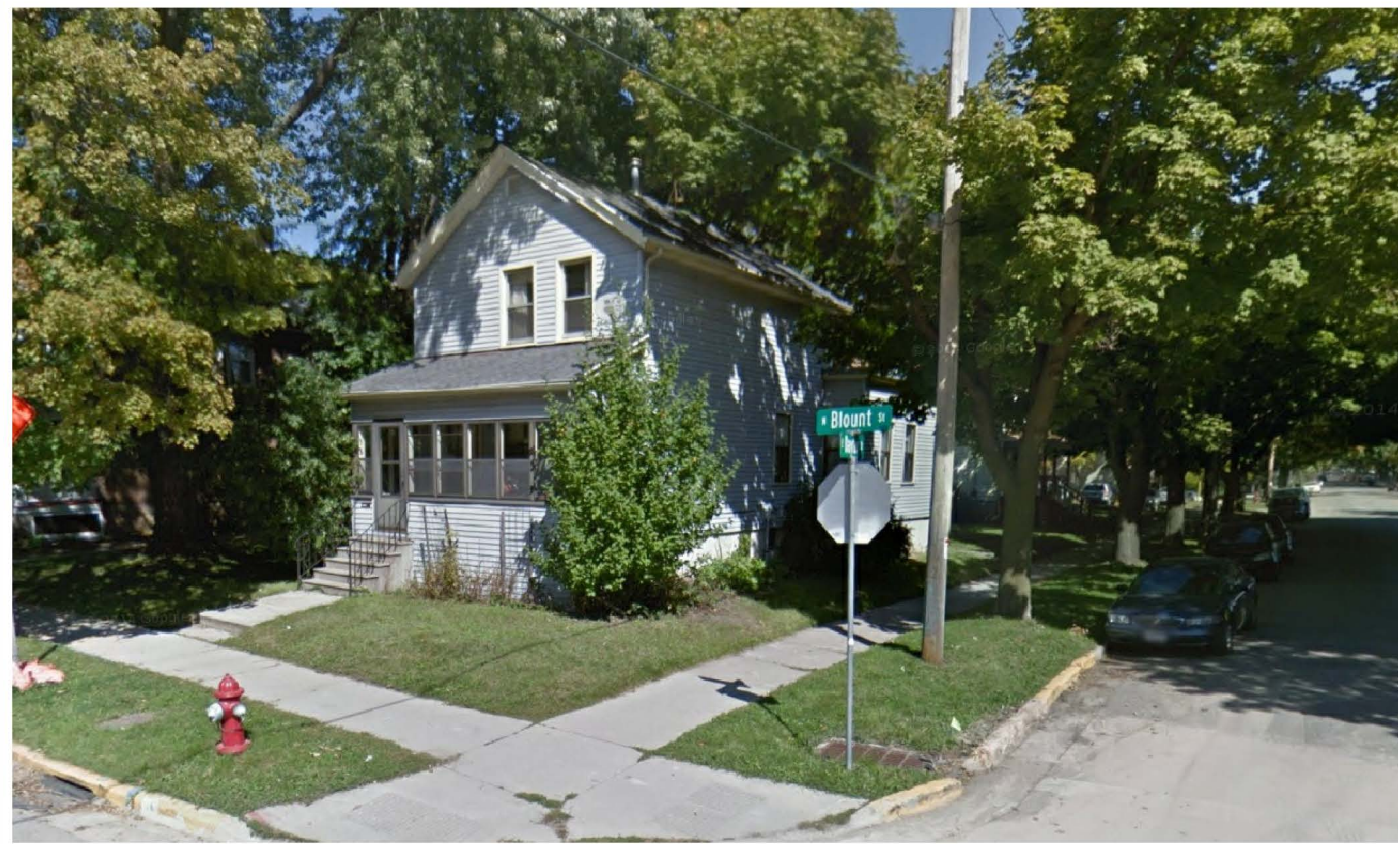


INSITE CONSULTING ARCHITECTS

Back Side of Existing Houses on North Blount



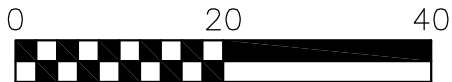
RENAISSANCE PROPERTY GROUP LLC



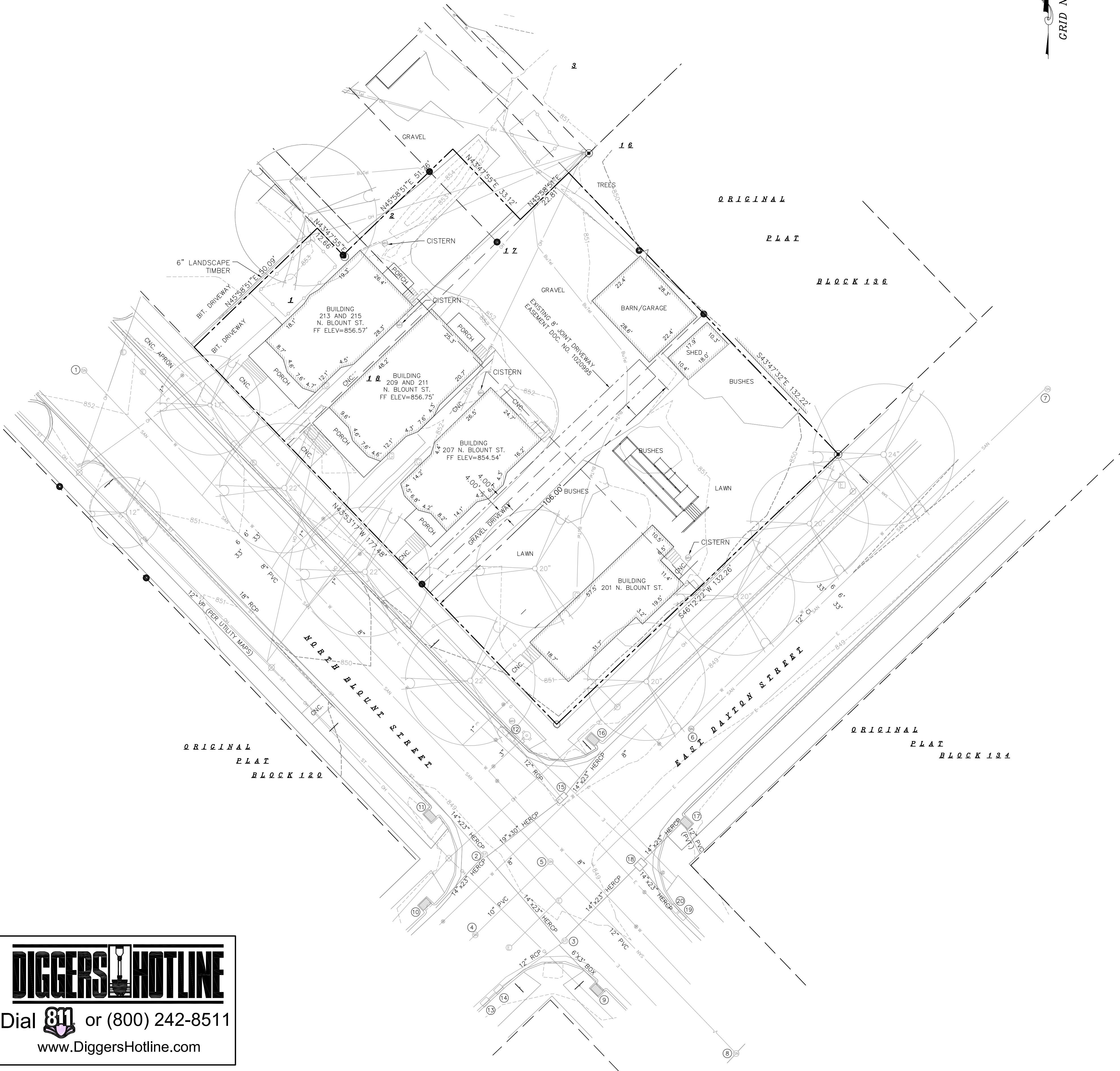
Blount & Dayton



PART OF LOTS 1, 2, 17 AND 18, BLOCK 136, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH



