

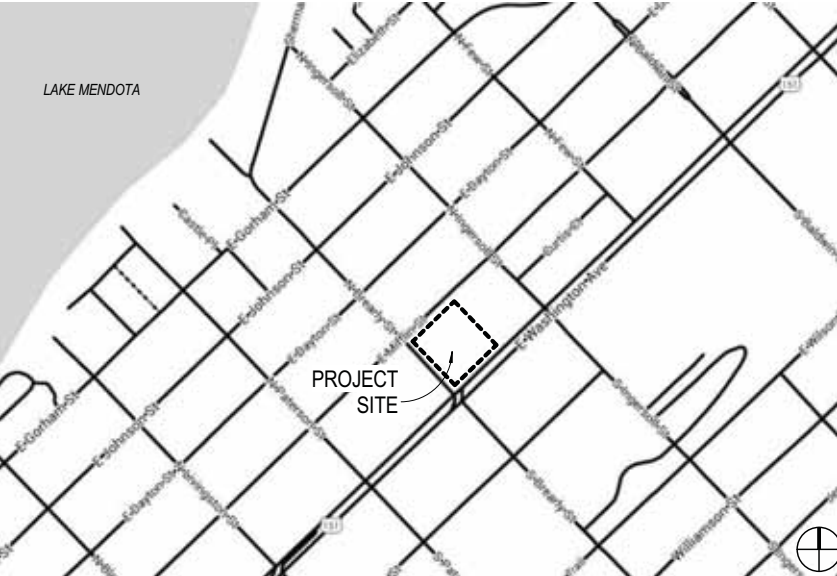


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STONE HOUSE MIXED USE EAST WASHINGTON

1000 E. WASHINGTON
MADISON, WI 53703



PROJECT STATISTICS

LOCAL ZONING: TE - TRADITIONAL EMPLOYMENT DISTRICT

	OFFICE		MAKER SPACE	RETAIL	CAR X	ALL RETAIL	MARKET RATE APARTMENTS		TOWNHOMES		AFFORDABLE APARTMENTS		PARKING		
	GSF	NSF	NSF	NSF	NSF	GSF	GSF	# OF UNITS	GSF	# OF UNITS	GSF	# OF UNITS	GSF	# AUTO	# BICYCLE
LEVEL 01			5,900	10,459	3,894	23,280	4,867	0					37,170	120	142
LEVEL 02	26,977	23,798					0	0							
LEVEL 03	28,637	27,045					1,413	0							
LEVEL 04							20,016	19							
LEVEL 05							20,016	19							
LEVEL 06							20,016	19							
LEVEL 07							20,016	19							
LEVEL 08							20,016	19							
LEVEL 09							19,607	19							
LEVEL 10							19,607	19							
LEVEL 11							8,790	0							
LEVEL N-01									8,102	9	6,781	5			
LEVEL N-02									5,408	2nd flr	7,950	6			
LEVEL N-03											14,752	15			
LEVEL N-04											26,888	30			
LEVEL P-02													44,012	132	50
LEVEL P-03													44,787	106	25
TOTAL PROVIDED	55,614	50,843	5,900	10,459	3,894	23,280	154,366	133	13,510	9	56,371	56	125,970	358	217
PARKING REQUIREMENT	1 / 400 SF		1 / 400 SF	1 / 400 SF	1 / 400 SF			1 PER UNIT		1 PER UNIT		1 PER UNIT			
MINIMUM REQUIRED AUTO PARKING	127		15	26	10			133		9		56			
10% REDUCTION	-13		-2	-3	-1			N/A		N/A		N/A			
REDUCTION DUE TO EXCESS BICYCLE PARKING	-3		0	0	0			0		0		0			
REDUCED MINIMUM REQUIRED AUTO PARKING	111		13	23	9			133		9		56	TOTAL REQ'D:	355	
BICYCLE PARKING REQUIREMENT	1 / 2000 SF		1 / 2000 SF	1 / 2000 SF	1 / 2000...			1 PER UNIT		1.5 PER UNIT		1 PER UNIT			
GUEST BICYCLE PARKING REQUIREMENT	N/A		N/A	N/A	N/A			1 / 10 UNITS		1 / 10 UNITS		1 / 10 UNITS			
TOTAL REQUIRED BICYCLE PARKING	25		3	5	2			146		15		62	TOTAL REQ'D:	258	
% OF REQUIRED PARKING AS LONG-TERM	10%		10%	10%	10%			90%		90%		90%			
LONG-TERM (INDOOR) REQUIRED PARKING	2.5		0.3	0.5	0.2			131.7		13.5		55.4	TOTAL INDOOR REQ'D:	204	
SHORT TERM (OUTDOOR) REQUIRED PARKING	22.9		2.7	4.7	1.8			14.6		1.5		6.2	TOTAL OUTDOOR REQ'D:	54	
													TOTAL OUTDOOR PROVIDED:	76	

SITE AREA	108,730	TOTAL PROJECT GSF	429,111	TOTAL AFFORDABLE UNITS	65
SITE ACREAGE	2.50			TOTAL MARKET RATE UNITS	133

This site is in Urban Design District 8, and its design incorporates the principles defined for this district. This site is currently zoned TE Traditional Employment. This project is seeking a Conditional Use under this zoning designation and is creating a project that complies with the current zoning

Lot Coverage and Useable Open Space Calculations

Traditional Employment District has an 85% lot coverage maximum
Size of Lot: 108,730 sf
Building Footprint: 80,975 sf
Pervious area at grade: 10,870 sf
Planted area at plaza level: 10,950 sf
Planted area at rooftop level: 675 sf
Lot Coverage Max allowed: 92,420 sf
Lot Coverage provided: 86,235 sf



eppstein uhen : architects

LAND USE APPLICATION

10/21/2015

PROJECT NUMBER: 14339-01



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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PROJECT MANAGER JP

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DATE 10/21/2015

SITE LOCATION

G02

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eppstein uhen : architects

milwaukee 333 East Chicago Street
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PRELIMINARY LIFE
SAFETY PLAN

G03

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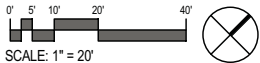
1 2 3 4 5 6

EAST MIFFLIN STREET

NORTH BREARLY STREET

EAST WASHINGTON AVENUE

1 FIRST FLOOR
1" = 20'-0"



1 2 3 4 5 6

FIRE RESISTIVE LEGEND

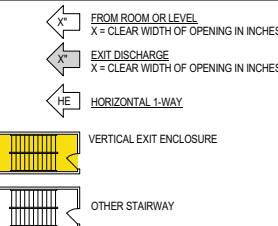
FIRE WALLS
3FW 3FW 3FW 3FW 3FW 3FW 3 HOUR FIRE WALL

FIRE BARRIERS
2FB 2FB 2FB 2FB 2FB 2FB 2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1 HOUR FIRE BARRIER

SHAFT ENCLOSURES
2SE 2SE 2SE 2SE 2SE 2SE 2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1 HOUR SHAFT ENCLOSURE

FIRE PARTITIONS
1FP 1FP 1FP 1FP 1FP 1FP 1 HOUR FIRE PARTITION
0.5FP0.5FP0.5FP0.5FP0.5FP0.5FP 0.5 HOUR FIRE PARTITION

MEANS OF EGRESS



PRELIMINARY PROJECT DATA

OWNER	STONE HOUSE DEVELOPMENT INC.
LOCATION	
MUNICIPALITY:	CITY OF MADISON
COUNTY:	DANE
STATE:	WISCONSIN
ZONING INFORMATION	
LOCAL ZONING:	TE - TRADITIONAL EMPLOYMENT DISTRICT
APPLICABLE BUILDING CODES	
	WISCONSIN COMMERCIAL BUILDING CODE 2009 IBC AS MODIFIED BY CHAPTERS SPS 361-366 SEPTEMBER 1, 2011
	NFPA 101 LIFE SAFETY CODE (2000)
CONSTRUCTION CLASSIFICATION	IBC TYPE I-B AND TYPE V-A
OCCUPANCY GROUP	A-2 (AMENITY SPACES) B (BUSINESS & FITNESS AREAS) R-2 (RESIDENTIAL APARTMENTS) S-2 (PARKING GARAGE)
PROJECT TYPE	NEW CONSTRUCTION
NUMBER OF STORIES	11 (TYPE I-B MIXED USE), 4 (TYPE V-A APARTMENTS)
BLDG GROSS AREA (SQ FT)	409,200 (TYPE I-B MIXED USE), 58,000 (TYPE V-A APARTMENTS)
FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPPRESSION:	COMPLETE
MONITORING TYPE	CENTRAL STATION
NFPA STANDARD USED	13
FIRE RESISTIVE RATINGS	
STAIR ENCLOSURES	2 HOUR
ELEVATOR ENCLOSURES	2 HOUR
SHAFT ENCLOSURES	2 HOUR
FLOORS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
ROOFS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
EXTERIOR WALLS	TYPE I-B: 1 HOUR (IBC SECTION 403.2.1.1, EXCEPTION 2), TYPE V-A: 1 HOUR
LOWER LEVEL STORAGE SPACES	N/A
ELEVATOR EQUIPMENT ROOMS	1 HOUR
SPRAY FIREPROOFING REQUIREMENTS	
COLUMNS - HSS, <1> HOUR	<X771>
COLUMNS - WIDE FLANGE, <1> HOUR	<X772>
BEAMS - FLOOR, <1> HOUR	<D825>
FLOOR DECK, <1> HOUR	
MAXIMUM TRAVEL DISTANCES	
R-2, A-2 & S-2	250 FEET
B	300 FEET
COMMON PATH OF EGRESS	
B & S-2	100 FEET
R-2	125 FEET
A-2	75 FEET

1000 E.
WASHINGTON
MADISON, WI 53703

FIRE WALLS
3FW 3FW 3FW 3FW 3FW 3FW 3FW 3 HOUR FIRE WALL

FIRE BARRIERS
2FB 2FB 2FB 2FB 2FB 2FB 2FB 2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1FB 1 HOUR FIRE BARRIER

SHAFT ENCLOSURES
2SE 2SE 2SE 2SE 2SE 2SE 2SE 2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1SE 1 HOUR SHAFT ENCLOSURE

FIRE PARTITIONS
1FP 1FP 1FP 1FP 1FP 1FP 1FP 1 HOUR FIRE PARTITION
0.5FP 0.5FP 0.5FP 0.5FP 0.5FP 0.5FP 0.5FP 0.5 HOUR FIRE PARTITION

FROM ROOM OR LEVEL
 X = CLEAR WIDTH OF OPENING IN INCHES

 EXIT DISCHARGE
 X = CLEAR WIDTH OF OPENING IN INCHES

 HORIZONTAL I-WAY

 VERTICAL EXIT ENCLOSURE

 OTHER STAIRWAY

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COUNTY:	DANE
STATE:	WISCONSIN
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APPLICABLE BUILDING CODES	
	WISCONSIN COMMERCIAL BUILDING CODE 2009 IBC AS MODIFIED BY CHAPTERS SPS 361-366 SEPTEMBER 1, 2011
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CONSTRUCTION CLASSIFICATION	
	IBC TYPE I-B AND TYPE V-A
OCCUPANCY GROUP	
	A-2 (AMENITY SPACES)
	B (BUSINESS & FITNESS AREAS)
	R-2 (RESIDENTIAL APARTMENTS)
	S-2 (PARKING GARAGE)
PROJECT TYPE	
	NEW CONSTRUCTION
NUMBER OF STORIES	
	11 (TYPE I-B MIXED USE), 4 (TYPE V-A APARTMENTS)
BLDG GROSS AREA (SQ FT)	
	409,200 (TYPE I-B MIXED USE), 58,000 (TYPE V-A APARTMENTS)

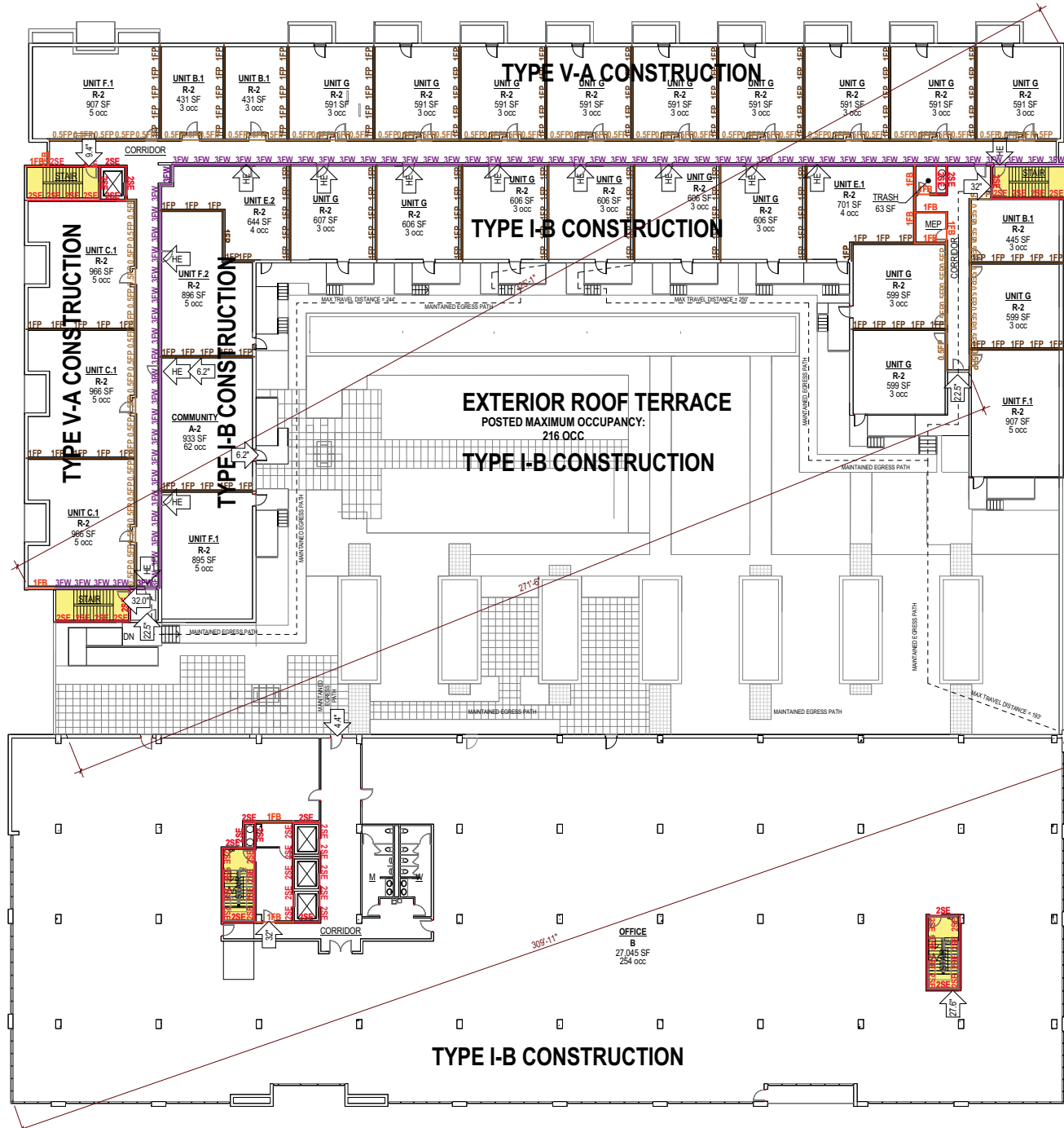
LAND USE APPLICATION

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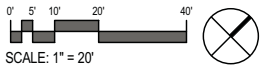
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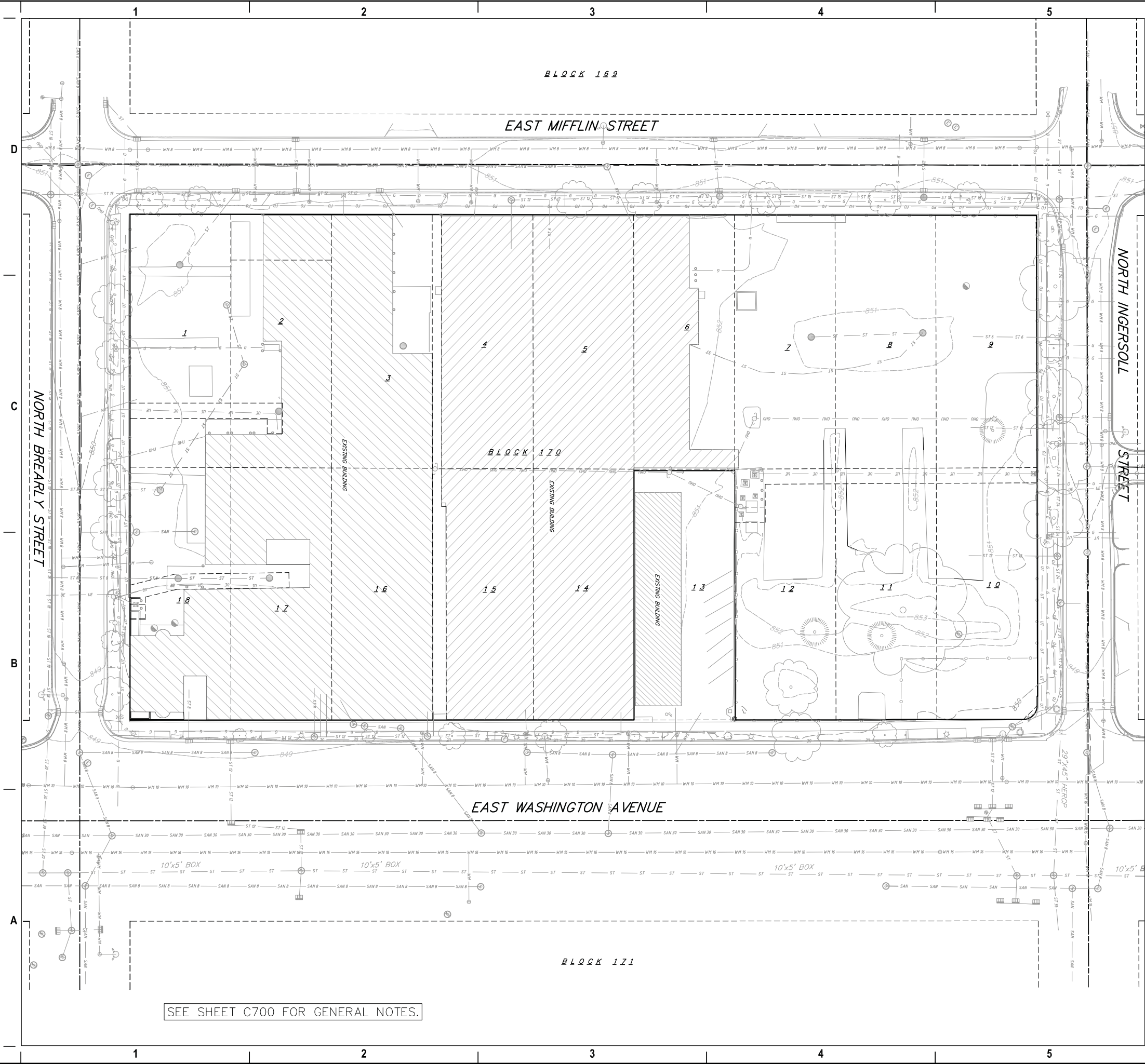
DATE 10/21/2015

G04

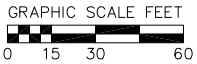


3 THIRD FLOOR & FOURTH FLOOR NORTH





SEE SHEET C700 FOR GENERAL NOTES.



