



**1419 MIXED USE PROJECT  
1419 MONROE ST  
MADISON, WI 53711**

**SHEET INDEX**

**CIVIL**

- TOPO SURVEY
- ALTA SURVEY
- C-01 PRELIMINARY DEMOLITION PLAN
- C-02 PRELIMINARY UTILITY PLAN

**ELECTRICAL**

- E1.00 EXTERIOR AND ENCLOSED PARKING LIGHTING
- E1.01 EXTERIOR AND ENCLOSED PARKING PHOTOMETRICS
- E400 LUMINAIRE SPECIFICATION CUTSHEETS - LIGHTING
- E500 LUMINAIRE SPECIFICATION CUTSHEETS - LIGHTING
- E600 LUMINAIRE SCHEDULE - LIGHTING

**ARCHITECTURAL SITE**

- AS100 ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN
- AS101 PHOTOGRAPHS OF EXISTING PROPERTIES

**ARCHITECTURAL**

- A101 FIRST FLOOR PLAN
- A101A MEZZANINE FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 ROOF PLAN
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS



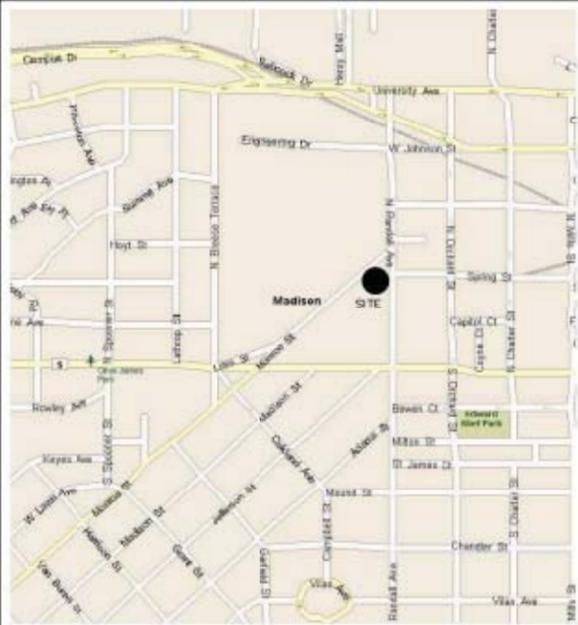
eppstein uhen : architects

**LAND USE APPLICATION**

02/06/2013 REVISED 03/29/2013

PROJECT NUMBER: 712209-01

# TOPOGRAPHIC MAP



Known as 1419 Monroe Street, in the City of Madison, Dane County, Wisconsin.

**PARCEL A:**

ALL OF LOTS TWO (2), THREE (3), FOUR (4) AND ELEVEN (11) AND THE NORTHEASTERLY 5 FEET OF LOT FIVE (5), BLOCK ONE (1), MORAN'S ADDITION TO THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO THAT PART OF VACATED ALLEY ATTACHING TO THE ABOVE AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 15, 1992 IN VOLUME 20124 OF RECORDS; PAGE 1 AS DOCUMENT NUMBER 2391342.

**PARCEL B:**

THE SOUTHWESTERLY 25 FEET OF THE NORTHEASTERLY 30 FEET (MEASURED ALONG MONROE STREET) OF LOT FIVE (5), BLOCK ONE (1), MORAN'S ADDITION, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT HEREOF, ALSO THAT PART OF VACATED ALLEY ATTACHING TO THE ABOVE AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 15, 1992 IN VOLUME 20124 OF RECORDS, PAGE 1 AS DOCUMENT NUMBER 2391342.

**PARCEL C:**

LOT ONE (1), BLOCK ONE (1), MORAN'S ADDITION TO THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

**PARCEL D:**

THAT PART OF THE NORTHWEST ONE-HALF OF THE VACATED ALLEY LYING NORTHEASTERLY OF THE SOUTHWEST LINE OF LOT ONE (1), BLOCK ONE (1), MORAN'S ADDITION TO THE CITY OF MADISON, EXTENDED IN A SOUTHEASTERLY DIRECTION, ATTACHING THERETO BY RESOLUTION NO. 49,196 OF THE COMMON COUNCIL OF THE CITY OF MADISON, ADOPTED SEPTEMBER 01, 1992 AND RECORDED SEPTEMBER 15, 1992 IN VOLUME 20124 OF RECORDS, PAGE 1, AS DOCUMENT NO. 2391342, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

November 29, 2012

Opus Development Corp.

Survey No. 165622-RMK

**A. Basis of Bearings**

Bearings are based on the West line of the North Randall Avenue, which is assumed to bear South 00°11'46" East.

**B. Title Commitment**

This survey was prepared based on First American Title Insurance Company title commitment number NCS-573838-MAD, effective date of October 23, 2012, which lists the following easements and/or restrictions from schedule B-II:

1-3, 5, 10. **Visible evidence shown, if any.**

4, 6-9, 11, 14, 18-20. **Not survey related.**

12. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated alley, pursuant to Section 66.1005(2)(a) Wisconsin Statutes. **Affects site by location - shown.**

13. Deed Restrictions recorded July 17, 1992, in Volume 19511 of Records, Page 65, as Document No. 2373520. **Affects Parcel B by location - building restriction.**

15. Public utility and water main easement retained in vacated alley by Resolution No. 49,196 of the common council of the City of Madison, adopted September 1, 1992 and recorded September 15, 1992, in Volume 20124 of Records, Page 1, as Document No. 2391342. **Affects site by location - shown.**

16. Right of Way Grant to Wisconsin Telephone Company recorded May 20, 1976, in Volume 681 of Records, Page 45, as Document No. 1469600. **Affects site by location - shown.**

17. Right of Way Grant to Madison Gas and Electric Company recorded December 6, 2010, as Document No. 4721833. **Affects site by location - shown.**

**C. Flood Note**

According to flood insurance rate map of the City of Madison, community panel number 55025C0408G, effective date of January 2, 2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

**D. Parking Spaces**

There are 26 regular and no handicapped parking spaces marked on this site.

**E. Municipal Zoning Information** obtained by surveyor

The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned C3 - Highway Commercial District

1. A yard shall be provided where the extension of a front or side lot line abutting a street coincides with a front lot line of an adjacent lot located in a residence district. Such yard shall be equal in depth to the minimum front yard required by this ordinance on such adjacent residential lot. Such yard shall be provided along such front or side lot abutting a street for a distance of at least twenty-five (25) feet, including the width of any intervening alley, from such residential lot.

2. A yard shall be provided where a side lot line abuts a residence district. Such yard along such side lot line shall be equal in dimension to the minimum side yard which would be required under this ordinance for any residential use in the adjacent residential district. (Am. by Ord. 12,549, 4-7-00)

3. A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height. (Am. by Ord. 11,762, 1-3-97)

**F. Notes**

There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.

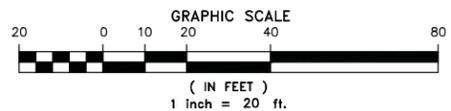
There is no observable evidence of wetland flags on the site, as of the field date of this survey.

A Boundary Survey prepared by Arnold and O'Sheridan Inc, dated November 29, 2004 and revised December 20, 2004 was used to determine the boundary for this map.

Starting BM, HARN station Madison West - elevation = 876.94' NAVD Datum

## LEGEND

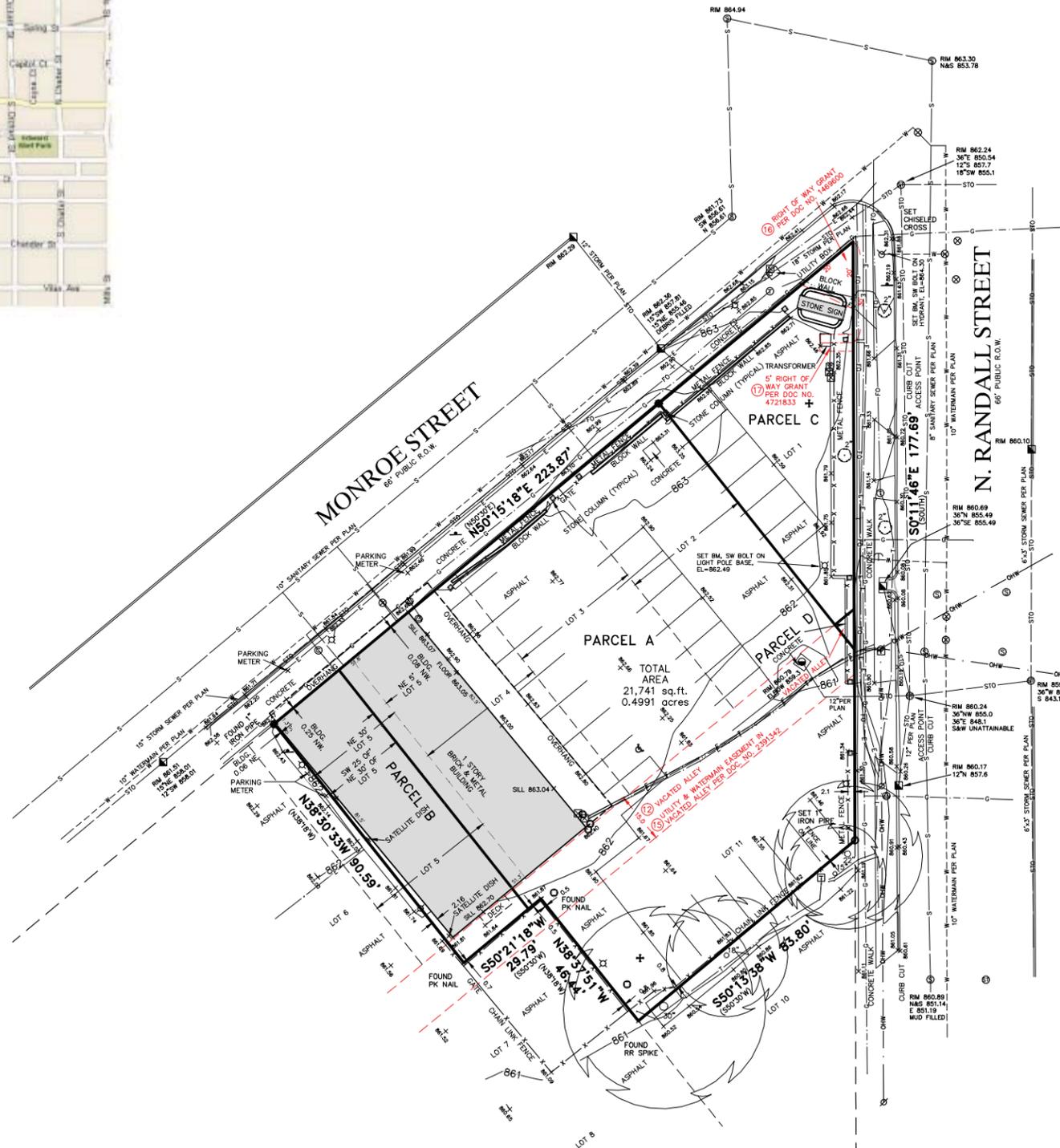
- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION



DIGGERS HOTLINE TICKET NO. 2012-45-09759

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



R.A. Smith National, Inc.