BSE1908 201-215 N. BLOUNT STREET
STORM SEWER AND SANITARY SEWER ELEVATION TABLE

NUMBER	RIM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION
1	852.31	N	843.64	W	843.57	SE 843.42
2	848.85	NW	845.46	NE	845.42	SE 845.44 SW 845.49
3	848.85	FLR	843.53	NE	846.85	
4	848.84	SW	842.14	NE	842.02	
5	849.32	NW	841.48	SW	841.23	SE 841.20
6	849.36	NE	843.84			
7	850.34	SW	843.61	NW	843.77	NE 843.54
8	848.79	NW	840.48	SW	840.44	NE 840.34
9	848.70	FLR	843.49			
10	848.43	FLR	845.40			
11	848.83	FLR	845.63			
12	849.42	SE	846.25			
13	848.88	NE	845.75			
14	848.86	SW	845.63	NE	845.63	
15	848.96	SW	845.98	NW	846.02	NE 846.14
16	848.76	SE	846.42			
17	848.70	SW	846.57	SW(P)	846.67	
18	848.57	NE	846.50	SE	846.49	SW 846.37
19	848.69	NW	846.46			
20	848.68	SE	846.49	NW	846.53	

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - FOUND CHISELED "X" IN CONCRETE
 - FOUND SURVEY NAIL
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - OVERHEAD UTILITY WIRE
 - BURIED GAS LINE
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - BURIED ELECTRIC
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING SPOT ELEVATION
 - BOLLARD
 - CISTERN
 - WATER VALVE
 - GAS METER
 - UTILITY POLE
 - CHAIN LINK FENCE
 - LIGHT POLE
 - GUY WIRE
 - DECIDUOUS TREE
 - INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that on accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- Dates of field work: August 4-5, August 11-12, 2016
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose.
- All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20163303965, 20163303973, 20163303981 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
- 201 N. Blount St. parcel area = 8,726 square feet
207, 209 and 211 N. Blount St. parcel area = X,XXX square feet
213 and 215 N. Blount St. parcel area = X,XXX square feet
- Elevations are based upon NAVD88 datum. The Surveyor transferred elevations to the site utilizing the WISCONSIN network AND RTK GPS surveying methods.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: MBurse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECTING	MLB	DESIGNING	PDF	DRAWN BY	PDF	CHECKED BY	MLB	APPROVED	MLB
-----------	------------	-----	-----------	-----	----------	-----	------------	-----	----------	-----

1/4 point
201-215 N. Blount St
Madison, WI 53704
Renaissance Property Group LLC
2132 Fordem Ave, Suite #1400
Madison, WI 53704

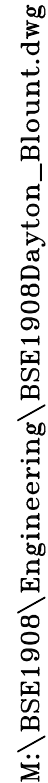
PROJECT #: BSE1908
PLOT DATE: 03-15-2017
REVISION DATES:

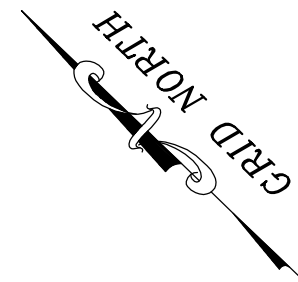
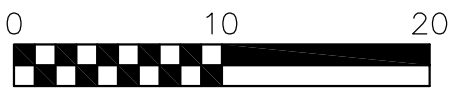
ISSUE DATES:

EXISTING CONDITIONS
PLAN

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DRAWING NUMBER

C100

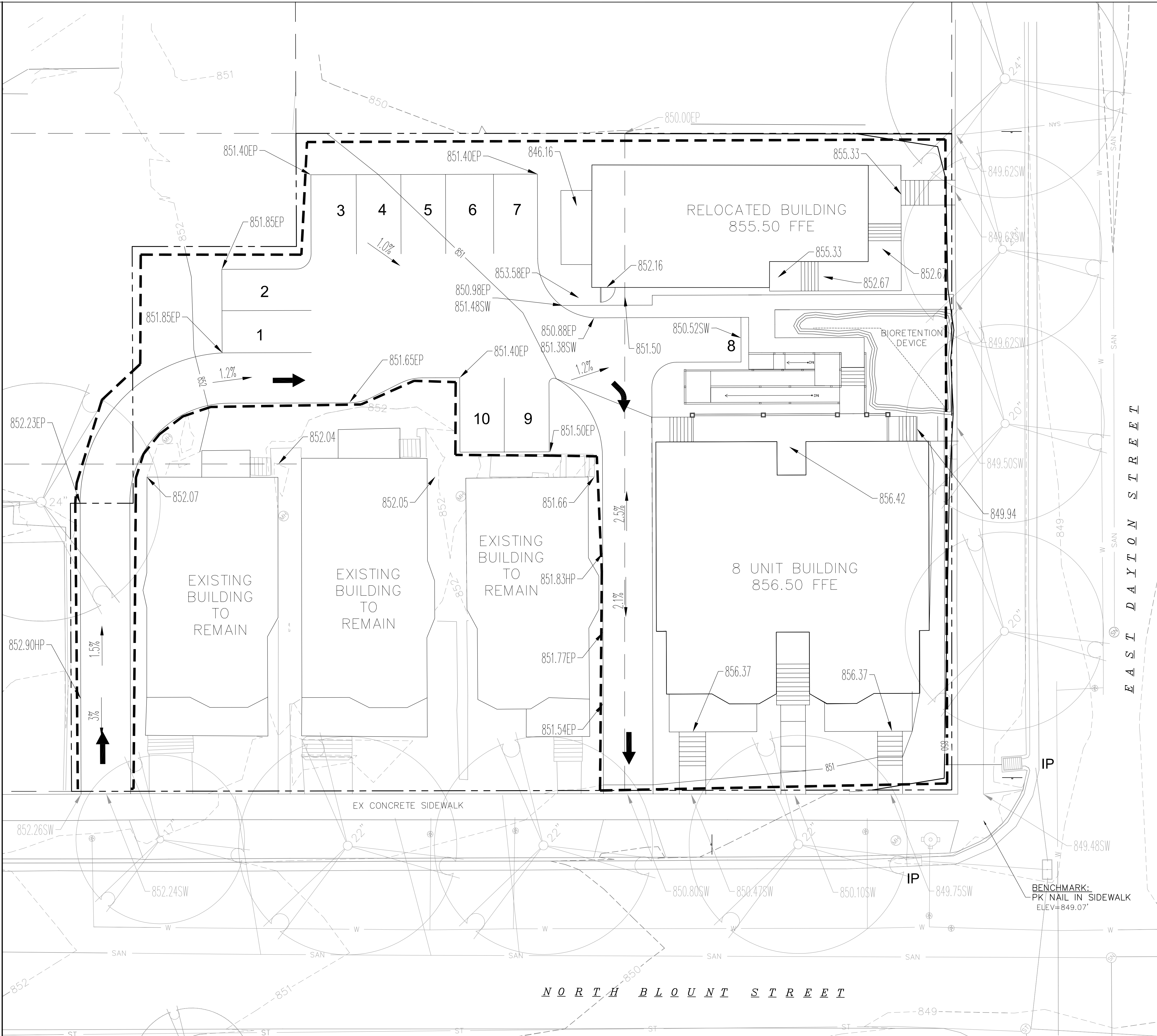




- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).
 6. ALL GRADES SHOWN ARE TO FINISHED SURFACE

