

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 _____ 6/2/21 3:19 p.m. **RECEIVED**
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: _____

Title: _____

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

UDC meeting date requested _____

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)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

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*
- ☒ Notification to the District Alder
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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 -UDC Planning Division on Thursday May 27, 2021.
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 Mark Lavery Relationship to property Developer
 Authorizing signature of property owner  Recorder Date 5/28/2021

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

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

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



May 5th, 2021

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

Re: Rezoning of 575 Zor Shrine Place

Dear Members of the Plan Commission and Common Council:

Please accept this Letter of Intent, Application and plans as our formal request for approval to rezone the site at 575 Zor Shrine Place from the Suburban Employment (SE) to the Traditional Residential – Urban District (TR-U2). We are requesting approval of our plans for the development of two multifamily buildings on the site. The project is being financed through a first mortgage, owner equity, and equity partners in the deal. The experienced project team consists of Saturday Properties (Developer – Mark Lavery and Property Manager – Jaime Perron), a local developer out of the Twin Cities Area, Cuningham (Architect – David Stahl), Stevens Construction (General Contractor – Matt Hartenstein), and Vierbicher (Civil Engineer – Matt Schreiner).

We believe this project is a benefit to the City of Madison and neighborhood for the key reasons:

- Creation of 479 new, rental apartments that will give renters another option in an area with ~2% vacancy
- Public connection to the planned bike path
- Dedication of public right of way for future grid system as considered in the draft Odana Area Plan
- Estimated annual property taxes per year of \$1,060,000 for a parcel that is currently exempt from property taxes
- Park impact fees totalling \$1,860,000 at the time building permits are issued for the development

The Zor Shrine site is located at 575 Zor Shrine Place in Madison, WI. The site is currently home of the Madison Zor Shriners Zor Temple. They will be relocating downtown and entered into a Purchase and Sale Agreement with Saturday Properties to sell the site. The site is roughly 8.87 acres with the Zor Temple, a surface parking lot, and green space that underutilizes the site's potential. Both the temple and parking lot will be removed for the redevelopment.

The new site configuration was designed to allow for future street connectivity at the northern most point of the site between Zor Shrine Place and the West Town Mall out lot area, as called out by the Odana Area Plan, with a 65 foot right of way. The street was also designed to create a direct connection for pedestrians coming from Zor Shrine Place to get on to the future bike extension along West Beltline Hwy (Hwy 14). In addition to the development of the multifamily buildings, the western most portion of the site is also being left for the potential development of an office building at a later date.

The project redevelopment consists of an east and west multifamily building as designated by each building's geographical location on the site. The project will have a total of 479 rental units and 552 bedrooms across 471,479 gross square feet. Each building will have underground parking (247 stalls total) with shared surface parking for the project of 255 stalls, for a total parking count of 501 stalls. The breakdown between the buildings is provided on the following page.



<u>Metric</u>	<u>East Building</u>	<u>West Building</u>
Number of Units	263	216
Number of Bedrooms	305	247
Gross Square Footage	259,399	212,081
Garage Parking Stalls	130	117

Project amenities include fitness room, resort style pool, grill and chill areas, enclosed bike parking, dog run, top floor lounge with views, workout studio, yard games, hot tub, chef's kitchen, co-working space, remote working spaces, secure package storage, onsite concierge, residential events and designated move-in/move-out areas. Landscaping and trees surrounding the buildings will provide a sense of privacy and will include many native plant and tree species. The front entrance to the buildings will have seating for residents waiting for a rideshare or friends. Residents will have direct access to the future bike path connection, amongst many great neighborhood restaurants and shopping options.

The developer will acquire the property and start construction by December of 2021. Construction is scheduled to take place over two phases. The first phase consists of the east building and is estimated to take sixteen months to construct. The west building will begin in Fall 2022 and open in Spring 2024.

Once developed, the project will be managed by Saturday Properties with local staff hired to run and maintain the buildings. Saturday expects there to be a total of twelve fulltime employees across the two buildings, bringing new jobs to the area. The roles will be for a general manager, assistant manager, leasing, maintenance crew, and caretaker with staff available for questions at all times. The team will work typical hours with leasing and site visits available at peak times during the days and weeks.

Sincerely,

Saturday Properties LLC

By: 
Name: Mark Laverty

Multifamily at 575 Zor Shrine Place



Site Map

Sheet Index - LUA

Number	Sheet Name
A-0	Cover Sheet
A-1	Site Plan (Overall)
A-2	Floor Plan - Parking Level
A-3	Floor Plan - Level 1
A-4	Floor Plan - Level 2 thru 4
A-5	Floor Plan - Level 5
A-6	Roof Plan
A-7	Building Elevations - West Building
A-8	Building Elevations - East Building
A-9	Enlarged Building Elevation
D-1	Site Demo

Area Schedule (Gross Building)

Level	Area
East	
Parking Level 1	51187 SF
Level 1	41845 SF
Level 2	41591 SF
Level 3	41591 SF
Level 4	41591 SF
Level 5	41591 SF
	259399 SF
West	
Parking Level 1	44526 SF
Level 1	33511 SF
Level 2	33511 SF
Level 3	33511 SF
Level 4	33511 SF
Level 5	33511 SF
	212081 SF
Grand total: 12	471479 SF

Area Schedule (Rentable & Common)

Level	Name	Area
East		
Common Area		
Parking Level 1	Common Area	51187 SF
Level 1	Common Area	12806 SF
Level 2	Common Area	5345 SF
Level 3	Common Area	5345 SF
Level 4	Common Area	5345 SF
Level 5	Common Area	6439 SF
		86468 SF
Rentable Area		
Level 1	Rentable Area	29040 SF
Level 2	Rentable Area	36246 SF
Level 3	Rentable Area	36246 SF
Level 4	Rentable Area	36246 SF
Level 5	Rentable Area	35153 SF
		172931 SF
		259399 SF
West		
Common Area		
Parking Level 1	Common Area	44526 SF
Level 1	Common Area	13649 SF
Level 2	Common Area	4144 SF
Level 3	Common Area	4144 SF
Level 4	Common Area	4144 SF
Level 5	Common Area	5238 SF
		75845 SF
Rentable Area		
Level 1	Rentable Area	19862 SF
Level 2	Rentable Area	29367 SF
Level 3	Rentable Area	29367 SF
Level 4	Rentable Area	29367 SF
Level 5	Rentable Area	28273 SF
		136236 SF
		212081 SF
		471480 SF

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Revisions

No.	Date	Description
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Project Team

Architect

Name: Cunningham
Contact: Dave Stahl
Natina James
Address: 201 SE Main Street
Suite 325
Minneapolis, MN 55414
Phone: (612) 379-3400
FAX: (###) ###-####
E-Mail: njames@cunningham.com

Landscape

Name: Cunningham
Contact: Mike Jones
Address: 201 SE Main Street
Suite 325
Minneapolis, MN 55414
Phone: (612) 379-3400
FAX: (###) ###-####
E-Mail: mjones@cunningham.com

Civil

Name: Vietbicher Associates, Inc.
Contact: Matthew Schreiner
Address: 959 Fourier Drive
Suite 201
Madison, WI 53717
Phone: (608) 821-2961
FAX: (###) ###-####
E-Mail: msch@vietbicher.com

MEP

Name: Emanuelson-Podas
Contact: Matthew Fuls
Michael Weibert
Address: 7705 Bush Lake Road
Edina, MN 55439
Phone: (952) 930-0050
FAX: (###) ###-####
E-Mail: mfuls@epinc.com

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Structural

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Electrical

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Mechanical

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Plumbing

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Fire Protection

Name:
Contact:
Address:
Phone: (###) ###-####
FAX: (###) ###-####
E-Mail:

Project Information

Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC /A/C:	J/Schoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title

Cover Sheet

Sheet Number

A-0

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A



B



C



D



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Revisions		
No.	Date	Description

Project Information
Phase: LUA Date: 05/05/2021
Project No.: 20-0084 PIC / AIC: DSahn/Schoeneck
Madison Mixed Use

Sheet Title
Existing Conditions

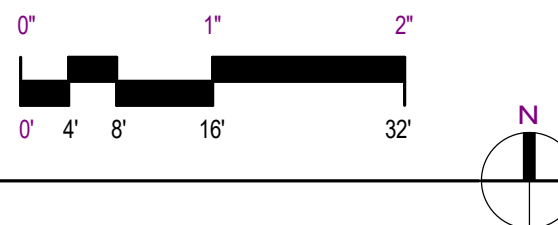
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Revisions		
No.	Date	Description

Phase:	LUA /UDC	Date:	06/02/
Project No.:	20-0084	PIC / AIC:	JSchoe

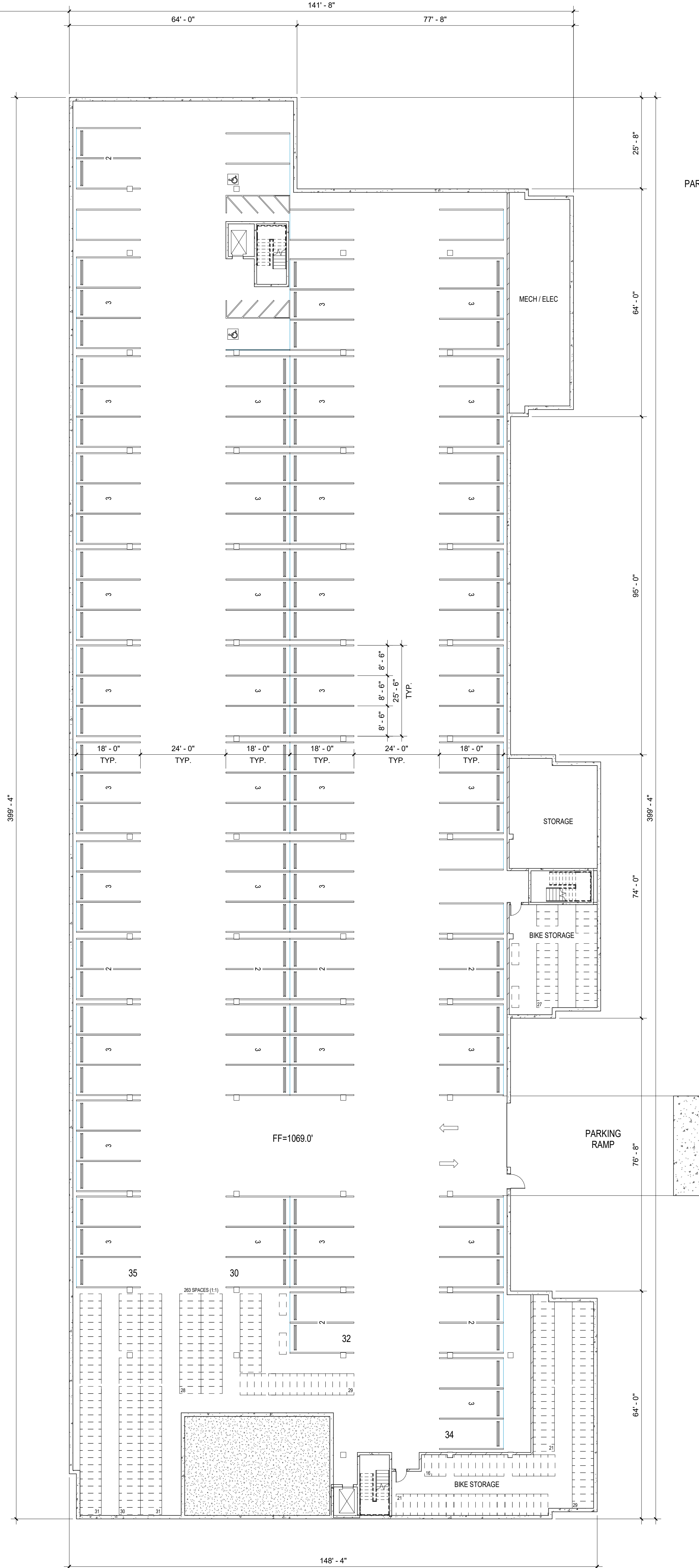
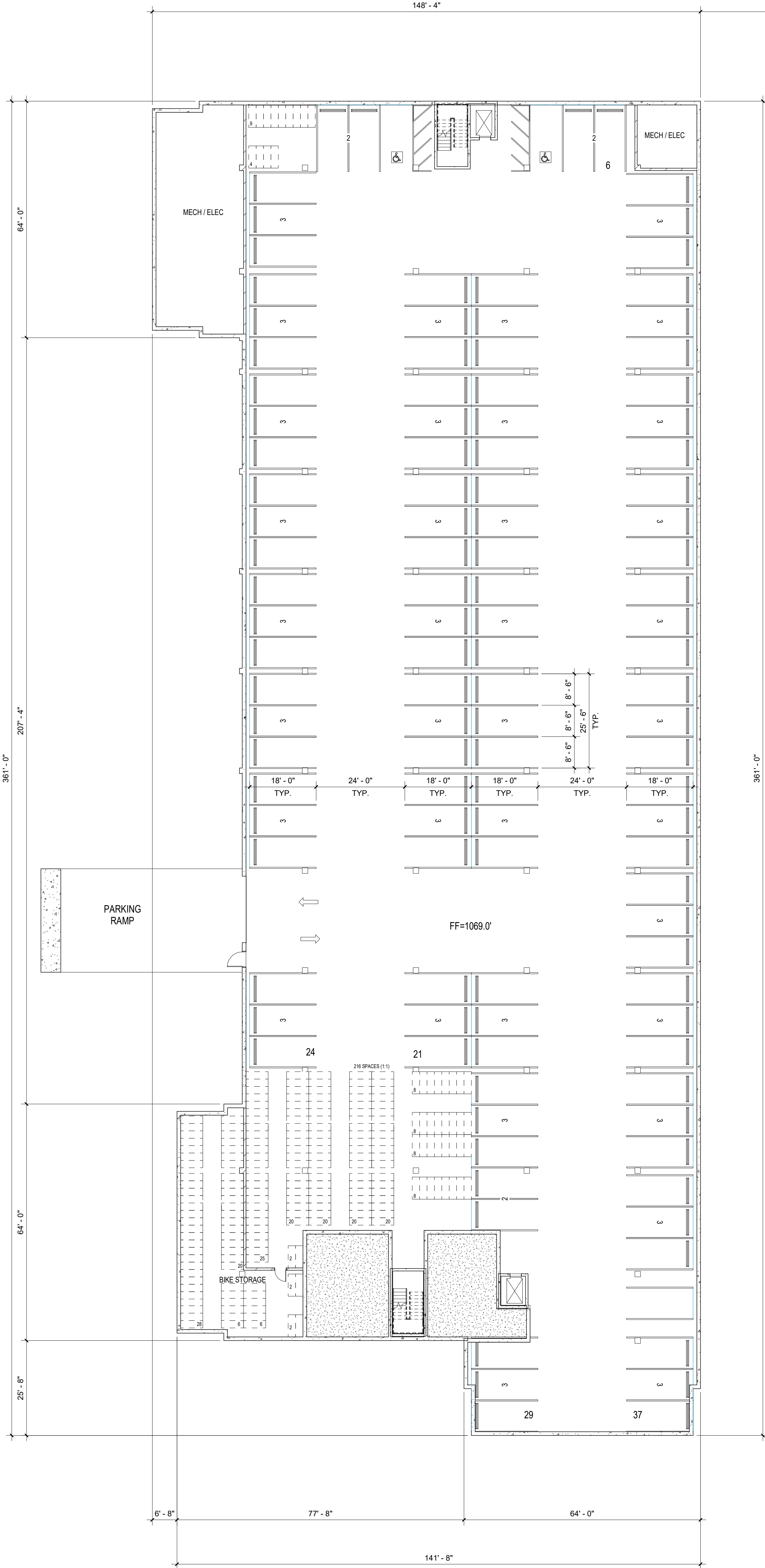
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28.141 PARKING AND LOADING STANDARDS
2021-2025 - 10% EV READY SPACES / 2% EV INSTALLED

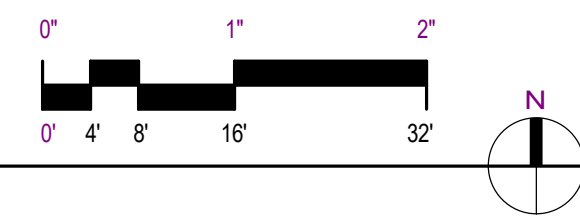
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01/02/21 1:45:51 PM



PARKING NOTES
28,141 PARKING AND LOADING STANDARDS
2021-2025 - 10% EV READY SPACES / 2% EV INSTALLED

1 Parking Level
A-Z
1/16" = 1'-0"



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Revisions		
No.	Date	Description

Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC / AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Floor Plan - Parking Level

Sheet Number
A-2

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No. Date Description

Project Information

Phase: LUA /UDC Date: 06/02/2021
Project No.: 20-0084 PIC / AIC: JSchoenbeckMultifamily at 575 Zor
Shrine Place