**R.A. Smith National, Inc.**

*Beyond Surveying and Engineering*

16745 W. Bluemound Road, Brookfield, WI 53005-5898  
262.791-1000 Fax: 262.791-2773 www.ra-smithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA  
S:\5165622.dwg\ TM101D20.dwg \ TM101D20



1

2

3

4

5

6

7

8

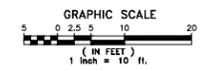
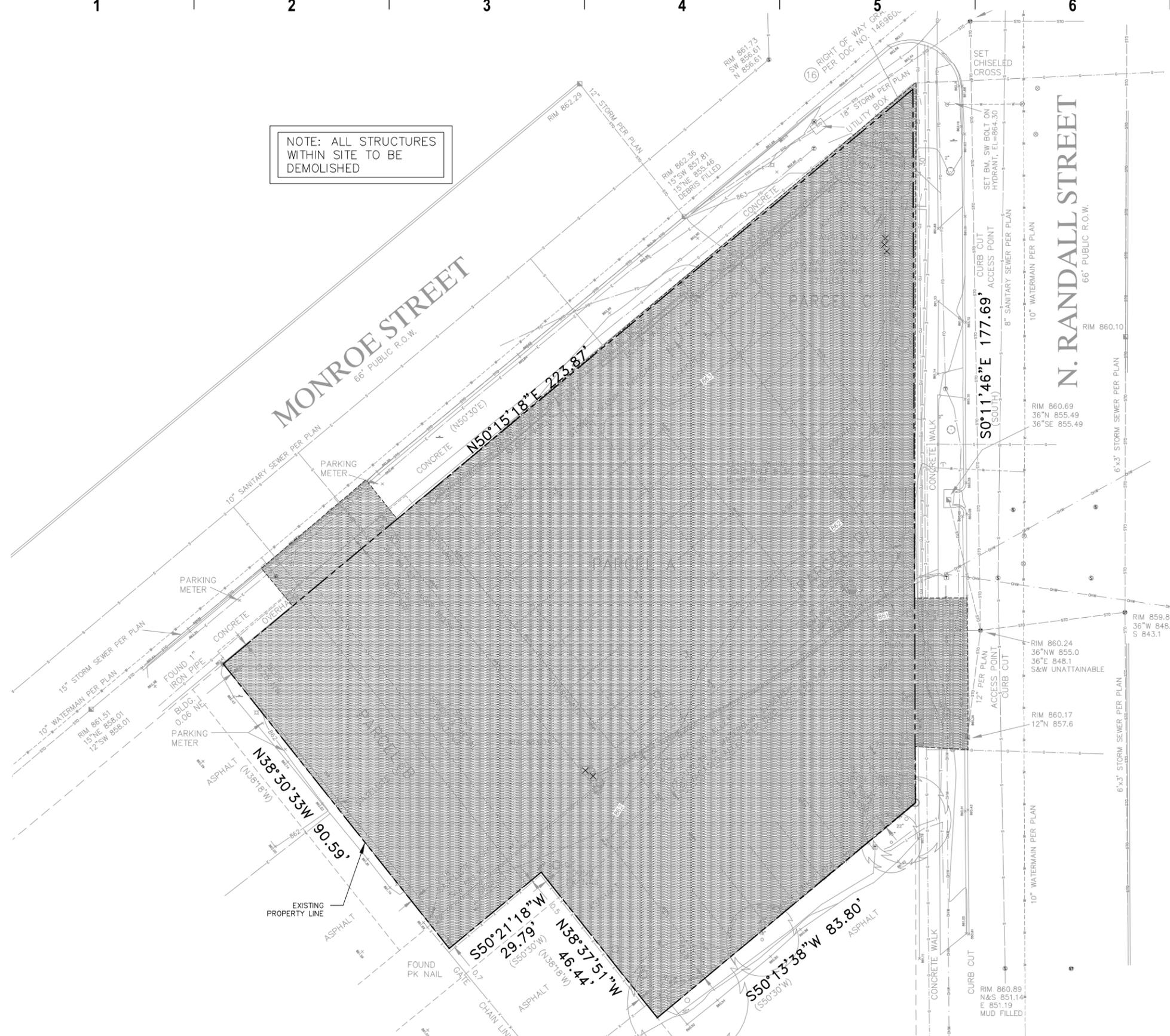
D

C

B

A

NOTE: ALL STRUCTURES WITHIN SITE TO BE DEMOLISHED



APPROXIMATE AREA OF SITE DEMOLITION

### R.A. Smith National

Beyond Surveying and Engineering

12745 W. Bluemound Road, Oneida, WI 53055-0338  
262.761.1000 Fax 262.761.4148 www.ra-smith.com  
Appleton, WI Orange County, CA Pittsburgh, PA



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

KEY PLAN

--	--

ISSUANCE AND REVISIONS

PLAN COMMISSION APPROVAL SET

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MONROE STREET

1419 MONROE ST  
MADISON, WI 53711

PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE:	02/06/2013
SHEET NAME:	PREL. DEMOLITION PLAN
SHEET NUMBER:	<b>C-01</b>

P:\13120108\108\10800\10800.dwg, Demolition - Plan, 2/5/2013, 2:57:37 PM, 1'

1

2

3

4

5

6

7

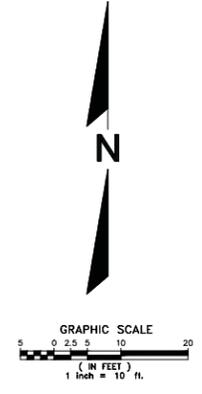
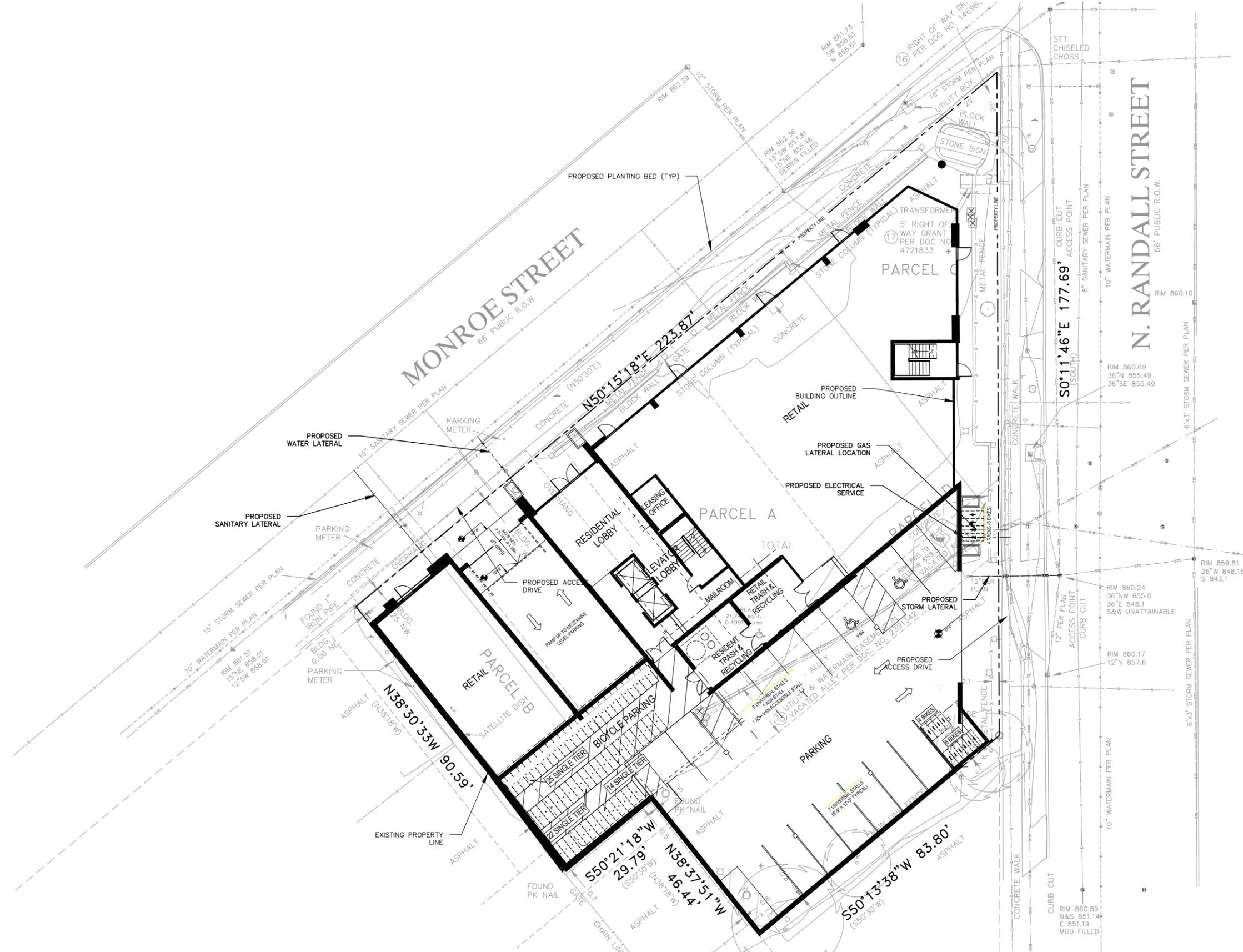
8

D

C

B

A



**R.A. Smith National**  
Beyond Surveying  
and Engineering

10745 W. Bluemound Road, Brookfield, WI 53005-9103  
262-781-1000 Fax 262-781-0106 www.ra-smithnational.com  
Arlington, VA Chicago, IL Pittsburgh, PA

SHEET INFORMATION

DATE: 02/06/2013

SHEET NAME: PREL. UTILITY PLAN

SHEET NUMBER: **C-02**

PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP



**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

KEY PLAN



ISSUANCE AND REVISIONS

**PLAN COMMISSION APPROVAL SET**

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

**1419 MONROE STREET**  
**1419 MONROE ST**  
**MADISON, WI 53711**



PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

P:\13120108\1419 Monroe\1419 Monroe\1419 Monroe.dwg, Utility Plan, 2/5/2013, 2:56:48 PM, rjt