- TOPOGRAPHIC SYMBOL LEGEND
- EXISTING BOLLARD
 - EXISTING FLAG POLE
 - EXISTING MAILBOX
 - EXISTING MONITORING WELL
 - EXISTING BORING
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)

- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING STANDPIPE
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

- TOPOGRAPHIC LINEWORK LEGEND
- UTV — EXISTING UNDERGROUND CABLE TV
 - OHTV — EXISTING OVERHEAD CABLE TV
 - FO — EXISTING FIBER OPTIC LINE
 - OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — EXISTING UNDERGROUND TELEPHONE
 - CL — EXISTING CHAIN LINK FENCE
 - G — EXISTING GAS LINE
 - UE — EXISTING UNDERGROUND ELECTRIC LINE
 - GUY — EXISTING GUY LINE
 - OHE — EXISTING OVERHEAD ELECTRIC LINE
 - OHU — EXISTING OVERHEAD GENERAL UTILITIES
 - FM — EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST — EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM — EXISTING WATER MAIN (SIZE NOTED)
 - 820 - — EXISTING MAJOR CONTOUR
 - 818 - — EXISTING MINOR CONTOUR

eua
appstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

vierbicher
planners | engineers | advisors
REEDSBURG • MADISON • PRABIE DU CHEN
999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 564-5332 Fax: (608) 564-5330

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

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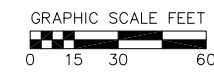
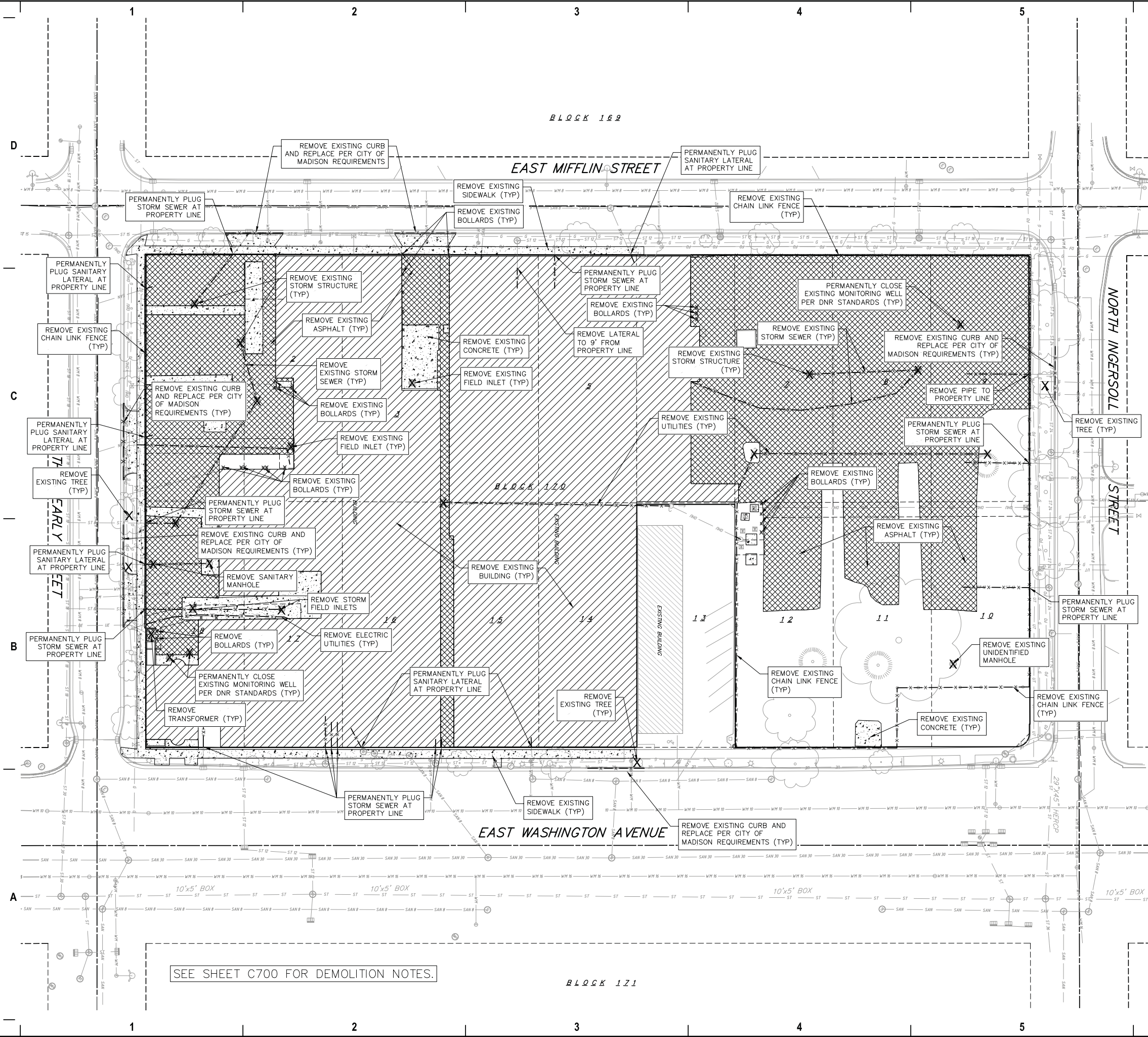
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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	10/21/2015

EXISTING CONDITIONS

C100



- DEMOLITION PLAN LEGEND**
- CURB AND GUTTER REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - BUILDING REMOVAL
 - BOLLARD REMOVAL
 - PERMANENT CLOSURE OF MONITORING WELL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL
 - CHAIN LINK FENCE REMOVAL
 - WOOD FENCE REMOVAL

eua
epstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourth Drive, Suite 201 - Madison, Wisconsin 53717
Phone: (608) 524-5533 Fax: (608) 524-5530

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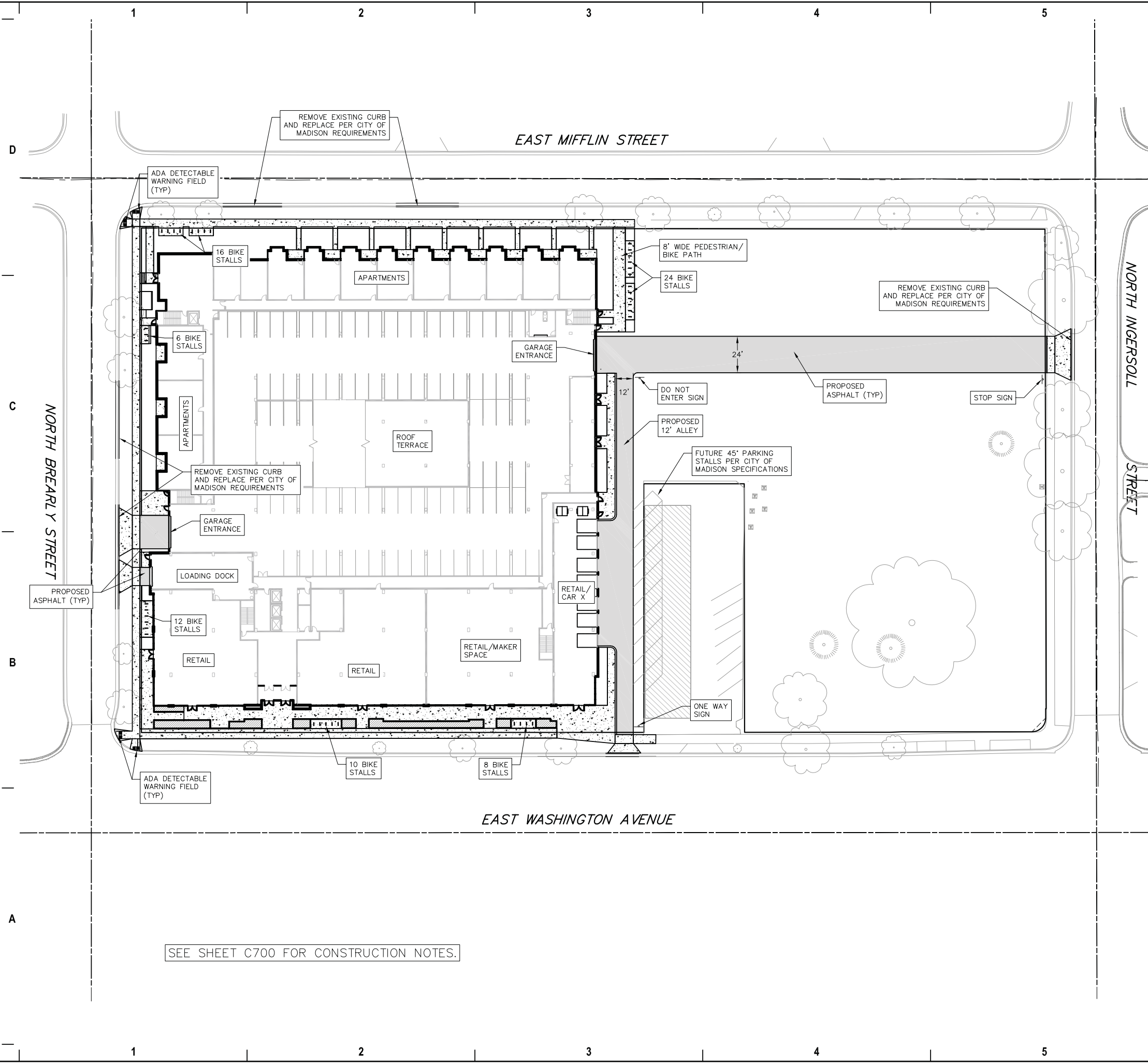
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SEE SHEET C700 FOR CONSTRUCTION NOTES.



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



vierbicher
planners | engineers | advisors

REEDSBURG • MADISON • PRAIRIE DU CHIEN
999 Fourer Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 564-3332 Fax: (608) 564-5530

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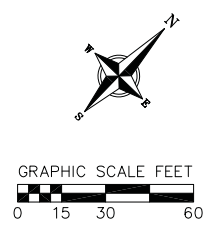
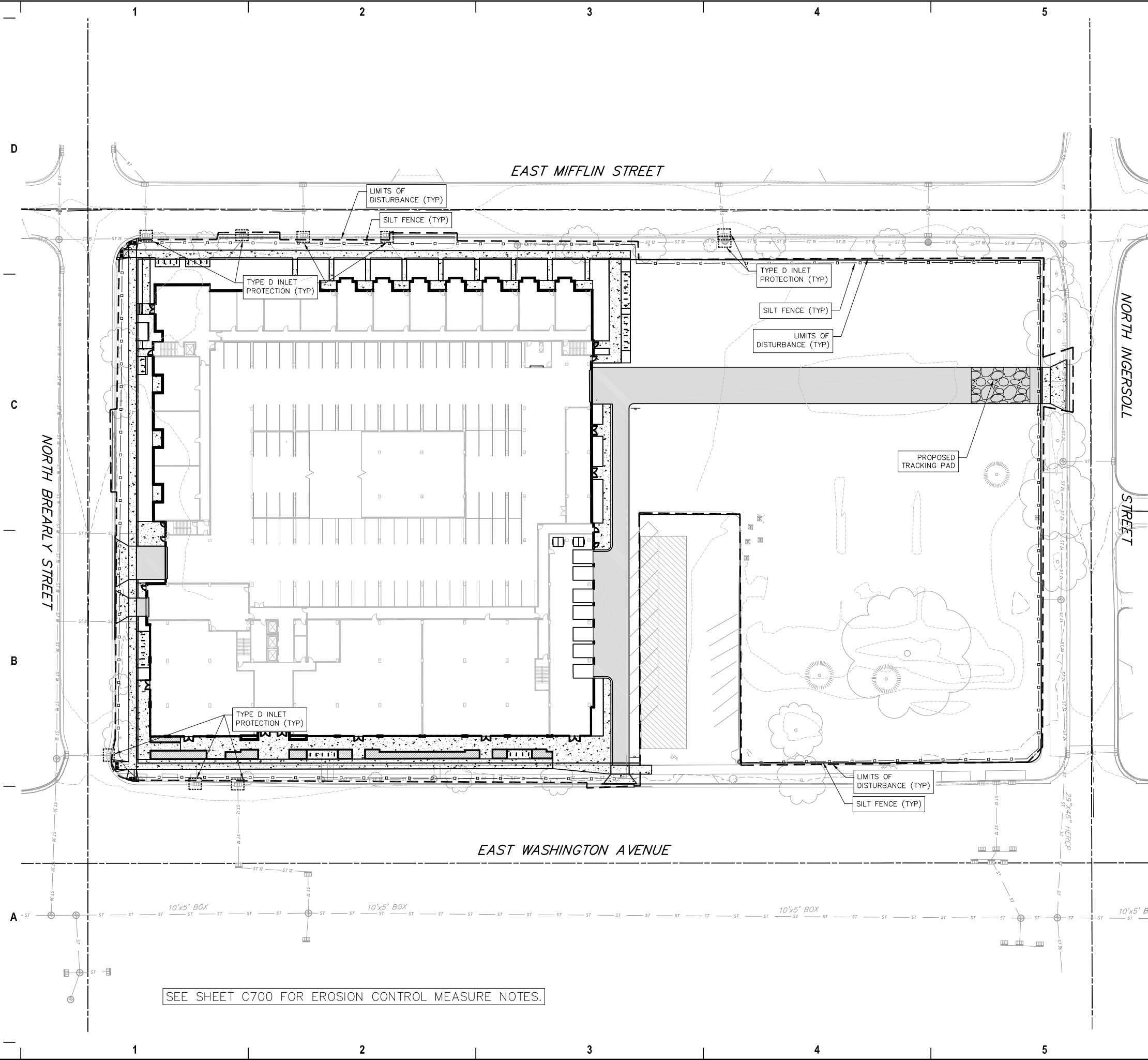
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SITE PLAN

C300



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

SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SIGN
	PROPOSED ADA DETECTABLE WARNING FIELD

EROSION CONTROL LEGEND	
	SILT FENCE
	DISTURBED LIMITS
	INLET PROTECTION
	TRACKING PAD

SEE SHEET C700 FOR EROSION CONTROL MEASURE NOTES.



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

vierbicher
planners | engineers | advisors
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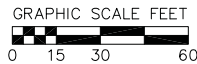
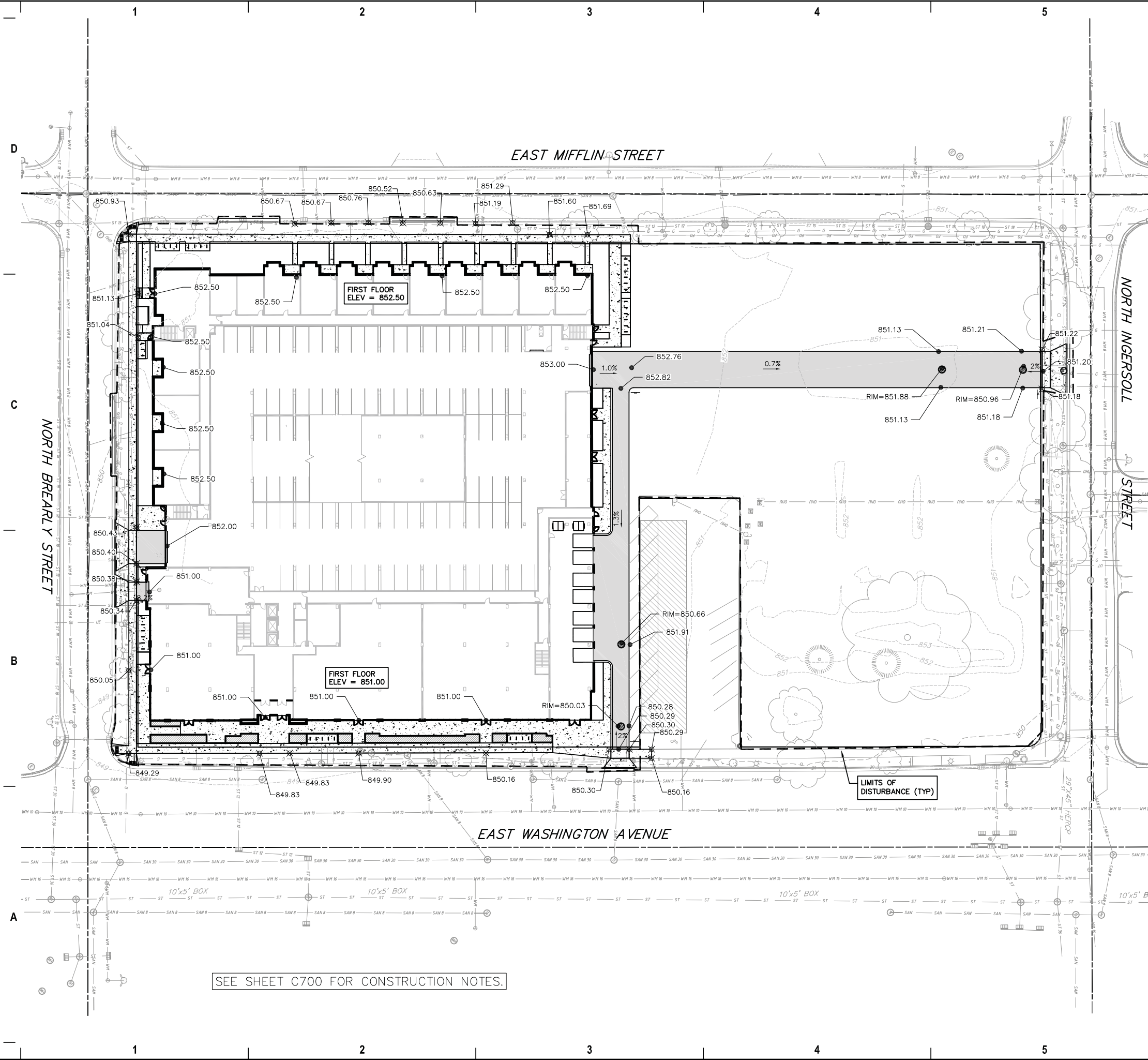
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EROSION CONTROL
PLAN