LEGEND

- 852-- EXISTING MINOR CONTOUR
- 855-- EXISTING MAJOR CONTOUR
- 852— PROPOSED MINOR CONTOUR
- 855— PROPOSED MAJOR CONTOUR
- 861.81 PROPOSED SPOT ELEVATION
- 861.81 EP PROPOSED EDGE-OF-PAVEMENT ELEVATION
- 861.81 SW PROPOSED SIDEWALK ELEVATION
- 861.81 EXISTING SPOT ELEVATION
- IP INLET PROTECTION
- SILT FENCE



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www.bursesurveyengr.com

APPROVALS	PROJECTING	MLB	DESIGNING	PDF	PDF	MLB	MLB

1/4 POINT
201-215 N. Blount St
Madison, WI 53704
Renaissance Property Group LLC
2132 Fordem Ave, Suite #1400
Madison, WI 53704

PROJECT #: BSE1908
PLOT DATE: 03/15/2017

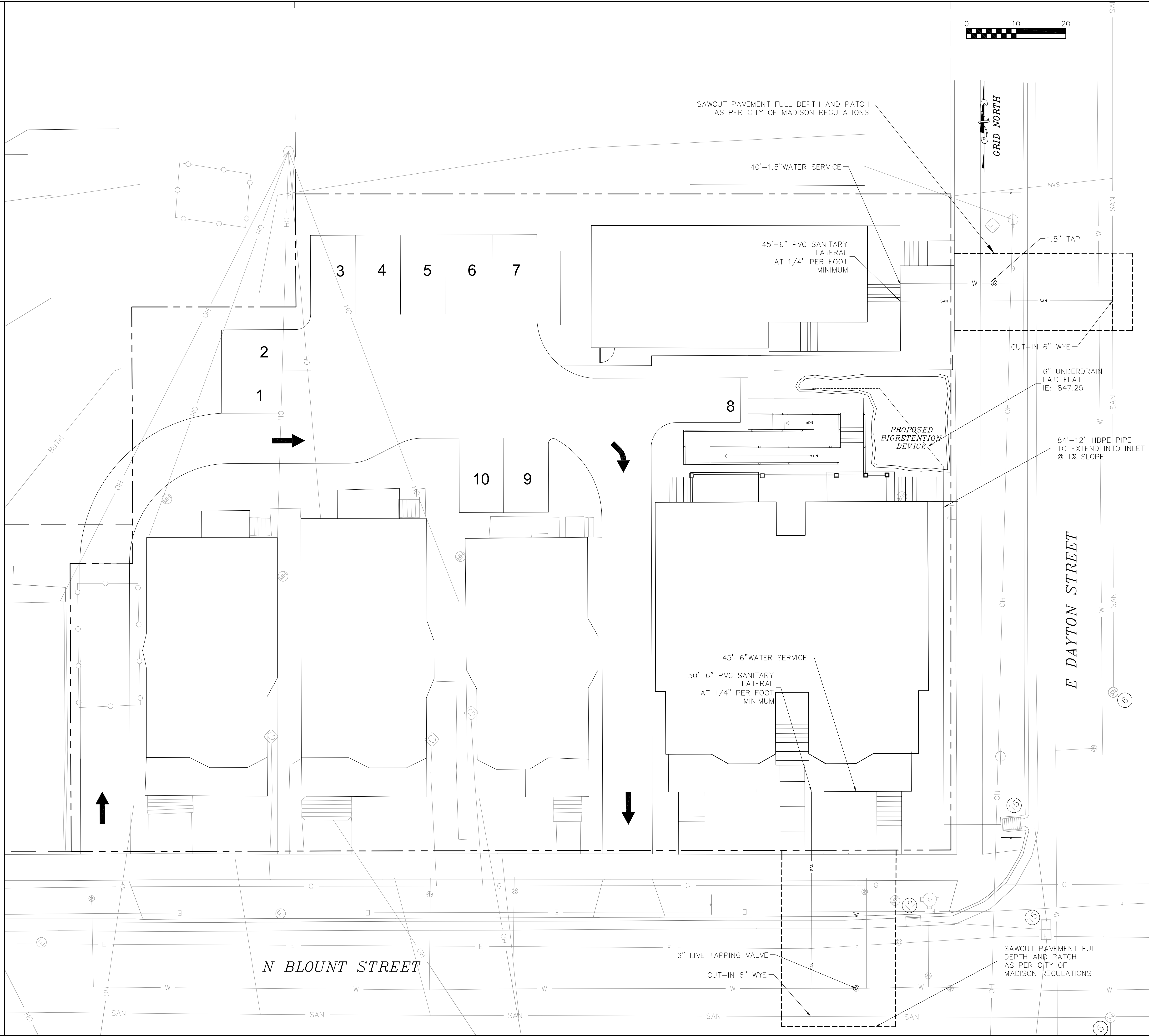
REVISION DATES:

ISSUE DATES:

GRADING AND
EROSION CONTROL
PLAN

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DRAWING NUMBER
C300



LEGEND

— OH —

OVERHEAD UTILITY WIRE

— G —

BURIED GAS LINE

— W —

WATER MAIN

— SAN —

SANITARY SEWER

— ST —

STORM SEWER

— E —

BURIED ELECTRIC

--- 855 ---

MAJOR CONTOUR

--- 854 ---

MINOR CONTOUR

X854.0

EXISTING SPOT ELEVATION

●

BOLLARD

●

CISTERN

⊗

WATER VALVE

⊗

GAS METER

⊗

UTILITY POLE

⊗

CHAIN LINK FENCE

⊗

LIGHT POLE

⊗

GUY WIRE

⊗

DECIDUOUS TREE

()

INDICATES RECORDED AS

NOTES:

- ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
- THE CITY WILL LIKELY REQUIRE SEVERAL ULO'S TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THIS INFORMATION MAY REQUIRE THE PROPOSED GRADES AND SLOPES OF NEW PIPING TO BE ADJUSTED. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. 11214.
- ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-APPROVED CONTRACTOR