1

2

3

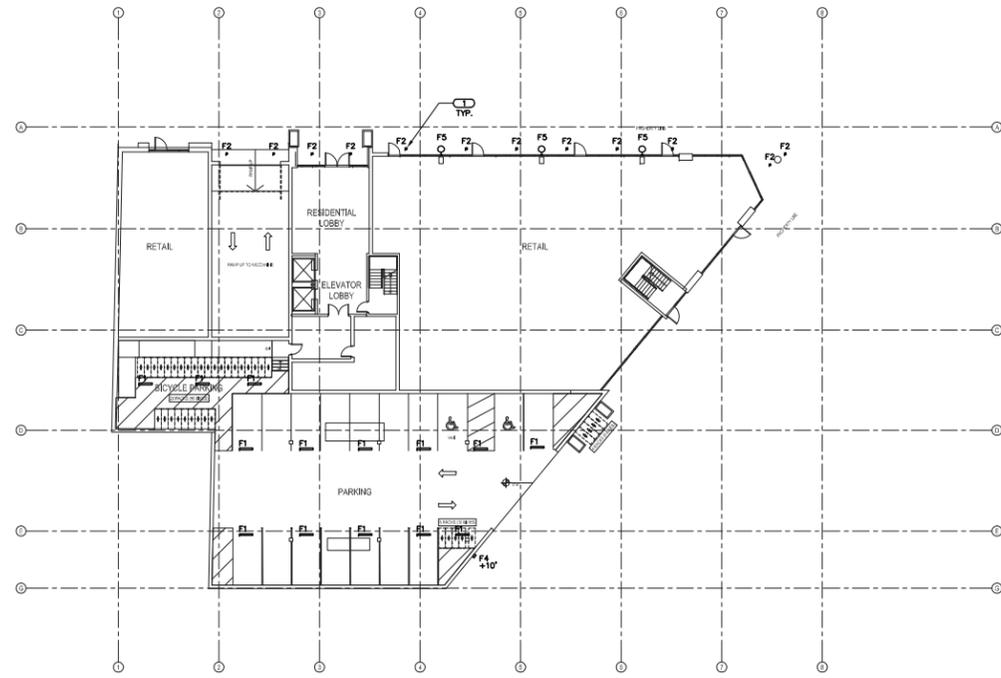
4

5

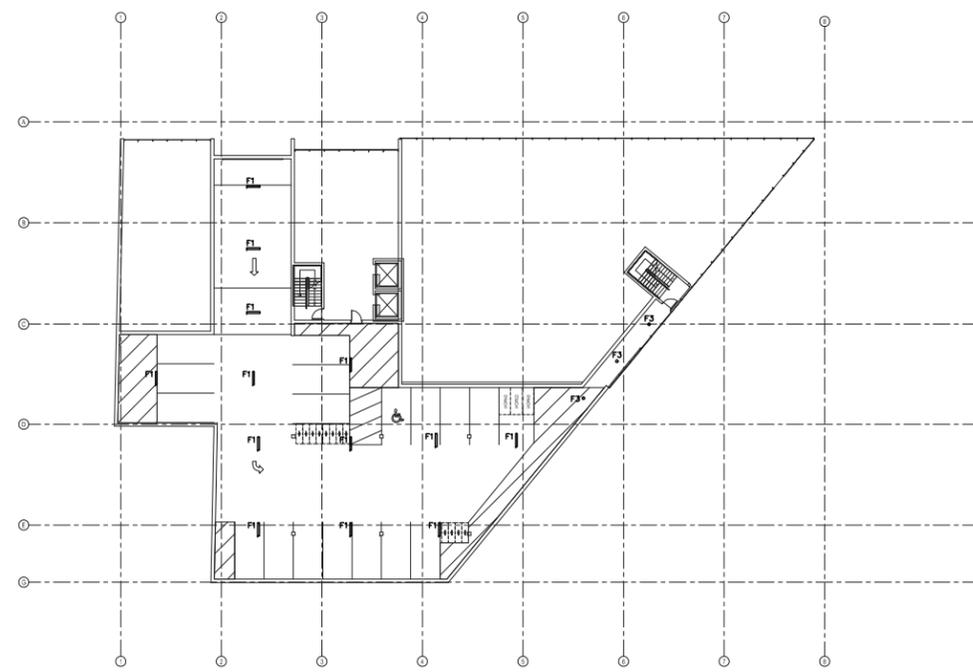
6

7

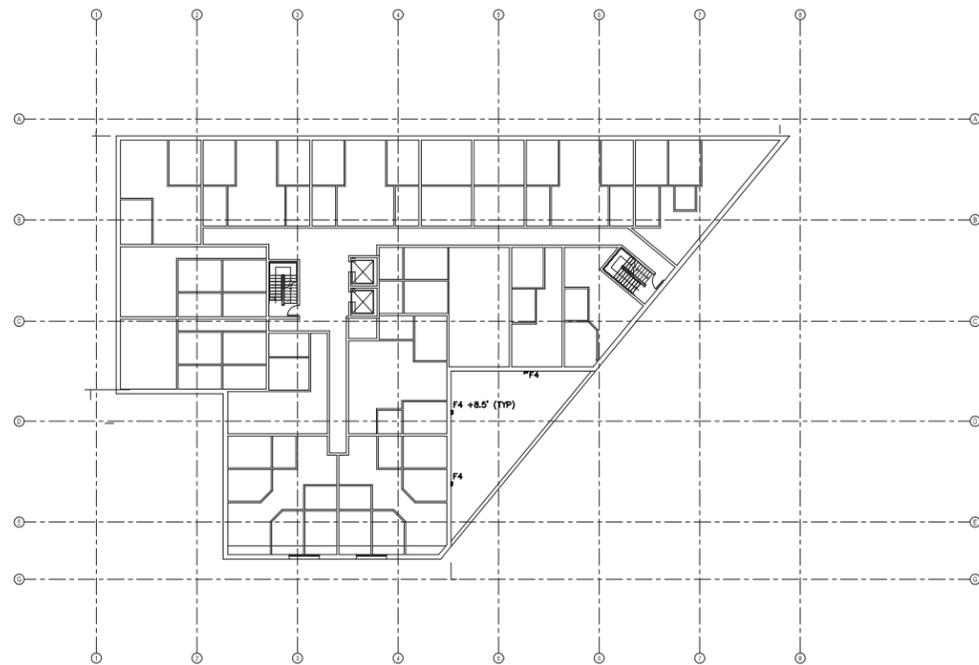
8



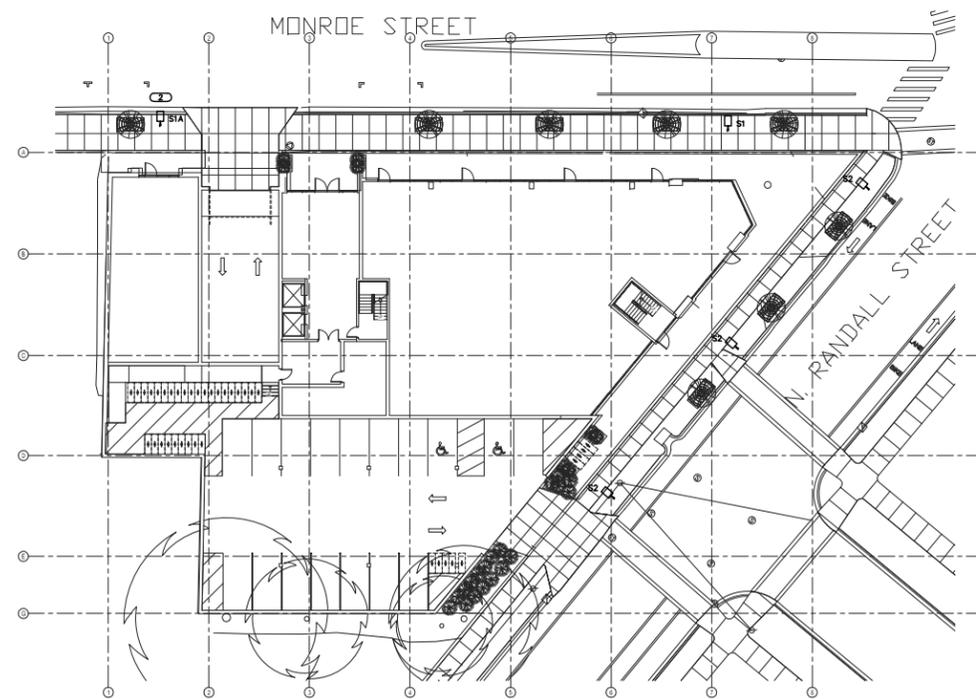
**1 FIRST FLOOR PLAN - EXTERIOR AND ENCLOSED PARKING LIGHTING**  
SCALE: 1"=20'-0"



**2 MEZZANINE PLAN - ENCLOSED PARKING LIGHTING**  
SCALE: 1"=20'-0"



**3 SECOND FLOOR PLAN - EXTERIOR LIGHTING**  
SCALE: 1"=20'-0"



**4 PROPOSED SITE PLAN - LIGHTING**  
SCALE: 1"=20'-0"

**GENERAL NOTES**

- REFER TO SHEET E400 AND E500 FOR LUMINAIRE SPECIFICATION OUTRIETS.
- REFER TO SHEET E600 FOR LUMINAIRE SCHEDULE.

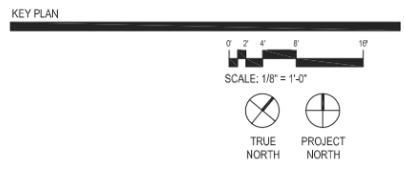
**KEYNOTES**

- F2 RECESSED LUMINAIRES MOUNT IN OVERHANG OR CANOPY, NOT SHOWN.
- NEW POLE LOCATION MINIMUM 8' FROM DRIVE.



**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

**LAND USE APPLICATION**

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

**1419 MONROE STREET**

1419 MONROE ST  
MADISON, WI 53711

**OPUS**  
THE OPUS GROUP

PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

**KJW ENGINEERING CONSULTANTS**  
810 WEST BROADWAY, SUITE 312  
MADISON, WISCONSIN 53713-1639  
608.223.8600 FAX 608.223.8601  
www.kjw.com  
PROJECT # 130092.00

KJW ENGINEERING RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KJW ENGINEERING AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KJW ENGINEERING, © 2013 KJW, P.C.

REFERENCE SCALE IN INCHES

SHEET INFORMATION

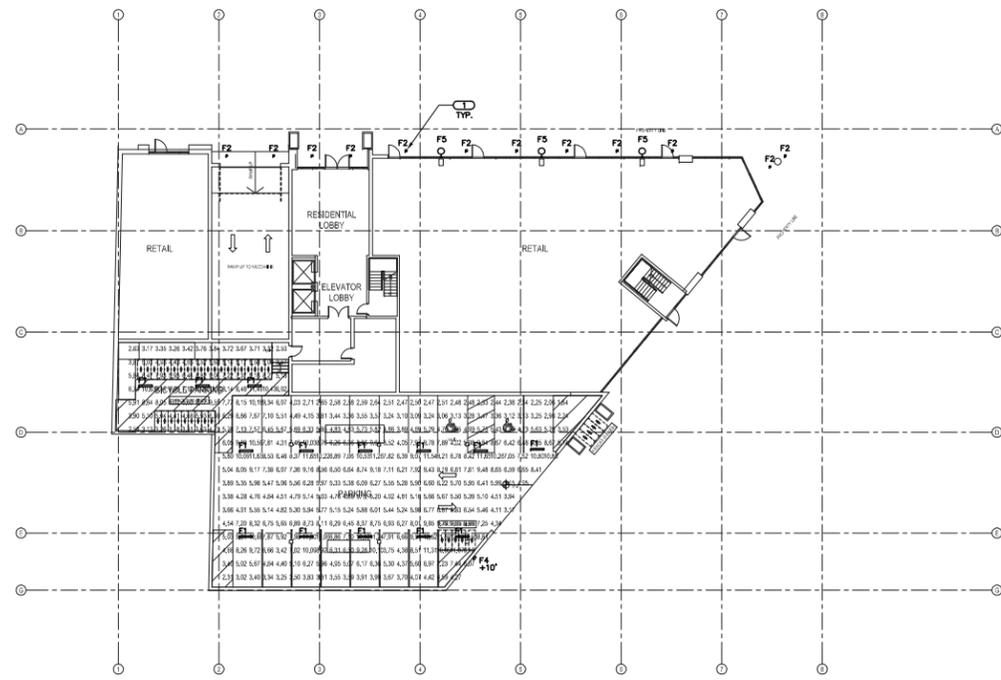
DATE: 02/06/2013

FLOOR PLANS - EXTERIOR AND ENCLOSED PARKING LIGHTING

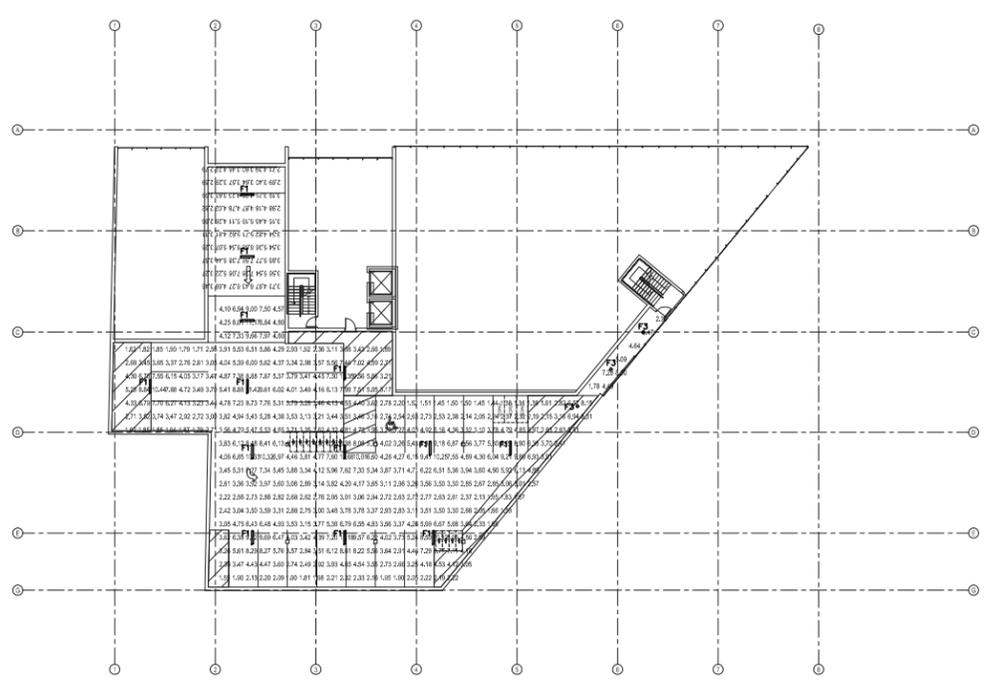
SHEET NAME: **E1.00**

SHEET NUMBER:

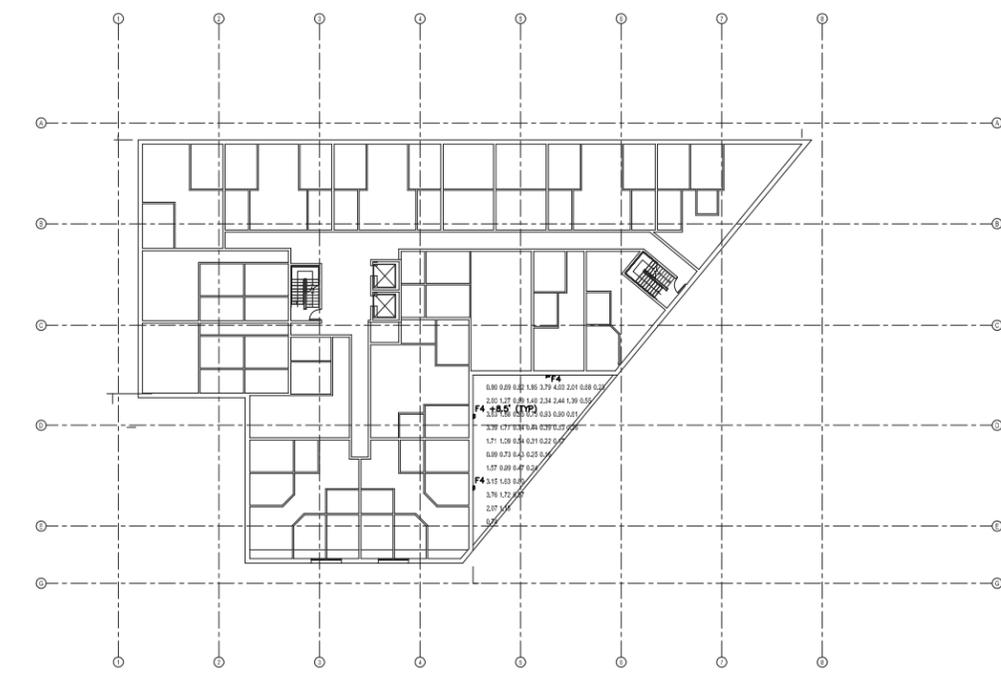
© Epstein Uhen Architects, Inc.