C400



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

SITE PLAN LEGEND	
	PROPERTY BOUNDARY
	CURB AND GUTTER (REVERSE CURB HATCHED)
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SIGN
	PROPOSED ADA DETECTABLE WARNING FIELD
	PROPOSED HANDICAP PARKING

GRADING LEGEND	
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	DISTURBED LIMITS
	PROPOSED SLOPE ARROWS
	EXISTING SPOT ELEVATIONS
	PROPOSED SPOT ELEVATIONS



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
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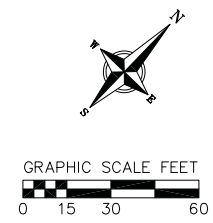
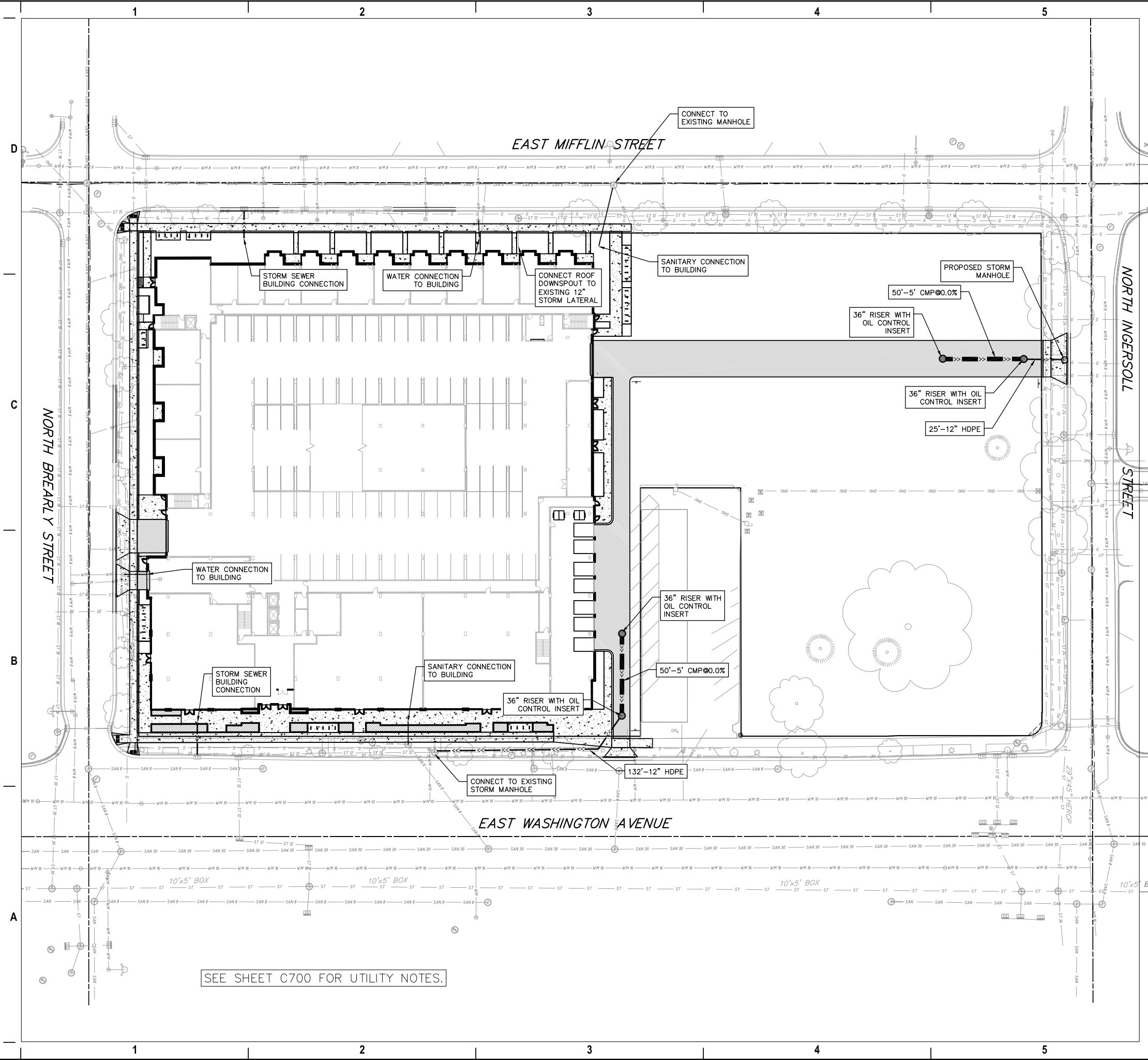
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GRADING PLAN

C500



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

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

eua
epstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourth Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 524-3332 Fax: (608) 524-5350

PROJECT INFORMATION

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
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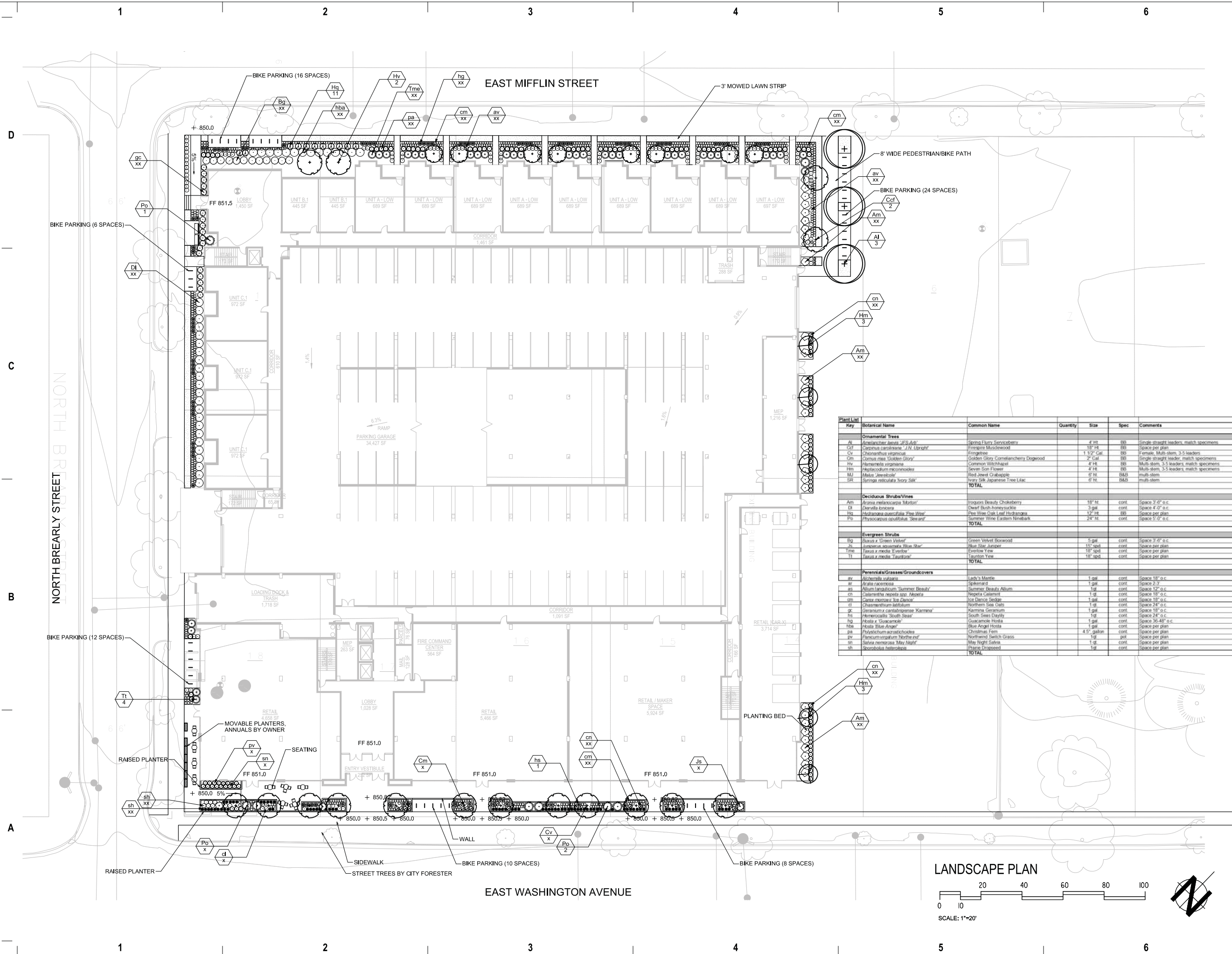
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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
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UTILITY PLAN

C600

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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608.251-3600

PROJECT INFORMATION

STONE HOUSE
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WASHINGTON

1000 E.
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LAND USE APPLICATION

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LANDSCAPE PLAN

L-1

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D

C

B

A



3rd Floor Green Roof Plant List						
Key	Botanical Name	Common Name	Quantity	Size	Size	Comments
Shrubs						
MS	Morus nigra 'Tina'	Tina Sargent Crabapple	5' H 8x8	12" 16" Ht	Multi-stemmed	
RE	Rhus typhina 'Baileyan'	Tiger Eyes Sumac	5' H 8x8	12" 16" Ht	Specimen	
Perennials and vines						
am	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion	4 1/4" pot	12" 16" Ht	space 18" on center	
as	Aster sericeus	Silky Aster	4 1/4" pot	space 18" on center		
cv	Coreopsis verticillata 'Tweety'	Tweety Threadleaf Tickseed	4 1/4" pot	space 18" on center		
rf	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	4 1/4" pot	space 18" on center		
sf	Sedum floriferum 'Weihenstephaner Gold'	Weihenstephaner Gold Sedum	4 1/4" pot	space 18" on center		
ss	Sedum spectabile 'Brilliant'	Standust Sedum	4 1/4" pot	space 18" on center		
sa	Sesleria autumnalis	Autumn Moor Grass	4 1/4" pot	10" spd. 4'-5" Ht	space 18" on center	
Extensive Green Roof - mix 1						
	Sedum acre 'Aureum'		pre-grown green roof modules	12" 16" Ht	Shade Fanfare Mix	
	Sedum hybridum 'Immergruendchen'			12" 15" spd. 1'-2" Ht		
	Sedum rupestris 'Angelina'			8" spd. 4'-5" Ht		
	Sedum saxifraga 'Elatum'					
	Sedum spumum 'Royal Pink'					
Extensive Green Roof - mix 2						
	Sedum acre 'Aureum'		pre-grown green roof modules		Modern Mix	
	Sedum album 'Coral Carpet'					
	Sedum rupestris 'Angelina'					
	Sedum rupestris 'Weihenstephaner Gold'					
	Sedum saxifraga 'Elatum'					
	Sedum spumum 'Dragon's Blood'					

- Allium 'Summer Beauty'
- Aster sericeus
- Coreopsis verticillata 'Tweety'
- Nepeta x faassenii 'Walker's Low'
- Sedum floriferum 'Weihenstephaner Gold'
- Sedum spectabile 'Brilliant'
- Sesleria autumnalis

STONE BALLAST

SEDUM

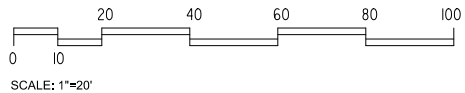
GUARDRAIL/ PARAPET

RAISED PLANTER

PAVER EDGE

STONE BALLAST

3RD FLOOR ROOF
TERRACE LANDSCAPE
PLAN



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608.951-3600

PROJECT INFORMATION

STONE HOUSE
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WASHINGTON

1000 E.
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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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PROJECT NUMBER 14339-01

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LEVEL 03 ROOF
TERRACE
LANDSCAPE PLAN

L-2

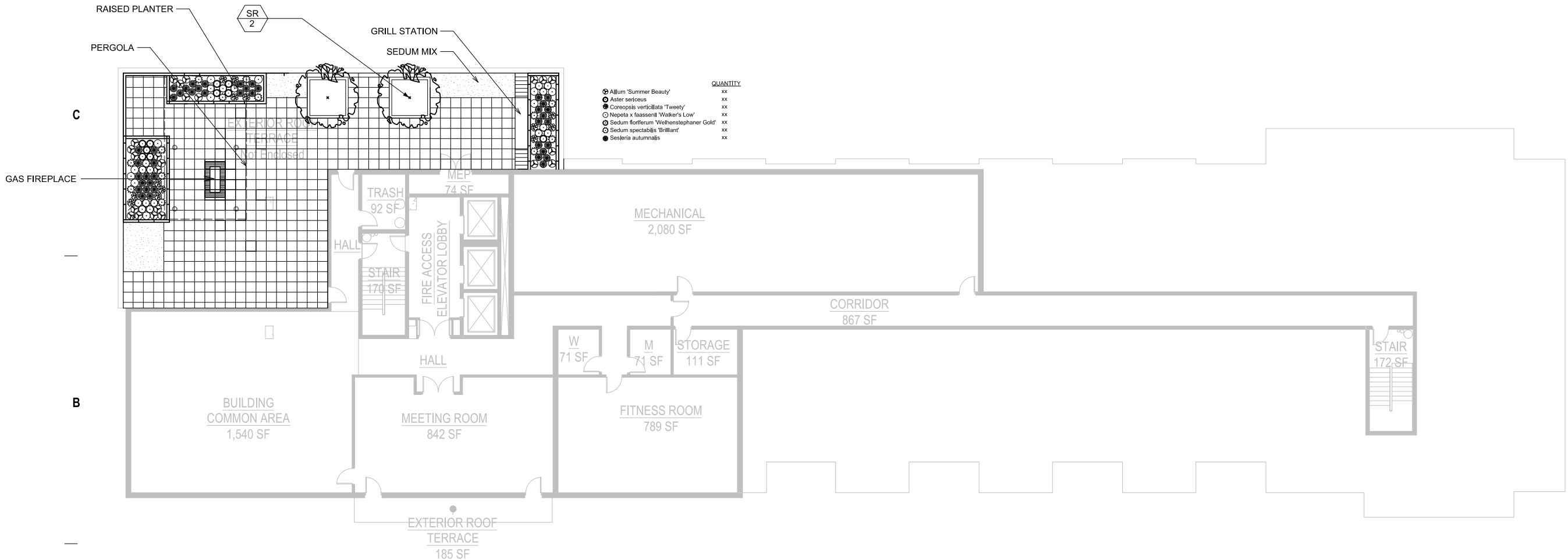
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D

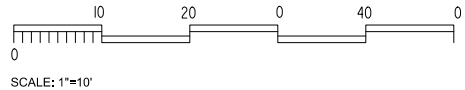
C

B

A



11TH FLOOR ROOF
TERRACE LANDSCAPE
PLAN



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



303 S. PATERSON
SUITE ONE
MADISON, WI 53703
Phone: 608.251-3600

PROJECT INFORMATION

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LAND USE APPLICATION

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LEVEL 11 ROOF
TERRACE
LANDSCAPE PLAN

L-3

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D



C

VIEW FROM EAST WASHINGTON AND LIVINGSTON LOOKING EAST



VIEW FROM EAST WASHINGTON LOOKING EAST



VIEW FROM EAST WASHINGTON AND INGERSOLL LOOKING WEST

B



A

VIEW FROM MIFFLIN AND INGERSOLL LOOKING SOUTH



VIEW FROM MIFFLIN LOOKING SOUTH



VIEW FROM MIFFLIN AND BREATLY LOOKING EAST



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
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EXISTING SITE

A00

D



VIEW FROM EAST WASHINGTON OF EXISTING MADISON DAIRY



VIEW FROM EAST WASHINGTON LOOKING NORTHEAST



VIEW FROM EAST WASHINGTON OF EXISTING MADISON DAIRY

C

B



VIEW FROM MIFFLIN AND INGERSOLL LOOKING WEST



VIEW FROM MIFFLIN LOOKING NORTHEAST



VIEW FROM INSIDE BREESE STEVENS FIELD LOOKING WEST



epstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
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1000 E.
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ISSUANCE AND REVISIONS

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DATE 10/21/2015

EXISTING SITE

A01

PROJECT INFORMATION

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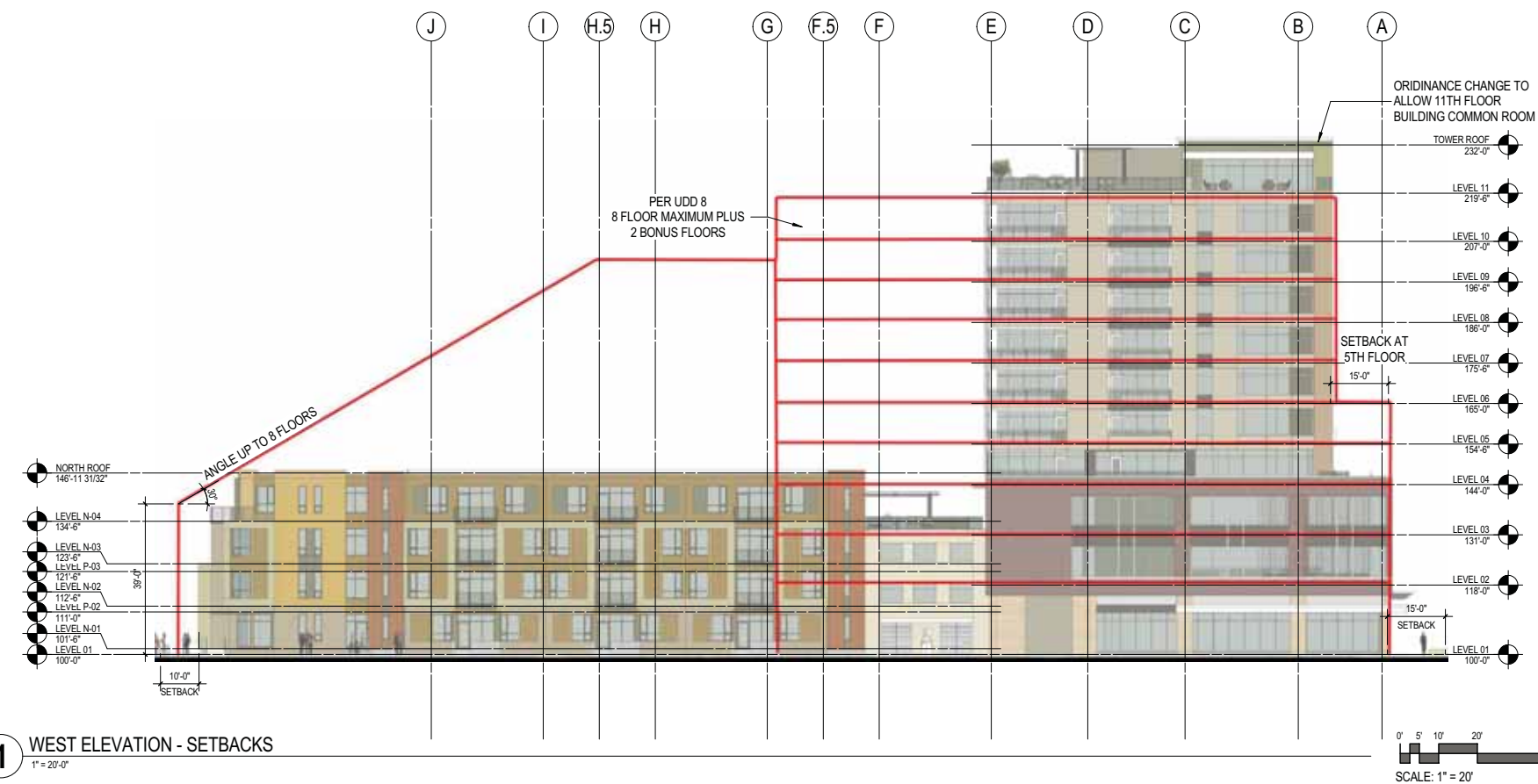
BUILDING SETBACKS

