



City of Madison

Proposed Rezoning

Location
2504 Winnebago Street

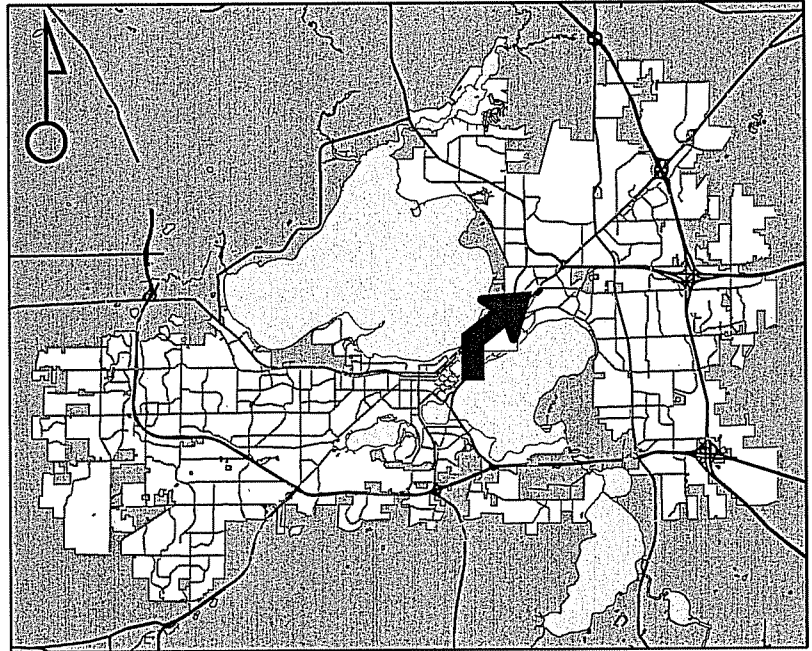
Applicant
City of Madison/Kirk Keller –
Plunkett Raysich Architects

From: PD(GDP) To: PD(SIP)

