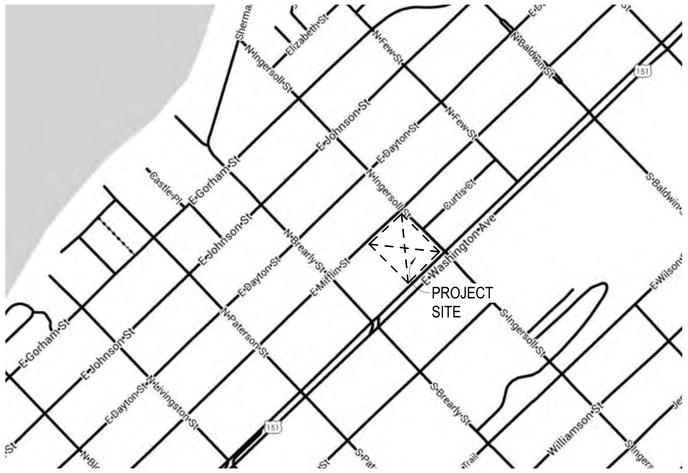
STONE HOUSE MIXED USED DEVELOPMENT

1040 EAST WASHINGTON AVE
MADISON, WI 53703



eppstein uhen : architects

UDC & LAND USE SUBMITTALS

11/14/2018 **PROJECT NUMBER: 718185**

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STONE HOUSE DEVELOPMENT, PARCEL 3
14-Nov-18
718185-00

	TOTALS	USABLE TENANT SPACE			FLOOR COMMON AREA	BUILDING COMMON AREA	APARTMENTS		VERTICAL PENETRATIONS	PARKING	GROSS AREA PER FLOOR	EXTERIOR AREA	MYAC GROSS AREA PER FLOOR
		GSF	NSF OFFICE	% Eff	GSF	GSF	GSF	# OF UNITS	GSF	GSF	GSF	GSF	GSF
1ST FLR		13,669	13,227	96.76%	711	8,465	0	0	1,137	34,853	57,699	0	13,868
2ND FLR GARAGE		0	0		0	514	0	0	421	40,715	41,228	0	0
2ND FLR TOWER		16,242	15,797	97.26%	816	0	0	0	859	0	17,058	153	10,297
3RD FLR GARAGE		0	0		0	520	0	0	404	34,561	35,081	0	0
3RD FLR		23,093	22,202	96.14%	2,353	0	0	0	868	0	25,446	153	13,174
4TH FLR					4,033	0	16,317	17	670	0	20,350	1,058	23,669
5TH FLR					2,023	0	18,329	19	433	0	20,351	1,151	0
6TH FLR					2,023	0	18,329	19	812	0	20,351	1,151	0
7TH FLR					2,023	0	18,329	19	812	0	20,351	1,151	0
8TH FLR					2,023	0	18,329	18	812	0	20,351	1,151	0
9TH FLR					2,023	0	18,329	18	812	0	20,351	1,151	0
10TH FLR					2,023	0	18,329	18	379	0	20,351	1,151	0
11TH FLR					3,980	2,650	0	0	319	0	6,629	5,507	0
TOTALS	**786,077**	**53,005**	**51,225**		**24,029**	**12,148**	**126,288**	**128**	**8,740**	**110,129**	**325,598**	**13,778**	**61,008**

AUTO PARKING REQ'D FOR COMMERCIAL & APTS		1 / 400 SF						1 PER UNIT					
MINIMUM REQUIRED AUTO PARKING	**256**	**128**						**128**					
10% AUTO PARKING REDUCTION, OFFICE USE		**-13**						N/A					N/A
REDUCED MINIMUM REQUIRED AUTO PARKING	**243**	**115**						**128**					
AUTO PARKING REQ'D FOR YOUTH ARTS OFFICES	**29**												**29**
PARKING REQ. FOR YOUTH ARTS PERFORMANCES	**90**												**90**
TOTAL AUTO PARKING REQ'D w/out shared parking calc	**362**												
TOTAL AUTO PARKING REQ'D when using shared parking...	**257**												
TOTAL AUTO PARKING PROVIDED	**295**												

BIKE PARKING REQUIREMENTS		1 / 2000 SF						1 PER UNIT					1 PER 5...
GUEST BIKE PARKING REQUIREMENT		N/A						1 / 10 UNITS					
TOTAL REQUIRED BIKE PARKING	**206**	**26**						**141**					**40**
% OF REQ'D BIKE PARKING AS LONG-TERM		10%						90%					50%
LONG-TERM (INDOOR) REQ'D BIKE PARKING	**149**	**3**						**127**					**20**
SHORT TERM (OUTDOOR) REQ'D BIKE PARKING	**57**	**23**						**14**					**20**
LONG-TERM (INDOOR) BIKE PARKING PROVIDED	**150**												
SHORT TERM (OUTDOOR) BIKE PARKING PROVIDED	**66**												

SITE AREA	**93,540**	SF
SITE ACREAGE	**2.15**	ACRES

LOT COVERAGE		
Traditional Employment District, 85% lot coverage max		
Building Footprint Area	**74,461**	SF
Pervious Area at Grade	**5,502**	SF
Planted Area at 4th Level Plaza	**8,193**	SF
Planted Area Rooftop Level	**650**	SF
Lot Coverage Provided	**79,195**	SF
Lot Coverage Max Area Allowed	**79,509**	SF

TOTAL INTERIOR PROJECT GSF	**325,598**

***Shared Parking Calculation from table 28I-5 Municipal Code**						
	Weekdays			**Weekends**		
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am
COMMERCIAL/RETAIL/OFFICE	5%	100%	5%	0%	10%	0%
RESIDENTIAL	100%	60%	100%	100%	75%	90%
YOUTH ARTS OFFICE	5%	100%	5%	0%	10%	0%
YOUTH ARTS PERFORMANCE	0%	40%	90%	0%	80%	100%

minimum required parking number and multiply by percent

	Weekdays			**Weekends**		
	2am-7am	7am-6pm	6pm-2am	2am-7am	7am-6pm	6pm-2am
COMMERCIAL/RETAIL/OFFICE	6	115	6	0	12	0
RESIDENTIAL	128	77	128	128	96	115
YOUTH ARTS OFFICE	1	29	1	0	3	0
YOUTH ARTS PERFORMANCE	0	36	81	0	72	90
HIGHEST TOTAL PARKING REQUIRED	**135**	**257**	**216**	**128**	**182**	**205**
TOTAL SURPLUS PARKING AVAILABLE	**38**					

SHEET INDEX

UDC
G-01 SITE LOCATION

CIVIL
C100 EXISTING CONDITIONS
C200 DEMOLITION PLAN
C300 SITE PLAN
C400 GRADING PLAN
C500 UTILITY PLAN

LANDSCAPE
L100 LANDSCAPE
L101 PLANT SCHEDULE

UDC
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E01 LEVEL 01 PHOTOMETRIC PLAN
E02 LEVEL 03 & 11 PHOTOMETRIC PLANS
E03 LEVEL 01 PHOTOMETRIC ELEVATIONS
E04 LEVEL 03 & 11 PHOTOMETRIC ELEVATIONS

ELECTRICAL
E001 UDC SUBMITTAL - MYAC SITE LIGHTING
E002 UDC SUBMITTAL - MYAC PHOTOMETRIC PLAN

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303.595.4500

PROJECT INFORMATION

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MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN

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PROGRESS DOCUMENTS
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PROJECT MANAGER	JP
PROJECT NUMBER	718185
DATE	11/07/18

SITE LOCATION

G-01

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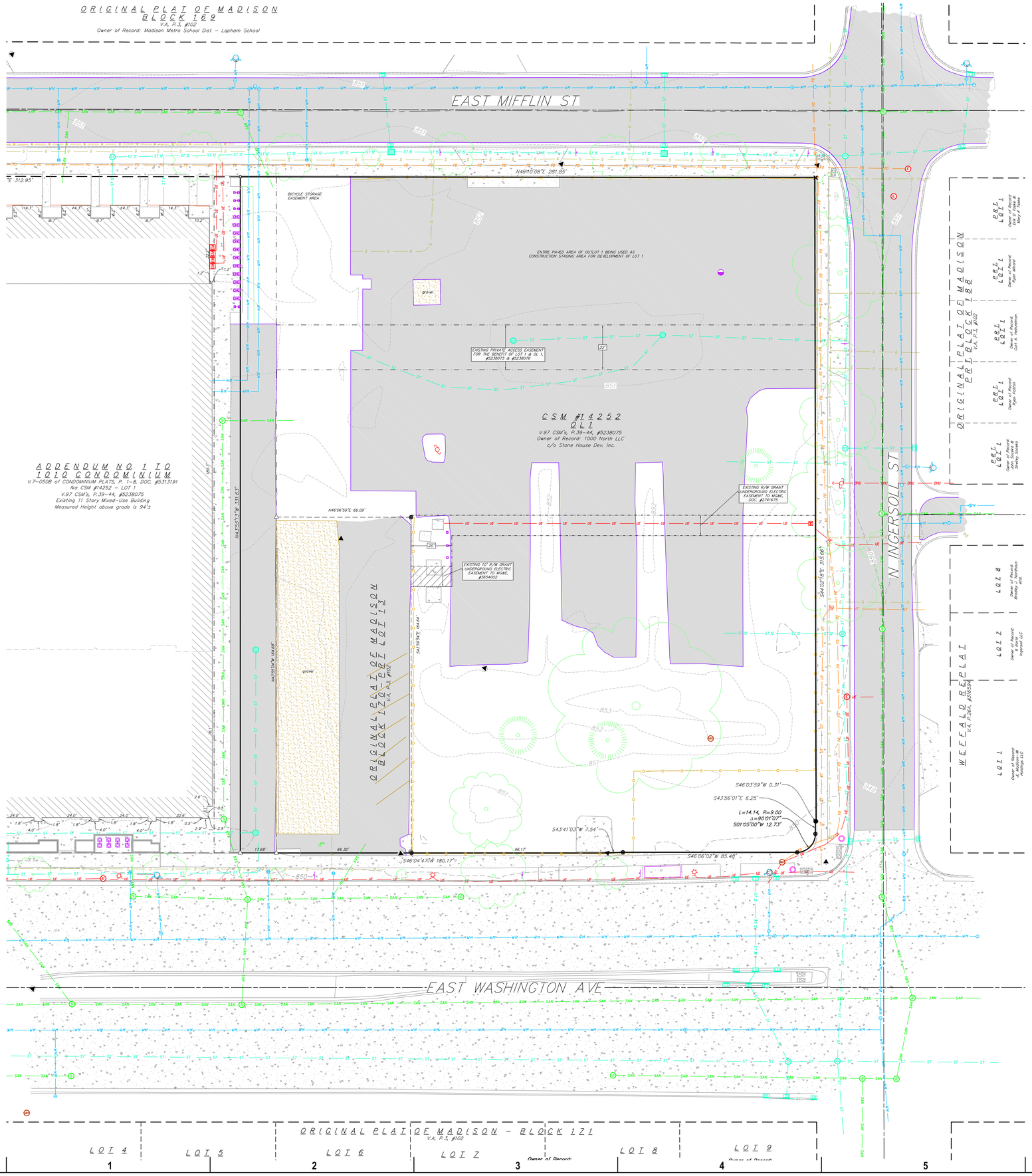

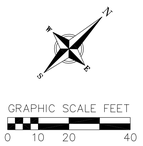

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
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- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING SIGN
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PROJECT INFORMATION

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MADISON, WI 53703

ISSUANCE AND REVISIONS

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KEY PLAN

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PROJECT MANAGER	JP
PROJECT NUMBER	18185-01

EXISTING CONDITIONS

C100

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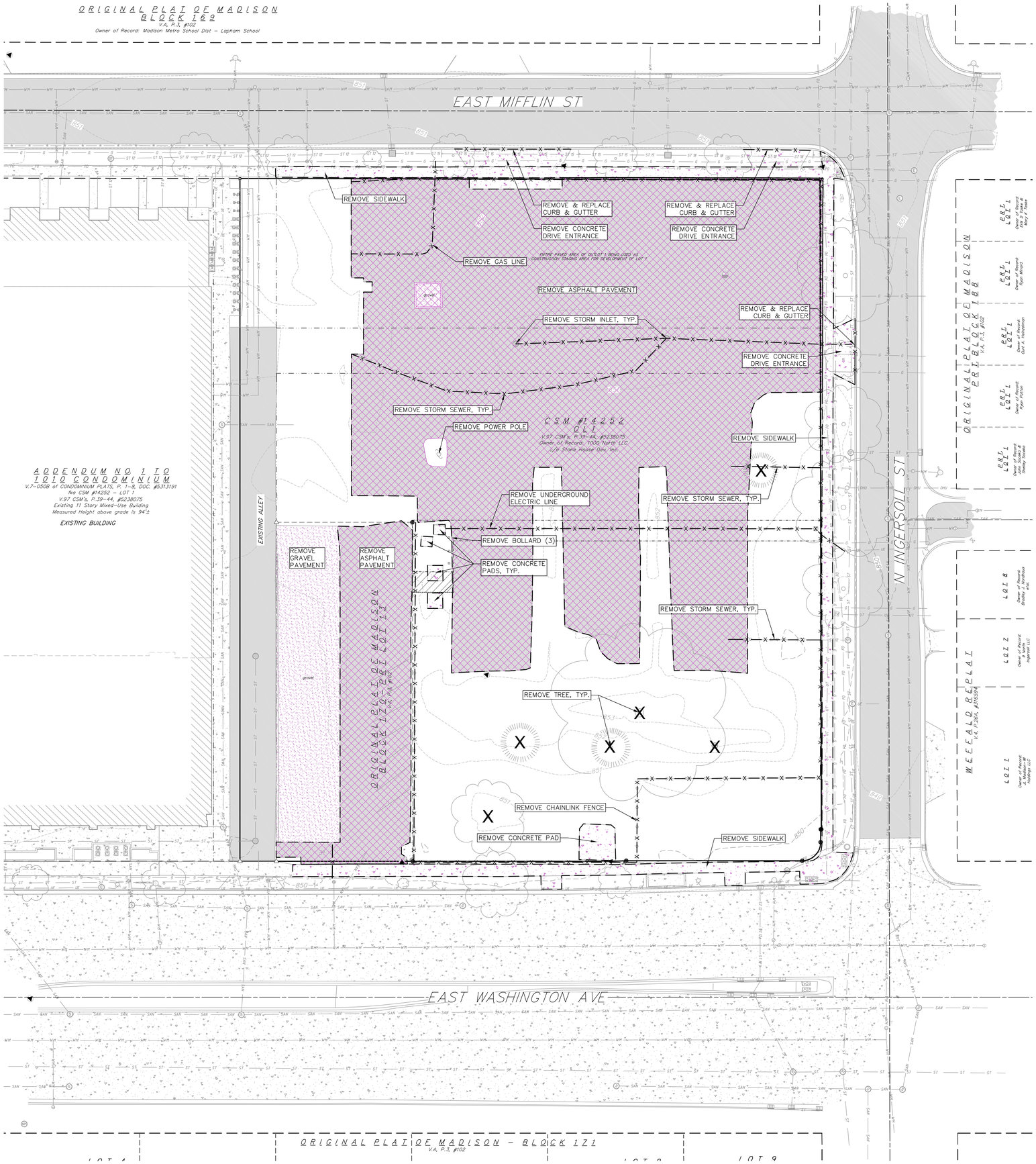

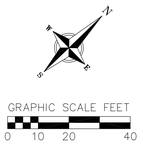

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DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

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DEMOLITION PLAN

C200

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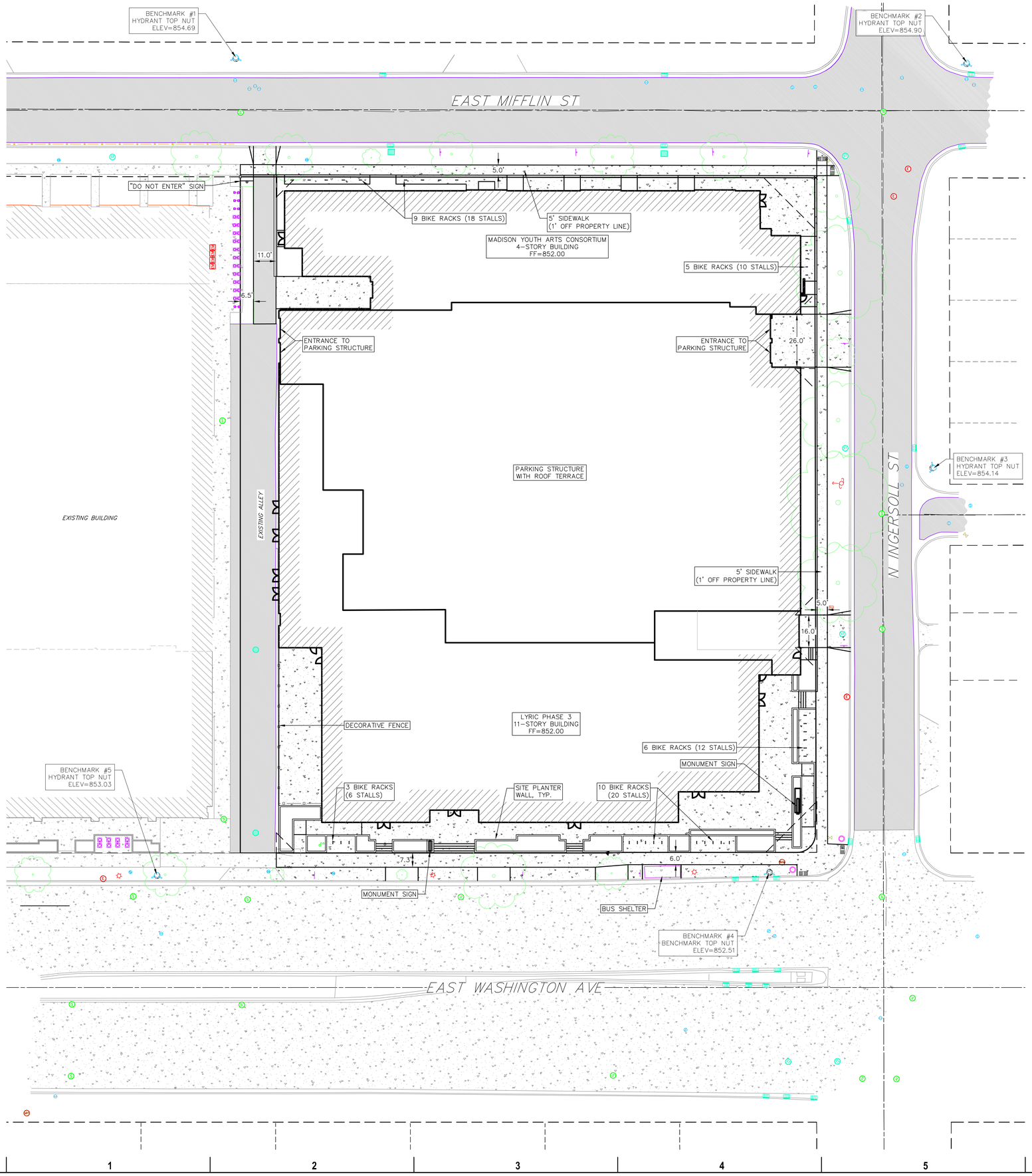