BSE1908 201-215 N. BLOUNT STREET											
STORM SEWER AND SANITARY SEWER ELEVATION TABLE											
NUMBER	RM/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION					
1	852.31	N	843.64	W	843.57	SE	843.42	SANITARY SEWER - MANHOLE			
2	848.85	NW	845.48	NE	845.42	SE	845.44	STORM SEWER - MANHOLE			
3	848.85	FLR	843.53	NE	846.85	STORM SEWER - MANHOLE ONLY NE PIPE VISIBLE					
4	848.84	SW	842.14	NE	842.02	SANITARY SEWER - MANHOLE					
5	849.52	NW	841.68	SW	841.23	SE	841.20	SANITARY SEWER - MANHOLE			
6	849.36	NE	843.94	SANITARY SEWER - MANHOLE							
7	850.34	SW	845.61	NW	843.77	NE	843.54	SANITARY SEWER - MANHOLE			
8	848.79	NW	840.48	SW	840.44	NE	840.34	SANITARY SEWER - MANHOLE			
9	848.70	FLR	843.49	STORM SEWER - 3.75X2.5' CATCH BASIN							
10	848.83	FLR	845.40	STORM SEWER - 3.75X2.5' CATCH BASIN							
11	848.83	FLR	845.63	STORM SEWER - 3.75X2.5' CATCH BASIN							
12	849.42	SE	846.28	STORM SEWER - CURB INLET							
13	848.88	NE	845.75	STORM SEWER - CURB INLET							
14	848.86	SW	845.63	NE	845.63	STORM SEWER - CURB INLET					
15	848.96	SW	845.98	NW	846.02	NE	846.14	STORM SEWER - 3x2' CATCH BASIN			
16	848.76	SE	846.42	STORM SEWER - 3.75X2.5' CATCH BASIN							
17	848.70	SW	846.57	SW/P	846.67	STORM SEWER - 3.75X2.5' CATCH BASIN					
18	848.57	NE	845.50	SE	846.48	SW	846.37	STORM SEWER - 3x2' CATCH BASIN			
19	848.69	NW	846.46	STORM SEWER - CURB INLET							
20	848.68	SE	846.49	NW	846.53	STORM SEWER - CURB INLET					

DIGGERSHOTLINE

Dial 811 or (800) 242-8511

www.DiggersHotline.com

Burse

Surveying and Engineering, Inc.

2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS

PROJECT ENG: _____

PROJECT MGR: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED: _____

1/4 POINT

201-215 N. Blount St
Madison, WI 53704

Renaissance Property Group LLC

2132 Fordem Ave, Suite #1400
Madison, WI 53704

PROJECT #: BSE1908

PLOT DATE: 03-15-2017

REVISION DATES:

ISSUE DATES:

UTILITY PLAN

Burse

Surveying and Engineering, Inc.

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DRAWING NUMBER

C400

M:\BSE1908\Engineering\BSE1908Dayton_Blount.dwg

Printed: Mar 15, 2017 - 9:18am Printed By: Survey

Erosion Control Notes/Specifications:

1. Erosion control devices and/or structures shall be installed prior to clearing and grubbing perations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
2. Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
3. All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
4. Construction Entrances – Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
5. Temporary stabilization using anionic polymer. After November 1, 20XX, anionic polyacrylamide will be applied to all disturbed areas where the municipality's engineer or WDNR representatives deem stabilization and/or erosion to be problematic. Application of polyacrylamide will be according to WDNR Conservation Practice standard 1050, Erosion Control Land Application of Anionic Polyacrylamide. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
6. Deep Tilling – Following rough grading, deep tilling (a.k.a. subsoiling) will be performed on all graded areas outside the footprint of street footprints. The operation shall be accomplished using twin straight steel shanks drawn by tracked machinery. Each shank shall be 24 to 36 inches long, positioned over the tractor tracks, and spaced 4 to 5 feet apart. Deep tilling shall be done on dry soil and across the slope. Refer to the Dane County Erosion Control and Stormwater Management Manual, Appendix I.D.1, which is accessible from the Dane County Lakes and Watershed Commission web site at: <http://www.danewaters.com/business/stormwater.aspx>.
7. Soil Stockpiles – A row of silt fence placed downslope and at least 10 feet away from the stockpile shall protect all stockpiles. Soil stockpiles that are inactive for more than 14 consecutive days shall be stabilized with seed & mulch, erosion mat, polymer, or covered with tarps or similar material. No stockpile shall be placed within 20 feet of a drainage way.
8. Dewatering – Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devises shall comply with WDNR Technical Standard 1061 found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
9. Storm Sewer Inlets – Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engrserv/pal.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plat-level stabilization is complete.
10. Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
11. No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
12. Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
13. All debris tracked onto public streets shall be be swept or scraped clean by the end of each workday.
14. All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
15. All disturbed areas shall be seeded immediately after grading activities have been completed.
16. All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
17. For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact

Michael Matty
2132 Fordem Avenue Suite #1400
Madison WI 53704
608.301.0000
mmatty@rpgrentals.com
www.rpgrentals.com

Schedule:

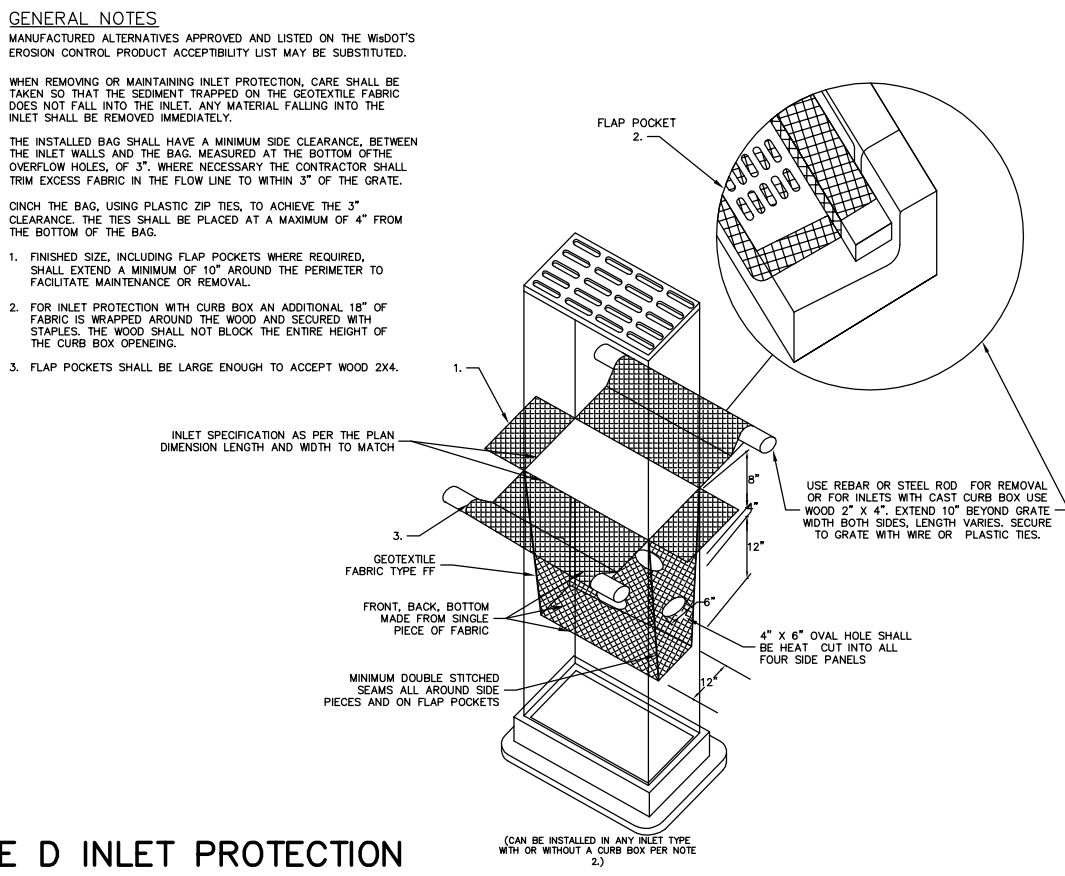
- June 13, 2017

Install silt fence and construction entrance.
- June 14, 2017

Begin disturbance of site ground cover.
- May 1, 2018

Base course installed. Apply seed and mulch to all disturbed areas.
- July 1, 2018

Vegetation established.



OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF – Front facing optics OSQ-BLSMR – Rotated optics	Hand-Held Remote XA-SENSREM – For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

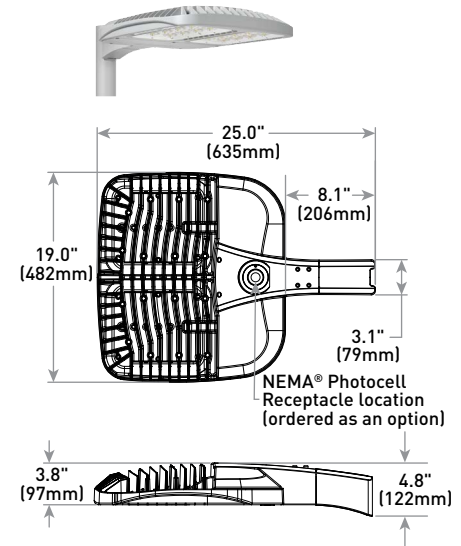
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: SV Silver BK Black BZ Bronze SV Silver WH White

Luminaire (Mount must be ordered separately)									
OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 4ME* Type IV Medium 3ME* Type III Medium Symmetric 5ME Type V Medium 5SH Type V Short WSN Wide Sign 15D 15° Flood	B 86W K 130W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming – Control by others – Refer to Dimming spec sheet for details – Can't exceed wattage of specified input power designator F Fuse – When code dictates fusing, use time delay fuse ML Multi-Level – Refer to ML spec sheet for details – High: 100%, Low: 30% – Available with UL voltage only – Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40' Mounting Height – Refer to PML spec sheet for details – Available with UL voltage only – Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30' Mounting Height – Refer to PML spec sheet for details – Available with UL voltage only – Intended for downlight applications at 0° tilt Q9 Field Adjustable Output – Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle – Intended for downlight applications with maximum 45° tilt – 3-pin receptacle per ANSI C136.10 – Photocell and shorting cap by others RL Rotate Left – LED and optic are rotated to the left RR Rotate Right – LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



Weight

26.5 lbs. (12kg)



Rev. Date: V11 09/27/2016

US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. (12kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current information

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

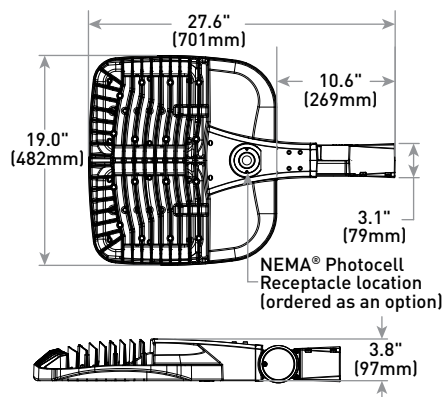
Recommended OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	Asymmetric	1.04	0.99	0.93	0.89	0.84
	Symmetric	1.05	1.00	0.96 ³	0.92 ³	0.88 ³
10°C (50°F)	Asymmetric	1.03	0.98	0.93	0.88	0.83
	Symmetric	1.04	0.99	0.95 ³	0.91 ³	0.87 ³
15°C (59°F)	Asymmetric	1.02	0.97	0.92	0.87	0.82
	Symmetric	1.02	0.98	0.94 ³	0.90 ³	0.87 ³
20°C (68°F)	Asymmetric	1.01	0.96	0.91	0.86	0.82
	Symmetric	1.01	0.96	0.92 ³	0.88 ³	0.85 ³
25°C (77°F)	Asymmetric	1.00	0.95	0.90	0.85	0.81
	Symmetric	1.00	0.95	0.91 ³	0.88 ³	0.84 ³

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LED chip)

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LED chip)

AA Mount



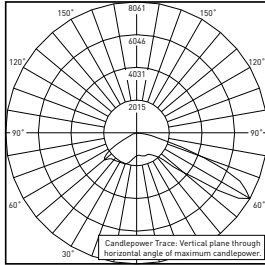
Weight

26.5 lbs. (12kg)

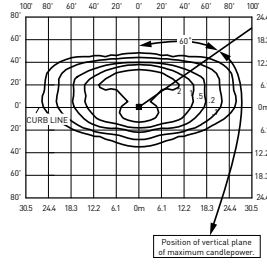
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

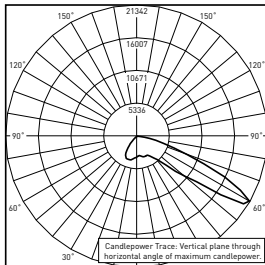
2ME



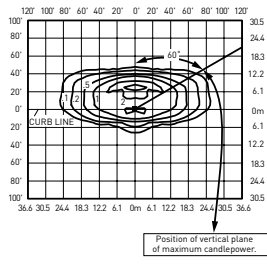
RESTL Test Report #: PL08877-001
OSQ-A**-2ME-B-30K-UL
Initial Delivered Lumens: 10,381



OSQ-A-2ME-B-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07700-001A
OSQ-A**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-2ME-B-40K-UL w/OSQ-BLSMF**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648	B2 U0 G2
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

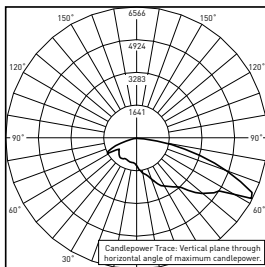
Type II Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	8,251	B2 U0 G2	8,779	B2 U0 G2	8,950	B2 U0 G2
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286	B2 U0 G2

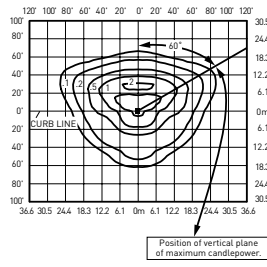
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

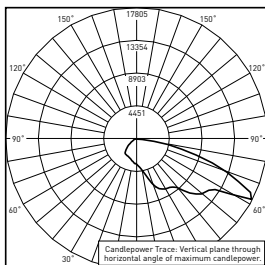
3ME



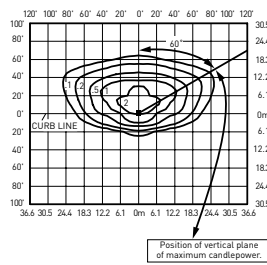
RESTL Test Report #: PL08876-001A
OSQ-A**-3ME-B-30K-UL
Initial Delivered Lumens: 10,421