A02

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DENSITY PROFILE





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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

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DATE 10/21/2015

LEVEL 01 & LEVEL
N-01 FLOOR PLAN

A03

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EAST MIFFLIN STREET

NORTH BREARLY STREET

EAST WASHINGTON AVENUE

1 LEVEL 01 / LEVEL N-01 FLOOR PLAN
1" = 20'-0"

0' 5' 10' 20' 40'
SCALE: 1" = 20'



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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

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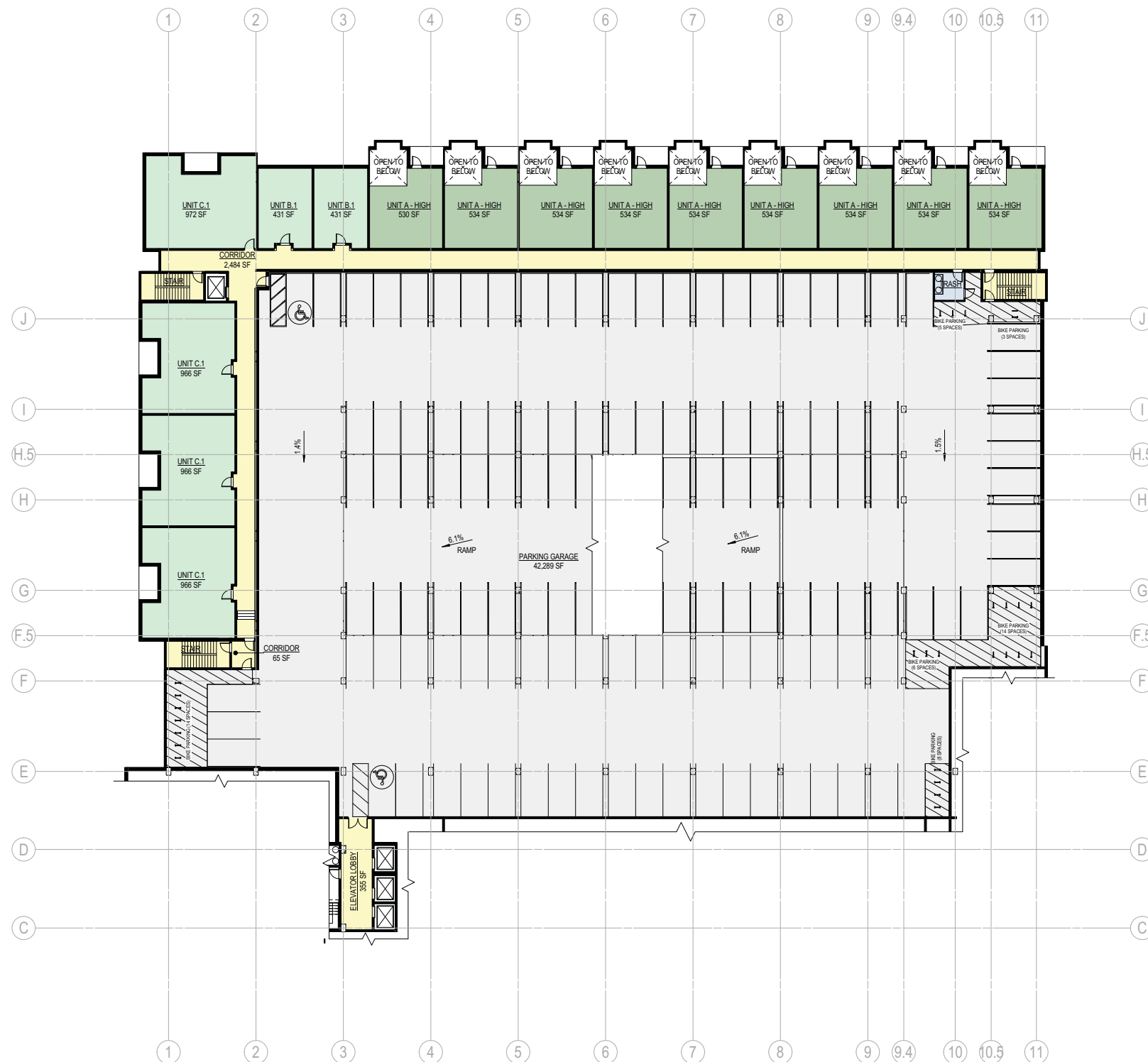
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DATE 10/21/2015

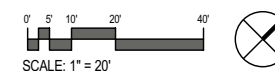
LEVEL N-02 & LEVEL
P-02 FLOOR PLAN

A04

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1 LEVEL N-02 & LEVEL P-02 FLOOR PLAN
1" = 20'-0"





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telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
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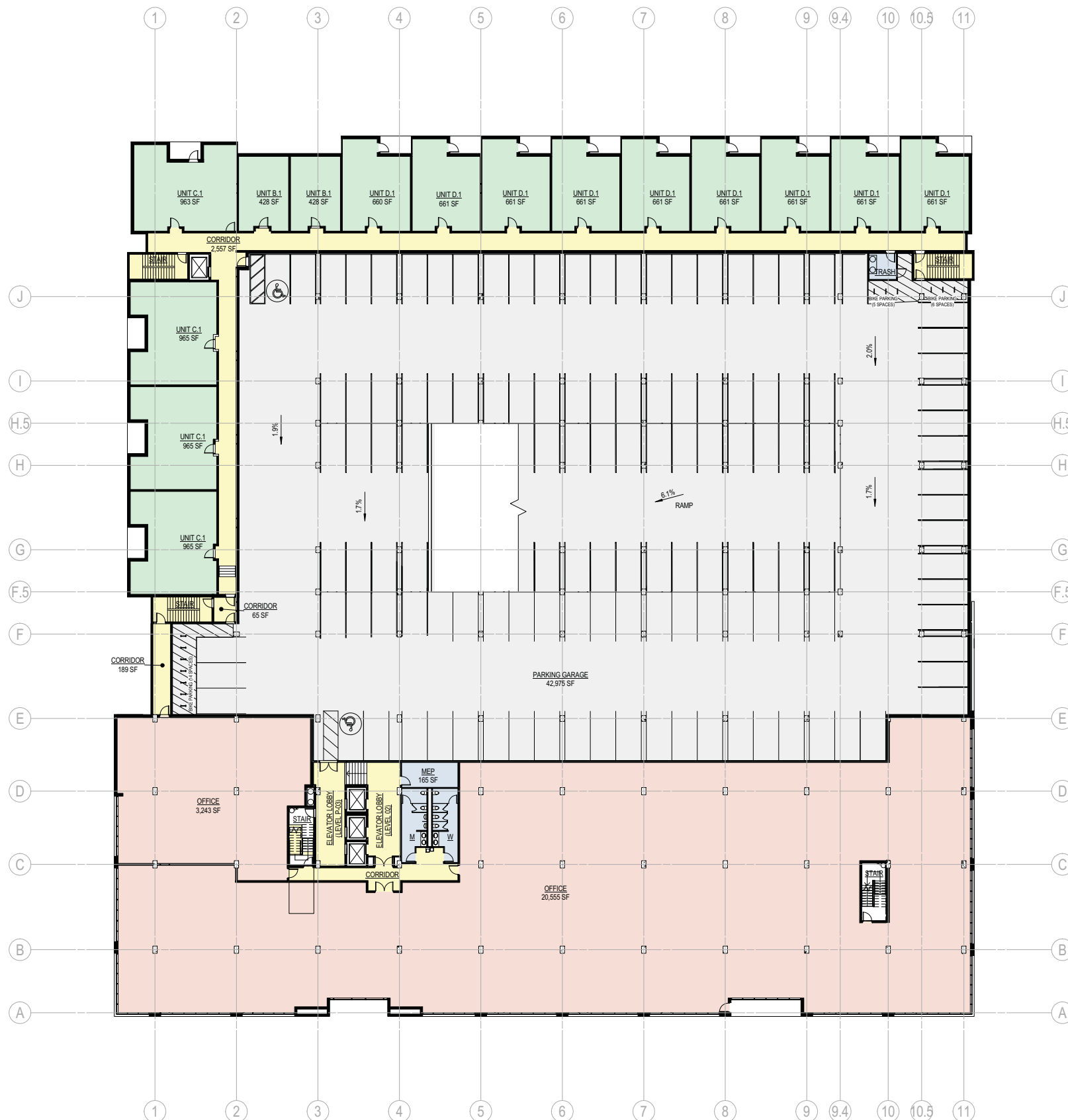
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DATE 10/21/2015

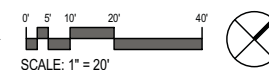
LEVEL 02, LEVEL
N-03, & LEVEL P-03
FLOOR PLAN

A05

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1 LEVEL 02, LEVEL N-03, & LEVEL P-03 FLOOR PLAN
1" = 20'-0"





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Milwaukee, Wisconsin 53202
telephone 414.271.5350
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PROJECT INFORMATION

STONE HOUSE
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ISSUANCE AND REVISIONS

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LEVEL 03 & LEVEL
N-04 FLOOR PLAN

A06

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1 LEVEL 03 & LEVEL N-04 FLOOR PLAN
1" = 20'-0"



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telephone 414.271.5350
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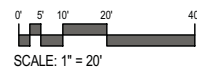
LEVELS 04 - 10
FLOOR PLAN

A07

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1 LEVELS 04 - 10 FLOOR PLAN (TYPICAL)
1" = 20'-0"





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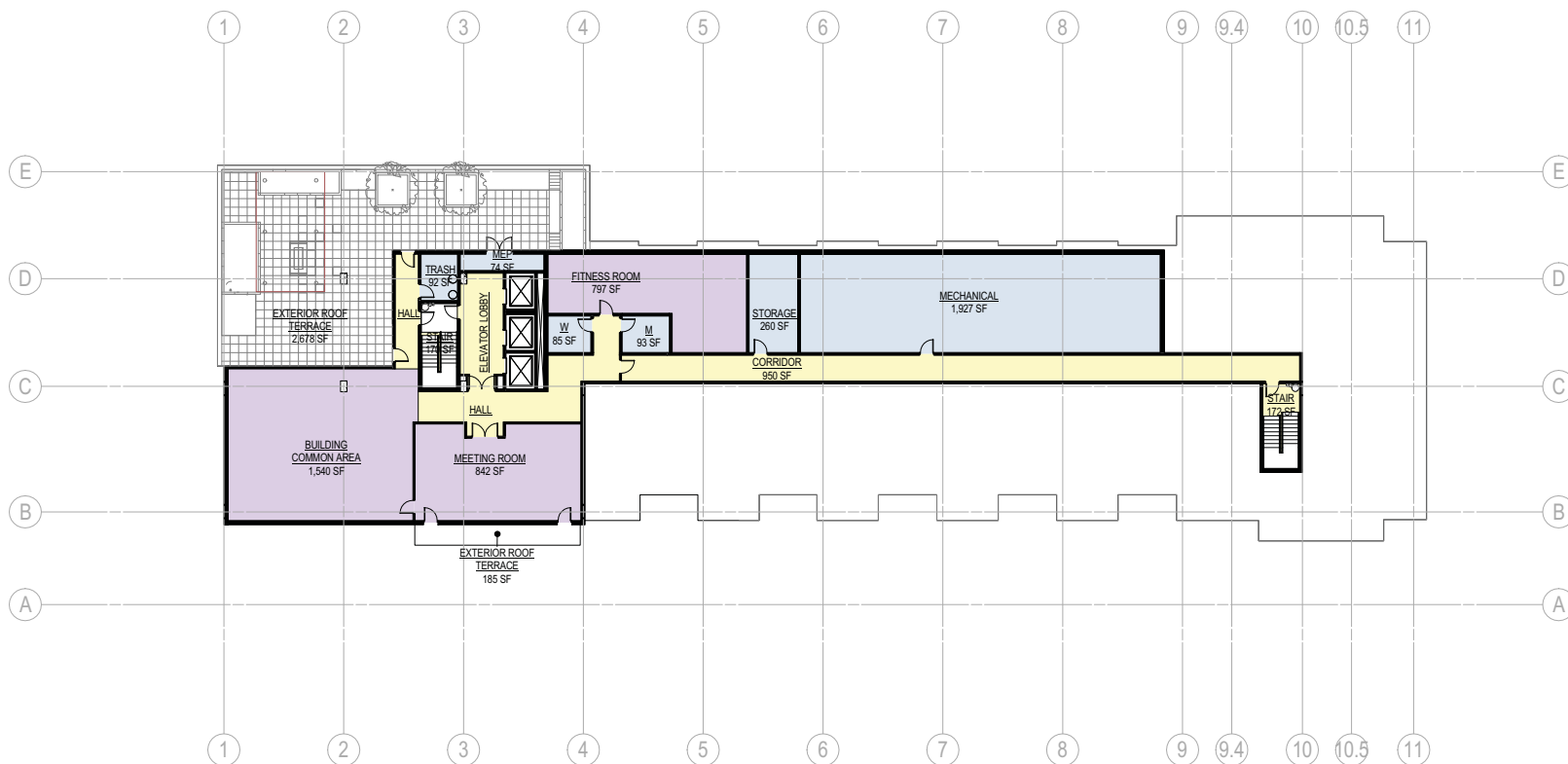
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LEVEL 11 FLOOR
PLAN

A08

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1 LEVEL 11 FLOOR PLAN
1" = 20'-0"

0' 5' 10' 20' 40'
SCALE: 1" = 20'



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telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

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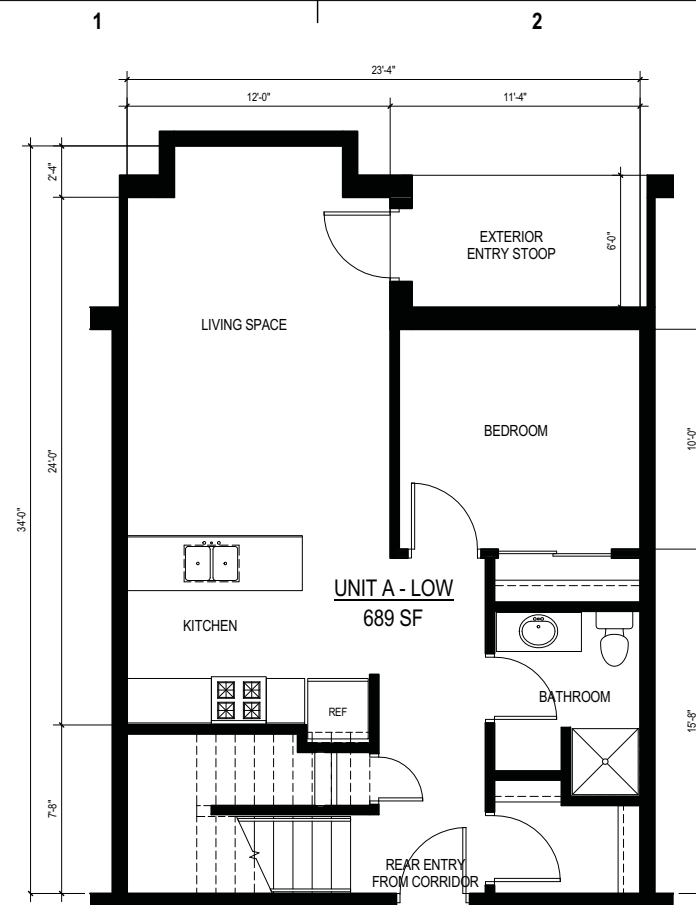
PROJECT NUMBER 14339-01

DATE 10/21/2015

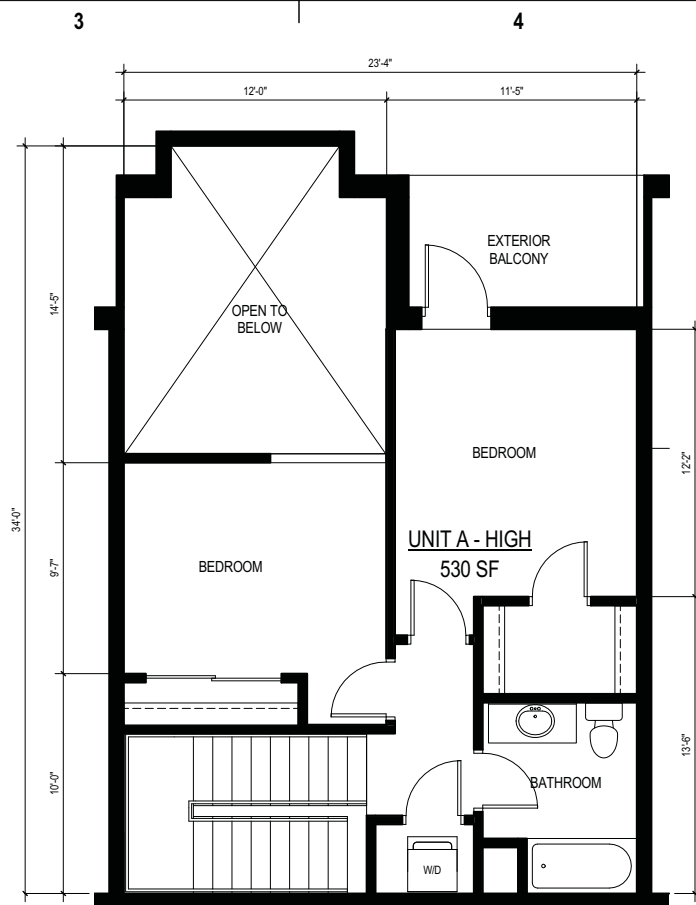
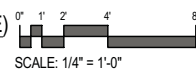
UNIT FLOOR PLANS