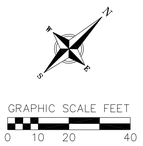

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

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eu:a

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SITE PLAN

C300

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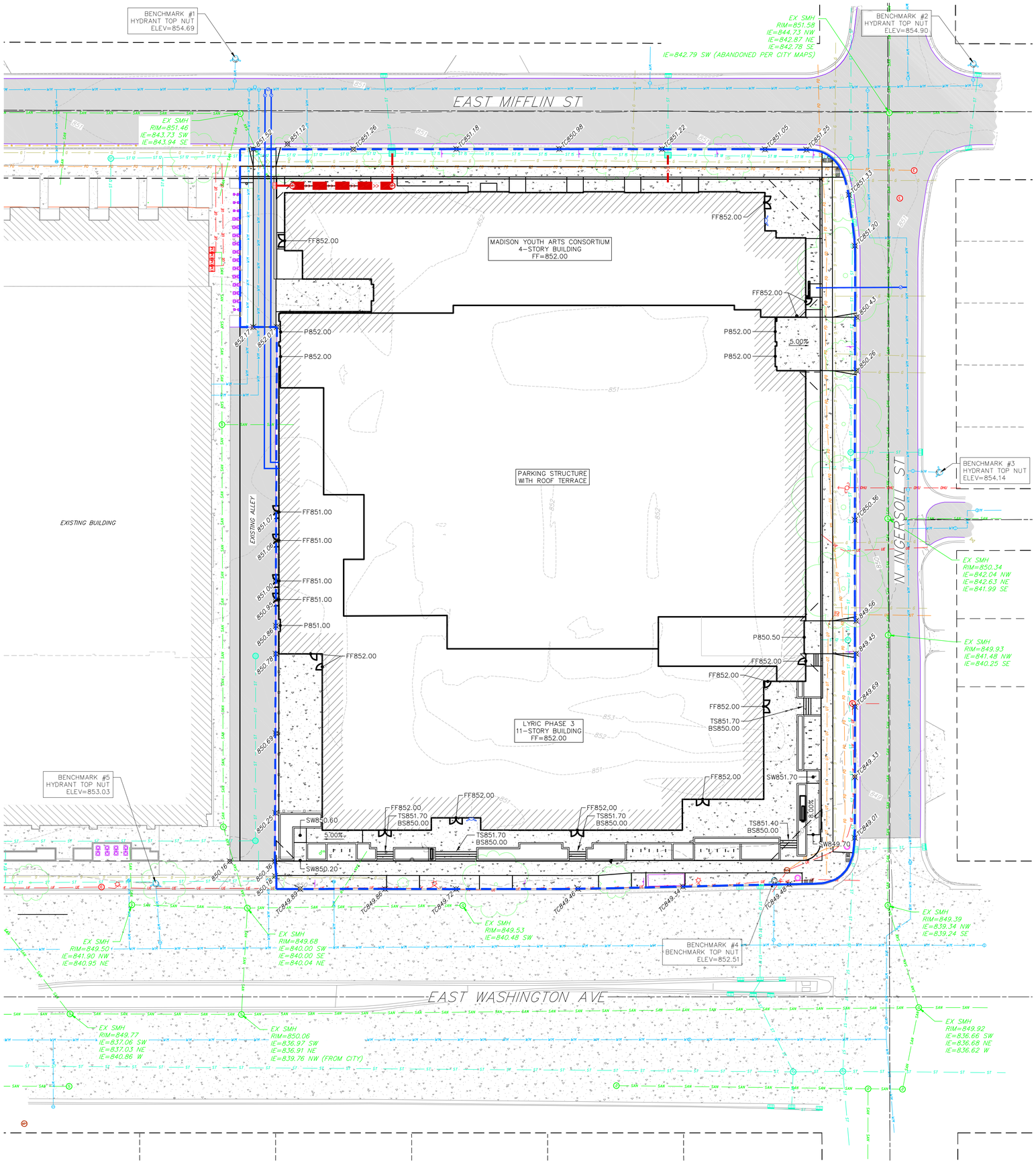

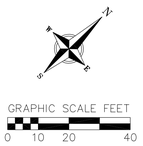

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GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% — PROPOSED SLOPE ARROWS
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS

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GRADING PLAN

C400

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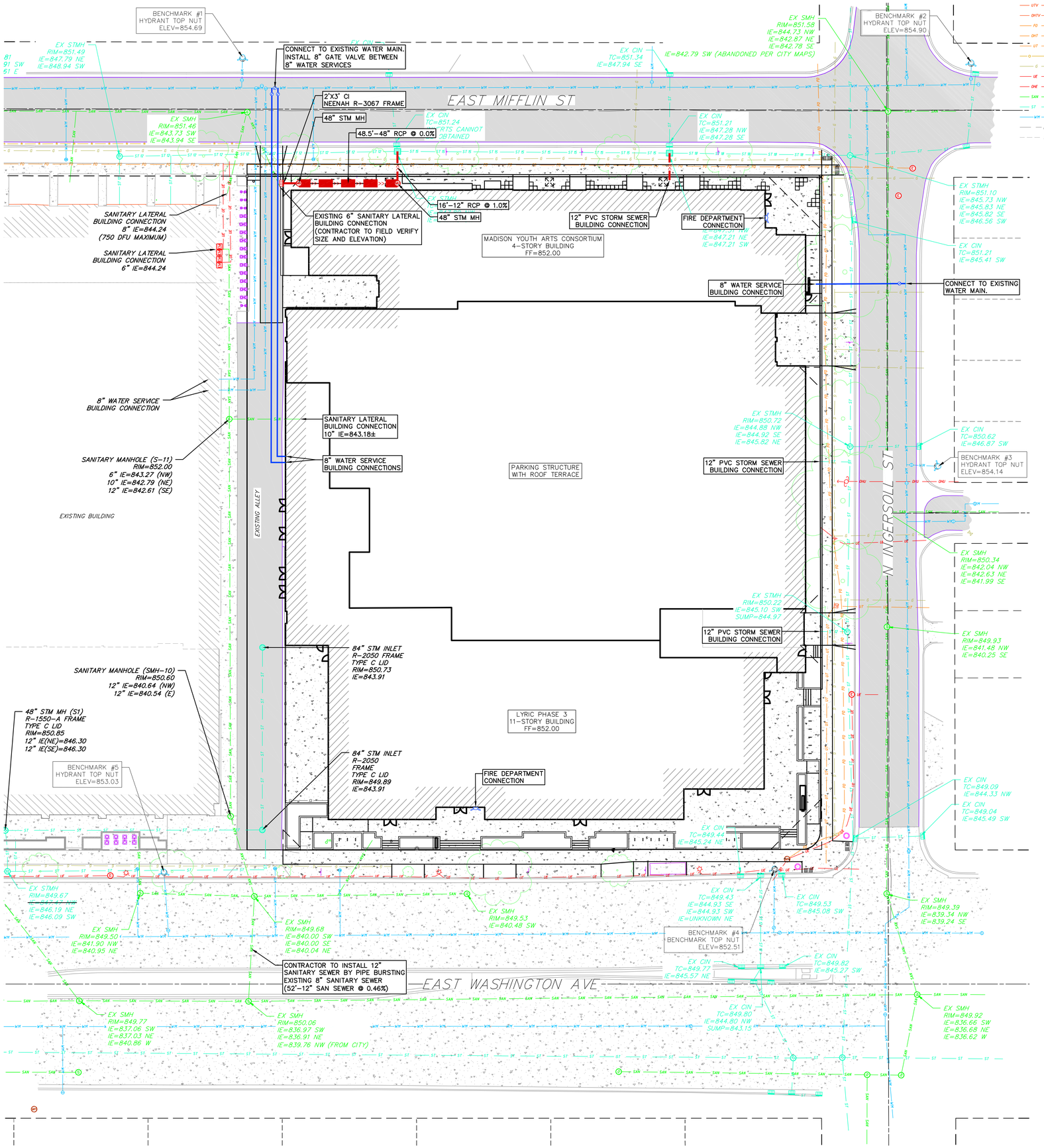

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ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRAPHIC SCALE FEET
0 10 20 40

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

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UTILITY PLAN

C500

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LEGEND

- INTERACTIVE FEATURE
- STONE BALLAST
- ROOF PAVERS
- SEDUM
- 6" PLANTER CURB
- LAWN

EX. 9" MIYABE MAPLE
(5) BIKE RACKS (10 STALLS)
EX. 14" NORWAY MAPLE
(3) 4'X4' CONCRETE PAD FOR ROTATIONAL PUBLIC ART, TYP.
(4) BIKE RACKS (8 STALLS)
EX. 12" NORWAY MAPLE
EX. 13" NORWAY MAPLE
EX. 14" NORWAY MAPLE, TO BE REMOVED & REPLACED BY CITY FORESTER
25' VISION TRIANGLE
EX. 16" HONEY LOCUST
(5) BIKE RACKS (10 STALLS)
EX. 30" HONEY LOCUST, PRUNE FOR BUILDING
TREE PLANTER, CIP, 34" HT (30" SOIL DEPTH)
GATE
PERENNIAL PLANTER/SEAT WALL, CIP, 22" HT (18" SOIL DEPTH)
YAC 3RD FLOOR ROOF TERRACE
PERGOLA
18" SEAT WALL
12-22" HT MOVABLE SEATING FEATURE, TYP.
FENCE
EX. 24" HONEY LOCUST
LYRIC PHASES 1 & 2
DOUBLE SIDED FIREPLACE WALL
PERENNIAL PLANTER/SEAT WALL, CIP, 22" HT (18" SOIL DEPTH)
LOUNGE CHAIRS ON WOOD PAVERS
EX. 34" LINDEN
EX. 25" ASH
GRILL STATION
LYRIC 3RD FLOOR ROOF TERRACE
TREE PLANTER, CIP, 34" HT (30" SOIL DEPTH)
STONE COBBLE BORDER
PERGOLA
CHASE LOUNGE WITH WOODEN PAVERS
ARTIFICIAL TURF GAMING AREA, 6" CURB
BAR WITH GRILLING STATION
EX. 2" KENTUCKY COFFEETREE
BIKE PARKING (12 STALLS)
OUTDOOR RECREATION AREA
GRILL STATION
DECORATIVE FENCE, PARTIAL SCREEN
11TH FLOOR ROOF TERRACE
MONUMENT SIGN
RAISED PLANTERS, INTEGRALLY COLORED CONCRETE
CONCRETE TERRACE
BIKE PARKING (6 STALLS)
EX. 4" PEAR
MONUMENT SIGN
EX. 19" NORWAY MAPLE
EX. 11" LINDEN
BUS SHELTER
25' VISION TRIANGLE
BIKE PARKING (20 STALLS)

1 Landscape Plan

0 20' 40'
1" = 20'-0"
NORTH

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UDC SUBMITTAL

saiki DESIGN

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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PROJECT MANAGER	JP
PROJECT NUMBER	18185-01

LANDSCAPE PLAN

L100

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PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	ASF	Amelanchier laevis `Spring Flurry` / Spring Flurry Serviceberry	B & B	2"Cal		5
	CGG	Cornus mas `Golden Glory` / Golden Glory Cornelian Cherry	B & B	UPRIGHT MULTI-STEM	6` HT (MIN.)	3
	MAA	Maackia amurensis / Amur Maackia	B & B	2.5"Cal		4
	SIS	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	6` HT (MIN.)	8

SHADE TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	GI	Gleditsia triacanthos `Impcole` TM / Impcole Honeylocust	B & B	2.5"Cal		3

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Aib	Aronia melanocarpa `Morton` / Iroquois Beauty Black Chokeberry	3 gal	24" HT (MIN.)		3
	Dlc	Diervilla lonicera `Copper` / Copper Dwarf Bush Honeysuckle	3 gal	18" HT (MIN.)		27
	Haa	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	3 gal	18" HT. (MIN.)		6
	Hpl	Hydrangea paniculata `Little Lamb` / Little Lamb Hydrangea	3 gal	18" HT. (MIN.)		8
	Hqp	Hydrangea quercifolia `Pee Wee` / Oakleaf Hydrangea	5 gal			14
	Pos	Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark	3 gal	18" HT. (MIN.)		2
	Rtb	Rhus typhina `Baltiger` TM / Tiger Eyes Sumac	5 gal		30" HT. (MIN.)	19
	Spn	Salix purpurea `Nana` / Dwarf Arctic Willow	3 gal	24" HT (MIN.)		9

EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Bgg	Buxus x `Green Gem` / Green Gem Boxwood	3 gal	24" HT (MIN.)		12
	Cgm	Chamaecyparis pisifera `Golden Mop` / Golden Mop False Cypress	3 gal	18" HT. (MIN.)		7
	Mdc	Microbiota decussata `Condavis` / Fuzzball Siberian Carpet Cypress	3 gal	18" HT. (MIN.)		22
	Tmt	Taxus x media `Tauntonii` / Tauton Yew	3 gal	24" HT (MIN.)		4

HERBACEOUS PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	AGS	Alchemilla x `Gold Strike` / Gold Strike Lady's Mantle	1 gal			203
	asb	Allium tanguticum `Summer Beauty` / Summer Beauty Allium	1 gal			245
	aha	Amsonia hubrichtii `Halfway to Arkansas` / Arkansas Blue Star	1 gal			27
	Acs	Aralia cordata `Sun King` / Sun King Aralia	1 gal			6
	cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	1 gal			16
	cbz	Carex flacca `Blue Zinger` / Blue Sedge	1 gal			17
	cid	Carex morrowii `Ice Dance` / Ice Dance Japanese Sedge	1 gal			26
	Dmf	Dryopteris marginalis / Marginal Shield Fern	1 gal			45
	expm	Echinacea x `Pixie Meadowbrite` / Pixie Meadowbrite Purple Coneflower	1 gal			29
	gbc	Geranium x cantabrigiense `Biokovo Carmina` / Carmine Biokovo Geranium	1 gal			20
	hkr	Hosta x `Krossa Regal` / Krossa Regal Hosta	1 gal			32
	lsk	Liatris spicata `Kobold` / Kobold Spike Gayfeather	1 gal			7
	nwl	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	1 gal			125
	sbb	Stachys byzantina `Big Ears` / Lamb`s Ear	QUART			94
	trg	Thymus praecox `Ruby Glow` / Ruby Glow Early Blooming Thyme	3 1/4"			9

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	ckf	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	1 gal			51
	pvs	Panicum virgatum `Shenendoah` / Shenendoah Switch Grass	1 gal			84
	sa	Sesleria autumnalis / Autumn Moor Grass	1 gal			32
	sht	Sporobolus heterolepis `Tara` / Prairie Dropseed	1 gal			44

Sedum Mixes

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	Sedum Mix #1					
	Sedum acre 'Aureum'		989 SF pre-grown green roof modules			Modern Mix
	Sedum album "Coral Carpet"					
	Sedum ellacombianum					
	Sedum floriferum "Weihenstephaner Gold'					
	Sedum sexangulare 'Elatum'					
	Sedum spurium "Dragon's Blood'					
	Sedum Mix #2					
	Sedum album "Green Tide"		2,252 SF pre-grown green roof modules			Shade Serene Mix
	Sedum ellacombianum					
	Sedum hybridum 'Immergrunchen'					
	Sedum kamtschaticum					
	Sedum spurium 'John Creech'					
	Sedum spurium 'Royal Pink'					
	Sedum spurium 'Bronze Beauty'					

City of Madison, WI Landscape Worksheet
10__ E. Washington
13-Nov-18

Total Developed Area	SF	Acres	Landscape Points Req.
Total Developed Area (Lot - Building Area)	119,375	2.74	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			1990

Development Frontage Landscaping - E. Washington Ave.	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	256	9	43

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping: Quantity	Credits/ Existing Landscaping: Points Achieved	New/ Proposed Landscaping: Quantity	New/ Proposed Landscaping: Points Achieved	Total Points
Overstory Deciduous Tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35		0	6	210	210
Tall Evergreen (i.e. pine, spruce)	5-6 feet tall	35		0	0	0	0
Ornamental Tree	1 1/2 inch caliper	15		0	0	0	0
Upright Evergreen Shrub (i.e. arborvitae)	3-4 feet tall	10		0	0	0	0
Shrub, deciduous	#3 gall container size, min. 12"-24"	3		0	8	24	24
Shrub, evergreen	#3 gall container size, min. 12"-24"	4		0	5	20	20
Ornamental Grasses/Perennials	#1 gallon container size, min. 8"-18"	2		0	194	388	388
Ornamental/Decorative Fencing or Wall (4 pts/10 LF)	3' height min. constructed of metal, masonry, stone or equivalent material.	4		0	0	0	0
Existing Significant Specimen Tree (14 per caliper inch dbh. Maximum points per tree: 200)	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14		0	0	0	0
Landscape Furniture for Public Seating and/or Transit Connections (5 points per "seat")	*Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5		0	0	0	0
							642

Development Frontage Landscaping - N. Ingersoll St.	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	300	10	50

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping: Quantity	Credits/ Existing Landscaping: Points Achieved	New/ Proposed Landscaping: Quantity	New/ Proposed Landscaping: Points Achieved	Total Points
Overstory Deciduous Tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35		0	1	35	35
Tall Evergreen (i.e. pine, spruce)	5-6 feet tall	35		0	0	0	0
Ornamental Tree	1 1/2 inch caliper	15		0	0	0	0
Upright Evergreen Shrub (i.e. arborvitae)	3-4 feet tall	10		0	0	0	0
Shrub, deciduous	#3 gall container size, min. 12"-24"	3		0	22	66	66
Shrub, evergreen	#3 gall container size, min. 12"-24"	4		0	16	64	64
Ornamental Grasses/Perennials	#1 gallon container size, min. 8"-18"	2		0	147	294	294
Ornamental/Decorative Fencing or Wall (4 pts/10 LF)	3' height min. constructed of metal, masonry, stone or equivalent material.	4		0	0	0	0
Existing Significant Specimen Tree (14 per caliper inch dbh. Maximum points per tree: 200)	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14		0	0	0	0
Landscape Furniture for Public Seating and/or Transit Connections (5 points per "seat")	*Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5		0	0	0	0
							459

Development Frontage Landscaping - E. Mifflin St.	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & street	256	9	43

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping: Quantity	Credits/ Existing Landscaping: Points Achieved	New/ Proposed Landscaping: Quantity	New/ Proposed Landscaping: Points Achieved	Total Points
Overstory Deciduous Tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35		0	0	0	0
Tall Evergreen (i.e. pine, spruce)	5-6 feet tall	35		0	0	0	0
Ornamental Tree	1 1/2 inch caliper	15		0	0	0	0
Upright Evergreen Shrub (i.e. arborvitae)	3-4 feet tall	10		0	0	0	0
Shrub, deciduous	#3 gall container size, min. 12"-24"	3		0	33	99	99
Shrub, evergreen	#3 gall container size, min. 12"-24"	4		0	24	96	96
Ornamental Grasses/Perennials	#1 gallon container size, min. 8"-18"	2		0	72	144	144
Ornamental/Decorative Fencing or Wall (4 pts/10 LF)	3' height min. constructed of metal, masonry, stone or equivalent material.	4		0	0	0	0
Existing Significant Specimen Tree (14 per caliper inch dbh. Maximum points per tree: 200)	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14		0	0	0	0
Landscape Furniture for Public Seating and/or Transit Connections (5 points per "seat")	*Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5		0	68	340	340
							679

Total Landscape Points	1780

*In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requriement or substitute alternative screening methods for the required landscaping.

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denver — 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UDC SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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PROJECT MANAGER JP

PROJECT NUMBER 18185-01

PLANT SCHEDULE

L101

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INTERSECTION OF NORTH INGERSOLL STREET AND EAST WASHINGTON AVENUE

VIEW TO SITE FROM EAST WASHINGTON AVENUE AND PATERSON STREET

VIEW TO SITE FROM EAST WASHINGTON AVENUE

INTERSECTION OF NORTH INGERSOLL STREET AND EAST MIFFLIN AVENUE

INTERSECTION OF NORTH INGERSOLL STREET AND EAST MIFFLIN STREET

SPACE BETWEEN PROJECTS

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PROJECT INFORMATION

STONE HOUSE
MIXED USED
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WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

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11/14/18	UDC/LAND USE SUBMITTAL

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PROJECT MANAGER	JP
PROJECT NUMBER	718185
DATE	11/07/18

EXISTING SITE IMAGES

A-00

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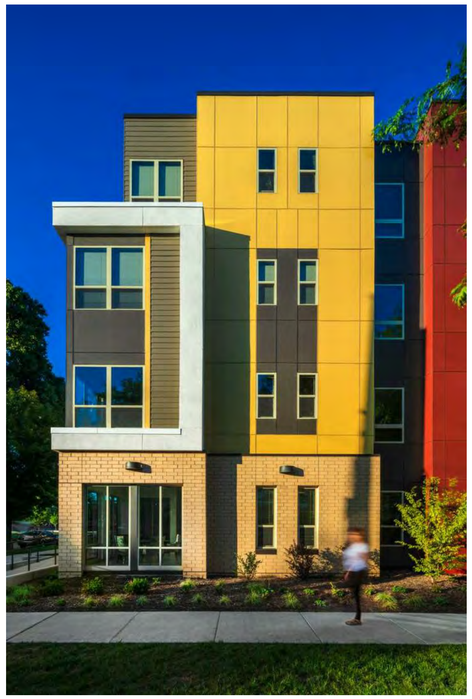
VIEW OF EXISTING LYRIC BUILDING. PROPOSED PROJECT WILL FEATURE PREDOMINANT MASONRY EXTERIOR WITH SOME METAL PANEL ACCENTS.

