



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

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

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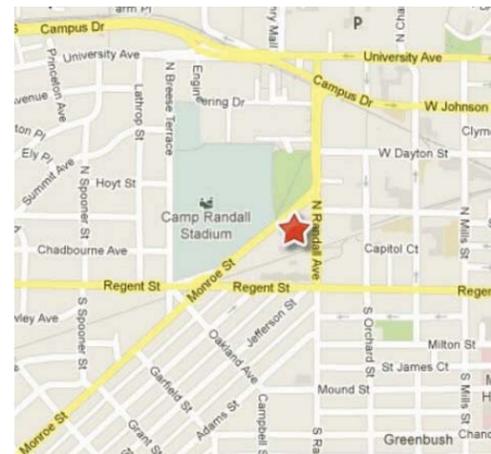
- E1.00 EXTERIOR AND ENCLOSED PARKING LIGHTING
- E1.01 EXTERIOR AND ENCLOSED PARKING PHOTOMETRICS
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- A201 EXTERIOR ELEVATIONS
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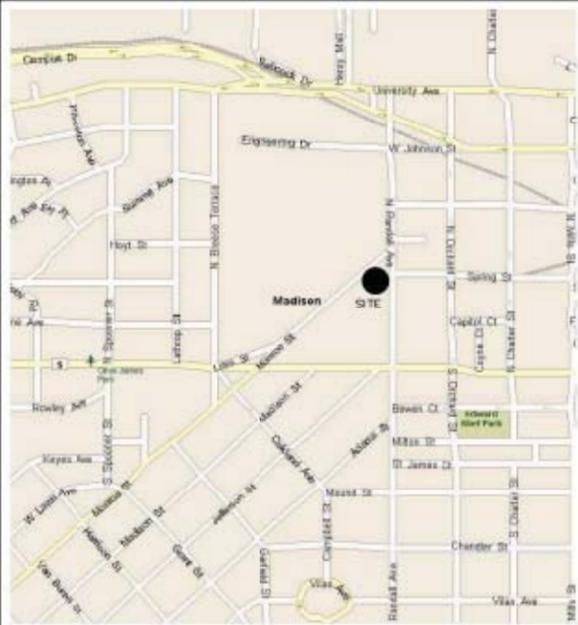
eppstein uhen : architects

**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.

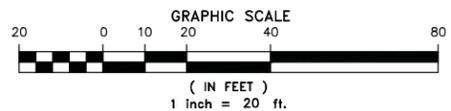
There is no observable evidence of wetland flags on the site, as of the field date of this survey.

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

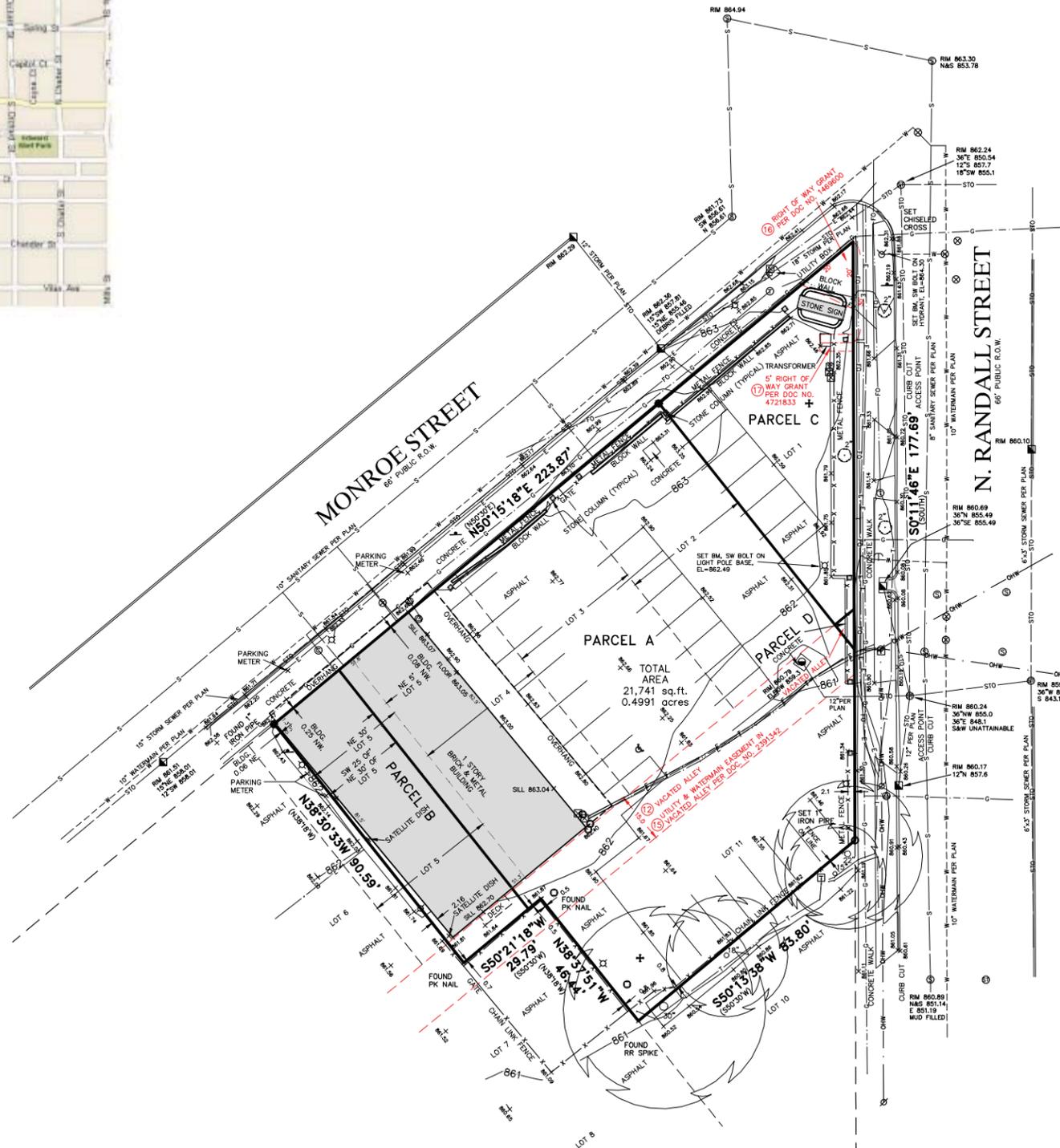
- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- 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  
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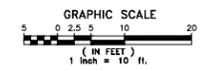
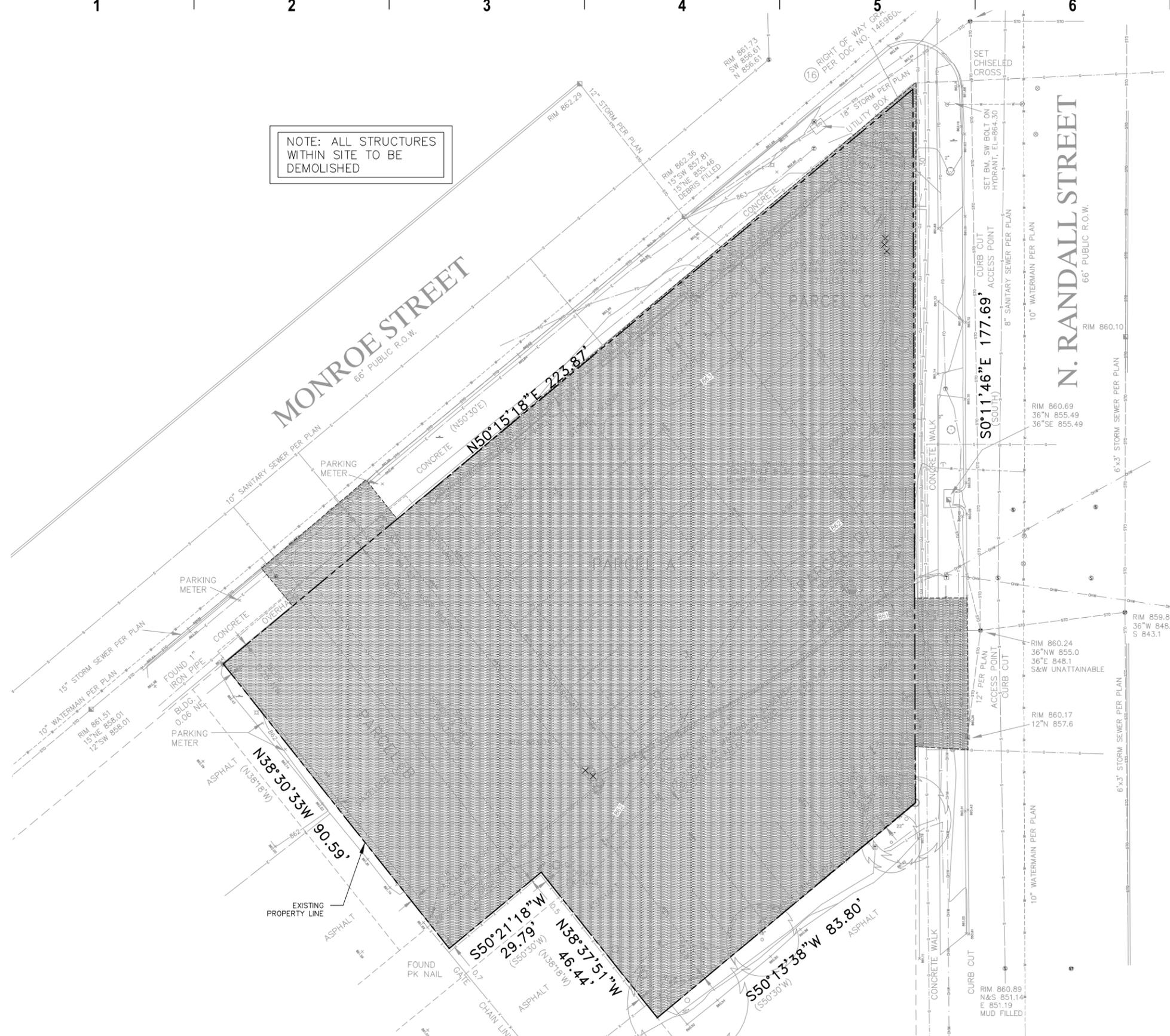
D

