URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 601 Bay View

Title: Bay View Townhomes

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested April 29, 2020

- ☑ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☐ Initial approval
- ☑ Final approval

3. Project Type

- ☐ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☐ Planned Development (PD)
  - ☐ General Development Plan (GDP)
  - ☐ Specific Implementation Plan (SIP)
- ☑ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)

Other

- ☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Scott Kwiecinski
Company Horizon Development Corp
Street address 5201 E Terrace Dr Ste 300
City/State/Zip Madison, WI 53718
Telephone 608-354-0900
Email s.kwiecinski@horizondbm.com

Project contact person Kevin Burow
Company Knothe Bruce Architects
Street address 7601 University Ave Ste 201
City/State/Zip Middleton, WI 53562
Telephone 608-836-3690
Email kburow@knothebruce.com

Property owner (if not applicant) Bayview Foundation, Inc. / Alexis London
Street address 601 Bay View
City/State/Zip Madison, WI 53715
Telephone 608-256-7808
Email alexislondon@bayviewfoundation.org

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☑ **Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**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 udcapplications@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.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on January 29, 2020.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Alexis London Relationship to property Owner

Authorizing signature of property owner _____ Date 03/03/20

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☑ Grading Plan
- ☑ Proposed Signage (if applicable)
- ☑ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☑ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☑ PD text and Letter of Intent (if applicable)
- ☑ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

March 4, 2020

Mr. Kevin Firchow
Department of Planning and Community Development
City of Madison
215 Martin Luther King Jr Blvd
Madison, WI 53703

RE: Letter of Intent – Demolition and Conditional Use Application
Bayview Townhouses
601 Bay View, Madison, WI 53715

Dear Mr. Firchow,

We are pleased to submit this letter of intent and enclosed plan documentation for Demolition and Conditional Use approval of the Bayview Townhouses redevelopment project. We appreciate the City's leadership and expertise in assisting with this project by creating updated planning guidelines for the neighborhood, as well as for providing insightful design feedback on several occasions, across several departments. Bayview and its design team are excited to submit the enclosed design, which is reflective of City staff feedback, Development Assistance Team meetings, two Urban Design Commission informational presentations, and countless other meetings to best align City and Bayview goals. Additionally, the design includes valuable feedback from Bayview residents and other community stakeholders, ensuring that design principles and aesthetic address current property shortcomings, are culturally sensitive and preserve what is special about Bayview, enhance accessibility, and deliver a unique product design that delivers value to residents and the community for decades to come. We are very proud to submit this application and respectfully invite your review.

Narrative Description of Proposal

Bayview Foundation, Inc. and its development partner, Horizon Development Group, are proposing a redevelopment of Bayview Townhouses located at 601 Bay View in Madison, Wisconsin. Bayview Townhouses is an existing 102-unit multifamily housing community which is owned and managed by Bayview Foundation, Inc., a 501(c)(3) nonprofit. The 6.4-acre property is part of Madison's "Triangle" neighborhood and is bordered by Regent Street on the north, West Washington on the east, and is accessed via Braxton Street from the west. The development is located in the heart of Madison's historic "Greenbush" neighborhood and within one mile of the state Capitol building. The current Bayview community was constructed in 1971 and provides Section 8 subsidized housing for low- and moderate-income households. There are nearly 300 residents that live at Bayview, many with diverse ancestry. Bayview's origins are rooted in a strong immigrant and refugee population and continue to be home to a variety of ethnic groups (50% Hmong, 15% Vietnamese, Cambodian, or Laotian, 20% Latino, 13% African American, 2% White). There are several residents who have called Bayview home for 20 to 30 years, and absolutely love the stability, safety and diversity of the community.

The proposed redevelopment aims to honor resident culture, build on positive community features, and address items in need of change. Bayview conducted extensive community outreach to foster an

inclusive, collaborative development approach and worked with a design team to thoughtfully address the patterns that emerged. The outreach efforts included more than 15 resident meetings and the implementation of surveys reaching approximately 70% of all households. A sense of community and connection to open spaces was very important to residents as well as a need to address physical shortcomings of an aging property, such as accessibility. The existing 102-unit housing community consists of all two- and three- bedroom, two-story townhomes. The development plan includes complete demolition of existing residential spaces and new construction of 130 total units, which will create 28 additional housing units at Bayview. All new construction will be phased so that current residents are not displaced.

The project will include a variety of amenities available for resident use. On-site parking will include 79 underground and 50 surface parking stalls. Residents will have access to a large community green that may be used for cultural gatherings, gardening and outdoor activities, including an enlarged playground area for Bayview's 125+ resident children. An outdoor pavilion is envisioned for social, cultural and ceremonial gatherings. In addition, gardens, walking pathways, public and community-based artwork, a basketball court, a playground and other community gathering and green spaces, along with sustainable landscaping, will be included in the redevelopment. The community center will continue to be a focal point for Bayview residents, offering the following amenities: youth, adult and senior programming; community events, fitness center; commercial kitchen; flexible, multi-use spaces; administrative offices; and support services.

Bayview's redevelopment plans align very closely with the Triangle Monona Bay Neighborhood Plan adopted in 2019. The plan calls for a commitment to affordability, accessibility, diversity and inclusivity, all values held by Bayview Foundation. The development team has integrated feedback from City Planning over the last year, including developing a site design and buildings that hold the street edges, increasing permeability with the surrounding neighborhoods, adding height and dimension at corners of the property, and increasing access to the centrally located community center.

City of Madison Support – The City of Madison continues to place emphasis on creation of affordable housing and related neighborhood revitalization efforts. Most notably, this is evident with the City's goal of creating affordable housing units and establishing an affordable housing fund to assist projects with financial gaps. Bayview is proud to be one of the few projects selected to receive a commitment from the City's Affordable Housing Fund in 2019. The approved $2,900,000 demonstrates the City's commitment to advancing affordable housing and the Bayview project. Without this public/private partnership, the project would not be possible.

Development Summary Statistics

Lot Area:	280,402 square feet (6.4 acres)
Proposed Dwellings:	130 apartment units (permitted use)

Unit Mix

1-Bedroom:	24
2-Bedroom:	33
3-Bedroom:	73
Total:	130

Number of Buildings

Residential:	10
Comm Ctr:	1
Total	11

Comm. Center Sq. Ft.:	12,335 SF (includes roof deck and greenhouse)
Comm. Center Max Occ:	473
Building Heights: (see design for detail)	2-story townhouses 3- & 4-story apartment buildings 2-story Community Center

Vehicle Parking

Structured:	79
Surface:	50
Total:	129

Bicycle Parking

Structured:	84
Surface:	70
Total:	154

Parking Justification

Bayview is confident that the proposed number of vehicle parking stalls will adequately serve the development. Based on the project location, proximity to area amenities, and number of adjacent bus stops, the walkability and access to mass transit justify fewer than one parking stall per housing unit. Additionally, Bayview reports that 35% of current residents either do not drive or own a vehicle which supports the proposed plan showing 129 total parking stalls.

Bayview currently provides 57 outdoor bicycle parking stalls for its 102-unit housing community. The redevelopment plan includes 28 new housing units and more space in the community center; therefore, the plan includes 154 bicycle parking stalls (170% more than current) to accommodate. A mix of structured and surface bike parking will be made available to residents which will be utilized based on their living location and parking preference. Based on proximity to area amenities, bus stop locations and known usage of bike parking, Bayview believes the proposed number of stalls will adequately serve the development.

Phasing & Relocation Plan

Bayview is committed to advancing the redevelopment effort without displacing current residents. This goal continues to be a guiding principal and has been communicated to residents. To achieve this, the project will be constructed in phases. The first phase will include a 4-story, traditional apartment building on an open area of the property. All existing buildings will remain with all 102 households continuing to live at Bayview while the structure is built. We are estimating that this first building will be a 48-unit, 4-story building. Following completion of these 48 units, Bayview will transition 48 existing households from its existing buildings to begin living in the new building. Once the existing buildings are vacated, the second phase will begin which includes demolition of the vacated buildings and construction of newly configured townhomes. This process of building new, vacating old, and transitioning to different parts of the site will continue until complete. We envision three phases of work to successfully transition current residents to new housing without displacement. Please see attached relocation and phasing plans for additional information. Please note that these plans remain subject to change.

Project Schedule

Below is an anticipated project schedule leading up to closing and construction start in spring 2021.

Milestone	Anticipated Schedule
WHEDA tax credit announcement expected	Apr 2020
Design team begins construction documents	May 2020
Equity investor & bond financing commitment	Sept 2020
Design team completes construction documents	Dec 2020
Due diligence, plan review, bidding/permitting	Mar 2021
Closing & Construction Start	Apr 2021
Construction Completion	Dec 2024

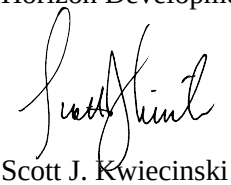
Project Team

Project:	Bayview Townhouses 601 Bay View Madison, WI 53715
Project Owner:	Bayview Housing Partners, LLC c/o Bayview Foundation, Alexis London – Executive Director 601 Bay View Madison, WI 53715
Co-Developer:	Horizon Development Group, Inc. – Scott Kwiecinski 5201 East Terrace Drive, Suite 300 Madison, WI 53718
Co-Developer:	Bayview Foundation, Inc. – Alexis London, Executive Director 601 Bay View Madison, WI 53715
Architect:	The Kubala Washatko Architects – Chris Socha W61 N617 Mequon Avenue Cedarburg, WI 53012
Architect:	Knothe Bruce Architects – Kevin Burow 7601 University Avenue, Ste 201 Middleton, WI 53562
Civil Engineer/ Landscape Arch:	SmithGroup – Shane Bernau 44 East Mifflin Street, Suite 500 Madison, WI 53703
General Contractor:	Horizon Construction Group, Inc. – Mick Hintz 5201 East Terrace Drive, Suite 300 Madison, WI 53718

Please contact us if you have any questions or require additional information. Thank you in advance for your timely review and processing of this Demolition and Conditional Use Application.

Respectfully submitted,

Horizon Development Group, Inc.



Scott J. Kwiecinski
Development Manager

Bayview Foundation, Inc.



Alexis London
Executive Director

City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

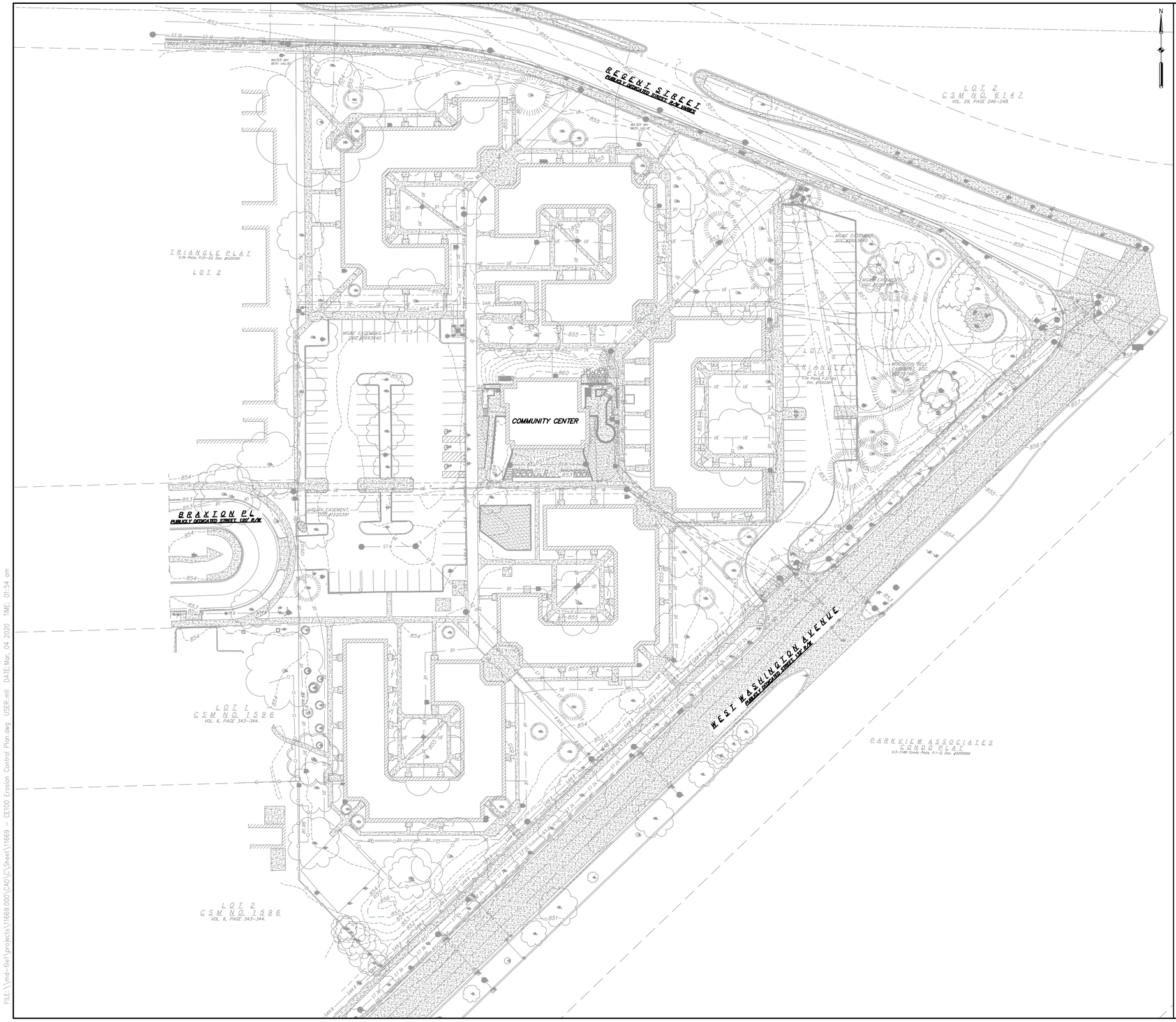
Project Address:	601 Bay View Madison WI, 53715
Contact Name & Phone #:	Scott Kwiecinkski, 608.354.0820

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☐ No	☒ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☐ No	☒ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☐ No	☒ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
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.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☒ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☒ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☒ No	☐ N/A
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?	☒ Yes	☐ No	☐ N/A
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 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.



SHEET NOTES

BAYVIEW REDEVELOPMENT

601 BAY VIEW
MADISON, WI 53715

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE SURVEY

0' 20' 40' 80'

SCALE: 1"=40'

SCALE

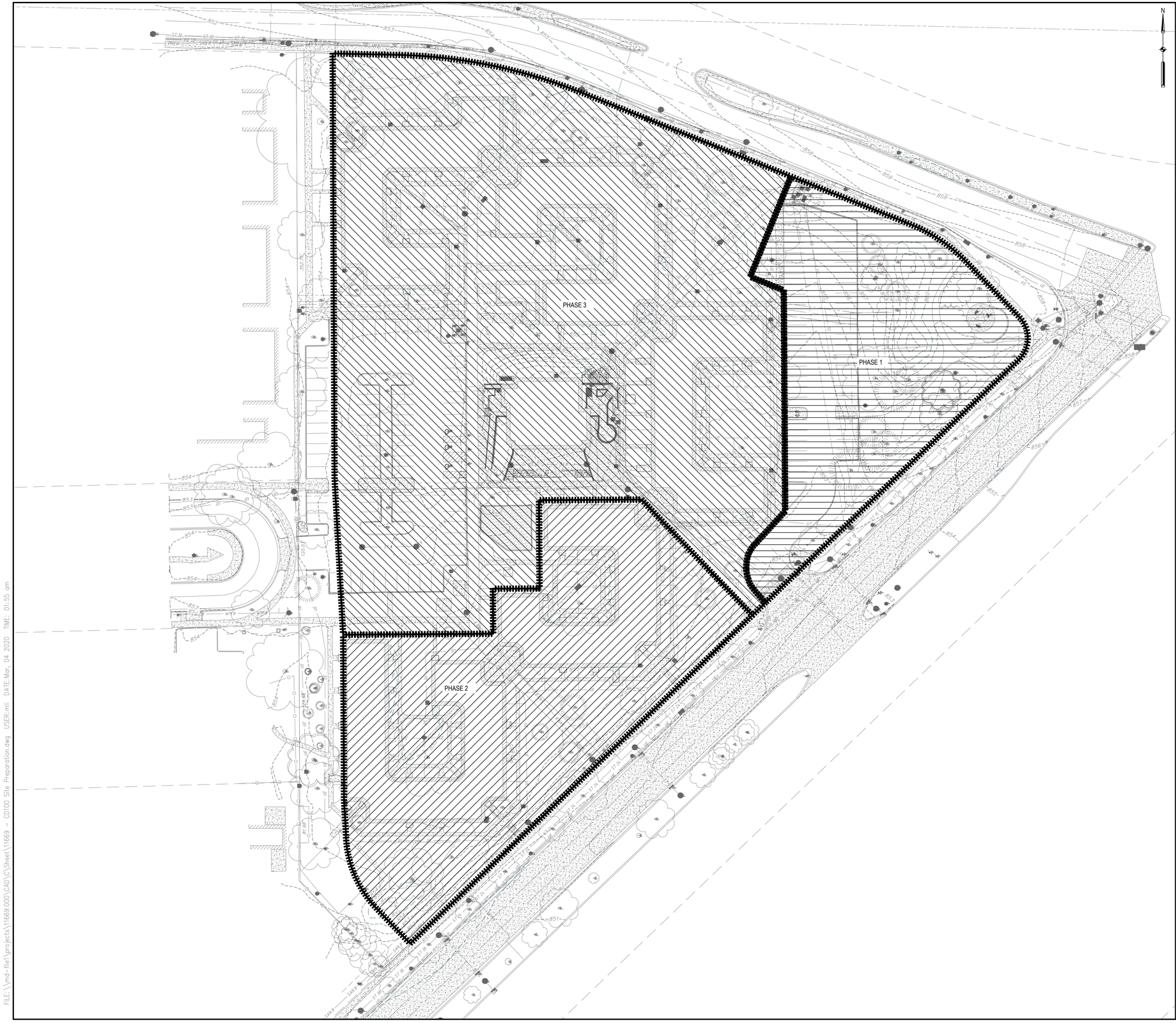
11669.000

PROJECT NUMBER

CE001

DRAWING NUMBER

FILE: \\md-file1\projects\11669.000\CAD\C\Sheet\11669 - CE100 Erosion Control Plan.dwg USER: mfl DATE: Mar. 04 2020 TIME: 01:54 pm



SHEET NOTES

A. EXCEPT AS NOTED, EVERYTHING WITHIN THE LIMITS OF REMOVAL TO BE DEMOLISHED.

B. CONTRACTOR SHALL OBTAIN 'EXCAVATE IN THE RIGHT-OF-WAY' PERMIT FROM THE CITY PRIOR TO COMMENCING WORK.

KEYED NOTES

(A) USE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)

(B) DELETE SECTION IF NO KEYED NOTES ARE PROVIDED.

(C) KEYED NOTES SHALL BE IDENTIFIED ALPHABETICALLY

LEGEND

- PROPERTY LINE
- SETBACK LINE
- WETLAND BOUNDARY
- EDGE OF WATER
- SOIL TYPE BOUNDARY
- EASEMENT
- SOIL BORING
- LIMITS OF CONSTRUCTION
- LIMITS OF REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- TREE PROTECTION FENCE
- PROTECT
- REMOVE
- SALVAGE
- RELOCATE
- UTILITY REMOVAL
- CAP UTILITY
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- JERSEY BARRIER

BAYVIEW REDEVELOPMENT

601 BAY VIEW
MADISON, WI 53715

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE PREPARATION PLAN

0' 20' 40' 80'

SCALE: 1"=40'

SCALE

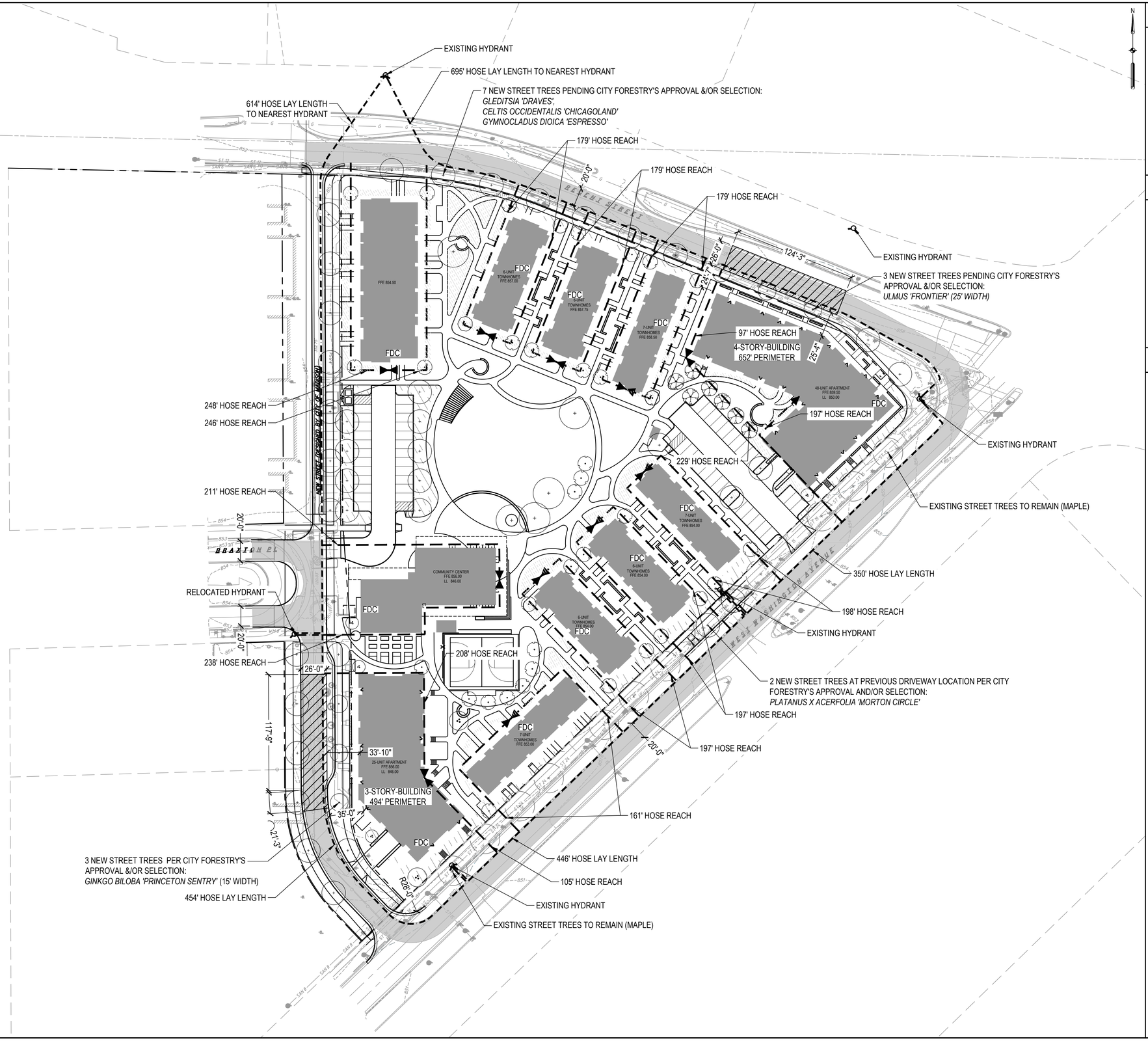
11669.000

PROJECT NUMBER

CD100

DRAWING NUMBER

FILE: \\md-fs\Projects\11669.000\CAD\C\Sheet\11669 - CD100 Site Preparation.dwg USER: mfi DATE: Mar. 04 2020 TIME: 01:55 pm



SHEET NOTES

1. ADD SHEET NOTES THAT SPECIFICALLY APPLY TO THIS DRAWING SERIES. DO NOT DUPLICATE NOTES THAT ARE INCLUDED ON THE SERIES ABBREVIATIONS, SYMBOLS, NOTES, AND SCHEDULES SHEET.
2. SHEET NOTES ARE IDENTIFIED NUMERICALLY.
3. LENGTHEN THE HEIGHT OF THIS SECTION AS NEEDED TO FIT NOTES.
4. DELETE SECTION IF NO SHEET NOTES ARE PROVIDED.

KEYED NOTES

- (A) USE KEYED NOTES SECTION TO PROVIDE SHEET SPECIFIC NOTES ABOUT A PARTICULAR CALLOUT. (I.E. BID ALTERNATE NOTES, SPECIFIC INSTALLATION NOTES, ETC.)
- (B) DELETE SECTION IF NO KEYED NOTES ARE PROVIDED.
- (C) KEYED NOTES SHALL BE IDENTIFIED ALPHABETICALLY

LEGEND

- FIRE LANE (20' MIN.)
- FIRE APPARATUS LANE (26' MIN.)
- FIRE HYDRANT
- HOSE LAY LENGTH - MAX. OF 500' BETWEEN TWO HYDRANT ALONG FIRE ACCESS LANE
- HOSE REACH - MAX. OF 250' EACH SIDE OF BUILDING TO FIRE ACCESS LANE
- EXISTING TREE
- PROPOSED TREE

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www.smithgroup.com

ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

FIRE ACCESS PLAN

0' 20' 40' 80'

SCALE: 1"=40'

SCALE 11669.000

PROJECT NUMBER

C001

DRAWING NUMBER

FILE P:\11669.000\CAD\C\Sheet\11669_C001 FIRE ACCESS PLAN.dwg USER: dbermau DATE: Apr. 14, 2020 TIME: 11:38 pm



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CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

OVERALL SITE PLAN RENDERING

0' 20' 40' 80'

SCALE: 1"=40'

SCALE 11669.000

PROJECT NUMBER

CS100

DRAWING NUMBER

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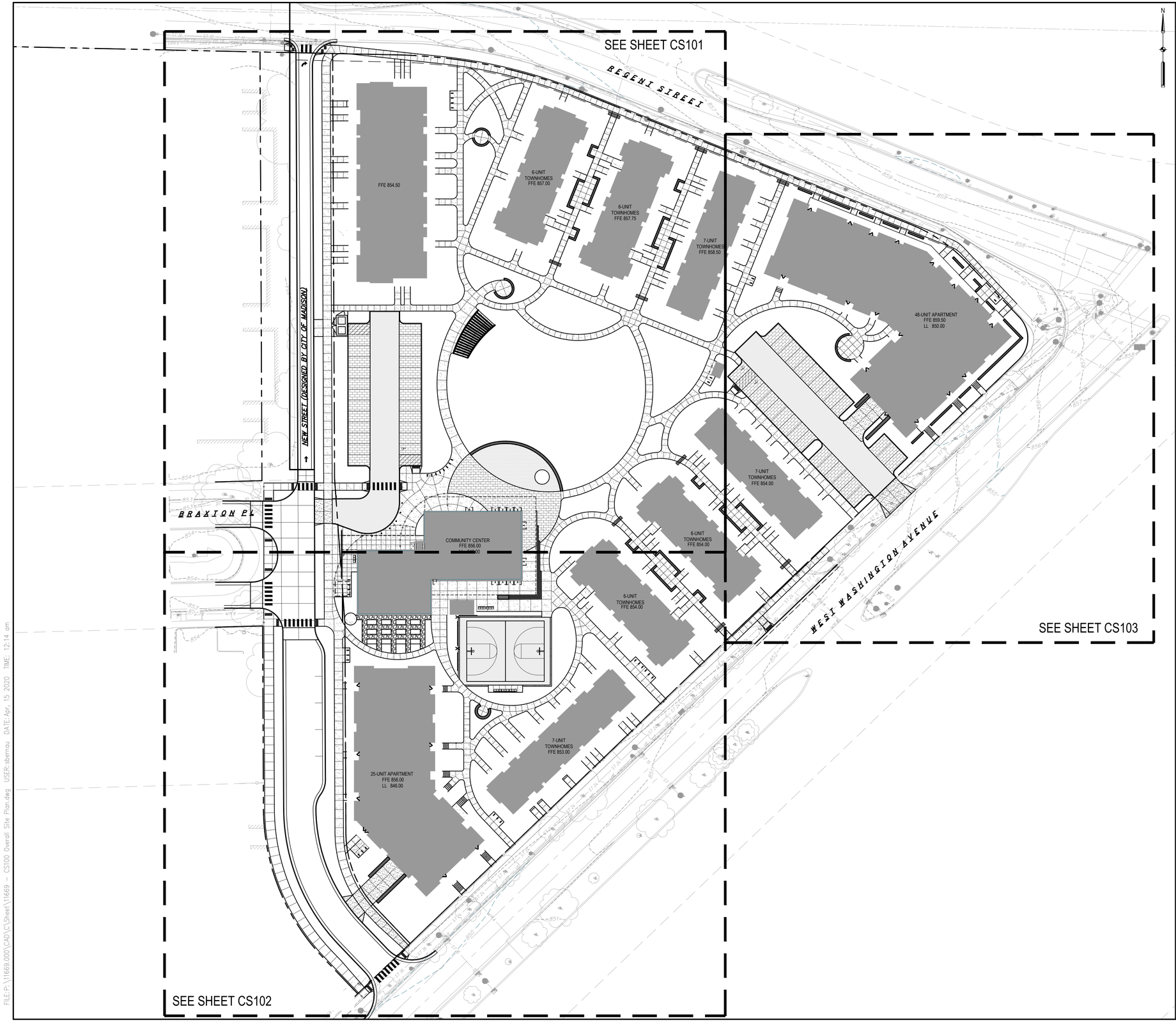

SHEET NOTES

A. PRIOR TO BUILDING CONSTRUCTION, CONTACT CITY OF MADISON FORESTRY TO COORDINATE EXISTING STREET TREE REMOVAL AND/OR PRUNING.