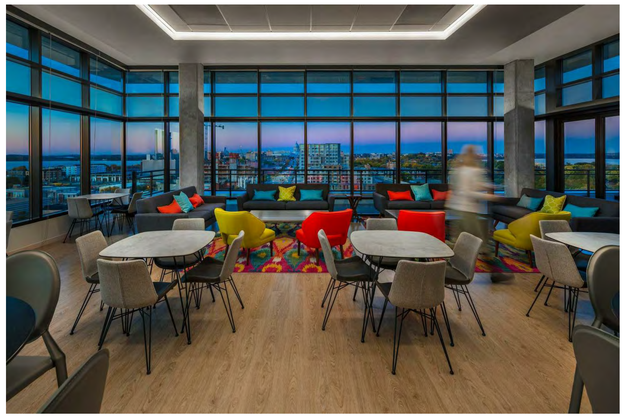


PROPOSED MADISON YOUTH ARTS CENTER ON MIFFLIN AND INGERSOLL WILL FEATURE A MORE LIVELY EXTERIOR IN KEEPING WITH THE MISSION/VISION OF THE USER.

THE PROPOSED MADISON YOUTH ARTS CENTER ON MIFFLIN AND INGERSOLL WILL INCLUDE A RECESSED AREA AT THE MAIN ENTRY TO SERVE AS A BUFFER AND PUBLIC SPACE.

SIMILAR TO THE LYRIC BUILDING, THE PROPOSED PROJECT WILL INCLUDE A ROOF TOP GREEN SPACE/PLAZA ON THE PARKING RAMP.

THE PROPOSED ELEVENTH FLOOR BONUS SPACE WILL BE OPEN TO THE EXTERIOR SIMILAR TO THE LYRIC BUILDING.



THE PROPOSED ELEVENTH FLOOR BONUS SPACE WILL BE OPEN TO THE EXTERIOR SIMILAR TO THE LYRIC BUILDING.

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PROJECT INFORMATION

STONE HOUSE MIXED USED DEVELOPMENT

1040 EAST WASHINGTON AVE MADISON, WI 53703

ISSUANCE AND REVISIONS

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DATE	11/07/18

ARCHITECTURAL DESIGN CONTEXT IMAGES

A-01

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PROJECT INFORMATION

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MADISON, WI 53703

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BUILDING
SETBACK/STEPBACK
DIAGRAMS

A-02

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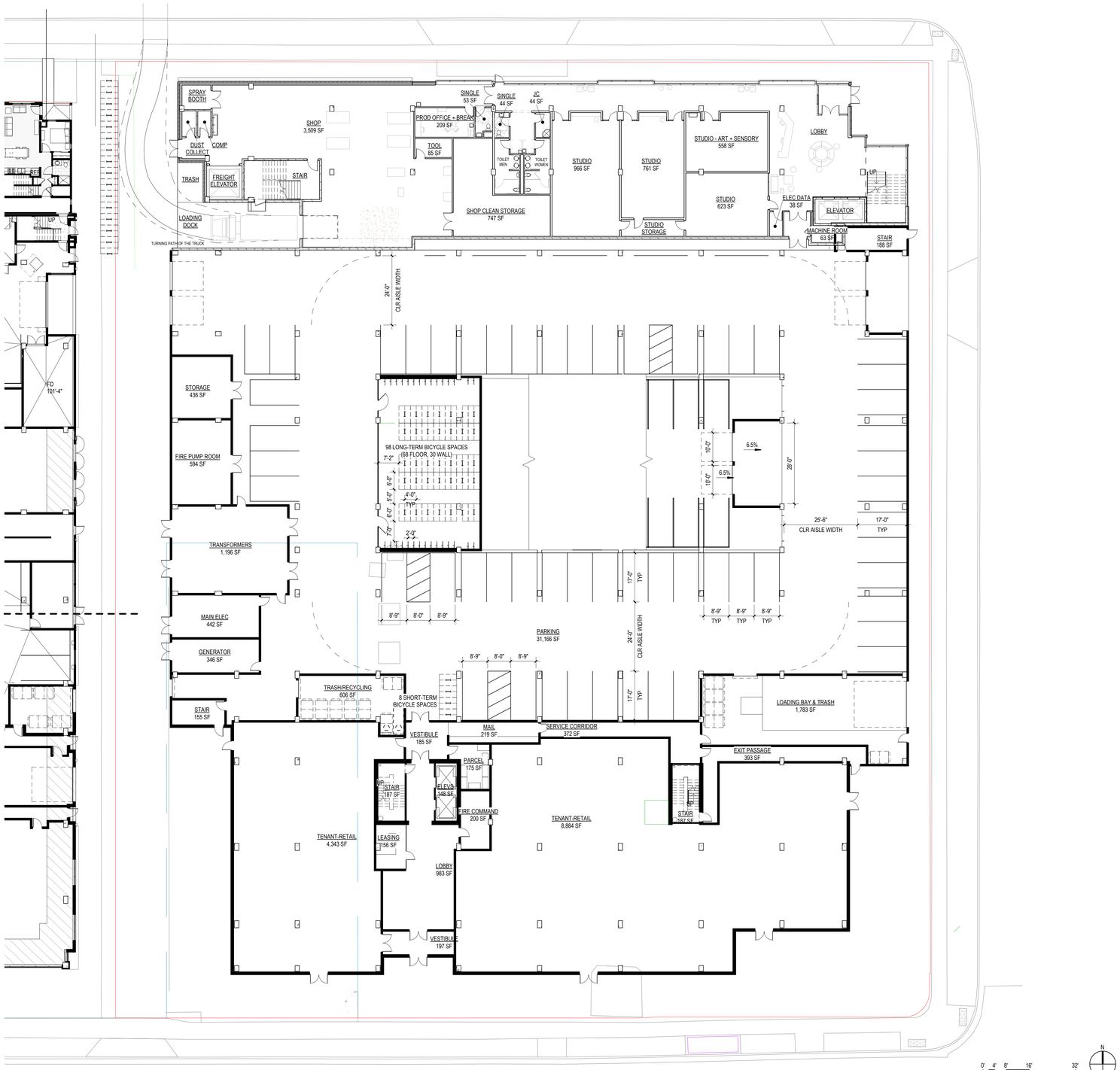

A3 1ST FLOOR PLAN
1/16" = 1'-0"

eu:a

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PROJECT MANAGER	JP
PROJECT NUMBER	718185
DATE	11/08/18

1ST FLOOR AND 1ST FLOOR PARKING PLANS

A-03

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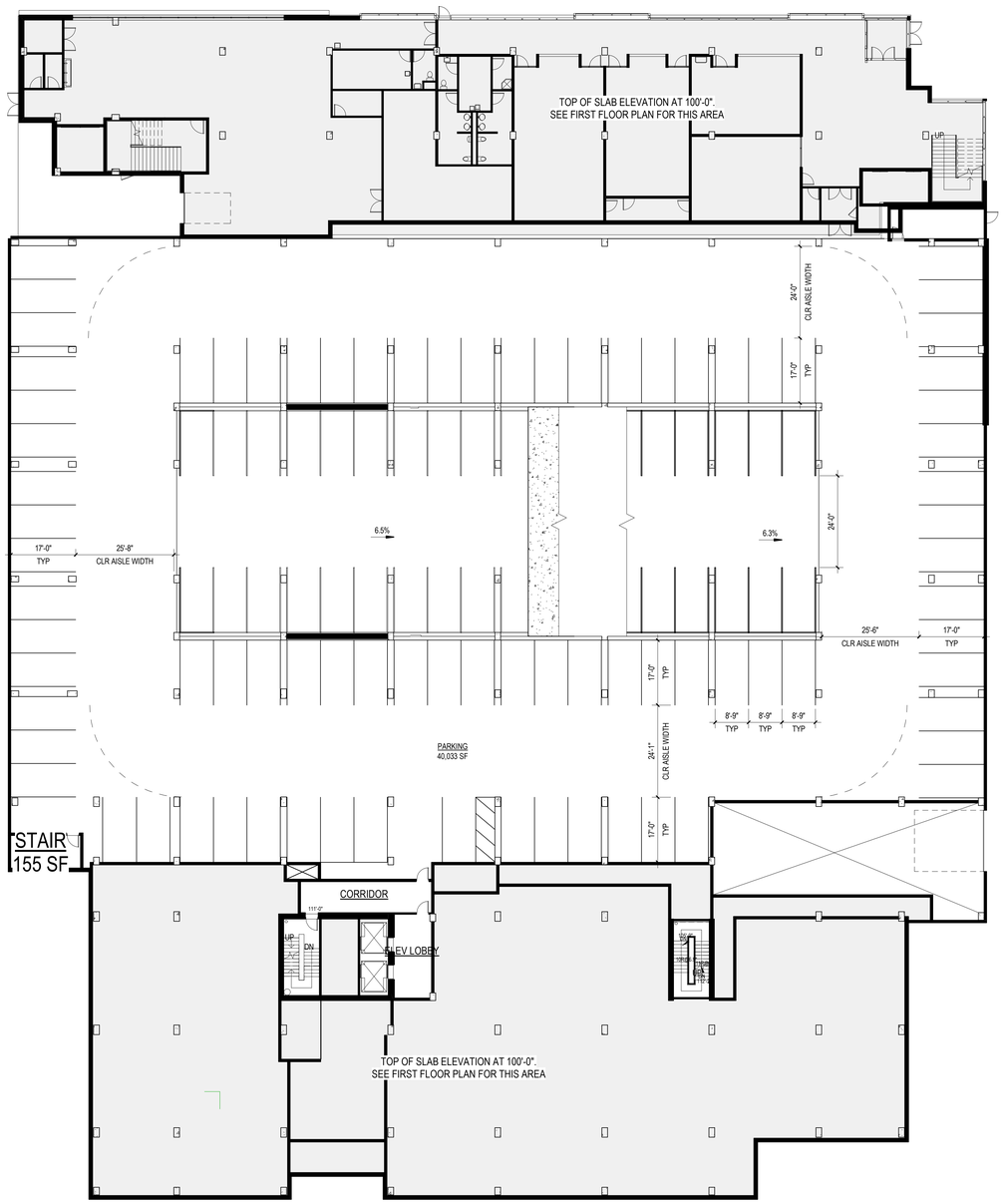
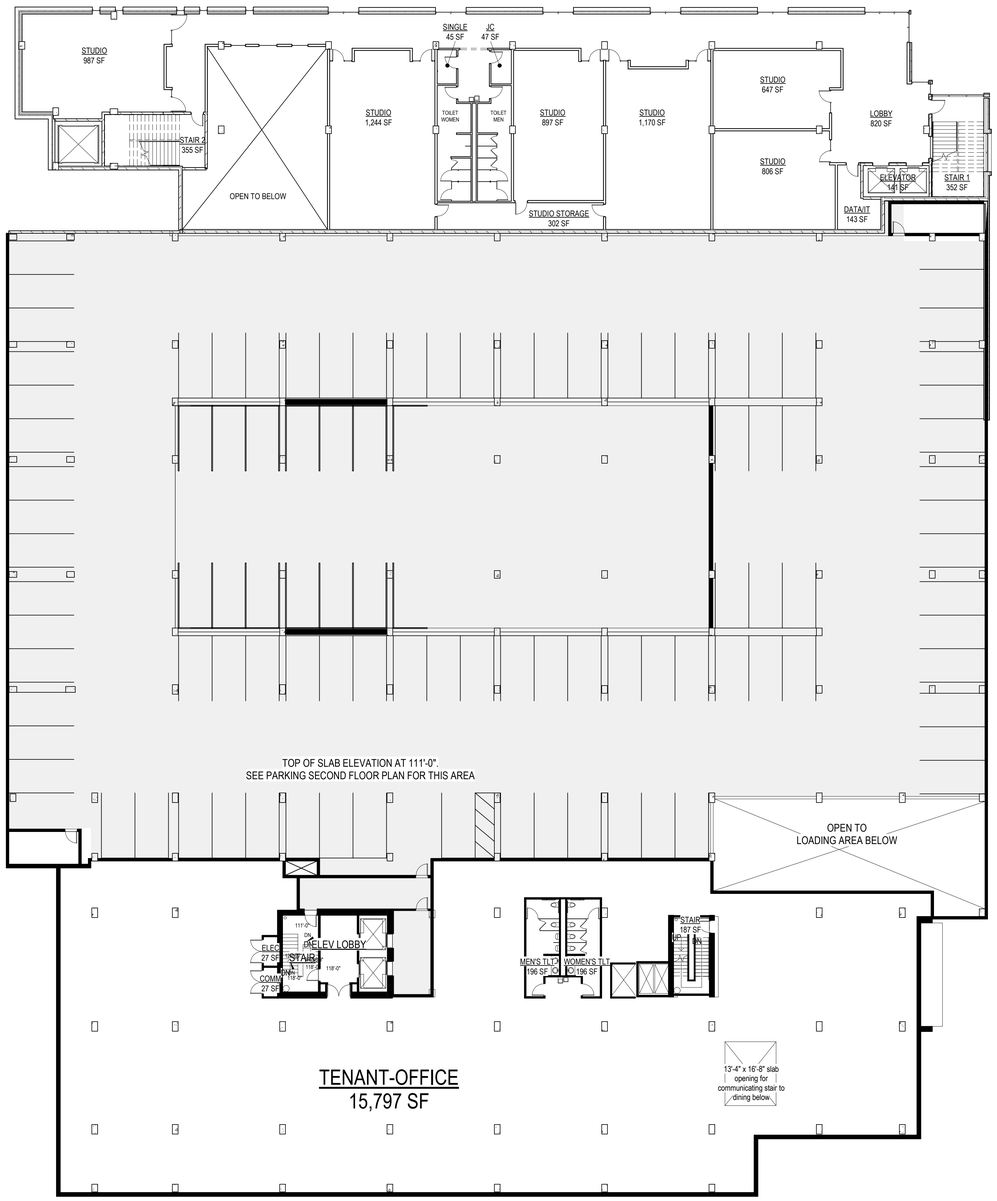


A1 2ND PARKING PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



A4 2ND FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

eu:a

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PROJECT INFORMATION

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2ND FLOOR AND
2ND FLOOR
PARKING PLANS

A-04

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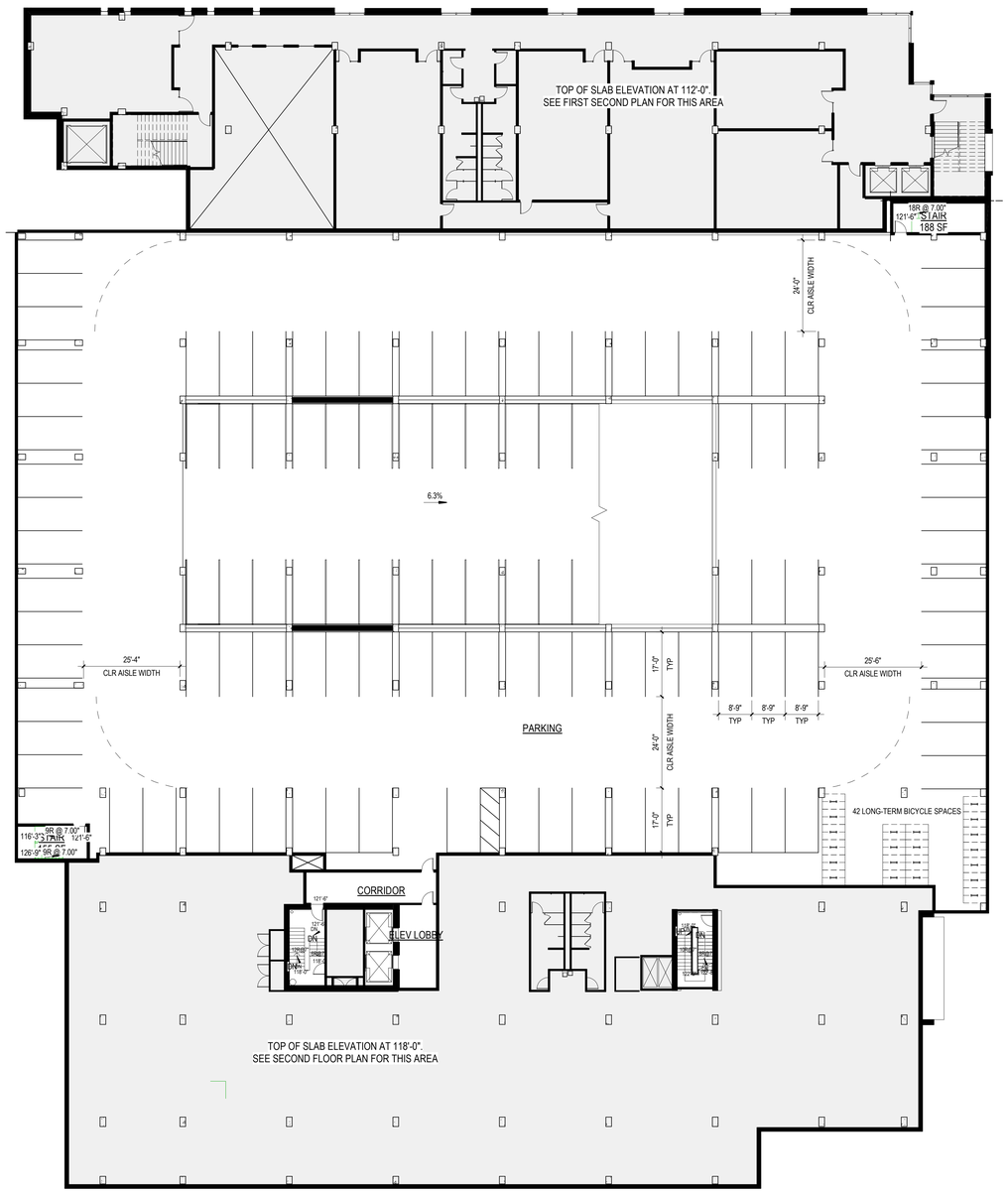
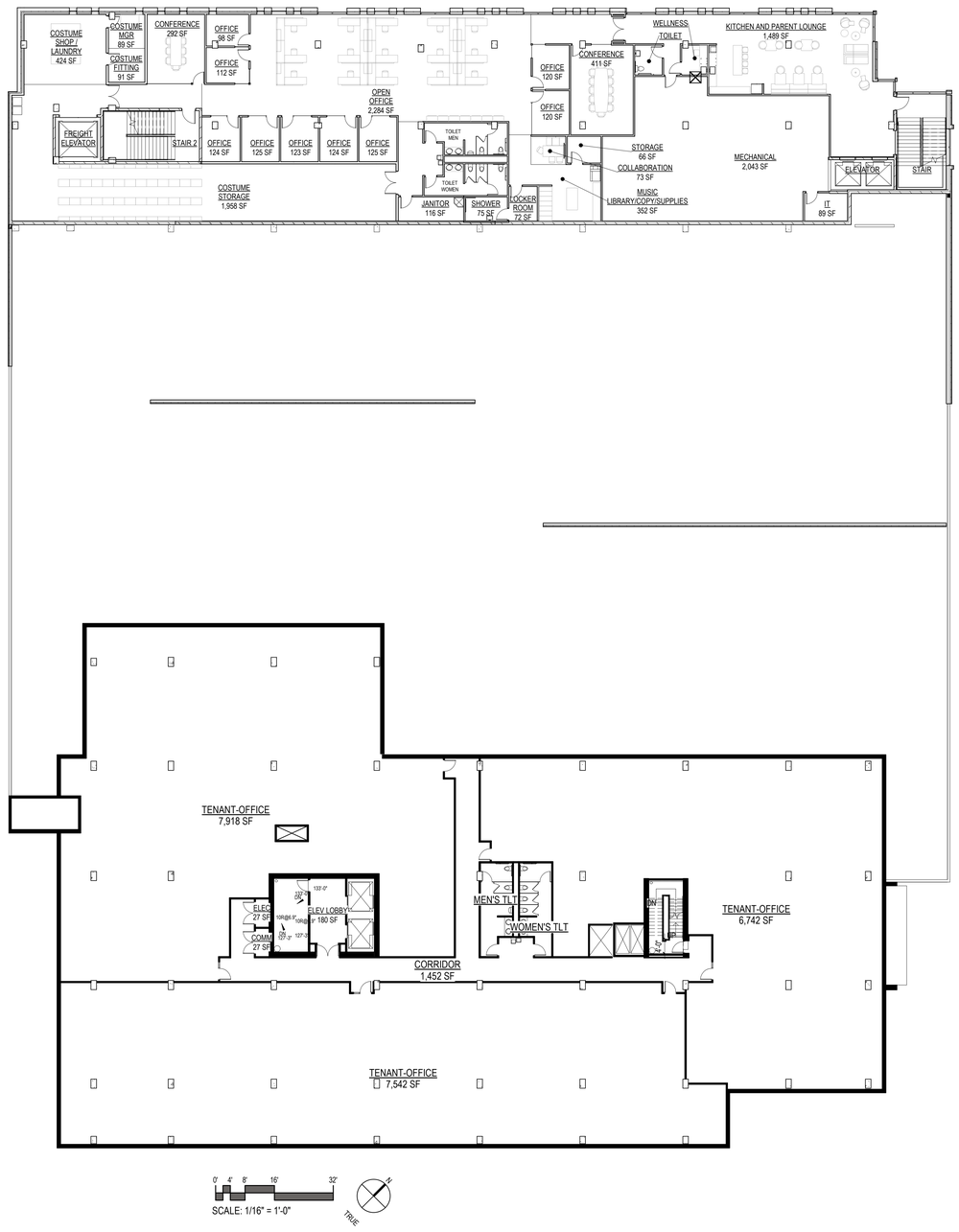