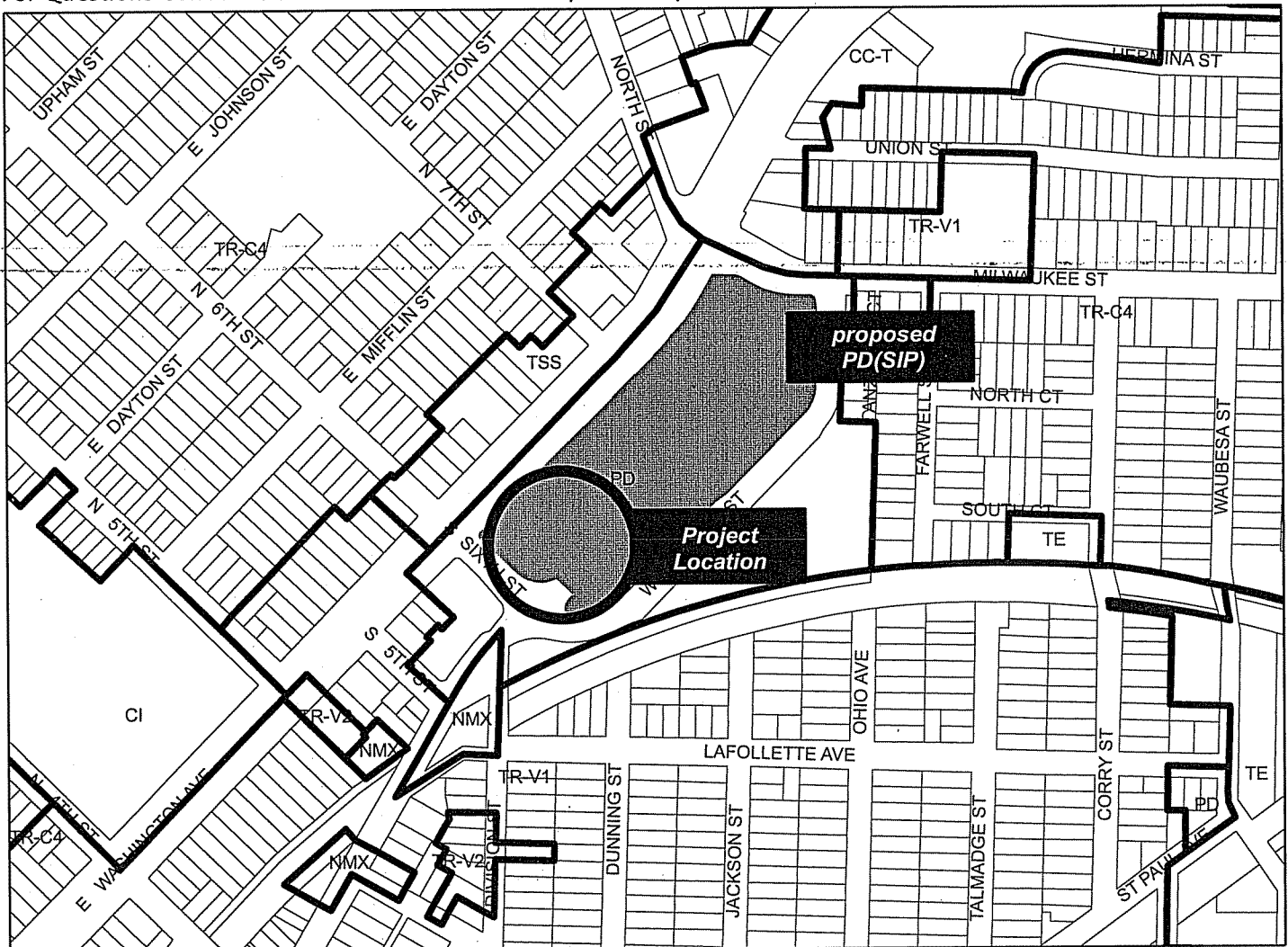
Existing Use
Vacant land

Proposed Use
Construct 60,000 square foot
medical clinic at Union Corners

Public Hearing Date
Plan Commission
22 September 2014
Common Council
07 October 2014

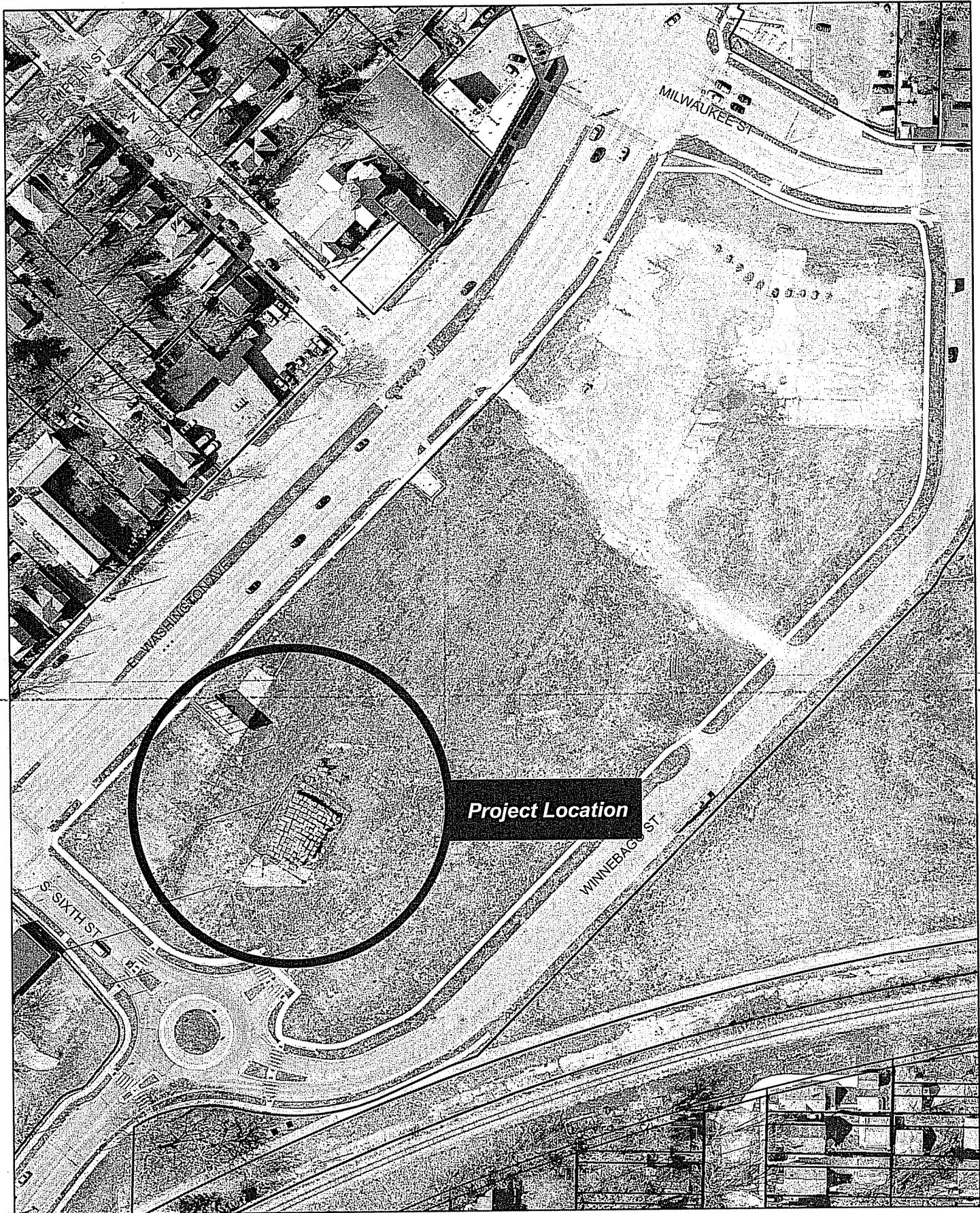


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 September 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