B. **IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.**

LEGEND

- PROPERTY BOUNDARY
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PERMEABLE PAVERS
- PLAY SURFACING
- AGGREGATE PATH
- STANDARD CURB AND GUTTER
- CURB TRANSITION
- FLUSH CURB AND GUTTER
- CURB RAMP
- CONTROL JOINT
- ISOLATION (EXPANSION) JOINT
- SITE WALL
- LIGHT POLE
- VEHICULAR LIGHT POLE
- BOLLARD
- TRASH RECEPTACLE
- RECYCLING CONTAINERS
- DUMPSTER
- FENCE
- SWING GATE
- BENCH
- DETECTABLE WARNING STRIP
- BIKE RACK
- GARDEN ARBOR
- DASHED PAVEMENT MARKING
- SOLID PAVEMENT MARKING
- DOUBLE YELLOW PAVEMENT MARKING
- CROSSWALK PAVEMENT MARKING
- HANDICAP PAVEMENT MARKING
- SINGLE SIGN POST

LAND USE SUMMARY TABLE	
ZONING	TR-U1
SITE AREA	280,402
BUILDING FOOTPRINTS, AGGREGATE	86,252 SF
RESIDENTIAL UNITS	130
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	70
INTERIOR BIKE STORAGE	84
VEHICLE PARKING STALLS, SURFACE	50
VEHICLE PARKING STALLS, STRUCTURED	79

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CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

OVERALL SITE PLAN

0' 20' 40' 80'

SCALE: 1"=40'

SCALE

11669.000

PROJECT NUMBER

CS100

DRAWING NUMBER

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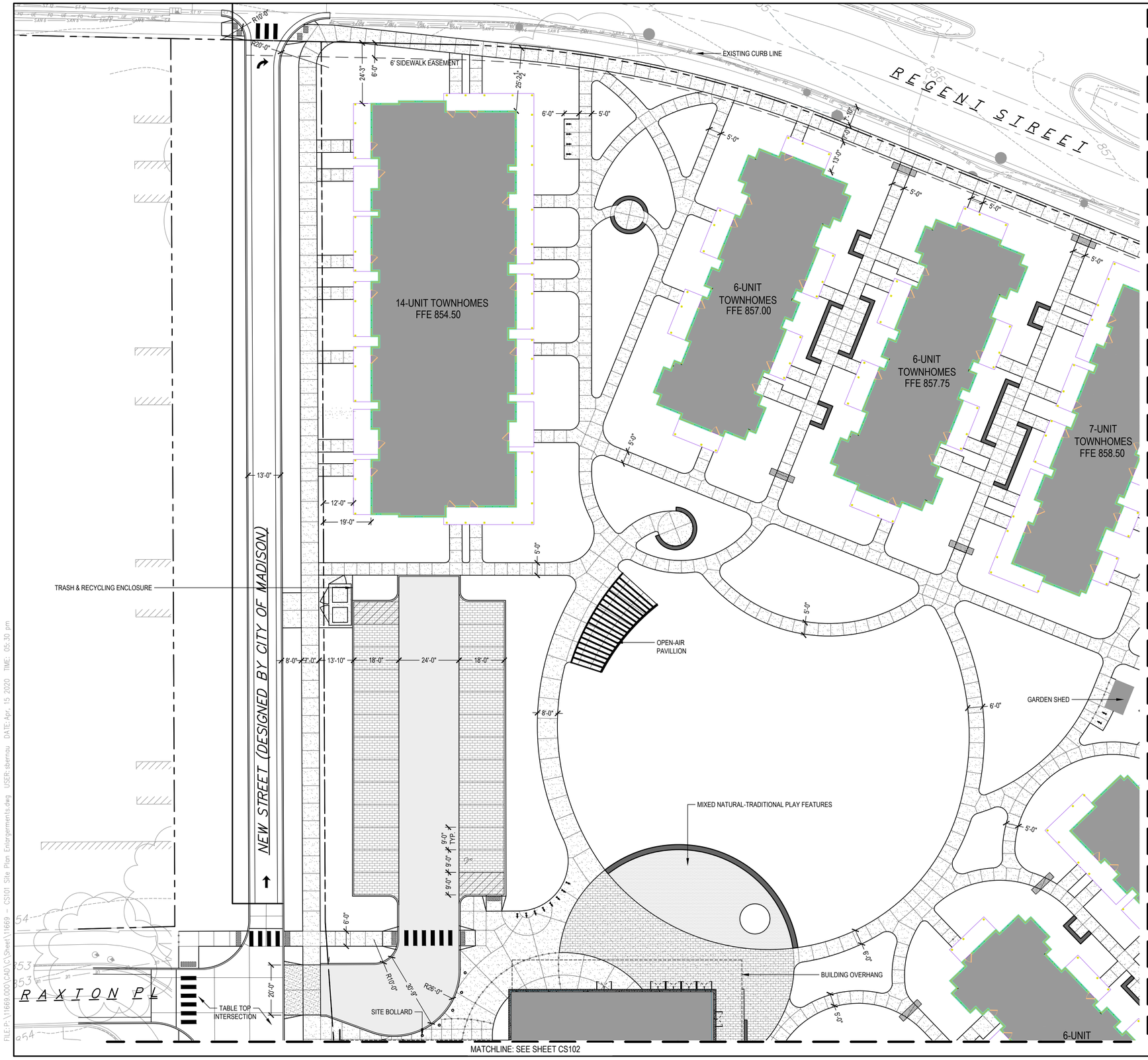

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C. UNIT PAVING DRAWING HATCHES ARE SYMBOLIC ONLY. SEE SPECIFICATIONS FOR PATTERN/ LAYOUT.

KEYED NOTES

LEGEND

- PROPERTY BOUNDARY
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PERMEABLE PAVERS
- PLAY SURFACING
- AGGREGATE PATH
- STANDARD CURB AND GUTTER
- CURB TRANSITION
- FLUSH CURB AND GUTTER
- CURB RAMP
- CONTROL JOINT
- ISOLATION (EXPANSION) JOINT
- SITE WALL
- LIGHT POLE
- VEHICULAR LIGHT POLE
- BOLLARD
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- RECYCLING CONTAINERS
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CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE PLAN ENLARGEMENT

0' 10' 20' 40'

SCALE: 1"=20'

SCALE
11669.000

PROJECT NUMBER

CS101

DRAWING NUMBER

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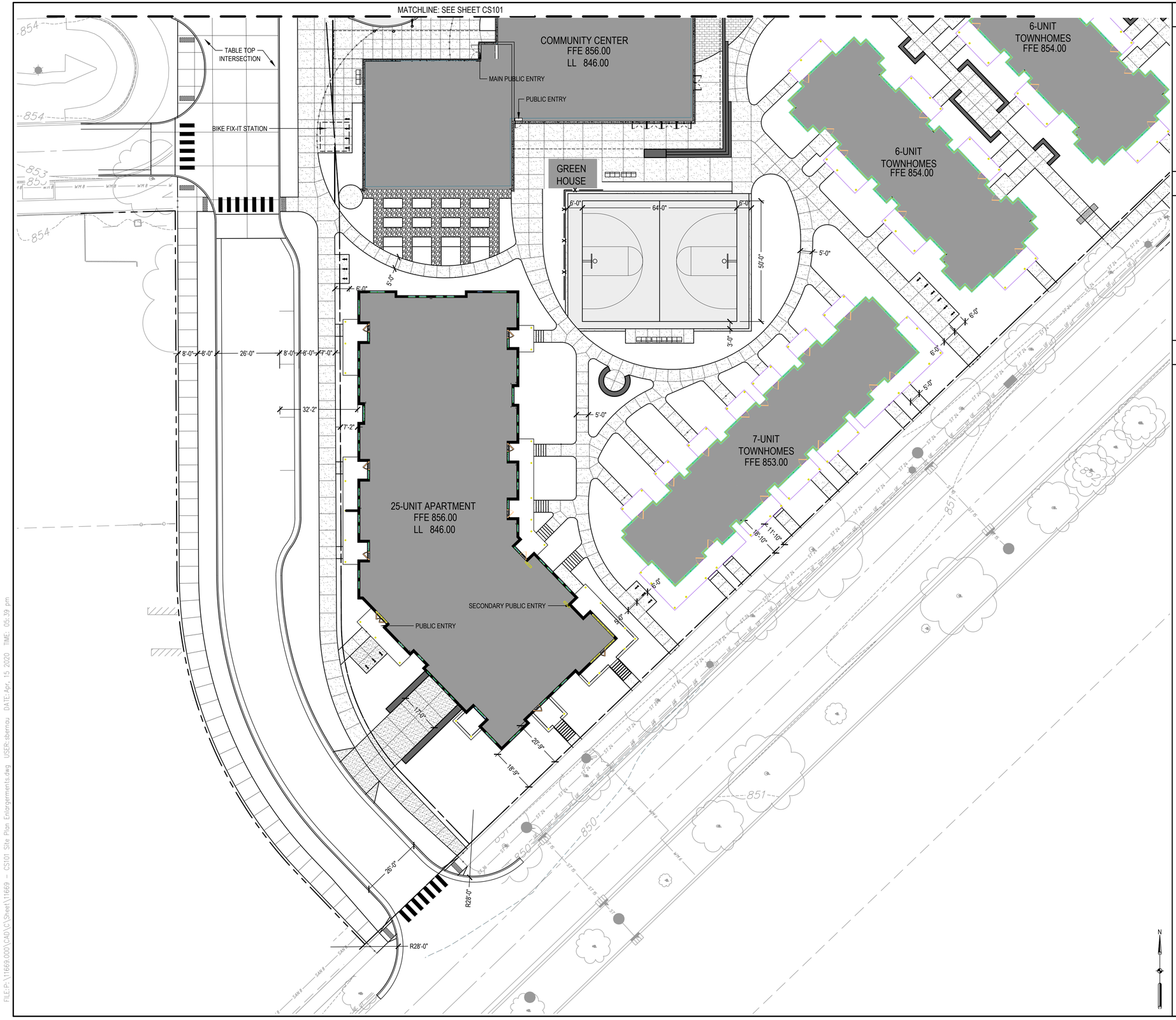

SHEET NOTES

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C. **UNIT PAVING DRAWING HATCHES ARE SYMBOLIC ONLY. SEE SPECIFICATIONS FOR PATTERN/ LAYOUT.**

KEYED NOTES

LEGEND

- PROPERTY BOUNDARY
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PERMEABLE PAVERS
- PLAY SURFACING
- AGGREGATE PATH
- STANDARD CURB AND GUTTER
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE PLAN ENLARGEMENT

0' 10' 20' 40'

SCALE: 1"=20'

SCALE 11669.000

PROJECT NUMBER

CS102

DRAWING NUMBER

FILE:P:\11669.000\CAD\CS\Sheet\11669 - CS101 Site Plan Enlargements.dwg USER:dbermus DATE:Apr 15 2020 TIME: 05:39 pm



SHEET NOTES

A. PRIOR TO BUILDING CONSTRUCTION, CONTACT CITY OF MADISON FORESTRY TO COORDINATE EXISTING STREET TREE REMOVAL AND/OR PRUNING.

B. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

C. UNIT PAVING DRAWING HATCHES ARE SYMBOLIC ONLY. SEE SPECIFICATIONS FOR PATTERN/ LAYOUT.

KEYED NOTES

LEGEND

- PROPERTY BOUNDARY
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PERMEABLE PAVERS
- PLAY SURFACING
- AGGREGATE PATH
- STANDARD CURB AND GUTTER
- CURB TRANSITION
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CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE PLAN ENLARGEMENT

0' 10' 20' 40'

SCALE: 1"=20'

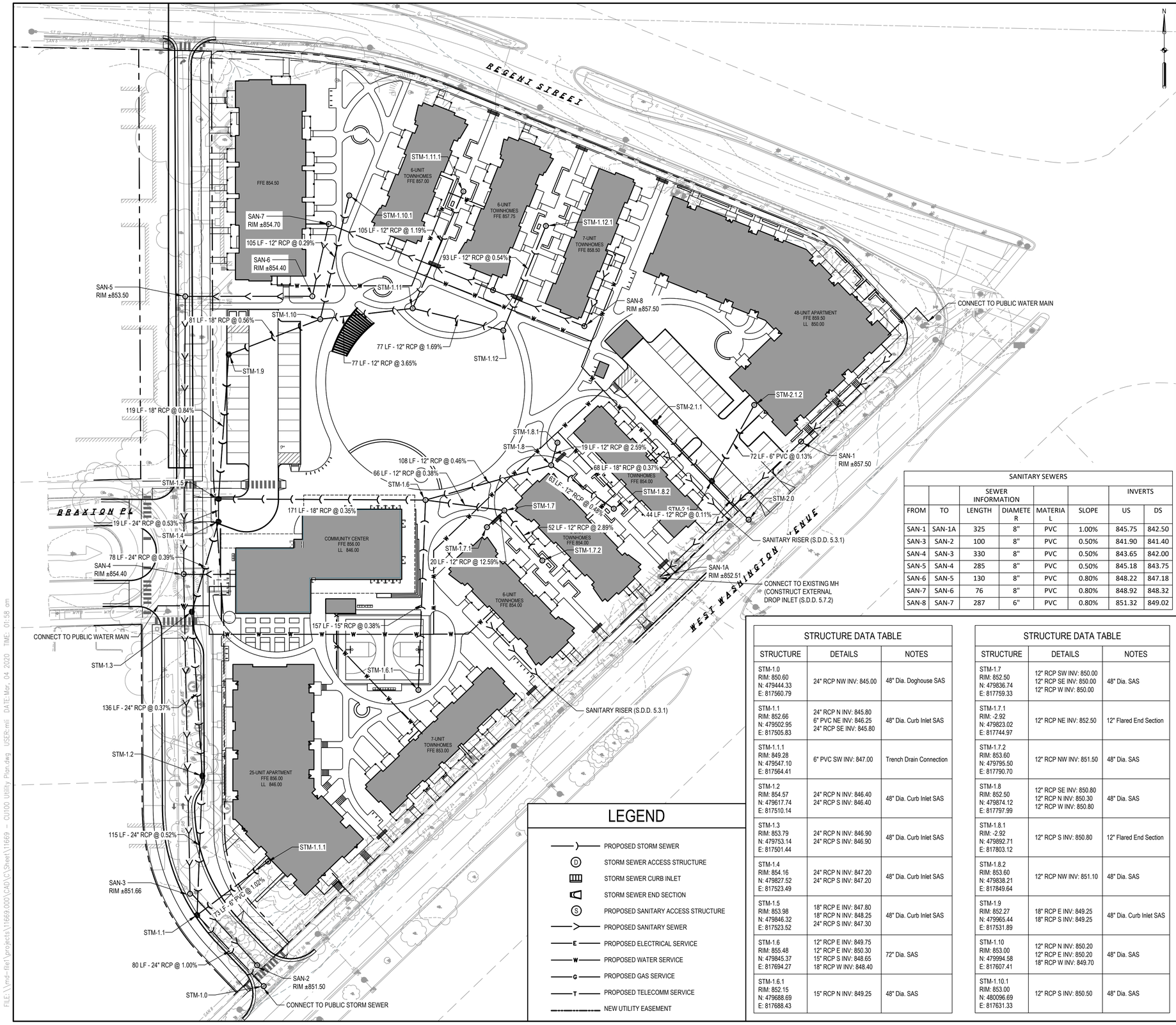
SCALE
11669.000

PROJECT NUMBER

CS103

DRAWING NUMBER

FILE P:\11669.000\CAD\CS\Sheet\11669 - CS101 Site Plan Enlargements.dwg USER: sbermu DATE: Apr. 15, 2020 TIME: 05:45 pm



SHEET NOTES

1. PRIOR TO START OF PROJECT WORK, CONTRACTOR TO VERIFY ALL SITE CONDITIONS. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
3. PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
4. TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC.
5. SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
6. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
8. TAKE NOTE OF ALL GRADING AND DRAINAGE WAYS AND MAINTAIN THESE DRAIN WAYS FLOWS FREE OF OBSTRUCTIONS.
14. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
15. COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.
16. IF CONTRACTOR USES PLASTIC PIPE, CONCRETE ENDWALL SHALL BE JOINT TIED TO (1) PIPE LENGTH OF RCP USING WDOT PIPE TIES AND THE TRANSITIONED TO HDPE USING MACWRAP JOINT CONNECOTR TO CONNECT RCP AND HDPE PIPE. IF CONTRACTOR CHOOSES TO USE ALL RCP, THE LAST 3 JOINTS SHALLBE CONNECTED USING WDOT PIPE TIES. COST ASSOCIATED WITH HDPE:RCP CONNECITON TO BE INCLUDED IN APRON END WALL UNIT PRICING.
17. SIDEWALK AND LANE CLOSURE DETAILS, SEE CITY SDD 6.36 AND 6.33.
18. UTILITY ROUTING AND STRUCTURES SHOWN ARE PRELIMINARY, ADDITIONAL STRUCTURES, INLETS, VALVES MAY BE REQUIRED AS DESIGN ADVANCES.
19. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
20. SANITARY SEWER MANHOLES TO INCLUDE A 0.10' DROP BETWEEN INLET AND OUTLET PIPES.
21. ALL CURB AND GUTTER STORM SEWER INLETS TO INCLUDE FLOGUARD OIL AND GREASE FILTERS.

SANITARY SEWERS

		SEWER INFORMATION				INVERTS	
FROM	TO	LENGTH	DIAMETER	MATERIAL	SLOPE	US	DS
SAN-1	SAN-1A	325	8"	PVC	1.00%	845.75	842.50
SAN-3	SAN-2	100	8"	PVC	0.50%	841.90	841.40
SAN-4	SAN-3	330	8"	PVC	0.50%	843.65	842.00
SAN-5	SAN-4	285	8"	PVC	0.50%	845.18	843.75
SAN-6	SAN-5	130	8"	PVC	0.80%	848.22	847.18
SAN-7	SAN-6	76	8"	PVC	0.80%	848.92	848.32
SAN-8	SAN-7	287	6"	PVC	0.80%	851.32	849.02

STRUCTURE DATA TABLE

STRUCTURE	DETAILS	NOTES
STM-1.0 RIM: 850.60 N: 479444.33 E: 817560.79	24" RCP NW INV: 845.00	48" Dia. Doghouse SAS
STM-1.1 RIM: 852.66 N: 479502.95 E: 817505.83	24" RCP N INV: 845.80 6" PVC NE INV: 846.25 24" RCP SE INV: 845.80	48" Dia. Curb Inlet SAS
STM-1.1.1 RIM: 849.28 N: 479547.10 E: 817564.41	6" PVC SW INV: 847.00	Trench Drain Connection
STM-1.2 RIM: 854.57 N: 479617.74 E: 817510.14	24" RCP N INV: 846.40 24" RCP S INV: 846.40	48" Dia. Curb Inlet SAS
STM-1.3 RIM: 853.79 N: 479753.14 E: 817501.44	24" RCP N INV: 846.90 24" RCP S INV: 846.90	48" Dia. Curb Inlet SAS
STM-1.4 RIM: 854.16 N: 479827.52 E: 817523.49	24" RCP N INV: 847.20 24" RCP S INV: 847.20	48" Dia. Curb Inlet SAS
STM-1.5 RIM: 853.98 N: 479846.32 E: 817523.52	18" RCP E INV: 847.80 18" RCP N INV: 848.25 24" RCP S INV: 847.30	48" Dia. Curb Inlet SAS
STM-1.6 RIM: 855.48 N: 479845.37 E: 817694.27	12" RCP E INV: 849.75 12" RCP E INV: 850.30 15" RCP S INV: 848.65 18" RCP W INV: 848.40	72" Dia. SAS
STM-1.6.1 RIM: 852.15 N: 479688.69 E: 817688.43	15" RCP N INV: 849.25	48" Dia. SAS

STRUCTURE DATA TABLE

STRUCTURE	DETAILS	NOTES
STM-1.7 RIM: 852.50 N: 479836.74 E: 817759.33	12" RCP SW INV: 850.00 12" RCP SE INV: 850.00 12" RCP W INV: 850.00	48" Dia. SAS
STM-1.7.1 RIM: -2.92 N: 479823.02 E: 817744.97	12" RCP NE INV: 852.50	12" Flared End Section
STM-1.7.2 RIM: 853.60 N: 479795.50 E: 817790.70	12" RCP NW INV: 851.50	48" Dia. SAS
STM-1.8 RIM: 852.50 N: 479874.12 E: 817797.99	12" RCP SE INV: 850.80 12" RCP N INV: 850.30 12" RCP W INV: 850.80	48" Dia. SAS
STM-1.8.1 RIM: -2.92 N: 479892.71 E: 817803.12	12" RCP S INV: 850.80	12" Flared End Section
STM-1.8.2 RIM: 853.60 N: 479838.21 E: 817849.64	12" RCP NW INV: 851.10	48" Dia. SAS
STM-1.9 RIM: 852.27 N: 479965.44 E: 817531.89	18" RCP E INV: 849.25 18" RCP S INV: 849.25	48" Dia. Curb Inlet SAS
STM-1.10 RIM: 853.00 N: 479994.58 E: 817607.41	12" RCP N INV: 850.20 12" RCP E INV: 850.20 18" RCP W INV: 849.70	48" Dia. SAS
STM-1.10.1 RIM: 853.00 N: 480096.69 E: 817631.33	12" RCP S INV: 850.50	48" Dia. SAS

STRUCTURE DATA TABLE

STRUCTURE	DETAILS	NOTES
STM-1.11 RIM: 855.64 N: 480003.56 E: 817683.70	12" RCP NE INV: 853.00 12" RCP E INV: 853.00 12" RCP W INV: 853.00	48" Dia. SAS
STM-1.11.1 RIM: 856.75 N: 480100.02 E: 817725.56	12" RCP SW INV: 854.25	48" Dia. SAS
STM-1.12 RIM: 856.58 N: 479985.32 E: 817758.45	12" RCP N INV: 854.30 12" RCP W INV: 854.30	48" Dia. SAS
STM-1.12.1 RIM: 857.30 N: 480071.56 E: 817793.63	12" RCP S INV: 854.80	48" Dia. SAS
STM-2.0 RIM: 853.03 N: 479829.15 E: 817960.90	12" RCP NW INV: 849.30	48" Dia. Doghouse SAS
STM-2.1 RIM: 852.74 N: 479860.99 E: 817930.58	18" RCP NW INV: 849.35 6" PVC NE INV: 849.35 12" RCP SE INV: 849.35	48" Dia. Curb Inlet SAS
STM-2.1.1 RIM: 853.49 N: 479909.71 E: 817883.85	18" RCP SE INV: 849.60	48" Dia. Curb Inlet SAS
STM-2.1.2 RIM: 850.46 N: 479923.84 E: 817965.53	6" PVC SW INV: 849.44	Trench Drain Connection

LEGEND

- PROPOSED STORM SEWER
- STORM SEWER ACCESS STRUCTURE
- STORM SEWER CURB INLET
- STORM SEWER END SECTION
- PROPOSED SANITARY ACCESS STRUCTURE
- PROPOSED SANITARY SEWER
- E — PROPOSED ELECTRICAL SERVICE
- W — PROPOSED WATER SERVICE
- G — PROPOSED GAS SERVICE
- T — PROPOSED TELECOMM SERVICE
- NEW UTILITY EASEMENT

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

UTILITY PLAN

0' 20' 40' 80'

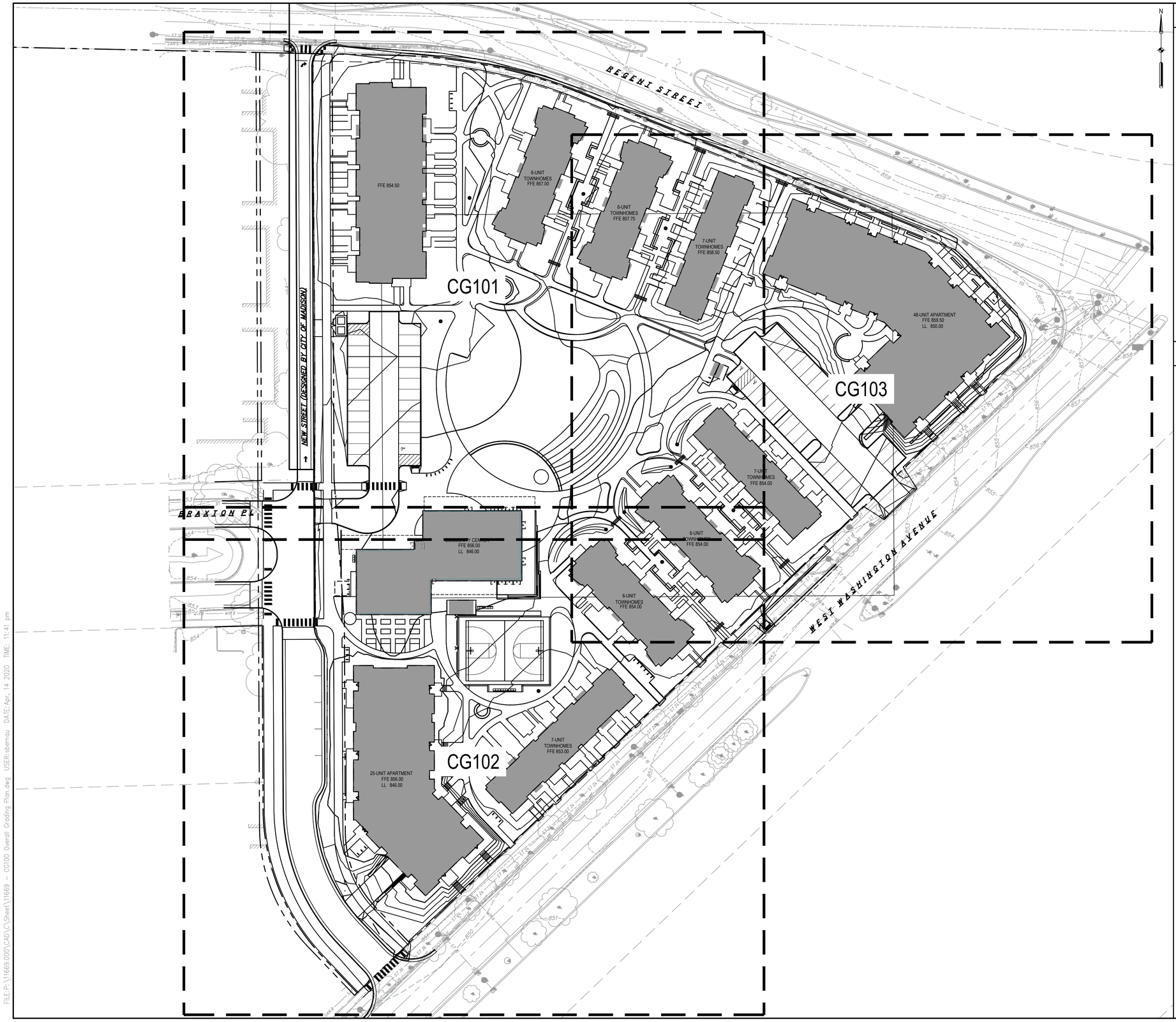
SCALE: 1"=40'

SCALE

PROJECT NUMBER 11669.000

DRAWING NUMBER CU100

FILE: \\mkd-fil1\projects\11669.000\CAD\C\Sheet\11669_CU100 Utility Plan.dwg USER: mll DATE: Mar. 04, 2020 TIME: 01:58 pm



SHEET NOTES

LEGEND

- 865 — EXISTING MAJOR CONTOUR
- 864 — EXISTING MINOR CONTOUR
- 861.50 — EXISTING SPOT ELEVATION
- 865 — PROPOSED MAJOR CONTOUR
- 864 — PROPOSED MINOR CONTOUR
- GRADING LIMITS
- LIMITS OF CONSTRUCTION
- 2.5% — DRAINAGE SLOPE
- DRAINAGE SWALE
- 861.50 — PROPOSED SPOT ELEVATION
- 861.50 M.E. — APPROX. SPOT ELEVATION: MATCH EXISTING GRADE
- 861.50 M.R. — APPROX. SPOT ELEVATION: MATCH EXISTING GRADE & CROSS SLOPE OF ROADWAY
- RIM 861.50 — STRUCTURE RIM ELEVATION
- T/C 861.50 — TOP OF CURB ELEVATION
- G/C 861.50 — GUTTER OF CURB ELEVATION
- E/P 861.50 — EDGE OF PAVEMENT ELEVATION
- T/F 861.50 — TOP OF FOOTING ELEVATION
- B/F 861.50 — BOTTOM OF FOOTING ELEVATION
- T/S 861.50 — TOP OF SWALE ELEVATION
- B/S 861.50 — BOTTOM OF SWALE ELEVATION
- T/W 861.50 — TOP OF WALL ELEVATION
- B/W 861.50 — BOTTOM OF WALL ELEVATION
- HP 861.50 — HIGH POINT ELEVATION
- LP 861.50 — LOW POINT ELEVATION