A1 3RD PARKING PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

A4 3RD FLOOR PLAN
1/16" = 1'-0"

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3RD FLOOR AND
3RD FLOOR
PARKING PLANS

A-05

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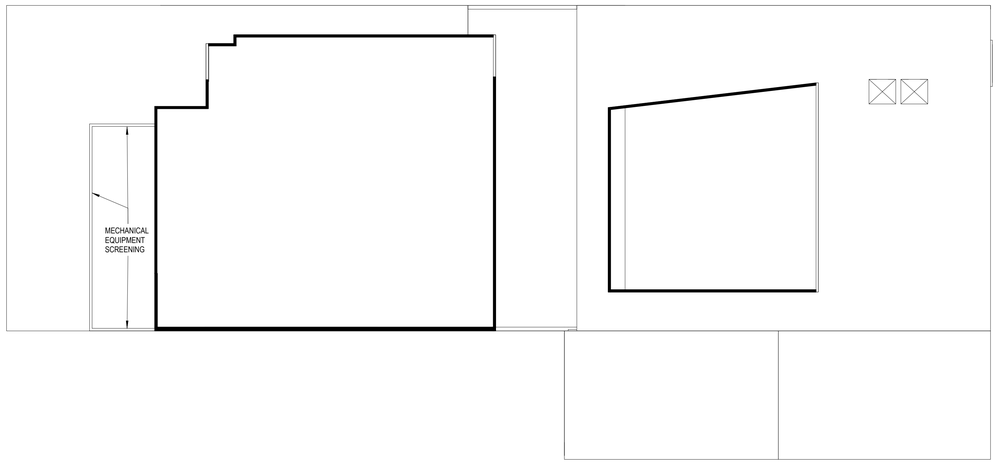

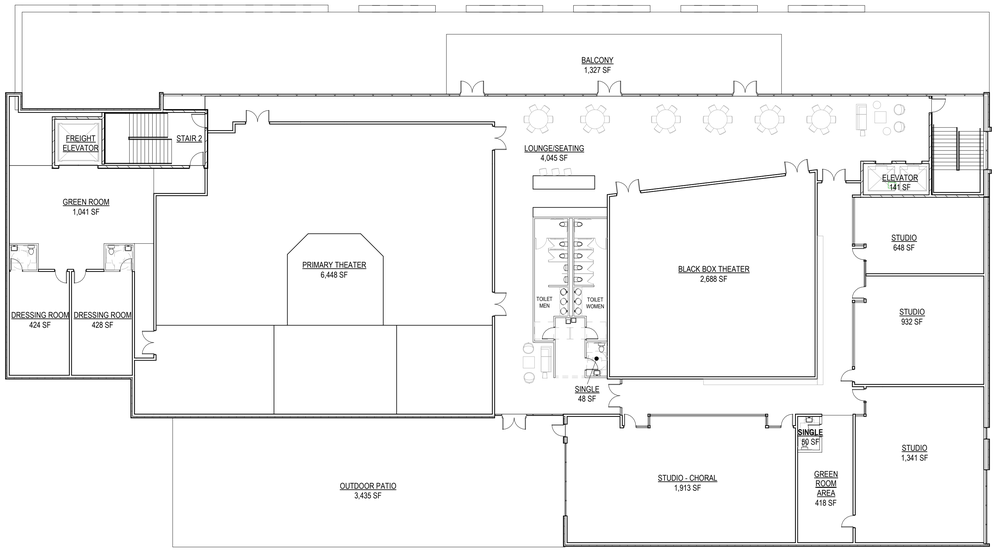

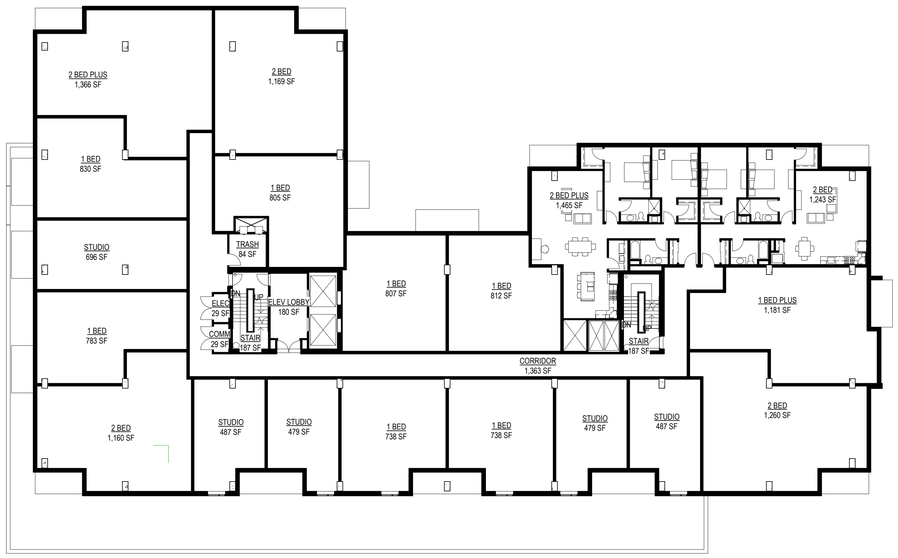

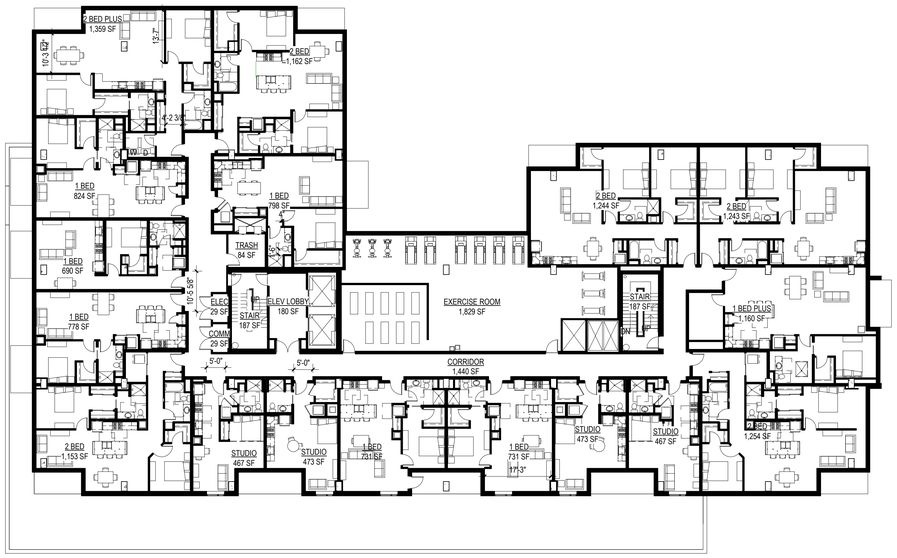

A1 5TH - 8TH FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

A4 4TH FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

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des moines
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515.724.5840

denver
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303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UDC/LAND USE SUBMITTAL

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER	JP
PROJECT NUMBER	718185
DATE	11/08/18

4TH - 8TH FLOOR
PLANS

A-06

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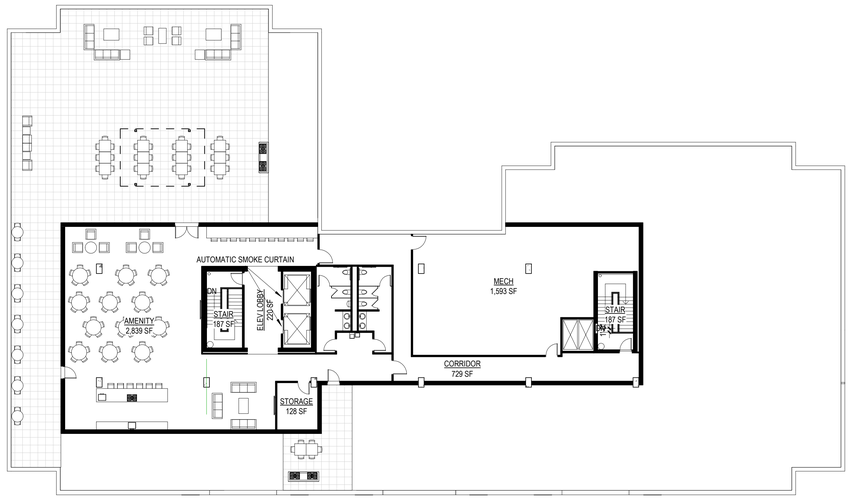
C1 TOWER ROOF PLAN
1/16" = 1'-0"



A1 11TH FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

A4 9TH - 10TH FLOOR PLAN
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

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PROJECT INFORMATION

STONE HOUSE
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MADISON, WI 53703

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9TH- 11TH FLOOR
PLANS AND TOWER
ROOF PLAN

A-07

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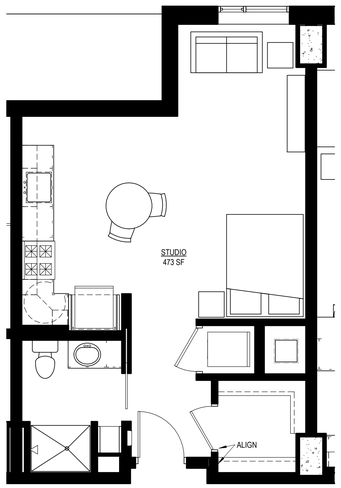
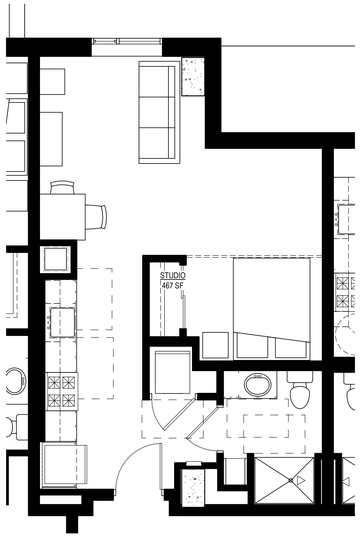
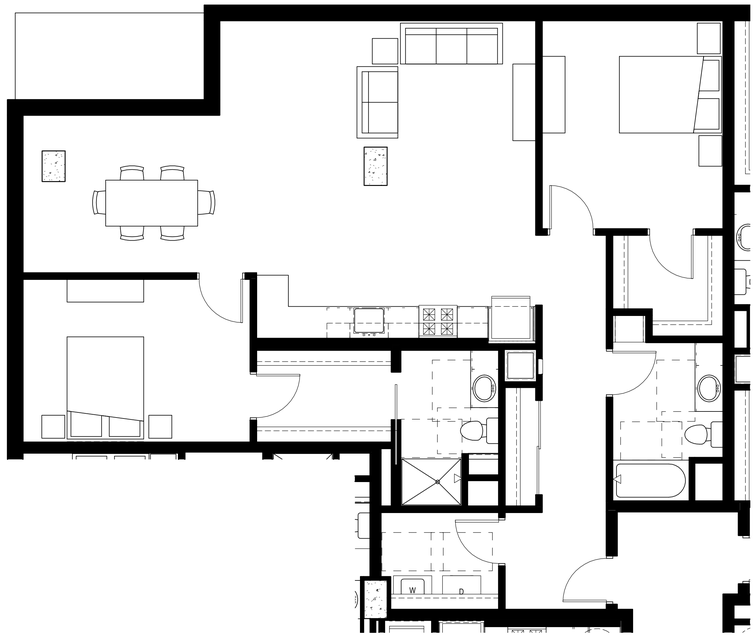


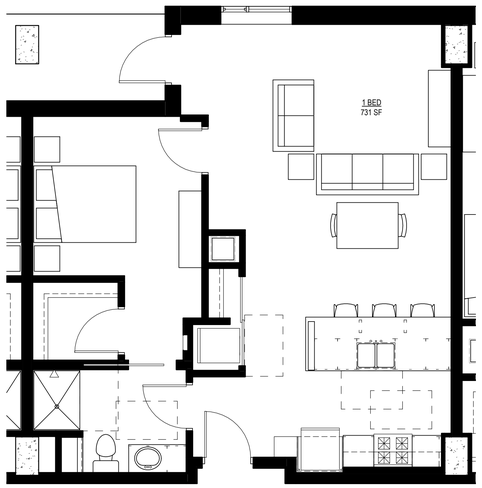
C1 STUDIO - TYPE 1
1/4" = 1'-0"



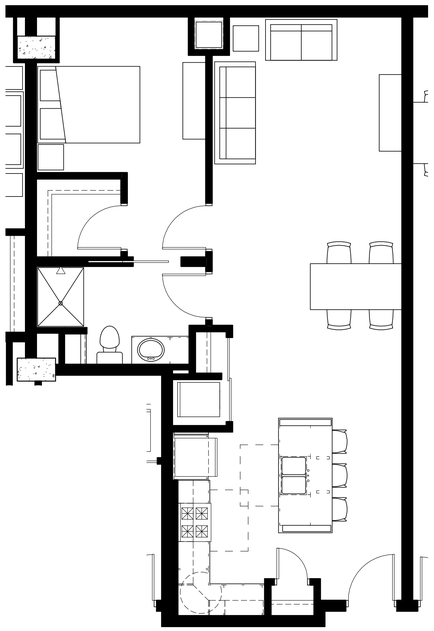
C3 STUDIO - TYPE 2
1/4" = 1'-0"



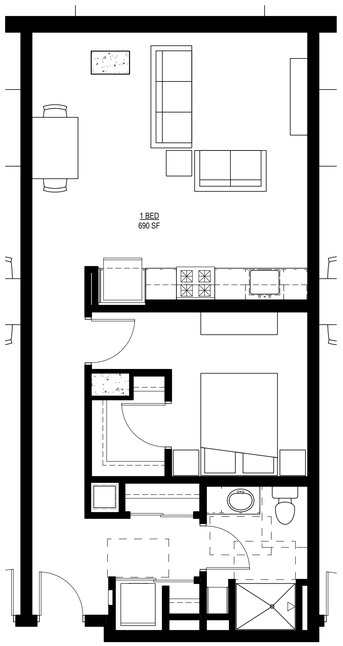
C5 2 BEDROOM PLUS
1/4" = 1'-0"



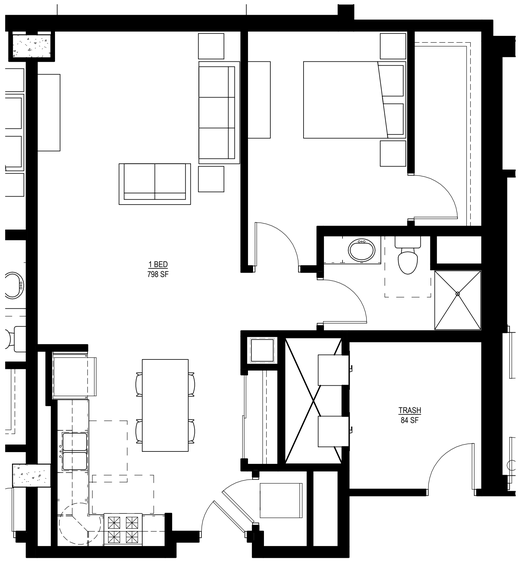
A1 1 BEDROOM - TYPE 1
1/4" = 1'-0"



A2 1 BEDROOM - TYPE 2
1/4" = 1'-0"



A4 1 BEDROOM - TYPE 3
1/4" = 1'-0"



A6 1 BEDROOM - TYPE 4
1/4" = 1'-0"

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515.724.5840

denver 1899 Wynkoop Street, Suite 300
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303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

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UNIT FLOOR PLANS

A-08

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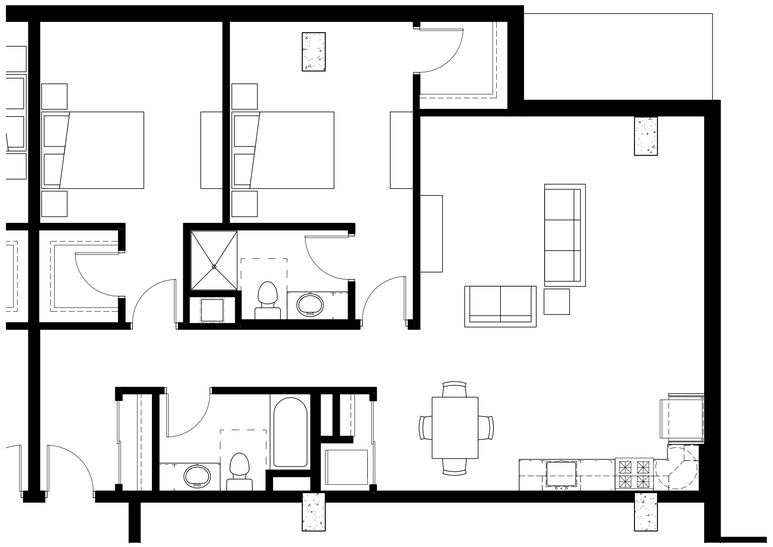
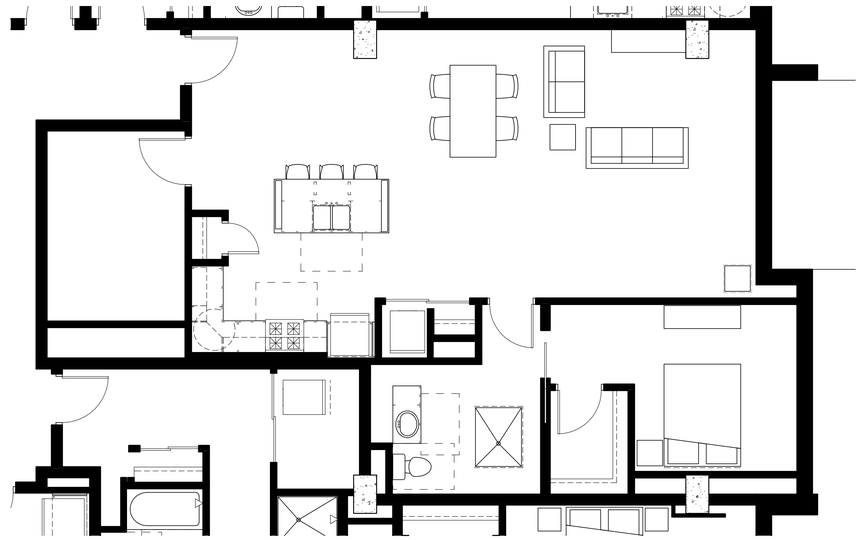
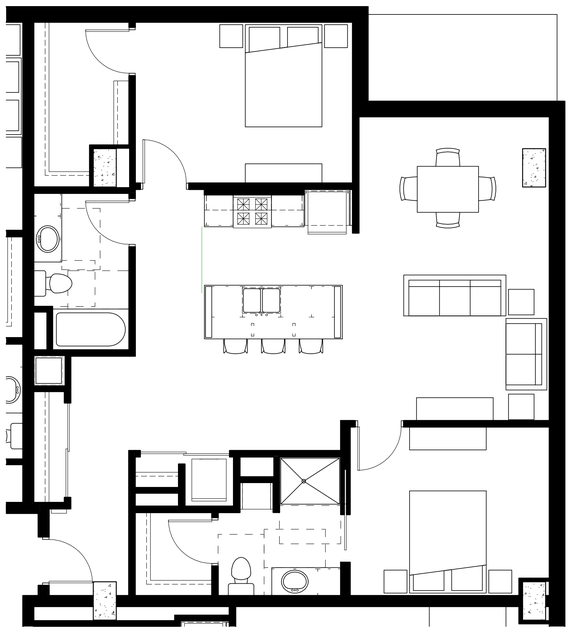