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  
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Appleton, WI Orange County, CA Pittsburgh, PA



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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

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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'

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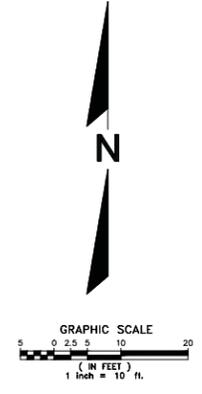
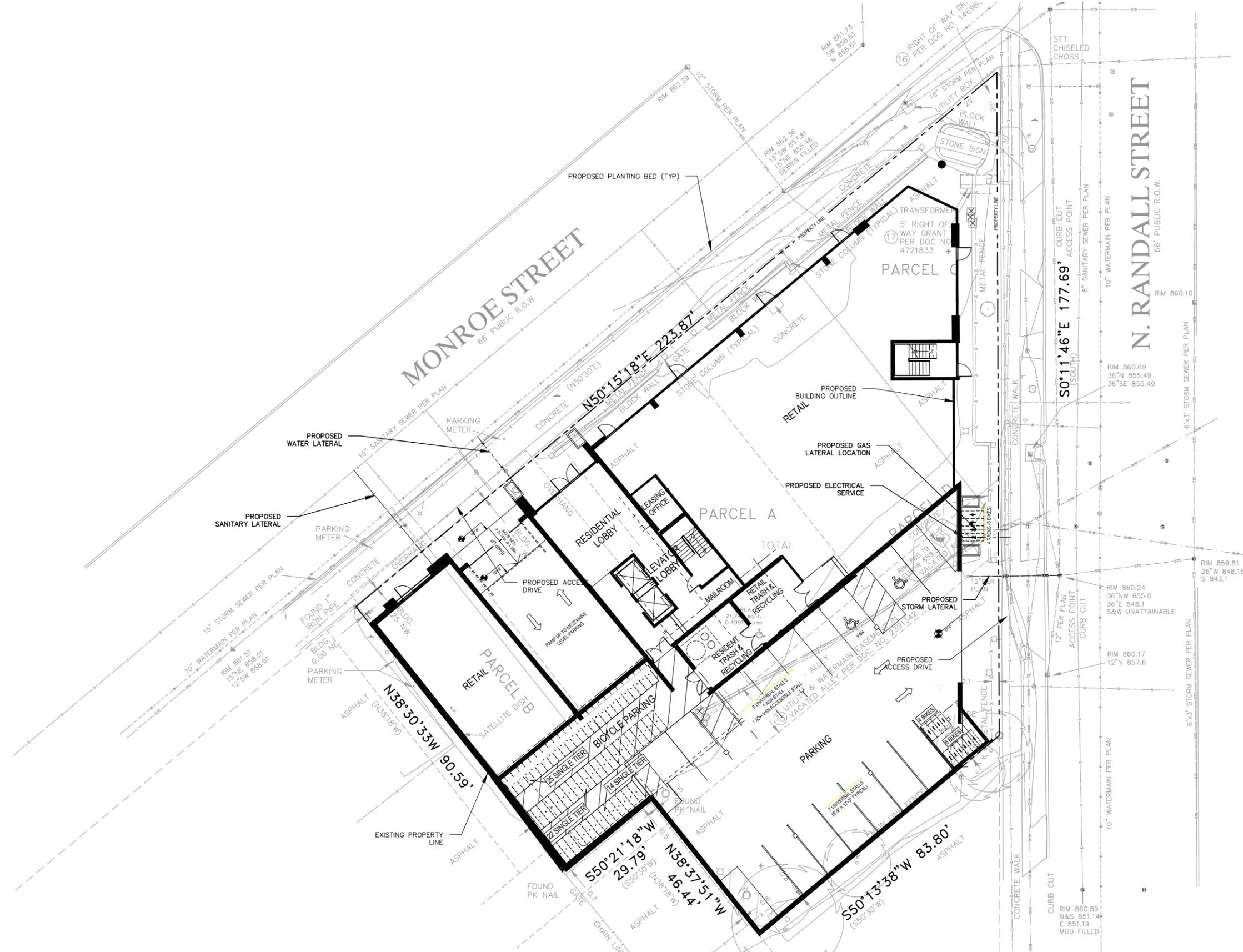
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**R.A. Smith National**  
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and Engineering

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



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KEY PLAN



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**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