OSQ-A-3ME-B-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07699-001A
OSQ-A**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-3ME-B-40K-UL w/OSQ-BLSMF**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,019
Initial FC at grade

Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
B	10,738	B3 U0 G3	11,424	B3 U0 G3	11,648	B3 U0 G3
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
B	8,477	B1 U0 G2	9,019	B1 U0 G2	9,196	B1 U0 G2
K	12,649	B2 U0 G2	13,389	B2 U0 G2	13,650	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

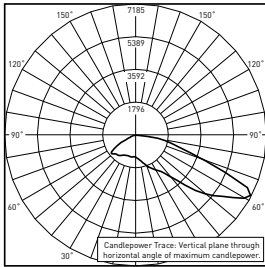


OSQ™ LED Area/Flood Luminaire – Medium

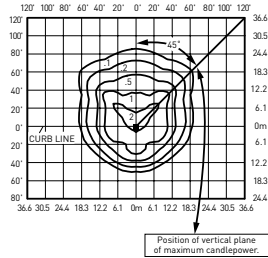
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

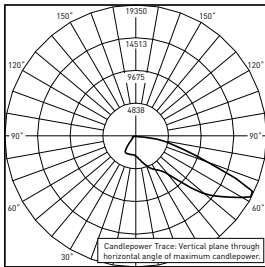
4ME



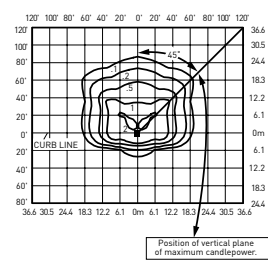
RESTL Test Report #: PL08878-001A
OSQ-A**-4ME-B-30K-UL
Initial Delivered Lumens: 10,230



OSQ-A**-4ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,424
Initial FC at grade



CESTL Test Report #: PL07692-001A
OSQ-A**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793



OSQ-A**-4ME-B-40K-UL w/OSQ-BLSMF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,779
Initial FC at grade

Type IV Medium Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*
B	10,738	B2 U0 G2	11,424	B2 U0 G2	11,648
K	16,022	B3 U0 G3	16,959	B3 U0 G3	17,291

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

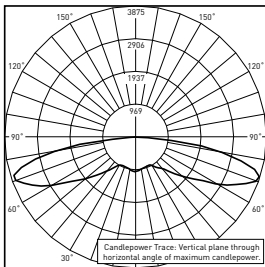
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Type IV Medium w/BLS Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*
B	8,251	B1 U0 G2	8,779	B1 U0 G2	8,950
K	12,312	B2 U0 G2	13,032	B2 U0 G2	13,286

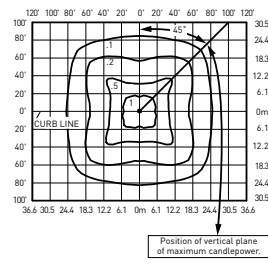
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5ME



CESTL Test Report #: PL08101-001C
OSQ-A**-5ME-B-30K-UL
Initial Delivered Lumens: 9,304



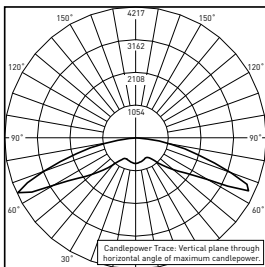
OSQ-A**-5ME-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 10,867
Initial FC at grade

Type V Medium Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*
B	9,387	B3 U0 G3	10,867	B4 U0 G4	11,056
K	13,819	B4 U0 G4	15,999	B4 U0 G5	16,277

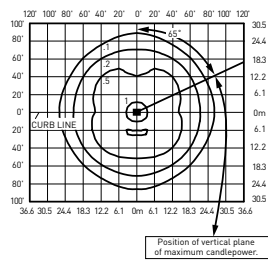
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL08102-001B
OSQ-A**-5SH-B-30K-UL
Initial Delivered Lumens: 9,935



OSQ-A**-5SH-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,478
Initial FC at grade

Type V Short Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*
B	9,914	B4 U0 G3	11,478	B4 U0 G3	11,678
K	14,595	B4 U0 G3	16,897	B4 U0 G3	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

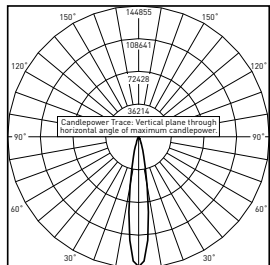
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

OSQ™ LED Area/Flood Luminaire – Medium

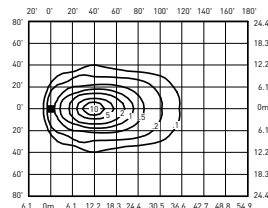
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

15D



CESTL Test Report #: PL07689-001A
OSQ-A**-15D-U-30K-UL
Initial Delivered Lumens: 23,254



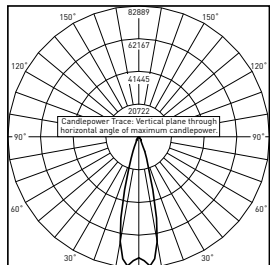
OSQ-A**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

15° Flood Distribution

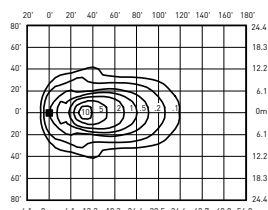
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A**-25D-U-30K-UL
Initial Delivered Lumens: 23,265



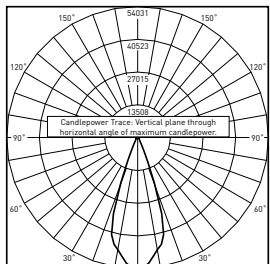
OSQ-A**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

25° Flood Distribution

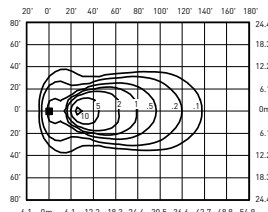
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

40° Flood Distribution

Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

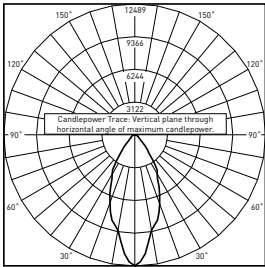


OSQ™ LED Area/Flood Luminaire – Medium

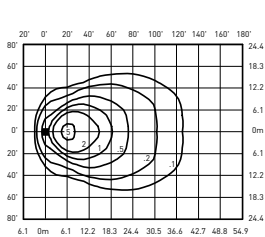
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

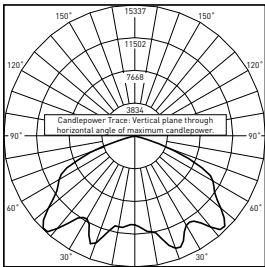


OSQ-A-**-60D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

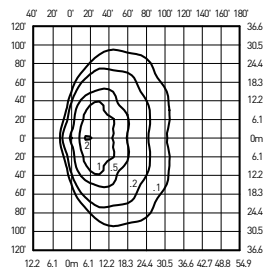
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116

















OSQ-A-**-WSN-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 26.5 lbs. (12kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
					