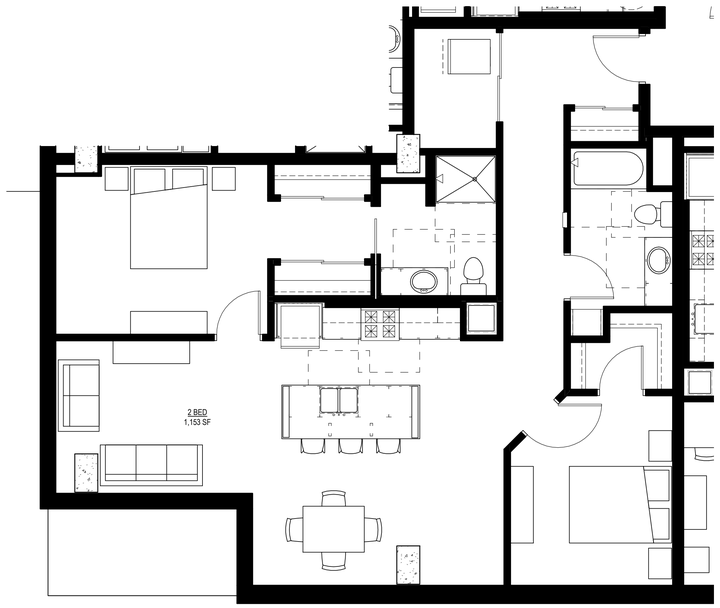
C1 2 BEDROOM - END UNIT
1/4" = 1'-0"



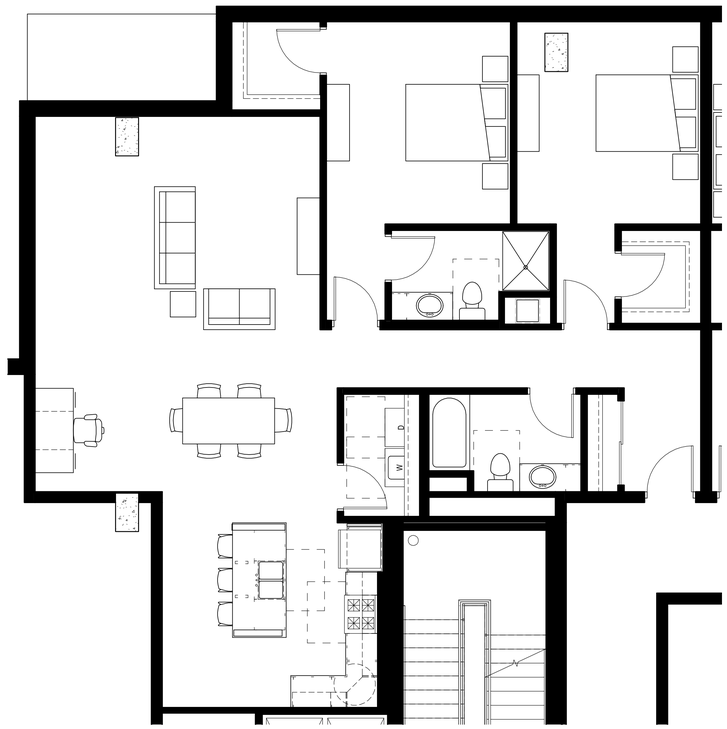
C4 2 BEDROOM - TYPE 2
1/4" = 1'-0"



A1 2 BEDROOM - TYPE 2 CORNER
1/4" = 1'-0"



A3 2 BEDROOM - TYPE 1 CORNER
1/4" = 1'-0"



A5 2 BEDROOM PLUS - END UNIT
1/4" = 1'-0"

eu:a

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des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

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PROJECT MANAGER	JP
PROJECT NUMBER	718185
DATE	11/08/18

UNIT FLOOR PLANS

A-09

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KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0420-09	BRICK UTILITY – INTERSTATE MOCHA 80% CAST RON 20%
0420-11	BRICK MODULAR – BELDEN MODULAR 691-693 A
0420-13	ULTRA BURNISHED BLOCK – 63-241A QUIET BEACH (USED AS AND ACCENT IN THE FIELD OF DAWN)
0443-02	EDWARDS CAST STONE 563 556 0535
0550-03	GUARDRAIL
0742-08	METAL PANEL COLOR 1 ALPOLIC OGM GREEN
0742-09	METAL PANEL COLOR 2 ALPOLIC TRM TERRA COTTA
0742-10	METAL PANEL COLOR 3 ALPOLIC SBR BRONZE
0742-11	METAL PANEL COLOR 4 ALPOLIC TIMBER WALNUT
0742-16	METAL PANEL COLOR 9 ALPOLIC RTB BLUE
0742-18	METAL PANEL COLOR 11 VM ZINC BROWN / RED
0742-19	METAL PANEL COLOR 12 VM ZINC QUARTZ
0742-20	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES MEDIUM BRONZE
0762-02	ALUMINUM COPING
0843-01	ALUMINUM-FRAMED STOREFRONT
0843-02	INFILL PANEL
2656-01	LIGHT FIXTURE

A1 WEST ELEVATION
1" = 10'-0"

SCALE: 1" = 10'

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des moines — 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840

denver — 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

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PROJECT MANAGER	JP
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DATE	11/08/18

BUILDING
ELEVATIONS

A-10

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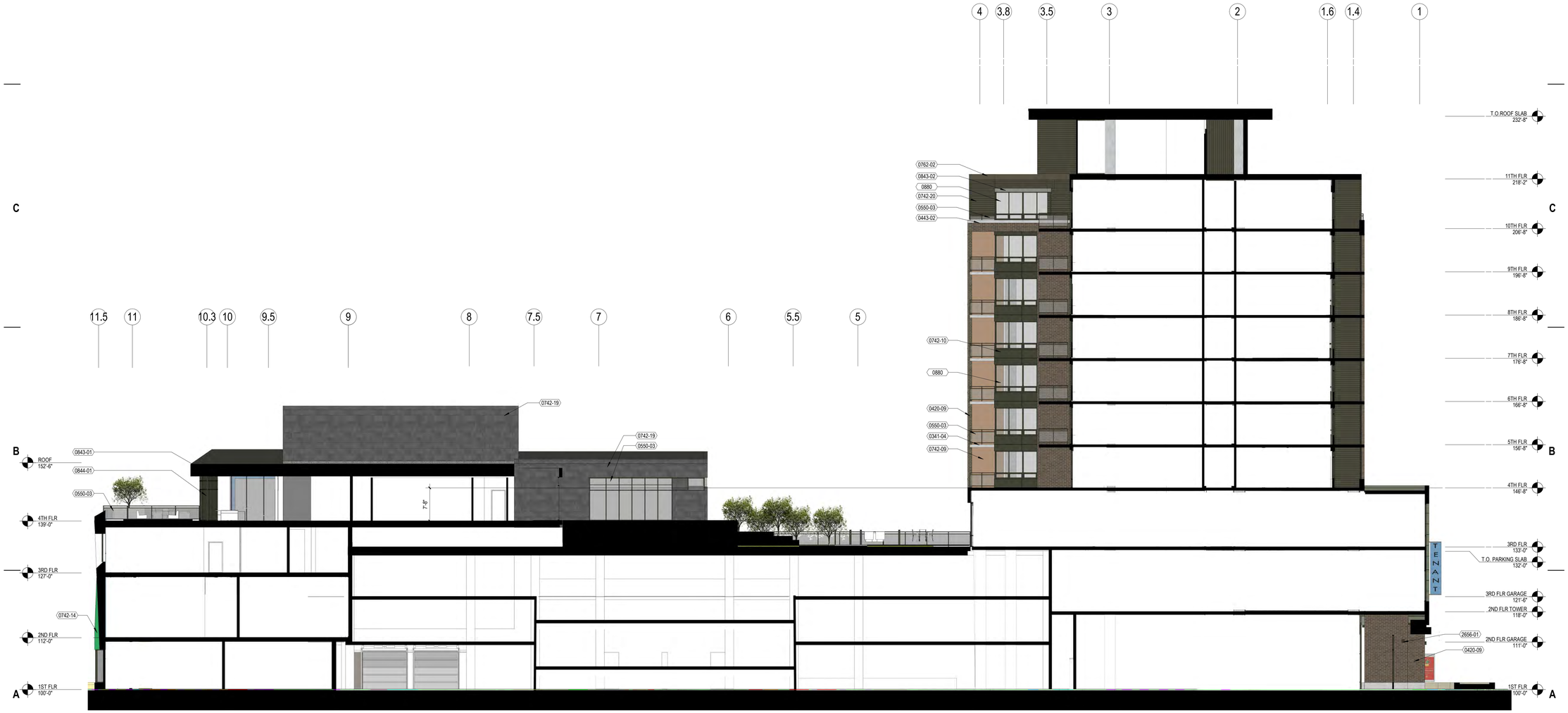
KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0420-09	BRICK UTILITY – INTERSTATE MOCHA 80% CAST RON 20%
0443-02	EDWARDS CAST STONE 563 556 0535
0550-03	GUARDRAIL
0742-09	METAL PANEL COLOR 2 ALPOLIC TRM TERRA COTTA
0742-10	METAL PANEL COLOR 3 ALPOLIC SBR BRONZE
0742-14	METAL PANEL COLOR 7 ALPOLIC HBG GREEN
0742-19	METAL PANEL COLOR 12 VM ZINC QUARTZ
0742-20	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES MEDIUM BRONZE
0762-02	ALUMINUM COPING
0843-01	ALUMINUM-FRAMED STOREFRONT
0843-02	INFILL PANEL
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0880	GLAZING
2656-01	LIGHT FIXTURE



A1 WEST ELEVATION
1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'

eu:a

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milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

STONE HOUSE MIXED USED DEVELOPMENT

1040 EAST WASHINGTON AVE MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UDC/LAND USE SUBMITTAL

KEY PLAN

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PROJECT MANAGER	JP
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DATE	11/08/18

BUILDING ELEVATIONS

A-11

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KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0550-03	GUARDRAIL
0742-11	METAL PANEL COLOR 4 ALPOLIC TIMBER WALNUT
0742-16	METAL PANEL COLOR 9 ALPOLIC RTB BLUE
0742-17	METAL PANEL COLOR 10 ALPOLIC CRY CREAM
0742-19	METAL PANEL COLOR 12 VM ZINC QUARTZ
0742-21	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES SANDSTONE
0742-22	METAL PANEL COLOR 13 ALPOLIC MICA PLATINUM
0742-23	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - PAINT TO MATCH PAC-CLAD ZINC
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0851	ALUMINUM WINDOWS
0880-01	VISION GLASS
0880-03	COLORED VINYL APPLIED TO THE INSIDE OF THE GLAZING
2656-01	LIGHT FIXTURE

A1 NORTH ELEVATION
1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'

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PROJECT INFORMATION

STONE HOUSE
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DEVELOPMENT

1040 EAST
WASHINGTON AVE
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BUILDING
ELEVATIONS

A-12

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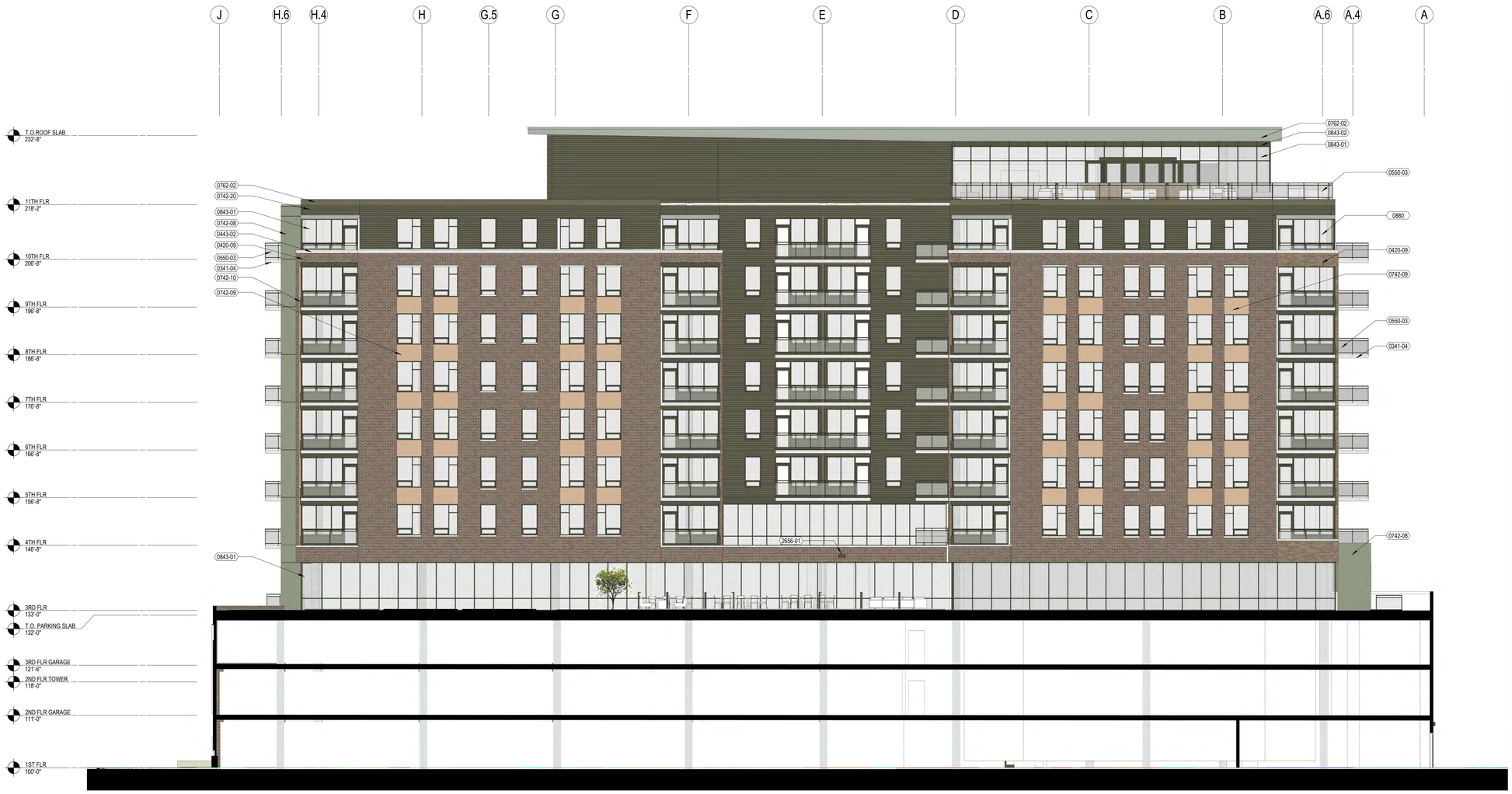
KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0420-09	BRICK UTILITY – INTERSTATE MOCHA 80% CAST RON 20%
0443-02	EDWARDS CAST STONE 563 556 0535
0550-03	GUARDRAIL
0742-08	METAL PANEL COLOR 1 ALPOLIC OGM GREEN
0742-09	METAL PANEL COLOR 2 ALPOLIC TRM TERRA COTTA
0742-10	METAL PANEL COLOR 3 ALPOLIC SBR BRONZE
0742-20	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES MEDIUM BRONZE
0762-02	ALUMINUM COPING
0843-01	ALUMINUM-FRAMED STOREFRONT
0843-02	INFILL PANEL
0880	GLAZING
2656-01	LIGHT FIXTURE



A1 STONE HOUSE NORTH ELEVATION
1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'

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milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

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WASHINGTON AVE
MADISON, WI 53703

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PROJECT MANAGER	JP
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BUILDING
ELEVATIONS

A-13

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KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0420-09	BRICK UTILITY – INTERSTATE MOCHA 80% CAST RON 20%
0420-10	BRICK LARGE SCALE 8X8X16 – INTERSTATE MOCHA
0420-11	BRICK MODULAR – BELDEN MODULAR 691-693 A
0420-12	ULTRA BURNISHED BLOCK – 63-240A DAWN
0443-02	EDWARDS CAST STONE 563 556 0535
0550-03	GUARDRAIL
0742-08	METAL PANEL COLOR 1 ALPOLIC OGM GREEN
0742-09	METAL PANEL COLOR 2 ALPOLIC TRM TERRA COTTA
0742-10	METAL PANEL COLOR 3 ALPOLIC SBR BRONZE
0742-16	METAL PANEL COLOR 9 ALPOLIC RTB BLUE
0742-18	METAL PANEL COLOR 11 VM ZINC BROWN / RED
0742-19	METAL PANEL COLOR 12 VM ZINC QUARTZ
0742-20	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES MEDIUM BRONZE
0742-22	METAL PANEL COLOR 13 ALPOLIC MICA PLATINUM
0762-02	ALUMINUM COPING
0843-01	ALUMINUM-FRAMED STOREFRONT
0843-02	INFILL PANEL
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0880	GLAZING
2656-01	LIGHT FIXTURE

A1 EAST ELEVATION
1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'

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denver — 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

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MADISON, WI 53703

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BUILDING
ELEVATIONS

A-14

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KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0420-09	BRICK UTILITY – INTERSTATE MOCHA 80% CAST RON 20%
0443-02	EDWARDS CAST STONE 563 556 0535
0550-02	BOLLARD
0550-03	GUARDRAIL
0742-09	METAL PANEL COLOR 2 ALPOLIC TRM TERRA COTTA
0742-10	METAL PANEL COLOR 3 ALPOLIC SBR BRONZE
0742-16	METAL PANEL COLOR 9 ALPOLIC RTB BLUE
0742-19	METAL PANEL COLOR 12 VM ZINC QUARTZ
0742-20	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES MEDIUM BRONZE
0742-23	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - PAINT TO MATCH PAC-CLAD ZINC
0762-02	ALUMINUM COPING
0843-01	ALUMINUM-FRAMED STOREFRONT
0880	GLAZING

A1 EAST ELEVATION
1" = 10'-0"

0' 5' 10' 20'
SCALE: 1" = 10'

eu:a

eppstein uhen : architects

milwaukee — 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350

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DATE	DESCRIPTION
11/14/18	UDC/LAND USE SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER	JP
PROJECT NUMBER	718185
DATE	11/08/18

BUILDING
ELEVATIONS

A-15

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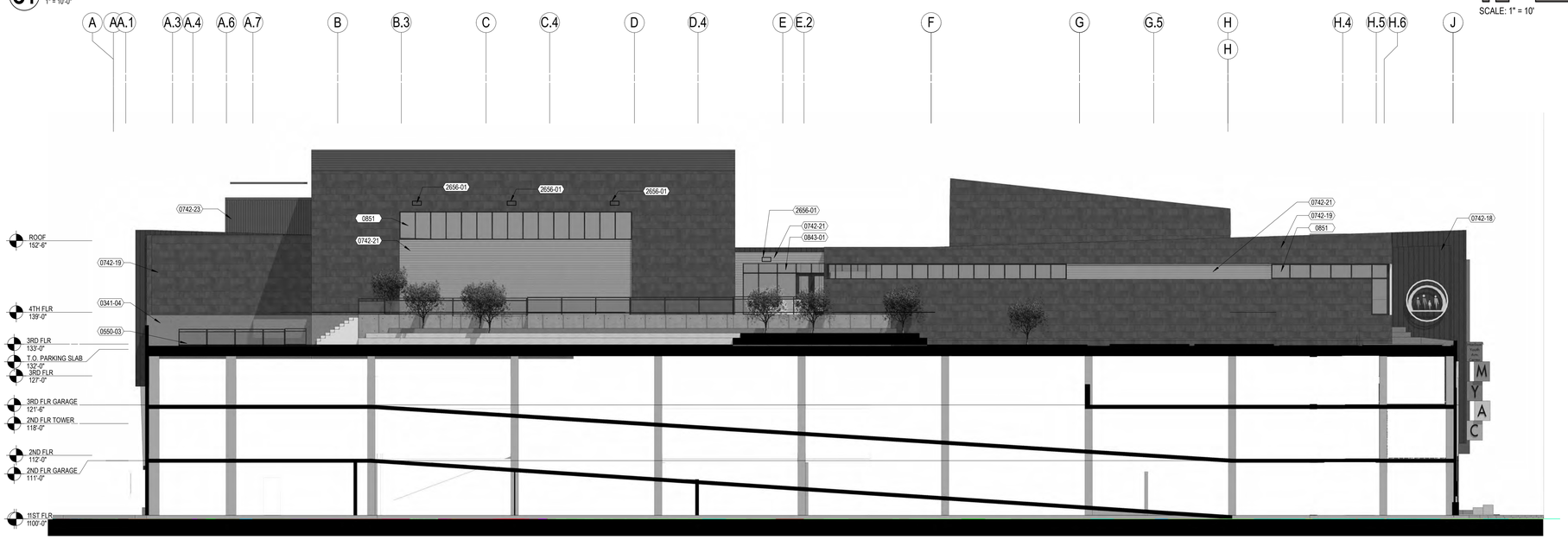
C1 STONE HOUSE SOUTH ELEVATION
1" = 10'-0"