A09

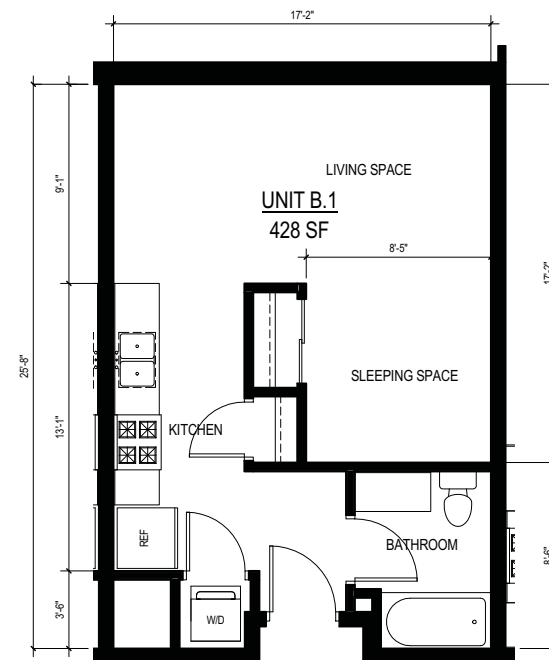
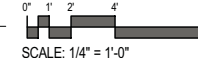
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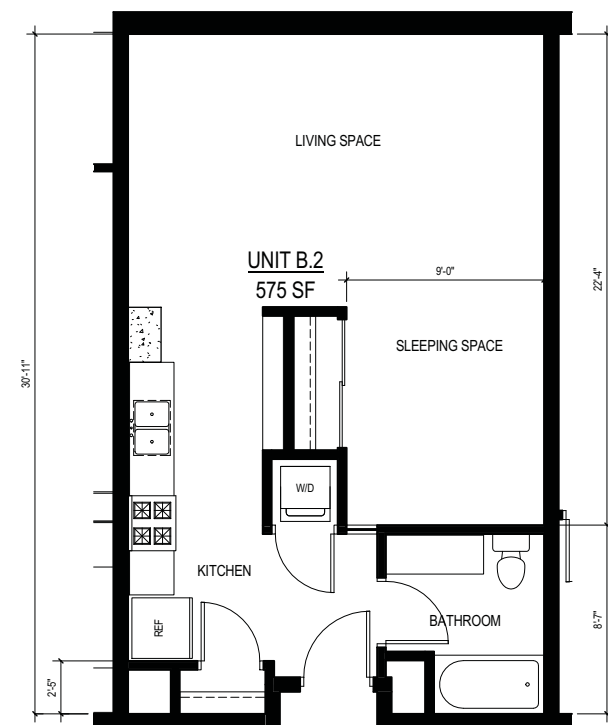
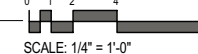
1 UNIT A - LOWER LEVEL (AFFORDABLE TOWNHOME)
1/4" = 1'-0"



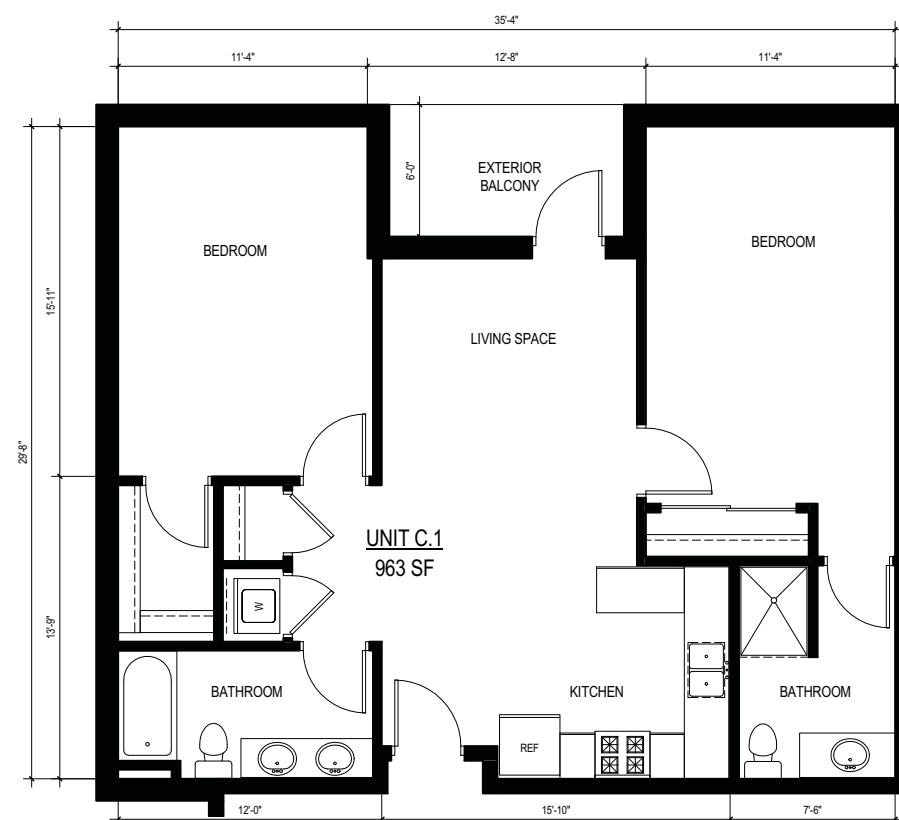
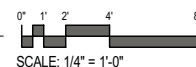
2 UNIT A - HIGHER LEVEL (AFFORDABLE TOWNHOME)
1/4" = 1'-0"



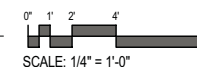
3 UNIT B.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



4 UNIT B.2 (MARKET-RATE APARTMENT)
1/4" = 1'-0"



5 UNIT C.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"





eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

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ISSUANCE AND REVISIONS

LAND USE APPLICATION

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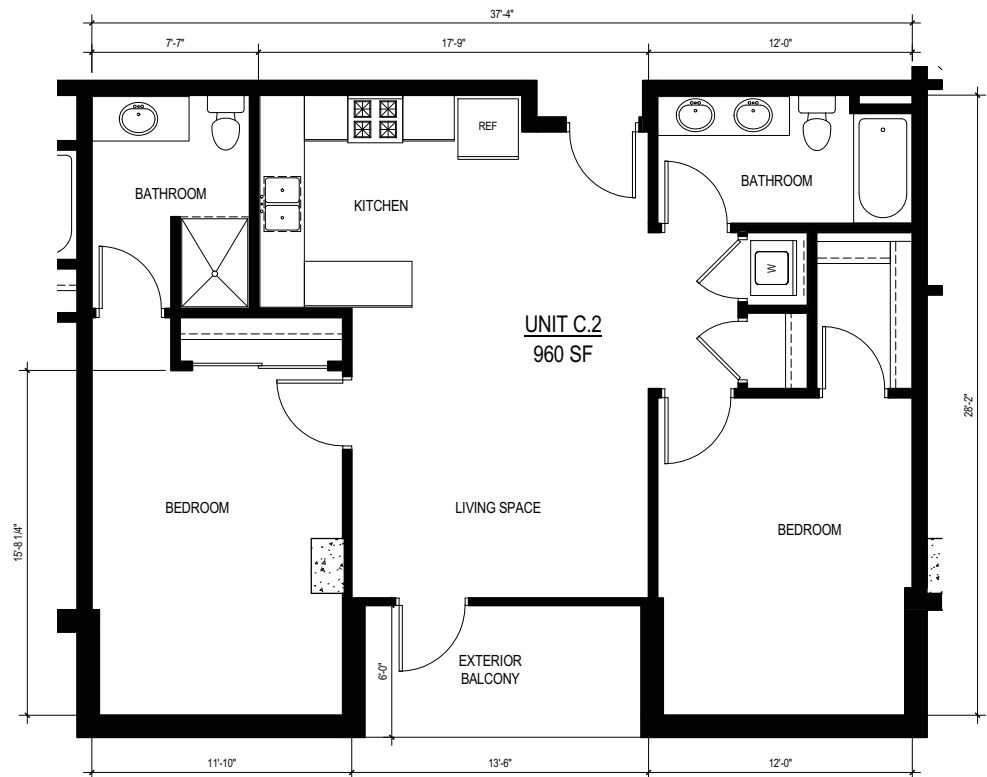
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UNIT FLOOR PLANS

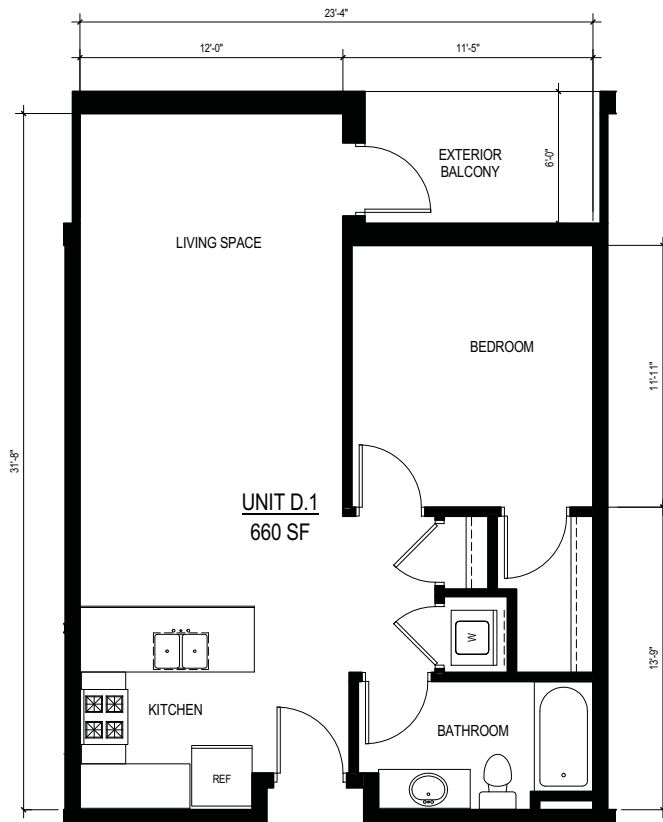
A10

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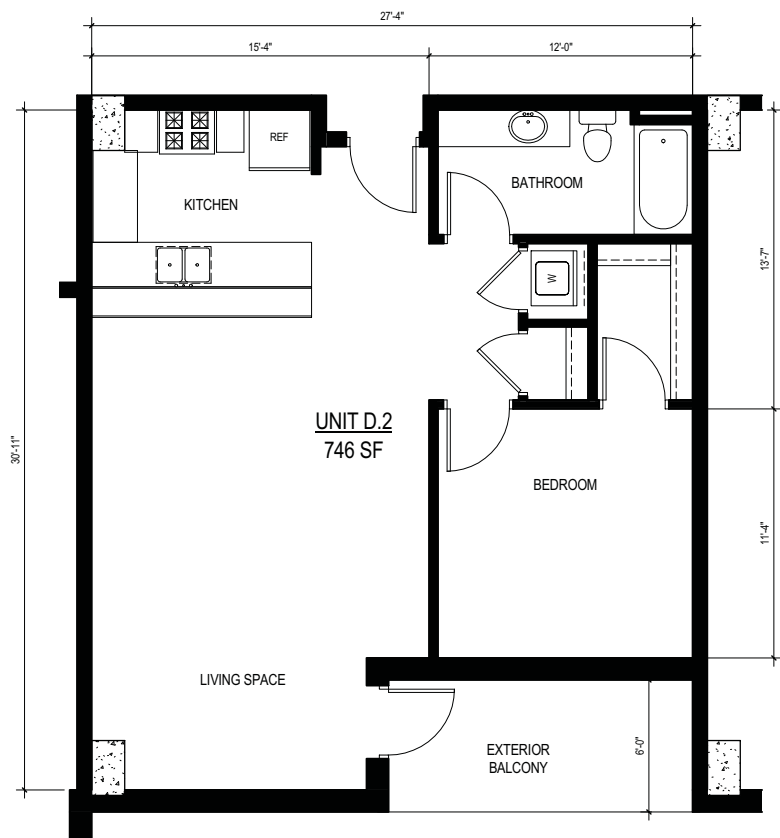
1 UNIT C.2 (MARKET-RATE APARTMENT)
1/4" = 1'-0"

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



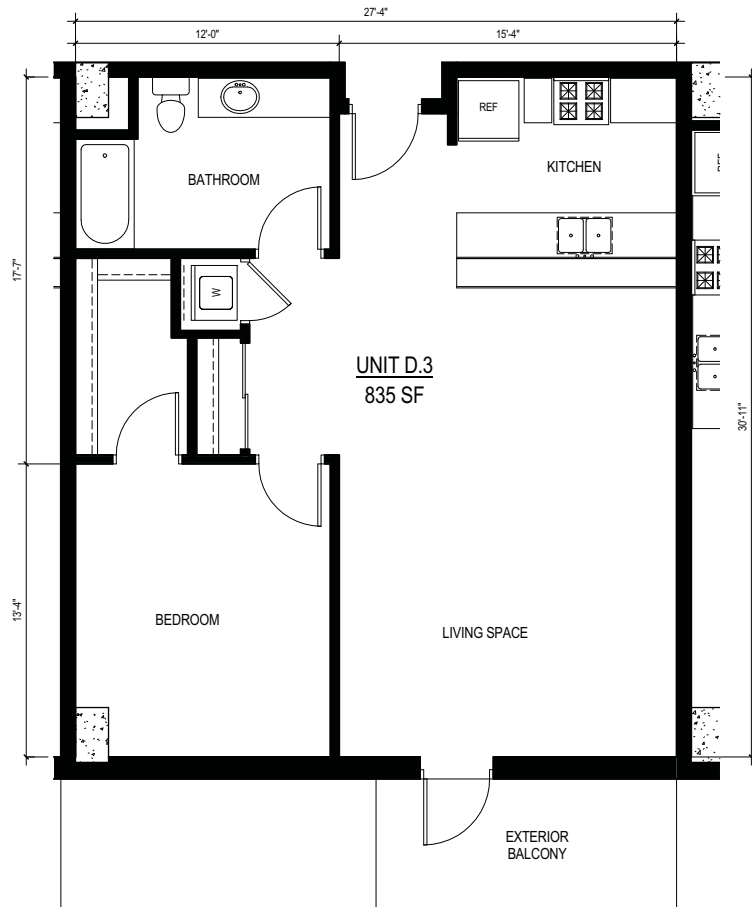
2 UNIT D.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



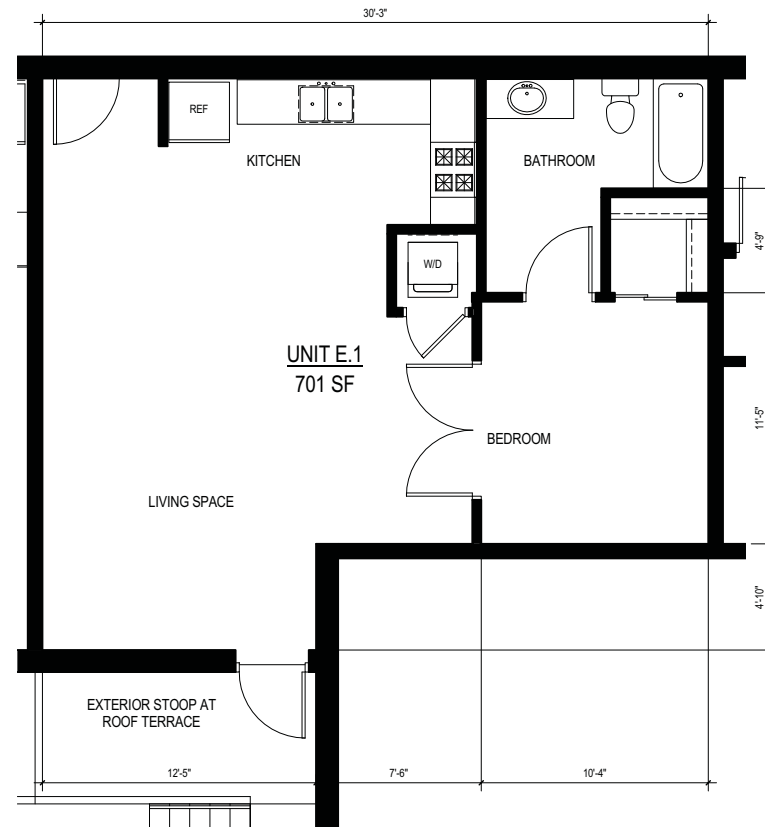
3 UNIT D.2 (MARKET-RATE APARTMENT)
1/4" = 1'-0"