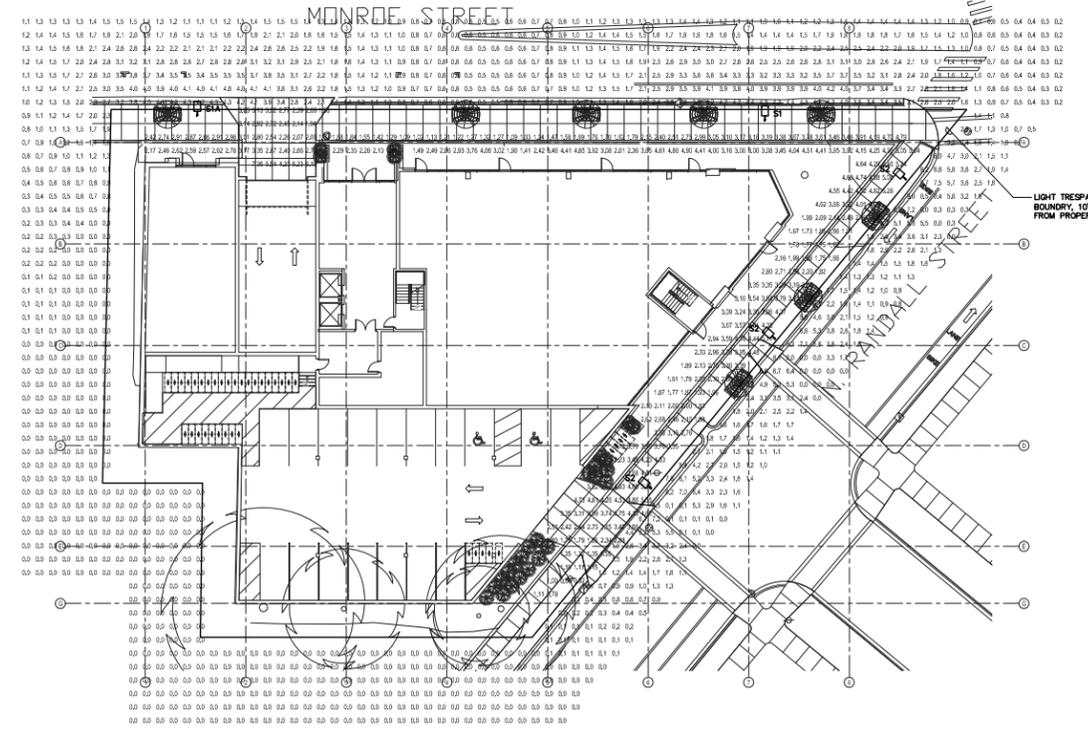
**1** FIRST FLOOR PLAN - EXTERIOR AND ENCLOSED PARKING LIGHTING PHOTOMETRICS  
SCALE: 1/8"=1'-0"



**2** MEZZANINE PLAN - ENCLOSED PARKING LIGHTING PHOTOMETRICS  
SCALE: 1/8"=1'-0"



**3** SECOND FLOOR PLAN - EXTERIOR LIGHTING PHOTOMETRICS  
SCALE: 1/8"=1'-0"



**4** PROPOSED SITE PLAN - LIGHTING PHOTOMETRICS  
SCALE: 1/8"=1'-0"

**GENERAL NOTES**

- REFER TO SHEET E400 AND E500 FOR LUMINAIRE SPECIFICATION OUTRIETS.
- REFER TO SHEET E600 FOR LUMINAIRE SCHEDULE, PHOTOMETRIC CALCULATION STATISTICAL SUMMARIES AND LIGHTING POWER DENSITIES.
- ALL LIGHT LEVELS ARE INITIAL PER MADISON GENERAL ORDINANCES 10.085.\*
- ALL LIGHT LEVELS ARE MEASURED AT GRADE EXCEPT LIGHT TRESPASS, WHICH IS MEASURED AT 4'.

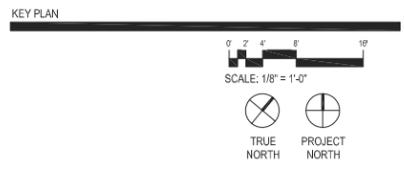
**KEYNOTES**

- F2 RECESSED LUMINAIRES MOUNT IN OVERHANG OR CANOPY, NOT SHOWN.



**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including substantial errors. These are not final construction documents and should not be used for their bidding or construction-related purposes.

PROJECT INFORMATION

**1419 MONROE STREET**

1419 MONROE ST  
MADISON, WI 53711

PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/06/2013

FLOOR PLANS - EXTERIOR AND ENCLOSED PARKING PHOTOMETRICS

SHEET NAME: **E1.01**

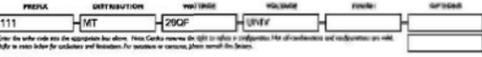
SHEET NUMBER:



Job: Type: F4  
Notes: 2ND FLOOR TERRACE, 1ST FLOOR BY PUBLIC GARAGE ENTRY

**110 Line**  
111 Mini Sconce

Page 1 of 3  
The 110 Line options high output and full cutoff performance with design and material variety of luminaire options. The 111 Mini Sconce offers the renowned Gardco 100 Line, with sleek, lighting, highlighting and simplicity of construction. This compact luminaire provides full cutoff performance without the high light loss associated with recessed type products, making them a preferred choice for architectural illumination in public or entry. Add to the standard material selections, finishes, fixtures and engineering standards of installation, service and long term operation and you have a luminaire option that will meet all your lighting needs. 111 Mini Sconce is available in the second downlight position, with a flat glass lens, provide full cutoff performance.



**PREFIX**

111	Emergency (Single Circuit Luminaires)	FF	Forward Tilted (to meet architectural)
111EM	Emergency Lenses	WT	Wide Tilted (to meet architectural)
111EMC	Emergency Lenses, Cold Temperature	WT	Wide Tilted (to meet architectural)
111EMR	Emergency Lenses, Remote	WT	Wide Tilted (to meet architectural)

**WATTAGE AND VOLTAGE**

WATTAGE	VOLTAGE	DESCRIPTION	111	111EM	111EMC	111EMR
10W	120V	Standard	-	-	-	-
15W	120V	Standard	-	-	-	-
20W	120V	Standard	-	-	-	-
30W	120V	Standard	-	-	-	-
40W	120V	Standard	-	-	-	-
50W	120V	Standard	-	-	-	-
60W	120V	Standard	-	-	-	-
75W	120V	Standard	-	-	-	-
100W	120V	Standard	-	-	-	-
150W	120V	Standard	-	-	-	-
200W	120V	Standard	-	-	-	-
300W	120V	Standard	-	-	-	-
400W	120V	Standard	-	-	-	-
500W	120V	Standard	-	-	-	-
600W	120V	Standard	-	-	-	-
750W	120V	Standard	-	-	-	-
1000W	120V	Standard	-	-	-	-