A1 MYAC SOUTH ELEVATION
1" = 10'-0"

KEYNOTES PER SHEET

0341-04	EXPOSED PRECAST CONCRETE
0420-09	BRICK UTILITY – INTERSTATE MOCHA 80% CAST RON 20%
0420-10	BRICK LARGE SCALE 8X8X16 – INTERSTATE MOCHA
0443-02	EDWARDS CAST STONE 563 556 0535
0550-03	GUARDRAIL
0742-08	METAL PANEL COLOR 1 ALPOLIC OGM GREEN
0742-09	METAL PANEL COLOR 2 ALPOLIC TRM TERRA COTTA
0742-16	METAL PANEL COLOR 9 ALPOLIC RTB BLUE
0742-18	METAL PANEL COLOR 11 VM ZINC BROWN / RED
0742-19	METAL PANEL COLOR 12 VM ZINC QUARTZ
0742-21	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - CONCEPT SERIES SANDSTONE
0742-23	CORRUGATED METAL PANEL – CENTRIA CONCEALED FASTENER - PAINT TO MATCH PAC-CLAD ZINC
0762-02	ALUMINUM COPING
0843-01	ALUMINUM-FRAMED STOREFRONT
0843-02	INFILL PANEL
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0851	ALUMINUM WINDOWS
0880	GLAZING
2656-01	LIGHT FIXTURE

eppstein uhen : architects

milwaukee	333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison	309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines	699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

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DATE	11/08/18

BUILDING
ELEVATIONS

A-16

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eu:a

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DATE	DESCRIPTION
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PERSPECTIVES

A-17

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1040 EAST
WASHINGTON AVE
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DATE	11/08/18

PERSPECTIVES

A-18

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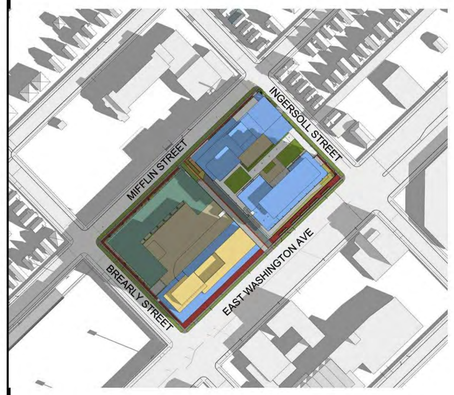
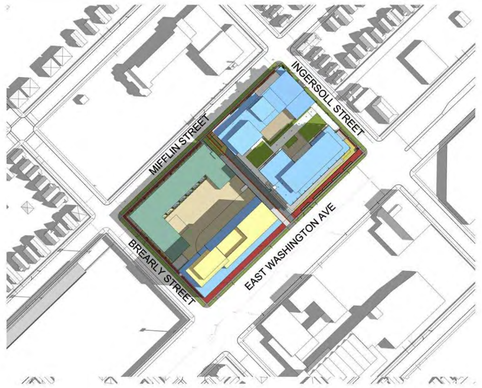
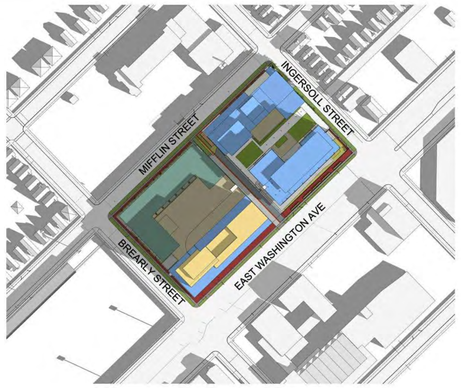
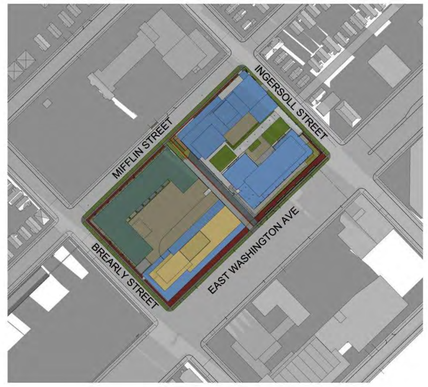
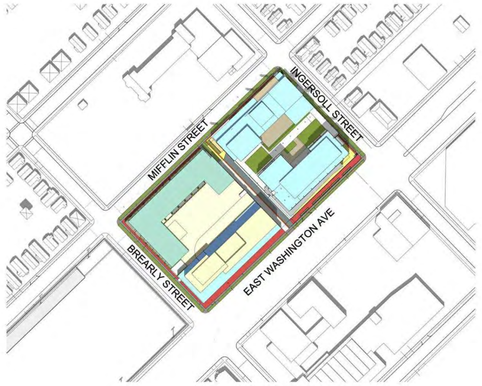
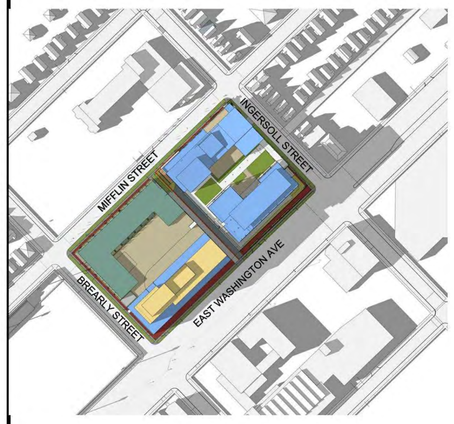
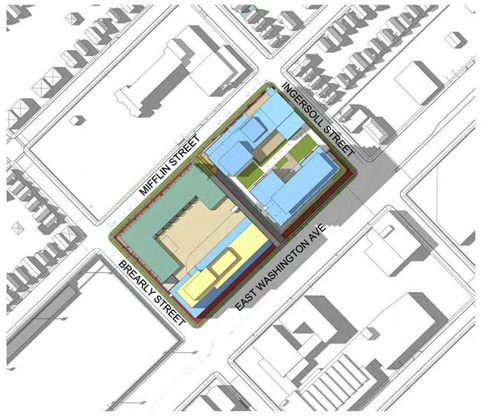
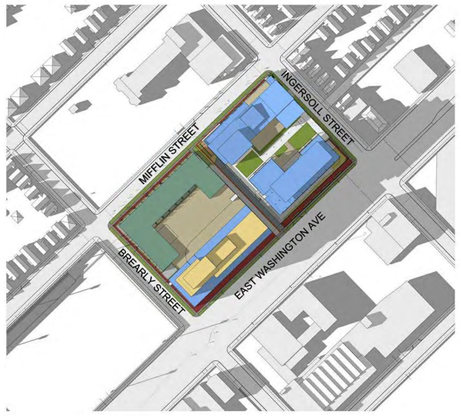
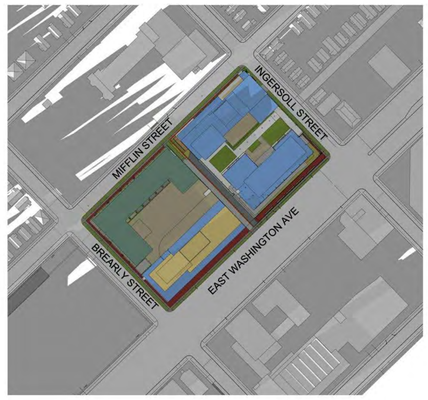
	MARCH 20 SPRING EQUINOX	JUNE 21 SUMMER SOLSTICE	SEPTEMBER 22 AUTUMNAL EQUINOX	DECEMBER 22 WINTER SOLSTICE
8AM				
NOON				
4PM				

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DATE	11/08/18

SUN STUDY

A-19

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Styk Exterior Wall - Bracket

SEW12145

SPI LIGHTING
PROJECT DETAILS

Job Name:

Type:

Notes:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- A forward throw option, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **LUMEN MAINTENANCE:** L70 life = 50,000+ hours
- **CCT:** 3000K, 3500K, or 4000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes remote Class II power supply and enclosure. 36" lead length standard; black power cord standard unless otherwise specified. Each module requires connection to a 24V constant voltage power supply; modules over 60W may require multiple power supplies/feeds.
- **DIMMING:** 0-10V controls standard to 10% on LED light engines

SPI LIGHTING P:262.242.1420 | SPIteam@spilighting.com | Last Revised: 11/3/2018 | Design Rights Reserved | SEW12145 | 1 of 6

1 E00 LIGHT FIXTURE TYPE "A"
SCALE: NONE

Lumière

DESCRIPTION

Eon 303-B1-LEDB1 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B1-LEDB1 has a single head on one side of the luminaire.The bollard comes standard with universal input LED driver (120-277V, 50/60 Hz). Dimming is achieved with a standard EUI, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating.The patented LumaLevel™ leveling systemprovides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
The head of the 303-B1-LEDB1 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option -LAB and order the anchor bolt/template kit seperately (Catalog: 7581-01PK).

Optical
LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and TSX (Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

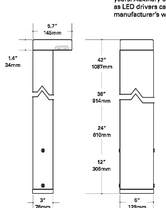
Electrical
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). An optional 0-10V universal dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex GFCI. The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish
Luminaire and mounting base are double protected by a ROHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as Invue. See the Finish section in the ordering detail for more detail.

Warranty
Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

303-B1-LEDB1
EON LED

APPLICATIONS:
BOLLARD



Under side profile view

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingressed Protection Rated

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION
Sample Number: 303-B1-LEDB1-2700-120-T2-DIM10-BK-42-EDGE-PC1-RPL-LAB

Series *	Color Temperature	Input Voltage	Optics	Dimming	Finish *	Height *	Options *
303-B1-LEDB1 Head contains one (1) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM=Turtle Safe Amber (585-595nm)	UNIV=120-277V * 120=120V 277=277V *	T2 =Type II, Lateral Throw T4 =Type IV, Forward Throw TSX =Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase Dimming Driver DIM10=0-10V Dimming Driver	Painted BK=Black BZ=Bronze GM=Dry Silver WT=White Premium Paint AP=Grey DP=Dark Platinum GMI=Graphite Metallic	12=12" * 24=24" 36=36" 42=42" *	EDGE=Edge lit glass lens PC1=Photocontrol 120V * PC2=Photocontrol 208-277V * RPL=Receptacle - In Use (120V Only) * RPL=Receptacle - Flip-Lid (120V Only) * LAB=Less Anchor Bolts & Template *

NOTES: 1 Universal Voltage (UNV) is standard unless specifying Photocontrol or Receptacle (PC1 or RPL = 120V) options. 2 Specify for PC2 option only. 3 Custom and RAL color matching available upon request. Consult factory for further information. 4 Bollard heights are nominal (shown in inches). 5 12" height not available with PC1 or RPL options. 6 Add suffix to the order above. 7 Most specify voltage when ordering. 8 When specifying LAB option the anchor bolts and template need to be ordered seperately 7581-01PK. 9 Designlights Consortium™ Qualified and classified for D.C Standard. Refer to www.designlights.org for details on exact qualified EON 303-B1-LEDB1 product as not all configurations are DLC classified

EATON
Powering Business Worldwide

TD514006EN
March 14, 2018

2 E00 LIGHT FIXTURE TYPE "B1"
SCALE: NONE

gotham®

Luminaire Type:
Catalog Number:

SHOWN: 4500LM (LEFT), 17,500LM (RIGHT)

Gotham Architectural Downlighting
LED Downlights

6" Evo®
Downlight

Solid-State Lighting

FEATURES

OPTICAL SYSTEM
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32", preinstalled, 4" vertical adjustment
- Tooless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling. ENERGY STAR® certified product.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note:
Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

WATTAGE CONSUMPTION MATRIX			
NOMINAL LUMENS	DELIVERED LUMENS*	WATTAGE	LUMENS per WATT
1000	1074	11.8	91.4
1500	1595	18.5	86.2
2000	2064	23.2	89.2
2500	2660	29.5	90.2
3000	3077	36.6	84.1
3500	3665	42.1	87.1
4000	4050	48.1	84.2
4500	4623	46.9	98.6
5000	5255.3	48.66	108.0
6000	6371.4	57.61	110.6
8000	8245.7	74.89	110.1
10000	10636.5	97.13	109.5
12000	12332	115.0	107.2
15000	15776	150.9	104.5
17500	17801	175.3	101.5

*Lumen Output for CRI80 - 3500K - MRD - Clear L3 Reflector

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

EVO-6-OPEN
PAGE 1 OF 9

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers GA 30012 | P 800.315.4982 | gothamlighting.com
© 2014-2018 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 05/06/18. Specifications subject to change without notice.

gotham®

3 E00 LIGHT FIXTURE TYPE "C"
SCALE: NONE

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

McGraw-Edison

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of 10 patented, high-efficiency AccuLED Optics ™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 50Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

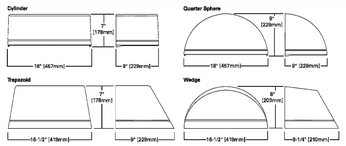
WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

DIMENSIONS



HOOK-N-LOCK MOUNTING

EATON
Powering Business Worldwide

*www.designlights.org

TD514006EN
June 21, 2018 11:57 AM

4 E00 LIGHT FIXTURE TYPE "W1"
SCALE: NONE

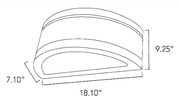
TECH·D

T650LED
ARCHITECTURAL LED
LUMINAIRE

FOR INFORMATION
TYPE:
CATALOG NO.
PROJECT NAME:
COMMENTS:
PREPARED BY:

T650LED

DIMENSIONS



FEATURES

USE OF PRODUCT
The intended use of this product is for any outdoor commercial or industrial building accent, pedestrian walkways, public access areas, or to accent walkways & landscape areas.

HOUSING
Rugged heavy duty die cast aluminum housing.

FINISH
Matt-finished, architectural bronze powdercoat over a precise chromate conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS
One-piece specular anodized aluminum reflector. Lens is sealed by a one-piece silicon gasket which prohibits entrance outside contaminants.

LED
High output LEDs offer a minimum estimated operating life of 50,000 hours in 3000K, 3500K, 4000K, or 5000K (standard) with CRI>83. LEDs placed on high performance aluminum heatsink for reduced junction temperatures and extended life.

DRIVER
Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Driver protections includes: Output open load, over-current and short-circuit, and over-temperature with auto recovery. 40°C Min Temp. 40°C Max Temp. Step down transformer may be utilized for 480V or 347V applications.

MOUNTING
Cast-in template for mounting directly over a 4" recessed outlet box or 1/2" surface conduit.

EPA
Effective Projected Area (Sq. Ft.): 0.365ft^2

LISTINGS/COMPLIANCE
- CSA -Suitable for wet location.
- Dark Sky Compliant in downlight position only.

LIGHT CONFIGURATION

UP LIGHT DOWN LIGHT BI-DIRECTIONAL

ORDERING INFO

NEXT PAGE

RAYON LIGHTING GROUP, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. (12/17)
1303 MIRASOL ST. LOS ANGELES, 90023 | TEL 323.466.2626 | FAX 323.466.2606 | WWW.RAYONLIGHTING.COM

1 of 9

5 E00 LIGHT FIXTURE TYPE "W2"
SCALE: NONE

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milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840
denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

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WASHINGTON AVE
MADISON, WI 53703

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PROJECT MANAGER JP
PROJECT NUMBER 18185-01

LIGHT FIXTURE
CUT SHEETS

E00

JDR ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
PH: 608.277.1728 FAX: 608.271.7046
JDR PROJECT NO. 180268

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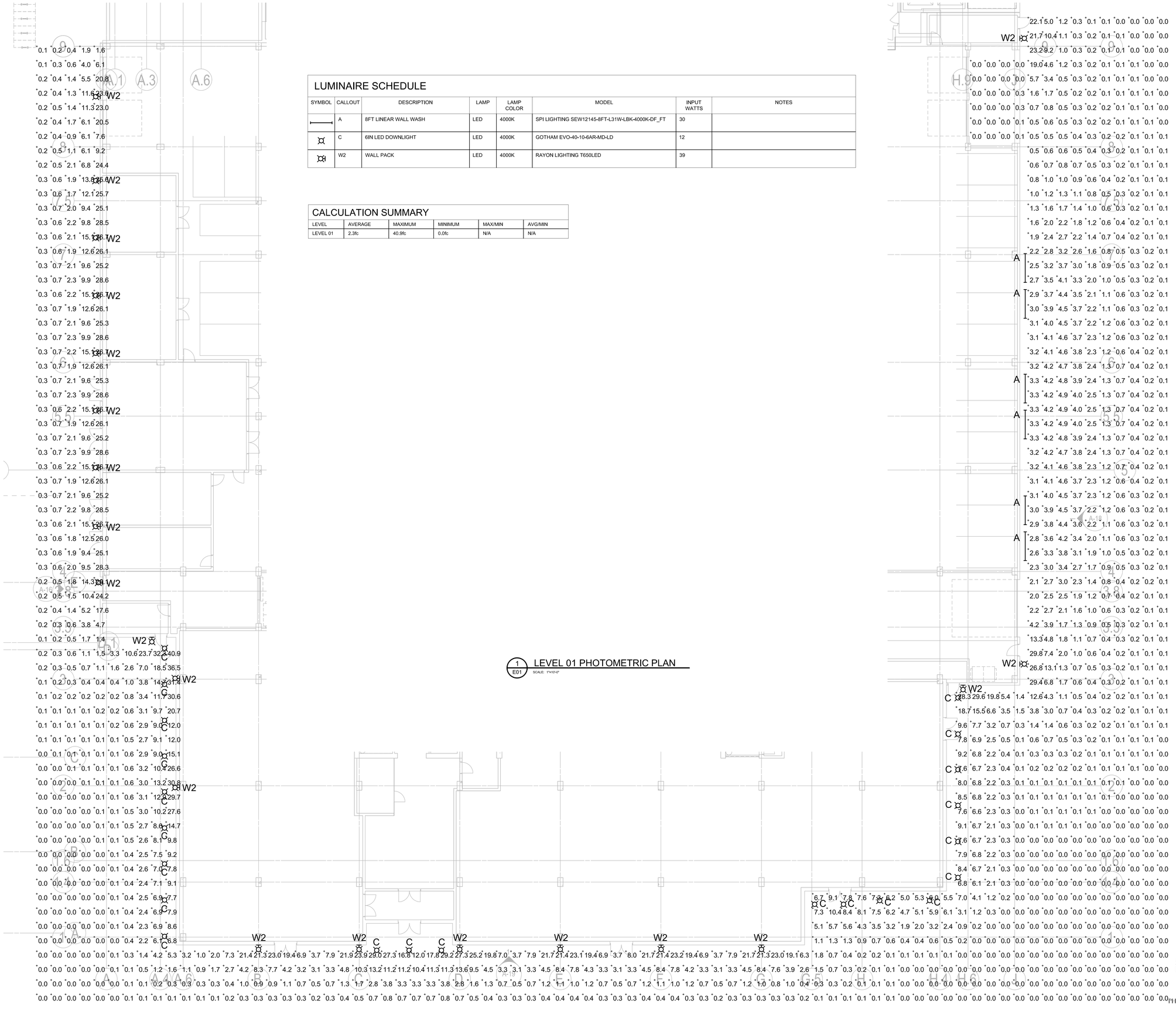