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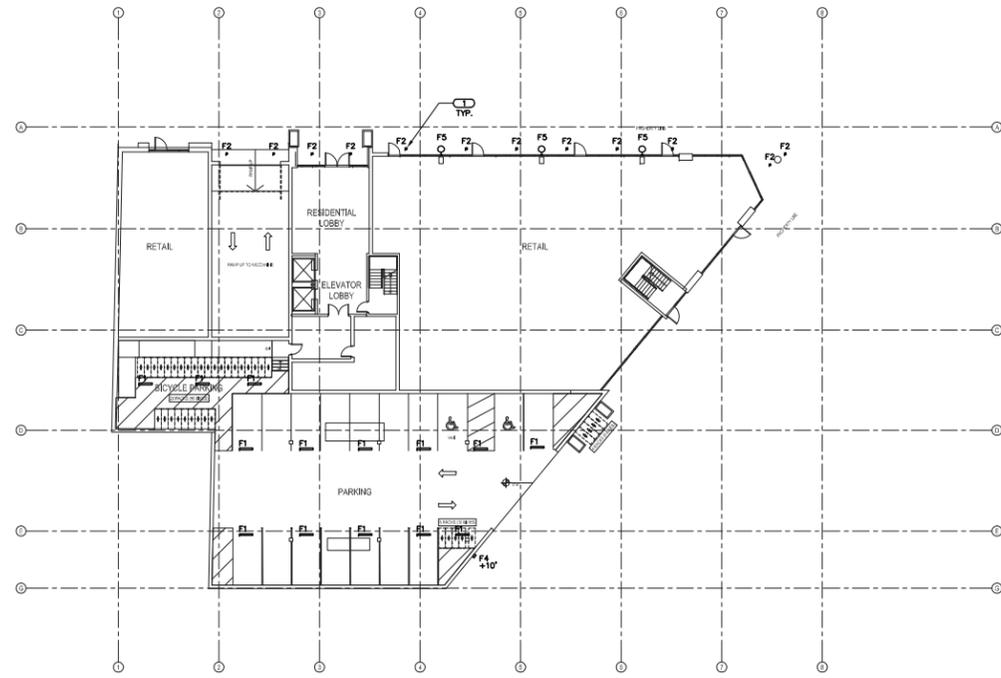
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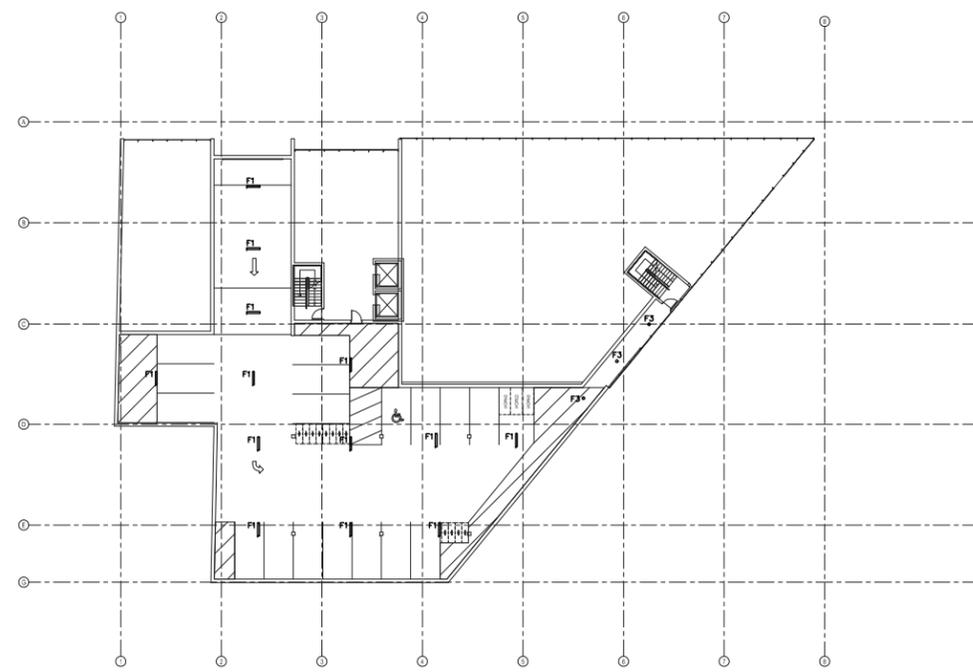
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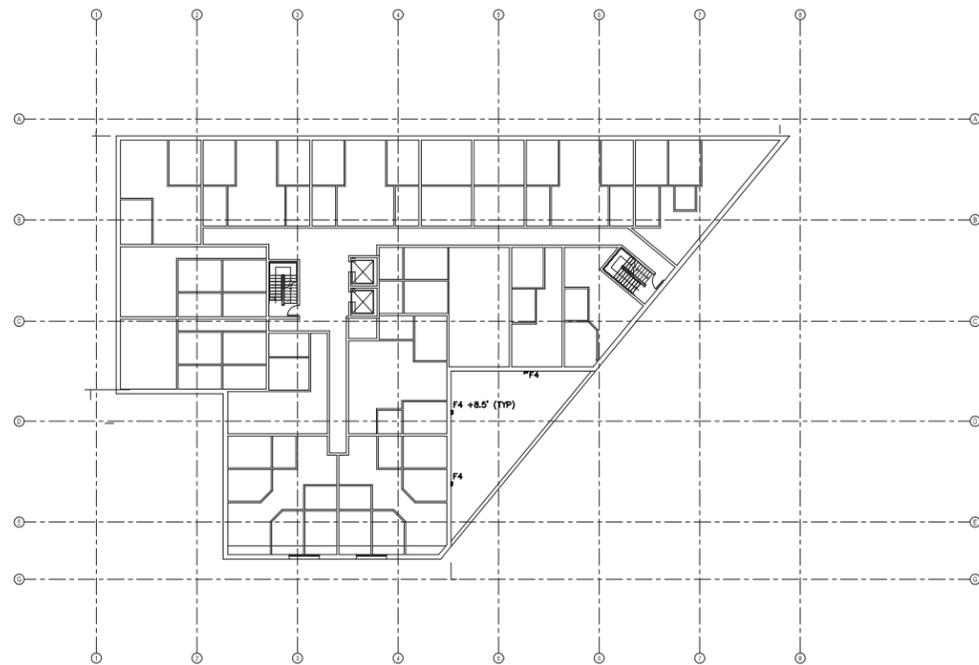
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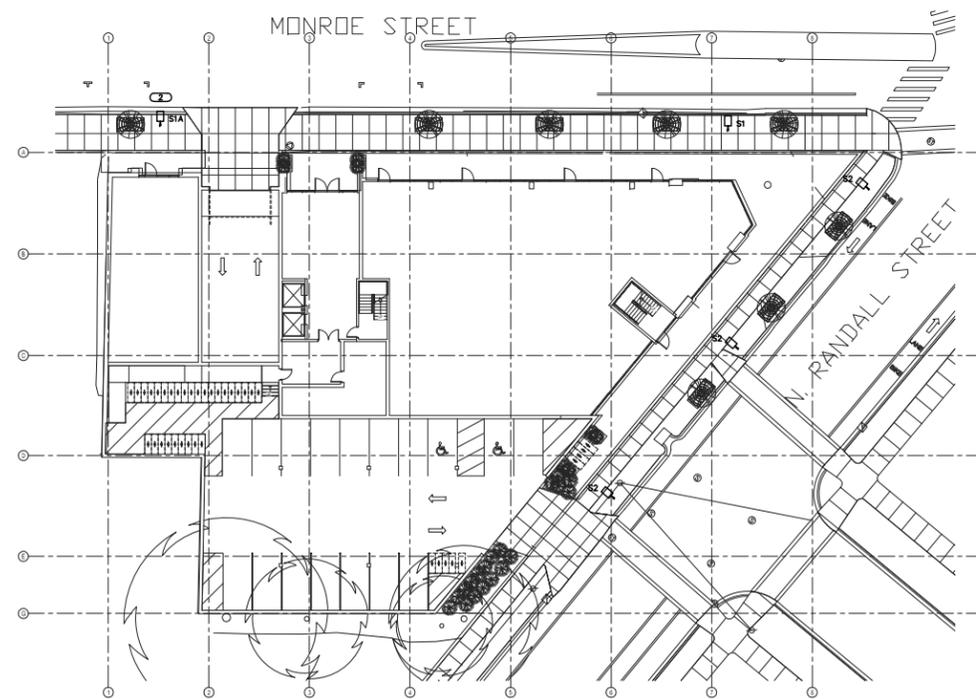
**1 FIRST FLOOR PLAN - EXTERIOR AND ENCLOSED PARKING LIGHTING**  
SCALE: 1"=20'-0"