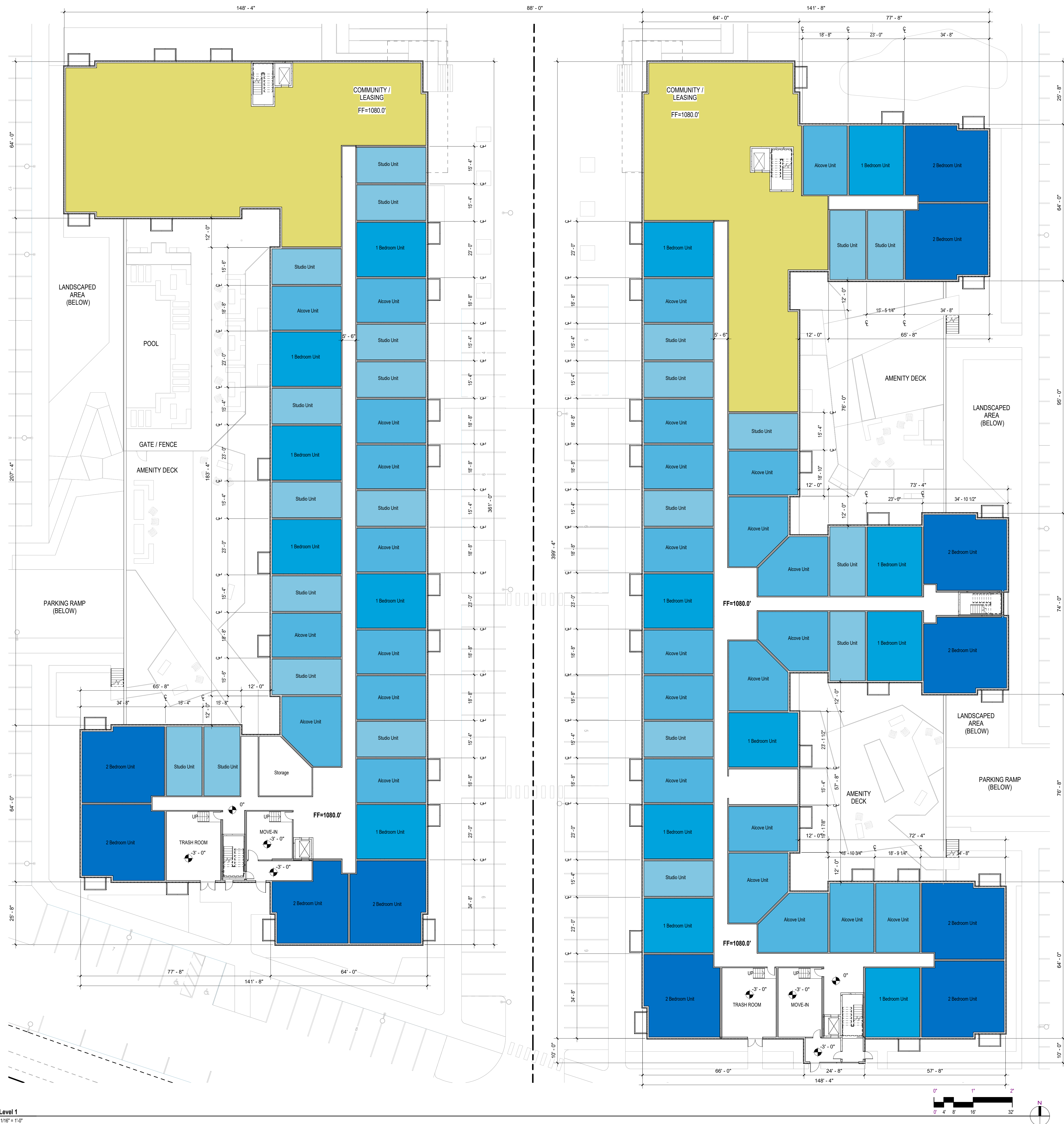
Sheet Title

Floor Plan - Level 1

Sheet Number

A-3

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Revisions

No.	Date	Description
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Project Information

Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC /AIC:	J/Schoeneck

Multifamily at 575 Zor
Shrine Place

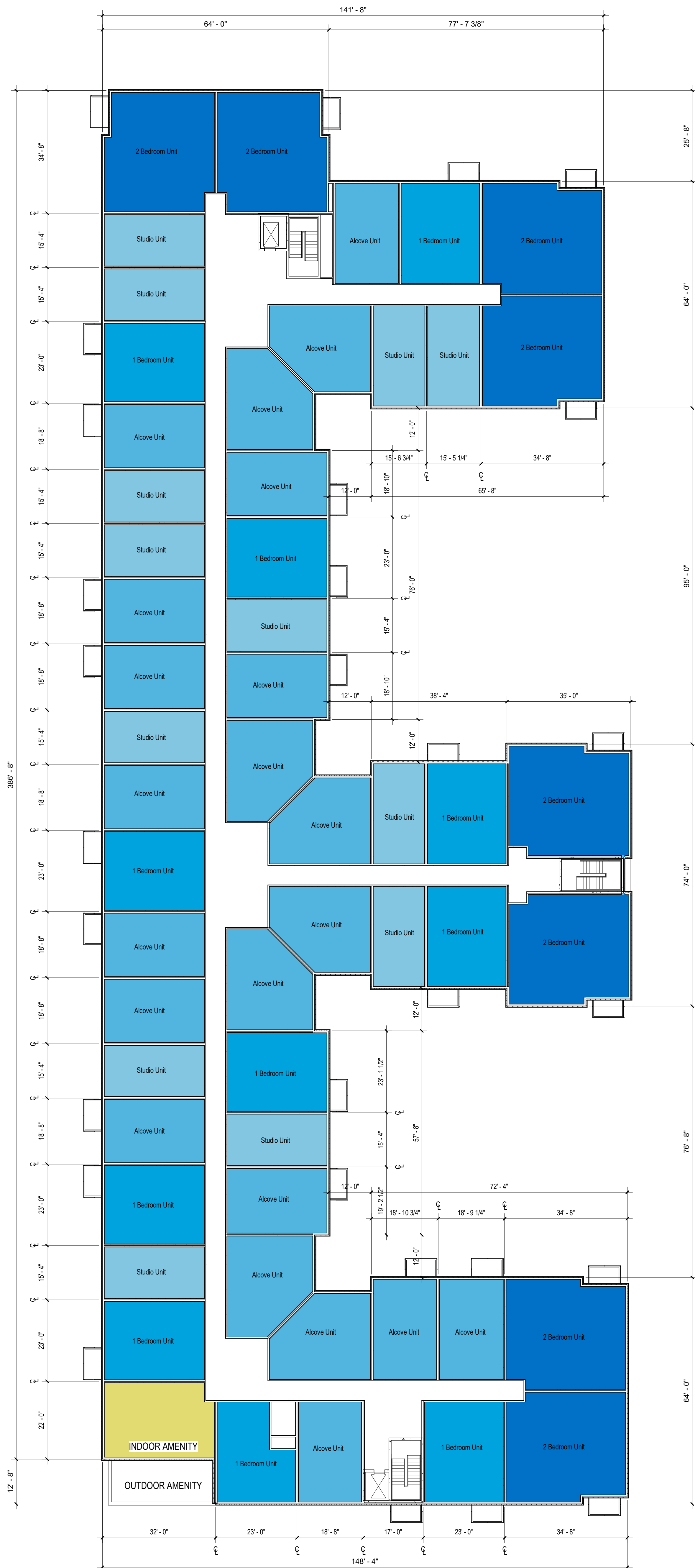
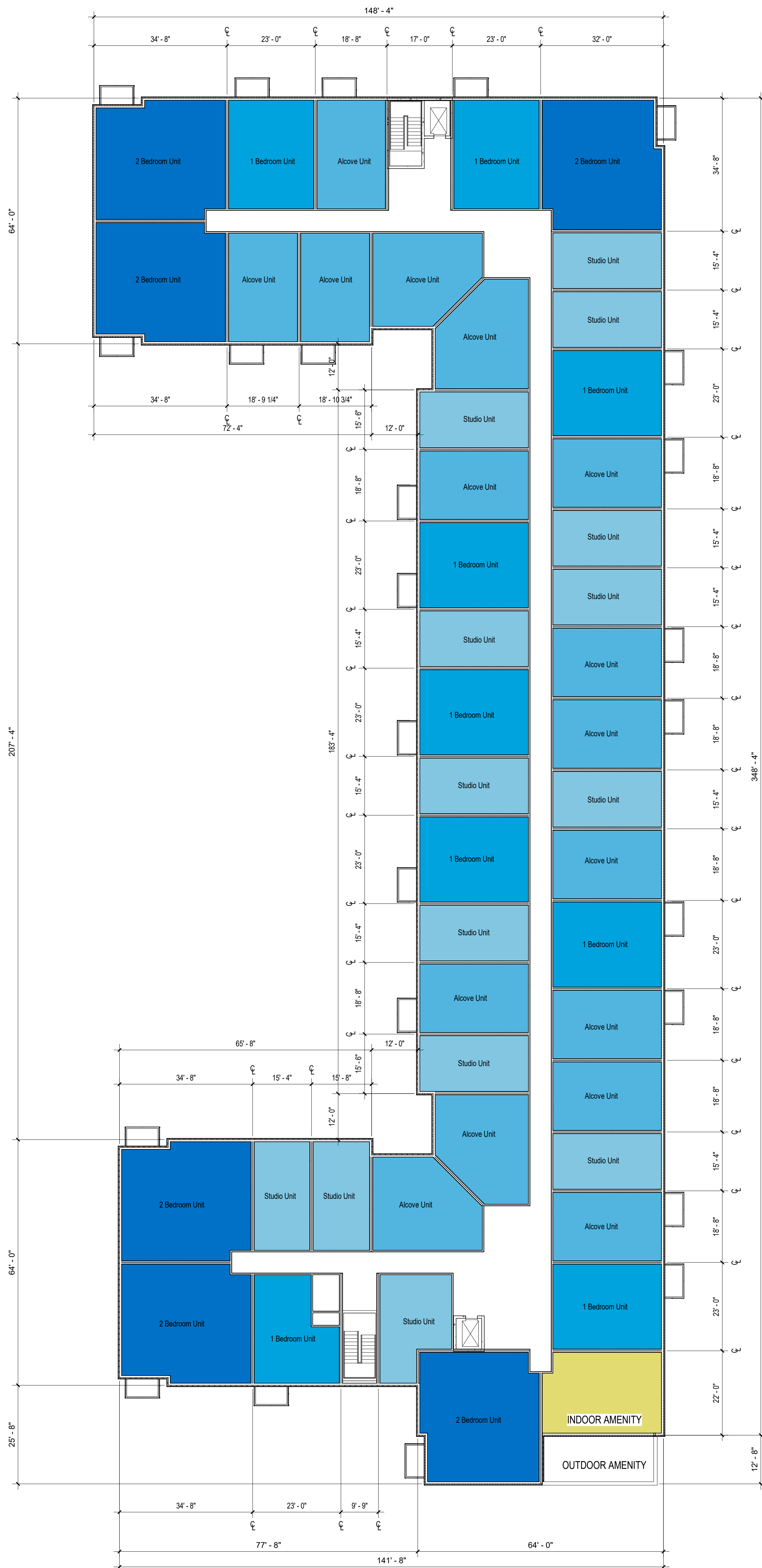
Sheet Title

Floor Plan - Level 5

Sheet Number

A-5

Current Revision



Typical Units Area

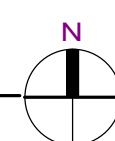
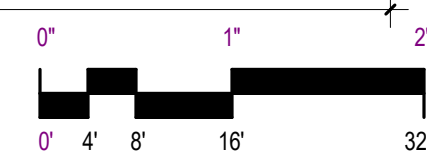
Unit Type	Area
Studio Unit	445 SF
Alcove Unit	542 SF
Cornet Alcove Unit	644 SF
1 Bedroom Unit	668 SF
2 Bedroom Unit	1,067 SF

Room Matrix - West Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Mix Percentage
1 Bedroom Unit	6	9	9	9	9	42	19%
2 Bedroom Unit	4	7	7	7	6	31	14%
Alcove Unit	10	16	16	16	16	74	34%
Studio Unit	13	14	14	14	14	69	32%
	33	46	46	46	45	216	100%

Room Matrix - East Building

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	Mix Percentage
1 Bedroom Unit	9	11	11	11	11	53	20%
2 Bedroom Unit	7	9	9	9	8	42	16%
Alcove Unit	18	22	22	22	22	106	40%
Studio Unit	10	13	13	13	13	62	24%
	44	55	55	55	54	263	100%



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Revisions

No.	Date	Description
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Project Information

Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC / AIC:	J.Schoeneck

**Multifamily at 575 Zor
Shrine Place**

Sheet Title

Roof Plan

Sheet Number

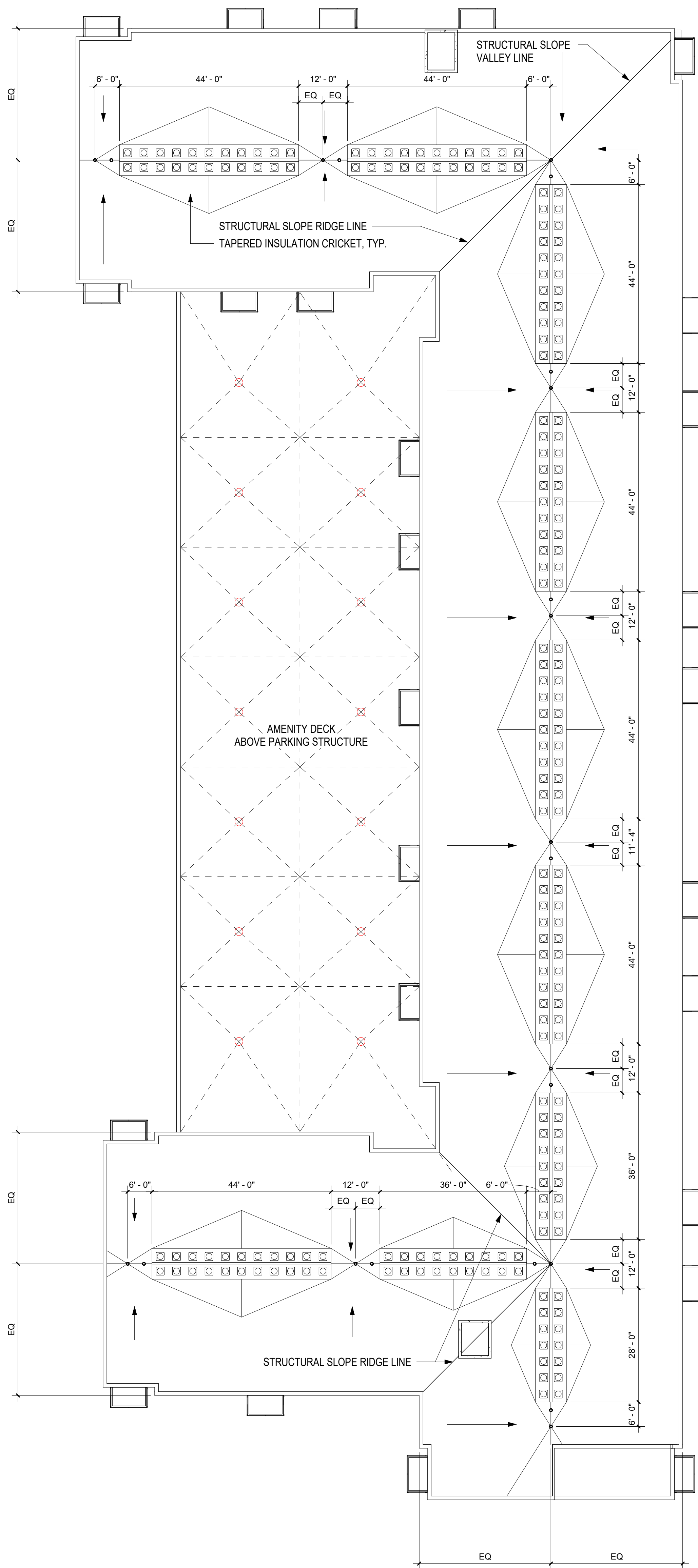
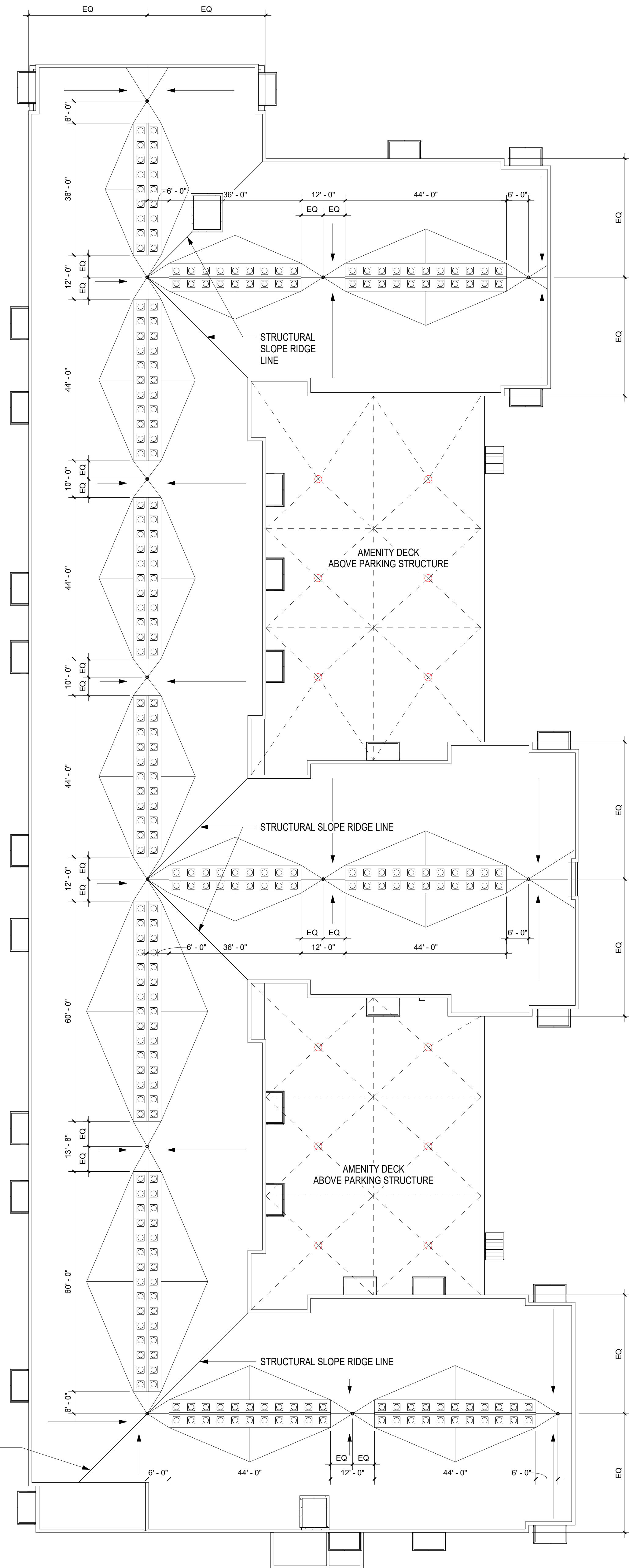
A-6

Current Revision

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ROOF NARRATIVE

1. HIGH ROOF TO BE TPO ROOFING AND AMENITY DECK TO BE LIQUID MEMBRANE ROOFING BELOW LANDSCAPE.
2. MECHANICAL ROOF CONDENSING UNITS WITH DRAIN LAY-OUT TO BE REVISED PER DESIGN DEVELOPMENT.
3. STRUCTURAL ROOF SLOPE AND DRAIN LOCATION SHOWN ARE CONCEPTUAL.
4. ROOF TOP MECHANICAL EQUIPMENT SCREENED PER CODE REQUIREMENTS.