LUMINAIRE SCHEDULE

SYMBOL	CALLOUT	DESCRIPTION	LAMP	LAMP COLOR	MODEL	INPUT WATTS	NOTES
	A	8FT LINEAR WALL WASH	LED	4000K	SPI LIGHTING SEW12145-8FT-L31W-LBK-4000K-DF_FT	30	
	C	6IN LED DOWNLIGHT	LED	4000K	GOTHAM EVO-40-10-6AR-MD-LD	12	
	W2	WALL PACK	LED	4000K	RAYON LIGHTING T650LED	39	

CALCULATION SUMMARY

LEVEL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	2.3fc	40.9fc	0.0fc	N/A	N/A

1 / E01 LEVEL 01 PHOTOMETRIC PLAN

SCALE: 1"=10'-0"

JDR ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
PH: 608.277.1728 FAX: 608.271.7046
JDR PROJECT NO: 1802068

eu:a

eppstein uhen : architects

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denver	1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UDC SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER	JP
PROJECT NUMBER	18185-01

LEVEL 01
PHOTOMETRIC
PLAN

E01

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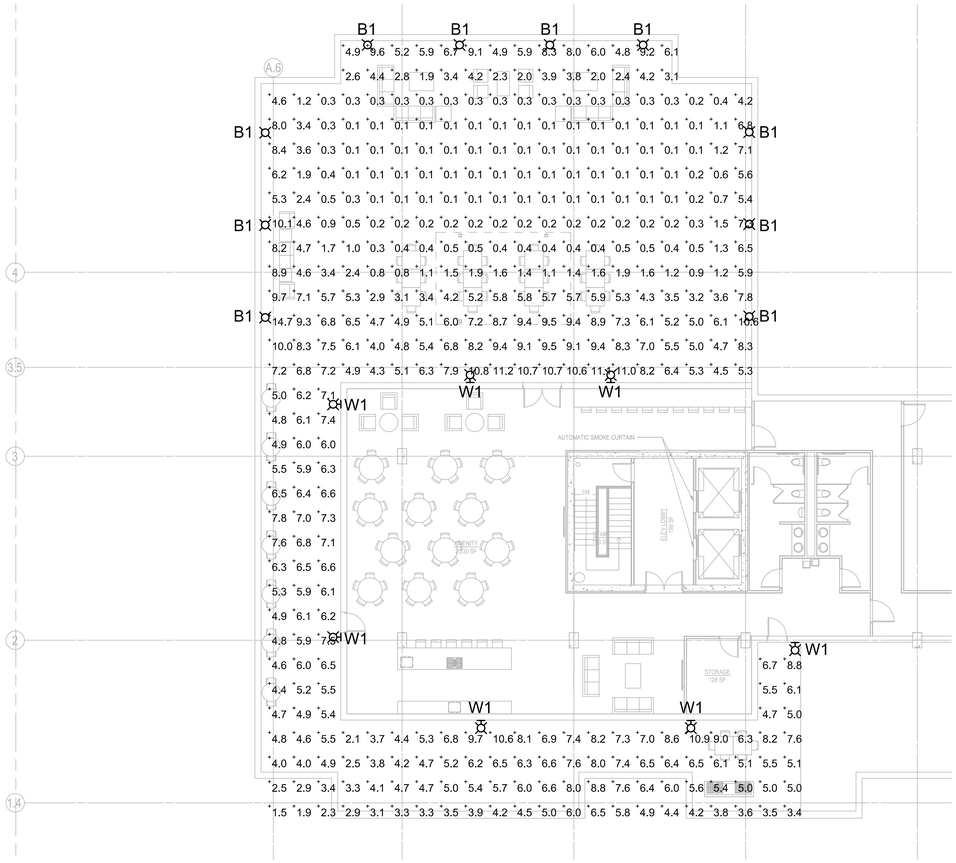

2 E02 LEVEL 11 PHOTOMETRIC PLAN

SCALE: 1"=10'-0"

1 E02 LEVEL 03 PHOTOMETRIC PLAN

SCALE: 1"=10'-0"

LUMINAIRE SCHEDULE

SYMBOL	CALLOUT	DESCRIPTION	LAMP	LAMP COLOR	MODEL	INPUT WATTS	NOTES
	A	8FT LINEAR WALL WASH	LED	4000K	SPI LIGHTING SEW12145-8FT-L31W-LBK-4000K-DF_FT	30	
	B1	42" LED BOLLARD	LED	3000K	LUMIERE 303-B1-LEDB1-3000-UNV-T2-DIM10-BK	10	
	C	6IN LED DOWNLIGHT	LED	4000K	GOTHAM EVO-40-10-6AR-MD-LD	12	
	W1	WALL MOUNT LED	LED	4000K	McGRAW-EDISON IST-AF-800-LED-E1-SL3	44	
	W2	WALL PACK	LED	4000K	RAYON LIGHTING T650LED	39	

CALCULATION SUMMARY

LEVEL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 03	4.9fc	12.0fc	0.3fc	40.0:1	16.3:1
LEVEL 11	4.1fc	14.7fc	0.1fc	147.1:1	41.0:1

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

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WASHINGTON AVE
MADISON, WI 53703

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PROJECT MANAGER	JP
PROJECT NUMBER	18185-01

LEVEL 03 & 11
PHOTOMETRIC
PLANS

E02

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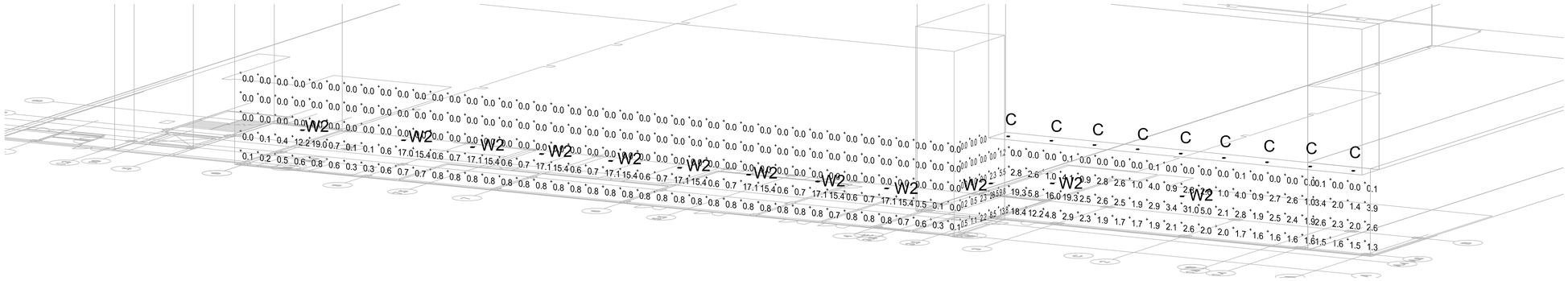
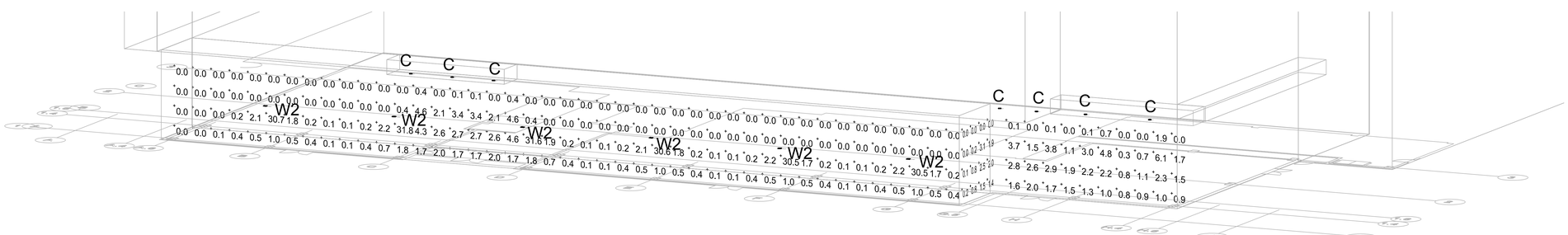


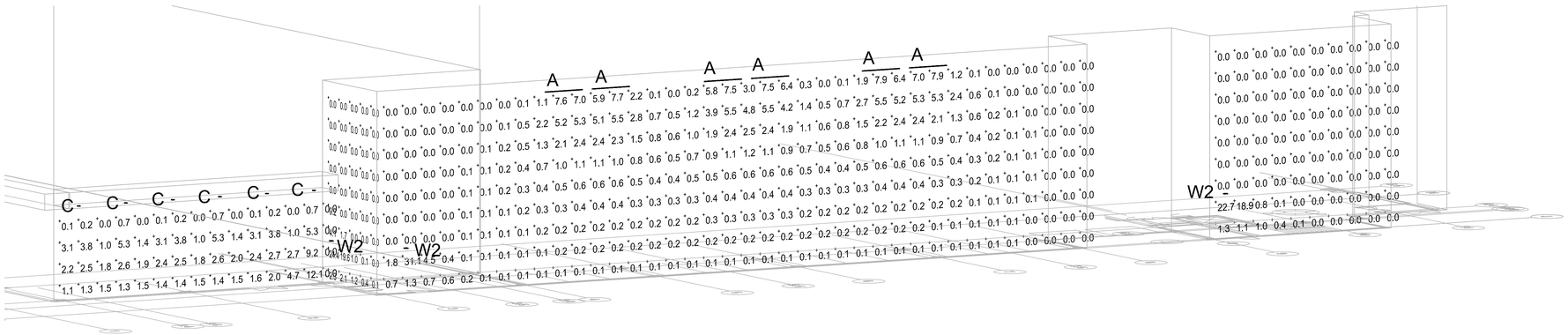
3 E03 LEVEL 01 PHOTOMETRIC ELEVATION - WEST

SCALE: 1"=10'-0"



2 E03 LEVEL 01 PHOTOMETRIC ELEVATION - SOUTH

SCALE: 1"=10'-0"



1 E03 LEVEL 01 PHOTOMETRIC ELEVATION - EAST

SCALE: 1"=10'-0"

LUMINAIRE SCHEDULE

SYMBOL	CALLOUT	DESCRIPTION	LAMP	LAMP COLOR	MODEL	INPUT WATTS	NOTES
	A	8FT LINEAR WALL WASH	LED	4000K	SPI LIGHTING SEW12145-8FT-L31W-LBK-4000K-DF_FT	30	
	B1	42" LED BOLLARD	LED	3000K	LUMIERE 303-B1-LEDB1-3000-UNV-T2-DIM10-BK	10	
	C	6IN LED DOWNLIGHT	LED	4000K	GOTHAM EVO-40-10-6AR-MD-LD	12	
	W1	WALL MOUNT LED	LED	4000K	McGRAW-EDISON IST-AF-800-LED-E1-SL3	44	
	W2	WALL PACK	LED	4000K	RAYON LIGHTING T650LED	39	

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PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

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PROJECT MANAGER	JP
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LEVEL 01
PHOTOMETRIC
ELEVATIONS

E03

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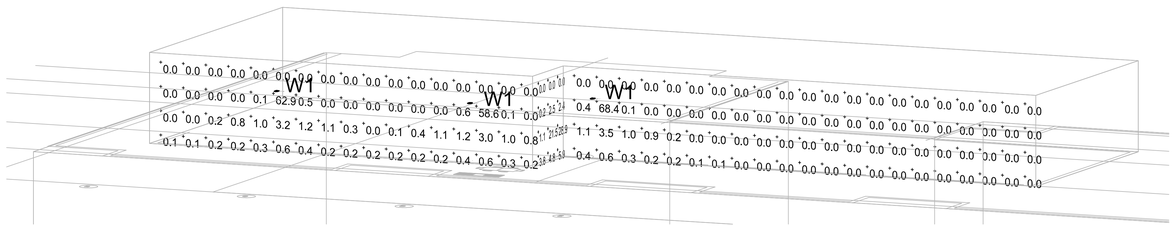
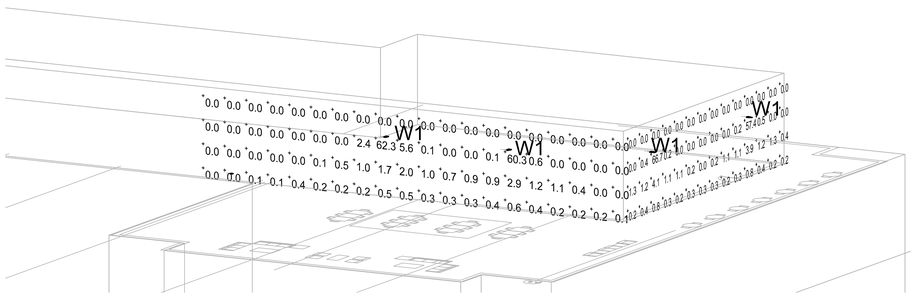


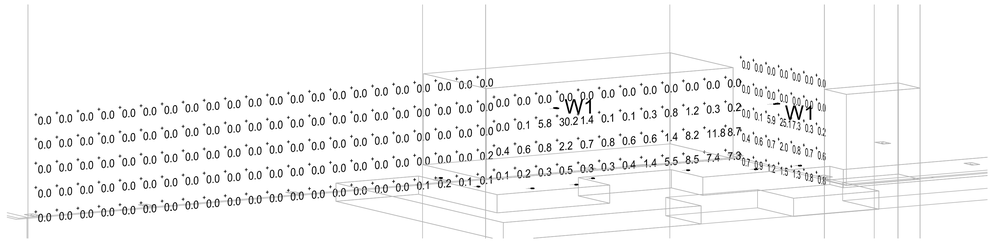
3 E04 LEVEL 11 PHOTOMETRIC ELEVATION - SOUTH

SCALE: 1"=10'-0"



2 E04 LEVEL 11 PHOTOMETRIC ELEVATION - NORTH

SCALE: 1"=10'-0"



1 E04 LEVEL 03 PHOTOMETRIC ELEVATION - NORTH

SCALE: 1"=10'-0"

LUMINAIRE SCHEDULE

SYMBOL	CALLOUT	DESCRIPTION	LAMP	LAMP COLOR	MODEL	INPUT WATTS	NOTES
	A	8FT LINEAR WALL WASH	LED	4000K	SPI LIGHTING SEW12145-8FT-L31W-LBK-4000K-DF_FT	30	
	B1	42" LED BOLLARD	LED	3000K	LUMIERE 303-B1-LEDB1-3000-UNV-T2-DIM10-BK	10	
	C	6IN LED DOWNLIGHT	LED	4000K	GOTHAM EVO-40-10-6AR-MD-LD	12	
	W1	WALL MOUNT LED	LED	4000K	McGRAW-EDISON IST-AF-800-LED-E1-SL3	44	
	W2	WALL PACK	LED	4000K	RAYON LIGHTING T650LED	39	

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PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

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PROJECT NUMBER 18185-01

LEVEL 03 & 11
PHOTOMETRIC
ELEVATIONS

E04

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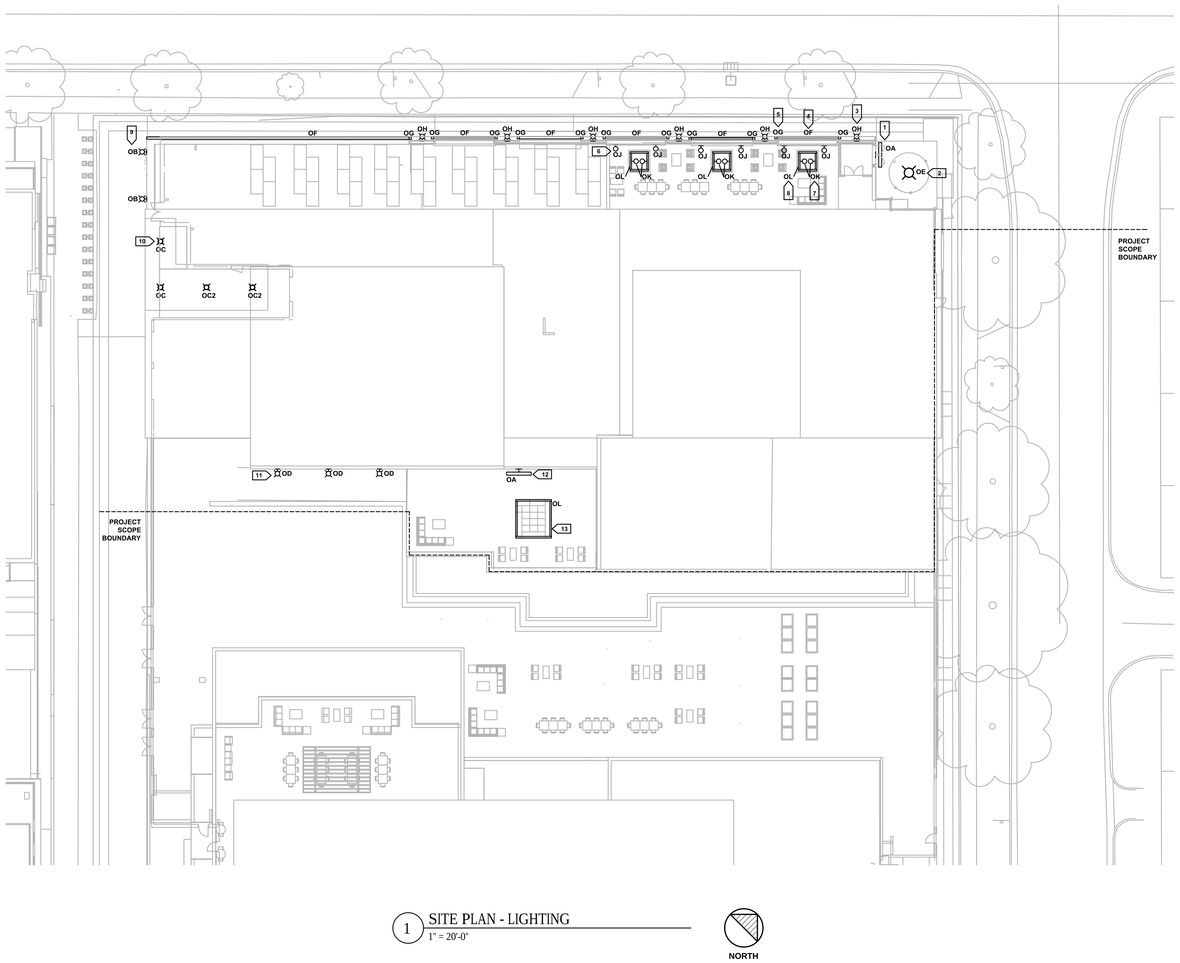
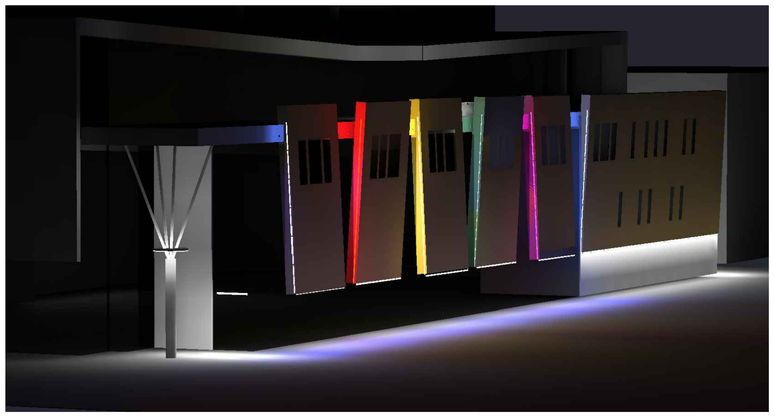


1 SITE PLAN - LIGHTING
1" = 20'-0"

KEYED NOTES -

1. TYPE OA MOUNTED TO MULLION ABOVE MAIN ENTRY, MODELED AT 10' AFG.
2. TYPE OE MOUNTED AT DECORATIVE ELEMENT AT MAIN ENTRY, MODELED AT 18' AFG.
3. TYPE OH COLOR CHANGING LIGHTS MOUNTED BETWEEN FACADE PANELS, MODELED AT 37' AFG, TYP., AIMED DOWN TO SIDEWALK/SEATING AREAS.
4. TYPE OF MOUNTED TO BOTTOM OF FACADE PANELS, MODELED AT 9' AFG, TYP.
5. TYPE OG MOUNTED TO SIDES OF FACADE PANELS, TYP.
6. TYPE OJ MOUNTED IN PARAPET WALL FACING INTO ROOF PATIO, MODELED AT 2' ABOVE ROOF LEVEL TYP.
7. TYPE OK MOUNTED IN PLANTER, AIMED UP TO ILLUMINATE TREE, TYP.
8. TYPE OL MOUNTED IN COVE DETAIL AT PLANTER, TYP.
9. TYPE OB WALL MOUNTED FOR EGRESS AND SECURITY LIGHTING IN ALLEY, MODELED AT 8' AFG, TYP.
10. TYPE OC AND OC2 MOUNTED IN LOADING DOCK, TYP.
11. TYPE OD MOUNTED ABOVE ROOF PATIO FOR EGRESS ILLUMINATION ONLY, MODELED AT 28' ABOVE ROOF, TYP.
12. TYPE OA MOUNTED ABOVE ENTRY/EXIT TO ROOF PATIO, MODELED AT 11' ABOVE ROOF, TYP.
13. TYPE OL MOUNTED IN COVE DETAIL AT LANDSCAPE ELEMENT.