**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.

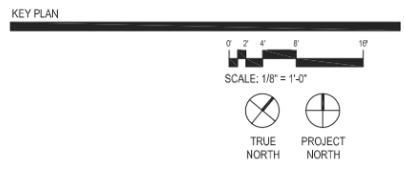
**KEYNOTES**

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



**milwaukee** 333 East Chicago Street  
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**madison** 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
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ISSUANCE AND REVISIONS

**LAND USE APPLICATION**

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

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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**  
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MADISON, WISCONSIN 53713-1639  
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PROJECT # 130092.00

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REFERENCE SCALE IN INCHES

SHEET INFORMATION

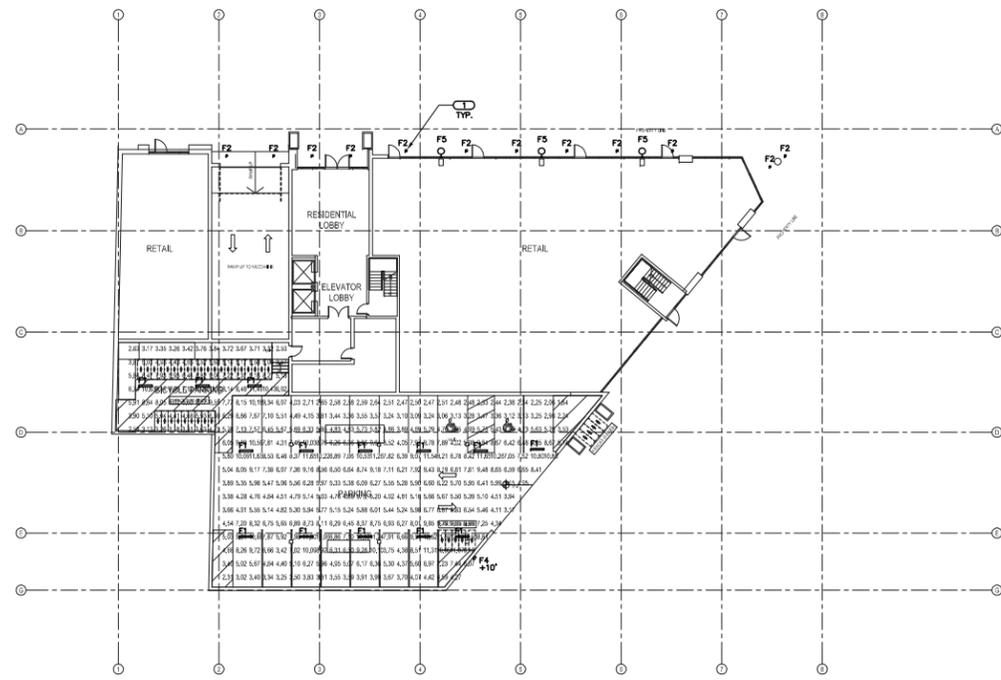
DATE: 02/06/2013

FLOOR PLANS - EXTERIOR AND ENCLOSED PARKING LIGHTING

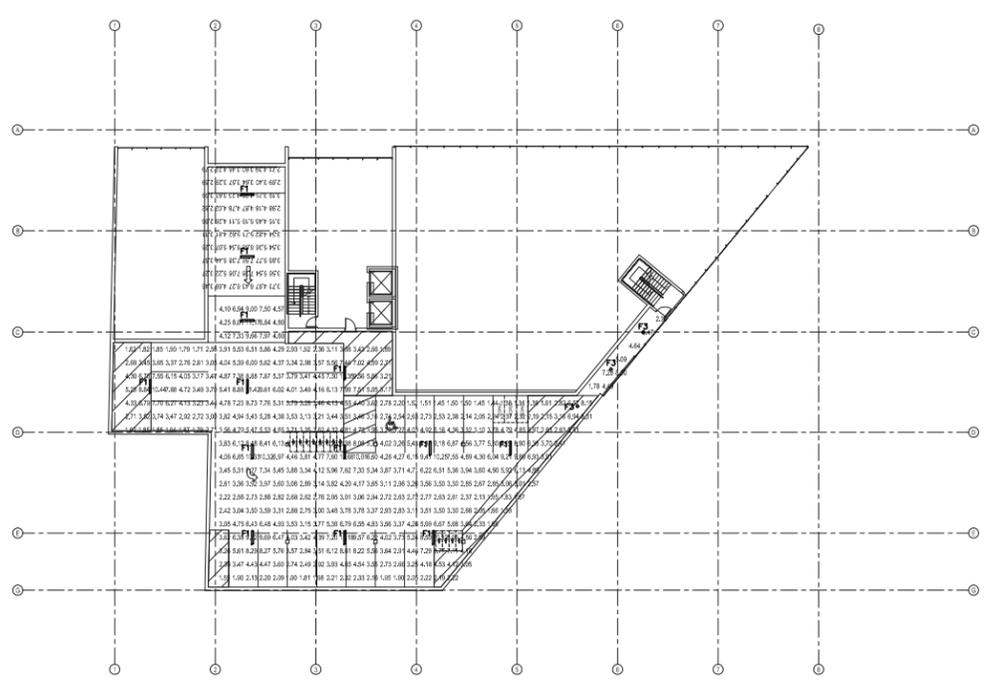
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SHEET NUMBER:

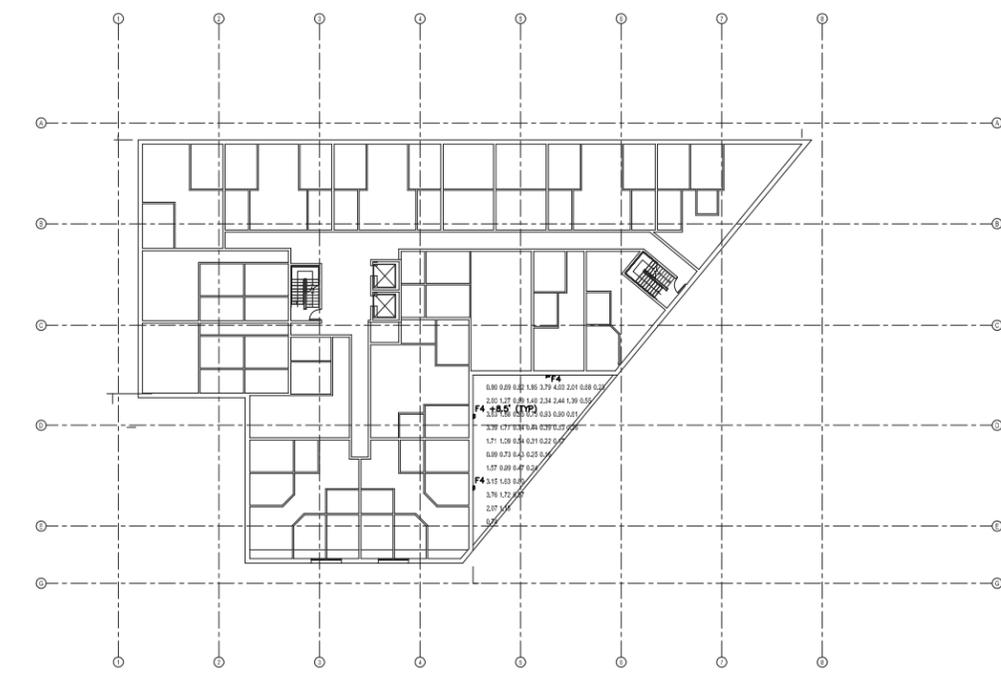
© Epstein Uhen Architects, Inc.