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



4 UNIT D.3 (MARKET-RATE APARTMENT)
1/4" = 1'-0"

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



5 UNIT E.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"

0' 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

UNIT FLOOR PLANS

A11

D

C

B

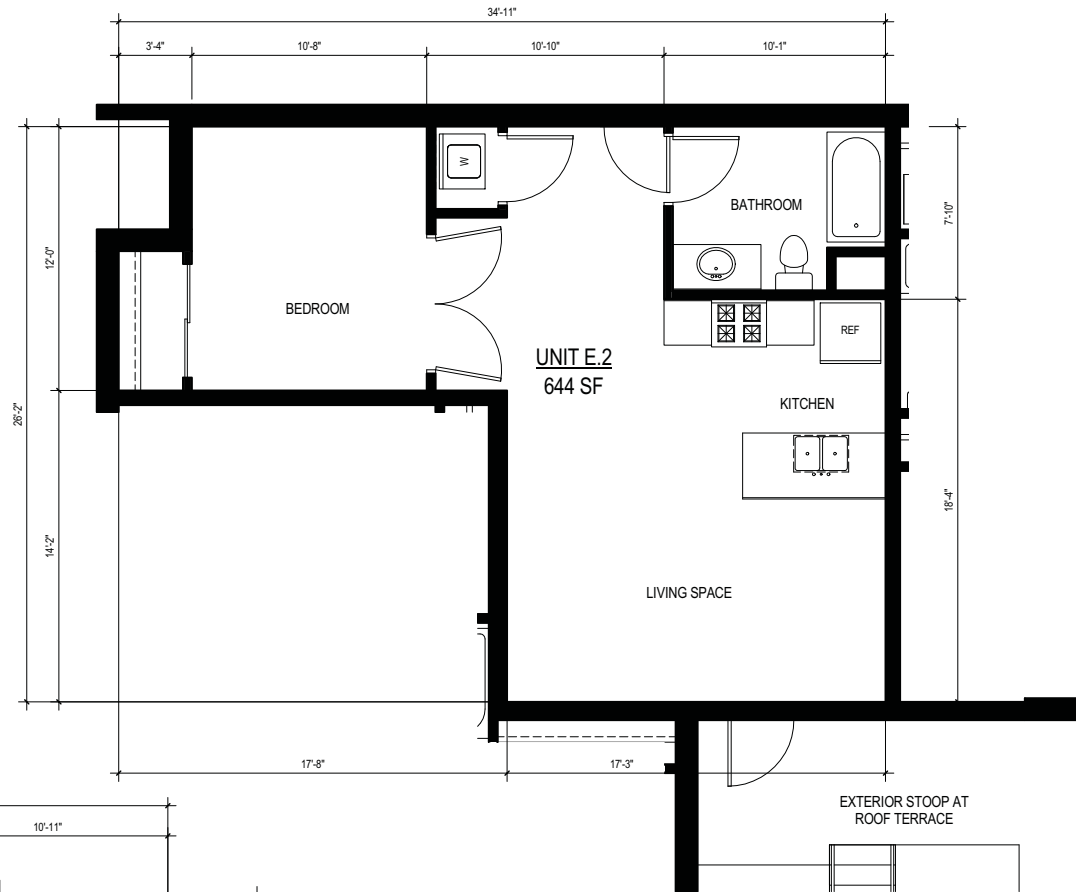
A

D

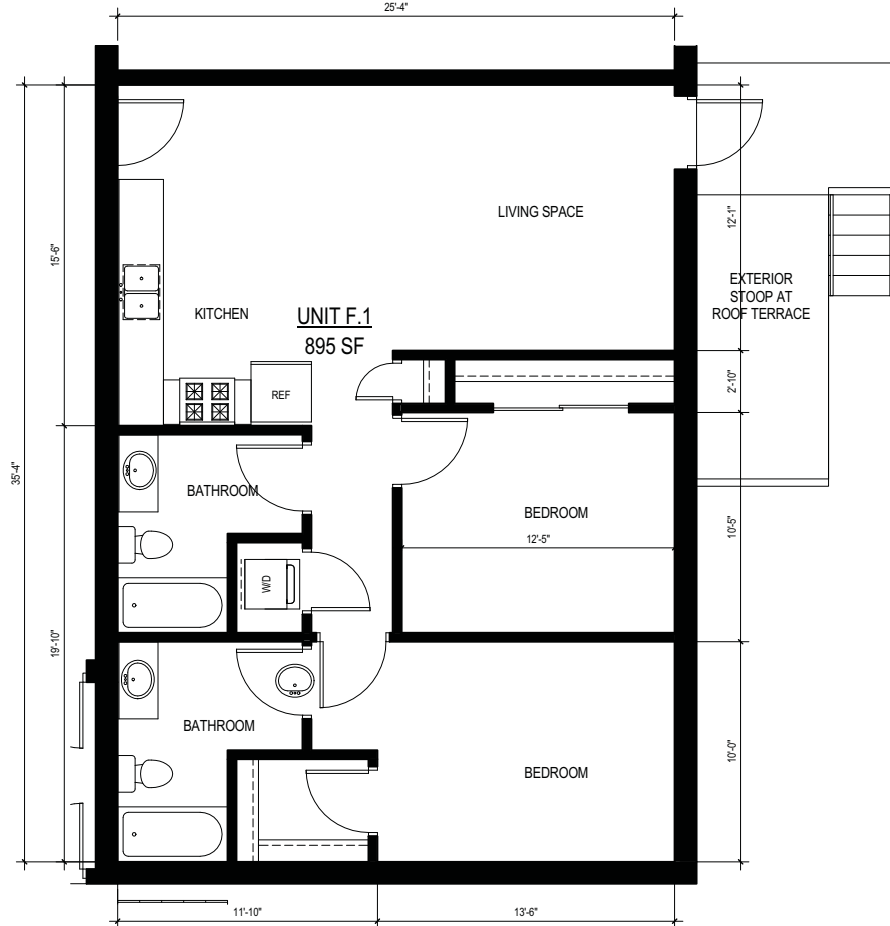
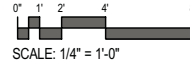
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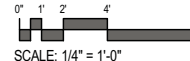
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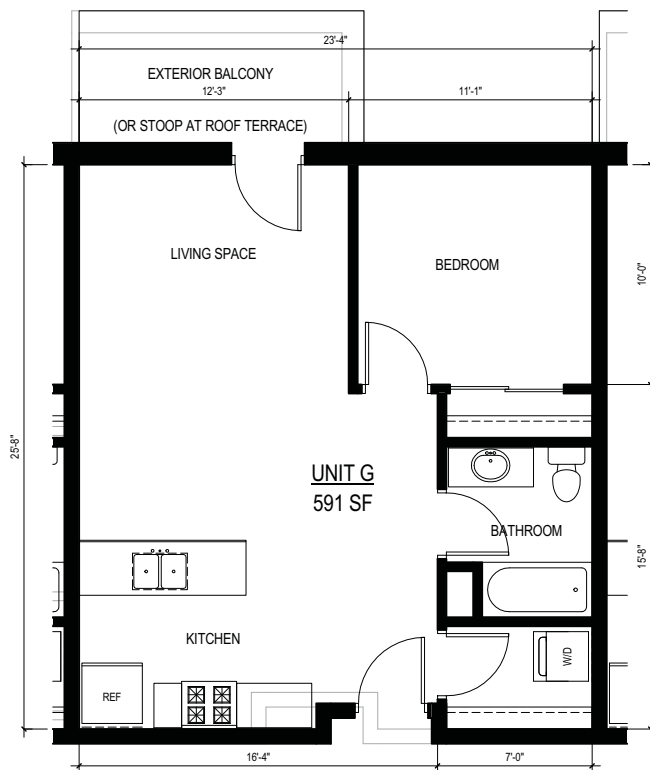
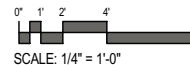
1 UNIT E.2 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



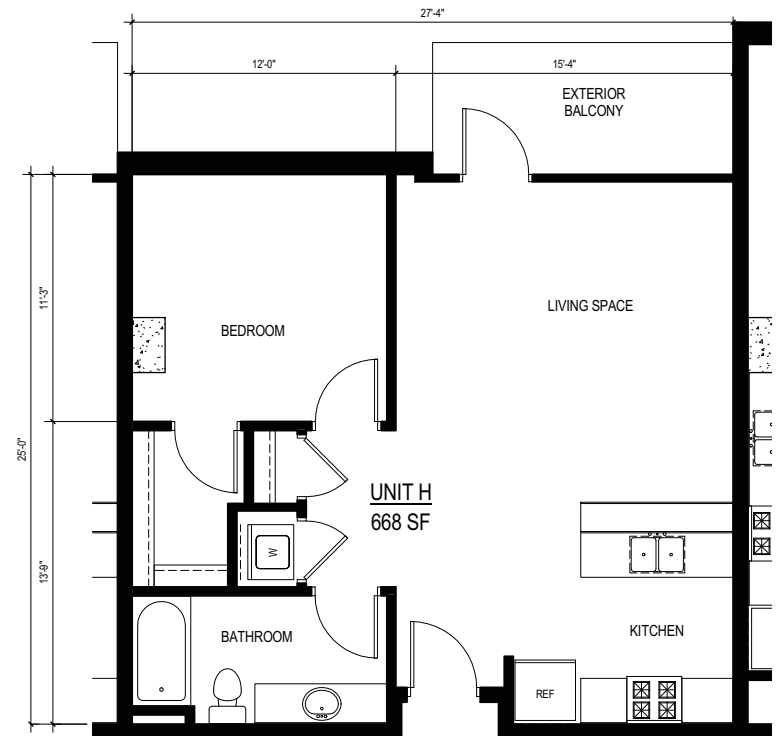
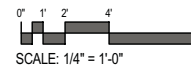
2 UNIT F.1 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



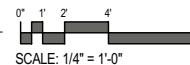
3 UNIT F.2 (AFFORDABLE APARTMENT)
1/4" = 1'-0"



4 UNIT G (AFFORDABLE APARTMENT)
1/4" = 1'-0"



5 UNIT H (MARKET-RATE APARTMENT)
1/4" = 1'-0"





eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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SHEET INFORMATION

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

UNIT FLOOR PLANS

A12

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D

C

1 UNIT J (MARKET-RATE APARTMENT)
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

2 UNIT K (MARKET-RATE APARTMENT)
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

B

A

3 UNIT L (MARKET-RATE APARTMENT)
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

4 UNIT M (MARKET-RATE APARTMENT)
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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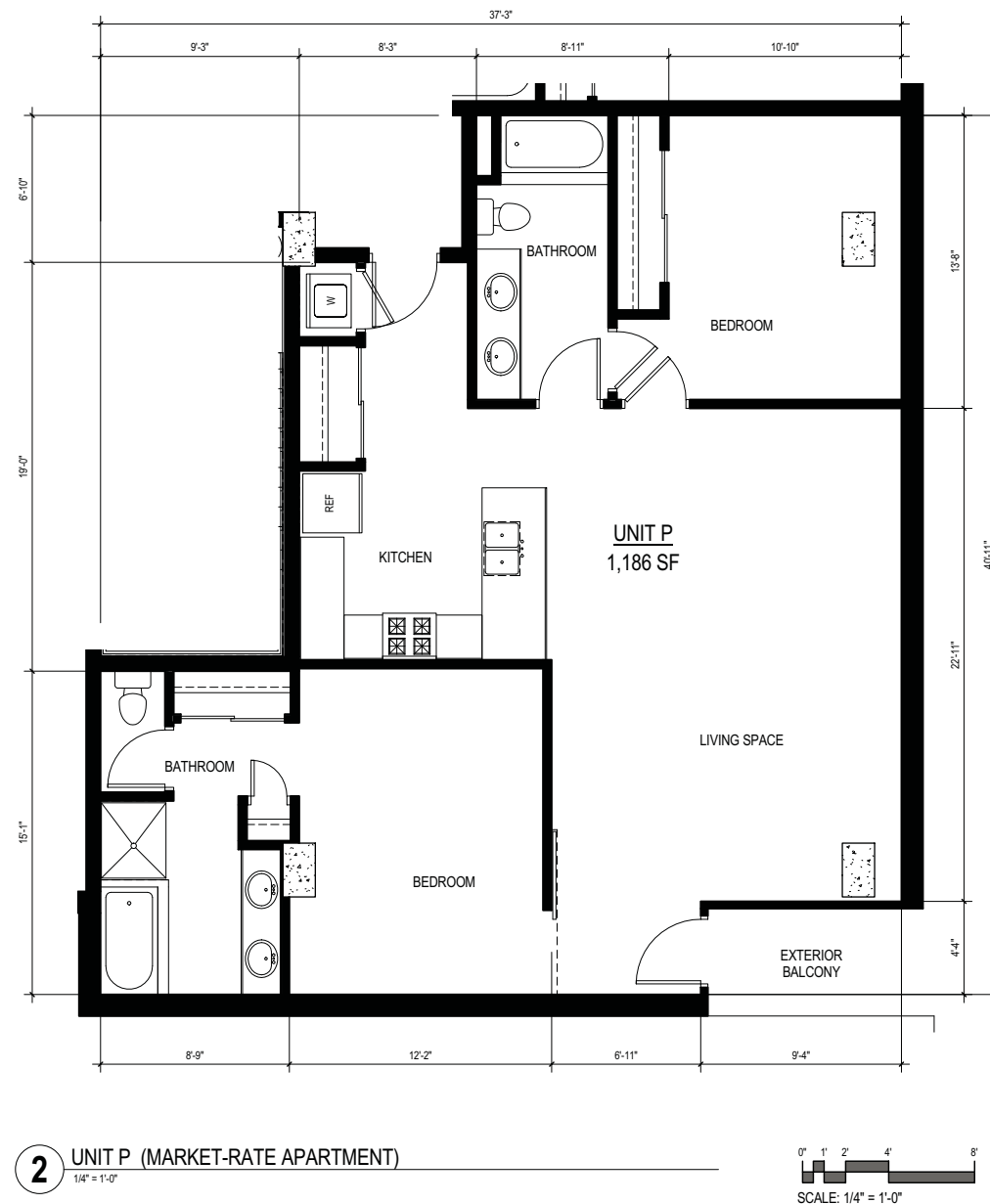
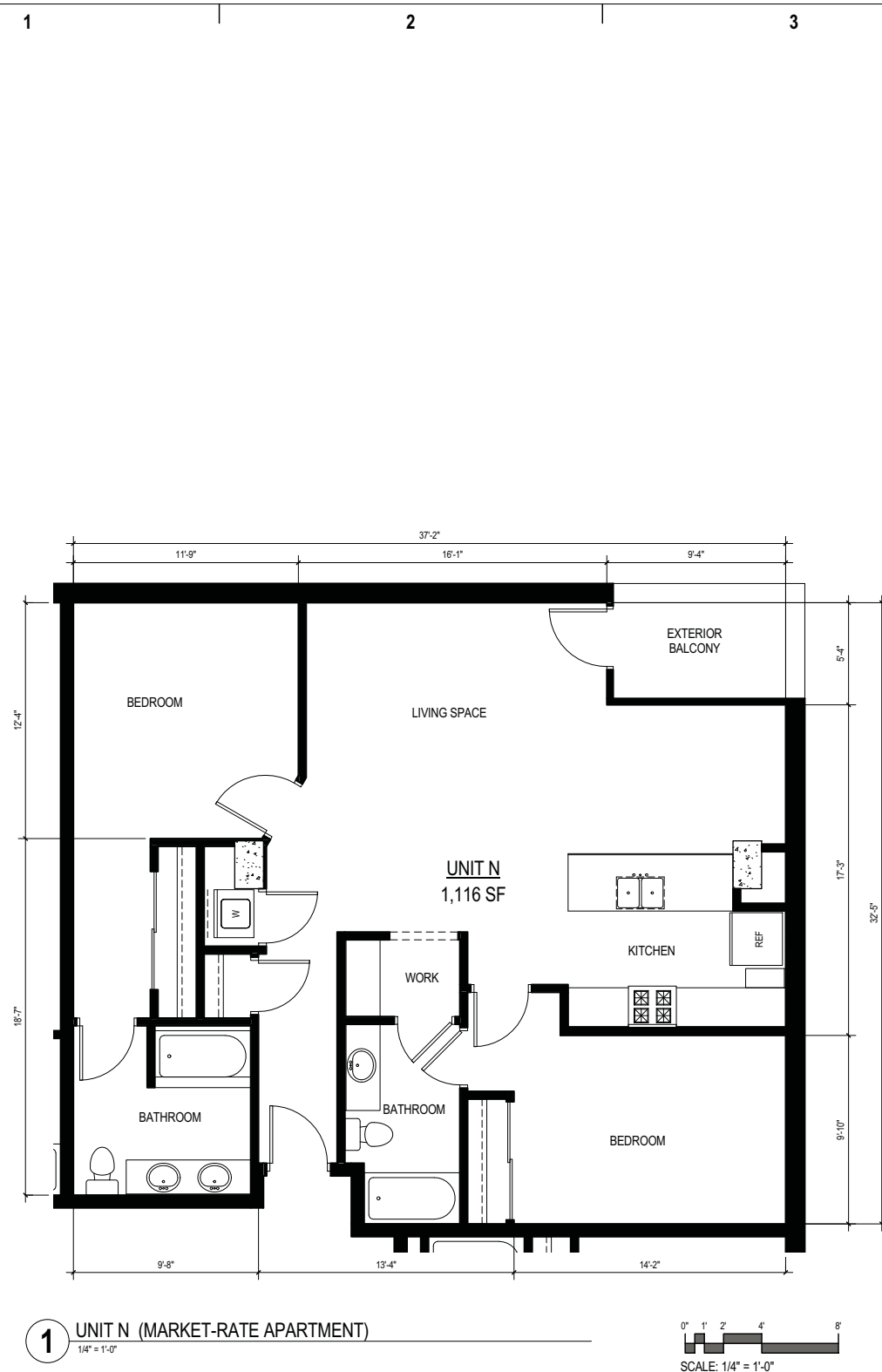
LAND USE APPLICATION

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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	10/21/2015