111 Gardco Road, Box 1000, TX 75001  
 214-241-1111 FAX: 214-241-1112  
 214-241-1113 FAX: 214-241-1114  
 214-241-1115 FAX: 214-241-1116  
 214-241-1117 FAX: 214-241-1118  
 214-241-1119 FAX: 214-241-1120  
 214-241-1121 FAX: 214-241-1122  
 214-241-1123 FAX: 214-241-1124  
 214-241-1125 FAX: 214-241-1126  
 214-241-1127 FAX: 214-241-1128  
 214-241-1129 FAX: 214-241-1129  
 214-241-1130 FAX: 214-241-1130  
 214-241-1131 FAX: 214-241-1131  
 214-241-1132 FAX: 214-241-1132  
 214-241-1133 FAX: 214-241-1133  
 214-241-1134 FAX: 214-241-1134  
 214-241-1135 FAX: 214-241-1135  
 214-241-1136 FAX: 214-241-1136  
 214-241-1137 FAX: 214-241-1137  
 214-241-1138 FAX: 214-241-1138  
 214-241-1139 FAX: 214-241-1139  
 214-241-1140 FAX: 214-241-1140  
 214-241-1141 FAX: 214-241-1141  
 214-241-1142 FAX: 214-241-1142  
 214-241-1143 FAX: 214-241-1143  
 214-241-1144 FAX: 214-241-1144  
 214-241-1145 FAX: 214-241-1145  
 214-241-1146 FAX: 214-241-1146  
 214-241-1147 FAX: 214-241-1147  
 214-241-1148 FAX: 214-241-1148  
 214-241-1149 FAX: 214-241-1149  
 214-241-1150 FAX: 214-241-1150  
 214-241-1151 FAX: 214-241-1151  
 214-241-1152 FAX: 214-241-1152  
 214-241-1153 FAX: 214-241-1153  
 214-241-1154 FAX: 214-241-1154  
 214-241-1155 FAX: 214-241-1155  
 214-241-1156 FAX: 214-241-1156  
 214-241-1157 FAX: 214-241-1157  
 214-241-1158 FAX: 214-241-1158  
 214-241-1159 FAX: 214-241-1159  
 214-241-1160 FAX: 214-241-1160  
 214-241-1161 FAX: 214-241-1161  
 214-241-1162 FAX: 214-241-1162  
 214-241-1163 FAX: 214-241-1163  
 214-241-1164 FAX: 214-241-1164  
 214-241-1165 FAX: 214-241-1165  
 214-241-1166 FAX: 214-241-1166  
 214-241-1167 FAX: 214-241-1167  
 214-241-1168 FAX: 214-241-1168  
 214-241-1169 FAX: 214-241-1169  
 214-241-1170 FAX: 214-241-1170  
 214-241-1171 FAX: 214-241-1171  
 214-241-1172 FAX: 214-241-1172  
 214-241-1173 FAX: 214-241-1173  
 214-241-1174 FAX: 214-241-1174  
 214-241-1175 FAX: 214-241-1175  
 214-241-1176 FAX: 214-241-1176  
 214-241-1177 FAX: 214-241-1177  
 214-241-1178 FAX: 214-241-1178  
 214-241-1179 FAX: 214-241-1179  
 214-241-1180 FAX: 214-241-1180  
 214-241-1181 FAX: 214-241-1181  
 214-241-1182 FAX: 214-241-1182  
 214-241-1183 FAX: 214-241-1183  
 214-241-1184 FAX: 214-241-1184  
 214-241-1185 FAX: 214-241-1185  
 214-241-1186 FAX: 214-241-1186  
 214-241-1187 FAX: 214-241-1187  
 214-241-1188 FAX: 214-241-1188  
 214-241-1189 FAX: 214-241-1189  
 214-241-1190 FAX: 214-241-1190  
 214-241-1191 FAX: 214-241-1191  
 214-241-1192 FAX: 214-241-1192  
 214-241-1193 FAX: 214-241-1193  
 214-241-1194 FAX: 214-241-1194  
 214-241-1195 FAX: 214-241-1195  
 214-241-1196 FAX: 214-241-1196  
 214-241-1197 FAX: 214-241-1197  
 214-241-1198 FAX: 214-241-1198  
 214-241-1199 FAX: 214-241-1199  
 214-241-1200 FAX: 214-241-1200  
 214-241-1201 FAX: 214-241-1201  
 214-241-1202 FAX: 214-241-1202  
 214-241-1203 FAX: 214-241-1203  
 214-241-1204 FAX: 214-241-1204  
 214-241-1205 FAX: 214-241-1205  
 214-241-1206 FAX: 214-241-1206  
 214-241-1207 FAX: 214-241-1207  
 214-241-1208 FAX: 214-241-1208  
 214-241-1209 FAX: 214-241-1209  
 214-241-1210 FAX: 214-241-1210  
 214-241-1211 FAX: 214-241-1211  
 214-241-1212 FAX: 214-241-1212  
 214-241-1213 FAX: 214-241-1213  
 214-241-1214 FAX: 214-241-1214  
 214-241-1215 FAX: 214-241-1215  
 214-241-1216 FAX: 214-241-1216  
 214-241-1217 FAX: 214-241-1217  
 214-241-1218 FAX: 214-241-1218  
 214-241-1219 FAX: 214-241-1219  
 214-241-1220 FAX: 214-241-1220  
 214-241-1221 FAX: 214-241-1221  
 214-241-1222 FAX: 214-241-1222  
 214-241-1223 FAX: 214-241-1223  
 214-241-1224 FAX: 214-241-1224  
 214-241-1225 FAX: 214-241-1225  
 214-241-1226 FAX: 214-241-1226  
 214-241-1227 FAX: 214-241-1227  
 214-241-1228 FAX: 214-241-1228  
 214-241-1229 FAX: 214-241-1229  
 214-241-1230 FAX: 214-241-1230  
 214-241-1231 FAX: 214-241-1231  
 214-241-1232 FAX: 214-241-1232  
 214-241-1233 FAX: 214-241-1233  
 214-241-1234 FAX: 214-241-1234  
 214-241-1235 FAX: 214-241-1235  
 214-241-1236 FAX: 214-241-1236  
 214-241-1237 FAX: 214-241-1237  
 214-241-1238 FAX: 214-241-1238  
 214-241-1239 FAX: 214-241-1239  
 214-241-1240 FAX: 214-241-1240  
 214-241-1241 FAX: 214-241-1241  
 214-241-1242 FAX: 214-241-1242  
 214-241-1243 FAX: 214-241-1243  
 214-241-1244 FAX: 214-241-1244  
 214-241-1245 FAX: 214-241-1245  
 214-241-1246 FAX: 214-241-1246  
 214-241-1247 FAX: 214-241-1247  
 214-241-1248 FAX: 214-241-1248  
 214-241-1249 FAX: 214-241-1249  
 214-241-1250 FAX: 214-241-1250  
 214-241-1251 FAX: 214-241-1251  
 214-241-1252 FAX: 214-241-1252  
 214-241-1253 FAX: 214-241-1253  
 214-241-1254 FAX: 214-241-1254  
 214-241-1255 FAX: 214-241-1255  
 214-241-1256 FAX: 214-241-1256  
 214-241-1257 FAX: 214-241-1257  
 214-241-1258 FAX: 214-241-1258  
 214-241-1259 FAX: 214-241-1259  
 214-241-1260 FAX: 214-241-1260  
 214-241-1261 FAX: 214-241-1261  
 214-241-1262 FAX: 214-241-1262  
 214-241-1263 FAX: 214-241-1263  
 214-241-1264 FAX: 214-241-1264  
 214-241-1265 FAX: 214-241-1265  
 214-241-1266 FAX: 214-241-1266  
 214-241-1267 FAX: 214-241-1267  
 214-241-1268 FAX: 214-241-1268  
 214-241-1269 FAX: 214-241-1269  
 214-241-1270 FAX: 214-241-1270  
 214-241-1271 FAX: 214-241-1271  
 214-241-1272 FAX: 214-241-1272  
 214-241-1273 FAX: 214-241-1273  
 214-241-1274 FAX: 214-241-1274  
 214-241-1275 FAX: 214-241-1275  
 214-241-1276 FAX: 214-241-1276  
 214-241-1277 FAX: 214-241-1277  
 214-241-1278 FAX: 214-241-1278  
 214-241-1279 FAX: 214-241-1279  
 214-241-1280 FAX: 214-241-1280  
 214-241-1281 FAX: 214-241-1281  
 214-241-1282 FAX: 214-241-1282  
 214-241-1283 FAX: 214-241-1283  
 214-241-1284 FAX: 214-241-1284  
 214-241-1285 FAX: 214-241-1285  
 214-241-1286 FAX: 214-241-1286  
 214-241-1287 FAX: 214-241-1287  
 214-241-1288 FAX: 214-241-1288  
 214-241-1289 FAX: 214-241-1289  
 214-241-1290 FAX: 214-241-1290  
 214-241-1291 FAX: 214-241-1291  
 214-241-1292 FAX: 214-241-1292  
 214-241-1293 FAX: 214-241-1293  
 214-241-1294 FAX: 214-241-1294  
 214-241-1295 FAX: 214-241-1295  
 214-241-1296 FAX: 214-241-1296  
 214-241-1297 FAX: 214-241-1297  
 214-241-1298 FAX: 214-241-1298  
 214-241-1299 FAX: 214-241-1299  
 214-241-1300 FAX: 214-241-1300  
 214-241-1301 FAX: 214-241-1301  
 214-241-1302 FAX: 214-241-1302  
 214-241-1303 FAX: 214-241-1303  
 214-241-1304 FAX: 214-241-1304  
 214-241-1305 FAX: 214-241-1305  
 214-241-1306 FAX: 214-241-1306  
 214-241-1307 FAX: 214-241-1307  
 214-241-1308 FAX: 214-241-1308  
 214-241-1309 FAX: 214-241-1309  
 214-241-1310 FAX: 214-241-1310  
 214-241-1311 FAX: 214-241-1311  
 214-241-1312 FAX: 214-241-1312  
 214-241-1313 FAX: 214-241-1313  
 214-241-1314 FAX: 214-241-1314  
 214-241-1315 FAX: 214-241-1315  
 214-241-1316 FAX: 214-241-1316  
 214-241-1317 FAX: 214-241-1317  
 214-241-1318 FAX: 214-241-1318  
 214-241-1319 FAX: 214-241-1319  
 214-241-1320 FAX: 214-241-1320  
 214-241-1321 FAX: 214-241-1321  
 214-241-1322 FAX: 214-241-1322  
 214-241-1323 FAX: 214-241-1323  
 214-241-1324 FAX: 214-241-1324  
 214-241-1325 FAX: 214-241-1325  
 214-241-1326 FAX: 214-241-1326  
 214-241-1327 FAX: 214-241-1327  
 214-241-1328 FAX: 214-241-1328  
 214-241-1329 FAX: 214-241-1329  
 214-241-1330 FAX: 214-241-1330  
 214-241-1331 FAX: 214-241-1331  
 214-241-1332 FAX: 214-241-1332  
 214-241-1333 FAX: 214-241-1333  
 214-241-1334 FAX: 214-241-1334  
 214-241-1335 FAX: 214-241-1335  
 214-241-1336 FAX: 214-241-1336  
 214-241-1337 FAX: 214-241-1337  
 214-241-1338 FAX: 214-241-1338  
 214-241-1339 FAX: 214-241-1339  
 214-241-1340 FAX: 214-241-1340  
 214-241-1341 FAX: 214-241-1341  
 214-241-1342 FAX: 214-241-1342  
 214-241-1343 FAX: 214-241-1343  
 214-241-1344 FAX: 214-241-1344  
 214-241-1345 FAX: 214-241-1345  
 214-241-1346 FAX: 214-241-1346  
 214-241-1347 FAX: 214-241-1347  
 214-241-1348 FAX: 214-241-1348  
 214-241-1349 FAX: 214-241-1349  
 214-241-1350 FAX: 214-241-1350  
 214-241-1351 FAX: 214-241-1351  
 214-241-1352 FAX: 214-241-1352  
 214-241-1353 FAX: 214-241-1353  
 214-241-1354 FAX: 214-241-1354  
 214-241-1355 FAX: 214-241-1355  
 214-241-1356 FAX: 214-241-1356  
 214-241-1357 FAX: 214-241-1357  
 214-241-1358 FAX: 214-241-1358  
 214-241-1359 FAX: 214-241-1359  
 214-241-1360 FAX: 214-241-1360  
 214-241-1361 FAX: 214-241-1361  
 214-241-1362 FAX: 214-241-1362  
 214-241-1363 FAX: 214-241-1363  
 214-241-1364 FAX: 214-241-1364  
 214-241-1365 FAX: 214-241-1365  
 214-241-1366 FAX: 214-241-1366  
 214-241-1367 FAX: 214-241-1367  
 214-241-1368 FAX: 214-241-1368  
 214-241-1369 FAX: 214-241-1369  
 214-241-1370 FAX: 214-241-1370  
 214-241-1371 FAX: 214-241-1371  
 214-241-1372 FAX: 214-241-1372  
 214-241-1373 FAX: 214-241-1373  
 214-241-1374 FAX: 214-241-1374  
 214-241-1375 FAX: 214-241-1375  
 214-241-1376 FAX: 214-241-1376  
 214-241-1377 FAX: 214-241-1377  
 214-241-1378 FAX: 214-241-1378  
 214-241-1379 FAX: 214-241-1379  
 214-241-1380 FAX: 214-241-1380  
 214-241-1381 FAX: 214-241-1381  
 214-241-1382 FAX: 214-241-1382  
 214-241-1383 FAX: 214-241-1383  
 214-241-1384 FAX: 214-241-1384  
 214-241-1385 FAX: 214-241-1385  
 214-241-1386 FAX: 214-241-1386  
 214-241-1387 FAX: 214-241-1387  
 214-241-1388 FAX: 214-241-1388  
 214-241-1389 FAX: 214-241-1389  
 214-241-1390 FAX: 214-241-1390  
 214-241-1391 FAX: 214-241-1391  
 214-241-1392 FAX: 214-241-1392  
 214-241-1393 FAX: 214-241-1393  
 214-241-1394 FAX: 214-241-1394  
 214-241-1395 FAX: 214-241-1395  
 214-241-1396 FAX: 214-241-1396  
 214-241-1397 FAX: 214-241-1397  
 214-241-1398 FAX: 214-241-1398  
 214-241-1399 FAX: 214-241-1399  
 214-241-1400 FAX: 214-241-1400  
 214-241-1401 FAX: 214-241-1401  
 214-241-1402 FAX: 214-241-1402  
 214-241-1403 FAX: 214-241-1403  
 214-241-1404 FAX: 214-241-1404  
 214-241-1405 FAX: 214-241-1405  
 214-241-1406 FAX: 214-241-1406  
 214-241-1407 FAX: 214-241-1407  
 214-241-1408 FAX: 214-241-1408  
 214-241-1409 FAX: 214-241-1409  
 214-241-1410 FAX: 214-241-1410  
 214-241-1411 FAX: 214-241-1411  
 214-241-1412 FAX: 214-241-1412  
 214-241-1413 FAX: 214-241-1413  
 214-241-1414 FAX: 214-241-1414  
 214-241-1415 FAX: 214-241-1415  
 214-241-1416 FAX: 214-241-1416  
 214-241-1417 FAX: 214-241-1417  
 214-241-1418 FAX: 214-241-1418  
 214-241-1419 FAX: 214-241-1419  
 214-241-1420 FAX: 214-241-1420  
 214-241-1421 FAX: 214-241-1421  
 214-241-1422 FAX: 214-241-1422  
 214-241-1423 FAX: 214-241-1423  
 214-241-1424 FAX: 214-241-1424  
 214-241-1425 FAX: 214-241-1425  
 214-241-1426 FAX: 214-241-1426  
 214-241-1427 FAX: 214-241-1427  
 214-241-1428 FAX: 214-241-1428  
 214-241-1429 FAX: 214-241-1429  
 214-241-1430 FAX: 214-241-1430  
 214-241-1431 FAX: 214-241-1431  
 214-241-1432 FAX: 214-241-1432  
 214-241-1433 FAX: 214-241-1433  
 214-241-1434 FAX: 214-241-1434  
 214-241-1435 FAX: 214-241-1435  
 214-241-1436 FAX: 214-241-1436  
 214-241-1437 FAX: 214-241-1437  
 214-241-1438 FAX: 214-241-1438  
 2

LUMINAIRE SCHEDULE																
<b>(MTO) MOUNTING:</b> RE - RECESSED SP - SUSPENDED CL - CEILING SURFACE WL - WALL UC - UNDER CABINET CV - COVE PL - POLE FR - FLANGED RECESSED O - OTHER (SEE DESCRIPTION)			<b>(TYPE) LAMP TECHNOLOGY:</b> FL - FLUORESCENT CF - COMPACT FLUORESCENT HL - HALOGEN IN - INCANDESCENT LED - LIGHT EMITTING DIODE HS - HIGH PRESSURE SODIUM MH - METAL HALIDE SMH - SUPER METAL HALIDE PSMH - PULSE START METAL HALIDE CMH - CERAMIC METAL HALIDE O - OTHER (SEE DESCRIPTION) XL - EXTENDED LIFE XLP - EXTENDED LIFE & OUTPUT			<b>(L/U) LENS/LOUVER:</b> AC - 125' ACRYLIC B - BLACK BARRIE C - CLEAR ALZAK D - PARABOLIC F - FRESNEL G - TEMPERED GLASS H - WALL WASHER P - POLY CARBONATE K - KSH112 125' ACRYLIC K19 - KSH119 150' ACRYLIC L - LOW PREDESCENT SPECULAR ALUM. N - NONE R - HIGH IMPACT OR ACRYLIC O - OTHER (SEE DESCRIPTION)										
<b>FINISH:</b> PAF - PAINT AFTER FABRICATION CSA - FINISH SELECTION BY ARCHITECT			<b>(TYPE) BALLAST:</b> DM10 - 0-10V DIMMING BALLAST HL - HIGH / LOW LEVEL BALLAST ML - MULTILEVEL SWITCHING HP - HIGH PERFORMANCE / LIFE			<b>(TYPE) BALLAST:</b> EB - ELECTRONIC BALLAST EM - EMERGENCY BATTERY/BALLAST MB - MAGNETIC BALLAST MH - MULTIVOLTAGE ELECTRONIC 120V-277V #BF - BALLAST FACTOR										
INPUT WATTS	QTY	ITEM	DESCRIPTION	DIMENSIONS				MTO	CL	FL	L	V	HP	A	LITHONIA	DMW 2 32
				L	W	H	DA									
64	29	F1	ENCLOSED INDUSTRIAL WITH FIBERGLASS HOUSING, ALL PLASTIC OR CORROSION RESISTANT LATCHES, MOLDED IN PLACE GASKET, PEBBLED LENS, UL WET LOCATION	50"	8"	5"		CL								
16	22	F2	4" SQUARE LED DOWNLIGHT, PRESSURIZED SPREAD REGRESSED LENS, UL WET LOCATION	13.5"	12.75"	6.6"		RE	LED	1	14WATT LED 750 LUMEN	120V	EB	O		INTENSE LIGHTING SS45
13	3	F3	4" APERTURE SURFACE MOUNT CYLINDRICAL LED DOWNLIGHT, REGRESSED LENS, SPUN ALUMINUM HOUSING, TEXTURED POLYESTER PAINT, UL DAMP LOCATION			6.9	7.4"	CL	LED	1	12.5WATT LED 1800 LUMEN	120V	EB	O		ORIE LRG-DR1000 SCS
28	5	F4	EXTERIOR WALL SCONCE, TRAPEZOIDAL DIE CAST ALUMINUM HOUSING, MEDIUM THROW REFLECTOR, GLASS LENS, GASKETED, UL WET LOCATION	12"	7"	9.5"		WL	CF	1	28WATT CP120W/0290	120V	EB	G		GARCOO 111 SCONCE
90	3	F5	EXTERIOR WALL SCONCE, CYLINDER UP/DOWN DIE CAST ALUMINUM HOUSING, MEDIUM DOWNLIGHT DISTRIBUTION WITH SHARP CUT-OFF, OBTURATING LENS ON UPRIGHT, GASKETED, UL WET LOCATION, MOUNT AT 90° TO BOTTOM OF FIXTURE, UL WET LOCATION			12"	7.5"	WL	PSMH	1	70WATT MP70M/MED	120V	MB	O		GARCOO 301 SCONCE
305	1	S1	EXISTING 30W SITE LUMINAIRE, TYPE B DISTRIBUTION, TO BE PLACED IN NEW LOCATION, SHOWN ON PLAN FOR CLARITY.					PL @ 30"	HS	1	250WATT HS250	EXISTING				KIM LIGHTING ARCHITYPE AR
305	1	S1A	SIMILAR TO S1; REPLACE LAMP AND BALLAST TO MATCH S1.					PL @ 30"	HS	1	250WATT HS250	EXISTING				KIM LIGHTING ARCHITYPE AR
190	5	S2	SITE LUMINAIRE, ALUMINUM HOUSING, GASKETED, TEMPERED GLASS LENS, TYPE V DISTRIBUTION, FULL CUT-OFF, UL WET LOCATION, ROUND TAPERED STEEL POLE, ANCHOR BASE.	17"	12"	6"		PL @ 16"	PSMH	1	150WATT PSMH15W E17	TBD	MB	G		KIM LIGHTING ARCHITYPE SAR