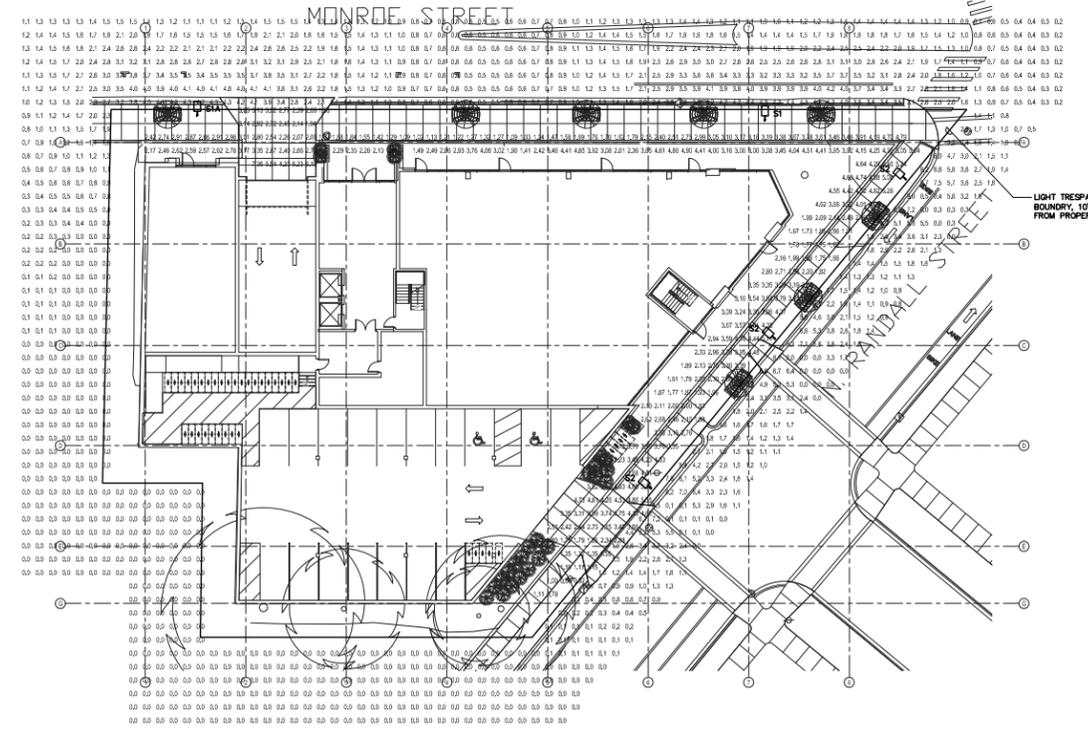
**1** FIRST FLOOR PLAN - EXTERIOR AND ENCLOSED PARKING LIGHTING PHOTOMETRICS  
SCALE: 1/8"=1'-0"



**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'.

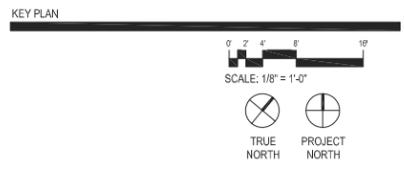
**KEYNOTES**

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**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**

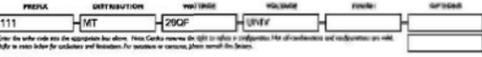
SHEET NUMBER:



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  
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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

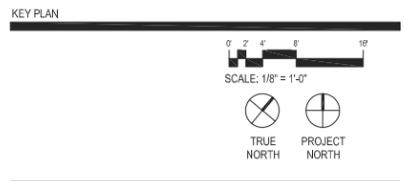
CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
2nd fl Terrace	Illuminance	Fc	1.26	4.03	0.16	7.88	25.19
Corridor Floor - Mezzanine Stair	Illuminance	Fc	5.29	8.47	1.78	2.97	4.76
Garage Floor 1st	Illuminance	Fc	6.15	12.62	1.64	3.75	7.70
Light Trespass	Illuminance	Fc	1.22	9.0	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



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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

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REFERENCE SCALE IN INCHES

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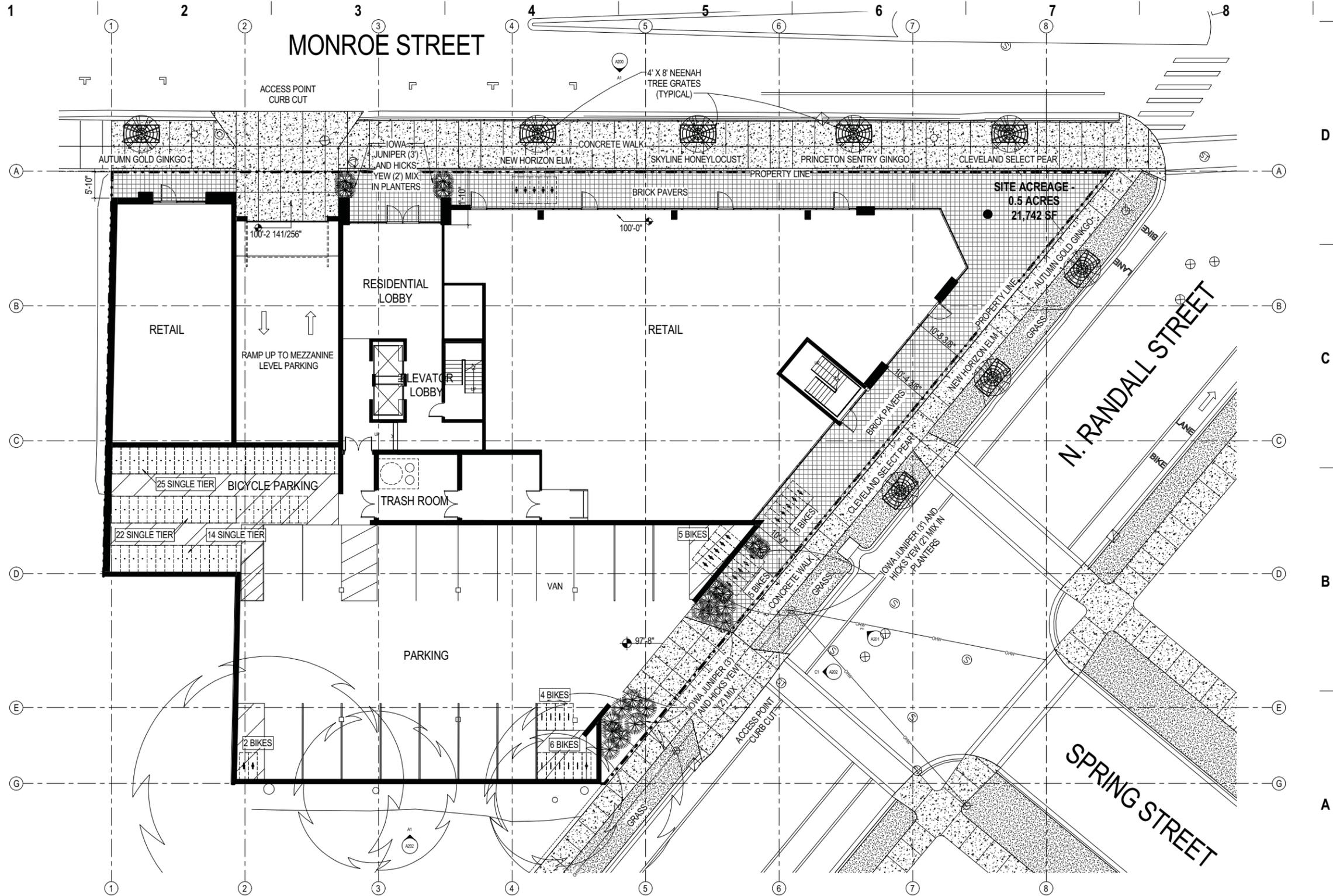
SHEET INFORMATION