A13



D

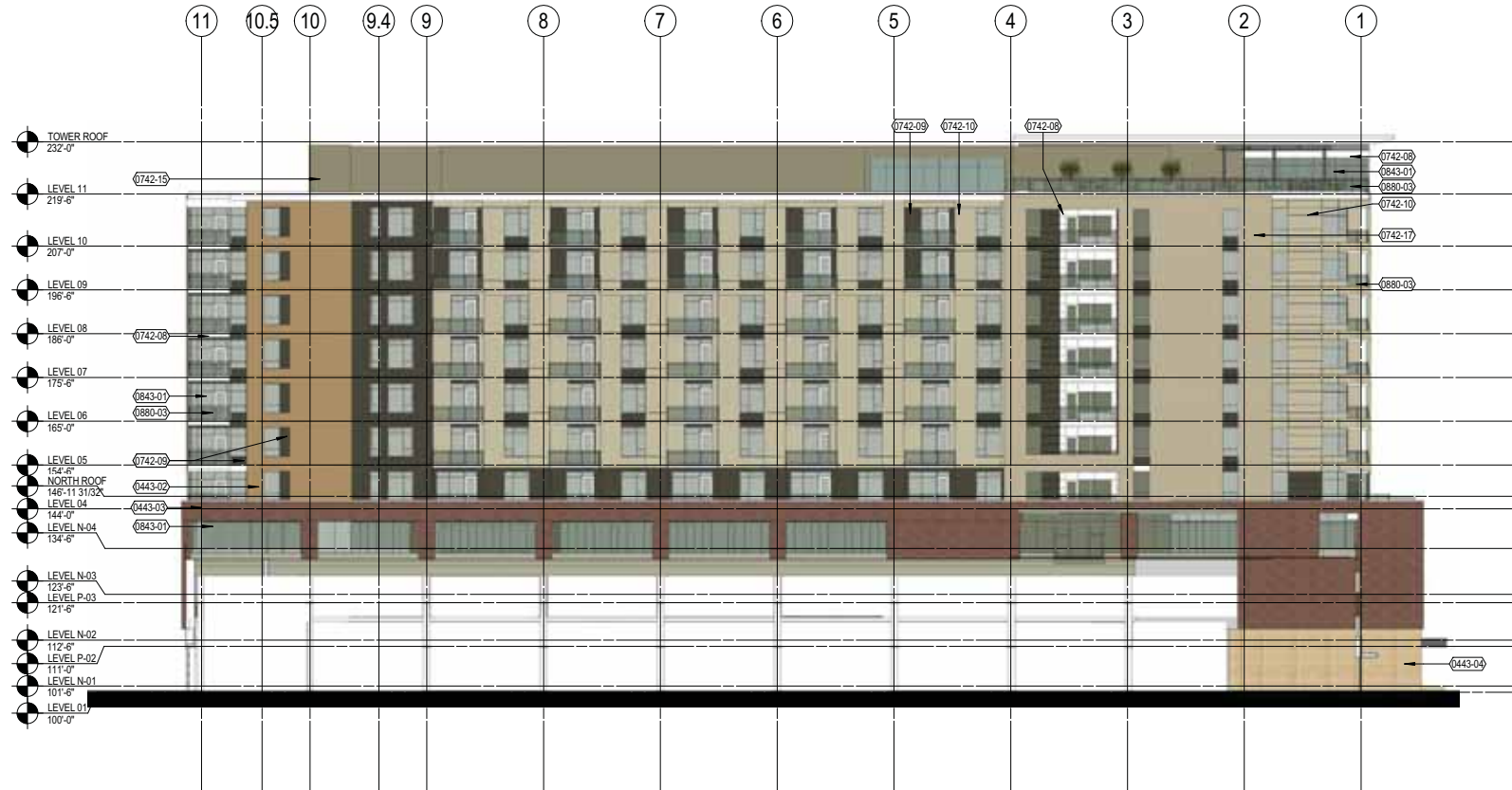
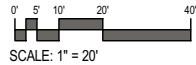
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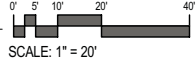
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1 NORTH ELEVATION-AFFORDABLE
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"



KEYNOTES PER SHEET

0341-05	EXPOSED CONCRETE
0443-02	BRICK COLOR 1 UTILITY
0443-03	BRICK COLOR 2 UTILITY
0443-04	MANUFACTURED STONE SMOOTH
0443-07	BRICK COLOR 1 MODULAR
0742-08	METAL PANEL 1
0742-09	METAL PANEL 2 - COLOR 1
0742-10	METAL PANEL 2 - COLOR 2
0742-11	METAL PANEL 3 - COLOR 1
0742-15	CORRUGATED METAL PANEL
0742-17	METAL PANEL 2 - COLOR 3
0746-03	CEMENT BOARD SIDING COLOR 1
0746-04	CEMENT BOARD SIDING COLOR 2
0746-05	CEMENT BOARD SIDING COLOR 3
0843-01	ALUMINUM-FRAMED STOREFRONT
0880-02	VINYL WINDOW
0880-03	GLASS RAILING



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

BUILDING
ELEVATIONS

A14



KEYNOTES PER SHEET	
0341-04	PRECAST CONCRETE WALL PANEL
0341-05	EXPOSED CONCRETE
0443-02	BRICK COLOR 1 UTILITY
0443-03	BRICK COLOR 2 UTILITY
0443-04	MANUFACTURED STONE SMOOTH
0443-05	MANUFACTURED STONE ROUGH CUT
0443-06	NATURAL STONE BASE
0443-07	BRICK COLOR 1 MODULAR
0742-08	METAL PANEL 1
0742-09	METAL PANEL 2 - COLOR 1
0742-10	METAL PANEL 2 - COLOR 2
0742-11	METAL PANEL 3 - COLOR 1
0742-12	EXTERIOR ACCENT PANEL COLOR 1
0742-13	EXTERIOR ACCENT PANEL COLOR 2
0742-14	ARCHITECTURAL LOUVER
0742-15	CORRUGATED METAL PANEL
0746-03	CEMENT BOARD SIDING COLOR 1
0746-04	CEMENT BOARD SIDING COLOR 2
0843-01	ALUMINUM-FRAMED STOREFRONT
0844-01	ALUMINUM-FRAMED CURTAIN WALL
0880-01	SPANDREL GLASS
0880-02	VINYL WINDOW
0880-03	GLASS RAILING



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milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

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PROJECT NUMBER 14339-01

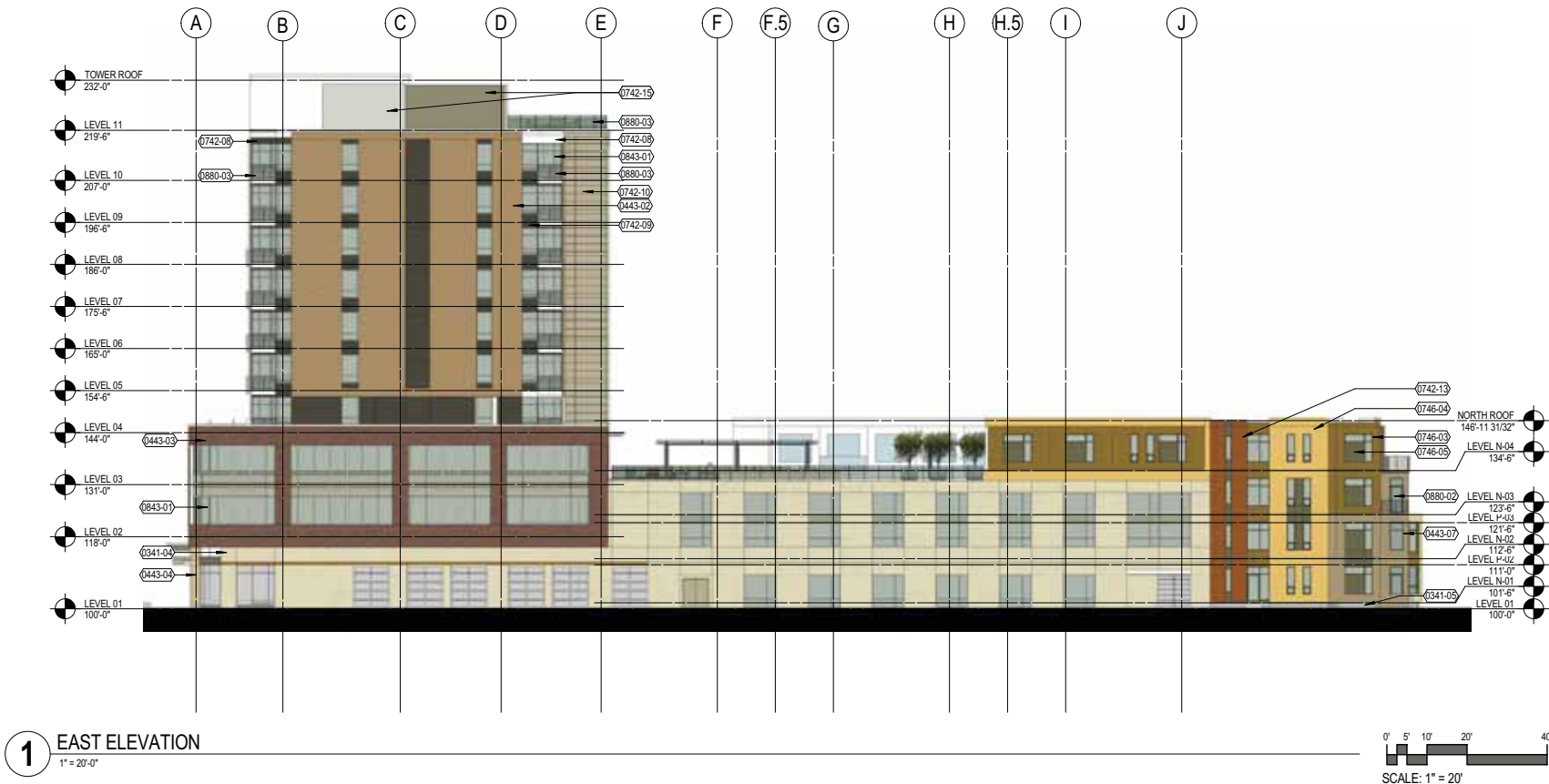
DATE 10/21/2015

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KEYNOTES PER SHEET

0341-04	PRECAST CONCRETE WALL PANEL
0341-05	EXPOSED CONCRETE
0443-02	BRICK COLOR 1 UTILITY
0443-03	BRICK COLOR 2 UTILITY
0443-04	MANUFACTURED STONE SMOOTH
0443-07	BRICK COLOR 1 MODULAR
0742-08	METAL PANEL 1
0742-09	METAL PANEL 2 - COLOR 1
0742-10	METAL PANEL 2 - COLOR 2
0742-13	EXTERIOR ACCENT PANEL COLOR 2
0742-15	CORRUGATED METAL PANEL
0746-03	CEMENT BOARD SIDING COLOR 1
0746-04	CEMENT BOARD SIDING COLOR 2
0746-05	CEMENT BOARD SIDING COLOR 3
0843-01	ALUMINUM-FRAMED STOREFRONT
0880-02	VINYL WINDOW
0880-03	GLASS RAILING



eppstein uhen : architects

milwaukee 333 East Chicago Street
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PROJECT MANAGER JP

PROJECT NUMBER 14339-01

DATE 10/21/2015

BUILDING
ELEVATIONS

A16

D

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A



VIEW FROM THE CORNER OF EAST WASHINGTON AND BREARLY



STREET VIEW FROM THE CORNER OF EAST WASHINGTON AND BREARLY



eppstein uhen : architects

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Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	10/21/2015

PERSPECTIVES

A17

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VIEW FROM THE CORNER OF EAST
WASHINGTON AND BREARLY



STREET VIEW FROM THE CORNER OF
EAST WASHINGTON AND BREARLY



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telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
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PROJECT MANAGER	JP
PROJECT NUMBER	14339-01
DATE	10/21/2015

PERSPECTIVES

A18

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ROOFTOP VIEW OF THE ELEVENTH FLOOR TERRACE



B

A



VIEW OF THE AFFORDABLE HOUSING FROM THE CORNER OF MIFFLIN AND BREARLY



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Milwaukee, Wisconsin 53202
telephone 414.271.5350
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PROJECT MANAGER	JP
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DATE	10/21/2015

PERSPECTIVES

A19

D

C

STREET VIEW FROM THE CORNER
OF MIFFLIN AND BREARLY



B

A



STREET VIEW OF THE AFFORDABLE
HOUSING FROM MIFFLIN



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Milwaukee, Wisconsin 53202
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DATE	10/21/2015

PERSPECTIVES

A20



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PROJECT NUMBER 14339-01

DATE 10/21/2015

SUN STUDY

A21

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MARCH 20

JUNE 21

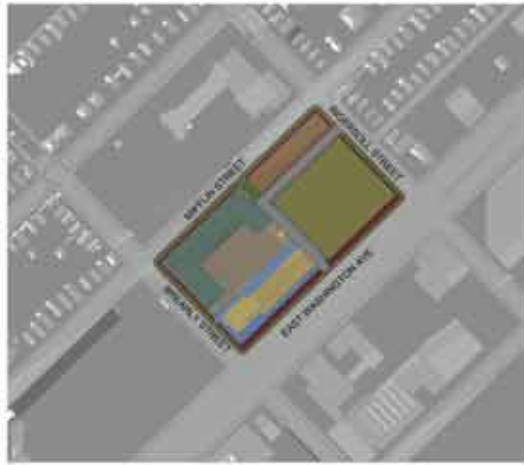
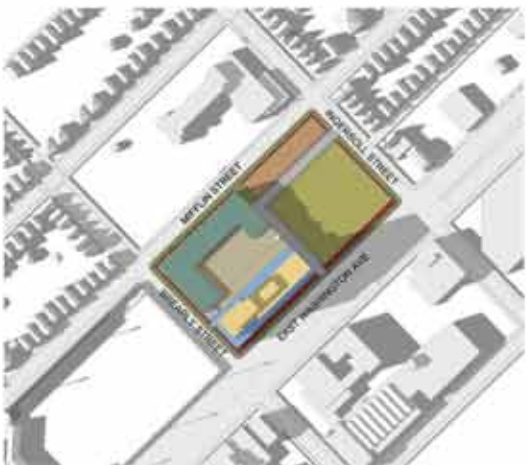
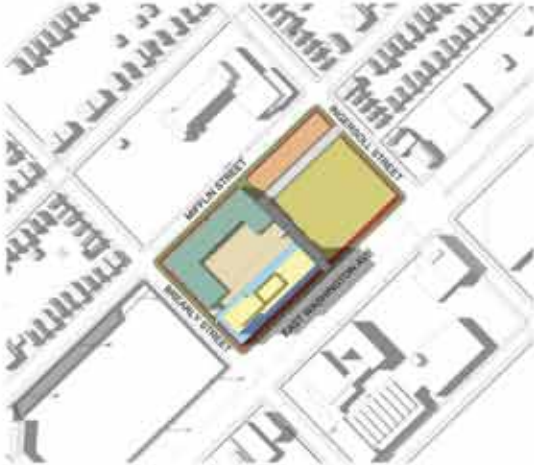
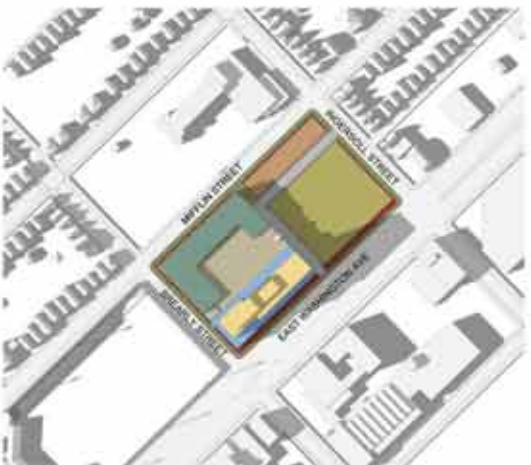
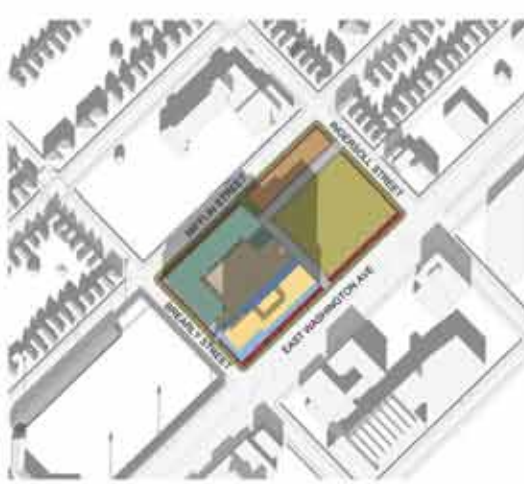
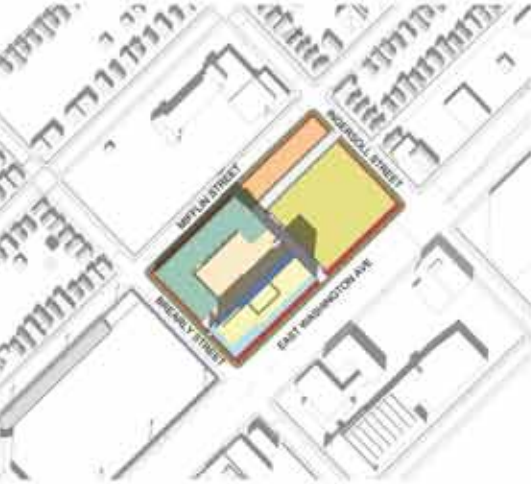
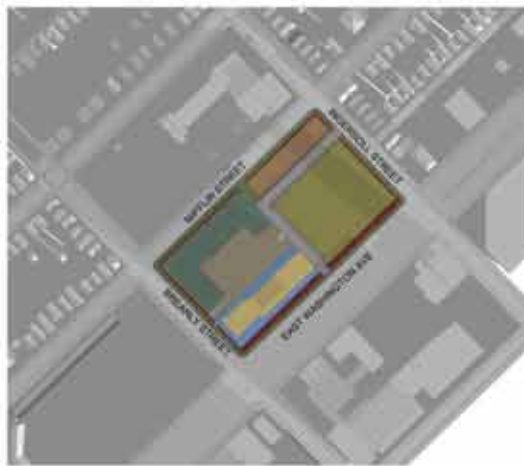
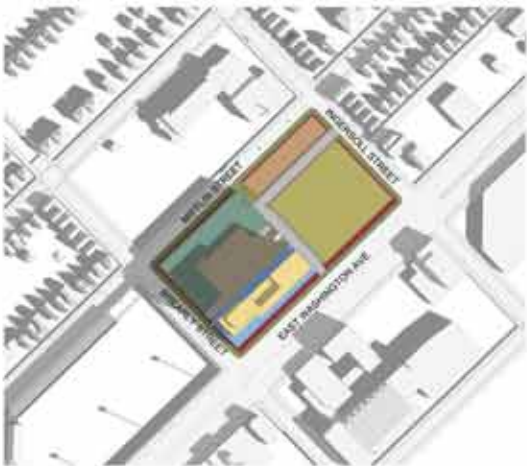
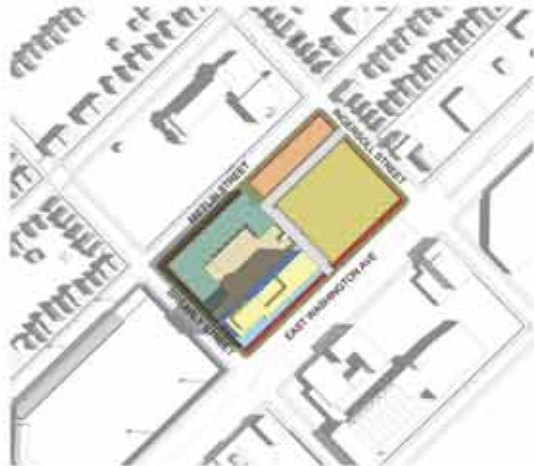
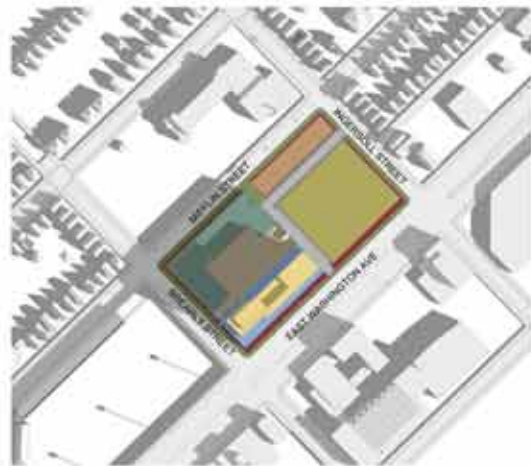
SEPTEMBER 22