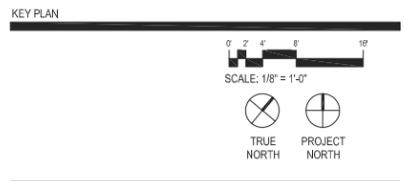
CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
2nd fl Terrace	Illuminance	Fc	1.26	4.03	0.16	7.88	25.19
Corridor Floor - Mezzanine Stair	Illuminance	Fc	5.29	8.47	1.78	2.97	4.76
Garage Floor 1st	Illuminance	Fc	6.15	12.62	1.64	3.75	7.70
Light Trespass	Illuminance	Fc	1.22	9.0	0.0	N.A.	N.A.
Mezzanine Floor	Illuminance	Fc	4.47	11.42	1.31	3.41	8.72
Ramp Drive_Planor	Illuminance	Fc	4.40	7.56	2.59	1.70	2.92
Sidewalk + Drives	Illuminance	Fc	2.98	7.36	0.78	3.62	9.44

LIGHTING POWER DENSITY (LPD) AREA SUMMARY			
Label	Area	Total Watts	LPD
LPDArea-2ndFl Terrace	1119	236.9	0.212
LPDArea-Mezzanine+Ramp	8421	1385.7	0.165
LPDArea-Parking Garage 1st	6356	1169.9	0.184
LPDArea-Sidewalk+Drives	7897	1288.5	0.163



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MONROE STREET

1419 MONROE ST  
MADISON, WI 53711

PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

800 WEST BROADWAY, SUITE 312  
MADISON, WISCONSIN 53713-1639  
608.223.9600 FAX 608.223.9601  
www.kjw.com  
PROJECT # 130602.00

KJW ENGINEERING RESERVES PROPRIETARY RIGHTS, INCLUDING COPYRIGHTS, TO THIS DRAWING AND THE DATA SHOWN THEREON. SAID DRAWING AND/OR DATA ARE THE EXCLUSIVE PROPERTY OF KJW ENGINEERING AND SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF KJW ENGINEERING, © 2012 KJW, P.C.

REFERENCE SCALE IN INCHES

1 2 3

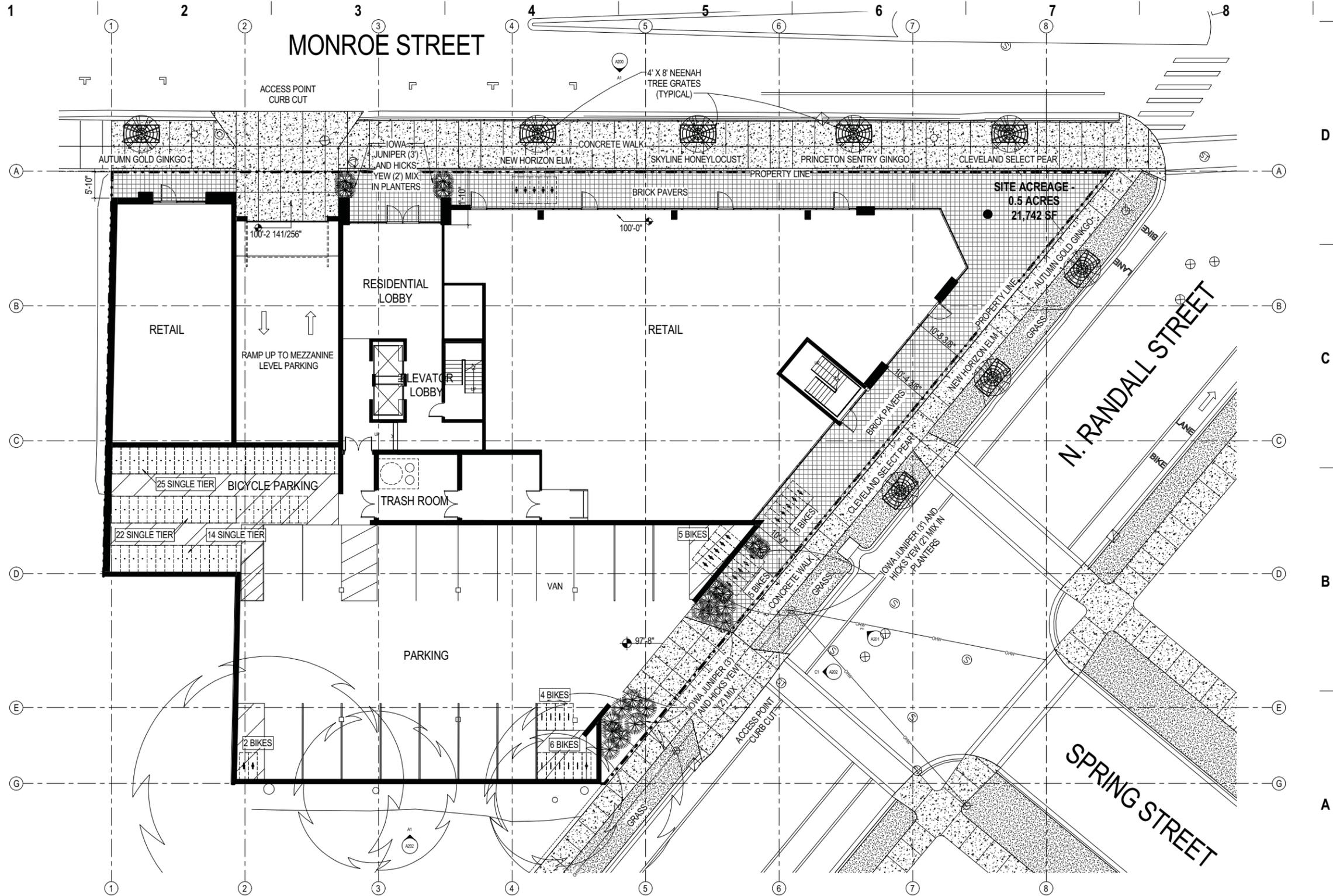
SHEET INFORMATION

DATE: 02/06/2013

SHEET NAME: LUMINAIRE SCHEDULE - LIGHTING

SHEET NUMBER: E600

© Epstein Uhen Architects, Inc.



1 ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN  
1/8" = 1'-0"

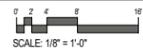


epstein uhen : architects

**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

SHEET INFORMATION

DATE: 02/06/2013  
REVISED 03/29/2013

SHEET NAME: ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN

SHEET NUMBER: AS100

© Epstein Uhen Architects, Inc.



NORTH CORNER OF SITE FROM RANDALL STREET



NORTH CORNER OF SITE LOOKING WEST DOWN MONROE STREET



LOOKING WEST TOWARDS SITE



EAST EDGE OF SITE ALONG RANDALL STREET



LOOKING NORTH ALONG RANDALL STREET



EAST EDGE OF SITE



LOOKING NORTH FROM BIKE PATH



SOUTHEAST CORNER OF SITE



LOOKING EAST ALONG SOUTHERN EDGE OF SITE



LOOKING EAST ALONG BIKE TRAIL



LOOKING EAST ALONG MONROE STREET



NORTHEAST CORNER OF SITE



NORTHWEST EDGE OF SITE



LOOKING EAST ALONG MONROE STREET



epstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

KEY PLAN

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



PROJECT NUMBER: 712209-01  
PROJECT MANAGER: JP

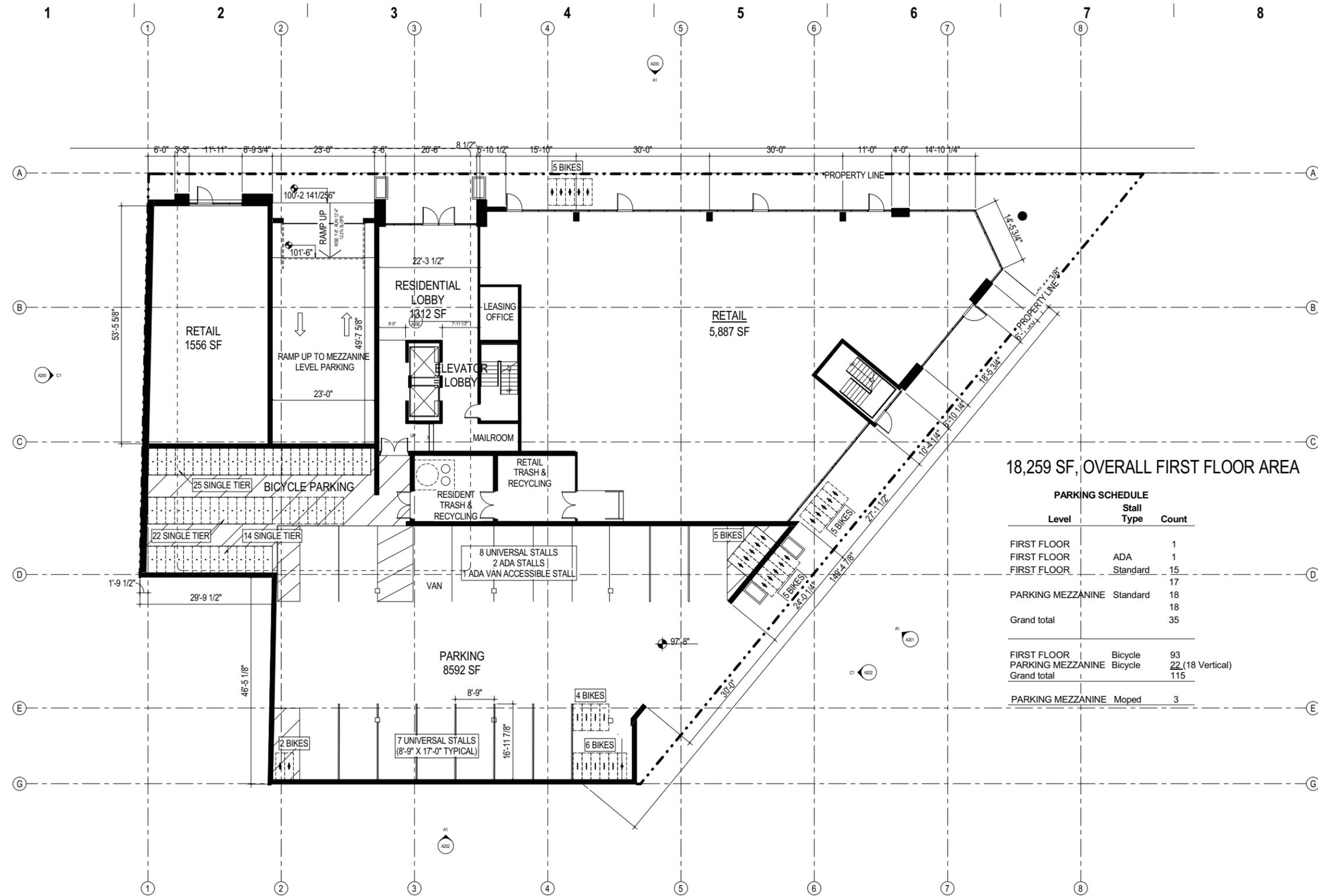
SHEET INFORMATION

DATE: 02/09/2013

PHOTOGRAPHS OF EXISTING PROPERTIES

SHEET NAME: AS101  
SHEET NUMBER:

© Epstein Uhen Architects, Inc.