STRUCTURAL SLOPE
VALLEY LINE



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Revisions		
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Project Information		
Phase:	LUA /UDC	Date: 06/02/2021
Project No.:	20-0084	PIC / AIC: JSchoeneck

Multifamily at 575 Zor Shrine Place

Sheet Title
Building Elevations - West Building

Sheet Number	Current Revision
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MECHANICAL SCREENING
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060



1 West Building - East Elevation
1/16" = 1'-0"



2 West Building - West Elevation
1/16" = 1'-0"



3 West Building - North Elevation
1/16" = 1'-0"



4 West Building - South Elevation
1/16" = 1'-0"



1 East Building - West Elevation
A-8 1/16" = 1'-0"

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2 East Building - East Elevation
A-8 1/16" = 1'-0"



3 East Building - North Elevation
A-8 1/16" = 1'-0"



4 East Building - South Elevation
A-8 1/16" = 1'-0"

PRELIMINARY
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Revisions
No. Date Description

Project Information
Phase: LUA /UDC Date: 06/02/2021
Project No.: 20-0084 PIC /AIC: JSchoeneck

Multifamily at 575 Zor
Shrine Place

Sheet Title
Building Elevations - East
Building

Sheet Number Current Revision

A-8

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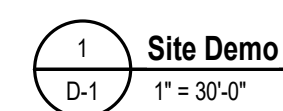
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ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREEN IN ACCORDANCE WITH 28.060

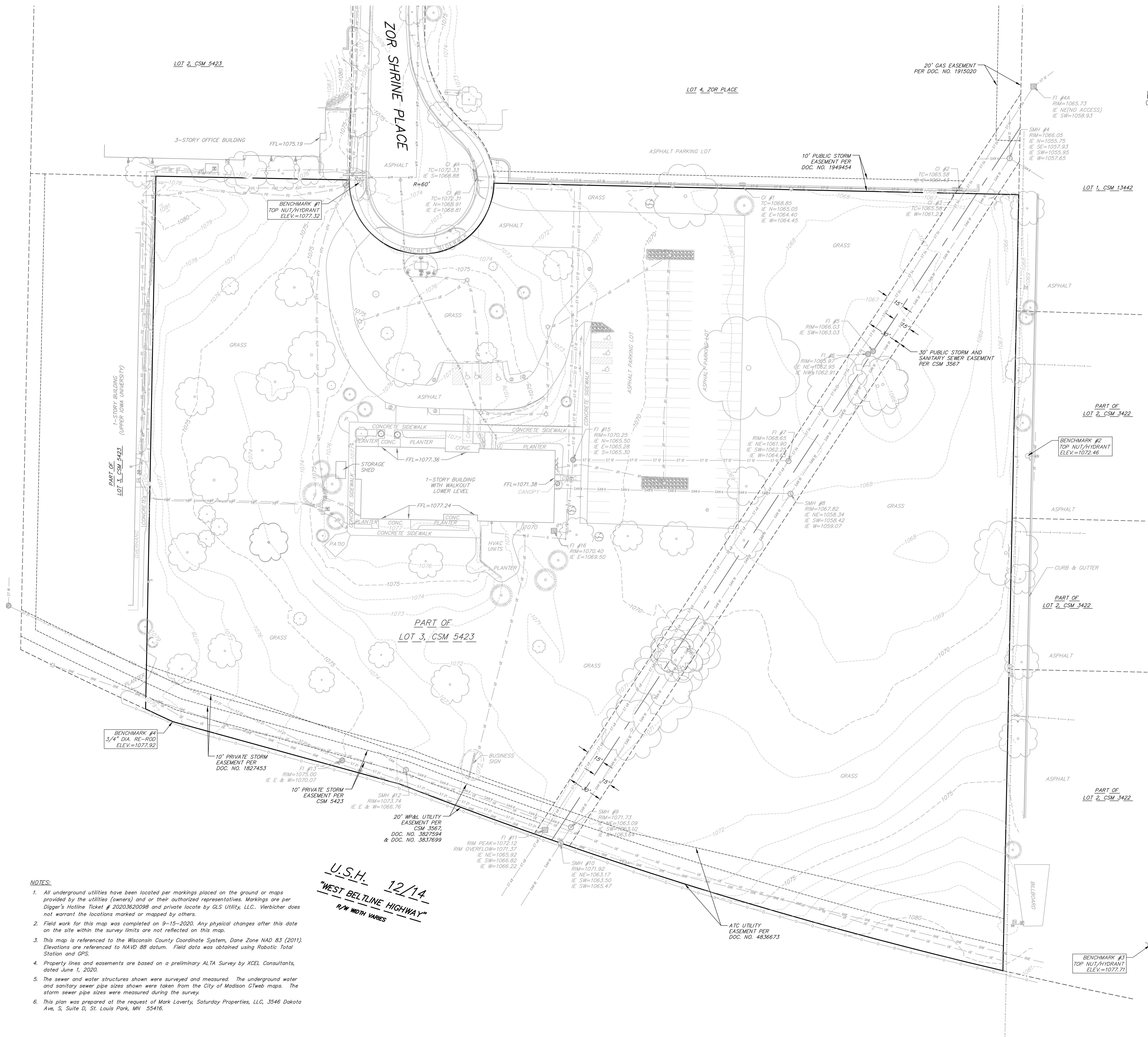
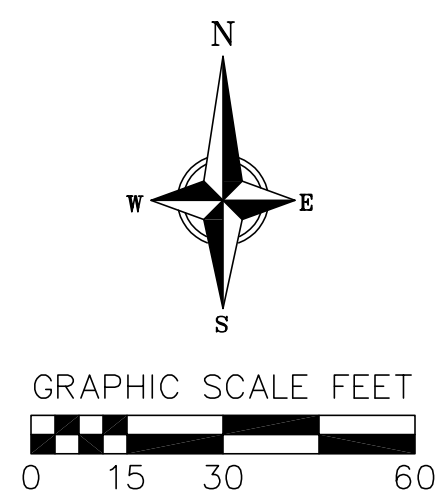


Project Information			
Phase:	LUA /UDC	Date:	06/02/2021
Project No.:	20-0084	PIC / AIC:	JSchoeneck

Sheet Title
Site Demo

D-1





NOTES:

- All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline Ticket # 20203620098 and private locate by GLS Utility, LLC. Vierbicher does not warrant the locations marked or mapped by others.
- Field work for this map was completed on 9-15-2020. Any physical changes after this date on the site within the survey limits are not reflected on this map.
- This map is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (2011). Elevations are referenced to NAVD 88 datum. Field data was obtained using Robotic Total Station and GPS.
- Property lines and easements are based on a preliminary ALTA Survey by XCEL Consultants, dated June 1, 2020.
- The sewer and water structures shown were surveyed and measured. The underground water and sanitary sewer pipe sizes shown were taken from the City of Madison GWeb maps. The storm sewer pipe sizes were measured during the survey.
- This plan was prepared at the request of Mark Laverty, Saturday Properties, LLC, 3546 Dakota Ave, S, Suite D, St. Louis Park, MN 55416.

U.S.H.
"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES
12/14

PRELIMINARY
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Revisions

No.	Date	Description
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Project Information

Phase	CITY SUBMITTAL	Date	5-5-2021
Project No.	200147	PIG/AIC	

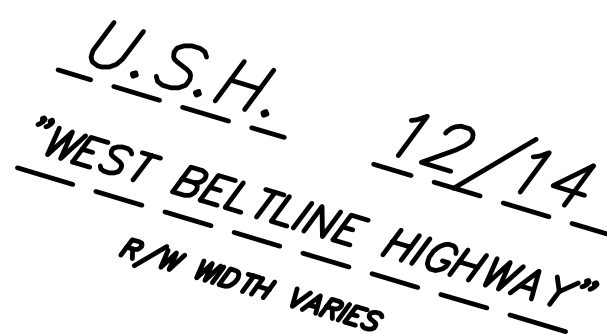
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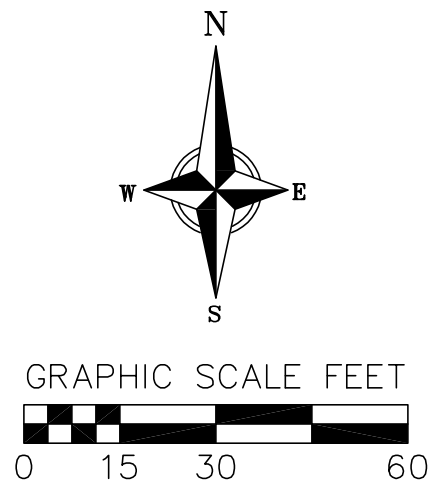
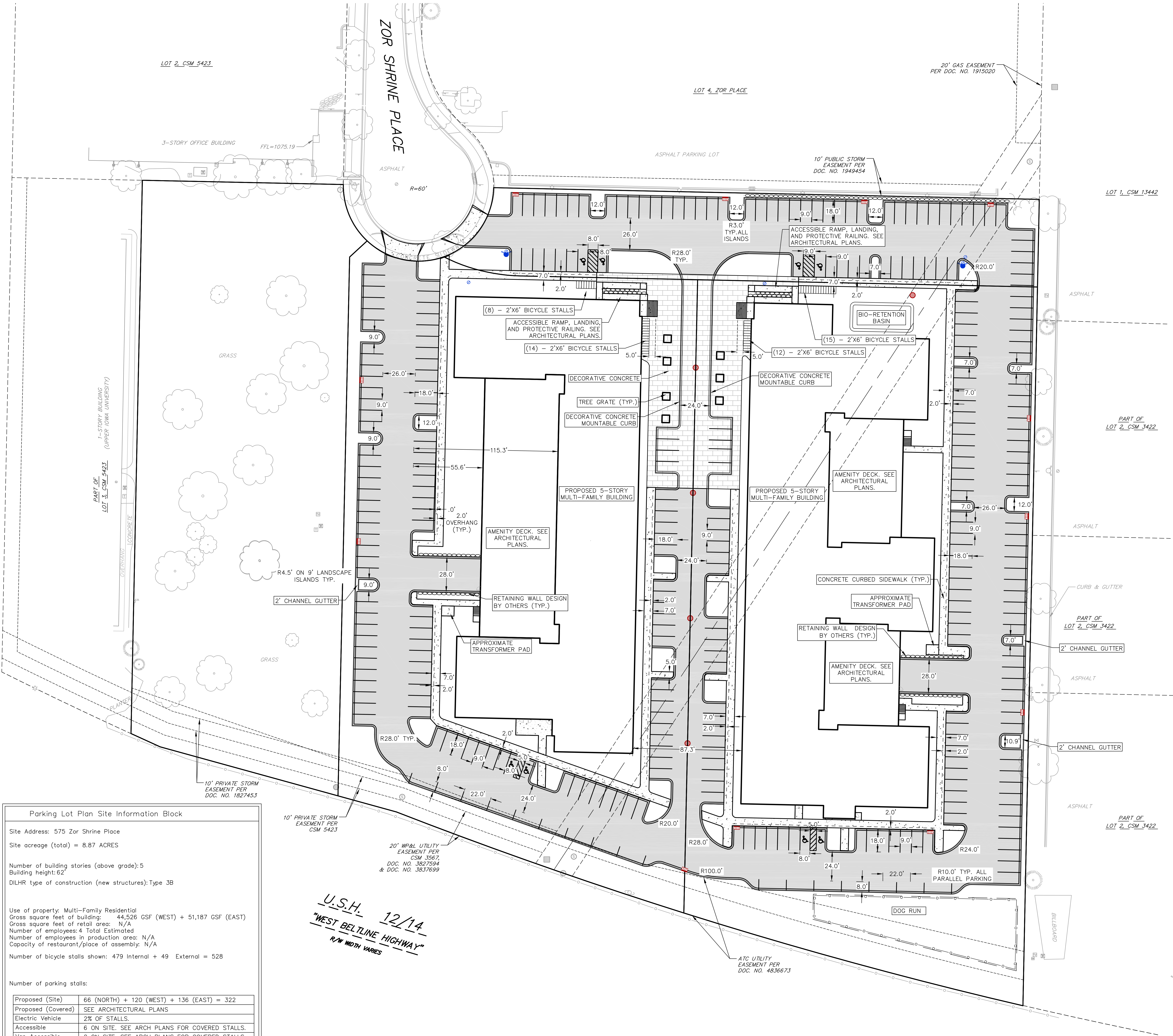
EXISTING CONDITIONS
PLAN

Sheet Number

C100

Current Revision





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Revisions

No.	Date	Description
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Project Information

Phase: CITY SUBMITTAL	Date: 5-5-2021
Project No.: 200147	PIC / AIC:

Sheet Title

SITE PLAN

Sheet Number

Current Revision

C300

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Parking Lot Plan Site Information Block

Site Address: 575 Zor Shrine Place

Site acreage (total) = 8.87 ACRES

Number of building stories (above grade): 5
Building height: 62'

DILHR type of construction (new structures): Type 3B

Use of property: Multi-Family Residential
Gross square feet of building: 44,526 GSF (WEST) + 51,187 GSF (EAST)
Gross square feet of retail area: N/A
Number of employees: 4 Total Estimated
Number of employees in production area: N/A
Capacity of restaurant/place of assembly: N/A

Number of bicycle stalls shown: 479 Internal + 49 External = 528

Number of parking stalls:

Proposed (Site)	66 (NORTH) + 120 (WEST) + 136 (EAST) = 322
Proposed (Covered)	SEE ARCHITECTURAL PLANS
Electric Vehicle	2% OF STALLS
Accessible	6 ON SITE, SEE ARCH PLANS FOR COVERED STALLS
Van Accessible	2 ON SITE, SEE ARCH PLANS FOR COVERED STALLS
Total	569 (SITE + COVERED)

Number of trees shown: See Landscape Plan

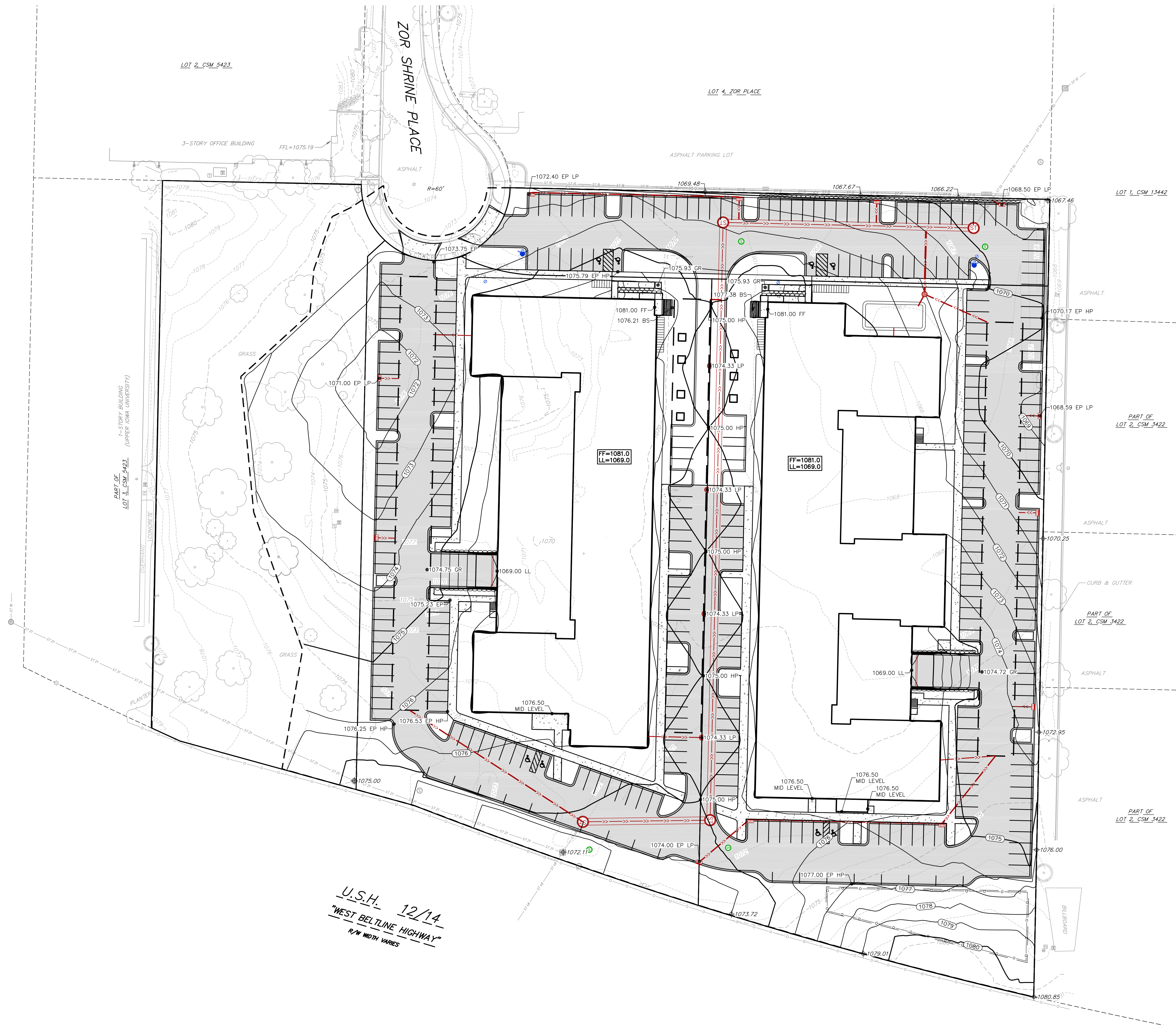
U.S.H. 12/14
"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES



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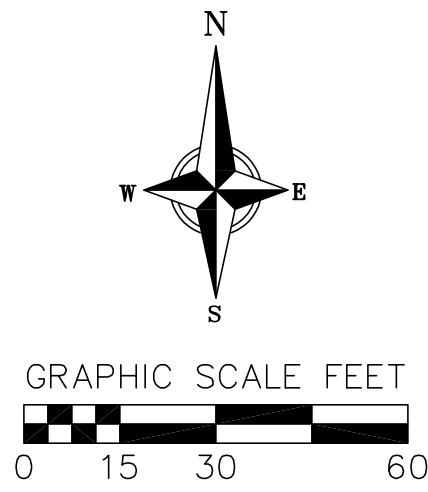
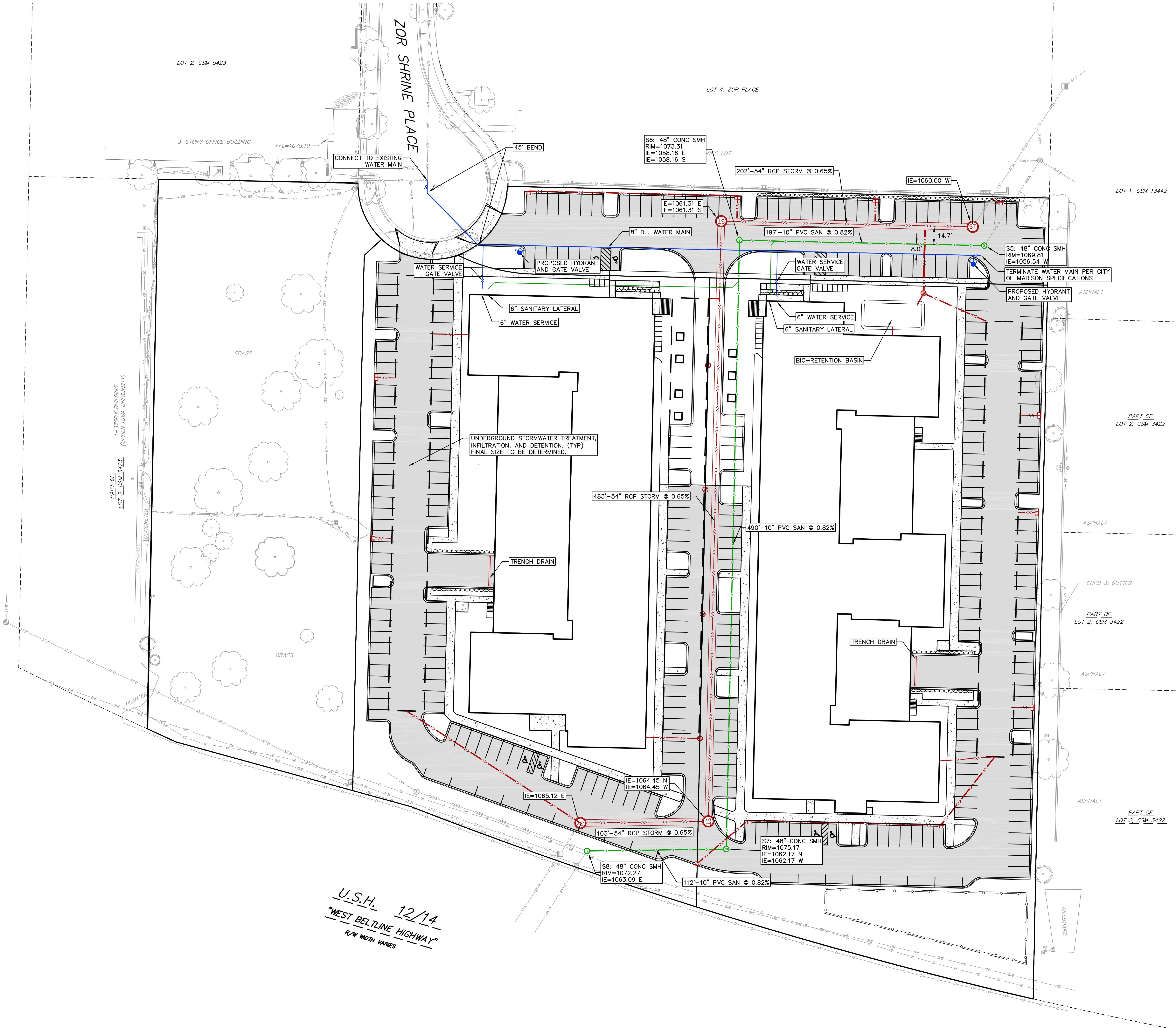
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"WEST BELTLINE HIGHWAY"
R/W WIDTH VARIES

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Revisions

No.	Date	Description
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Project Information

Phase: CITY SUBMITTAL	Date: 5-5-2021
Project No.: 200147	PIC / AIC:

Sheet Title

UTILITY PLAN

Sheet Number

C600

Current Revision

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Master Planting Schedule								
Type Mark	Common Name	Botanical Name	Quantity	Installed Size	Mature Height	Mature Width	Points Per Plant	
Coniferous Shrub								
TMT	Taunton Yew	Taxus x media 'Tauntonii'	66	#2 CONT	4' - 0"	6' - 0"	4	
Deciduous Shrub								
AM	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'	73	#2 CONT	3' - 0"	3' - 0"	3	
CRM	Muskingum Dogwood	Cornus racemosa 'Muszam'	83	#2CONT	0"	0"	3	
CSC	Cardinal Dogwood	Cornus sericea 'Cardinal'	16	#2CONT	8' - 0"	8' - 0"	3	
AFD	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	98	#2 CONT	3' - 0"	3' - 0"	3	
IVA	Afterglow Winterberry	Ilex verticillata 'Afterglow'	18	#5 CONT	6' - 0"	5' - 0"	3	
SS	Sem Ash Leaf Spirea	Sorbaria sorbifolia 'Sem'	459	#2 CONT	3' - 0"	3' - 0"	3	
VBC	Bailey Compact American Cranberrybush	Viburnum trilobum 'Bailey Compact'	4	#2 CONT	6' - 0"	5' - 0"	3	
Deciduous Tree								
RM	Red Maple	Acer rubrum	6	2.5' B&B	50' - 0"	40' - 0"	35	
BTN	River Birch	Betula nigra	2	2.5' B&B	50' - 0"	40' - 0"	35	
WSB	Whitespire Birch	Betula populifolia	24	2.5' B&B	40' - 0"	26' - 0"	35	
CTO	Common Hackberry	Celtis occidentalis	17	2.5' B&B	70' - 0"	50' - 0"	35	
POT	Quaking Aspen	Populus tremuloides	26	2.5' B&B	40' - 0"	20' - 0"	35	
QBC	Swamp White Oak	Quercus bicolor	1	2.5' B&B	60' - 0"	60' - 0"	35	
QMC	Bur Oak	Quercus macrocarpa	4	2.5' B&B	70' - 0"	60' - 0"	35	
QRB	Northern Red Oak	Quercus rubra	8	2.5' B&B	70' - 0"	70' - 0"	35	
ULM	Accolade Elm	Ulmus 'Morton'	26	2.5' B&B	60' - 0"	40' - 0"	35	
Ornamental Tree								
AAB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	19	#20 CONT CLUMP	25' - 0"	18' - 0"	15	
Perennial								
AN	Blackhawks Big Bluestem	Andropogon gerardi 'Blackhawks'	178	#1 CONT	5' - 0"	2' - 0"	2	
ACD	Columbine	Aquilegia canadensis	66	#1 CONT	2' - 8"	2' - 0"	2	
AST	Butterfly Milkweed	Asclepias tuberosa	79	#1 CONT	1' - 6"	1' - 6"	2	
LIR	Lady in Red Fern	Athyrium filix-femina 'Lady in Red'	271	#1 CONT	3' - 0"	2' - 0"	2	
ECP	Purple Coneflower	Echinacea purpurea	232	#1 CONT	1' - 6"	1' - 6"	2	
HKM	Japanese Forest Grass	Hakonechloa macra	779	#1 CONT	2' - 0"	1' - 6"	2	
BAR	Blue Arrows Rush	Juncus inflexus 'Blue Arrows'	571	#2CONT	5' - 0"	3' - 0"	2	
LS	Kobold Blazingstar	Liatris spicata 'Kobold'	536	#1 CONT	1' - 0"	1' - 6"	2	
MPR	Purple Rooster Beebalm	Monarda didyma 'Purple Rooster'	162	#1 CONT	2' - 8"	2' - 0"	2	
PBF	Blue Fountain Stachys	Panicum virgatum 'Blue Fountain'	120	#2CONT	5' - 0"	3' - 0"	2	
RF	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	362	#1 CONT	2' - 0"	1' - 8"	2	
SSP	Little Bluestem	Schizachyrium scoparium	249	#1 CONT	2' - 0"	2' - 0"	2	
SH	Prairie Dropseed	Sporobolus heterolepis	93	#1 CONT	2' - 0"	2' - 0"	2	
Upright Evergreen Shrub								
TOB	First Editions Technito Arborvitae	Thuja occidentalis 'Bailjhon'	49	4' HT. BB	6' - 0"	4' - 0"	10	
TOH	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	49	4' HT. BB	7' - 0"	3' - 0"	10	

LANDSCAPE POINTS (INCLUDES NORTH, WEST AND EAST PARCEL)

LANDSCAPE POINTS (INCLUDES NORTH, WEST AND EAST PARCEL)

TOTAL SQUARE FOOTAGE OF DEVELOPED AREA: 308,395 SF

FIRST FIVE ACRES (FIVE POINTS PER 300 SF): 3,360 POINTS
REMAINDER OF DEVELOPED AREA: 90,595 SF

TOTAL LANDSCAPE POINTS REQUIRED: 4,536 POINTS

PLANT TYPE	SIZE	POINTS	QTY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5' CAL	35	114	3,990
ORNAMENTAL TREE	1.5' CAL	15	19	285
UPRIGHT EVERGREEN SHRUB	3-4' HT.	10	98	980
DECIDUOUS SHRUB	#3 GAL	3	791	2,373
EVERGREEN SHRUB	#3 GAL	4	66	264
ORNAMENTAL GRASS/PERENNIAL	#1 GAL	2	3,679	7,358

TOTAL POINTS: 15,250

LANDSCAPE CONTRACTOR SHALL INSPECT THE LAKE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

LANDSCAPE CONTRACTOR SHALL VERIFY PLANT LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

LANDSCAPE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT ANY DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS COVERING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURB/CUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY ALLEGED LOCATION AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION. MATERIAL INSTALLATION BEGINS (MINIMUM 10' OF CLEARANCE).

UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CROWN ROOTS, TRUNKS, BRANCHES, TWIGS AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO THE LANDSCAPE ARCHITECT'S DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND GRASSING OF THE WALKS, TRAILS AND/OR ROADWAYS. THE LANDSCAPE ARCHITECT

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

SOD ARE DISTURBED DUE TO GRADING SHALL BE REPLANTED UNLESS NOTED OTHERWISE.

PLANTS SHALL BE INSTALLED IN THE IMMEDIATE AREA OF THE LAKE AND/OR FOR NURSERY STOCK, AND ZED 1 UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT, ORNAMENTAL TREES SHALL HAVE NO Y-CROTCHES AND SHALL BEGIN BRANCHING HIGHER THAN 3 FEET ABOVE THE ROOT BALL STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6 FEET ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS UNTIL THE LANDSCAPE CONTRACTOR HAS BEEN ADVISED BY THE LANDSCAPE ARCHITECT THAT THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

SITES SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.

SEEDING SHALL BE COMPLETED WITHIN 15 (FIFTEEN) DAYS OF THE START OF THE GROWING SEASON. SEEDING SHALL BE COMPLETED PRIOR TO THE TIME GRASS HAS THAWED TO JUNE 15. CONSPICUOUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR SHALL MANTENANCE BEDS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH NO WEED BARREN. SHRUB BEDS TO RECEIVE 4" DEEP SHREDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

PLANTING AREAS AND SEEDED TURF AREAS TO BE IRRIGATED. IRRIGATION MAINLINE TO BE LOCATED WITHIN PROJECT PROPERTY.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS UNTIL THE LANDSCAPE CONTRACTOR HAS BEEN ADVISED BY THE LANDSCAPE ARCHITECT THAT THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT, THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING PLANT MATERIALS UNTIL THE LANDSCAPE CONTRACTOR HAS BEEN ADVISED BY THE LANDSCAPE ARCHITECT THAT THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.

	CONCRETE SIDEWALK
	SPECIALTY SITE PAVERS
	PEDESTAL PAVERS TYPE 1
	PEDESTAL PAVERS TYPE 2
	PEDESTAL PAVERS TYPE 3
	HARDWOOD MULCH PLANTING AREA
	TURF SEED
	NATIVE SEED MIX TYPE 1 - SHORTGRASS
	NATIVE SEED MIX TYPE 2 - INFILTRATION
	ROCK MULCH - DOG RUN

- ← 1 BIKE RACK
- ← 2 TREE GRATE
- ← 3 4' HT. BLACK CHAINLINK FENCE
- ← 4 PICNIC TABLE
- ← 5 BENCH
- ← 6 SEAT WALL

**PRELIMINARY
NOT FOR CONSTRUCTION**

Revisions

No.	Date	Description
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Project Information

Phase:	LUA/UDC	Date:	6/2/2021
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Project No.:	20-0084	PIC / AIC:	DStahl / JSchoeneck
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Multifamily at 575
Zor Shrine Place