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

OVERALL GRADING PLAN

0' 20' 40' 80'

SCALE: 1"=40'

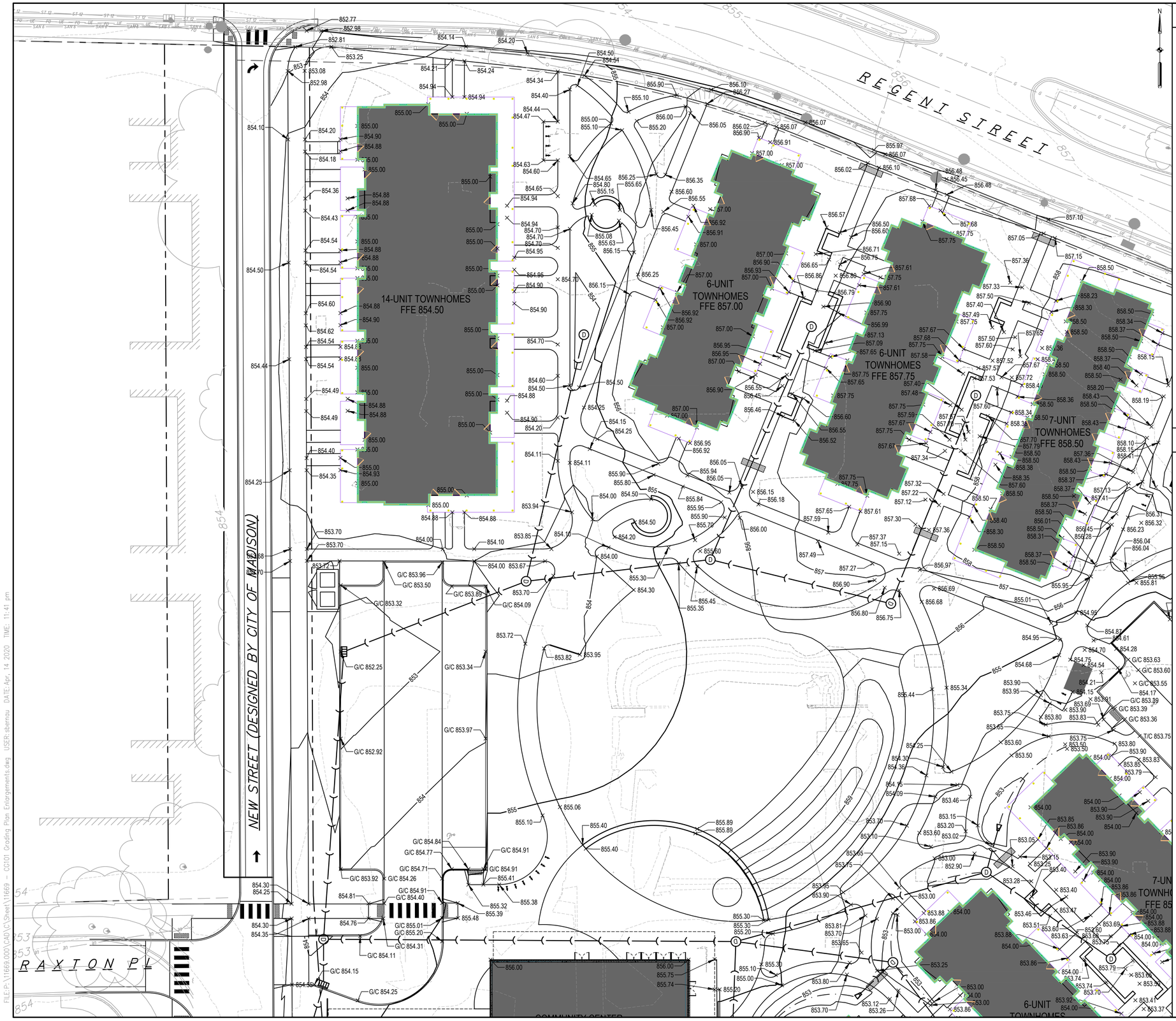
SCALE 11669.000

PROJECT NUMBER

CG100

DRAWING NUMBER

FILE:P:\11669.000\CAD\CS\Sheet\11669 - CG100 Overall Grading Plan.dwg USER:sbermau DATE:Apr. 14, 2020 TIME: 11:41 pm



SHEET NOTES

1. PRIOR TO START OF PROJECT WORK, VERIFY ALL SITE CONDITIONS AND SUBMIT A PROJECT WORK PLAN TO THE OWNER FOR REVIEW AND COMMENT. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
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4. ESTABLISH AND MAINTAIN SITE SECURITY UNTIL PROJECT ACCEPTANCE.
5. USE ELEVATIONS SHOWN ON DRAWINGS FOR LAYOUT OF THE WORK. DO NOT USE SCALE DIMENSIONS FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
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11. SAW CUT EXISTING PAVEMENT TO NEAREST JOINT. PROPOSED GRADES TO MATCH EXISTING AT SAW CUT LOCATIONS.

LEGEND

- 865 — EXISTING MAJOR CONTOUR
- 864 — EXISTING MINOR CONTOUR
- 861.50 × EXISTING SPOT ELEVATION
- 865 — PROPOSED MAJOR CONTOUR
- 864 — PROPOSED MINOR CONTOUR
- GRADING LIMITS
- LIMITS OF CONSTRUCTION
- 2.5% DRAINAGE SLOPE
- DRAINAGE SWALE
- 861.50 × PROPOSED SPOT ELEVATION
- 861.50 M.E. × APPROX. SPOT ELEVATION: MATCH EXISTING GRADE
- 861.50 M.R. × APPROX. SPOT ELEVATION: MATCH EXISTING GRADE & CROSS SLOPE OF ROADWAY
- RIM 861.50 × STRUCTURE RIM ELEVATION
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BAYVIEW REDEVELOPMENT

601 BAY VIEW
MADISON, WI 53715

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

SCALE: 1"=20'

SCALE 11669.000

PROJECT NUMBER

CG101

DRAWING NUMBER

FILE P:\11669 000\CAD\C3Sheet\V11669_CG101 Grading Plan Enlargements.dwg USER:dberrow DATE:Apr. 14, 2020 TIME: 11:41 pm



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PROJECT NORTH

DRAWING TITLE

GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

SCALE: 1"=20'

SCALE 11669.000

PROJECT NUMBER

CG102

DRAWING NUMBER

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KEY PLAN

PROJECT NORTH

DRAWING TITLE

GRADING PLAN ENLARGEMENT

0' 10' 20' 40'

SCALE: 1"=20'

SCALE 11669.000

PROJECT NUMBER

CG103

DRAWING NUMBER

FILE:P:\11669.000\CAD\C\Sheet\11669_CG101 Grading Plan Enlargements.dwg USER:sbrown DATE:Apr 14, 2020 TIME:11:41 pm

Landscape Calculations and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	280,402	SF
Building Footprints	86,252	SF
Development Area Minus Building Footprints	**194,150**	**SF**
Five (5) acres:	217,800	SF
First five (5) developed acres:	**3,236**	**points**
Remainder of developed area over 5 acres:	-23,650.00	SF
Remainder of developed area over 5 acres:	-236.50	points
Total landscape points required:	**3,236**	**points**

General Site, Foundation, Screening

Plant Type/Element	Min. Size at Installation	Points	Exist. Credits QTY.	New/Proposed Landscape QTY.	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35		17	595
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35		0	0
Ornamental tree	1 1/2 inch caliper	15		48	720
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10		0	0
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3		243	729
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4		109	436
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2		5556	11112
Ornamental/decorative fencing or wall	n/a	4 per 10 lineal ft			
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200			
Landscape furniture for public seating and/or transit connections		5 points per "seat"			
Subtotals			0		
				General Site/Foundation Total	**13592**

Interior Parking Lots	**SF**	**Overstory Trees Required**
Total Parking Lot Area (new lots only)	17958	6
Min. Parking Lot Islands (5%)	898	
	actual proposed 995	

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	12		420
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10			0
Shrub, deciduous	3			0
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2	185		370
			Interior Parking Lots Points Total	**805**

1 LANDSCAPE ORDINANCE WORKSHEET

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY.	COMMENTS
	SHADE TREES					
AC	*Aesculus carnea 'Fort McNair'*	Fort McNair Red Horsechestnut	2" Cal.	SEE PLAN	4	Well matched, min. prune up to 6' clear crown
BN	*Betula nigra 'Cully'*	Heritage River Birch	10' HT Cont/BB	SEE PLAN	1	3-stem multi-stem
CO	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry	3" Cal.	SEE PLAN	4	Well matched, min. 6' clear crown
GB	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Ginkgo	2.5" Cal.	SEE PLAN	3	Well matched, min. 6' clear crown
GD	*Gymnocladus dioica 'Espresso'*	Espresso Kentucky Coffeetree	3" Cal.	SEE PLAN	11	Well matched, min. 6' clear crown
GT	*Gleditsia triacanthos 'Draves'*	Street Keeper Honeylocust	3" Cal.	SEE PLAN	5	Well matched, min. 6' clear crown
PA	*Platanus x acerfolia 'Morton Circle'*	Exclamation London Planetree	3" Cal.	SEE PLAN	3	Well matched, min. 6' clear crown
QB	*Quercus bicolor*	Swamp White Oak	2.5" Cal.	SEE PLAN	7	Well matched, min. 6' clear crown
QM	*Quercus macrocarpa*	Bur Oak	2.5" Cal.	SEE PLAN	5	Well matched, min. 6' clear crown
UF	*Ulmus 'Frontier'*	Frontier Elm	2.5" Cal.	SEE PLAN	6	Well matched, min. 6' clear crown
	ORNAMENTAL TREES					
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	6' HT Cont/BB	SEE PLAN	3	Specimen Clump Form
CA	*Cornus alternifolia*	Pagoda Dogwood	#5 Container	SEE PLAN	1	
CC	*Carpinus caroliniana 'J.N. Upright'*	Firespire Musclewood	6' HT Cont/BB	SEE PLAN	6	Specimen Clump Form, minimum 3 trunks
CI	*Crataegus crus-galli 'Inermis'*	Thornless Cockspur Hawthorn	2" Cal. B&B	SEE PLAN	4	
MA	*Malus 'Adirondack'*	Adirondack Crabapple	2" Cal. B&B	SEE PLAN	10	
MD	*Malus domestica 'Cortland'*	Cortland Apple	2" Cal. B&B	SEE PLAN	7	
MS	*Malus 'Sutyzam'*	Sugar Tyme Crabapple	2" Cal. B&B	SEE PLAN	8	
MLL	*Magnolia x loebneri 'Leonard Messel'*	Leonard Messel Magnolia	6' HT Cont/BB	SEE PLAN	1	
PP	*Prunus persica 'Frost'*	Frost Peach	2" Cal. B&B	SEE PLAN	4	
	DECIDUOUS SHRUBS					
Cs	*Cornus sericea 'Farrow' ARCTIC FIRE*	Redtwig Dogwood	#5 Container	60" O.C.	38	
DI	*Diervilla lonicera*	Dwarf Bush-honeysuckle	#5 Container	48" O.C.	23	
Ha	*Hyrdangea arborescens 'Abetwo'*	Incrediball smooth hydrangea	#5 Container	48" O.C.	36	
Hp	*Hydangea paniculata 'Jane'*	Little Lime Hydrangea	#5 Container	48" O.C.	50	
Hq	*Hydrangea quercifolia 'Snow Queen'*	Snow Queen Oakleaf Hydrangea	#5 Container	48" O.C.	48	
Po	*Physocarpus opulifolius 'Donna May'*	Little Devil Ninebark	#5 Container	48" O.C.	15	
Sb	*Spiraea betulifolia 'Tor'*	Tor Birchleaf Spirea	#5 Container	36" O.C.	21	
Sc	*Sambucus canadensis 'Nova'*	Nova American Elderberry	42" Ht. Container	48" O.C.	3	
Sp	*Syringa patula 'Miss Kim'*	Miss Kim Lilac	42" Ht. Container	60" O.C.	9	
	EVERGREEN SHRUBS					
Tm	*Taxus x media 'Densiformis'*	Densi Yew	#5 Container	SEE PLAN	109	
	PERENNIALS & GROUNDCOVERS					
ah	*Amsonia hubrichtii 'Halfway to Arkansas'*	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	114	Amsonia 'Midway to Montana' acceptable alternate
ats	*Allium tanguticum 'Summer Beauty'*	Summer Beauty Ornamental Chive	#1 Container	18" O.C.	324	
av	*Alchemilla vulgaris*	Lady's Mantle	#1 Container	18" O.C.	339	
nf	*Nepeta x faassenii 'Purrsian Blue'*	Purrsian Blue Nepeta	#1 Container	24" O.C.	22	
saf	*Sedum 'Autumn Fire'*	Autumn Fire Sedum	#1 Container	18" O.C.	110	
sn	*Salvia nemerosa 'Caradonna'*	Caradonna Sage	#1 Container	18" O.C.	23	
	VINES					
ama	*Aristolochia macrophylla*	Dutchman's Pipe	4" Container	SEE PLAN	2	train vine to trellis, see plans
cj	*Clematis 'Jackmanii'*	Jackmanii Clematis	4" Container	SEE PLAN	3	train vine to trellis, see plans
lm	*Lonicera 'Mandarin'*	Mandarin Honeysuckle	4" Container	SEE PLAN	4	train vine to trellis, see plans
	MATRIX MIX 1				1112	
ap	*Allium 'Purple Sensation'*	Purple Sensation Ornamental Onion	12 cm bulb	60" O.C.	48	interplant matrix species
am	*Achillea millefolium 'Red Velvet'*	Red Velvet Yarrow	#1 Container	18" O.C.	56	
cn	*Calamintha nepeta ssp. nepeta*	Lesser Calamintha	#1 Container	18" O.C.	56	
ep	*Echinacea purpurea 'Magnus'*	Magnus Purple Coneflower	#1 Container	18" O.C.	56	
lsk	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	#1 Container	18" O.C.	111	Random placement. Place species in groups of 3 -
sa	*Sesleria autumnalis*	Autumn Moor Grass	#1 Container	18" O.C.	222	11 plants.
sh	*Sporobolus heterolepis*	Prairie Dropseed	#1 Container	18" O.C.	278	
sn	*Salvia nemerosa 'Caradonna'*	Caradonna Sage	#1 Container	18" O.C.	56	
ss	*Schizachyrium scoparium*	Little Bluestem	#1 Container	18" O.C.	278	
	MATRIX MIX 2				2000	
abf	*Agastache 'Blue Fortune'*	Blue Fortune Anise Hyssop	#1 Container	30" O.C.	200	
cao	*Calamagrostis x acutiflora 'Overdam'*	Feather Reed Grass	#1 Container	30" O.C.	200	
cb	*Carex vulpinoidea*	Plains Oval Sedge	#1 Container	30" O.C.	200	
ep	*Echinacea pallida*	Pale Purple Coneflower	#1 Container	30" O.C.	200	
lsk	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	#1 Container	30" O.C.	200	Random placement. Place species in groups of 3 -
pvcb	*Panicum virgatum 'Cape Breeze'*	Cape Breeze Switch Grass	#1 Container	30" O.C.	200	11 plants.
pvcs	*Panicum virgatum 'Cheyenne Sky'*	Cheyenne Sky Switch Grass	#1 Container	30" O.C.	200	
pvh	*Panicum virgatum 'Heavy Metal'*	Heavy Metal Switch Grass	#1 Container	30" O.C.	200	
pvs	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	#1 Container	30" O.C.	200	
vl	*Vernonia lettermannii 'Iron Butterfly'*	Iron Butterfly Ironweed	#1 Container	30" O.C.	200	
	MATRIX MIX 3				2832	
at	*Asclepias tuberosa*	Butterfly Milkweed	#1 Container	24" O.C.	142	
ba	*Baptisia australis*	Blue False Indigo	#1 Container	24" O.C.	142	
bc	*Bouteloua curtipendula*	Side Oats Grama	#1 Container	24" O.C.	300	
cb	*Carex brevior*	Plains Oval Sedge	#1 Container	24" O.C.	300	
cv	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Coreopsis	#1 Container	24" O.C.	142	
ep	*Echinacea purpurea 'Magnus'*	Magnus Purple Coneflower	#1 Container	24" O.C.	142	Random placement. Place species in groups of 3 -
lsk	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	#1 Container	24" O.C.	142	11 plants.
pa	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	#1 Container	24" O.C.	142	
sh	*Sporobolus heterolepis*	Prairie Dropseed	#1 Container	24" O.C.	566	
ss	*Schizachyrium scoparium*	Little Bluestem	#1 Container	24" O.C.	566	
st	*Silphium terebinthinaceum*	Prairie Dock	#1 Container	24" O.C.	142	
tv	*Tradescantia virginiana*	Spiderwort	#1 Container	24" O.C.	142	
	MATRIX MIX 4				870	
af	*Athyrium filix-femina*	Lady Fern	4" Container	18" O.C.	218	
cb	*Carex brevior*	Plains Oval Sedge	4" Container	18" O.C.	218	Random placement. Place species in groups of 3 -
cp	*Carex pensylvanica*	Bristleleaf sedge	4" Container	18" O.C.	218	11 plants.
is	*Iris siberica*	Siberian Iris	4" Container	18" O.C.	218	

2 PLANT SCHEDULE

SHEET NOTES

A. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS.

B. SEE SOIL PREPARATION SPECIFICATION FOR PREPARING THE SITE PRIOR TO PLANTING.

C. PRIOR TO INSTALLATION, CONTACT CITY OF MADISON FORESTRY TO COORDINATE CONSTRUCTION OBSERVATION.

D. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266- 4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

E. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.

F. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

G. CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD HOFMANN BHOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER. SEE LP001 FOR PLANT SCHEDULE.

H. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

BAYVIEW REDEVELOPMENT

601 BAY VIEW
MADISON, WI 53715

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE SCHEDULE

0' 20' 40' 80'
SCALE: 1"=40'

SCALE
11669.000

PROJECT NUMBER

LP001

DRAWING NUMBER

FILE P:\11669.000\CAD\C\Sheet\11669 LP100 Landscape Plan.dwg USER:dberrou DATE: Apr. 15, 2020 TIME: 06:10 pm



SHEET NOTES

A. ALL PLANTING BEDS TO RECEIVE 3" DEPTH SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. VOIDS IN PLANTINGS AROUND BUILDING FOUNDATIONS SHALL RECEIVED 3" MIN. DEPTH MULCH.

B. SEE SOIL PREPARATION SPECIFICATION FOR PREPARING THE SITE PRIOR TO PLANTING.

C. PRIOR TO INSTALLATION, CONTACT CITY OF MADISON FORESTRY TO COORDINATE CONSTRUCTION OBSERVATION.

D. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266- 4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

E. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION.

F. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

G. CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD HOFMANN BHOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER. SEE LP001 FOR PLANT SCHEDULE.

H. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE PLAN

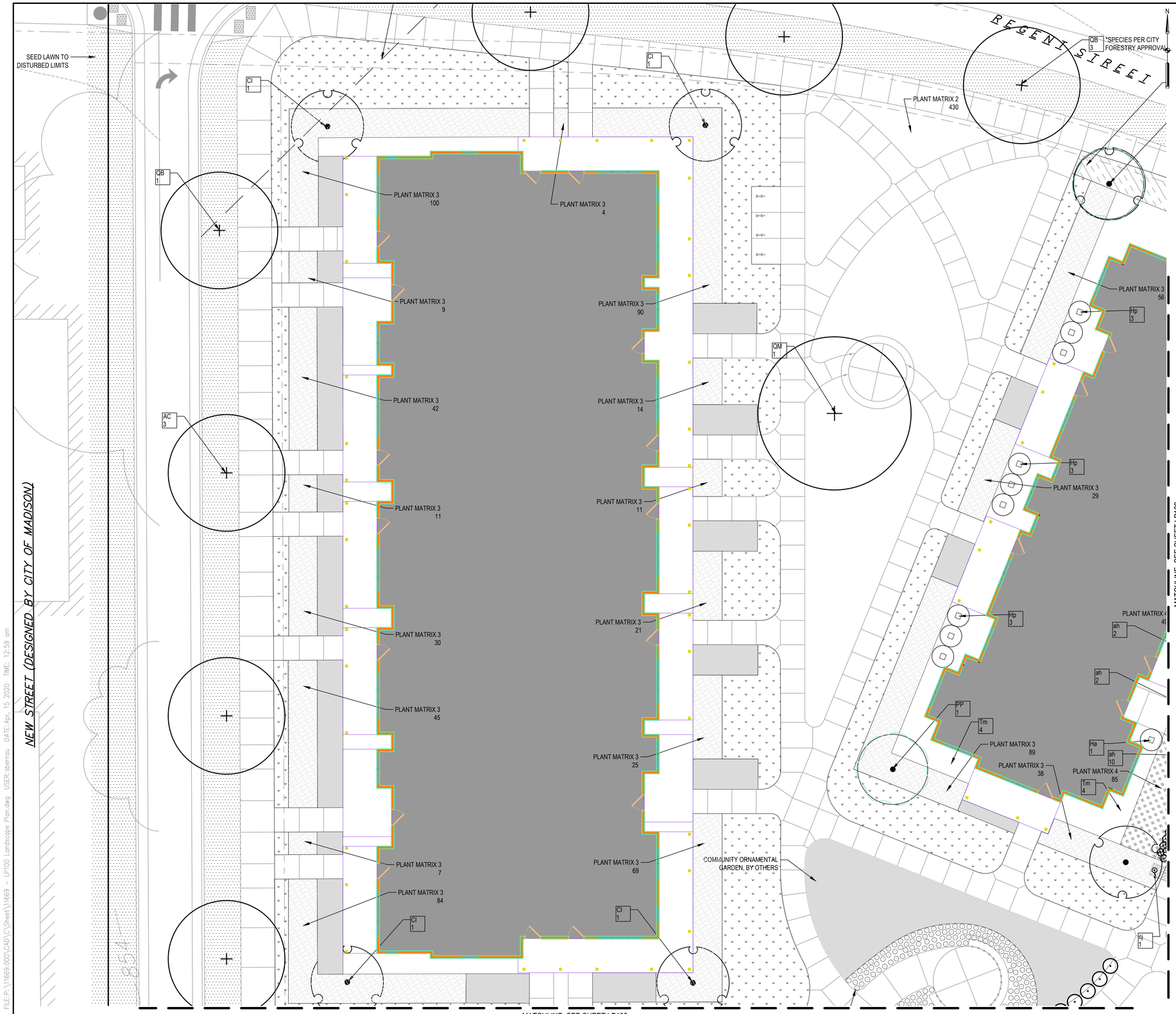
0' 20' 40' 80'
SCALE: 1"=40'

SCALE
11669.000

PROJECT NUMBER
LP100

DRAWING NUMBER

FILE P:\11669.000\CAD\C\Sheet\11669 - LP100 Landscape Plan.dwg USER: dherrou DATE: Apr. 15, 2020 TIME: 12:58 pm



LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

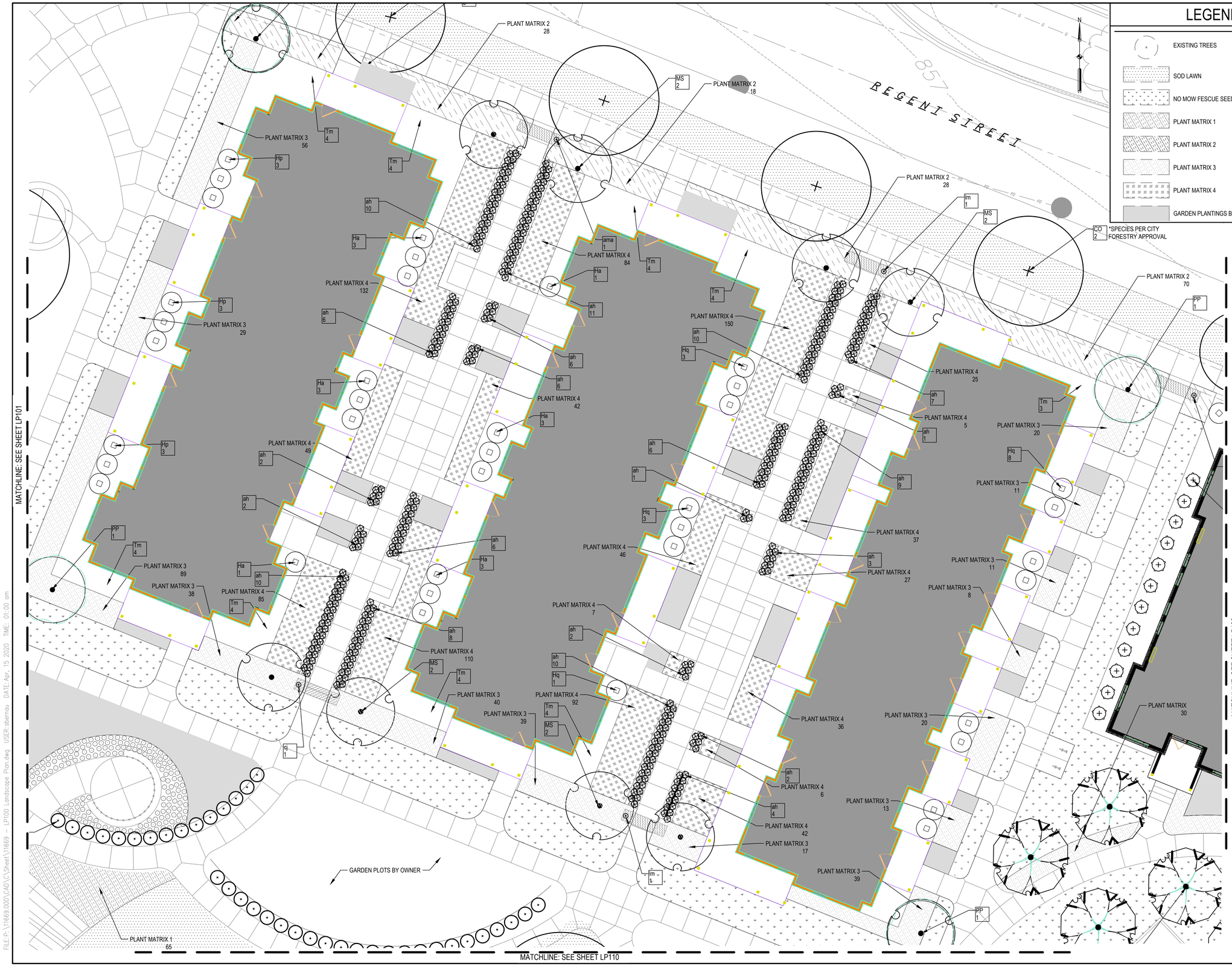
SCALE: 1"=10'

SCALE
11669.000

PROJECT NUMBER
LP101

DRAWING NUMBER

FILE:P:\11669.000\CAD\C\Sheet\11669 - LP100 Landscape Plan.dwg USER:sbernau DATE:Apr. 15 2020 TIME: 12:59 am



LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

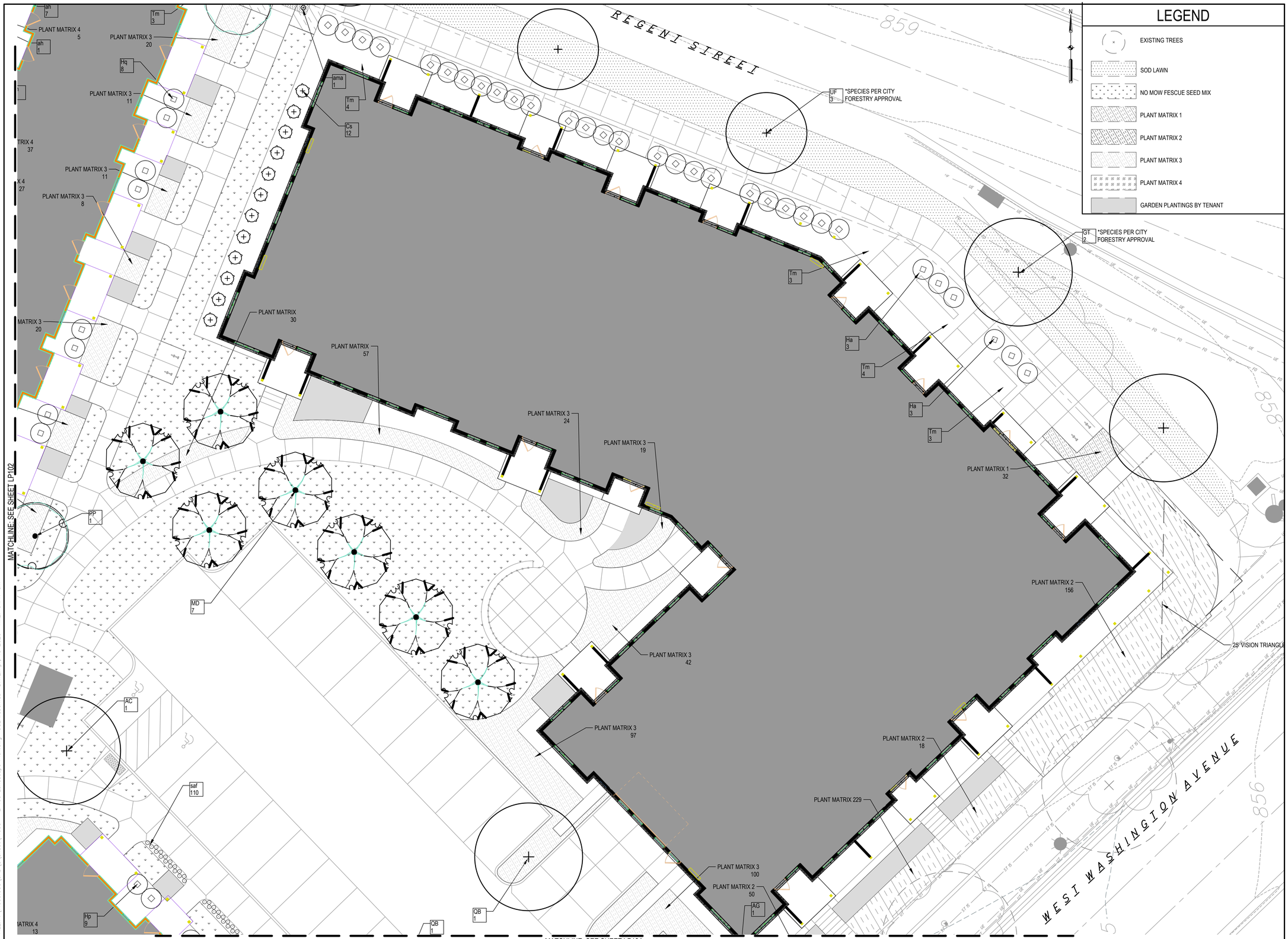
SCALE: 1"=10'