DATE: 02/06/2013

SHEET NAME: LUMINAIRE SCHEDULE - LIGHTING

SHEET NUMBER: E600

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

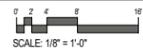


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KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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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

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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



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KEY PLAN

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PROJECT NUMBER: 712209-01  
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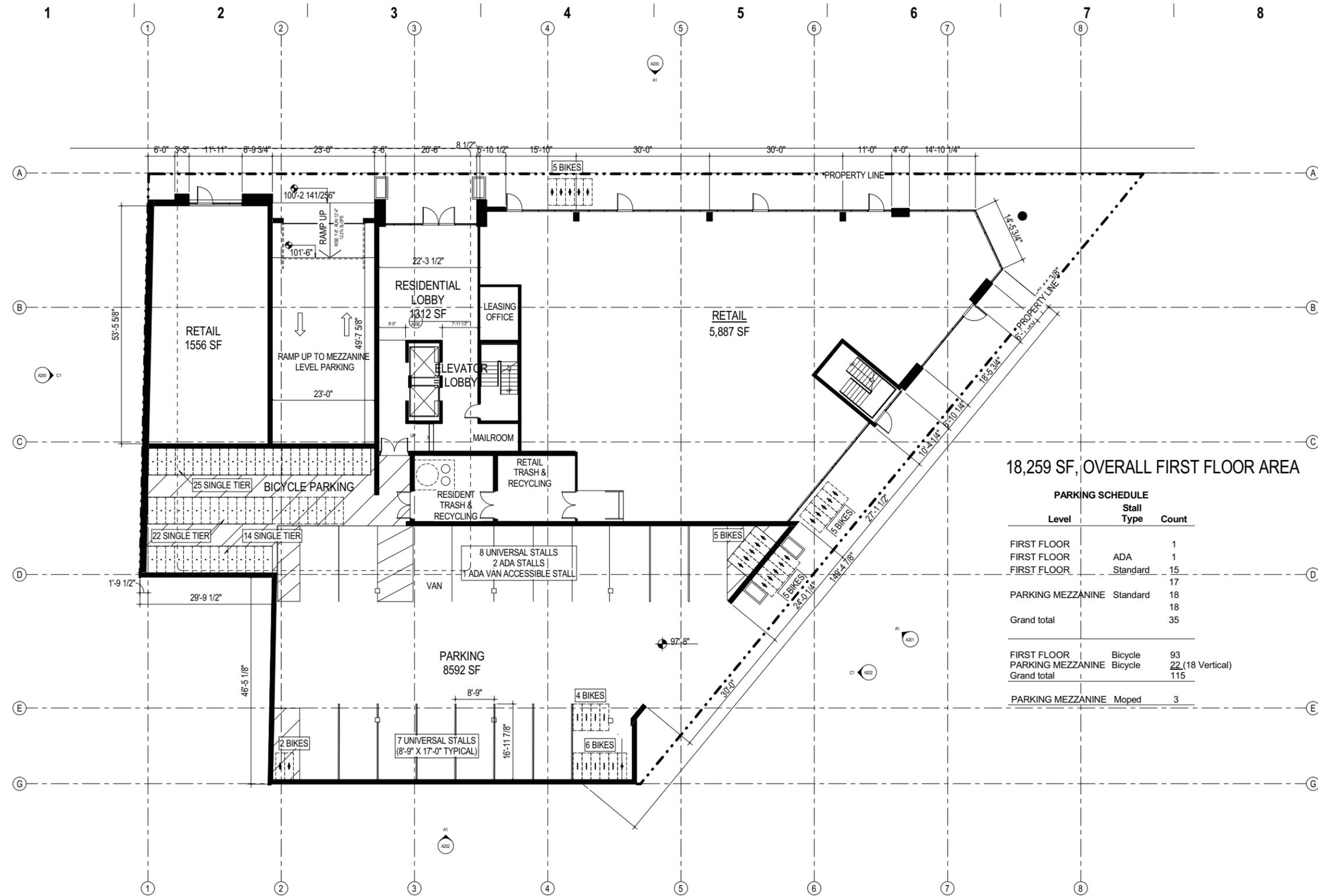
SHEET INFORMATION

DATE: 02/09/2013

PHOTOGRAPHS OF EXISTING PROPERTIES

SHEET NAME: AS101  
SHEET NUMBER:

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18,259 SF, OVERALL FIRST FLOOR AREA

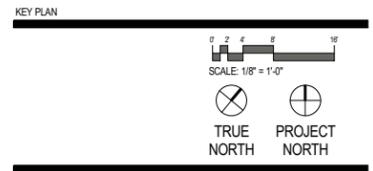
PARKING SCHEDULE		
Level	Stall Type	Count
FIRST FLOOR		1
FIRST FLOOR	ADA	1
FIRST FLOOR	Standard	15
		17
PARKING MEZZANINE	Standard	18
		18
Grand total		35
FIRST FLOOR	Bicycle	93
PARKING MEZZANINE	Bicycle	22 (18 Vertical)
Grand total		115
PARKING MEZZANINE	Moped	3

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



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**madison** 222 West Washington Ave, Suite 650  
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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