Sheet Title

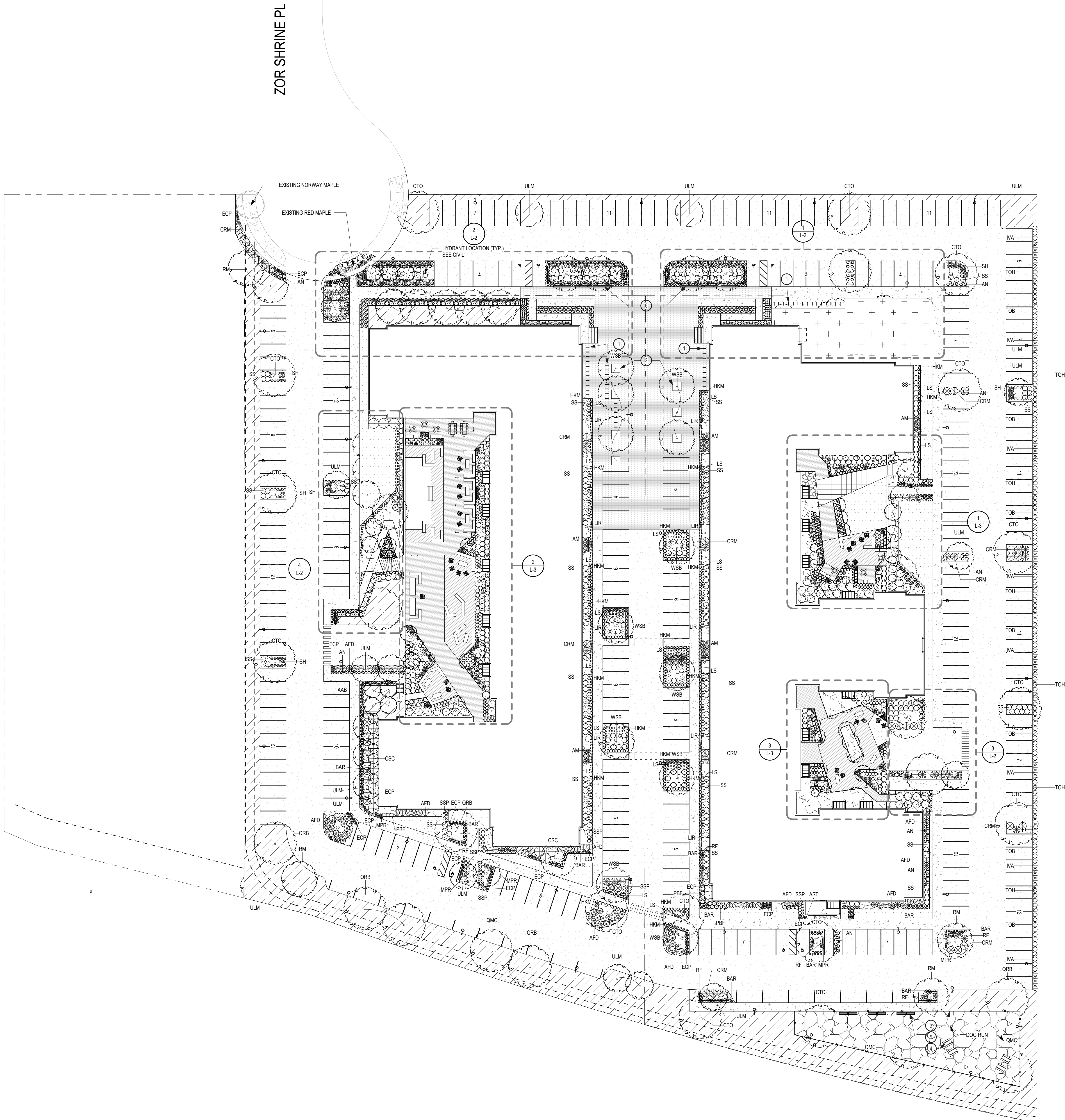
Landscape Plan

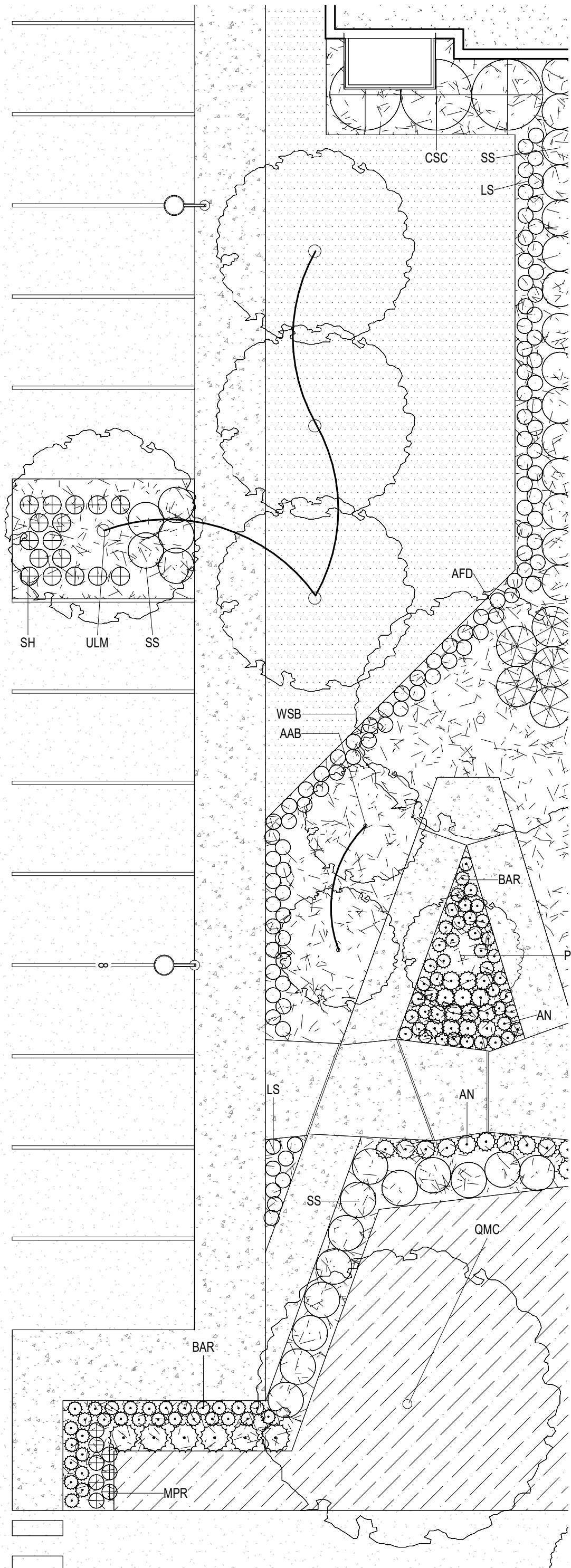
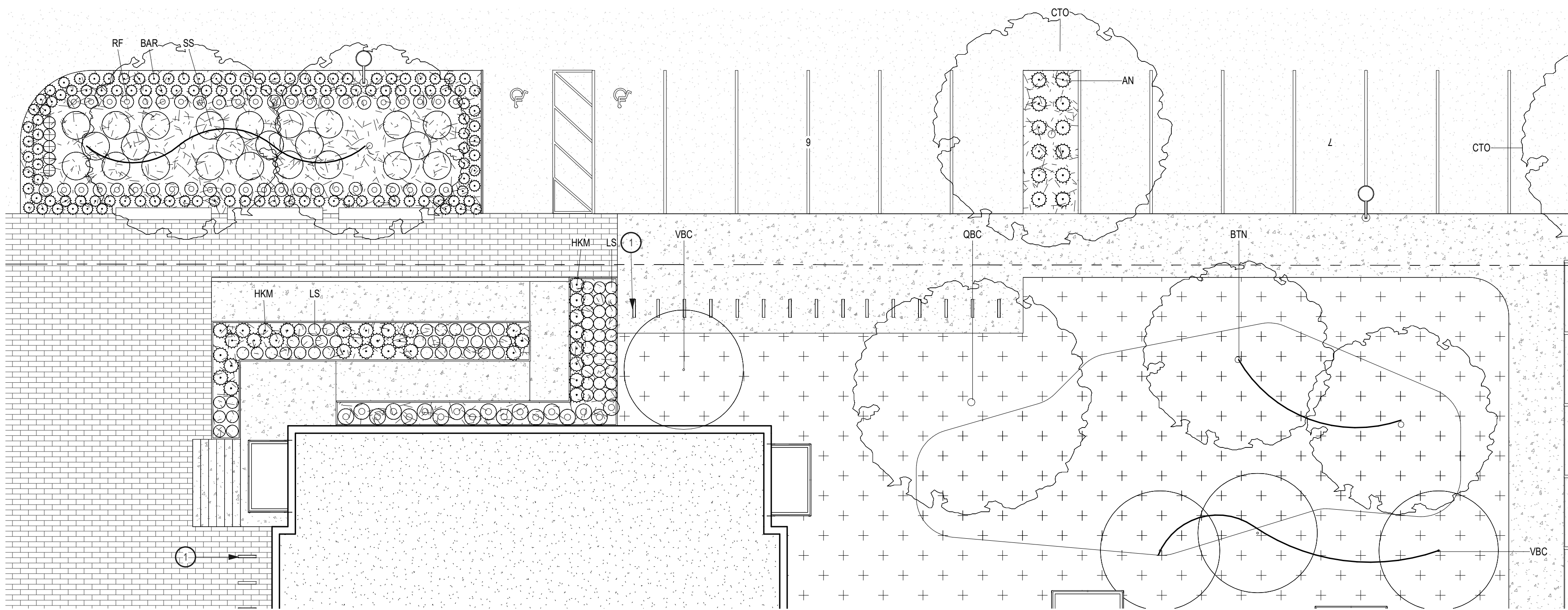
Sheet Number

Current Revision

L-1

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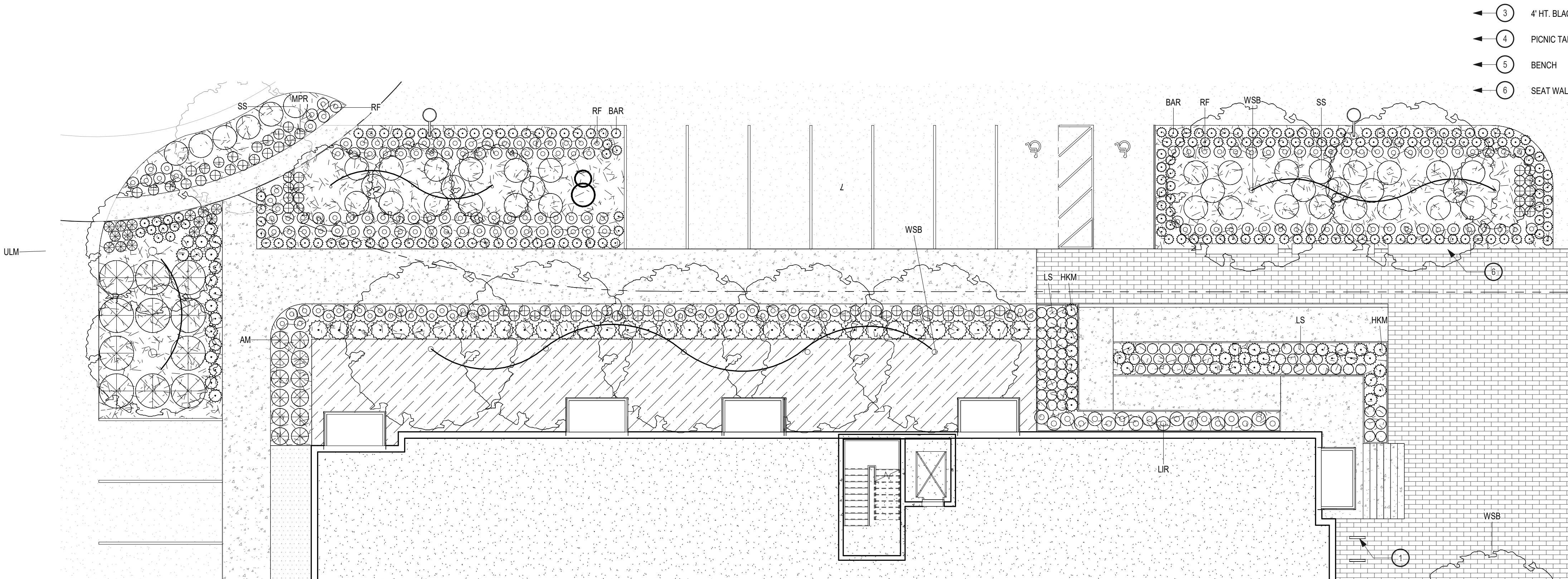
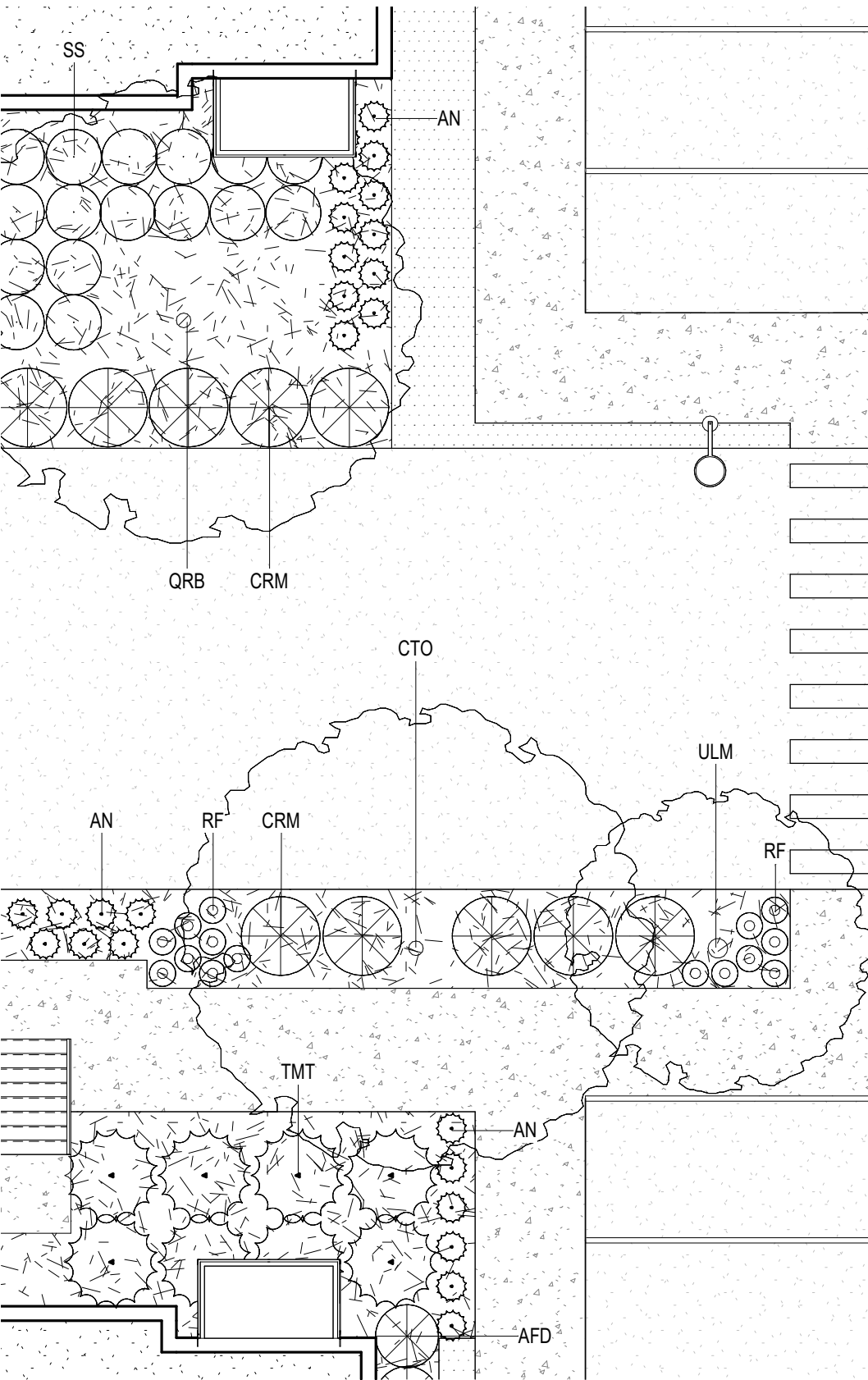
Planting Schedule - Enlargements		
Type Mark	Common Name	Botanical Name
Coniferous Shrub		
TMT	Taunton Yew	Taxus x media 'Tauntonii'
Deciduous Shrub		
AM	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'
CRM	Muskingum Dogwood	Cornus racemosa 'Muszam'
CSC	Cardinal Dogwood	Cornus sericea 'Cardinal'
AFD	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'
IVA	Afterglow Winterberry	Ilex verticillata 'Afterglow'
SS	Sem Ash Leaf Spirea	Sorbaria sorbifolia 'Sem'
VBC	Bailey Compact American Cranberrybush	Viburnum trilobum 'Bailey Compact'
Deciduous Tree		
RM	Red Maple	Acer rubrum
BTN	River Birch	Betula nigra
WSB	Whitespire Birch	Betula populifolia
CTO	Common Hackberry	Celtis occidentalis
POT	Quaking Aspen	Populus tremuloides
QBC	Swamp White Oak	Quercus bicolor
QMC	Bur Oak	Quercus macrocarpa
QRB	Northern Red Oak	Quercus rubra
ULM	Accolade Elm	Ulmus 'Morton'
Ornamental Tree		
AAB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
Perennial		
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ACD	Columbine	Aquilegia canadensis
AST	Butterfly Milkweed	Asclepias tuberosa
LIR	Lady in Red Fern	Athyrium filix-femina 'Lady in Red'
ECP	Purple Coneflower	Echinacea purpurea
HKM	Japanese Forest Grass	Hakonechloa macra
BAR	Blue Arrows Rush	Juncus inflexus 'Blue Arrows'
LS	Kobold Blazingstar	Liatis spicata 'Kobold'
MPR	Purple Rooster Beebalm	Monarda didyma 'Purple Rooster'
PBF	Blue Fountain Switchgrass	Panicum virgatum 'Blue Fountain'
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SSP	Little Bluestem	Schizachyrium scoparium
SH	Prairie Dropseed	Sporobolus heterolepis
Upright Evergreen Shrub		
TOB	First Editions Technito Arborvitae	Thuja occidentalis 'Balljohn'
TOH	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'

Material Legend

	CONCRETE SIDEWALK
	SPECIALTY SITE PAVERS
	PEDESTAL PAVERS TYPE 1
	PEDESTAL PAVERS TYPE 2
	PEDESTAL PAVERS TYPE 3
	HARDWOOD MULCH PLANTING AREA
	TURF SEED
	NATIVE SEED MIX TYPE 1 - SHORTGRASS PRAIRIE
	NATIVE SEED MIX TYPE 2 - INFILTRATION BASIN
	ROCK MULCH - DOG RUN

Keynote Legend

	BIKE RACK
	TREE GRATE
	4' HT. BLACK CHAINLINK FENCE
	PICNIC TABLE
	BENCH
	SEAT WALL

1 Overall Planting Plan - Callout 1
1" = 10'-0"4 Overall Planting Plan - Callout 7
1" = 10'-0"3 Overall Planting Plan - Callout 6
1" = 10'-0"2 Overall Planting Plan - Callout 2
1" = 10'-0"PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
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Project Information

Phase:	LUA/UDC	Date:	6/2/2021
Project No.:	20-0084	PIC / A/C:	DS/STH / JSchoenbeck