0.74	1.48	1.19	1.93	1.63	2.38

Adjustable Arm Mount – OSQ-AA Weight: 26.5 lbs. (12kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration [0°–80° Tilt]; If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
20° Tilt							
1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt							
2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt							
2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configuration [90° Tilt]; If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]



Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*[180]	2.22
PB-4A*[90]	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation



** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenons and Brackets* (must specify color)	
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* – Single PB-4A*[90] – 90° Quad PB-2A* – 180° Twin PB-4A*[180] – 180° Quad PB-3A* – 180° Triple	Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 – Twin PB-4R2.375 – Quad PB-3R2.375 – Triple
Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles PD-2A4[90] – 90° Twin PD-3A4[90] – 90° Triple PD-2A4[180] – 180° Twin PD-4A4[90] – 90° Quad	Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon PT-1 – Single [Vertical] PT-3[90] – 90° Triple PT-2[90] – 90° Twin PT-4[90] – 90° Quad PT-2[180] – 180° Twin
Wall Mount Brackets - Mounts to wall or roof WM-2 – Horizontal for OSQ-AA mount WM-4 – L-Shape for OSQ-AA mount WM-DM – Plate for OSQ-DA mount	Mid-Pole Bracket - Mounts to square pole PW-1A3** – Single PW-2A3** – Double
	Ground Mount Post - For ground mounted flood luminaires PGM-1 - for OSQ-AA mount

* Refer to the [Bracket and Tenons spec sheet](#) for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
B & K	N/A	✓	N/A	N/A	N/A
3" Round					
B & K	N/A	✓	N/A	N/A	N/A
4" Square					
B & K	✓	✓	✓	N/A	✓
4" Round					
B & K	✓	✓	✓	✓	✓
5" Square					
B & K	✓	✓	✓	N/A	✓
5" Round					
B & K	✓	✓	✓	✓	✓
6" Square					
B & K	✓	✓	✓	N/A	✓
6" Round					
B & K	✓	✓	✓	✓	✓

Luminaire Schedule - "Did you know that utility rebates can cover 25% or more of a product's cost? Email rebates@cree.com to get help on your project!"						
Symbol	Qty	Label	Arrangement	Lumens/LampLLF	Total Watts	Description
	4	XSPW-3MG	SINGLE	2722	1,010	XSPW-A-0-3-M-G-U-Z (25W, 57K)
	1	K-4MB-2(90)	2 @ 90 DEGREES	13286	0.930	OSQ-A-NM-4ME-K-57K-UL-SV w/OSQ-DASV OSQ-BLSMF

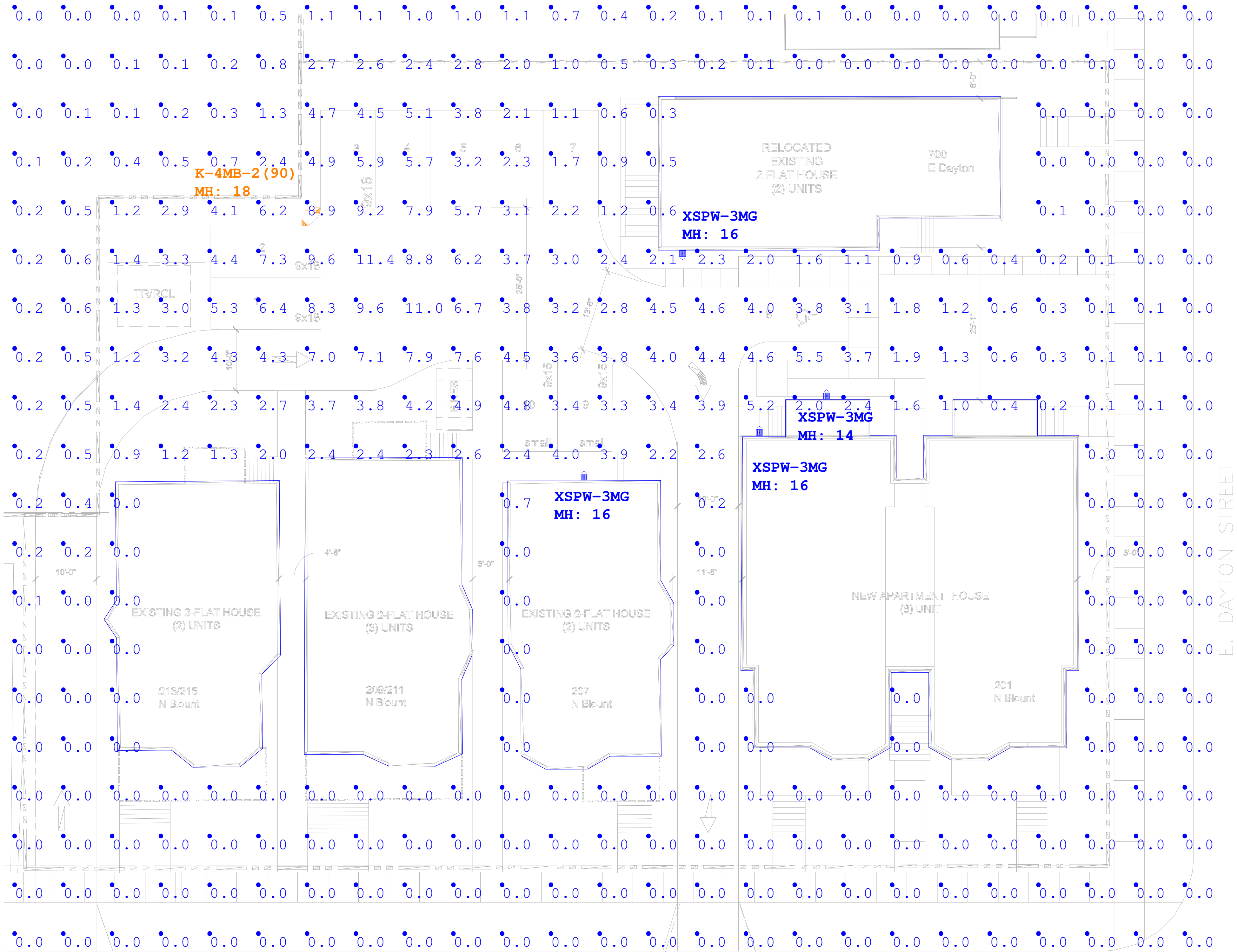
Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	1.24	11.4	0.0	N.A.	N.A.

Fixture Mounting Height:
Pole Mounted: 1, 18' AFG (15' Pole + 3.0' Base)

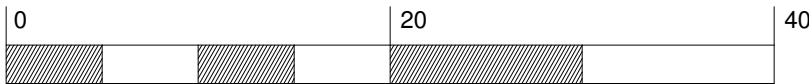
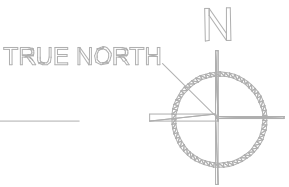
Proposed Poles Meets 140MPH Sustained Winds.

Additional Required Equipment:
(1) - PS4S15C3BZ - (15' X 4" X 0.125", Steel Square Pole, 2@90°)
(2) - OSQ-DABZ - (Direct Arm Mount)
(2) - OSQ-BLSMF - (Medium External Backlight Shield)

Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



Customer responsible to verify ordering information/
catalogue number prior to placing order.