SCALE
11669.000

PROJECT NUMBER
LP102

DRAWING NUMBER

FILE: P:\11669.000\CAD\C\Sheet\11669 - LP100 Landscape Plan.dwg USER: sbernau DATE: Apr. 15 2020 TIME: 01:00 am



LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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MADISON, WI 53715

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CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

LANDSCAPE ENLARGEMENT

SCALE: 1"=10'

SCALE

11669.000

PROJECT NUMBER

LP103

DRAWING NUMBER

MATCHLINE: SEE SHEET LP103

MATCHLINE: SEE SHEET LP110

GARDEN PLOTS BY OWNER

AC 1

saf 110

Sb 21

PLANT MATRIX 3 140

Hp 9

PLANT MATRIX 4 13

lm 1

av 7

av 4

PLANT MATRIX 4 11

av 31

PLANT MATRIX 1 94

PLANT MATRIX 4 32

PLANT MATRIX 4 23

MA 1

Tm 4

Hq 3

av 25

av 9

PLANT MATRIX 4 94

av 20

Tm 4

cj 1

PLANT MATRIX 4 70

Ha 1

av 27

av 6

av 6

av 3

Hq 3

PLANT MATRIX 4 32

Ha 3

PLANT MATRIX 4 42

av 5

av 32

Hq 1

PLANT MATRIX 4 74

av 19

Ha 3

Tm 4

MA 2

PLANT MATRIX 2 64

PLANT MATRIX 2 90

av 27

Tm 4

PLANT MATRIX 4 48

PLANT MATRIX 4 110

MATCHLINE: SEE SHEET LP105

QB 1

PLANT MATRIX 3 32

PLANT MATRIX 4 26

av 5

av 23

PLANT MATRIX 2 148

PLANT MATRIX 4 35

Tm 3

MA 1

Tm 1

QB 1

PLANT MATRIX 3 42

PLANT MATRIX 3 97

PLANT MATRIX 2 18

PLANT MATRIX 229

PLANT MATRIX 3 100

PLANT MATRIX 2 50

AG 1

10' VISION TRIANGLE

10' VISION TRIANGLE

WEST WASHINGTON AVENUE

853

854

853

854

N

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

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CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

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

SCALE
11669.000

PROJECT NUMBER

LP104

DRAWING NUMBER

FILE P:\11669.000\CAD\CS\Sheet\11669_LP100 Landscape Plan.dwg USER:dthomas DATE:Apr. 15, 2020 TIME: 01:01 pm

MATCHLINE: SEE SHEET LP110

MATCHLINE: SEE SHEET LP104

MATCHLINE: SEE SHEET LP107

MATCHLINE: SEE SHEET LP106

PLANT MATRIX 1
94

PLANT MATRIX 3
64

PLANT MATRIX 3
54

PLANT MATRIX 1
170

PLANT MATRIX 3
160

GRANITE BOULDERS

PLANT MATRIX 4
70

PLANT MATRIX 4
94

PLANT MATRIX 4
32

PLANT MATRIX 4
23

PLANT MATRIX 4
26

PLANT MATRIX 2
148

PLANT MATRIX 4
35

PLANT MATRIX 4
42

PLANT MATRIX 4
110

PLANT MATRIX 4
74

PLANT MATRIX 2
64

PLANT MATRIX 2
90

PLANT MATRIX 4
110

PLANT MATRIX 4
48

PLANT MATRIX 4
86

PLANT MATRIX 3
28

PLANT MATRIX 3
23

PLANT MATRIX 3
35

PLANT MATRIX 2
68

PLANT MATRIX 3
20

PLANT MATRIX 3
127

PLANT MATRIX 2

av 31
av 9
av 25
av 20
av 3
av 27
av 6
av 6
av 5
av 23
av 5
av 32
av 19
av 27
av 6
av 7
av 32
av 25
av 19

MA 1
MA 2
MA 1
MA 2

Tm 4
Tm 4
Tm 4
Tm 1
Tm 4
Tm 4
Tm 4
Tm 4
Tm 1

Hq 3
Hq 3
Hq 1

Ha 1
Ha 3
Ha 3
Ha 3
Ha 3
Ha 1

cj 1

Hp 1
Hp 3
Hp 3

Sc 3

Gj 1

PA 2 *SPECIES PER CITY FORESTRY APPROVAL

SEED LAWN TO DISTURBED LIMITS

WEST WASHINGTON AVENUE

N

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

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

SCALE
11669.000

PROJECT NUMBER

LP105

DRAWING NUMBER

FILE P:\11669.000\CAD\C3\Sheet\11669 - LP100 Landscape Plan.dwg USER:sbernau DATE: Apr. 15, 2020 TIME: 01:01 pm

MATCHLINE: SEE SHEET LP110

MATCHLINE: SEE SHEET LP105

MATCHLINE: SEE SHEET LP108

MATCHLINE: SEE SHEET LP107

PLANT MATRIX 3
28

PLANT MATRIX 3
23

PLANT MATRIX 3
35

PLANT MATRIX 4
86

PLANT MATRIX 2
68

PLANT MATRIX 3
20

PLANT MATRIX 3
127

PLANT MATRIX 2
30

PLANT MATRIX 2
5

PLANT MATRIX 3
11

PLANT MATRIX 3
11

PLANT MATRIX 2
30

PLANT MATRIX 2
6

PLANT MATRIX 3
16

PLANT MATRIX 2
18

PLANT MATRIX 3
14

PLANT MATRIX 2
26

PLANT MATRIX 3
16

PLANT MATRIX 42

PLANT MATRIX 2
4

PLANT MATRIX 2
48

PLANT MATRIX 2
37

Tm
11

CC
6

BN
1

Tm
8

Tm
2

Hq
3

Hq
9

Hp
3

Hp
3

Sc
3

av
6

av
7

av
32

Ha
1

MA
2

Tm
4

Tm
4

MA
1

WEST WASHINGTON AVENUE

N

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

601 BAY VIEW
MADISON, WI 53715

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
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ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

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

SCALE
11669.000

PROJECT NUMBER

LP106

DRAWING NUMBER

FILE: P:\11669.000\CAD\CS\Sheet\11669 - LP100 Landscape Plan.dwg USER: dbermau DATE: Apr 15, 2020 TIME: 01:02 pm

MATCHLINE: SEE SHEET LP108

NEW STREET (DESIGNED BY CITY OF MADISON)

PA 1

AF 1

UF 1

QB 1

CO 1

Hq 1

Hq 3

Cs 9

Tm 2

Hq 9

Sb 5

Cs 3

PLANT MATRIX 2 20

MLL 1

PLANT MATRIX 2 133

Sp 9

PLANT MATRIX 3 16

PLANT MATRIX 42

PLANT MATRIX 2 4

PLANT MATRIX 2 48

PLANT MATRIX 2 37

PLANT MATRIX 2 62

MA 1

BN 1

25' VISION TRIANGLE

25' VISION TRIANGLE

WEST WASHINGTON AVENUE

MATCHLINE: SEE SHEET LP106

N

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

LANDSCAPE ENLARGEMENT

0' 5' 10' 20'

SCALE: 1"=10'

SCALE 11669.000

PROJECT NUMBER

LP107

DRAWING NUMBER

FILE P:\11669.000\CAD\C\Sheet\11669 - LP100 Landscape Plan.dwg USER:sbermu DATE:Apr. 15, 2020 TIME: 01:02 pm

MATCHLINE: SEE SHEET LP109

SEED LAWN TO DISTURBED LIMITS

PLANT MATRIX 1
128

RAISED GARDEN PLOTS, PLANTS BY OWNER

COMMUNITY ORNAMENTAL GARDEN, BY OTHERS

AG
1

AF
1

CO
1

AG
1

Cs
6

sn
23

nf
22

CA
1

Tm
6

Hq
2

Hq
8

Tm
8

Cs
8

Hq
3

Hq
1

Tm
11

CC
6

BN
1

GB
3

UF
1

PA
1

NEW STREET (DESIGNED BY CITY OF MADISON)

MATCHLINE: SEE SHEET LP107

MATCHLINE: SEE SHEET LP106

N

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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MADISON, WI 53715

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ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

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

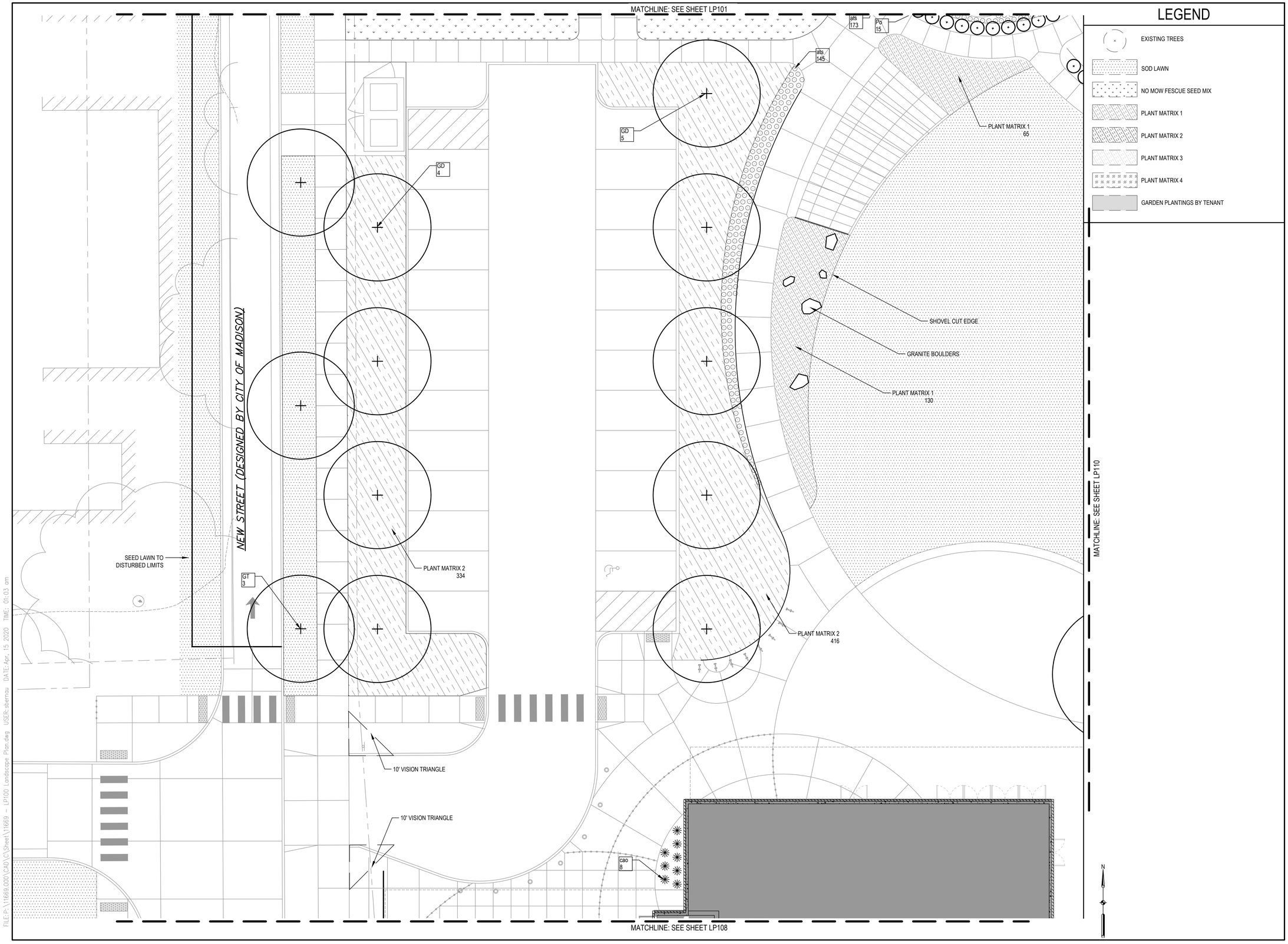
SCALE
11669.000

PROJECT NUMBER

LP108

DRAWING NUMBER

FILE P:\11669.000\CAD\C\Sheet\11669 - LP100 Landscape Plan.dwg USER: sbernau DATE: Apr. 15, 2020 TIME: 01:03 pm



LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

BAYVIEW REDEVELOPMENT

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CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

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

SCALE
11669.000

PROJECT NUMBER
LP109

DRAWING NUMBER

FILE:P:\11669.000\CAD\C\Sheet\11669 - LP100 Landscape Plan.dwg USER:sbernau DATE:Apr. 15 2020 TIME: 01:03 am

MATCHLINE: SEE SHEET LP102

MATCHLINE: SEE SHEET LP109

MATCHLINE: SEE SHEET LP104

MATCHLINE: SEE SHEET LP105

ats 173
Po 15
ats 145
PLANT MATRIX 1 65
GARDEN PLOTS BY OWNER
DI 23
QM 1
SHOVEL CUT EDGE
GRANITE BOULDERS
PLANT MATRIX 1 130
SOD LAWN
PLANT MATRIX 2 416
QM 3
MS 3
PLANT MATRIX 1 170
PLANT MATRIX 3 160
GRANITE BOULDERS
ah 2
PLANT MATRIX 4 6
ah 4
PLANT MATRIX 4 42
PLANT MATRIX 3 17
lm 1
PLANT MATRIX 3 13
PLANT MATRIX 3 39
PP 1
GARDEN PLOTS BY OWNER
PLANT MATRIX 3 140
Sb 21
PLANT MATRIX 4 13
lm 1
av 7
av 4
Hp 9
PLANT MATRIX 4 11
av 31
PLANT MATRIX 1 94
PLANT MATRIX 3 64
PLANT MATRIX 3 54
MA 1
Tm 4
Hq 3
av 25
Tm 4
cj 1
PLANT MATRIX 4 70
PLANT MATRIX 4 94
av 20
av 3
Hq 3
Ha 1
av 27

N

LEGEND

- EXISTING TREES
- SOD LAWN
- NO MOW FESCUE SEED MIX
- PLANT MATRIX 1
- PLANT MATRIX 2
- PLANT MATRIX 3
- PLANT MATRIX 4
- GARDEN PLANTINGS BY TENANT

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LANDSCAPE ENLARGEMENT

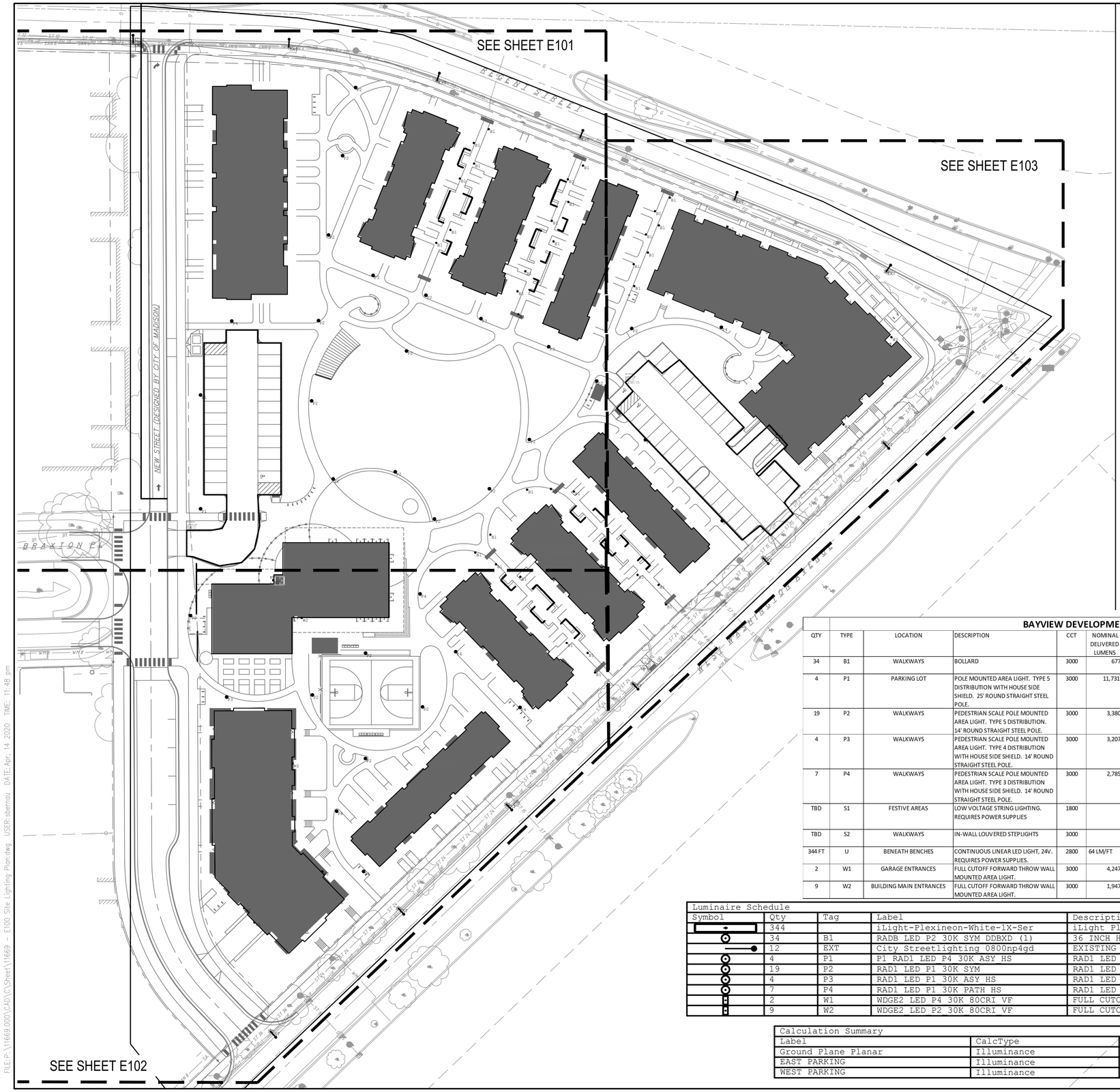
0' 5' 10' 20'
SCALE: 1"=10'

SCALE
11669.000

PROJECT NUMBER
LP110

DRAWING NUMBER

FILE:P:\11669.000\CAD\CS\Sheet\11669_LP100 Landscape Plan.dwg USER:sbermus DATE:Apr. 15, 2020 TIME: 01:04 pm



N

SHEET NOTES

1. PRIOR TO START OF PROJECT WORK, CONTRACTOR TO VERIFY ALL SITE CONDITIONS. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
2. PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
3. TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC.
4. SECURE ALL NECESSARY PERMITS AND NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
5. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
6. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
7. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
8. COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.
9. SIDEWALK AND LANE CLOSURE DETAILS, SEE CITY SDD 6.36 AND 6.33.
10. UTILITY ROUTING AND STRUCTURES SHOWN ARE PRELIMINARY.
11. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

BAYVIEW DEVELOPMENT EXTERIOR LUMINAIRE SCHEDULE

QTY	TYPE	LOCATION	DESCRIPTION	CCT	NOMINAL DELIVERED LUMENS	NOMINAL WATTAGE	MFTR	MODEL #	NOTES
34	B1	WALKWAYS	BOLLARD	3000	677	8	LITHONIA	RADEAN RADB LED P2-30K-SYM-MVOLT-BTC-BCF-H36-FINISH	36" HIGH TO MINIMIZE GLARE FROM SEATED POSITION.
4	P1	PARKING LOT	POLE MOUNTED AREA LIGHT. TYPE 5 DISTRIBUTION WITH HOUSE SIDE SHIELD. 25' ROUND STRAIGHT STEEL POLE.	3000	11,731	86	LITHONIA	RADEAN RAD1 LED-P4-30K-ASY-MVOLT-RPA-HS-FINISH	APPROX 25' OVER-ALL HEIGHT. IDENIFY WHICH WILL HAVE RAISED BASES OR IF ALL ARE FLUSH TO GRADE.
19	P2	WALKWAYS	PEDESTRIAN SCALE POLE MOUNTED AREA LIGHT. TYPE 5 DISTRIBUTION. 14' ROUND STRAIGHT STEEL POLE.	3000	3,380	25	LITHONIA	RADEAN RAD1 LED-P1-30K-SYM-MVOLT-RPA-(PIR)-FINISH	14' OVER-ALL HEIGHT.
4	P3	WALKWAYS	PEDESTRIAN SCALE POLE MOUNTED AREA LIGHT. TYPE 4 DISTRIBUTION WITH HOUSE SIDE SHIELD. 14' ROUND STRAIGHT STEEL POLE.	3000	3,207	25	LITHONIA	RADEAN RAD1 LED-P1-30K-ASY-MVOLT-RPA-(PIR)-HS-FINISH	14' OVER-ALL HEIGHT.
7	P4	WALKWAYS	PEDESTRIAN SCALE POLE MOUNTED AREA LIGHT. TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD. 14' ROUND STRAIGHT STEEL POLE.	3000	2,785	25	LITHONIA	RADEAN RAD1 LED-P1-30K-PATH-MVOLT-RPA-(PIR)-HS-FINISH	14' OVER-ALL HEIGHT.
TBD	S1	FESTIVE AREAS	LOW VOLTAGE STRING LIGHTING. REQUIRES POWER SUPPLIES	1800			TIVOLI	LIGHTSPHERE	THIS WOULD NEED A STRUCTURE TO MOUNT TO (I.E. POLES, PERGOLA, GAZEBO)
TBD	S2	WALKWAYS	IN-WALL LOUVERED STEPLIGHTS	3000			COLE	158 SERIES	TYPICALLY MOUNTED AT 18"-24" ABOVE FINISHED GRADE
344 FT	U	BENEATH BENCHES	CONTINUOUS LINEAR LED LIGHT, 24V. REQUIRES POWER SUPPLIES.	2800	64 LM/FT	2W/ FT	ILIGHT	PLEXINEON 1X	MOUNTED BENEATH BENCH AT APPROXIMATELY 18" ABOVE GRADE
2	W1	GARAGE ENTRANCES	FULL CUTOFF FORWARD THROW WALL MOUNTED AREA LIGHT.	3000	4,247	35	LITHONIA	WDGE2LED-P4-30K-VF-MVOLT-SRM	MOUNT APPROXIMATELY 13' ABOVE FINISHED GRADE.
9	W2	BUILDING MAIN ENTRANCES	FULL CUTOFF FORWARD THROW WALL MOUNTED AREA LIGHT.	3000	1,947	15	LITHONIA	WDGE2LED-P2-30K-VF-MVOLT-SRM	MOUNT APPROXIMATELY 9' ABOVE FINISHED GRADE

Luminaire Schedule

Symbol	Qty	Tag	Label	Description	Lum. Watts	Lum. Lumens	LLF
	344		iLight-Plexineon-White-1X-Ser	iLight Plexineon-White-1X	2.59	64	0.900
	34	B1	RADB LED P2 30K SYM DDBXD (1)	36 INCH HIGH BOLLARD	8	589	0.900
	12	EXT	City Streetlighting 0800np4gd	EXISTING CITY STREET LIGHTING	156.5	14484	0.900
	4	P1	P1 RAD1 LED P4 30K ASY HS	RAD1 LED P4 30K ASY HS	85.6782	9969	0.900
	19	P2	RAD1 LED P1 30K SYM	RAD1 LED P1 30K SYM	25.4134	3379	0.900
	4	P3	RAD1 LED P1 30K ASY HS	RAD1 LED P1 30K ASY HS	25.4134	2872	0.900
	7	P4	RAD1 LED P1 30K PATH HS	RAD1 LED P1 30K PATH HS	25.4134	2489	0.900
	2	W1	WDGE2 LED P4 30K 80CRI VF	FULL CUTOFF WALL PACK FORWARD THROW	34.96	4248	0.900
	9	W2	WDGE2 LED P2 30K 80CRI VF	FULL CUTOFF WALL PACK FORWARD THROW	14.53	1948	0.900

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Plane Planar	Illuminance	Fc	0.83	6.6	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	1.46	5.0	0.5	2.92	10.00
WEST PARKING	Illuminance	Fc	1.15	2.6	0.4	2.88	6.50

BAYVIEW REDEVELOPMENT

601 BAY VIEW
MADISON, WI 53715

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ISSUED FOR	REV	DATE
CITY LANDUSE SUBMITTAL		03/04/2020

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE LIGHTING PLAN

0' 20' 40' 80'

SCALE: 1"=40'

SCALE 11669.000

PROJECT NUMBER E100

DRAWING NUMBER

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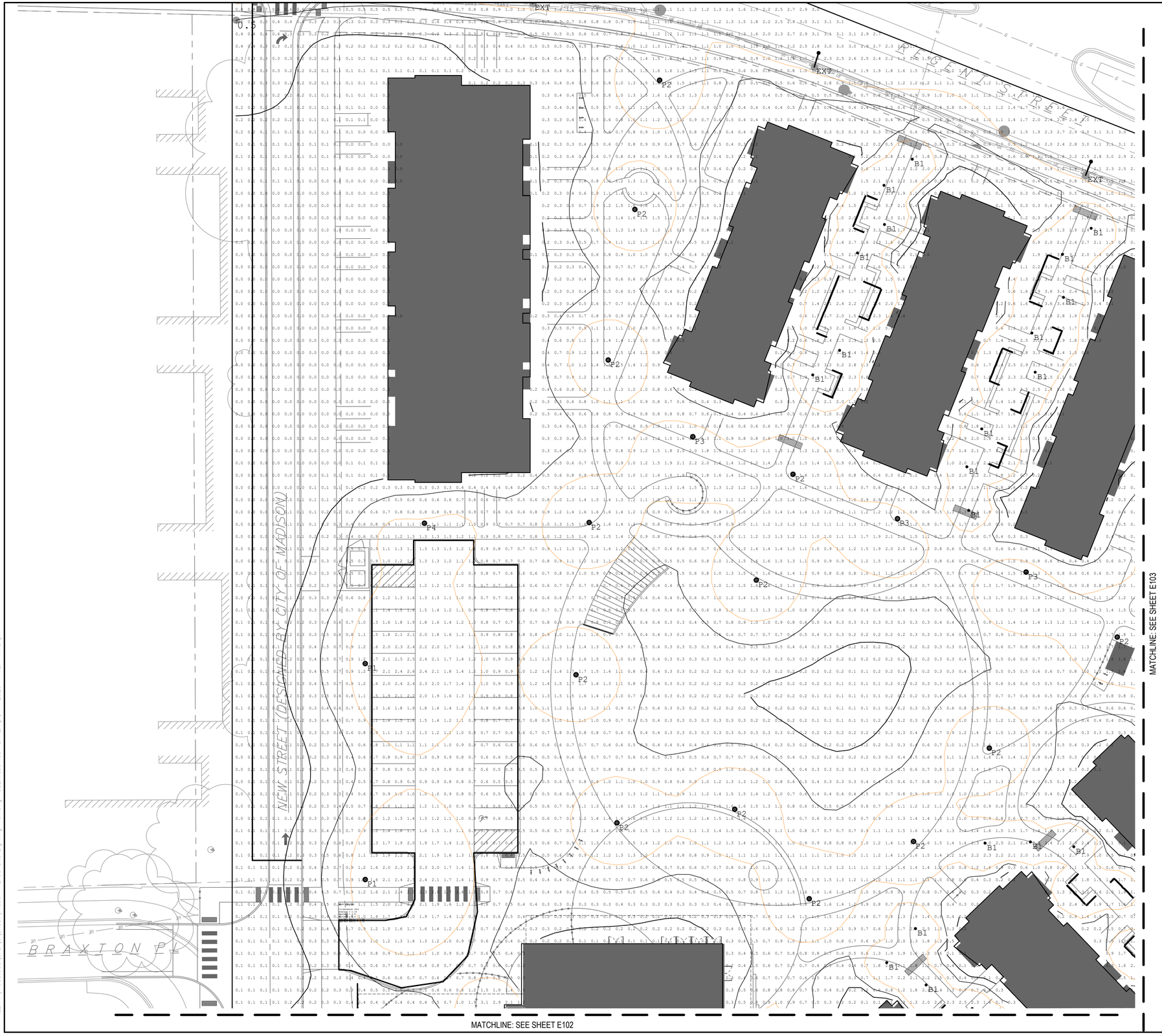