Multifamily at 575
Zor Shrine Place

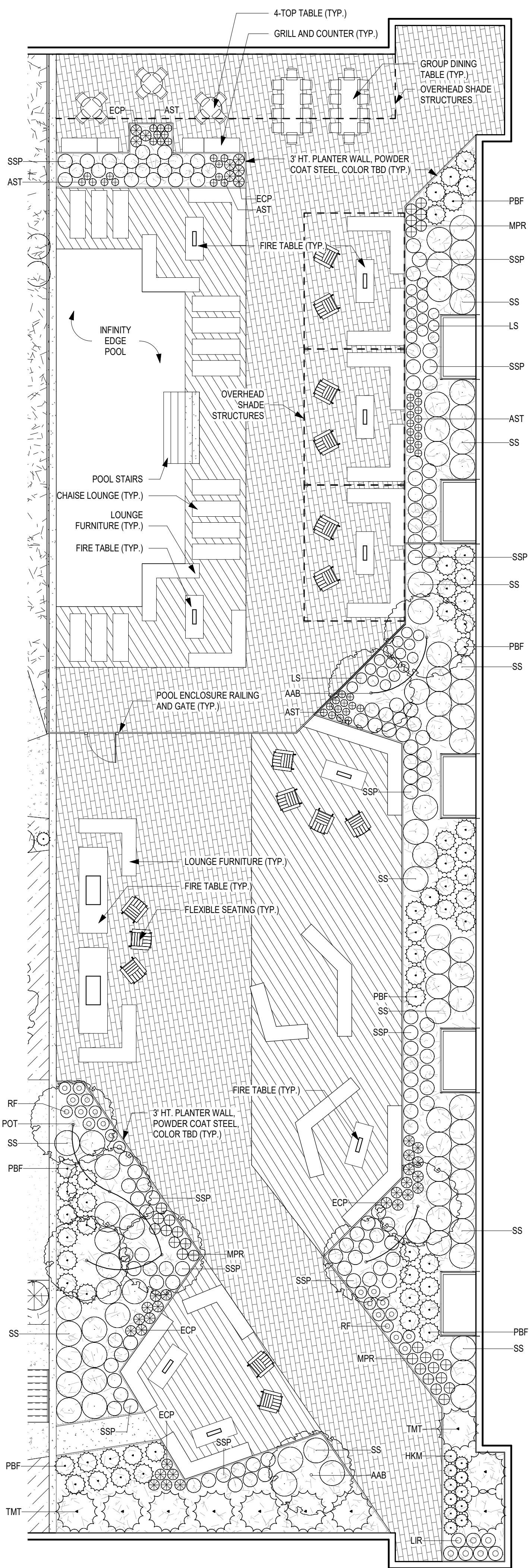
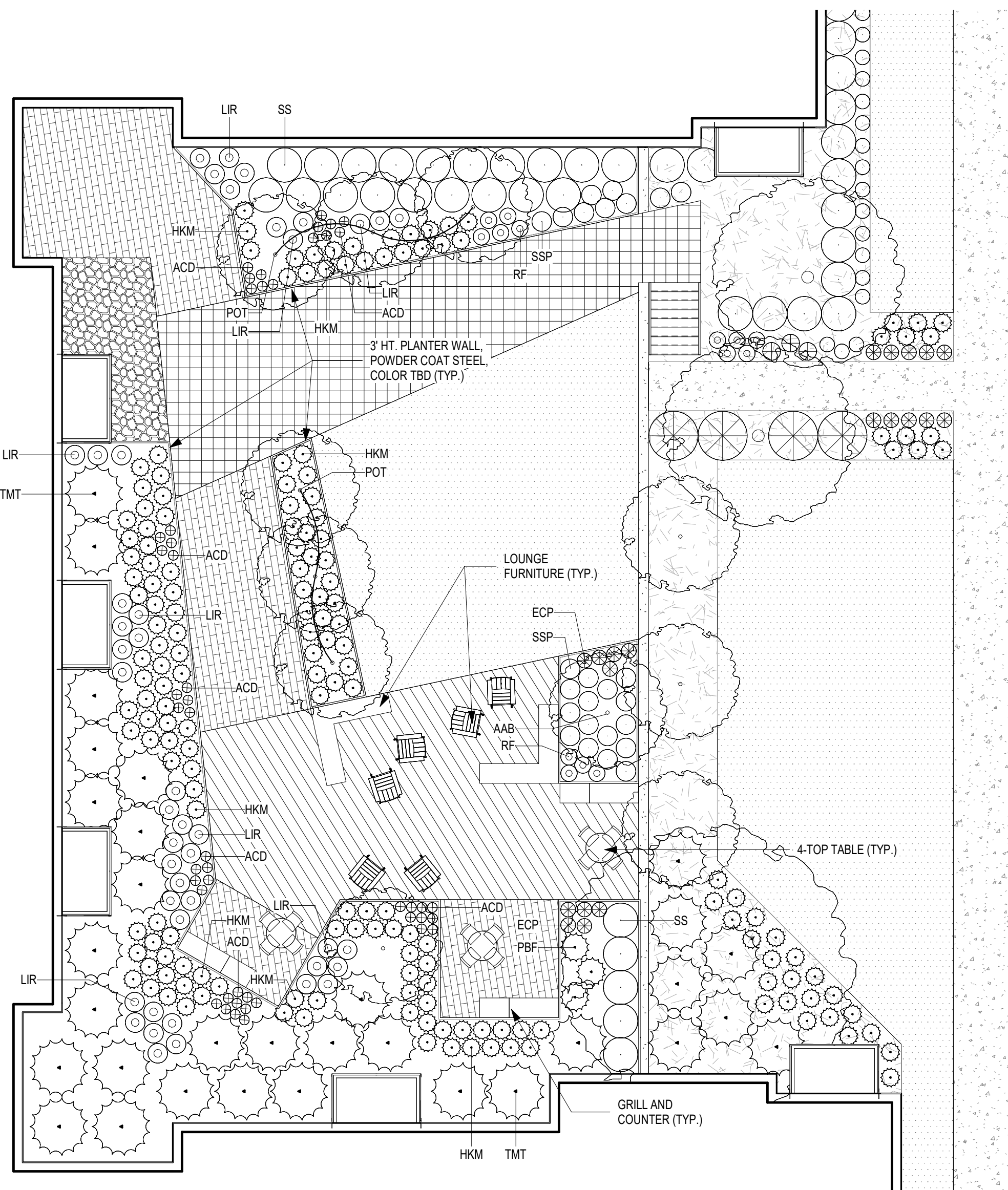
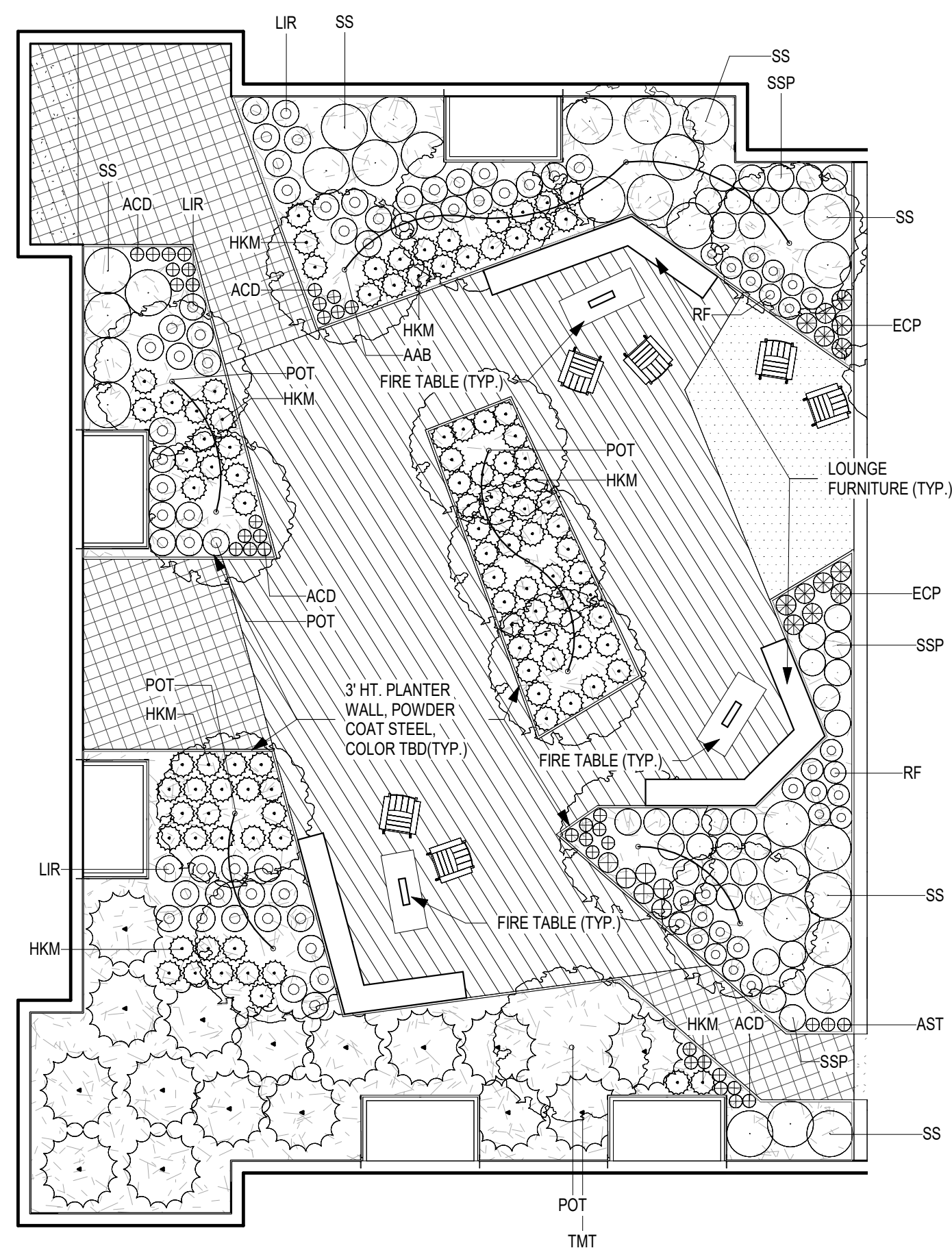
Sheet Title

Enlarged Landscape Plans

Sheet Number

L-2

Current Revision

2 Overall Planting Plan - Callout 2
1" = 10'-0"1 Overall Planting Plan - Callout 3
1" = 10'-0"3 Overall Planting Plan - Callout 5
1" = 10'-0"

Material Legend

	HARDWOOD MULCH
	PEDESTAL PAVERS TYPE 1
	PEDESTAL PAVERS TYPE 2
	PEDESTAL PAVERS TYPE 3
	SYNTHETIC TURF
	ROCK MULCH

Keystone Legend

1	BIKE RACK
2	TREE GRATE
3	4' HT. BLACK CHAINLINK FENCE
4	PICNIC TABLE
5	BENCH
6	SEAT WALL

Planting Schedule - Amenity Decks

Type Mark	Common Name	Botanical Name
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Coniferous Shrub

TMT	Taunton Yew	Taxus x media 'Tauntonii'
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Deciduous Shrub

AM	Autumn Magic Black Chokeberry	Aronia melanocarpa 'Autumn Magic'
CRM	Muskingum Dogwood	Cornus racemosa 'Muszam'
CSC	Cardinal Dogwood	Cornus sericea 'Cardinal'
AFD	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'
IVA	Afterglow Winterberry	Ilex verticillata 'Afterglow'
SS	Sem Ash Leaf Spirea	Sorbaria sorbifolia 'Semi'
VBC	Bailey Compact American Cranberrybush	Viburnum trilobum 'Bailey Compact'

Deciduous Tree

RM	Red Maple	Acer rubrum
BTN	River Birch	Betula nigra
WSB	Whitespire Birch	Betula populifolia
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ORB	Northern Red Oak	Quercus rubra
ULM	Accolade Elm	Ulmus 'Morton'

Ornamental Tree

AAB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
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Perennial

AN	Blackhawks Big Bluestem	Andropogon gerardii 'Blackhawks'
ACD	Columbine	Aquilegia canadensis
AST	Butterfly Milkweed	Asclepias tuberosa
LIR	Lady in Red Fern	Athyrium filix-femina 'Lady in Red'
ECP	Purple Coneflower	Echinacea purpurea
HKM	Japanese Forest Grass	Hakonechloa macra
BAR	Blue Arrows Rush	Juncus inflexus 'Blue Arrows'
LS	Kobold Blazingstar	Liatris spicata 'Kobold'
MPR	Purple Rooster Beebalm	Monarda didyma 'Purple Rooster'
PBF	Blue Fountain Switchgrass	Panicum virgatum 'Blue Fountain'
RF	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'
SSP	Little Bluestem	Schizachyrium scoparium
SH	Prairie Dropseed	Sporobolus heterolepis

Upright Evergreen Shrub

TOB	First Editions Technito Arborvitae	Thuja occidentalis 'Bailljohn'
TOH	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'

PRELIMINARY
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
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Project Information

Phase:	LUA/UDC	Date:	6/2/2021
Project No.:	20-0084	PIC / AIC:	DS/John / JSchoenbeck