1 SITE PLAN - RENDERING
NOT TO SCALE

RENDERING NOTES -

1. THIS RENDERING DEMONSTRATES THE DESIGN INTENT OF THIS INSTALLATION, USING PHOTOMETRIC (JES) FILES FROM THE PROPOSED LIGHTING PRODUCTS. TYPE OG LIGHTS AT THE PANEL SIDES ARE TUNED TO VARIOUS COLORS. TYPE OH LIGHTS BETWEEN PANELS ARE TUNED TO BLUE. THESE LIGHTS HAVE COLOR CHANGING ABILITY TO ACHIEVE VARIOUS LOOKS. ALL OTHER LIGHTS ARE 3000K WHITE.

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denver — 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

STONE HOUSE
MIXED USED
DEVELOPMENT

1040 EAST
WASHINGTON AVE
MADISON, WI 53703

RING & DUCHATEAU
17400 West Capitol Drive, Brookfield, WI 53045
Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com

THIS BAR IS 1" LONG. IF IT MEASURES ANYTHING OTHER THAN 1" ADJUST SCALE ACCORDINGLY.

R&D Project No.: 218142.00

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/18	UDC SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS
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PROJECT MANAGER JP

PROJECT NUMBER 18185-01

UDC Submittal

E001

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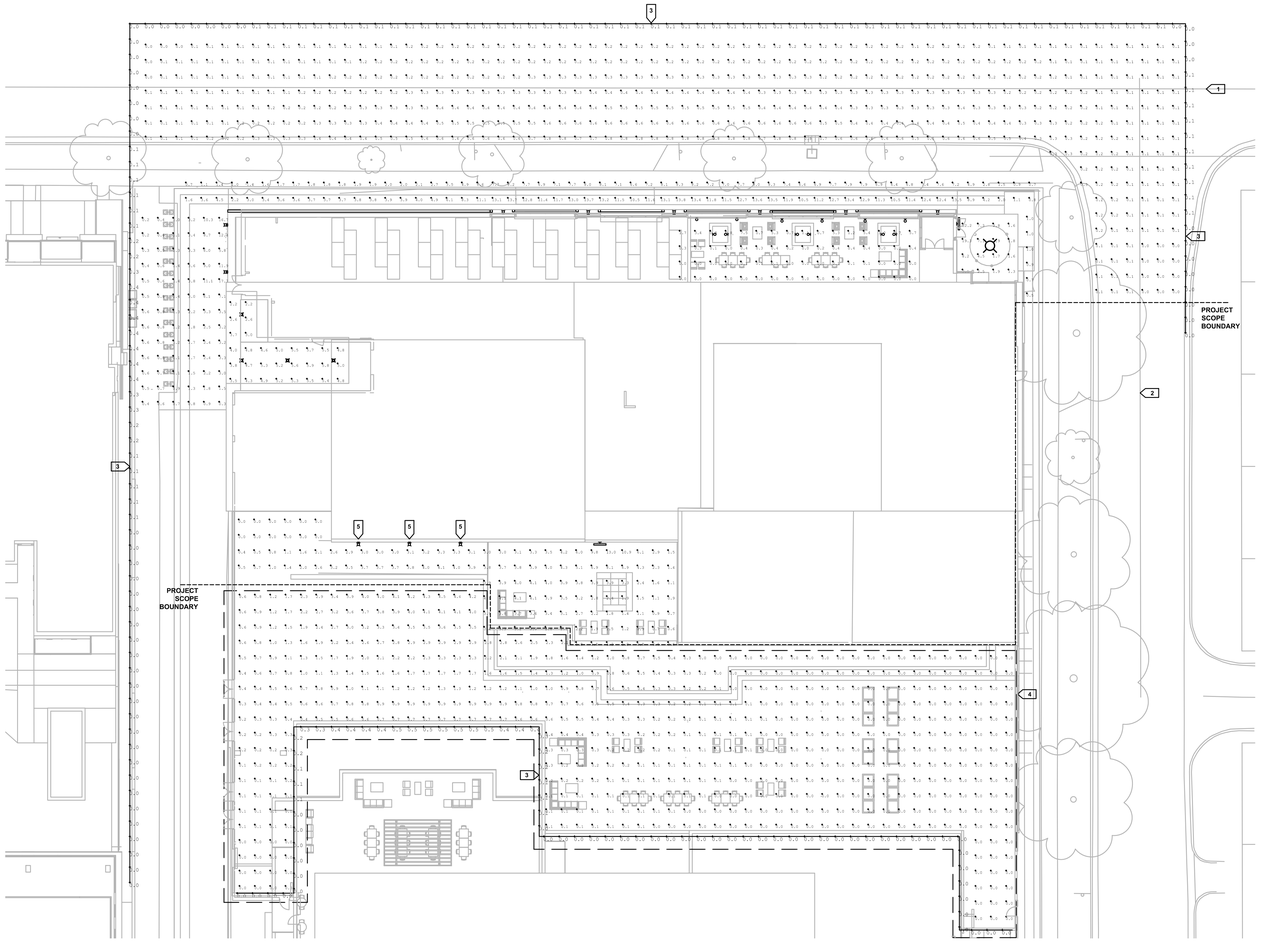

SHEET NOTES -

1. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED'S, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THIS ANALYSIS.
2. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF 0.9 TO INDICATE MAINTAINED ILLUMINANCE VALUES. CALCULATION POINTS ARE MEASURED IN FOOT-CANDLES.
3. ALL CALCULATION POINTS ARE MODELED AT GRADE EXCEPT WHERE NOTED.
4. CALCULATION VALUES DEMONSTRATE ALL LIGHTING TUNED TO WHITE. NOTE, IT IS THE DESIGN INTENT THAT COLOR-CHANGING FIXTURES BE TUNED TO COLORS, NOT WHITE. HOWEVER, CALCULATING WHITE VALUES DEMONSTRATE THE HIGHEST ILLUMINANCE VALUES OF THE DESIGNED SYSTEM.

KEYED NOTES -

1. CENTERLINE OF MIFFLIN STREET.
2. CENTERLINE OF INGERSOLL STREET.
3. THE PHOTOMETRIC CALCULATION ALONG THIS LINE DEMONSTRATES THE ILLUMINANCE OF PROPOSED LIGHTING AT 4' ABOVE GRADE, TO DEMONSTRATE COMPLIANCE WITH CITY OF MADISON ZONING ORDINANCE 10.085(3)(A)(1). THIS CODE IDENTIFIES ALLOWABLE LIGHT TRESSPASS TO BE 0.5 FOOT-CANDLES AT 4'-0" AFG, AT 10' FROM ADJACENT PROPERTIES OR MEASURED AT ADJACENT BUILDINGS.
4. ILLUMINATION IN THIS ZONE DOES NOT INCLUDE ANY LIGHTING ASSOCIATED WITH ROOFTOP SEATING AREA OF ADJACENT PROJECT PATIO.
5. THESE LIGHTS ARE ON IN THIS CALCULATION. UNDER NORMAL CONDITIONS THESE WILL BE OFF. THEY ARE DESIGNED ONLY TO TURN ON DURING A LOSS OF POWER FOR EGRESS ILLUMINATION PURPOSES.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01 Main Entry	Illuminance	FC	5.61	22.2	1.3	4.32	17.08
02 Mifflin Sidewalk	Illuminance	FC	6.90	13.8	0.7	9.86	19.71
03 Ingersoll Sidewalk	Illuminance	FC	0.85	1.0	0.5	1.70	2.00
04 Alleyway	Illuminance	FC	2.78	17.7	0.2	13.90	88.50
05 Loading Dock Floor	Illuminance	FC	4.53	5.9	2.2	2.07	2.68
06 Front Roof Patio	Illuminance	FC	0.73	1.5	0.0	N.A.	N.A.
07 Back Roof Patio-This Building	Illuminance	FC	2.79	13.0	0.0	N.A.	N.A.
08 Back Roof Patio-Adjacent	Illuminance	FC	0.57	4.5	0.0	N.A.	N.A.
09 Streets	Illuminance	FC	0.26	0.8	0.0	N.A.	N.A.
10 North Boundary 4' AFG	Illuminance	FC	0.09	0.4	0.0	N.A.	N.A.
11 South Boundary 4' AFG	Illuminance	FC	0.11	0.5	0.0	N.A.	N.A.

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

NORTH

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PROJECT INFORMATION

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MIXED USED
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R&D Project No.: 218142.00

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PROJECT MANAGER JP

PROJECT NUMBER 18185-01

UDC Submittal

E002

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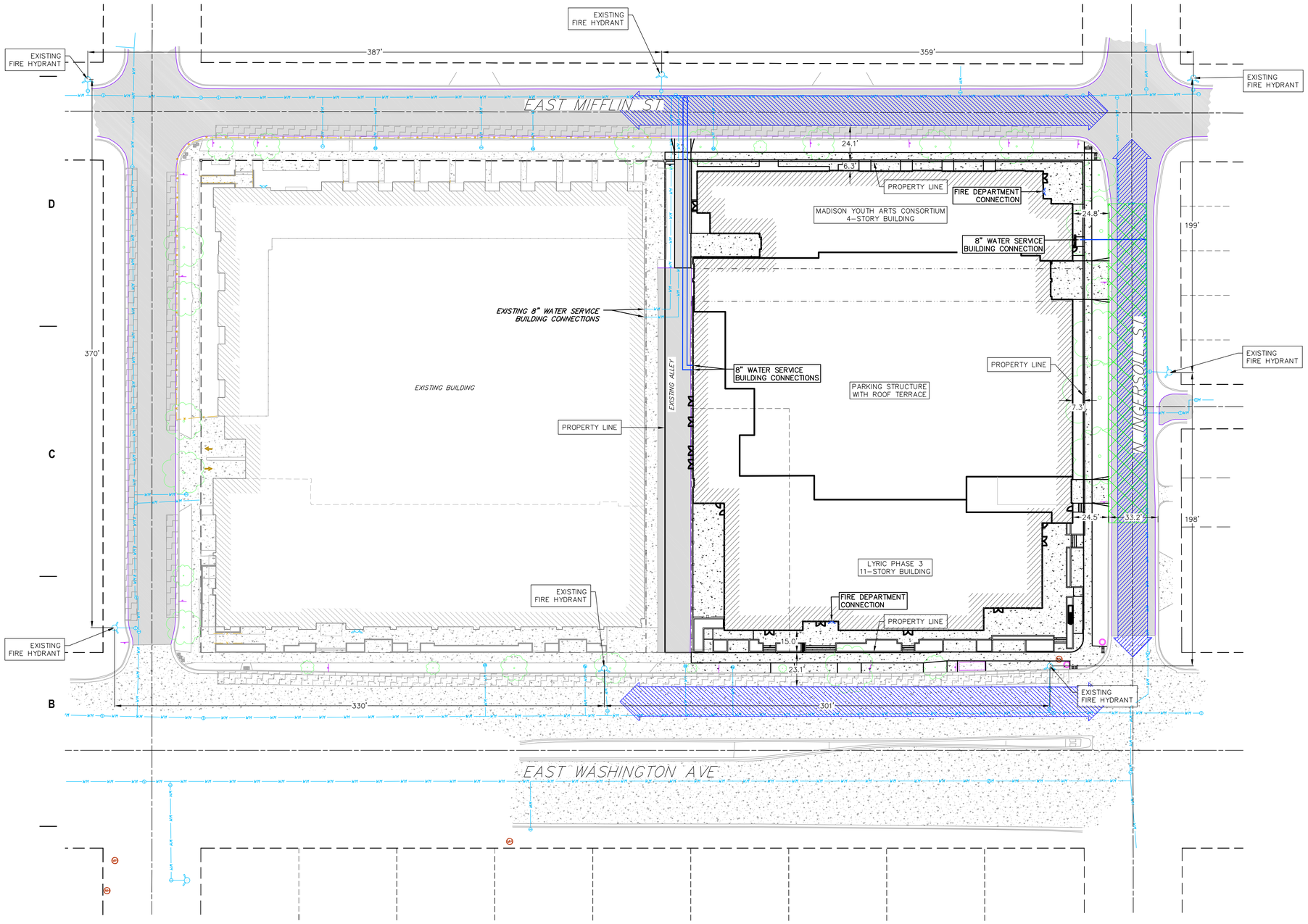

GRAPHIC SCALE FEET
0 15 30 60

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 20' FIRE ACCESS LANE
- 26' FIRE APPARATUS LANE
- PARALLEL PARKING AREA (8' WIDE)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- PROPOSED ADA DETECTABLE WARNING FIELD

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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350
vierbicher planners | engineers | advisors
Phone: (800) 261-3898

PROJECT INFORMATION

STONE HOUSE MIXED USED DEVELOPMENT

1040 EAST WASHINGTON AVE MADISON, WI 53703

ISSUANCE AND REVISIONS

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PROJECT NUMBER 18185-01

FIRE ACCESS PLAN

C1

NOT FOR CONSTRUCTION

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City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	1040 East Washington Avenue
Contact Name & Phone #:	Paul Raisleger 608-442-5350

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	X		
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?			
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	X		
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	X		
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	X		
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	X		
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	X		
d) Is the grade of the fire lane not more than a slope of 8%?	X		
e) Is the fire lane posted as fire lane? (Provide detail of signage.)			X
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)		X	
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)		X	
3. Is the fire lane obstructed by security gates or barricades? If yes:		X	
a) Is the gate a minimum of 20-feet clear opening?			
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?			
4. Is the Fire lane dead-ended with a length greater than 150-feet?		X	
If yes, does the area for turning around fire apparatus comply with IFC D103?			
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.		X	
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions:	X		
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	X		
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	X		
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?		X	
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	X		
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	X		
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	X		
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	X		
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	X		
b) Is there at least 40' between a hydrant and the building?	X		
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	X		
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?			X
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	X		

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

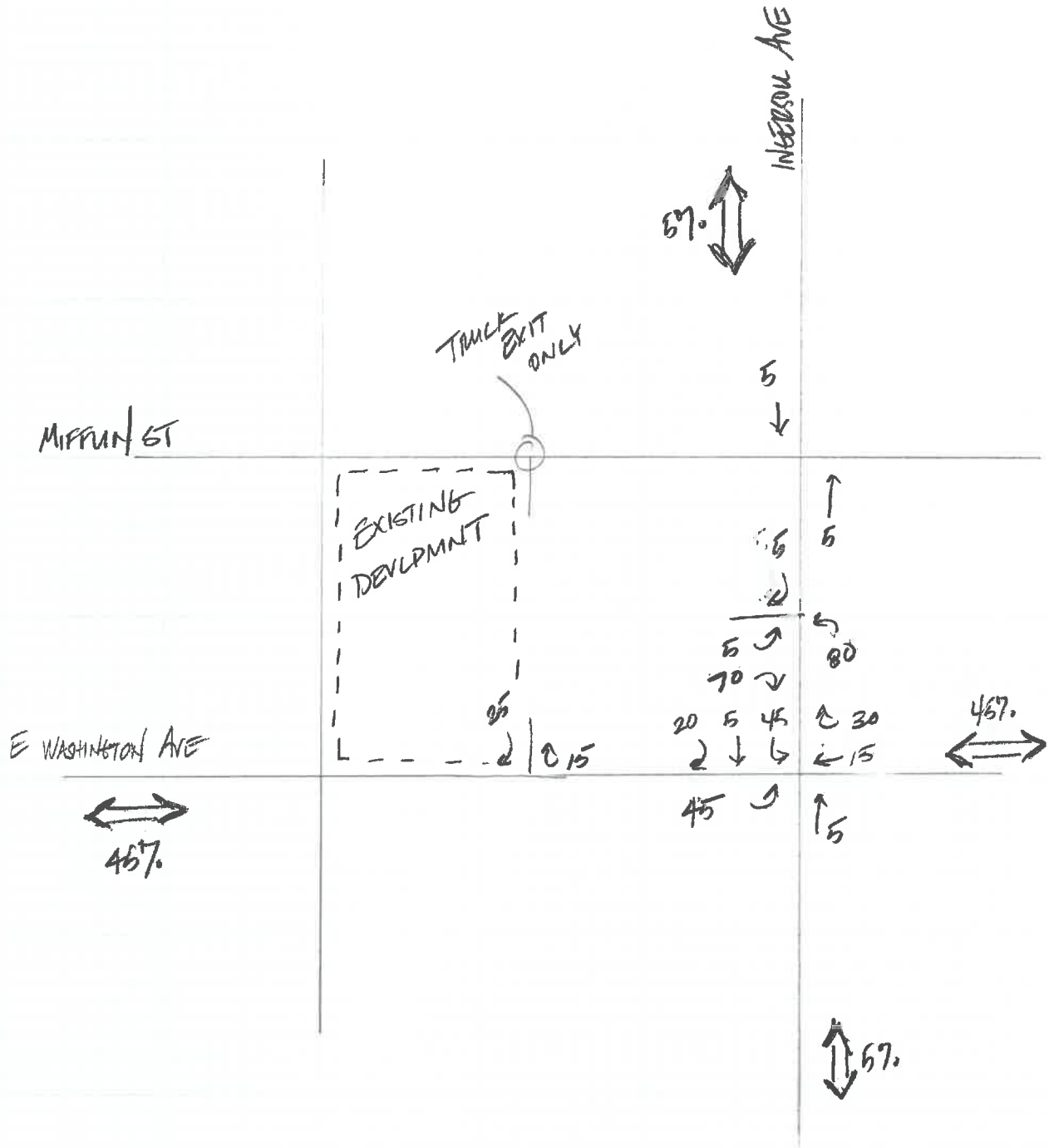
Stone House Development Trip Generation													
Development Type	ITE Land Use	Land Use Code	Size	Units	Period								
					Weekday Daily			AM (Adj St)			PM (Adj St)		
					In	Out	Total	In	Out	Total	In	Out	Total
Apartments	Multifamily Housing - Mid-Rise	221	128	Units	50%	50%	5.44	26%	74%	0.36	61%	39%	0.44
					350	345	695	10	35	45	35	20	55
Restaurant	High Turnover Restaurant	932	5,300	Sq Ft	50%	50%	112.18	55%	45%	9.94	62%	38%	9.77
					300	295	595	30	25	55	30	20	50
Day Care	Day Care Center	565	4,000	Sq Ft	50%	50%	47.62	53%	47%	11.00	47%	53%	11.12
					95	95	190	25	20	45	20	25	45
Office Space	General Office Building	710	40,200	Sq Ft	50%	50%	9.74	86%	14%	1.16	16%	84%	1.15
					195	195	390	40	5	45	5	40	45
Children's Theater	Movie Theather	444	350	Seats	50%	50%	1.76	--	--	--	55%	45%	0.09
					310	305	615	--	--	--	15	15	30
Total New Trips					**1,250**	**1,235**	**2,485**	**105**	**85**	**190**	**105**	**120**	**225**

STONE HOUSE MIXED USED DEVELOPMENT

1040 EAST WASHINGTON AVE
MADISON, WI 53703

11/14/2018

AYRES ASSOCIATES



STONE HOUSE MIXED USED DEVELOPMENT

1040 EAST WASHINGTON AVE
MADISON, WI 53703

Project No.	Remarks	Prepared by HCUMAN	Date 11-12-18
Project Name STONE HOUSE DEVELOPMENT		Checked by	Date
Title/Item PROPOSED TRIP DISTRIBUTION			Sheet 1 of 1