SHEET NOTES

1. PRIOR TO START OF PROJECT WORK, CONTRACTOR TO VERIFY ALL SITE CONDITIONS. PRESENT THE WORK PLAN AT THE OWNER'S PRE-CONSTRUCTION MEETING. DO NOT BEGIN PRIOR TO THE 'PRE-CONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
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5. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
6. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
7. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
8. COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.
9. SIDEWALK AND LANE CLOSURE DETAILS, SEE CITY SDD 6.36 AND 6.33.
10. UTILITY ROUTING AND STRUCTURES SHOWN ARE PRELIMINARY.
11. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

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CITY LANDUSE SUBMITTAL		*03/04/2020*

SEALS AND SIGNATURES

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KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE LIGHTING PLAN ENLARGEMENT

0' 20' 40' 80'

SCALE: 1"=20'

SCALE 11669.000

PROJECT NUMBER

E101

DRAWING NUMBER

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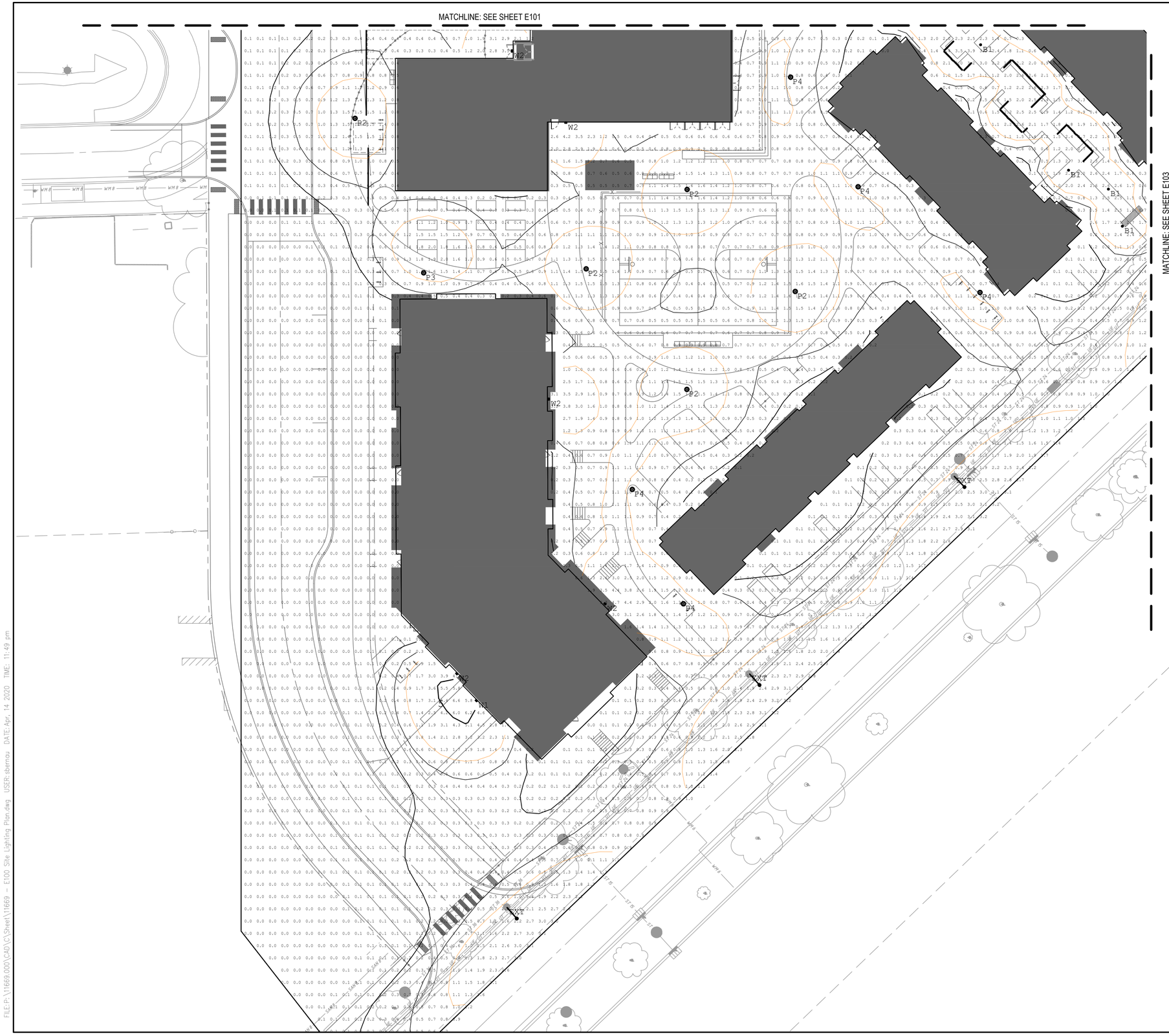

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE LIGHTING PLAN ENLARGEMENT

0' 20' 40' 80'

SCALE: 1"=20'

SCALE 11669.000

PROJECT NUMBER

E102

DRAWING NUMBER

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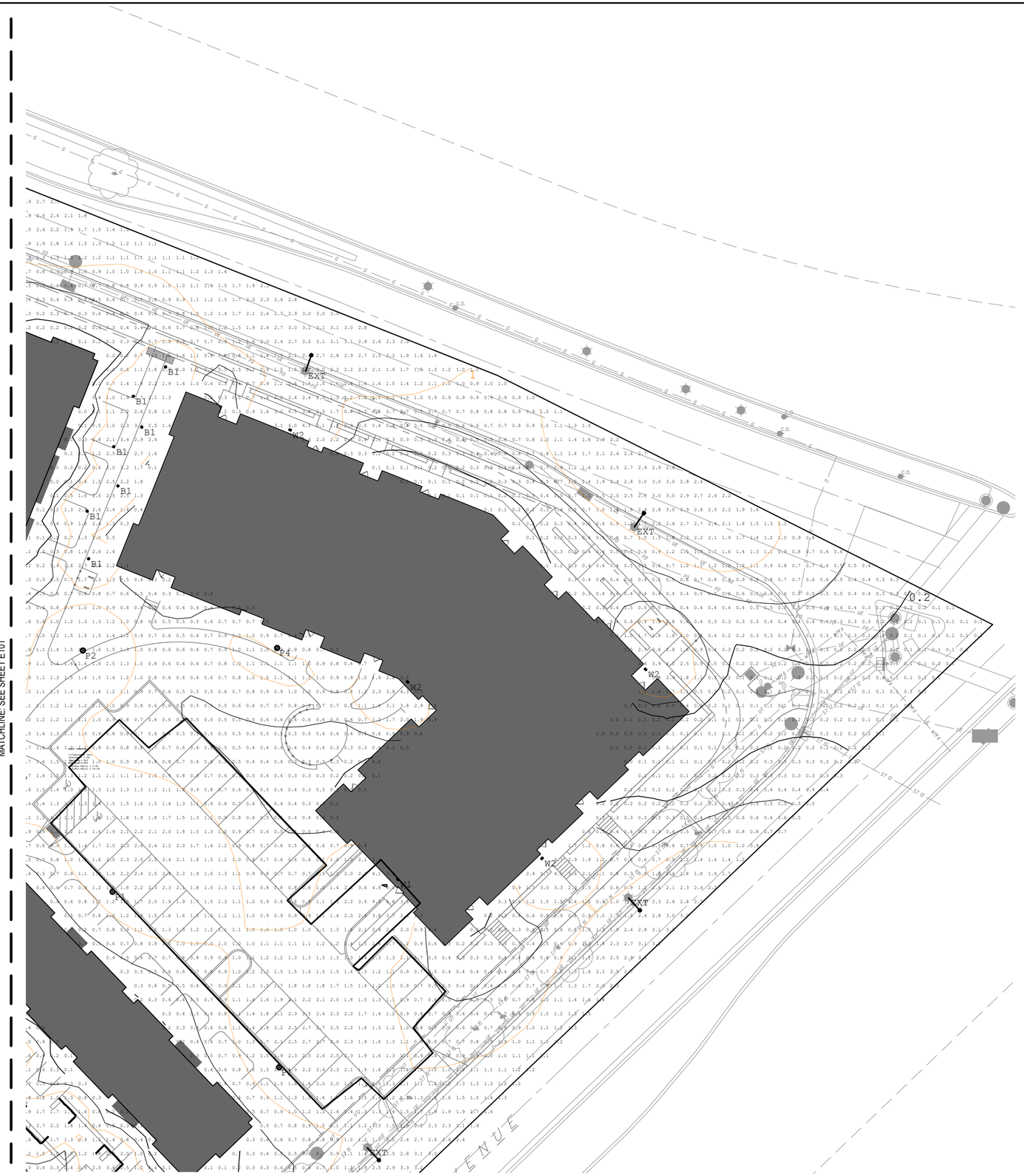

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SEALS AND SIGNATURES

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KEY PLAN

PROJECT NORTH

DRAWING TITLE

SITE LIGHTING PLAN ENLARGEMENT

0' 20' 40' 80'

SCALE: 1"=20'

SCALE

11669.000

PROJECT NUMBER

E103

DRAWING NUMBER

FILE:P:\11669.000\CAD\C\Sheet\11669 - E100 Site Lighting Plan.dwg USER:sbernau DATE:Apr, 15 2020 TIME: 06:16 pm



Radean Arm Mount
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

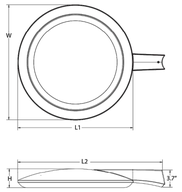
EPA: 0.75 ft² (0.05 m²)

Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR 2.0 enabled [2] PIR Bi-level motion sensor (100% to 30%) [2,3,4,5,6] PE Button photocell [2,3] FAO Field adjustable output [2,7]	SF Single Fuse [1] DF Double Fuse [1] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield [8]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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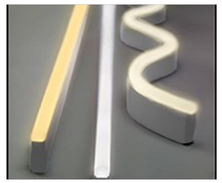
Plexineon White 1X Series

ILIGHT TECHNOLOGIES
www.ilight-tech.com

PRODUCT SUMMARY



PRODUCT FEATURES

- Four Kelvin temperatures
- Energy efficient
- Long lifetime
- Stable and consistent color temperature
- Low voltage
- Easy to install
- Cool to the touch
- For use as exterior or interior accent lighting, direct view or indirect view applications, coves

Color Temperatures (+/- 10%)

- 2800K
- 3500K
- 4500K
- 6500K

Diffuser Color (when not illuminated)

- Light amber hue

Lengths Available

- Standard Lengths: 2', 4', 6', 8'
- (610mm, 1219mm, 1830mm, 2438mm)
- Factory custom lengths available to the nearest 1/2" (13mm) +/- 0.25" (6mm)[1]
- 2' (610mm) field cuttable pieces
- Illuminated outside corner pieces
- Factory convex or concave bends to minimum inside radius of 5" (127mm)
- Factory "easy bends" to a 3/16" (5mm) radius[1]
- Gentle field bends to a 48" (1219mm) radius[2]

Power Supply

- Class 2, 24 VDC, 100 Watts - must be supplied by iLight
- Primary voltage: 120 or 120-277 depending on model
- Secondary voltage: 24VDC 4.1 A Max
- Maximum illumination length of a single 100W power supply 32 feet (9.75m)

Power Supply Tips

- 20% maximum overage for breaker for primary current draw
- Do not plug multiple power supplies into one run of Plexineon
- All iLight power supplies should be on an independent circuit
- Recommend surge protection upstream from power supply
- Verify correct voltage prior to wiring to non-switching power supplies

Low Voltage Cable

Maximum distance of low voltage cable in any given run:

- 14 AWG: 40 feet (12.19m)
- 12 AWG: 60 feet (18.29m)
- 10 AWG: 100 feet (30.48m)

1. Drawing required for production
2. Field bending allowed only on fixture without C-channel

ORDERING INFORMATION

CLASS: T (T = Trim) - VOLTAGE: 24 (24 = 24v) - COLOR: (White) - HOUSING: S (S = Silver) - LENGTH: - CHANNEL: - VERSION:

W28 = 1X 2800K
W35 = 1X 3500K
W45 = 1X 4500K
W65 = 1X 6500K

2F = 2 Feet
4F = 4 Feet
6F = 6 Feet
8F = 8 Feet
CL = Custom Length
PC = Outside Corner
RT = Corner Cuttable
TT = Cuttable
BE = Bend-Easy
BN = Bend-Convex
BV = Bend-Concave

NC = No Channel
SC = Stainless Steel Channel

00 = With Connectors
01 = Without Connectors

Specification sheets are subject to change without notice. For the most recent version, please refer to www.ilight-tech.com



RADEAN Bollard
LED Site Luminaire

Catalog Number

Notes

Type

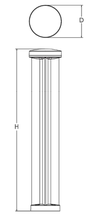
Hit the Tab key or mouse over the page to see all interactive elements.

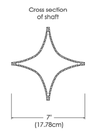
Specifications

Diameter: D = 8.25" (20.96cm)

Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

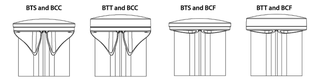




Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)
RADB LED	P1 P2 P3 P4 P5 [1]	27K 2700 K 30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	ASY Asymmetric [2] SYM Symmetric [1]	MVOLT [3] 120 208 [3] 240 [3] 277 347 480	**Shipped installed** PE Photoelectric cell, button type [4,5] DMG 0-10V dimming driver (no controls) E7WH Emergency battery backup,Certified in CA Title 20 MAEDBS [4,6] FAO Field adjustable output [7] PIR Motion sensor Bi-level [4,8,9]	**Slim Top** BTS Slim top, painted to match shaft [1,8] BTSDWHXD Slim top, white [1,8] BTSDBLBXD Slim top, black texture [1,8] BTSDBLXD Slim top, black [1,8] BTSDDBTXD Slim top, dark bronze textured [1,8] BTSDDBXD Slim top, dark bronze [1,8] BTSDNATXD Slim top, natural aluminum textured [1,8] BTSDNAXD Slim top, natural aluminum [1,8] BTSDWHGXD Slim top, white textured [1] **Tall Top** BTT Tall top painted to match shaft [1] BTTDBLBXD Tall top, black textured [1] BTTDBLXD Tall top, black [1] BTTDDBTXD Tall top, dark bronze textured [1] BTTDDBXD Tall top, dark bronze [1] BTTDNATXD Tall top, natural aluminum textured [1] BTTDNAXD Tall top, natural aluminum BTTDWHGXD Tall top, white textured [1] BTTDWHXD Tall top, white [1]

Bollard crown (required)				Other options	Finish (required)
Deep Crown		**Flat Crown**		H24 [4,9] 24" overall height	DDBXD Dark bronze
BCC	Deep crown, painted to match shaft [1]	BCF	Flat crown, painted to match shaft [1]	H30 [4,9] 30" overall height	DBLXD Black
BCCDWHXD	Deep crown, white [1]	BCFDBLBXD	Flat crown, black textured [1]	H36 [4,9] 36" overall height	DNAXD Natural aluminum
BCCDBLXD	Deep crown, black [1]	BCFDBLXD	Flat crown, black [1]	L/AB Without anchor bolts	DWHXD White
BCCDBLBXD	Deep crown, black textured [1]	BCFDDBTXD	Flat crown, dark bronze textured [1]		DDBTXD Textured dark bronze
BCCDDBTXD	Deep crown, dark bronze textured [1]	BCFDDBXD	Flat crown, dark bronze [1]		DBLBXD Textured black
BCCDDBXD	Deep crown, dark bronze [1]	BCFDNATXD	Flat crown, natural aluminum textured [1]		DNATXD Textured natural aluminum
BCCDNATXD	Deep crown, natural aluminum textured [1]	BCFDNAXD	Flat crown, natural aluminum [1]		DWHGXD Textured white
BCCDNAXD	Deep crown, natural aluminum [1]	BCFDWHGXD	Flat crown, white textured [1]		
BCCDWHGXD	Deep crown, white textured [1]	BCFDWHXD	Flat crown, white [1]		

Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES
1 PS only available in SYM distribution.
2 ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
3 PIR not available with 208V or 240V.
4 PE only available with ASY.
5 PE, PIR and FAO not available with BTS.
6 E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7 PIR not available with E7WH.
8 Architectural and custom colors available (additional leadtimes and cost may apply).
9 42" Height is standard. H24, H30 and H36 have longer leadtimes.

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SEALS AND SIGNATURES

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KEY PLAN

DRAWING TITLE
SITE LIGHTING CUTSHEETS

SCALE
11669.000

PROJECT NUMBER

E200

DRAWING NUMBER

FILE: \\md-fle1\projects\11669.000\CAD\C\Sheet\11669 - E100 Site Lighting Plan.dwg USER: mfi DATE: Mar, 04 2020 TIME: 02:04 pm

COLE LIGHTING

Steplites

Series	LED	Fluor.	Incan.	Dimming	Exterior	Interior	Feed-Thru	Other Options
158	●	●	●	●	●	LED & Fluor. only	●	Bronze faceplate LED colors Sharp cutoff louver Junction box Faceplate colors

158 SERIES



L158W-J



L158GW-B-J — Cast bronze faceplate



L158W-N-J — Stainless steel



L158W-SCL-BLK — LED interior





LED with standard or high output options, compact fluorescent lamp, or incandescent, may be specified for this series.

The junction box on Cole Steplites may be field mounted to the back or bottom of the fixture.

Description
The 158 Series of Steplites is a low-profile, "brick size" site fixture with LED, fluorescent, and incandescent lamp options. It is suitable for a variety of interior or exterior applications. The rugged construction, engineering excellence, and quality make these fixtures ideal for specification in most public areas.

Features
Louvers in the 158 Series are more widely spaced than most fixtures of this type, allowing for significantly greater forward projected illumination. Exceptional durability is provided by the thick cast aluminum faceplate and the tempered glass diffuser. Louvered models offer even greater protection to the diffuser while controlling the distribution of light. Cole Steplites feature an optional cast aluminum junction box which may be easily field mounted to either the back or bottom of the housing to best suit installation conditions.

Applications
The 158 Series Steplites are suitable for concrete pour/block wall and stud wall mounting in indoor or outdoor installations. They are ideal in low walls and side mounting at stairs. LED and incandescent fixtures will work well in extremely cold climates. The LED and fluorescent lamp options may be specified for interior combustible conditions. They are ideal in low walls and step risers.

Custom
If your project demands a special fixture we would be pleased to discuss the production of modified standard fixtures or custom fixtures to suit your specific conditions. For more information on our custom capabilities, please contact your local Cole representative.

COLE Lighting

C.W. Cole & Company, Inc.
2560 N. Rosemead Boulevard
South El Monte, CA 91733-1593

Tel. (626) 443-2473
Fax (626) 443-9253
info@colelighting.com
www.colelighting.com



WDGE1 LED
Architectural Wall Sconce

Catalog Number

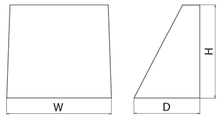
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth: 5.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket **Shipped separately** AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options		Finish			
E4WH[3]	Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE[4]	Photocell, Button Type	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES
1 50K not available in 90CRI.
2 347V not available with E4WH, DS or PE.
3 E4WH not available with PE or DS.
4 PE not available with DS.

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WDGE2 LED
Architectural Wall Sconce

Catalog Number

Notes

Type

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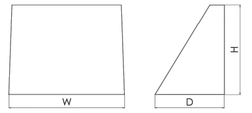
Specifications

Depth: 7"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P15W P2[1] P25W P3[1] P35W P4[1] P5[1] Door with small window (DW) is required to accommodate sensors. See page 2 for more details.	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[3] 480[3]	**Shipped included** SRM Surface mounting bracket **Shipped separately** AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options		Finish			
E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P15W, P25W & P35W)		DDBXD	Dark bronze
E10WH	Emergency battery backup, CEC compliant (10W, 5°C min)	PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
E20WC	Emergency battery backup, CEC compliant (18W, -20°C min)	PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD	Natural aluminum
PE[4]	Photocell, Button Type	PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD	Sandstone
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Networked Sensors/Controls** (only available with P15W, P25W & P35W)		DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
		NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
		See page 4 for out of box functionality		DWHGXD	Textured white
				DSSTXD	Textured sandstone

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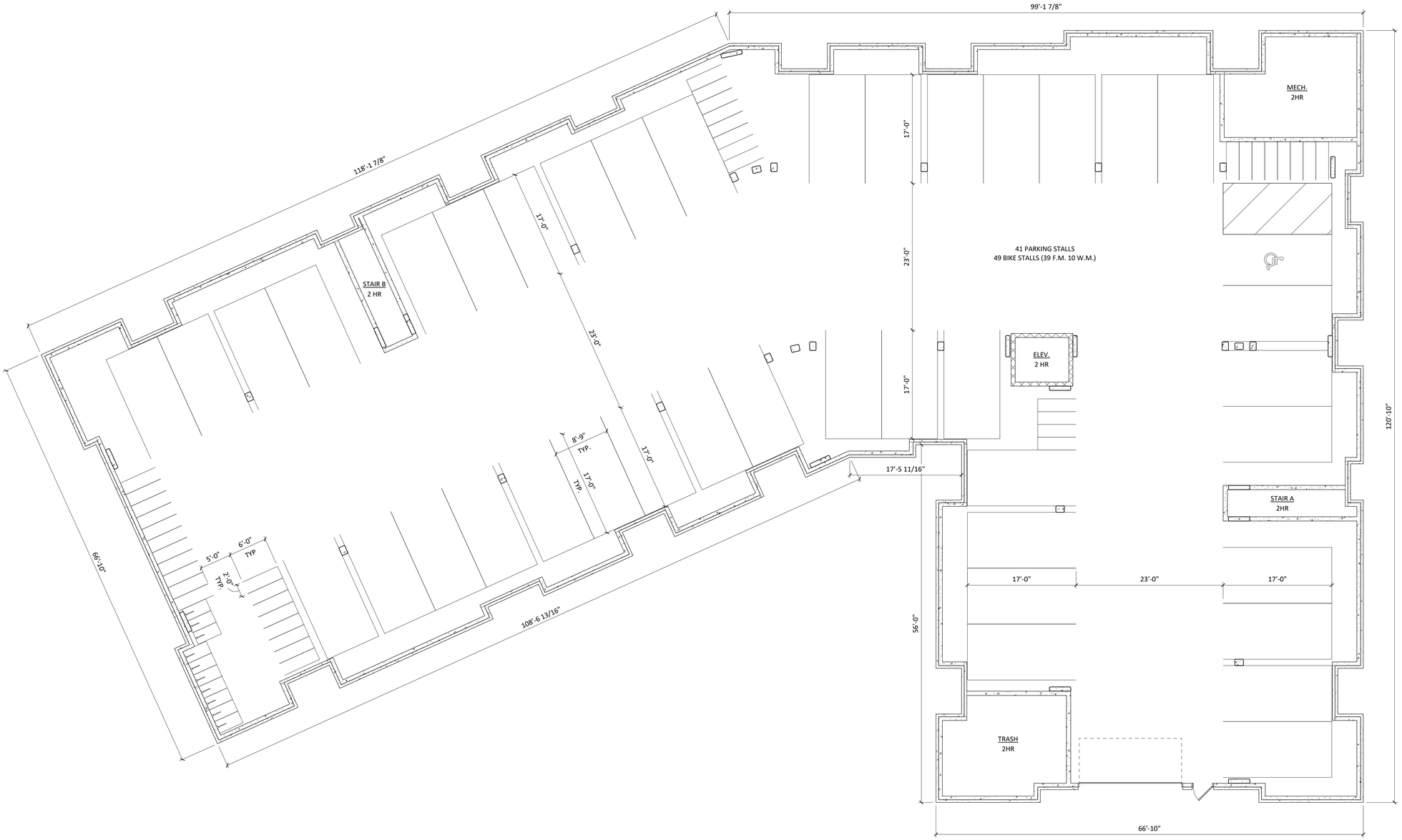

1 A-1.0 BLDG #1 BASEMENT FLOOR PLAN

1/8" = 1'-0"

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1 A-1.1 BLDG #1 FIRST FLOOR PLAN

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1 A-1.2 BLDG #1 SECOND FLOOR PLAN

1/8" = 1'-0"

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1 A-1.3 BLDG #1 THIRD FLOOR PLAN

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1 A-1.4 BLDG #1 FOURTH FLOOR PLAN

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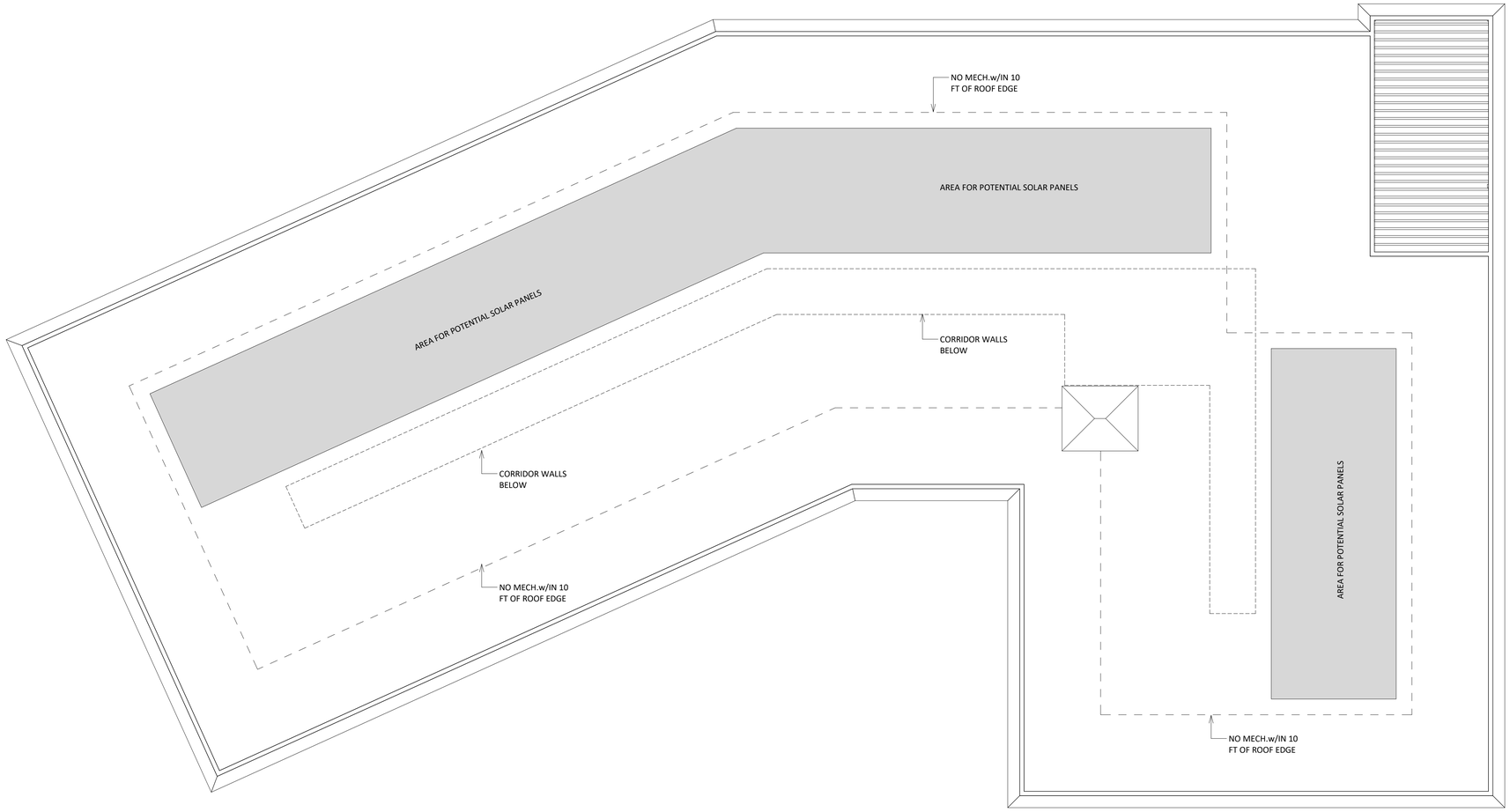

1 A-1.5 BLDG #1 ROOF PLAN
1/8" = 1'-0"

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1 A-2.1 NORTH EAST ELEVATION
1/8" = 1'-0"



2 A-2.1 SOUTH EAST ELEVATION
1/8" = 1'-0"



3 A-2.1 NORTH WEST ELEVATION
1/8" = 1'-0"

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3 A-2.2 SOUTH WEST ELEVATION
1/8" = 1'-0"