Multifamily at 575
Zor Shrine Place

Sheet Title

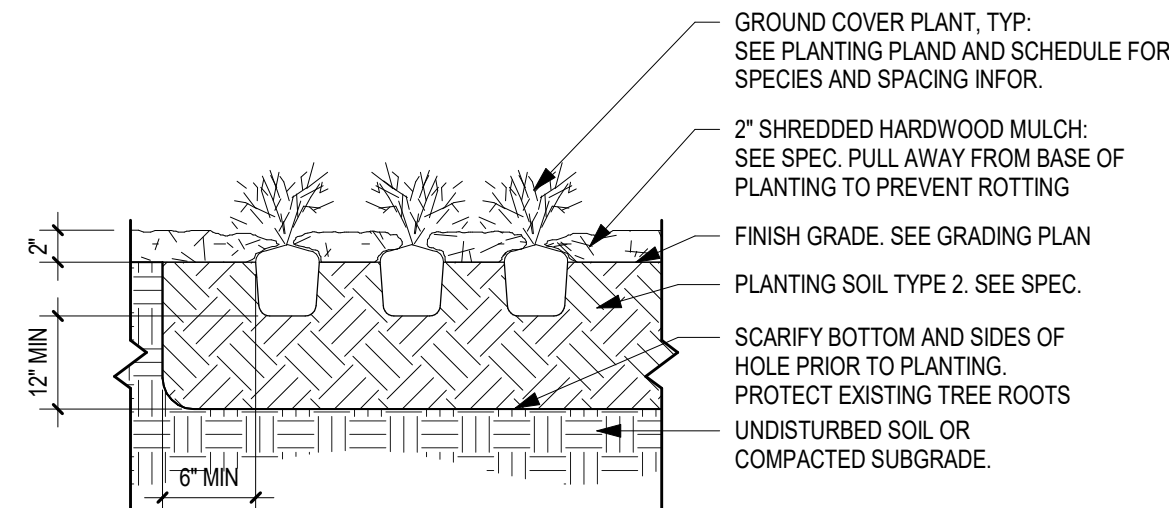
Amenity Deck Landscape
Plans

Sheet Number

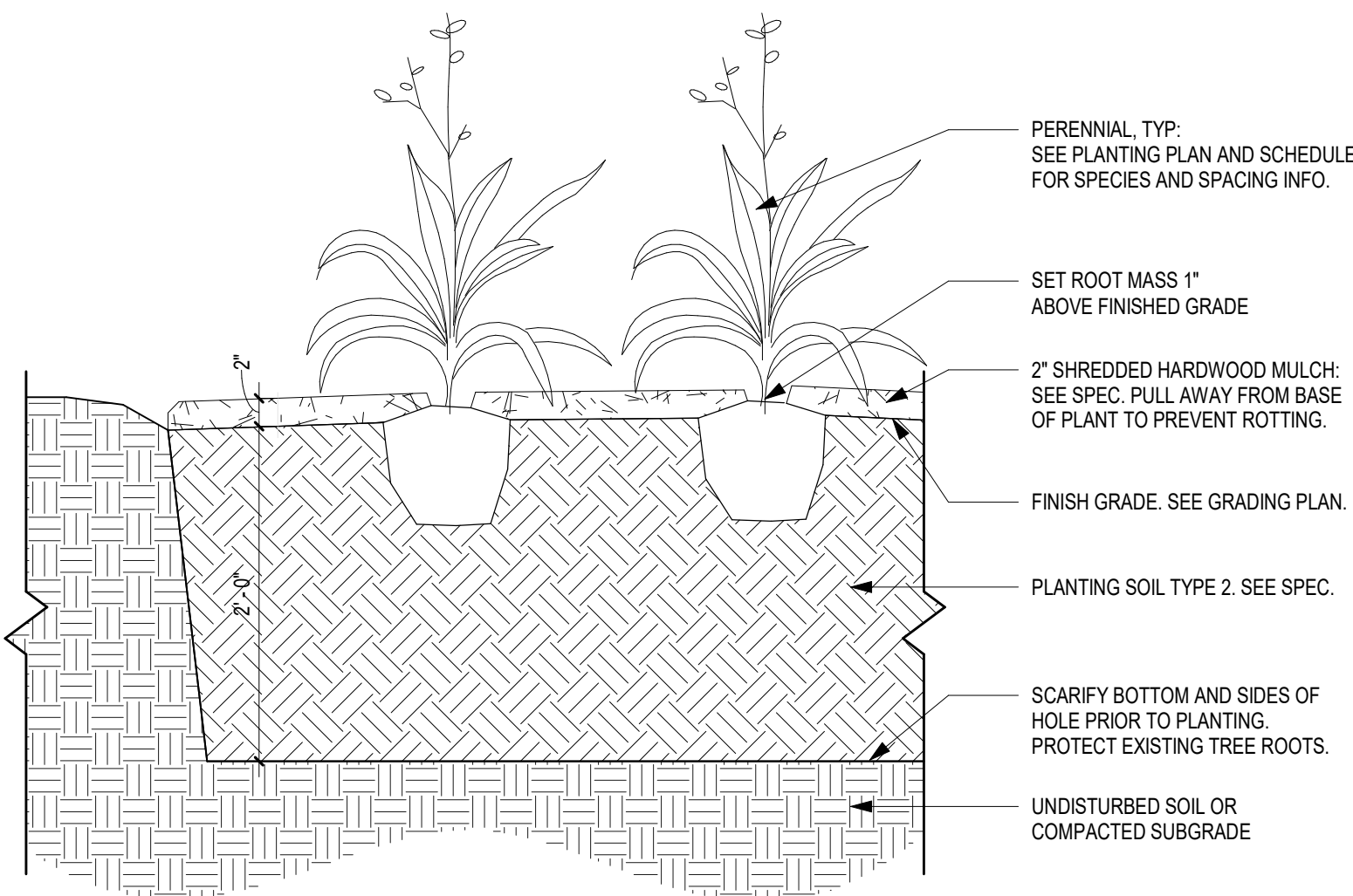
Current Revision

L-3

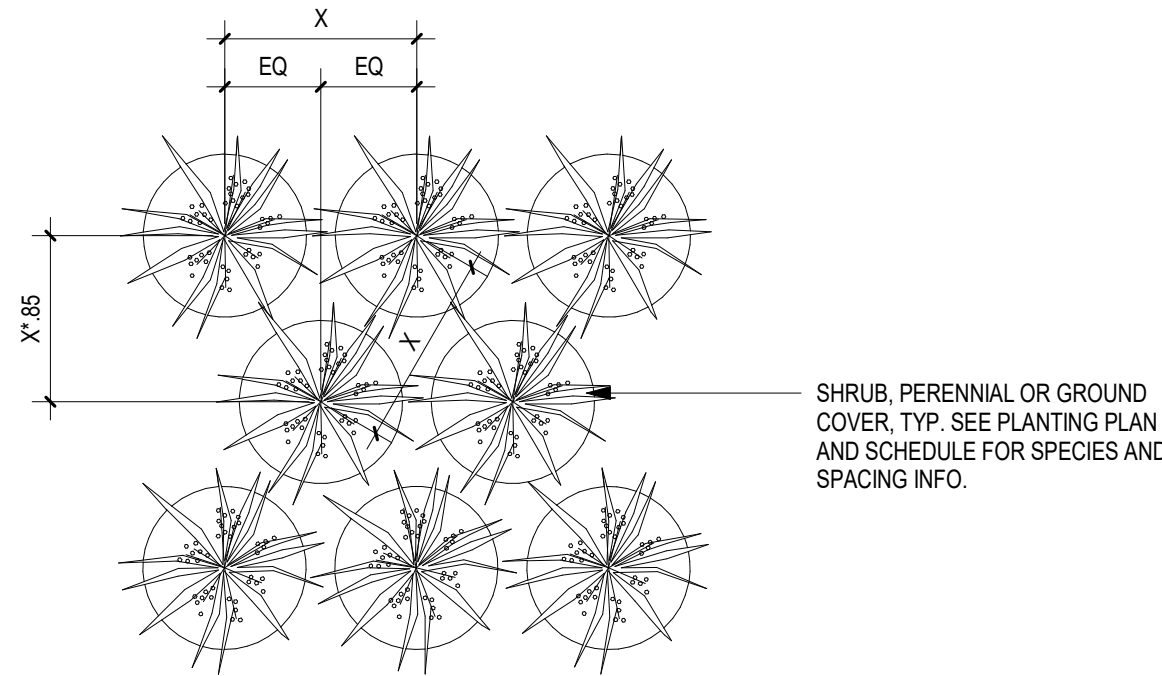
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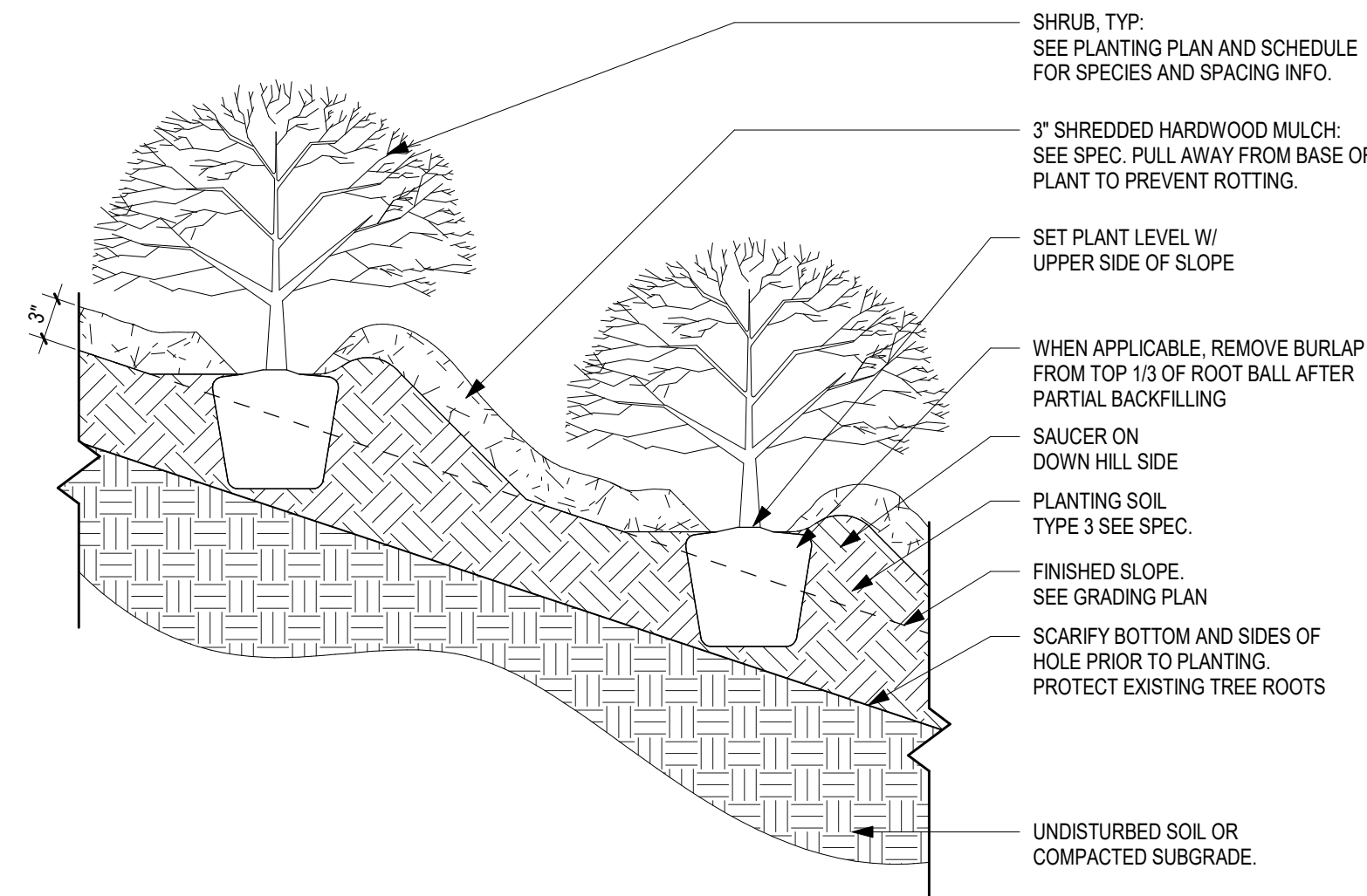
1 Ground Cover Planting Detail
1" = 1'-0"



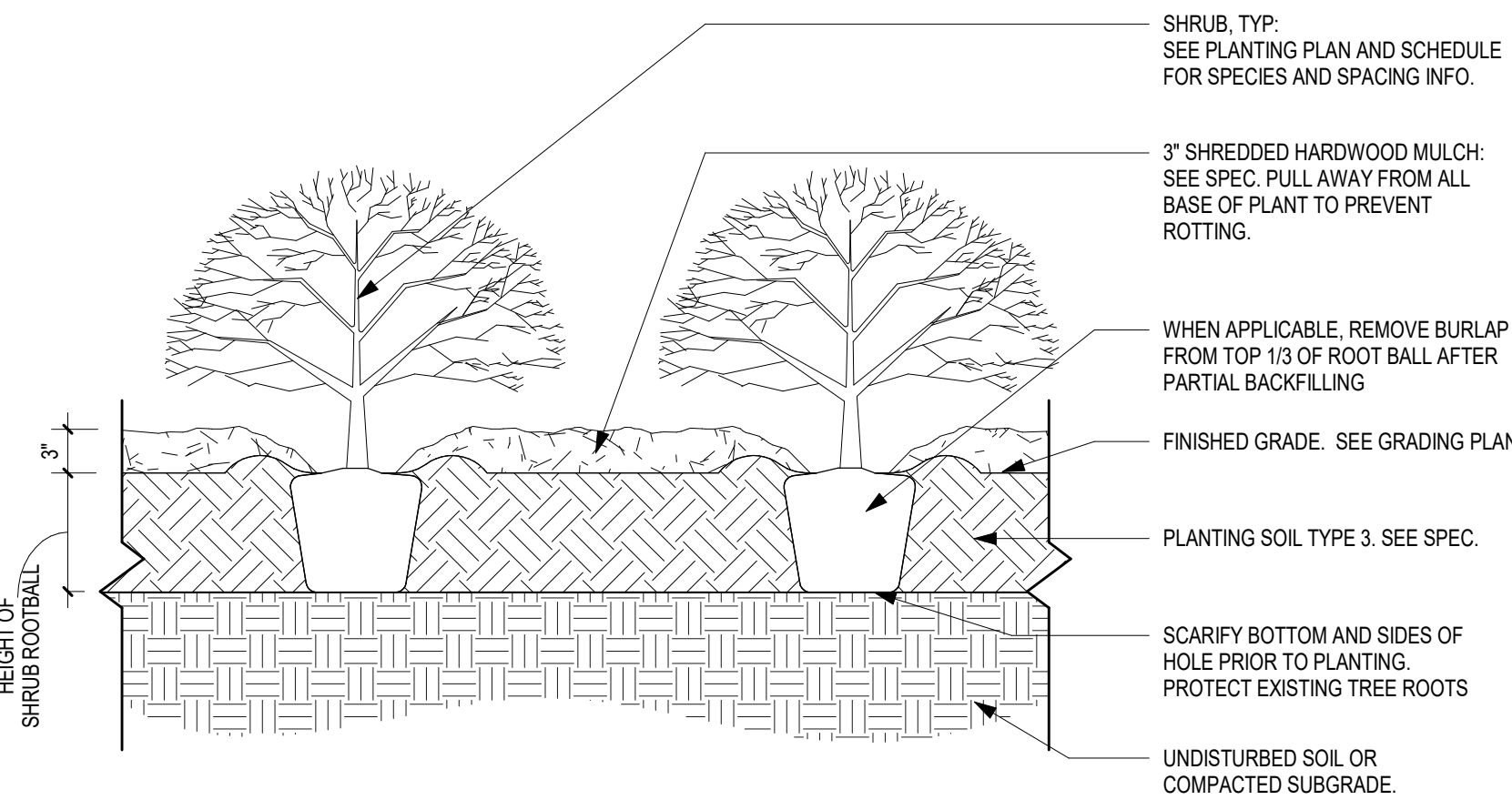
2 Perennial Planting Detail
1" = 1'-0"



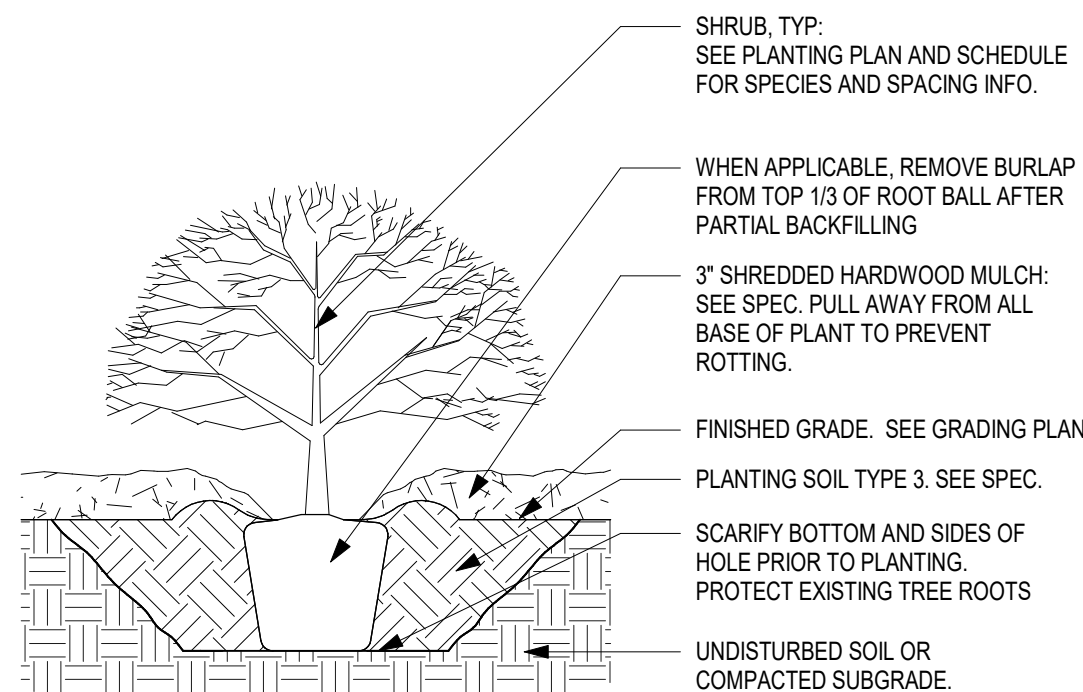
33 Triangular Spacing for Shrubs and Perennials Details
1" = 1'-0"



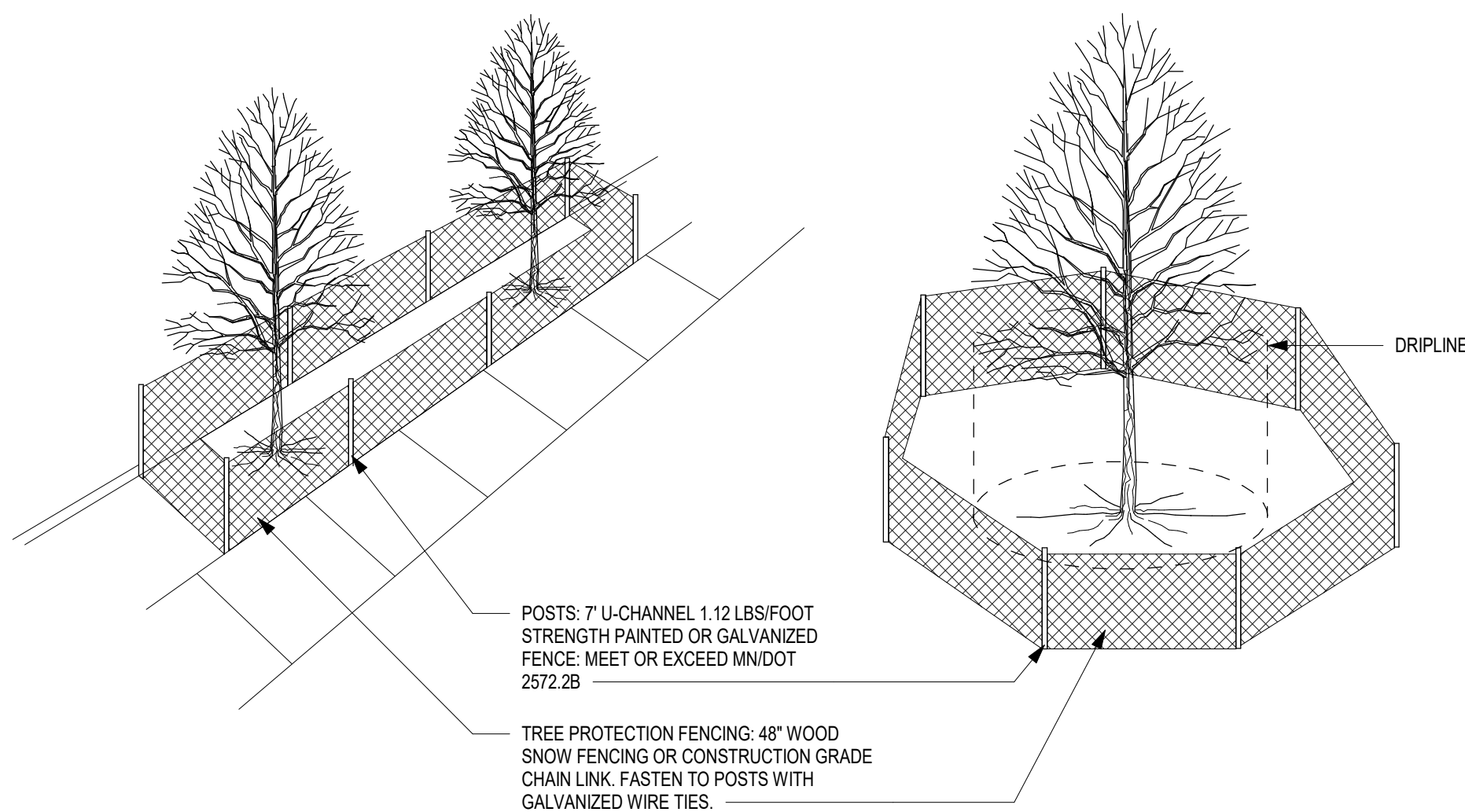
4 Shrub Planting On A Slope Detail
1" = 1'-0"



A Shrub Planting in Planting Beds

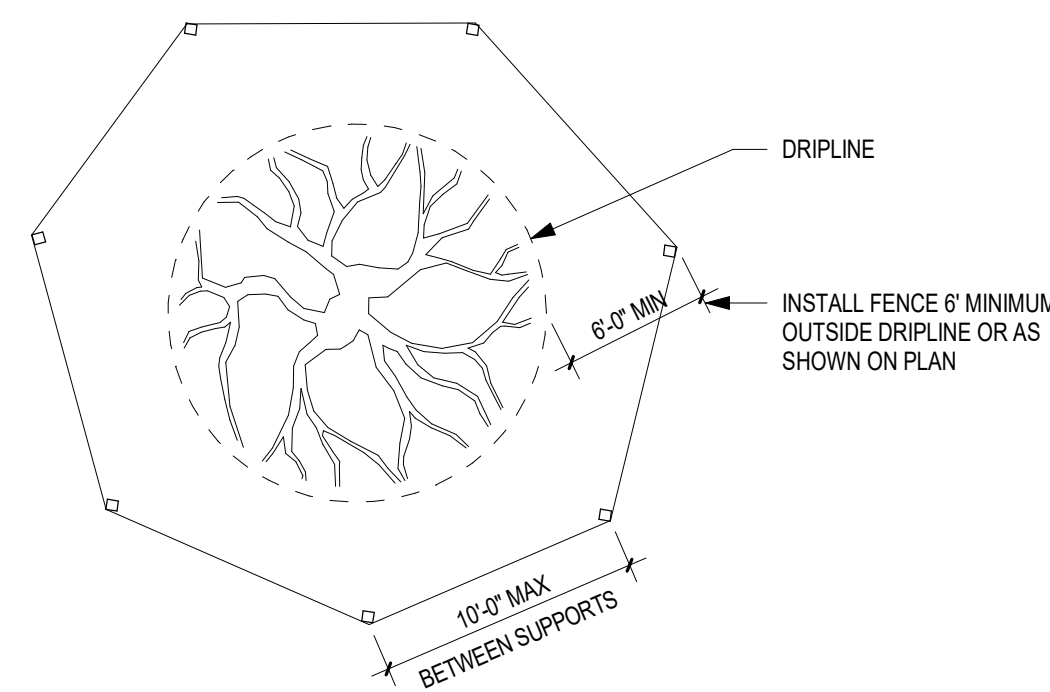


B Shrub Planting in Individual Planting Pit

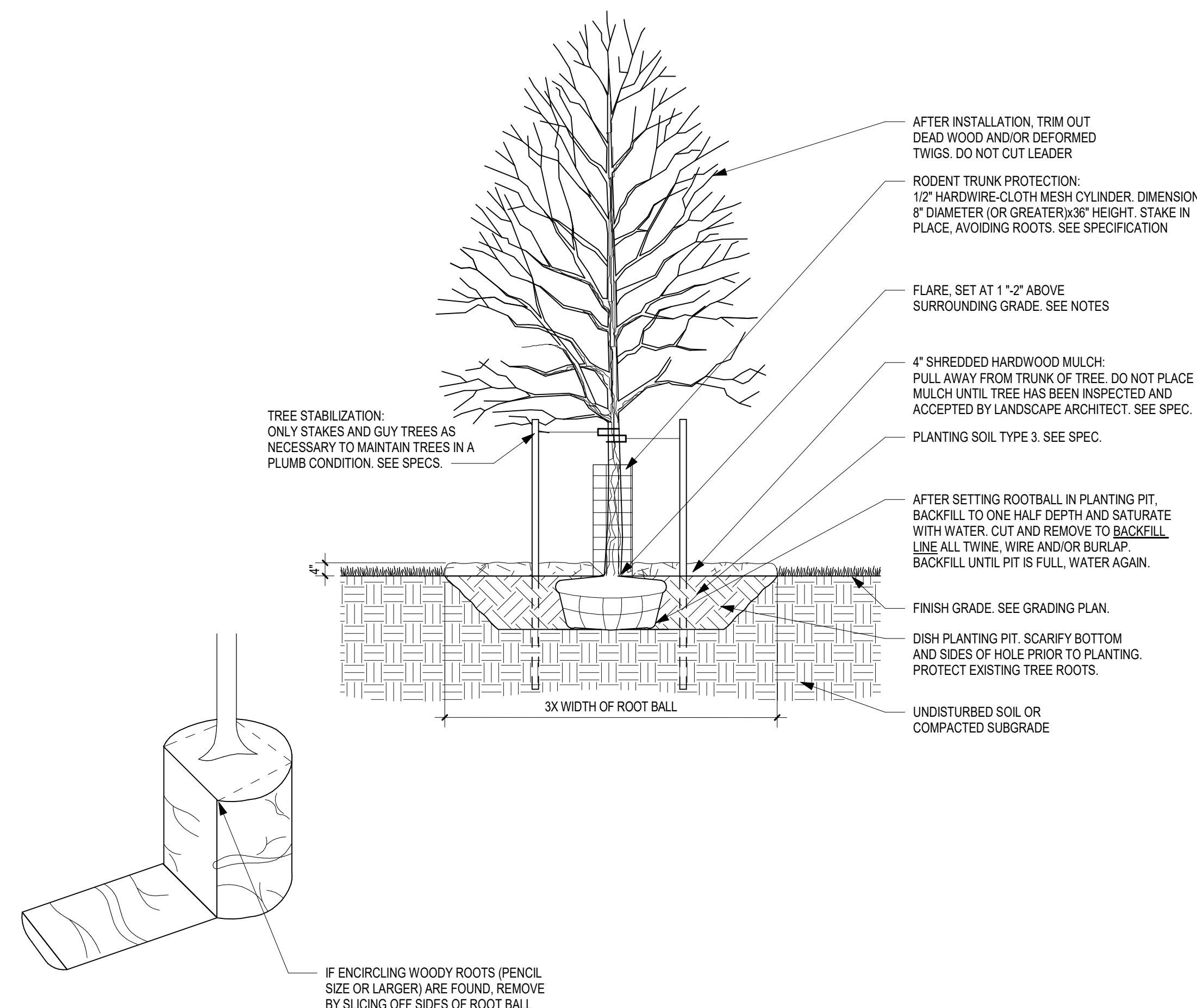


6 Tree Protection Detail
1/8" = 1'-0"

- NOTES:
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
 2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTED ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
 3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY LANDSCAPE ARCHITECT.