DECEMBER 22

8AM

NOON

4PM



D

C

B

A

1

E01

LEVEL 01
PHOTOMETRIC PLAN - AREA A

SCALE: 1"=10'-0"

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B 	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C 	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D 	LUMIERE	303-B1-LED-B2-4000-T5X-42	1,159 (2@579)
E 	LUMIERE	303-P1-LED-B1-4000-T5X-18	723



eppstein uhen : architects

milwaukee

333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison

309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

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ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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PROJECT MANAGER	JDR
PROJECT NUMBER	14339-01
DATE	10/21/2015

LEVEL 01
PHOTOMETRIC PLAN -
AREA A

E01

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B 	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C 	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D 	LUMIERE	303-B1-LED-B2-4000-T5X-42	1,159 (2@579)
E 	LUMIERE	303-P1-LED-B1-4000-T5X-18	723



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PROJECT MANAGER	JDR
PROJECT NUMBER	14339-01
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LEVEL 01
PHOTOMETRIC PLAN -
AREA B

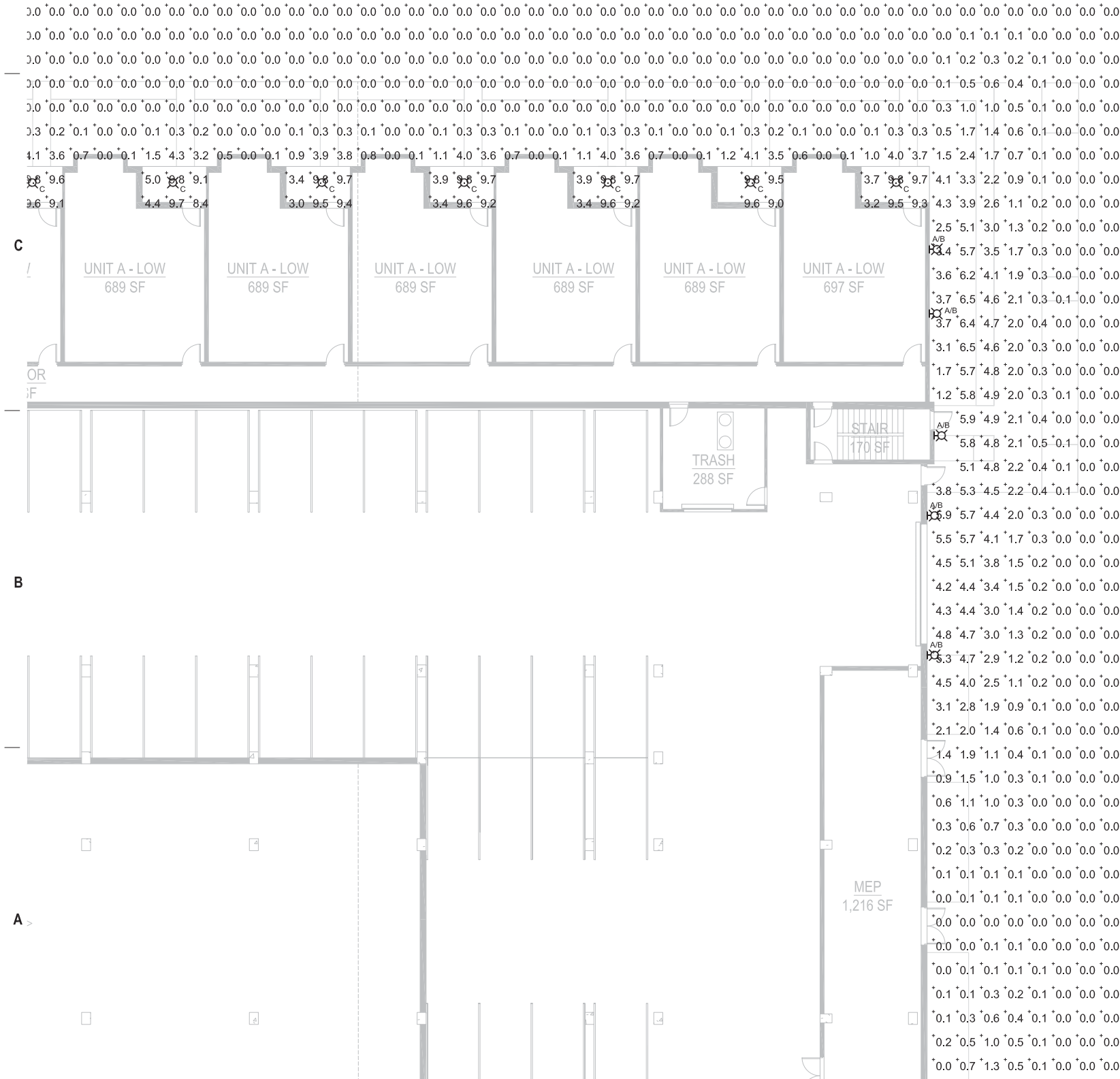
E02

D

C

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LEVEL 01
PHOTOMETRIC PLAN - AREA B
SCALE: 1"=10'-0"

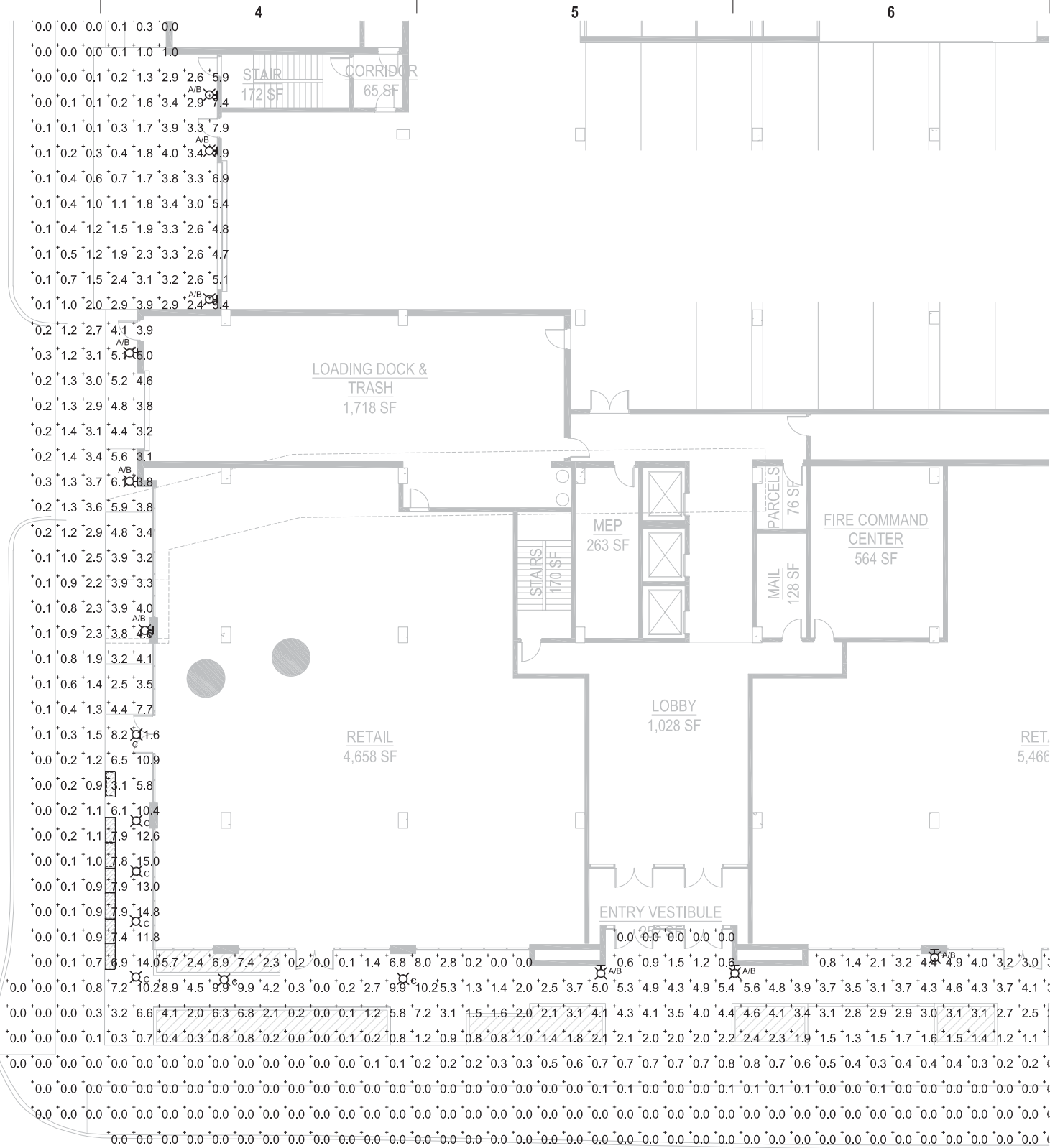
D

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EARLY STREET



1
E03

LEVEL 01
PHOTOMETRIC PLAN - AREA C

SCALE: 1"=10'-0"

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1.3fc	15.0fc	0.0fc	N/A	N/A
LEVEL 03	1.2fc	67.0fc	0.0fc	N/A	N/A
LEVEL 11	4.3fc	102.6fc	0.0fc	N/A	N/A

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D	LUMIERE	303-B1-LED-B2-4000-T5X-42	1,159 (2@579)
E	LUMIERE	303-P1-LED-B1-4000-T5X-18	723

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milwaukee333 East Chicago Street
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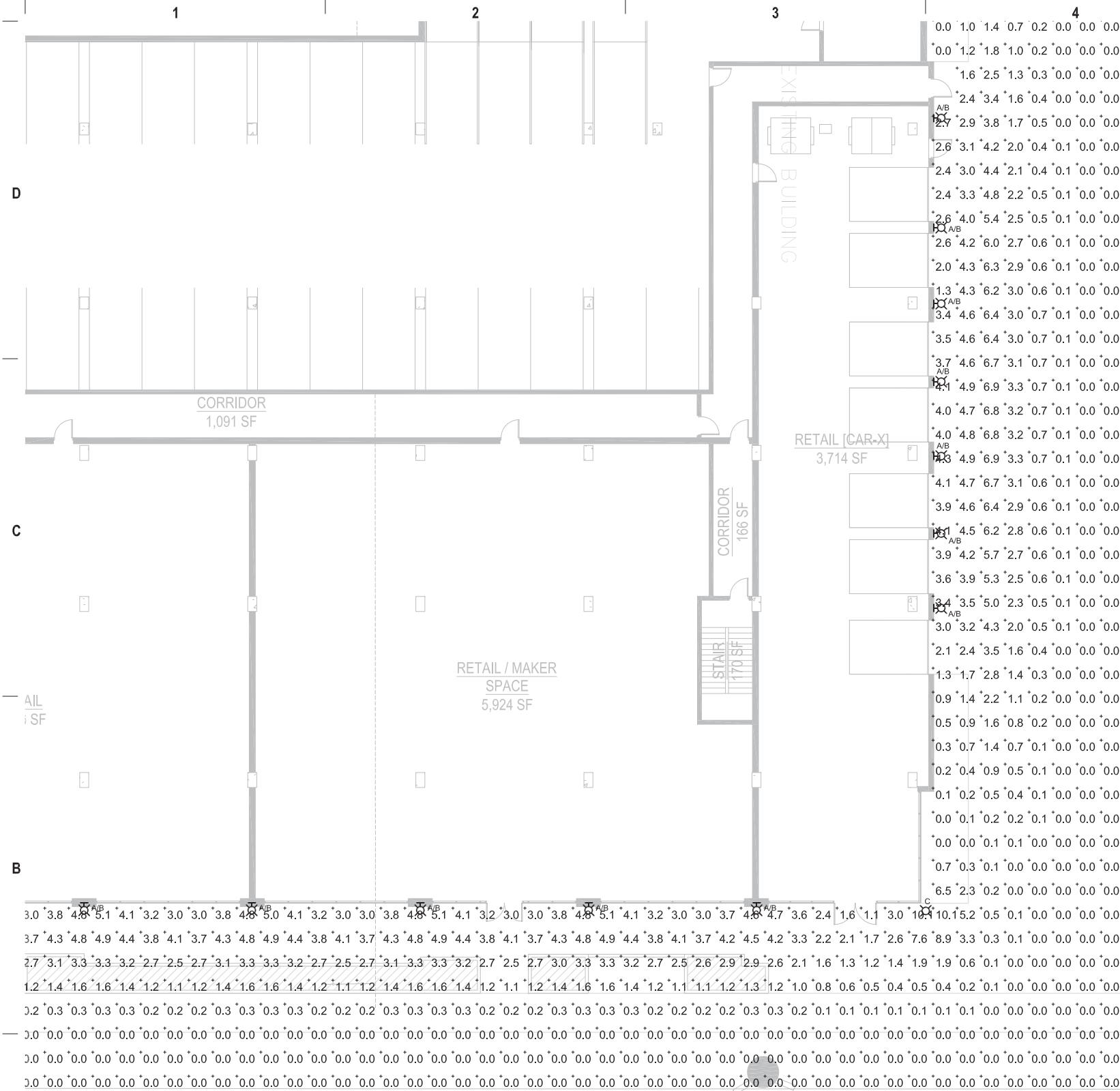
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PROJECT MANAGER	JDR
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LEVEL 01
PHOTOMETRIC PLAN -
AREA C

E03



EXISTING BUILDING

LEVEL 01
PHOTOMETRIC PLAN - AREA D

CALCULATION SUMMARY					
LABELS	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
LEVEL 01	1,3fc	15,0fc	0,0fc	N/A	N/A
LEVEL 03	1,2fc	67,0fc	0,0fc	N/A	N/A
LEVEL 11	4,3fc	102,6fc	0,0fc	N/A	N/A

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
A/B 	LITHONIA	CSXWLED-30C-700-40K-T2M	6,695
C 	GOTHAM	EVO 40-10-6AR-MD-LD	1,059
D 	LUMIERE	303-B1-L-EDB2-4000-T5X-42	1,159 (2@579)
E 	LUMIERE	303-P1-L-ED-B1-4000-T5X-18	723



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1000 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

LAND USE APPLICATION

#	DATE	DESCRIPTION
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SHEET INFORMATION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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.

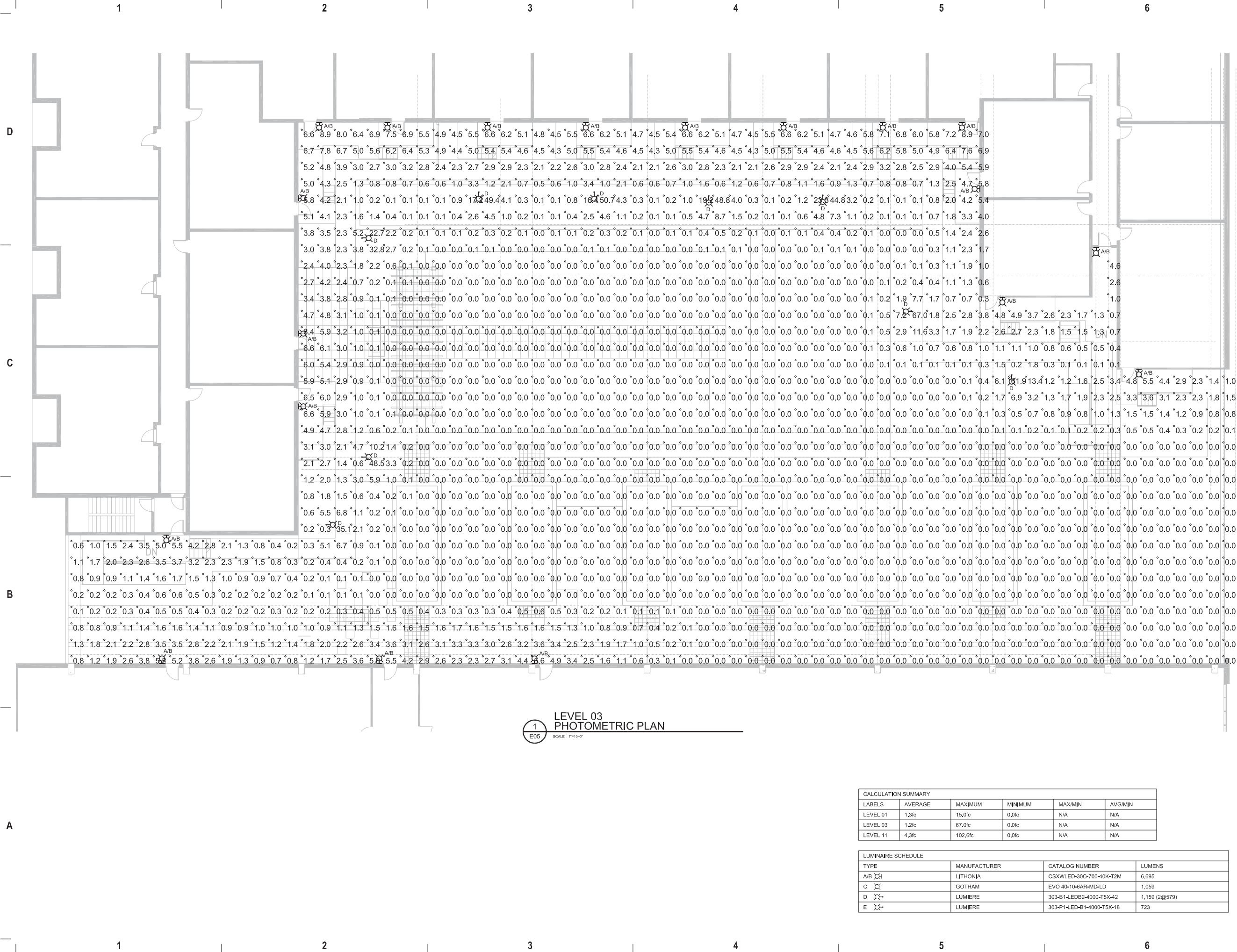
PROJECT MANAGER JDR

PROJECT NUMBER 14339-01

DATE 10/21/2015

LEVEL 01
PHOTOMETRIC PLAN -
AREA D

E04





eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
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PROJECT MANAGER

JDR

PROJECT NUMBER

14339-01

DATE

10/21/2015

LEVEL 03
PHOTOMETRIC PLAN

E05

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