18,259 SF, OVERALL FIRST FLOOR AREA

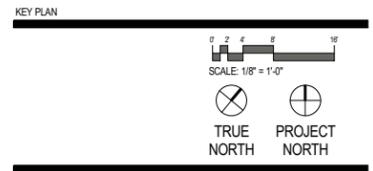
PARKING SCHEDULE		
Level	Stall Type	Count
FIRST FLOOR		1
FIRST FLOOR	ADA	1
FIRST FLOOR	Standard	15
		17
PARKING MEZZANINE	Standard	18
		18
Grand total		35
FIRST FLOOR	Bicycle	93
PARKING MEZZANINE	Bicycle	22 (18 Vertical)
Grand total		115
PARKING MEZZANINE	Moped	3

1 FIRST FLOOR  
1/8" = 1'-0"



**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



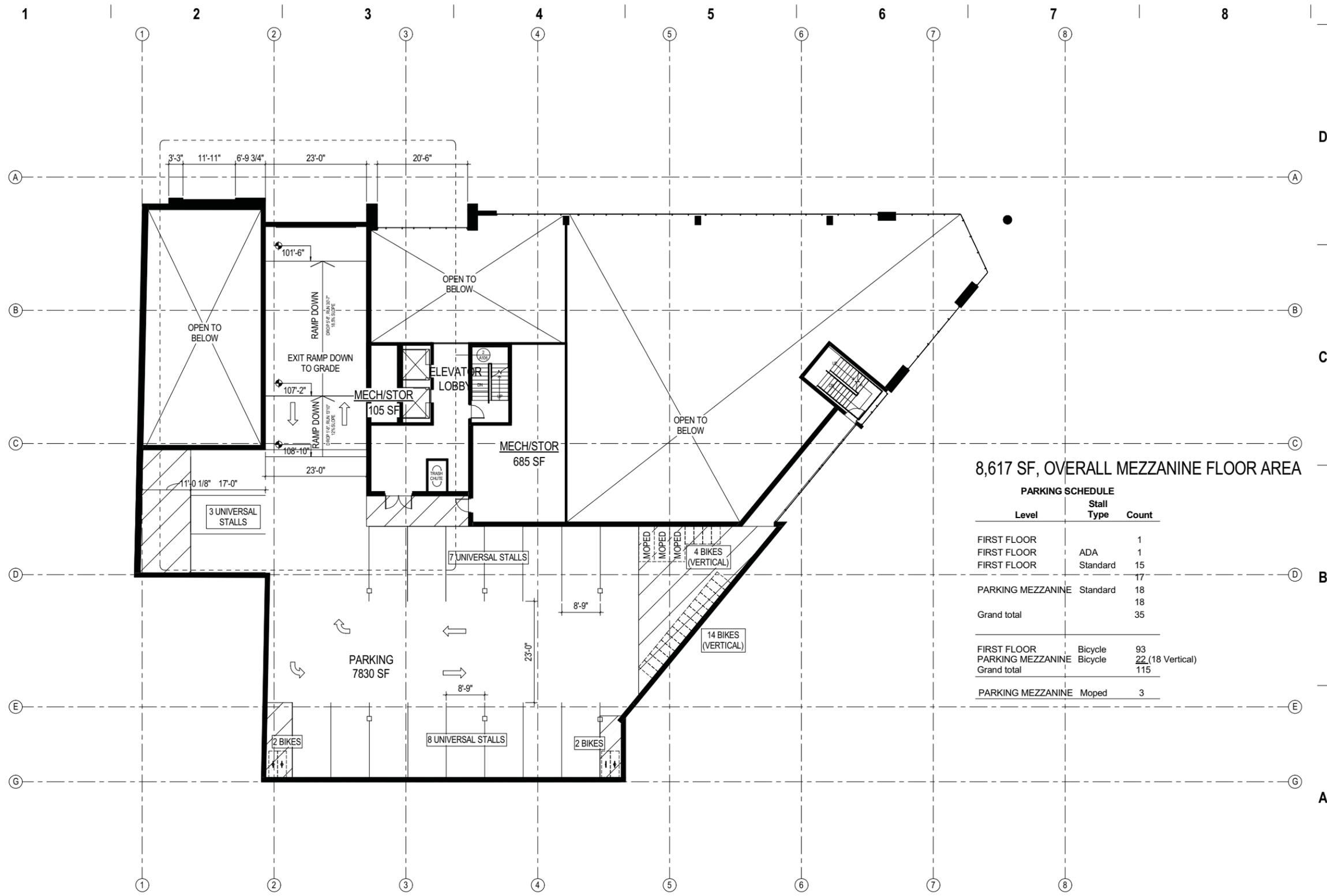
SHEET INFORMATION

DATE: 02/09/2013  
REVISED 03/29/2013

SHEET NAME: FIRST FLOOR PLAN  
**A101**

SHEET NUMBER:

© Epstein Uhen Architects, Inc.



8,617 SF, OVERALL MEZZANINE FLOOR AREA

**PARKING SCHEDULE**

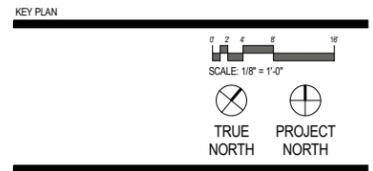
Level	Stall Type	Count
FIRST FLOOR		1
FIRST FLOOR	ADA	1
FIRST FLOOR	Standard	15
		17
PARKING MEZZANINE	Standard	18
		18
Grand total		35
<hr/>		
FIRST FLOOR	Bicycle	93
PARKING MEZZANINE	Bicycle	22 (18 Vertical)
Grand total		115
<hr/>		
PARKING MEZZANINE	Moped	3

1 PARKING MEZZANINE  
1/8" = 1'-0"



**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



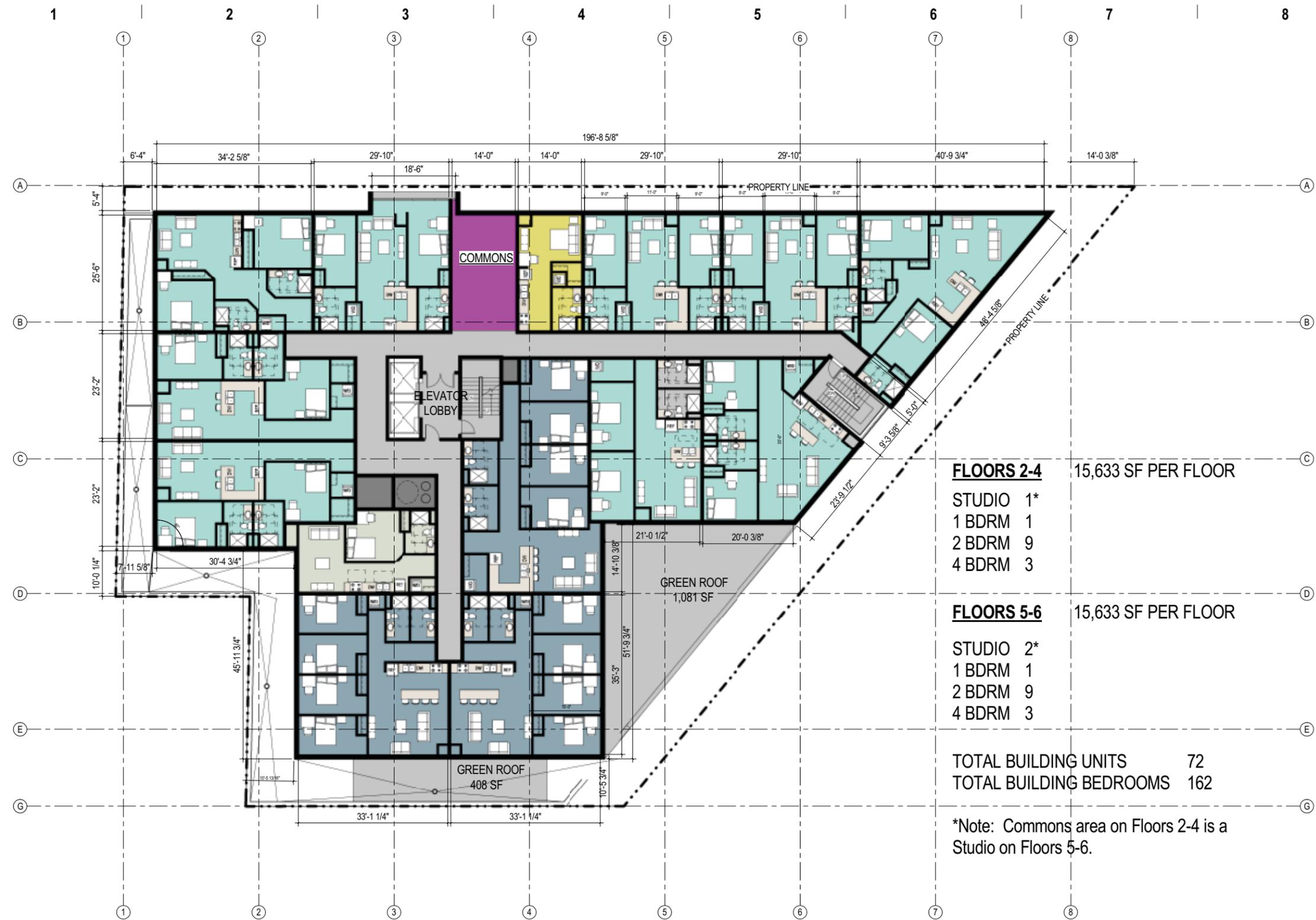
SHEET INFORMATION

DATE: 02/06/2013  
REVISED 03/29/2013

SHEET NAME: MEZZANINE FLOOR PLAN  
**A101A**

SHEET NUMBER:

© Epstein Uhen Architects, Inc.



**FLOORS 2-4** 15,633 SF PER FLOOR

STUDIO 1\*  
 1 BDRM 1  
 2 BDRM 9  
 4 BDRM 3

**FLOORS 5-6** 15,633 SF PER FLOOR

STUDIO 2\*  
 1 BDRM 1  
 2 BDRM 9  
 4 BDRM 3

TOTAL BUILDING UNITS 72  
 TOTAL BUILDING BEDROOMS 162

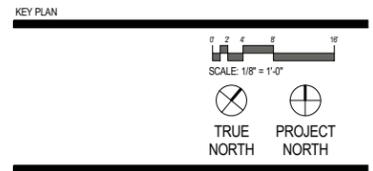
\*Note: Commons area on Floors 2-4 is a Studio on Floors 5-6.