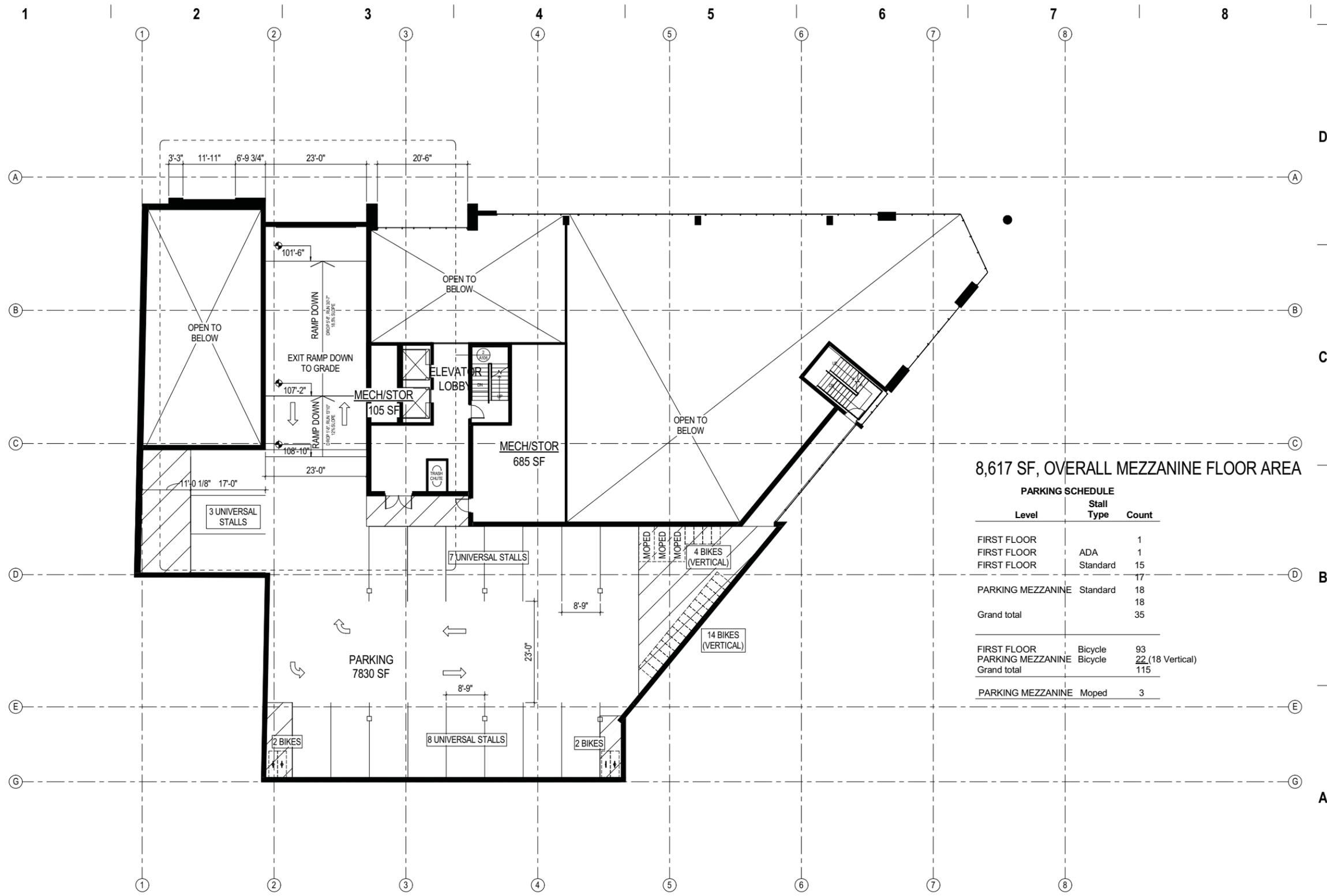
SHEET INFORMATION

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

SHEET NAME: FIRST FLOOR PLAN  
**A101**

SHEET NUMBER:

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8,617 SF, OVERALL MEZZANINE FLOOR AREA

**PARKING SCHEDULE**

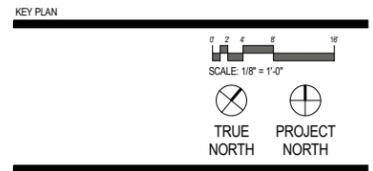
Level	Stall Type	Count
FIRST FLOOR		1
FIRST FLOOR	ADA	1
FIRST FLOOR	Standard	15
		17
PARKING MEZZANINE	Standard	18
		18
Grand total		35
<hr/>		
FIRST FLOOR	Bicycle	93
PARKING MEZZANINE	Bicycle	22 (18 Vertical)
Grand total		115
<hr/>		
PARKING MEZZANINE	Moped	3

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



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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



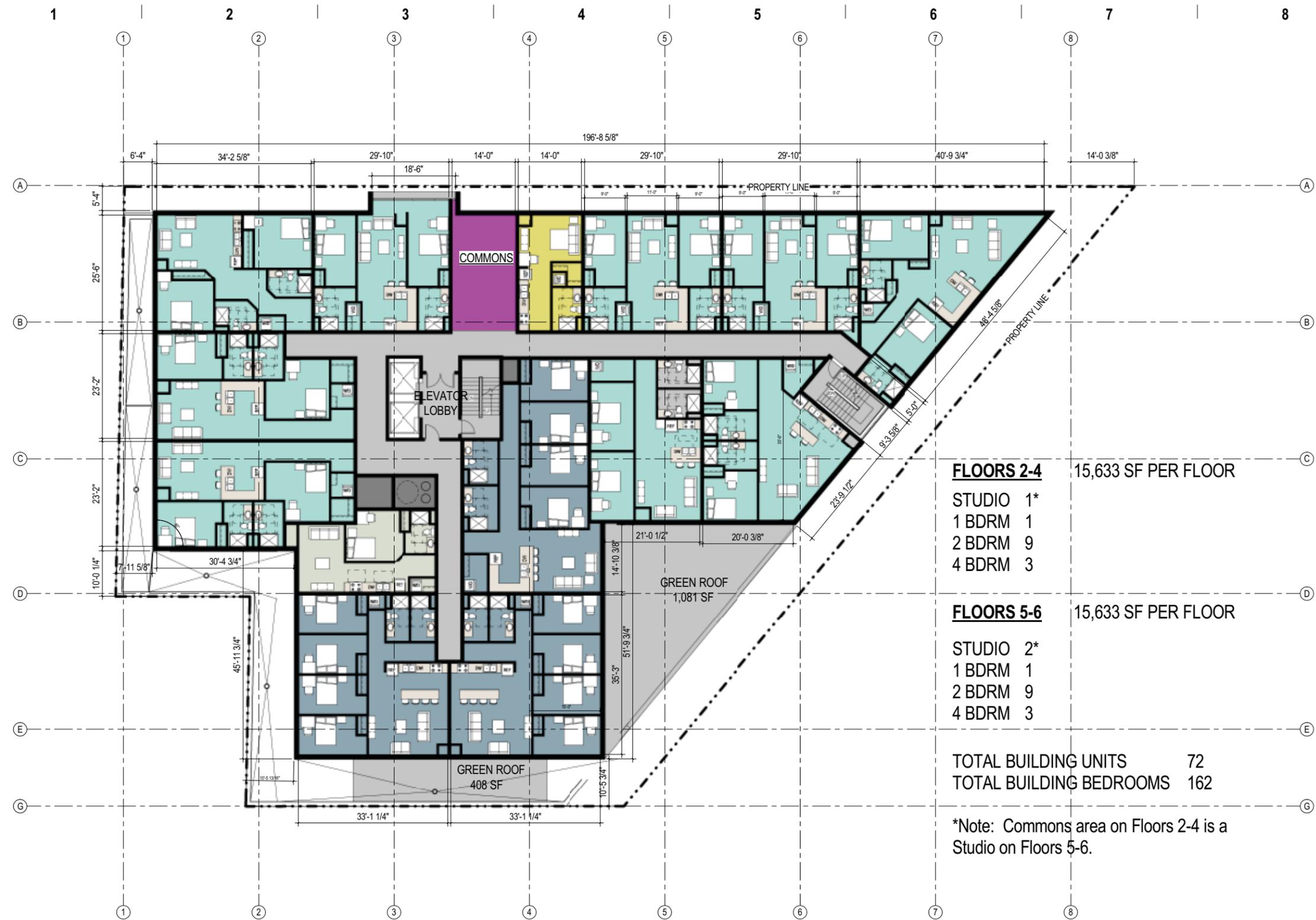
SHEET INFORMATION

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

SHEET NAME: MEZZANINE FLOOR PLAN  
**A101A**

SHEET NUMBER:

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**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

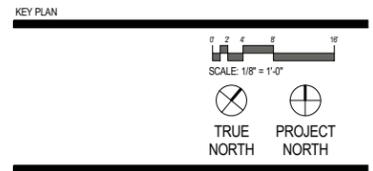
\*Note: Commons area on Floors 2-4 is a Studio on Floors 5-6.

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



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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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PROGRESS DOCUMENTS