CREE 

1200 92nd Street - Shoreview, WI 53177
www.cree.com - (800) 236-6800

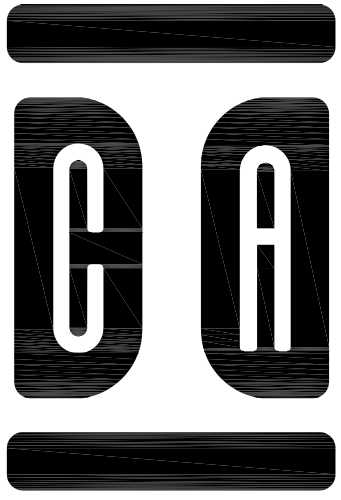
Project Name: 201-215 North Blunt St., Madison, WI 53703 - Site
Date: 3/15/2017 Scale: 1"=10' Footcandles calculated at grade
Filename: 160307NB1CJWR2.AGI Layout by: Collin Witherow

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



1 WEST EXTERIOR ELEVATION
A3.01 SCALE: 1/4" = 1'-0" (AT 22X34)

NOT FOR CONSTRUCTION



InSite Consulting Architects
115 E. Main / STE 200
Madison, Wisconsin 53703
608-204-0825
866-297-1762 (fax)
info@icsarc.com

INSITE CONSULTING ARCHITECTS

1/4 Point - New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703



RENAISSANCE PROPERTY GROUP, LLC

ICA NO. RPG 16-003

WEST
EXTERIOR ELEVATIONS

02-07-17

A3.01



1 SOUTH EXTERIOR ELEVATION
A3.02 SCALE: 1/4" = 1'-0" (AT 22X34)

NOT FOR CONSTRUCTION



1 EAST EXTERIOR ELEVATION
A3.03 SCALE: 1/4" = 1'-0" (AT 22X34)

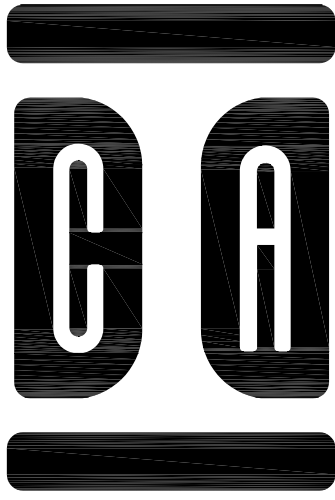
NOT FOR CONSTRUCTION

1/4 Point - New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703



1 NORTH EXTERIOR ELEVATION
A3.04 SCALE: 1/4" = 1'-0" (AT 22X34)

NOT FOR CONSTRUCTION



InSite Consulting Architects
115 E. Main / STE 200
Madison, Wisconsin 53703
608-204-0825
866-297-1762 (fax)
info@icsarc.com

1/4 Point - New Multi-Family Residential
201-215 N Blount St.
Madison, WI 53703



ICA NO. RPG 16-003

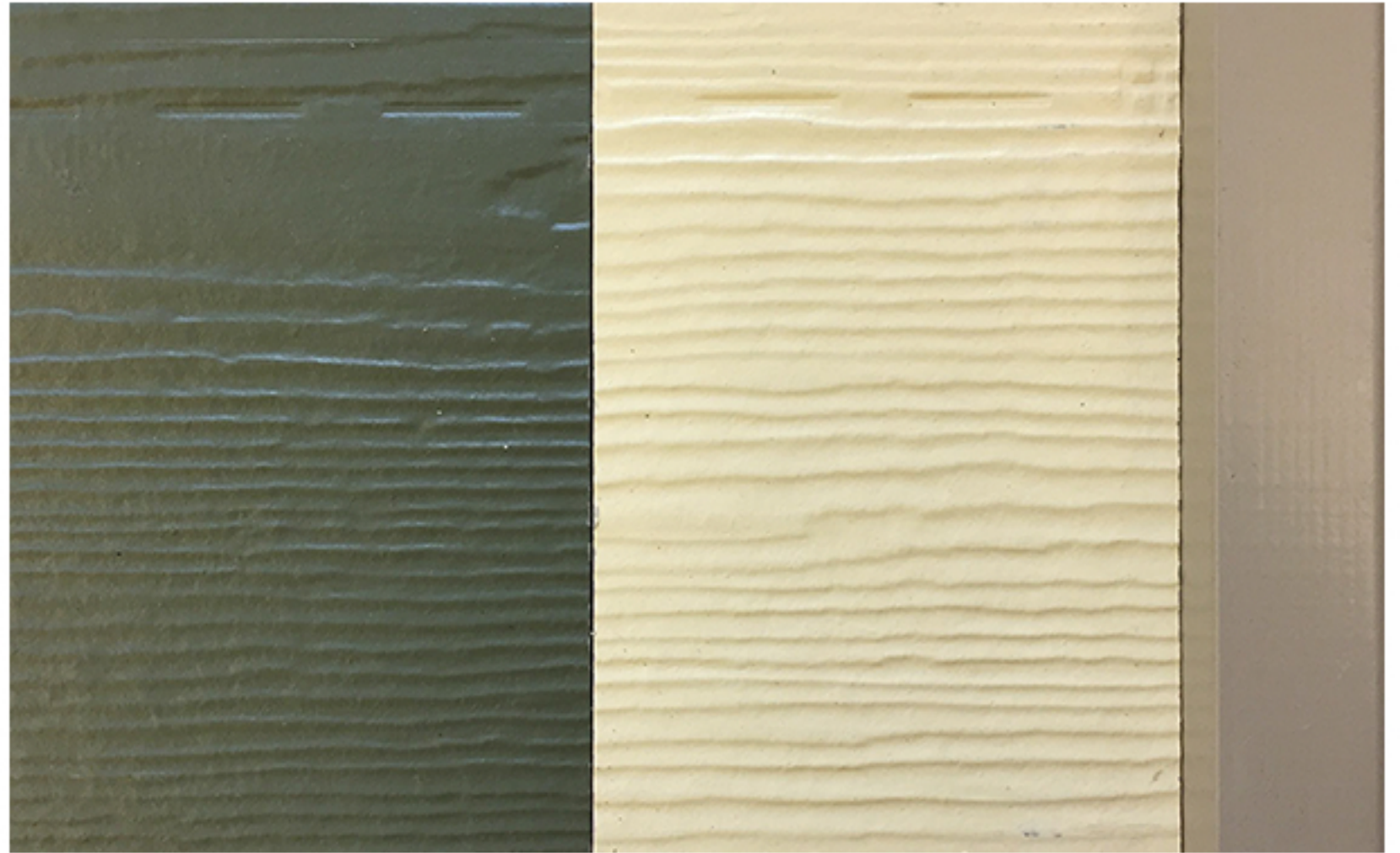
NORTH
EXTERIOR ELEVATION

02-07-17

A3.04



ROOF SHINGLES: TIMBERLINE HIGH
DEFINITION ASPHALT SHINGLES
COLOR: BIRCHWOOD



SIDING: 6" SMOOTH LAP
HARDIE PLANK
COLOR: MOUNTAIN SAGE

TRIM: HARDIE PLANK
COLOR: WOODLAND CREAM

WINDOWS: PELLA
FIBERGLASS -
OPERABLE AND FIXED
COLOR: TAN