1 A-2.2 INT. NORTH WEST ELEVATION
1/8" = 1'-0"



2 A-2.2 INT. SOUTH WEST ELEVATION
1/8" = 1'-0"

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1 A-2.3 NORTH EAST ELEVATION COLOR
1/8" = 1'-0"



3 A-2.3 SOUTH EAST ELEVATION COLOR
1/8" = 1'-0"



4 A-2.3 NORTH WEST ELEVATION COLOR
1/8" = 1'-0"

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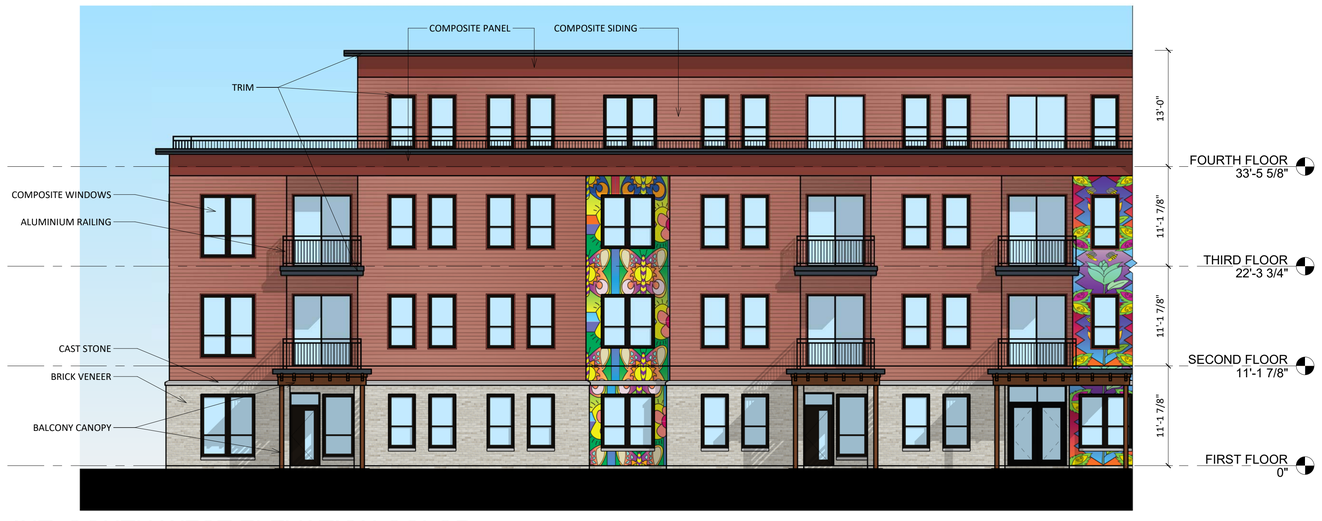
1 A-2.4 SOUTH WEST ELEVATION COLOR

1/8" = 1'-0"



2 A-2.4 INT. NORTH WEST ELEVATION COLOR

1/8" = 1'-0"



3 A-2.4 INT. SOUTH WEST ELEVATION COLOR

1/8" = 1'-0"

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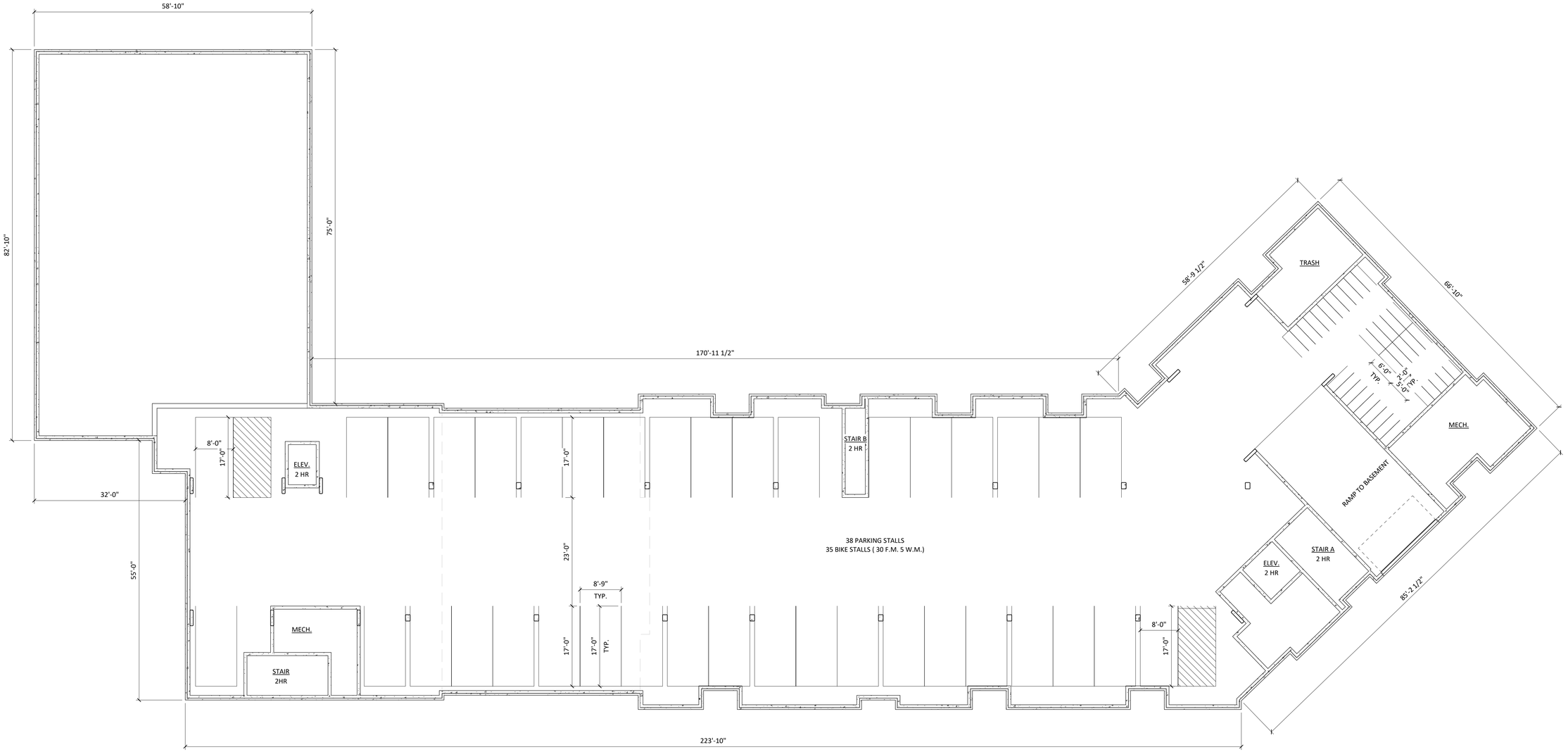

1 A-1.0 BLDG #2 - BASEMENT FLOOR PLAN

3/32" = 1'-0"

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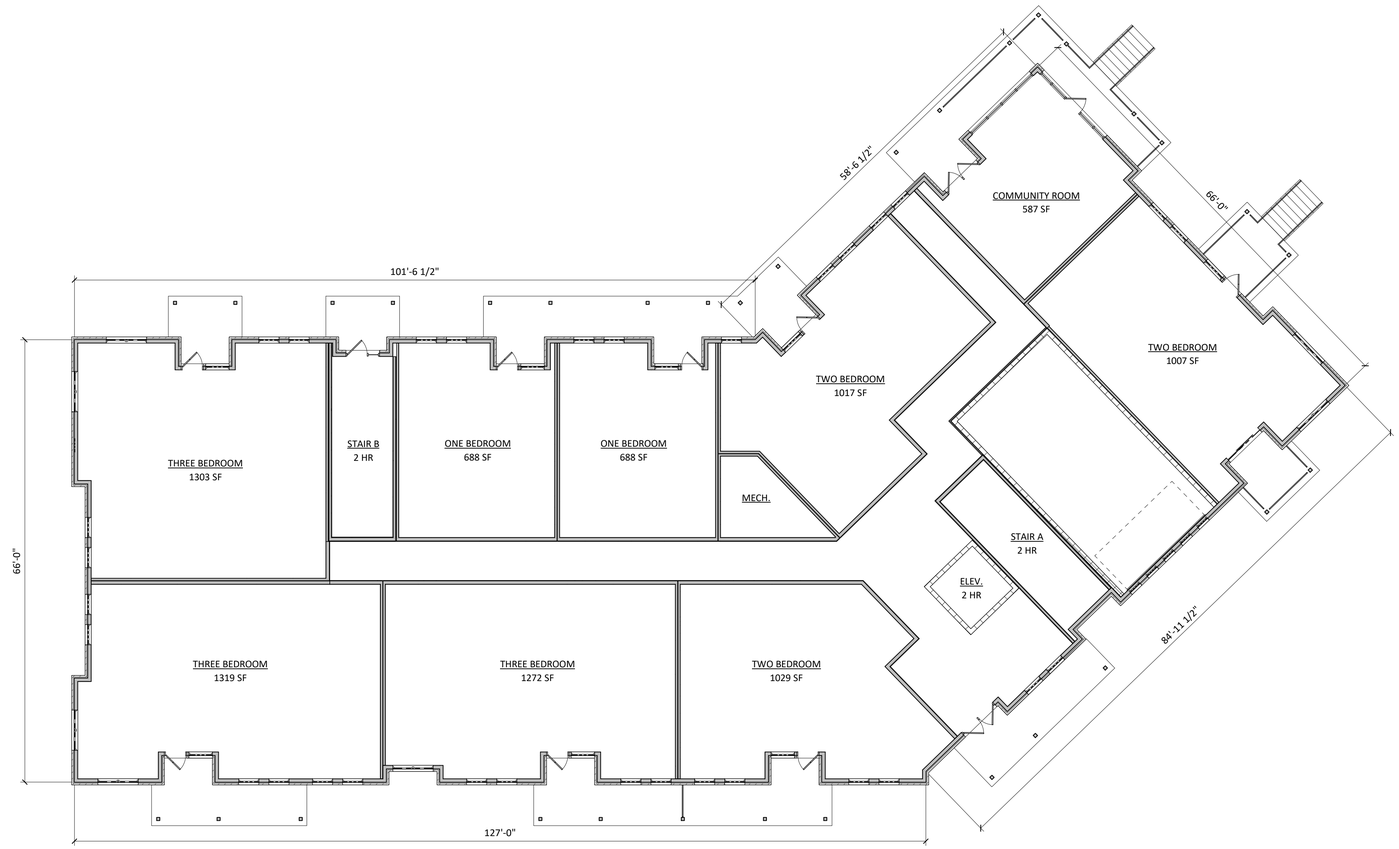

1 A-1.1 BLDG #2 - FIRST FLOOR PLAN
3/32" = 1'-0"

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1 / A-1.2 BLDG #2 - SECOND FLOOR PLAN

3/32" = 1'-0"

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1 A-1.3 BLDG #2 - THIRD FLOOR PLAN

3/32" = 1'-0"

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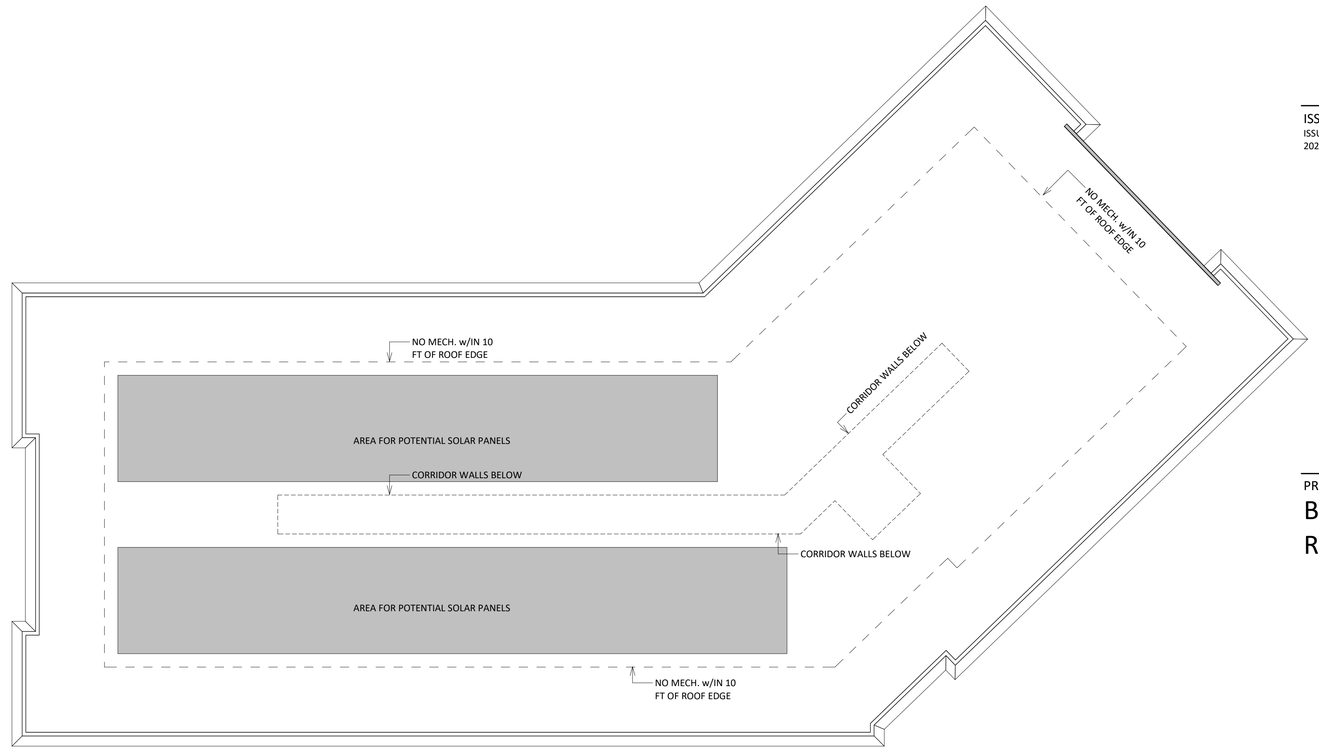

1 A-1.4 BLDG #2 - ROOF PLAN
3/32" = 1'-0"

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REDEVELOPMENT

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SHEET TITLE
BLDG #2 ROOF PLAN

SHEET NUMBER
A-1.4

PROJECT NUMBER 1827

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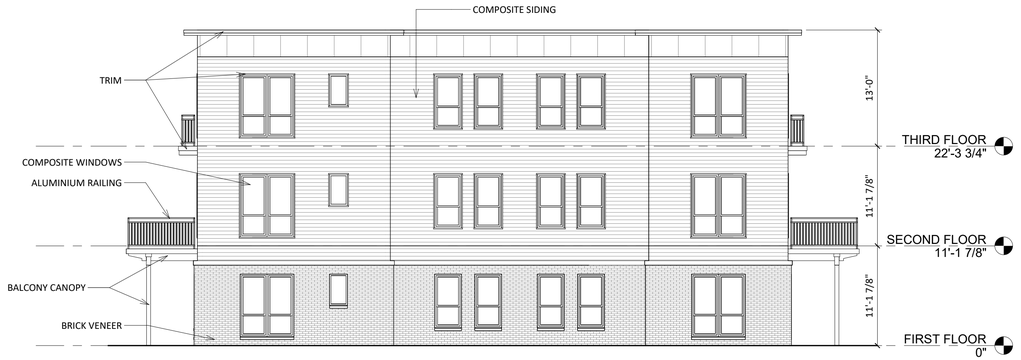
3 A-2.1 SOUTH EAST ELEVATION
1/8" = 1'-0"



1 A-2.1 NORTH ELEVATION
1/8" = 1'-0"



4 A-2.1 SOUTH WEST ELEVATION
1/8" = 1'-0"



2 A-2.1 NORTH EAST ELEVATION
1/8" = 1'-0"

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1 A-2.2 EAST ELEVATION
1/8" = 1'-0"



2 A-2.2 WEST ELEVATION
1/8" = 1'-0"

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3 A-2.3 SOUTH EAST ELEVATION COLOR
1/8" = 1'-0"



1 A-2.3 NORTH ELEVATION COLOR
1/8" = 1'-0"



4 A-2.3 SOUTH WEST ELEVATION COLOR
1/8" = 1'-0"



2 A-2.3 NORTH EAST ELEVATION COLOR
1/8" = 1'-0"

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BAYVIEW REDEVELOPMENT

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SHEET TITLE
BLDG #2 EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
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1 A-2.4 EAST ELEVATION COLOR
1/8" = 1'-0"



2 A-2.4 WEST ELEVATION COLOR
1/8" = 1'-0"

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KEY PLAN

ISSUED
ISSUED FOR LAND USE & UDC - MARCH 04, 2020

PROJECT TITLE
BAYVIEW REDEVELOPMENT

BAYVIEW
MADISON, WI

SHEET TITLE
BLDG #2 EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
A-2.4

PROJECT NUMBER 1827

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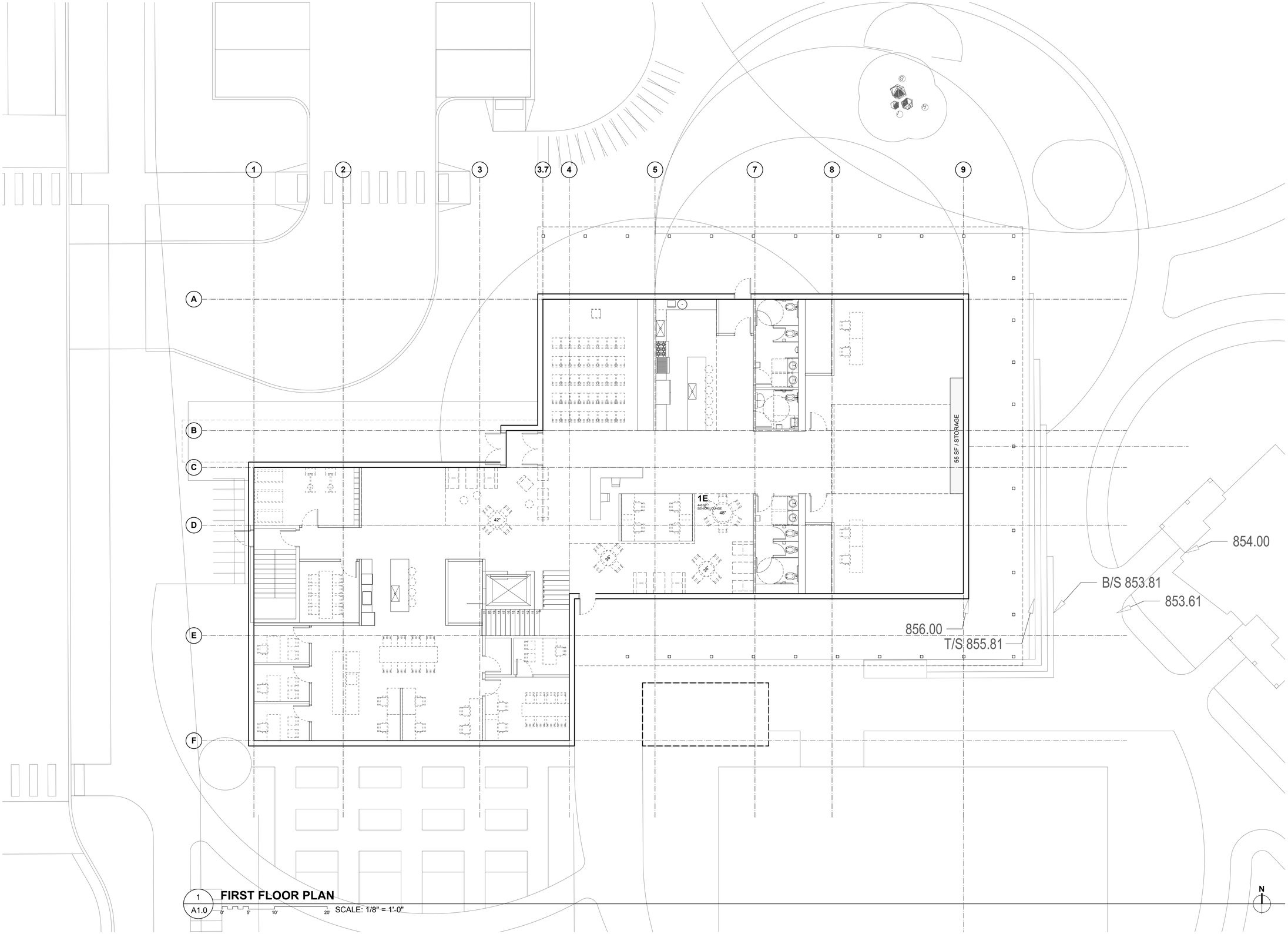

1 A1.0 **FIRST FLOOR PLAN**

0' 5' 10' 20' SCALE: 1/8" = 1'-0"

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Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

PROJECT

BAYVIEW COMMUNITY CENTER

REVISIONS

DATE

March 4, 2020

PROJECT NUMBER

224018.01

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A1.0

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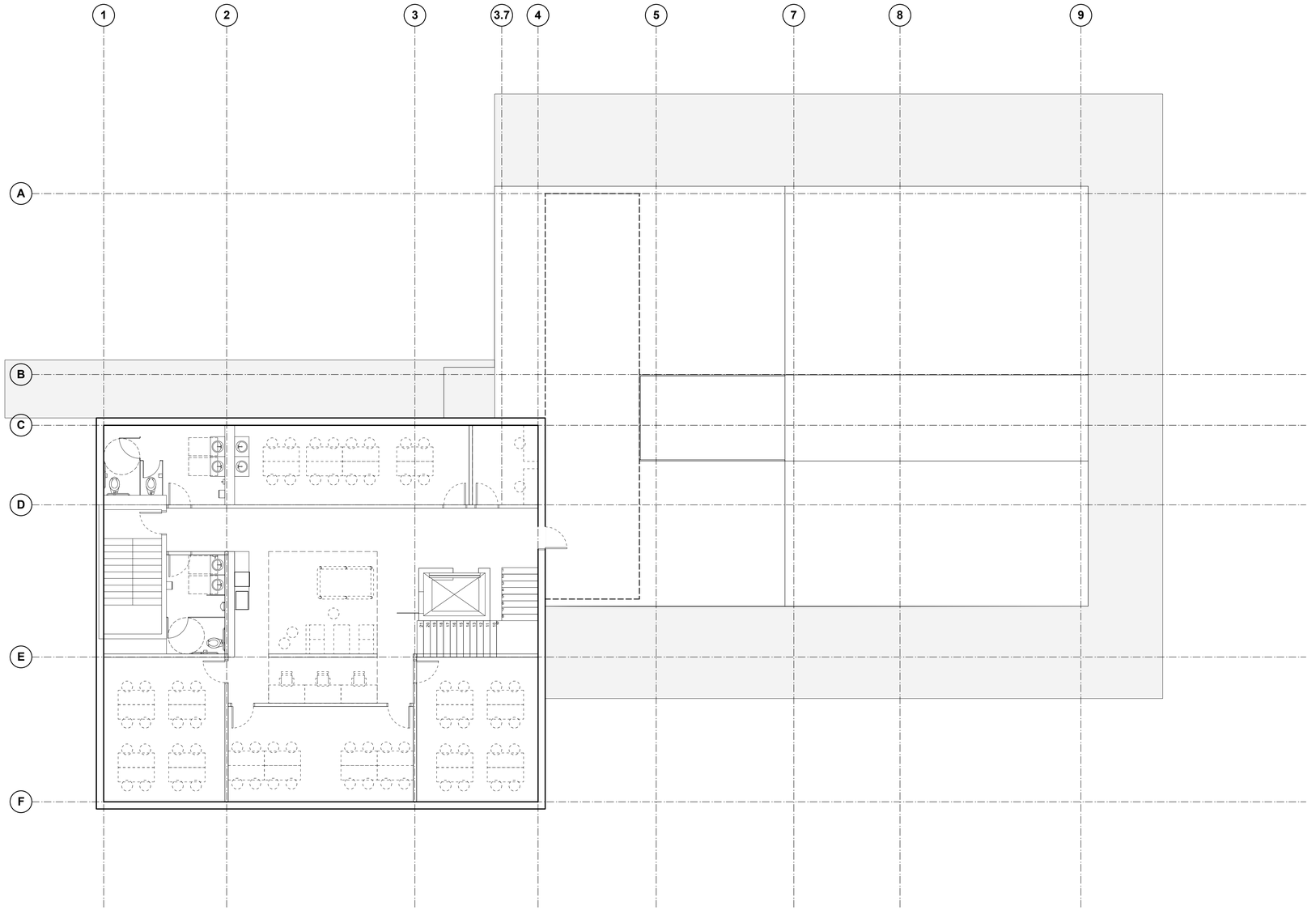

1 / A1.1 **SECOND LEVEL PLAN**

0' 5' 10' 20' SCALE: 1/8" = 1'-0"

N

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PROJECT

BAYVIEW COMMUNITY CENTER

REVISIONS

DATE

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PROJECT NUMBER

224018.01

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A1.1

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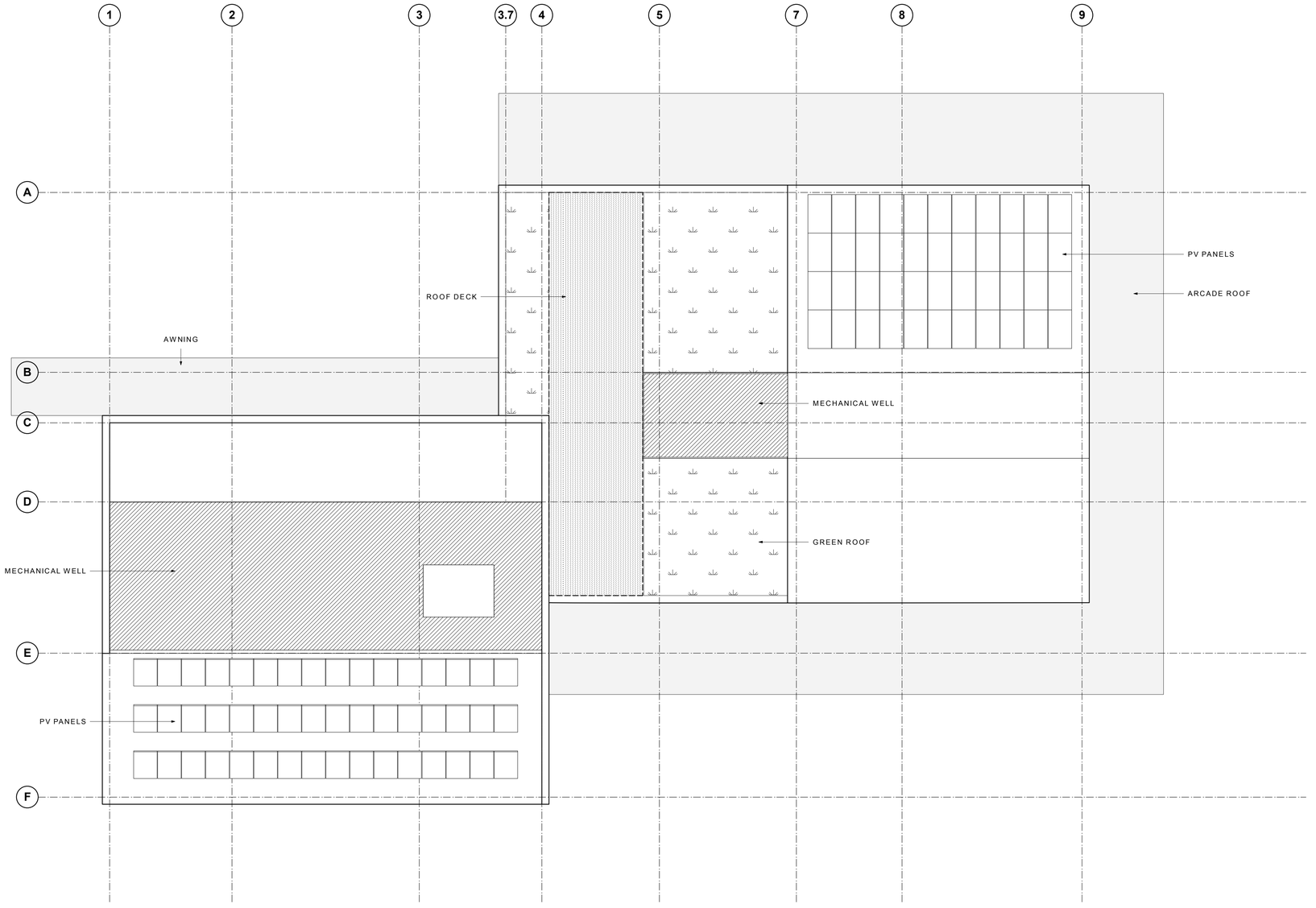