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PROJECT INFORMATION

1419 MIXED USE PROJECT

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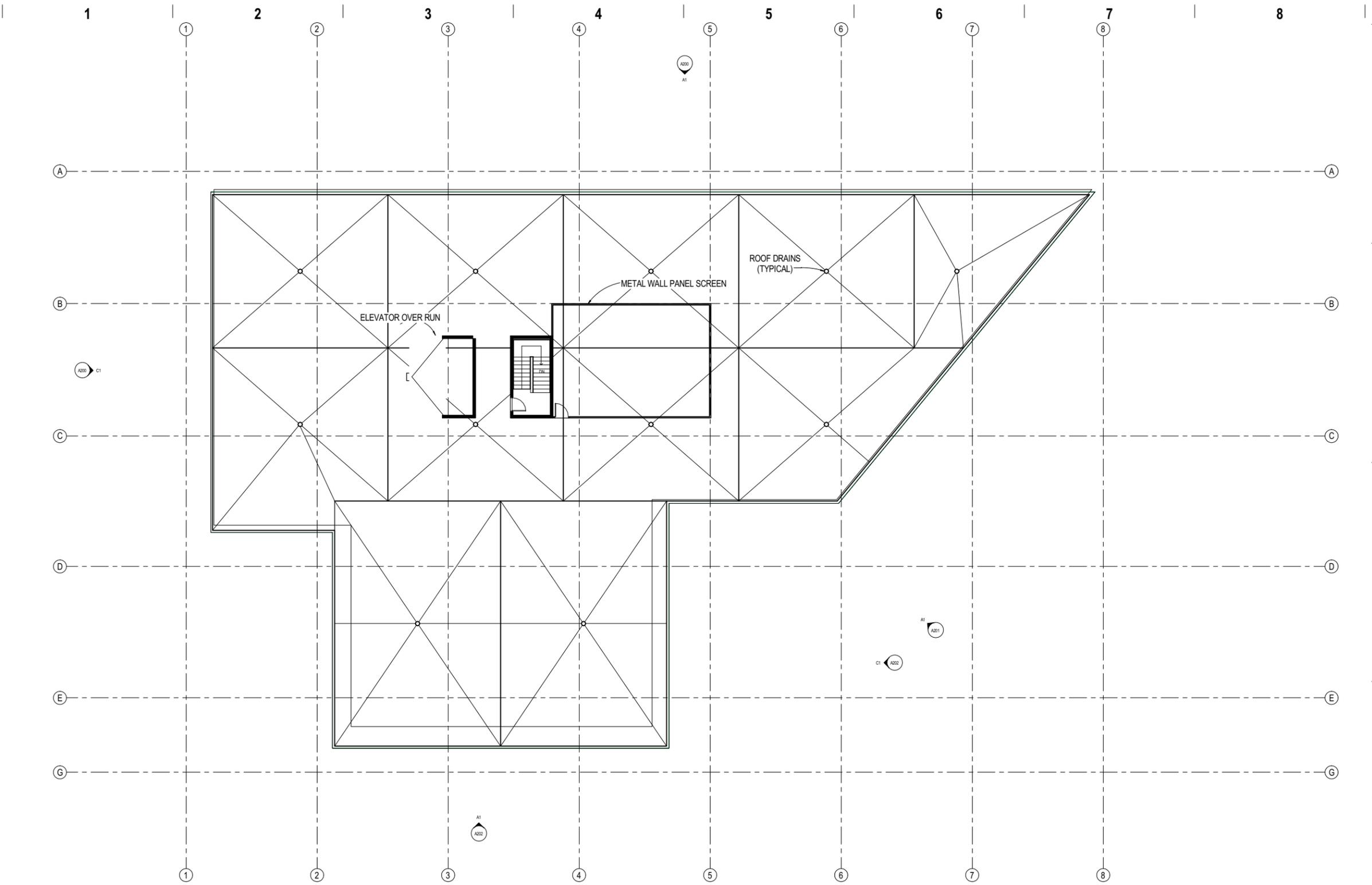
SHEET INFORMATION

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

SHEET NAME: SECOND FLOOR PLAN  
**A102**

SHEET NUMBER:

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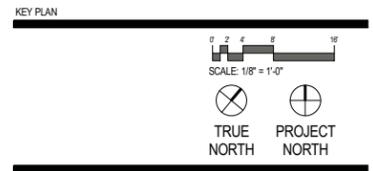


1 ROOF  
1/8" = 1'-0"



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ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFORMATION

1419 MIXED USE PROJECT

1419 MONROE ST  
MADISON, WI 53711



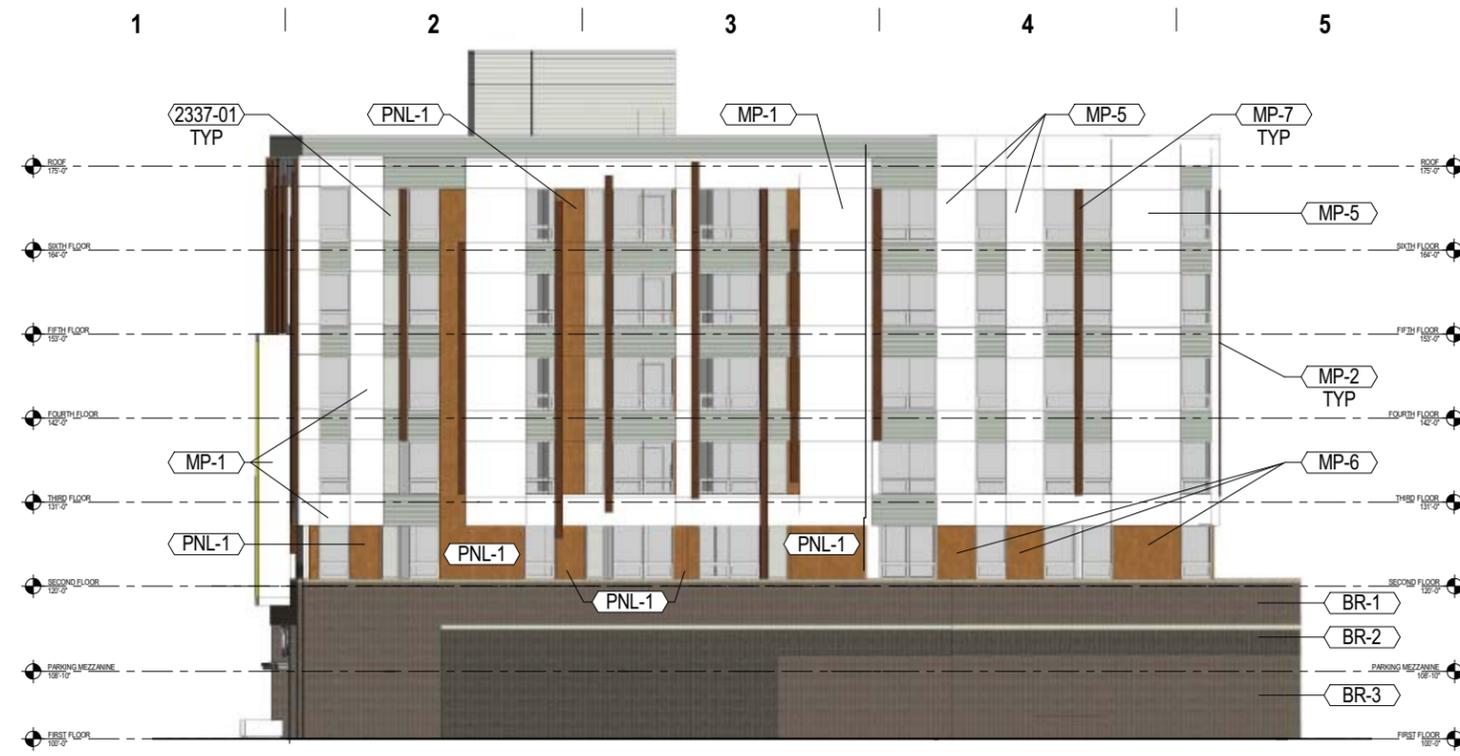
SHEET INFORMATION

DATE: 02/09/2013

SHEET NAME: ROOF PLAN  
**A103**

SHEET NUMBER:

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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



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ISSUANCE AND REVISIONS  
LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
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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**  
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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"

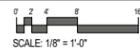
MATERIAL KEYNOTES PER SHEET	
1014-01	PERFORATED SIGN BANNER
2337-01	LOUVER
MP-1	COMPOSITE METAL PANEL - COLOR 1
MP-2	RIBBED METAL PANEL
MP-3	COMPOSITE METAL PANEL ACCENT TRIM
MP-6	PREFORMED METAL PANEL - COLOR 2
MP-7	PREFORMED METAL PANEL ACCENT TRIM
PC-1	PRECAST CONCRETE
PNL-1	MANUFACTURED WALL PANEL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



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KEY PLAN



ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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PROGRESS DOCUMENTS

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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

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**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"



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ISSUANCE AND REVISIONS  
LAND USE APPLICATION

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
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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:

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