1 SECOND FLOOR  
 1/8" = 1'-0"



**milwaukee** 333 East Chicago Street  
 Milwaukee, Wisconsin 53202  
 tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
 Madison, Wisconsin 53703  
 tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
 MADISON, WI 53711



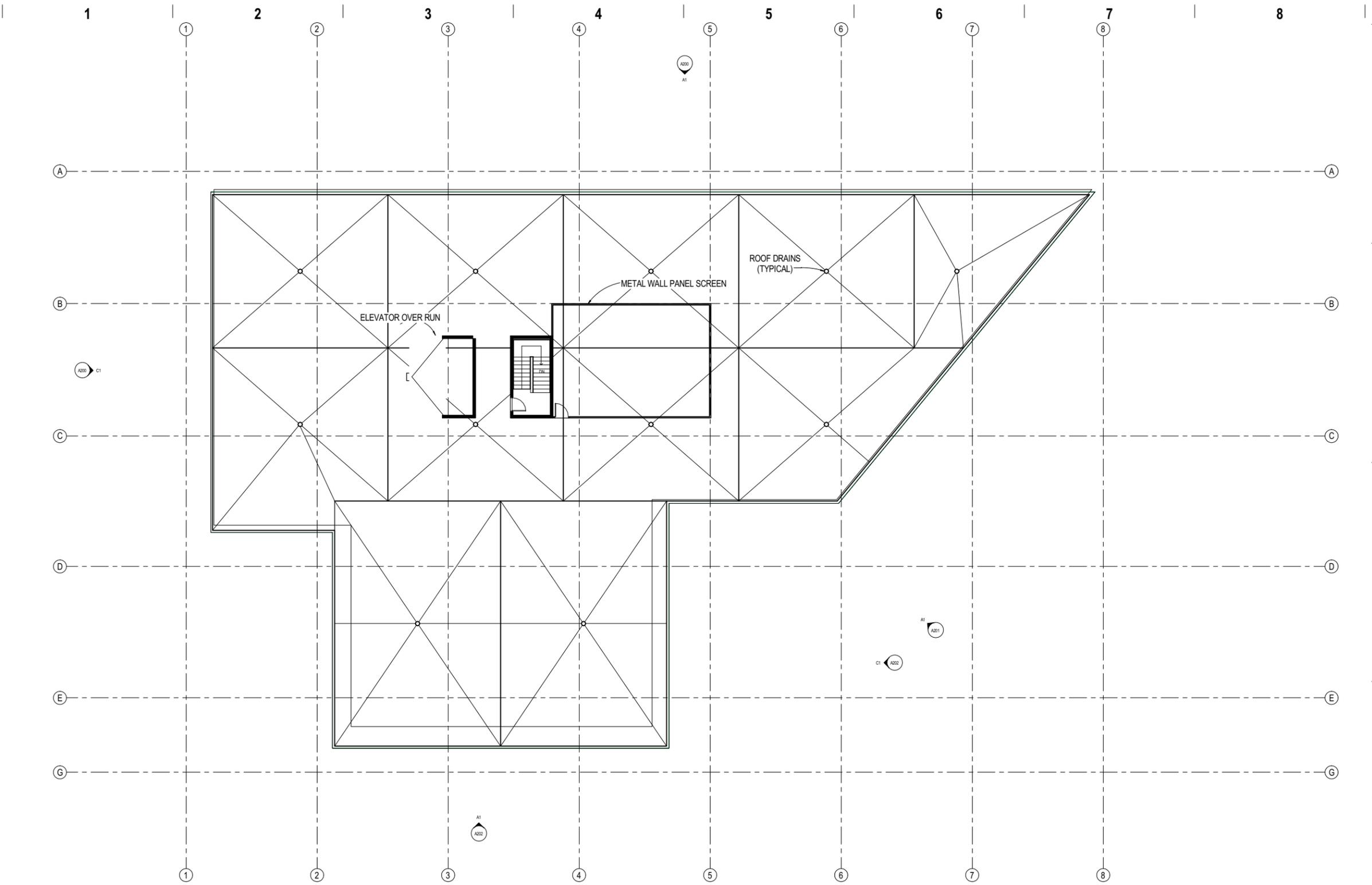
SHEET INFORMATION

DATE: 02/06/2013  
 REVISED 03/29/2013

SHEET NAME: SECOND FLOOR PLAN  
**A102**

SHEET NUMBER:

© Epstein Uhen Architects, Inc.

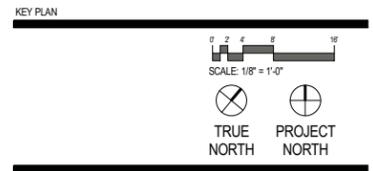


1 ROOF  
1/8" = 1'-0"



**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



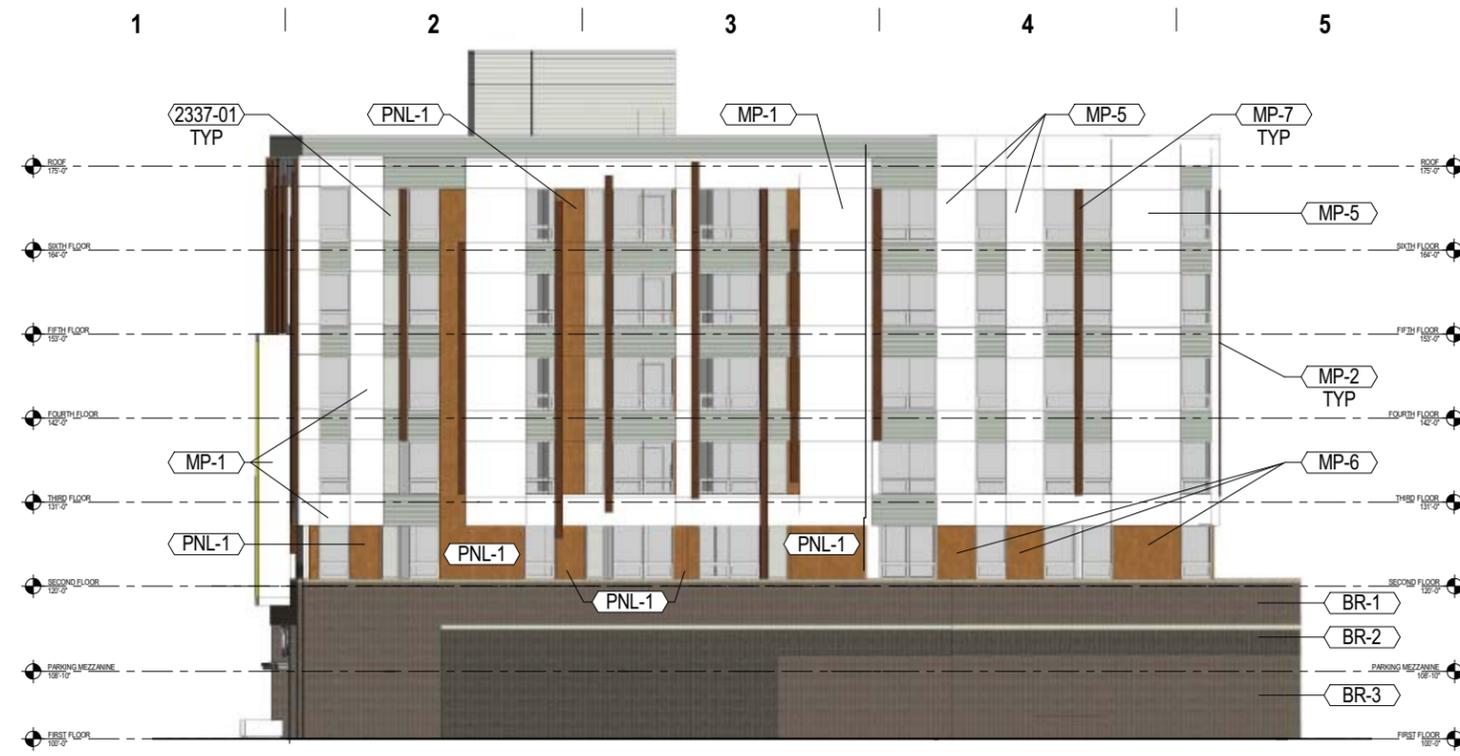
SHEET INFORMATION

DATE: 02/09/2013

SHEET NAME: ROOF PLAN  
**A103**

SHEET NUMBER:

© Epstein Uhen Architects, Inc.



MATERIAL KEYNOTES PER SHEET	
1014-01	PERFORATED SIGN BANNER
2337-01	LOUVER
BR-1	BRICK - COLOR 1
BR-2	BRICK - COLOR 2
BR-3	BRICK - COLOR 3
MP-1	COMPOSITE METAL PANEL - COLOR 1
MP-2	RIBBED METAL PANEL
MP-3	COMPOSITE METAL PANEL ACCENT TRIM
MP-4	COMPOSITE METAL PANEL - COLOR 2
MP-5	PREFORMED METAL PANEL - COLOR 1
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
PC-1	PRECAST CONCRETE
PNL-1	MANUFACTURED WALL PANEL (WOOD LOOK)
WF-1	PREFINISHED WINDOW FRAME 1
WF-2	PREFINISHED WINDOW FRAME 2



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS  
LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION  
1419 MIXED USE PROJECT  
  
1419 MONROE ST  
MADISON, WI 53711



SHEET INFORMATION  
DATE: 02/06/2013  
REVISED 03/29/2013  
SHEET NAME: EXTERIOR ELEVATIONS  
SHEET NUMBER: **A200**  
© Epstein Uhen Architects, Inc.

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8



D4 CORNER FROM RANDALL STREET  
FOR REFERENCE ONLY

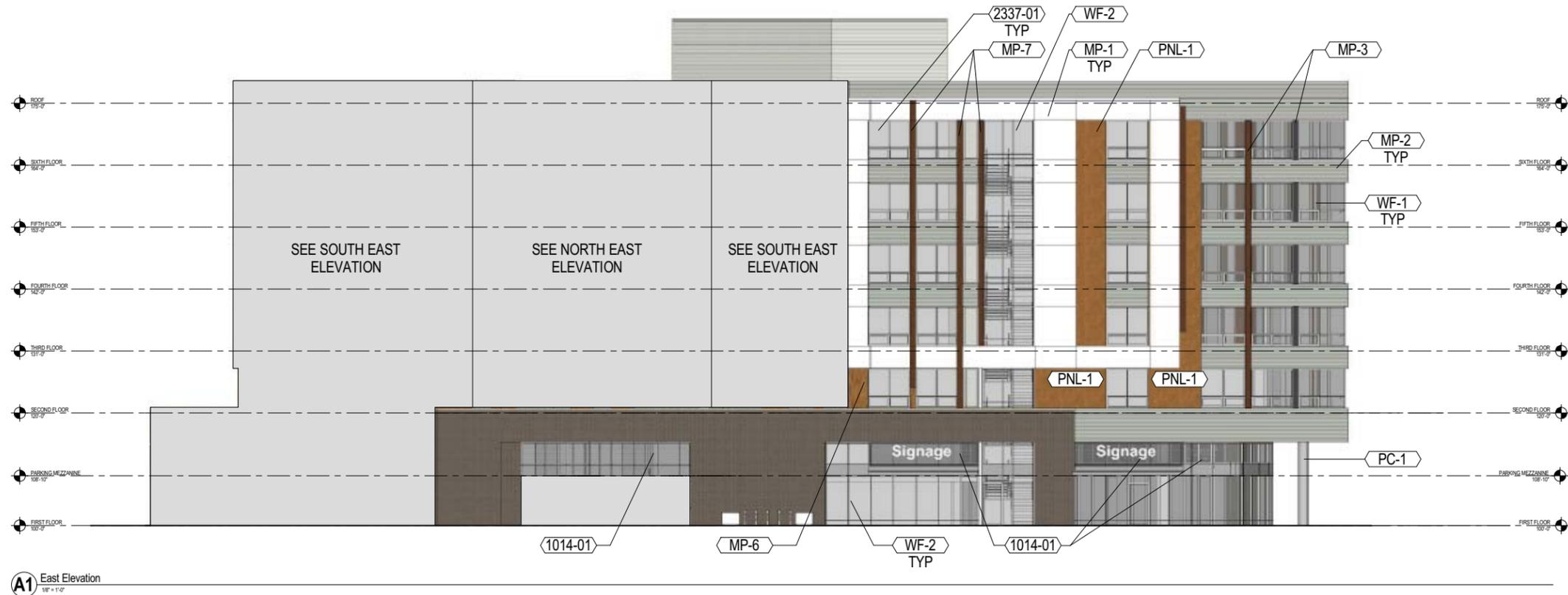


C4 SPRING COURT LOOKING WEST  
3/8" = 1'-0"



C6 RANDALL STREET LOOKING SOUTH  
3/8" = 1'-0"

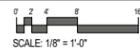
MATERIAL KEYNOTES PER SHEET	
1014-01	PERFORATED SIGN BANNER
2337-01	LOUVER
MP-1	COMPOSITE METAL PANEL - COLOR 1
MP-2	RIBBED METAL PANEL
MP-3	COMPOSITE METAL PANEL ACCENT TRIM
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
PC-1	PRECAST CONCRETE
PNL-1	MANUFACTURED WALL PANEL (WOOD LOOK)
WF-1	PREFINISHED WINDOW FRAME 1
WF-2	PREFINISHED WINDOW FRAME 2



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
---	------	-------------

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



SHEET INFORMATION

DATE: 02/06/2013  
REVISED 03/29/2013

SHEET NAME: EXTERIOR ELEVATIONS  
SHEET NUMBER: A201

© Epstein Uhen Architects, Inc.



**C1** North East Elevation  
1/8" = 1'-0"

MATERIAL KEYNOTES PER SHEET	
BR-1	BRICK - COLOR 1
BR-2	BRICK - COLOR 2
BR-3	BRICK - COLOR 3
MP-2	RIBBED METAL PANEL
MP-5	PREFORMED METAL PANEL - COLOR 1
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
WF-1	PREFINISHED WINDOW FRAME 1



**C6** RANDALL STREET LOOKING NORTH  
FOR REFERENCE ONLY



**A1** South East Elevation  
1/8" = 1'-0"



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680



ISSUANCE AND REVISIONS  
LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFORMATION  
1419 MIXED USE PROJECT  
  
1419 MONROE ST  
MADISON, WI 53711



SHEET INFORMATION  
DATE: 02/06/2013  
REVISED 03/29/2013  
SHEET NAME: EXTERIOR ELEVATIONS  
**A202**  
SHEET NUMBER:

© Epstein Uhen Architects, Inc.