1 / A1.2 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

N

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PROJECT

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DATE
March 4, 2020

PROJECT NUMBER
224018.01

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A1.2

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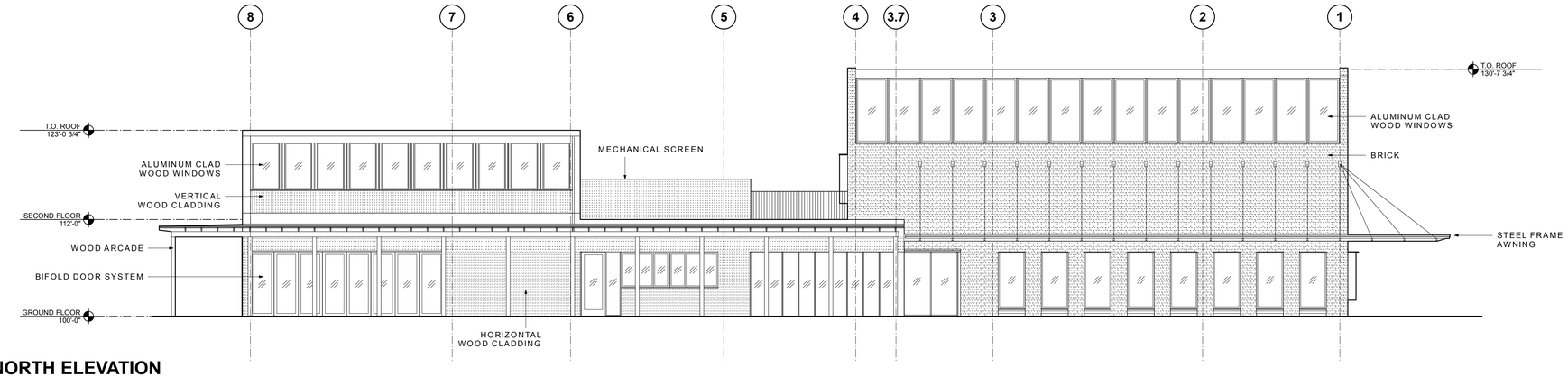
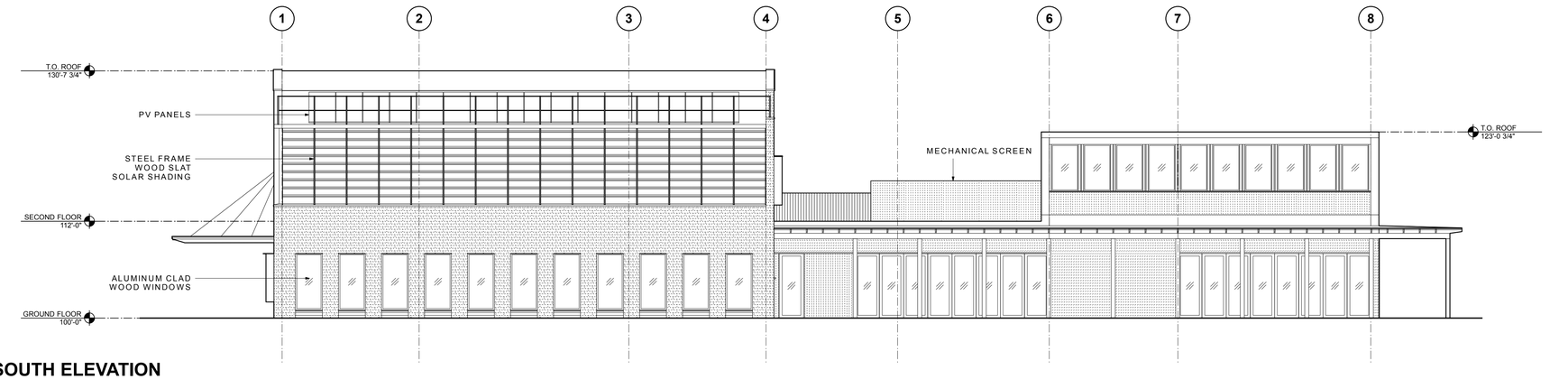


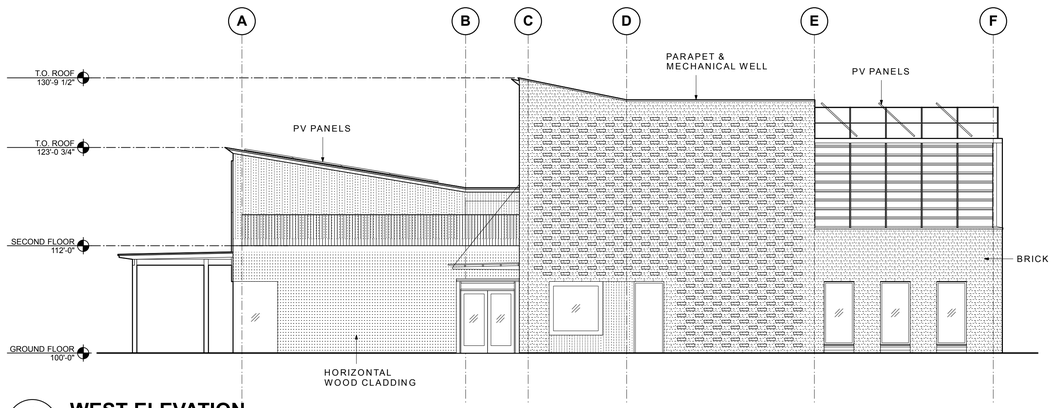
1 A3.0 **NORTH ELEVATION**

0' 5' 10' 20' SCALE: 1/8" = 1'-0"



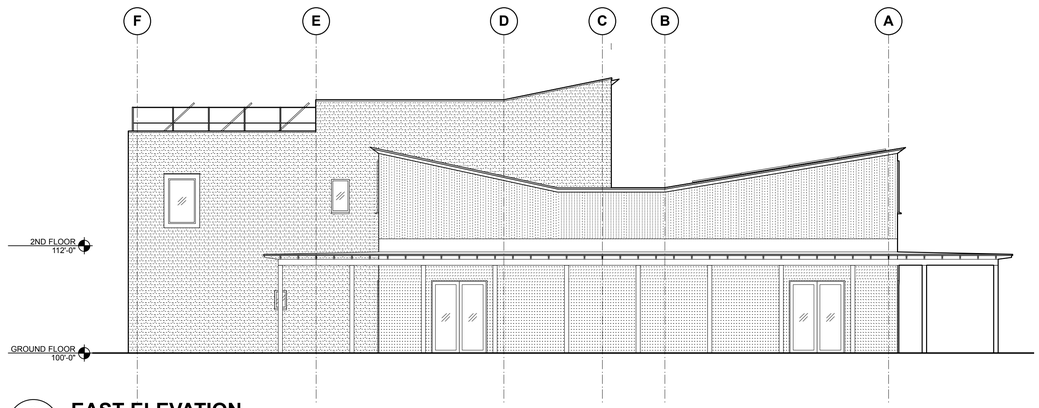
2 A3.0 **SOUTH ELEVATION**

0' 5' 10' 20' SCALE: 1/8" = 1'-0"



4 A3.0 **WEST ELEVATION**

0' 5' 10' 20' SCALE: 1/8" = 1'-0"



3 A3.0 **EAST ELEVATION**

0' 5' 10' 20' SCALE: 1/8" = 1'-0"

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DATE

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PROJECT NUMBER

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.0

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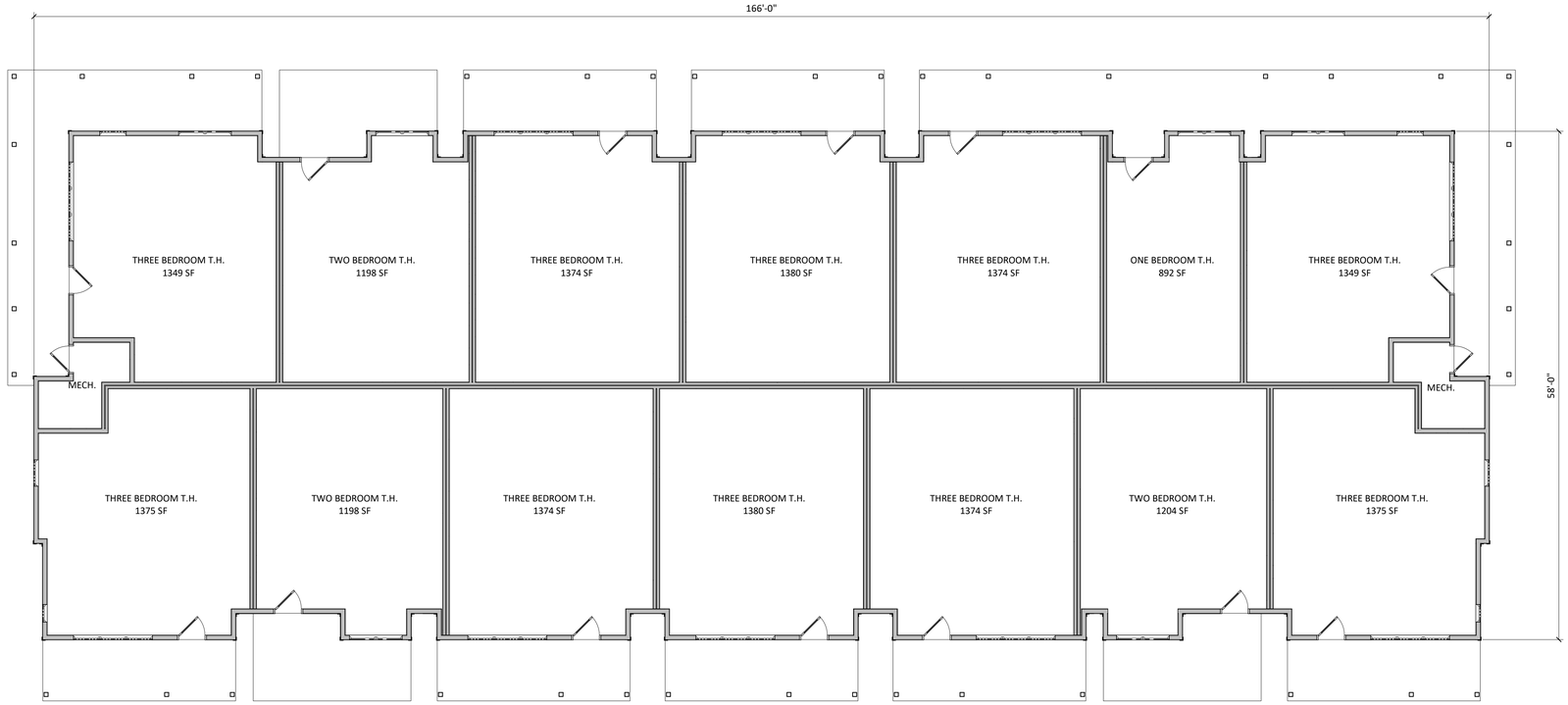

1 / A-1.1 BLDG #4 - FIRST FLOOR PLAN

1/8" = 1'-0"

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KEY PLAN

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PROJECT TITLE
BAYVIEW
REDEVELOPMENT

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MADISON, WI

SHEET TITLE
BLDG #4 FIRST
FLOOR PLAN

SHEET NUMBER

A-1.1

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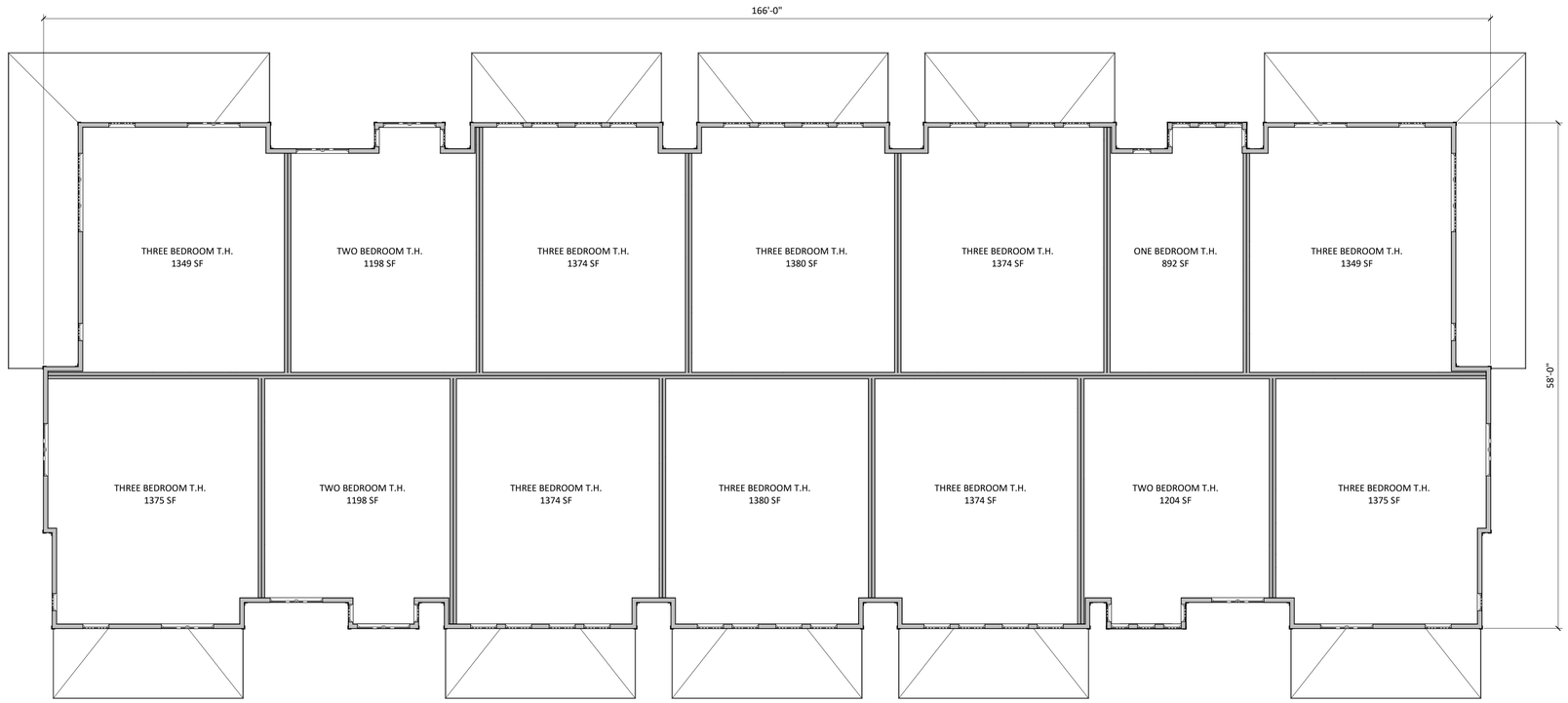

1 / A-1.2 BLDG #4 - SECOND FLOOR PLAN

1/8" = 1'-0"

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PROJECT TITLE
BAYVIEW
REDEVELOPMENT

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SHEET TITLE
BLDG #4
SECOND FLOOR
PLAN

SHEET NUMBER

A-1.2

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1 A-2.1 **WEST ELEVATION**
1/8" = 1'-0"



2 A-2.1 **EAST ELEVATION**
1/8" = 1'-0"



4 A-2.1 **NORTH ELEVATION**
1/8" = 1'-0"



3 A-2.1 **SOUTH ELEVATION**
1/8" = 1'-0"

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SHEET TITLE
BLDG #4 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

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1 A-2.2 WEST ELEVATION COLOR
1/8" = 1'-0"



2 A-2.2 EAST ELEVATION COLOR
1/8" = 1'-0"



4 A-2.2 NORTH ELEVATION COLOR
1/8" = 1'-0"



3 A-2.2 SOUTH ELEVATION COLOR
1/8" = 1'-0"

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BLDG #4 EXTERIOR ELEVATIONS - COLORED

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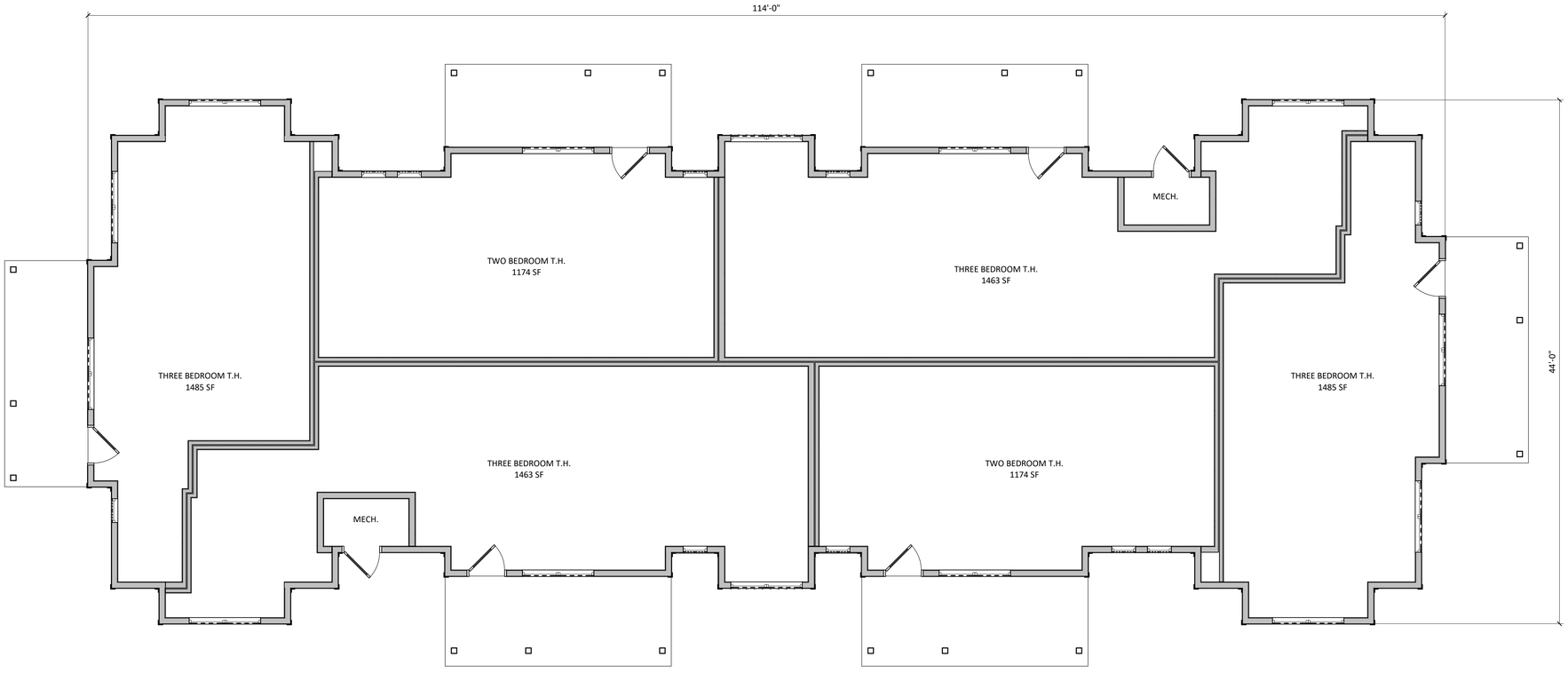

1 A-1.1 BLDG #5,#6,#9,#10 - FIRST FLOOR PLAN

3/16" = 1'-0"

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#5,#6,#9,#10
FIRST FLOOR
PLAN

SHEET NUMBER
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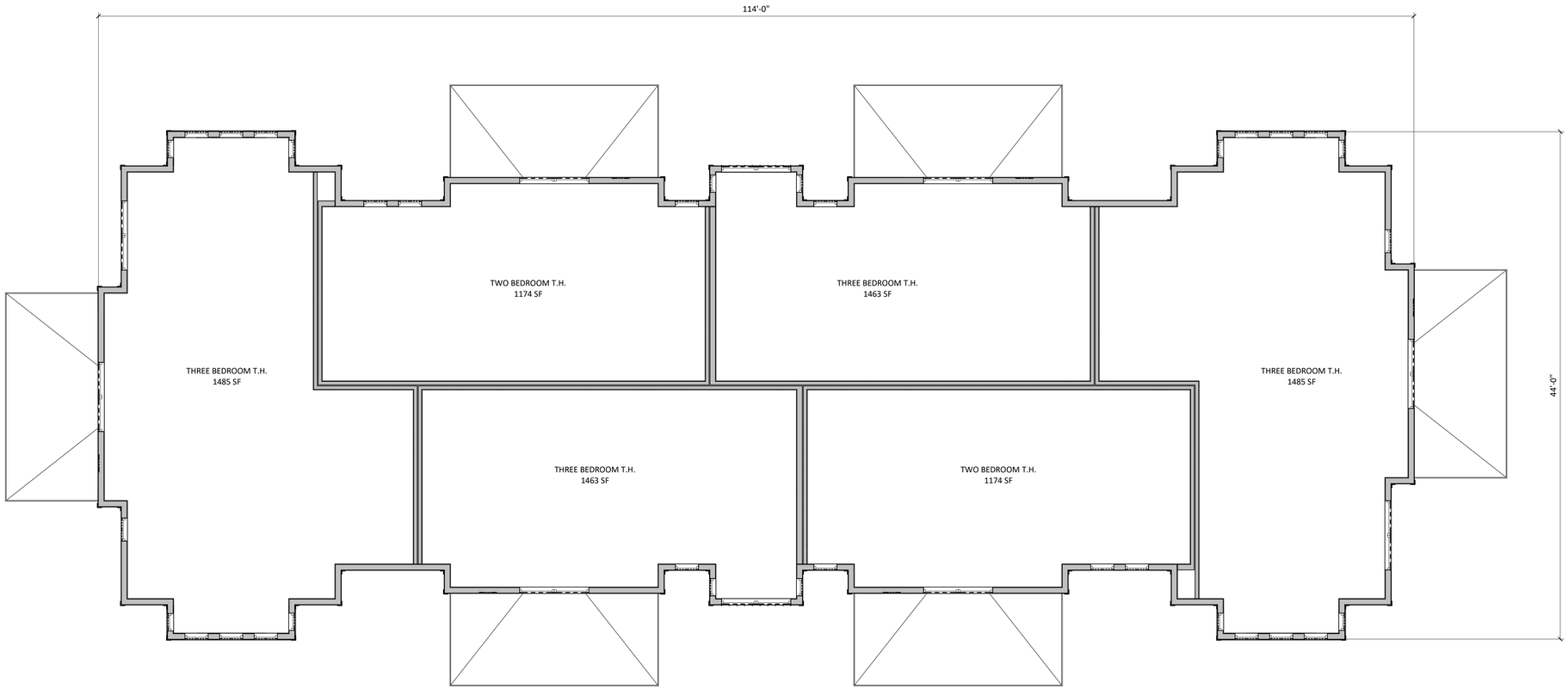

1 / A-1.2 BLDG #5,#6,#9,#10 - SECOND FLOOR PLAN

3/16" = 1'-0"

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REDEVELOPMENT

BAYVIEW
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SHEET TITLE
BLDG
#5,#6,#9,#10
SECOND FLOOR
PLAN

SHEET NUMBER
A-1.2

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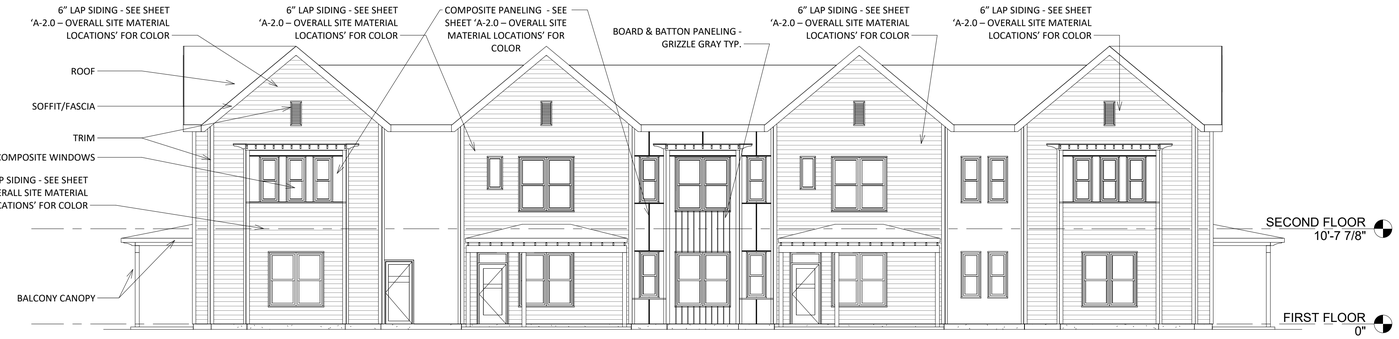

1 A-2.1 WEST ELEVATION
1/8" = 1'-0"



2 A-2.1 EAST ELEVATION
1/8" = 1'-0"



4 A-2.1 NORTH ELEVATION
1/8" = 1'-0"



3 A-2.1 SOUTH ELEVATION
1/8" = 1'-0"

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PROJECT TITLE
BAYVIEW
REDEVELOPMENT

BAYVIEW
MADISON, WI

SHEET TITLE
BLDG
#5,#6,#9,#10
EXTERIOR
ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 1827

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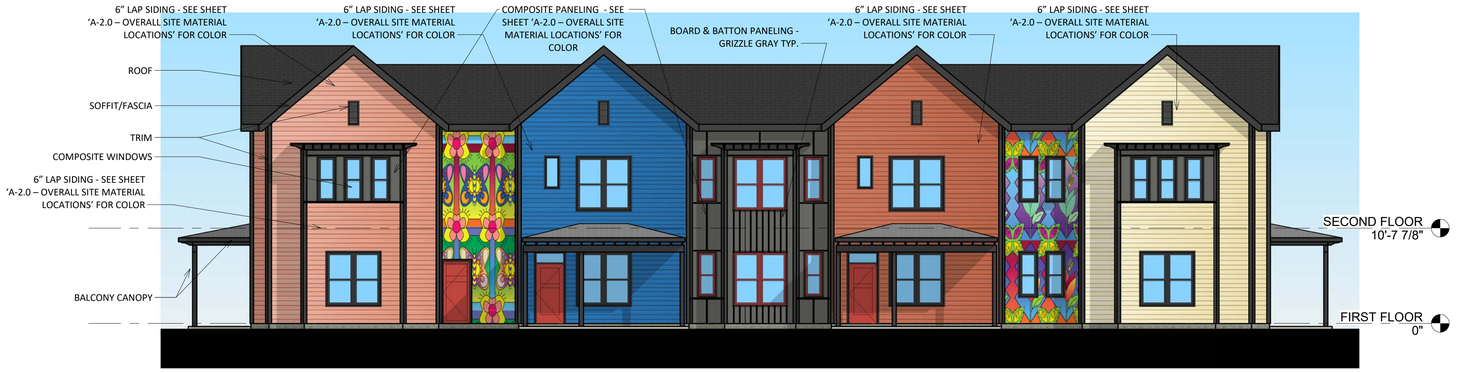
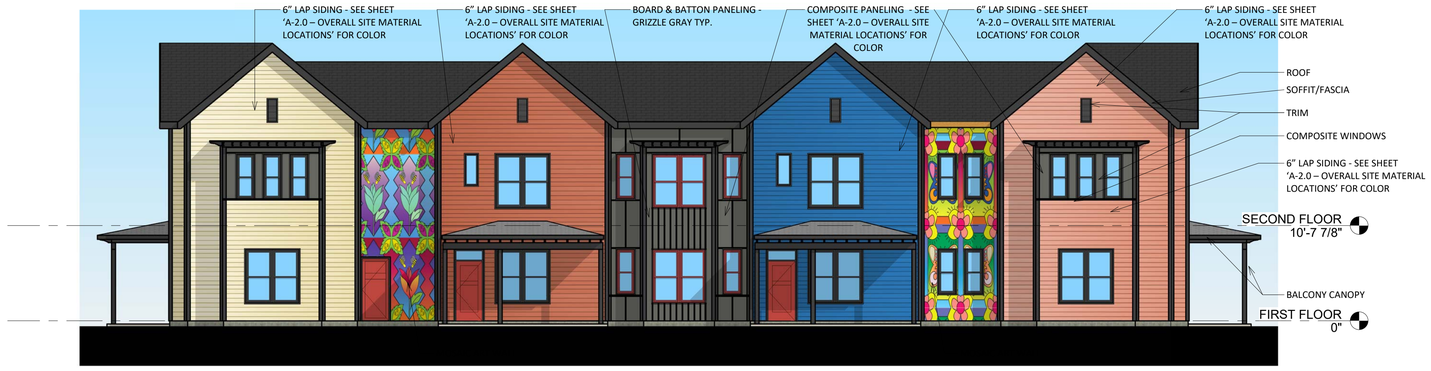


1 A-2.2 WEST ELEVATION COLOR
1/8" = 1'-0"



2 A-2.2 EAST ELEVATION COLOR
1/8" = 1'-0"



4 A-2.2 NORTH ELEVATION COLOR
1/8" = 1'-0"



3 A-2.2 SOUTH ELEVATION COLOR
1/8" = 1'-0"

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KEY PLAN

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PROJECT TITLE
BAYVIEW REDEVELOPMENT

BAYVIEW
MADISON, WI

SHEET TITLE
BLDG #5,#6,#9, #10 EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
A-2.2