5 Shrub Planting Detail
1" = 1'-0"

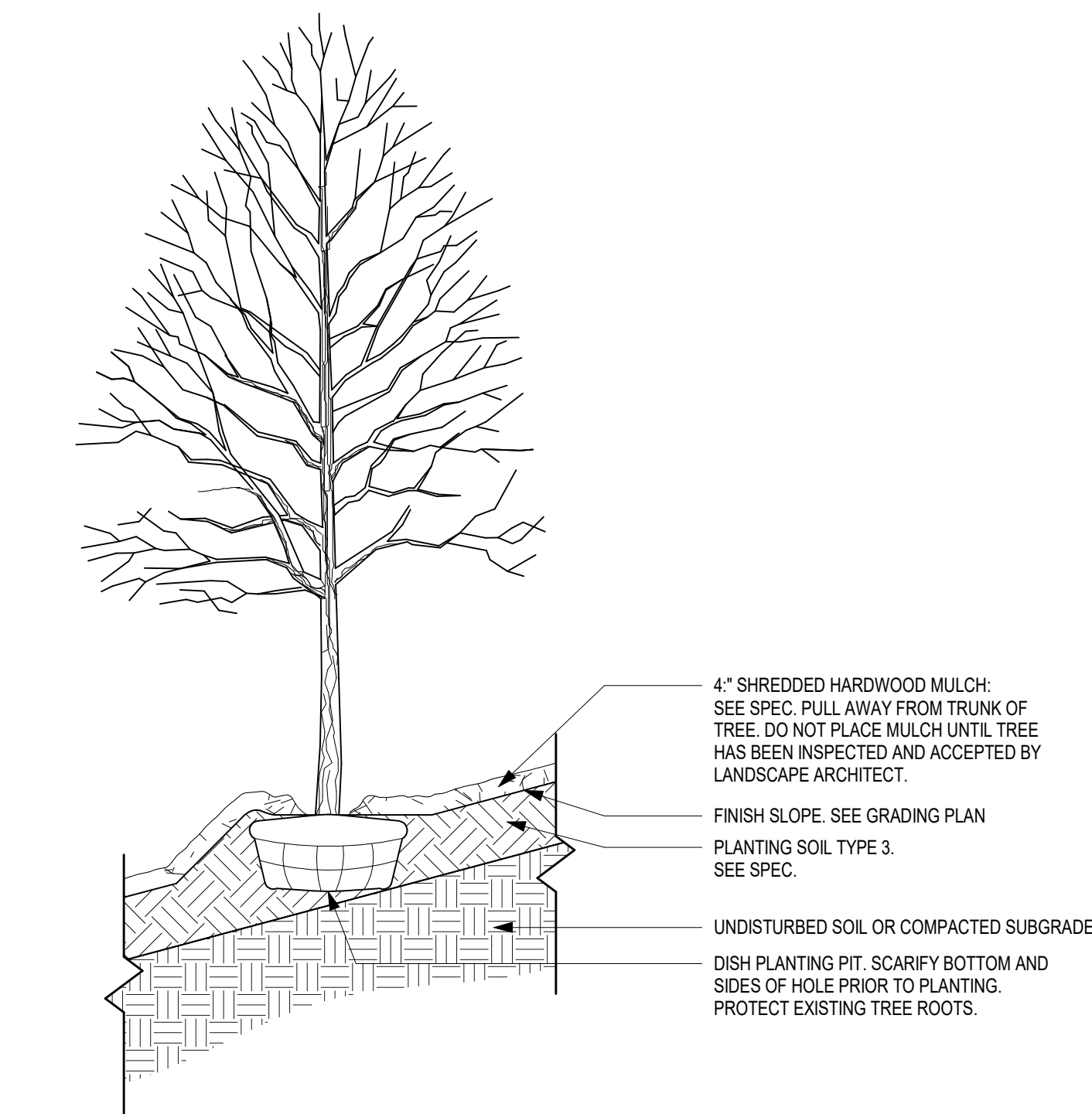


7 Typical Tree Planting Detail
3/8" = 1'-0"

- NOTES:
- PRIOR TO DELIVERY TO THE SITE, THE CONTRACTOR SHALL LOCATE THE BUTTRESS ROOTS OR TRUNK FLARE OF EACH TREE. IF FLARE IS LOCATED MORE THAN 2' DOWN FROM THE TOP OF THE ROOTBALL, THE TREE IS REJECTED AND SHALL NOT BE DELIVERED TO THE SITE.
 - REMOVE SOIL FROM TOP OF ROOTBALL TO EXPOSE TOP OF FLARE. THE LANDSCAPE ARCHITECT WILL NOT ACCEPT ANY TREE UNLESS THE FLARE IS VISIBLE.
 - ONCE THE PROPERLY GROWN TREE IS DELIVERED TO THE SITE, MEASURE THE DISTANCE BETWEEN TOP OF THE BUTTRESS ROOTS AND THE BOTTOM OF THE ROOTBALL. SUBTRACT 2' TO DETERMINE DEPTH OF PLANTING PIT.
 - DIG PIT TO DEPTH DETERMINED ABOVE AND 3X THE WIDTH OF THE ROOTBALL. PIT SHALL BE DISH WITH SIDEWALLS AS SHOWN BELOW. SCARIFY WALLS AND BOTTOM OF PIT.
 - SET TREE IN PIT SO THAT THE FLARE IS ONE-TWO INCHES ABOVE SURROUNDING GRADE. IN AREAS WITH HEAVY CLAY OR POORLY DRAINED SOILS (MOTTLED), CONTACT LANDSCAPE ARCHITECT. TREE MAY BE RELOCATED OR THE ROOTBALL FURTHER ELEVATED.
 - BACKFILL PLANTING PIT TO ON HALF DEPTH AND THOROUGHLY WATER.
 - FOR BAB MATERIAL REMOVE VISIBLE PORTIONS OF WIRE BASKET, BURLAP AND ROPE W/O DISTURBING ROOTBALL. BACKFILL TO THE TOP OF THE FIRST WOODY ROOT. LEAVING NO EXPOSED BURLAP.
 - HEAL IN SOIL W/ FOOT OVER ENTIRE ROOT BALL AREA TO REMOVE AIR POCKETS FROM THE SOIL.
 - WATER ROOTBALL AND ENTIRE BACKFILL AREA. DO NOT CREATE WATERING RING.
 - BACKFILL TO THE TOP OF THE ROOTBALL.

TREES WILL BE REJECTED FOR THE FOLLOWING REASONS:

- POOR FORM
- DAMAGED TRUNK
- BURIED TRUNK FLARES
- ENCIRCLING TRANSPORT ROOTS
- UNCONSOLIDATED ROOTBALL SOIL (DUE TO EXCESSIVE HANDLING)
- NO OR DAMAGED CENTRAL LEADER



8 Tree Planting on a Slope Detail
3/8" = 1'-0"

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Revisions

No.	Date	Description
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Project Information

Phase:	LUA/UDC	Date:	6/2/2021
Project No.:	20-0084	PIC / A/C:	DS Stahl / JSchoeneck

Multifamily at 575
Zor Shrine Place

Sheet Title

Planting Details

Sheet Number

L-4

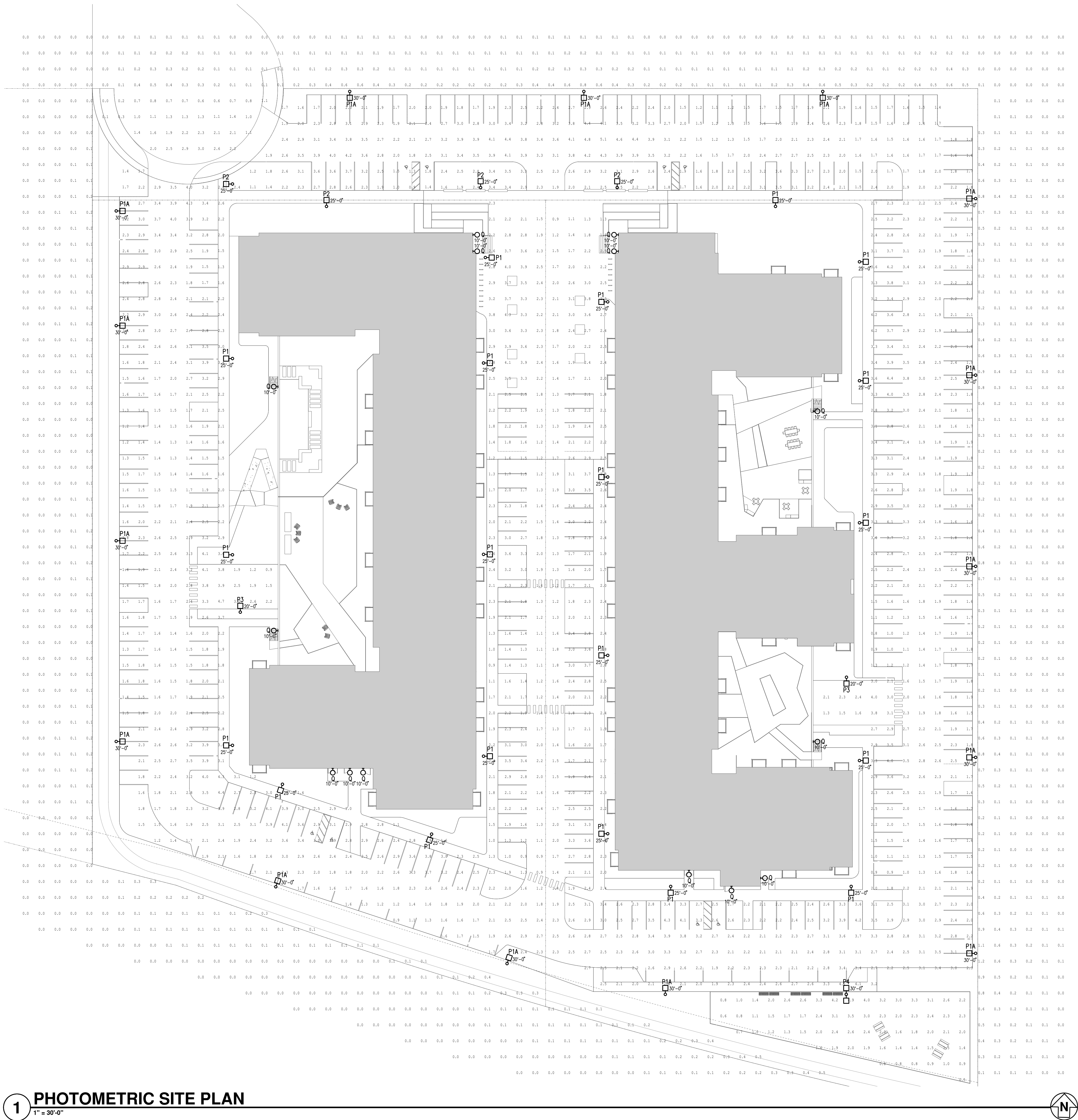
Current Revision

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GENERAL NOTES

- A. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF .855 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- B. FIXTURES SHALL BE CONTROLLED BY A COMBINATION OF PHOTOCELL AND TIMECLOCK.

CALCULATION SUMMARY						
TYPE	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
100 PARK	ILLUMINANCE	FC	1.96	4.9	0.5	3.52
THROWING LIGHT	ILLUMINANCE	FC	2.31	5.1	0.8	2.89
SITE BOUNDARIES	ILLUMINANCE	FC	0.13	3.0	0.0	N/A



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"

201 Main Street SE | Suite 325 | Minneapolis | MN 55414
cunningham.com



Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0050 | www.epinc.com



3546 Dakota Ave S
Suite D
St. Louis Park, MN 55416

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Revisions		
No.	Date	Description

Project Information	
Phase:	Date: 05/05/2021
Project No.: 4506.0000	PIC / AIC:


Sheet Title
Photometric
Site Plan

Sheet Number
E-1

Current Revision

E-2

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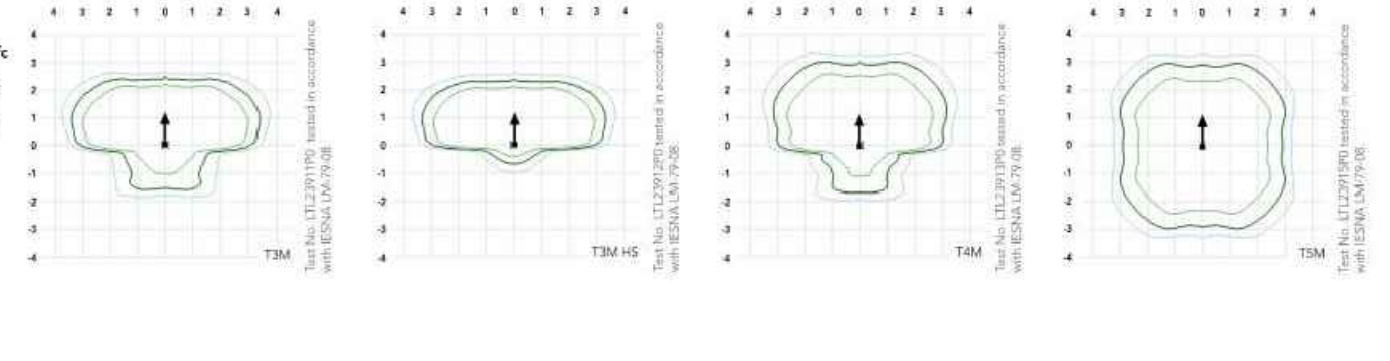
To see complete photometric reports or download .Jas files for this product, visit [Lithonia Lighting's MLED LED homepage](https://www.lithonia.com).

Photometric Diagrams

Below are the photometric diagrams for the MLED LED 800-1000 CRI. Dimensions are in units of mounting height (2').

LUMENS

- 625k
- 555k
- 185k



FEATURES & SPECIFICATIONS

INTENDED USE

Highly efficient and long lasting, the MLED LED is ideal for parking areas, street lighting, walkways and so on.

CONSTRUCTION

Single piece die cast housing has a unique flow-through design that allows for optimized thermal management through convection cooling. A perforated housing prevents debris from falling while allowing complete viewing of the LED array. Modular design allows for a range of measurements and light output upgrades. The LED driver and electronics are thermally isolated from the light output, ensuring long life. Housing is completely sealed against moisture and environmental contaminants. Low EMI, IP 69 for optimized pool water lighting.

FINISH

Exterior parts are protected by a zinc-nickel Super Durable 10C thermoplastic powder coat finish that provides superior resistance to corrosion and abrasion. A factory controlled multiple process ensures a minimum 3 mil thickness for a finish that can withstand extreme climatic changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Perforated-molded single lens provides optics, lumenance spacing and improved uniformity. Lenses are indexed to the mount base to ensure consistent optical alignment and delivery, regardless of photometric performance. Light engines are available in standard 4000 K, 5000 K or optional 3000 K or CRI configurations. The MLED has zero-uglitch and qualifies as a Nighttime Friendly® product, meaning it is consistent with the LEED® and Green Globes® criteria for eliminating on/off cycling.

ELECTRICAL

Light engine is composed of 60 high-efficiency LEDs mounted to metal core circuit boards to maximize heat dissipation and promote long life (100,000 hr at L70, CRI > 90). Electronics are designed to provide a power factor > 99%, THD < 20%, with an expected life of 100,000 hours with 0-75 full range use. Easily-replaceable power protection device meets a minimum Category 1 (see UL 1449) for surge protection.

UL Listing: UL Listed for use in wet locations (UL ENEC Q22 & 2).

NOTIFICATION

Integrator will provide easy installation in a pole and attach to alignment and leveling. Secure connection required, up to 25.0' ultimate load rating per ANSI C78.3-17. The MLED will stop the LED array from falling post failure for SPA and RPA systems, wall-mounting bracket also available.

LISTINGS

Certified to UL E and Canadian standards. Light engine is IP66 rated, luminance is IP65 rated. **U.S. Patent No. D554,337.**


BUY AMERICAN

This product is assembled in the USA and meets the Buy American® government procurement requirements under HKS, DAFS and DOT. Please refer to www.buyusa.gov for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.lithonia.com/warranty.

Note: Actual performance may differ as a result of end-use environment and application. All values are design or typical values measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (5378) • www.lithonia.com

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MLED LED

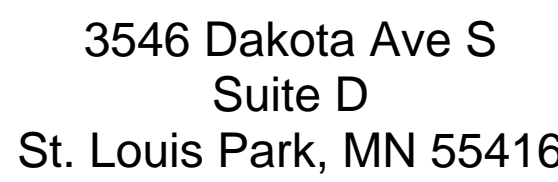
Rev 10/17/17

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NOTES:

1. COORDINATE POLE HEIGHT AND CONCRETE BASE. REFER TO POLE BASE DETAILS.

Revisions		
No.	Date	Description

Sheet Title
Photometric Cutsheets and Fixture Schedule

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