PROJECT NUMBER 1827

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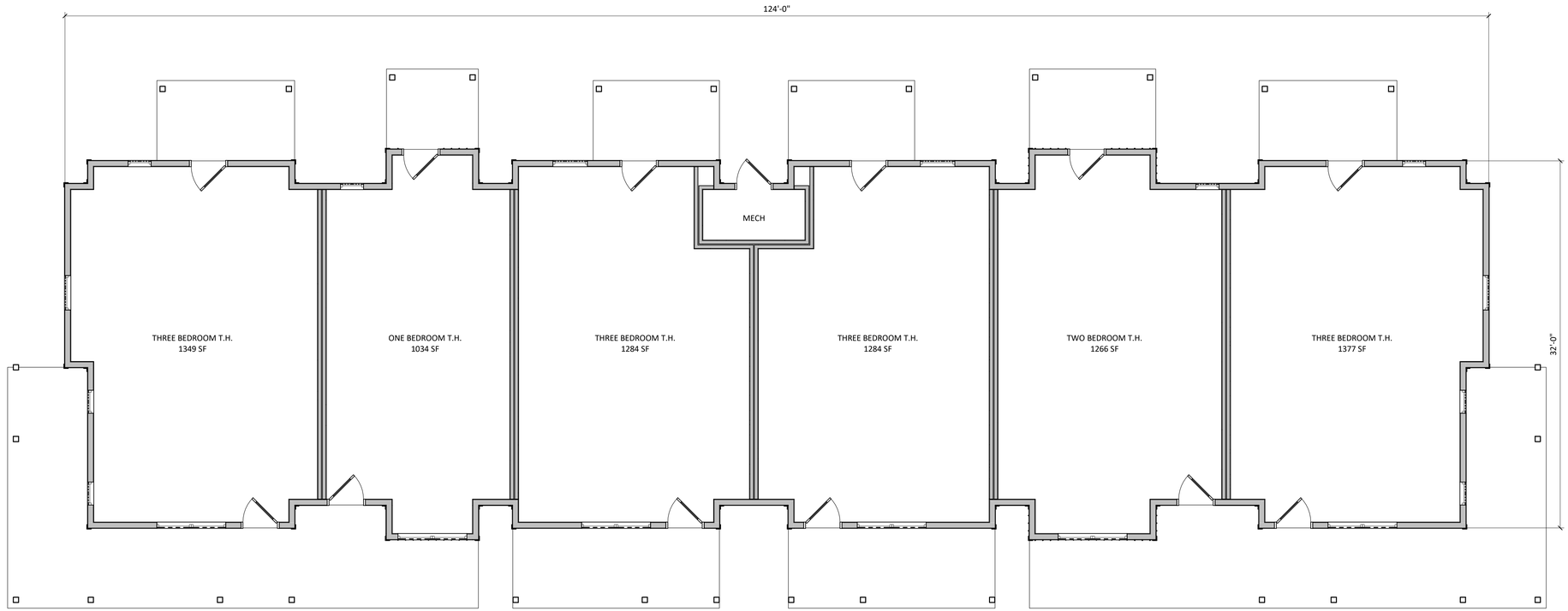

1 A-1.1 BLDG #7 & #8 - FIRST FLOOR PLAN

3/16" = 1'-0"

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PROJECT TITLE
BAYVIEW
REDEVELOPMENT

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MADISON, WI

SHEET TITLE
BLDG #7 & #8
FIRST FLOOR
PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER 1827

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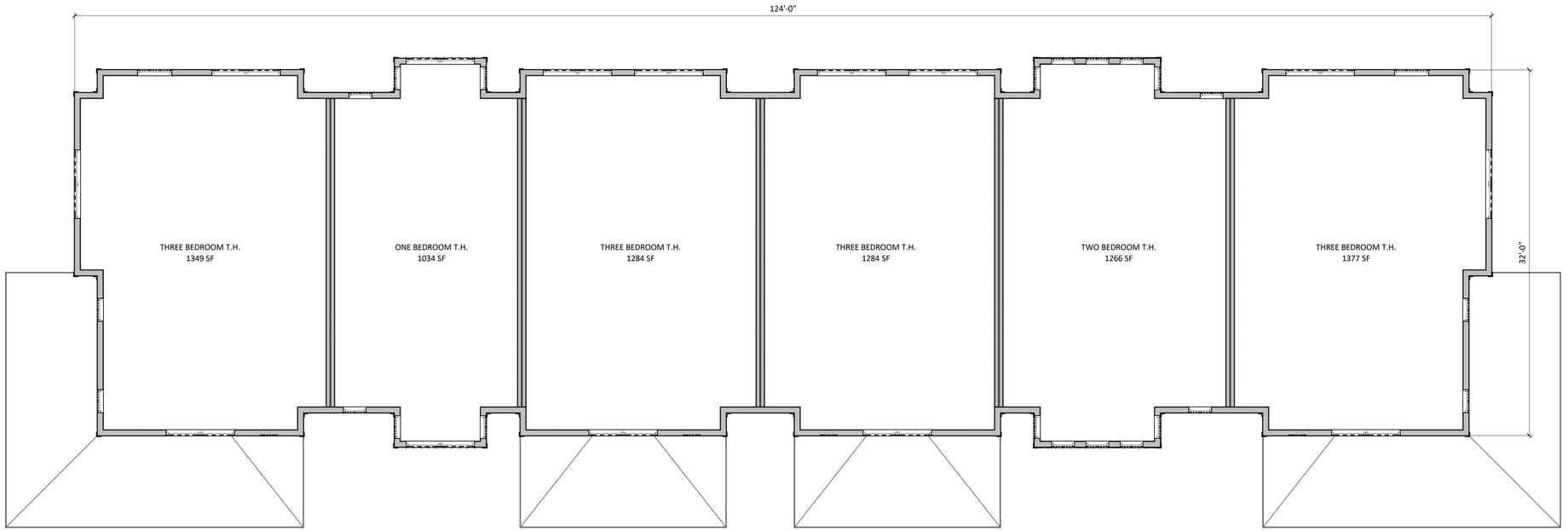

1 A-1.2 BLDG #7 & #8 - SECOND FLOOR PLAN

3/16" = 1'-0"

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PROJECT TITLE
BAYVIEW
REDEVELOPMENT

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MADISON, WI

SHEET TITLE
BLDG #7 & #8
SECOND FLOOR
PLAN

SHEET NUMBER

A-1.2

PROJECT NUMBER 1827

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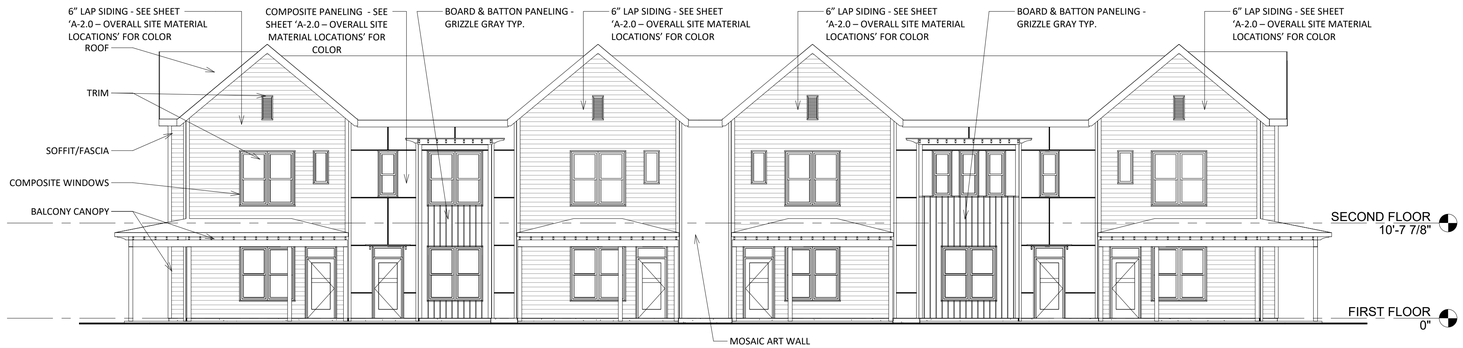
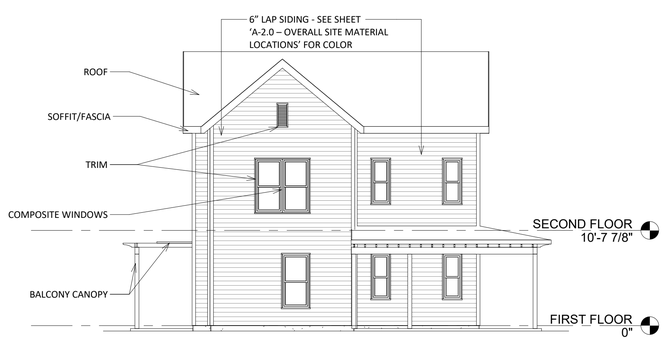


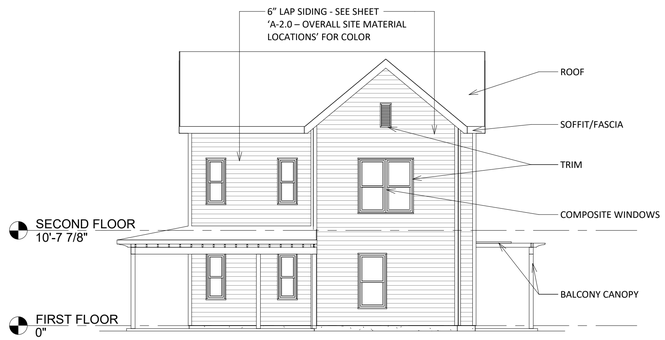
1 A-2.1 WEST ELEVATION
1/8" = 1'-0"



2 A-2.1 EAST ELEVATION
1/8" = 1'-0"



4 A-2.1 NORTH ELEVATION
1/8" = 1'-0"



3 A-2.1 SOUTH ELEVATION
1/8" = 1'-0"

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KEY PLAN

ISSUED
ISSUED FOR LAND USE & UDC - APRIL 20, 2020

PROJECT TITLE
BAYVIEW REDEVELOPMENT

BAYVIEW
MADISON, WI

SHEET TITLE
BLDG #7 & #8 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 1827

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1 A-2.2 WEST ELEVATION COLOR

1/8" = 1'-0"



2 A-2.2 EAST ELEVATION COLOR

1/8" = 1'-0"



4 A-2.2 NORTH ELEVATION COLOR

1/8" = 1'-0"



3 A-2.2 SOUTH ELEVATION COLOR

1/8" = 1'-0"

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MADISON, WI

SHEET TITLE
BLDG #7 & #8 EXTERIOR ELEVATIONS - COLORED

SHEET NUMBER
A-2.2

PROJECT NUMBER 1827

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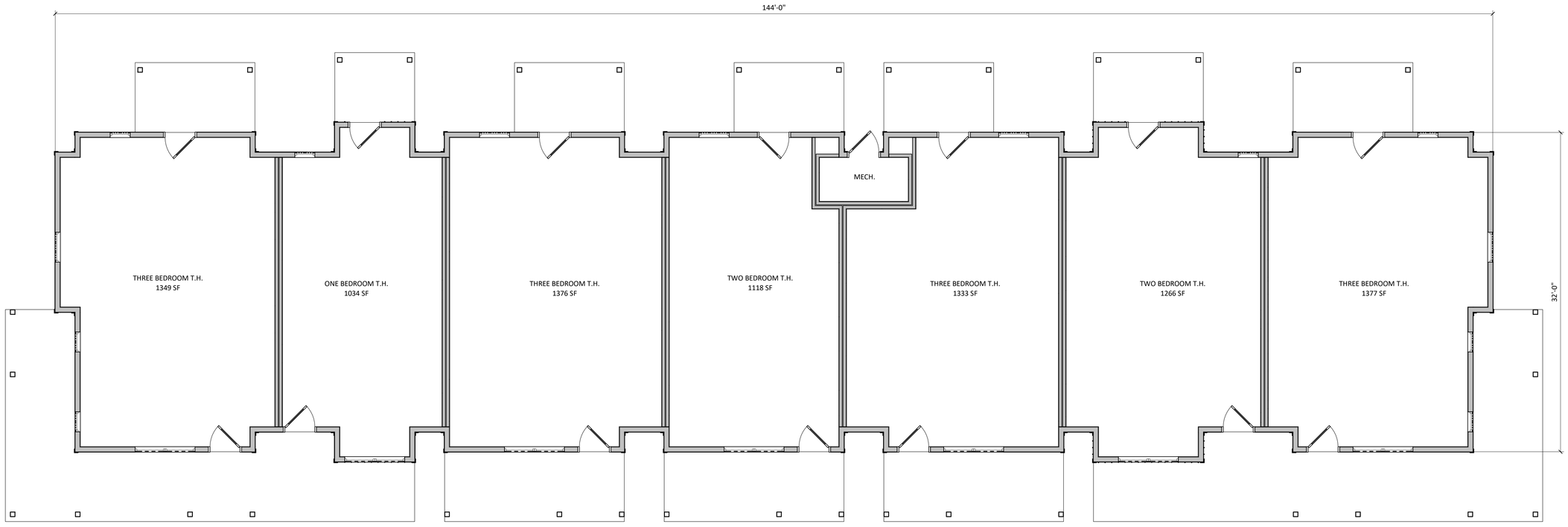

1 A-1.1 BLDG #11 - FIRST FLOOR

3/16" = 1'-0"

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KEY PLAN

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PROJECT TITLE
BAYVIEW
REDEVELOPMENT

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MADISON, WI

SHEET TITLE
BLDG # 11 FIRST
FLOOR PLAN

SHEET NUMBER

A-1.1

PROJECT NUMBER 1827

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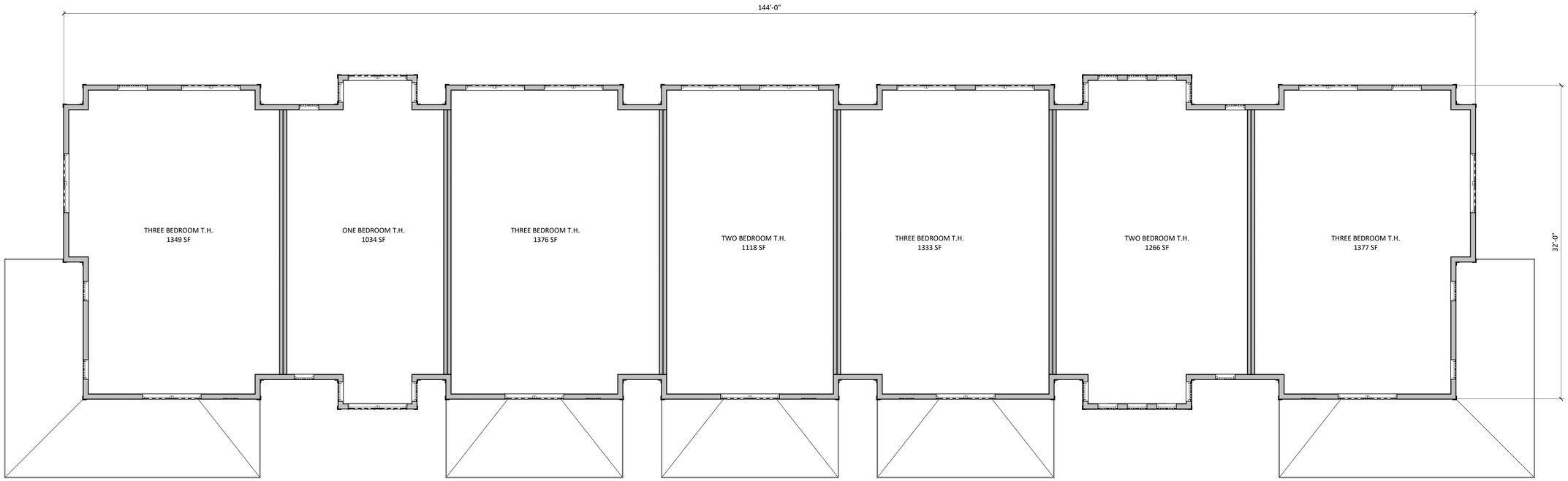

1 / A-1.2 BLDG #11 - SECOND FLOOR
3/16" = 1'-0"

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KEY PLAN

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MADISON, WI

SHEET TITLE
BLDG # 11
SECOND FLOOR
PLAN

SHEET NUMBER
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PROJECT NUMBER 1827

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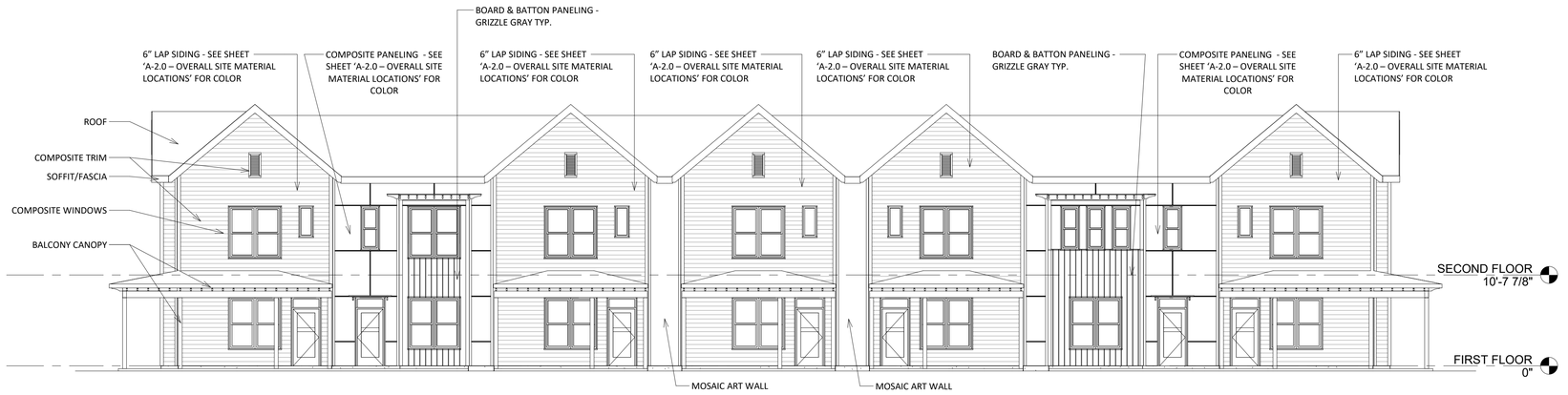
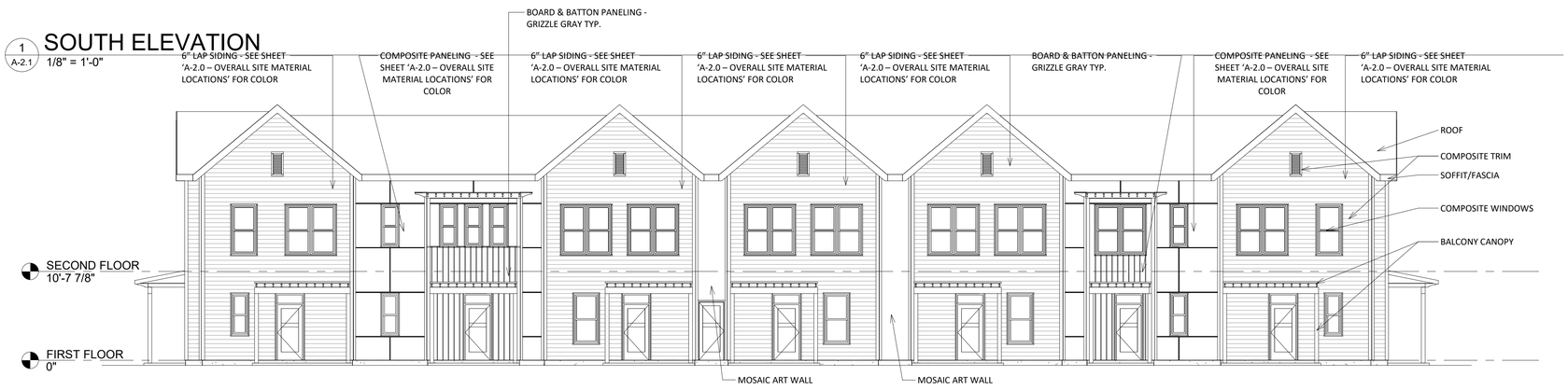


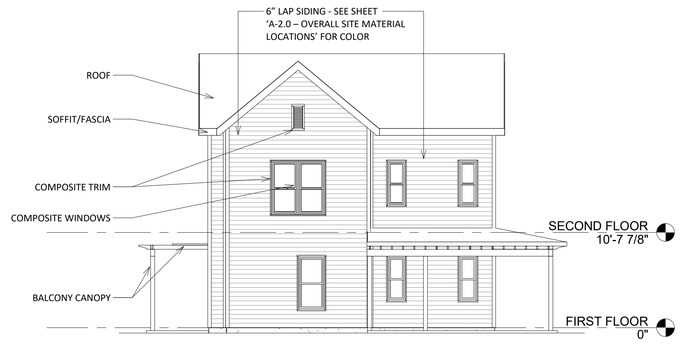
1 A-2.1 SOUTH ELEVATION
1/8" = 1'-0"



2 A-2.1 NORTH ELEVATION
1/8" = 1'-0"



4 A-2.1 EAST ELEVATION
1/8" = 1'-0"



3 A-2.1 WEST ELEVATION
1/8" = 1'-0"

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BLDG # 11 EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.1

PROJECT NUMBER 1827

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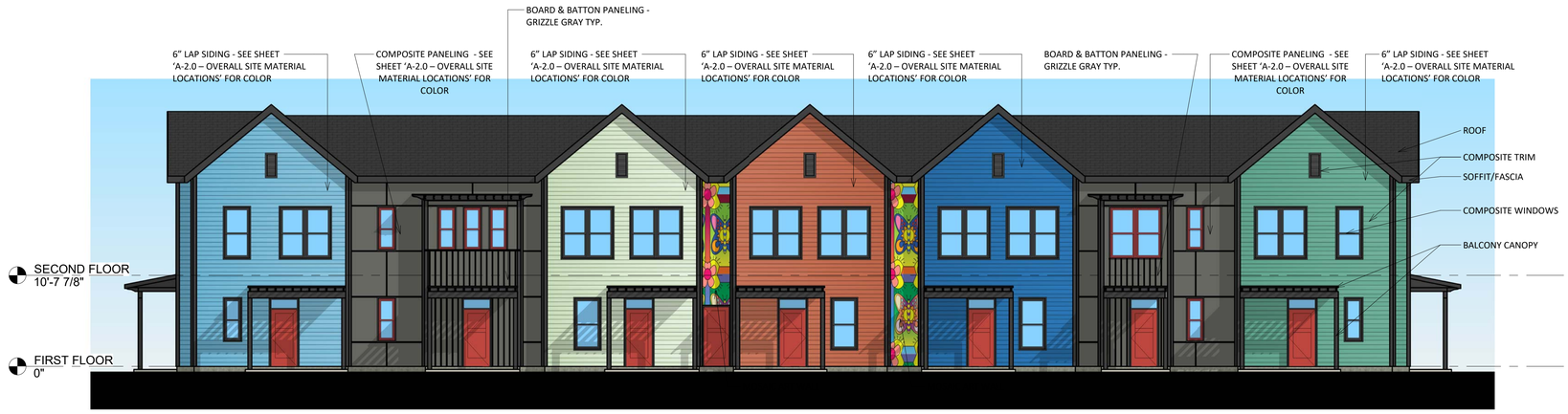
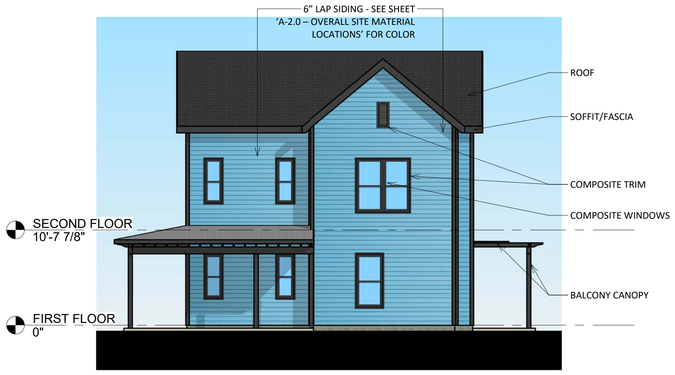
1 A-2.2 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 A-2.2 NORTH ELEVATION COLOR
1/8" = 1'-0"



4 A-2.2 WEST ELEVATION COLOR
1/8" = 1'-0"



3 A-2.2 EAST ELEVATION COLOR
1/8" = 1'-0"

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SHEET NUMBER
A-2.2

PROJECT NUMBER 1827

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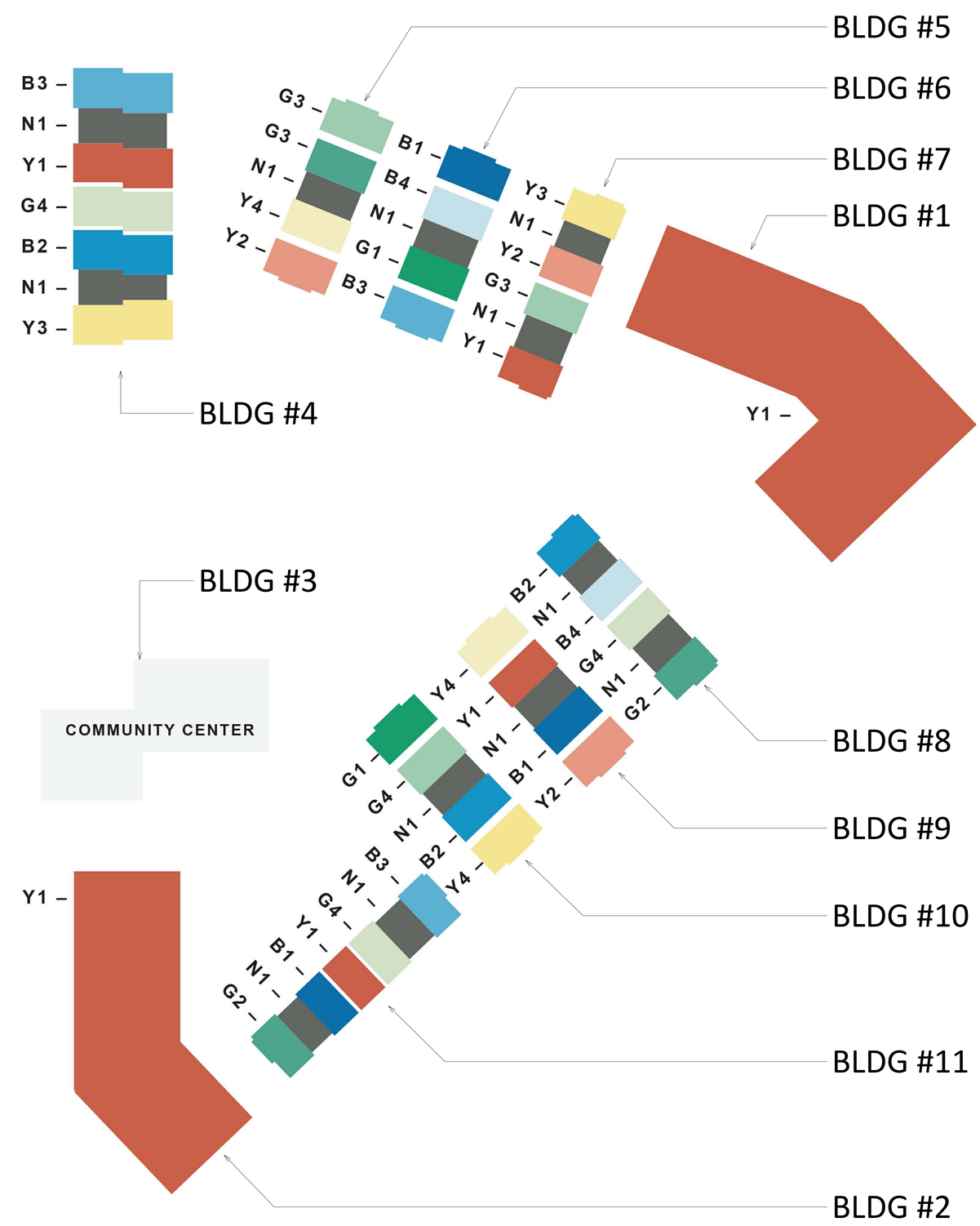
BAYVIEW COLORS
PLAN

BLUE CHIP (SW 6959) – **B1**
DYNAMIC BLUE (SW 6958) – **B2**
FLYAWAY (SW 6794) – **B3**
SOAR (SW 6799) – **B4**
JITTERBUG JADE (SW 6987) – **G1**
JARGON JADE (SW 6753) – **G2**
RETRO MINT (SW 9036) – **G3**
CUCUMBER (SW 6722) – **G4**
EMOTIONAL (SW 6721) – **Y1**
SOCKEYE (SW 6619) – **Y2**
FUN YELLOW (SW 6908) – **Y3**
PINEAPPLE CREAM (SW 1668) – **Y4**
GRIZZLE GRAY (SW 7068) – **N1**



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KEY PLAN

ISSUED
ISSUED FOR LAND USE & UDC - APRIL 20, 2020

PROJECT TITLE
BAYVIEW
REDEVELOPMENT

BAYVIEW
MADISON, WI

SHEET TITLE
OVERALL SITE - BLDG MATERIAL LOCATIONS

SHEET NUMBER
A-2.0

PROJECT NUMBER 1827

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April 20, 2020
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