2504 Winnebago St

1. **Project Address:** 2401 E. Washington Avenue
Project Title (if any): UW Health Union Corners

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from** PD GDP **to** PD SIP
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Review of Alteration to Planned Development (By Plan Commission)**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Other Requests:** _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Gary Gorman **Company:** Gorman and Company
Street Address: 200 N. Main Street **City/State:** Oregon, WI **Zip:** 53575
Telephone: (608) 835-3900 **Fax:** (608) 835-3922 **Email:** ggorman@gormanusa.com

Project Contact Person: Michael Brush, AIA **Company:** Plunkett Raysich Architects
Street Address: 2310 Crossroads Drive **City/State:** Madison, WI **Zip:** 53718
Telephone: (414) 240-9900 **Fax:** () **Email:** mbrush@prarch.com

Property Owner (if not applicant): City of Madison
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New 2 story medical clinic with associated underground and surface parking

Development Schedule: Commencement Fall of 2014 Completion Winter 2015

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Rummel (6), SASY - sent 2/10/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Steve Cover, et.al. Date: 3/10/14 Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Gary Gorman Relationship to Property: Purchaser

Authorizing Signature of Property Owner _____ Date _____

2. LETTER OF INTENT

Zoning

Planned Development; General Development Plan

Name of Project

UW Health Union Corners

Address

2401 East Washington Ave.

Land Owner

City of Madison

Developer

Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900

Planner

Plunkett Raysich Architects, Inc.
2310 Crossroads Drive
Madison, WI 53718
608-240-9900

Landscape Architect

Ken Saiki Design
303 S. Paterson Street | Suite 1
Madison, Wisconsin 53703
608-251-3600

Civil Engineer

Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
608-826-0532

Site

UW Health Union Corners is located at the northeast corner of the intersection of East Washington Avenue and 6th Street, Urban Design District 5; Aldermanic District 6 (Rummel); TID #38.

Existing Zoning

The entire existing site is zoned PD. (Planned Development)

Existing Uses

The site is currently vacant.

Adjacent Uses

Across East Washington Avenue and Northeast of 7th Street are a series of one and two-story buildings including Red Letter News, the former Ray's Bar and Assumption Greek Orthodox Church. Zoned TSS. (Commercial and Mixed-Use District)

Southwest of 7th Street is the one story Speedy Muffler, 5 two-story single family homes, 1 two-story multifamily apartment building and a two story mixed-use building. Zoned TSS. (Commercial and Mixed-Use District)

Southwest of 6th Street is a two-story mixed-use building followed by a series of two-story single family homes. Zoning TR-V1. (Residential District.)

Across Milwaukee Street and north of the site are: commercial uses including the Malt House tavern, Jollof Beauty Shop and Rebecca Lynn's Studio. Zoning CC-T. (Commercial and Mixed-Use District.)

The south edge of the site is defined by a bike path which separates the site from the neighborhood of single family homes to the south. Zoning TR-V1. (Residential District.)

The parcel south of 6th Street and west of Winnebago has a one story commercial building currently acting as the sales center for the site.

The neighborhood east of the site is composed of single family homes. Zoning TR-C4. (Residential District.)

Project Schedule

Begin construction in Fall of 2014. Occupancy in Winter of 2015.

Proposed Uses

Medical clinic with associated underground and surface parking.

Hours of Operation

Urgent Care Hours: 9am-9pm, Monday-Friday; 9am-5pm, Saturday and Sunday

Building Hours: 8am-5pm, Monday-Friday

Pharmacy Hours: 9am-7pm Monday-Friday; 9am-5pm Saturday and Sunday

Lab Hours: 8am-9pm Monday-Friday; 9am-5pm Saturday and Sunday

Imaging Hours: X-rays from 8:15am-4:45pm, Monday-Friday; Mammography from 8am-4:30pm, Monday-Friday

Building Square Footage

60,000 GSF on 2 floors.

Number of Dwelling Units

None.

Auto and Bike Parking Stalls

Auto: 154 surface; 100 underground

Bike: 20 employee spaces; 20 visitor spaces

Lot Coverage and Useable Open Space

Lot Area: 3.390 acres

Coverage: 2.486 acres

Open Space: .9 acres (26.5%)

Value of Land

Per the Purchase and Sale Agreement (PSA) the imputed value of the land is \$12.00/SF. The land area is approximately 3.39 acres resulting in an estimated value of the land of \$1,772,020.

Estimated Project Cost

Approximately \$19,600,000 (includes hard and soft cost). This is an estimate only as the project has not yet been fully designed at this time and therefore final bids are not yet available.

Number of Construction and Full -Time Equivalent Jobs Created

Clinic Staff: 150

Construction: Estimated 200-300

Public Subsidy Requested

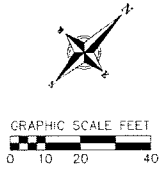
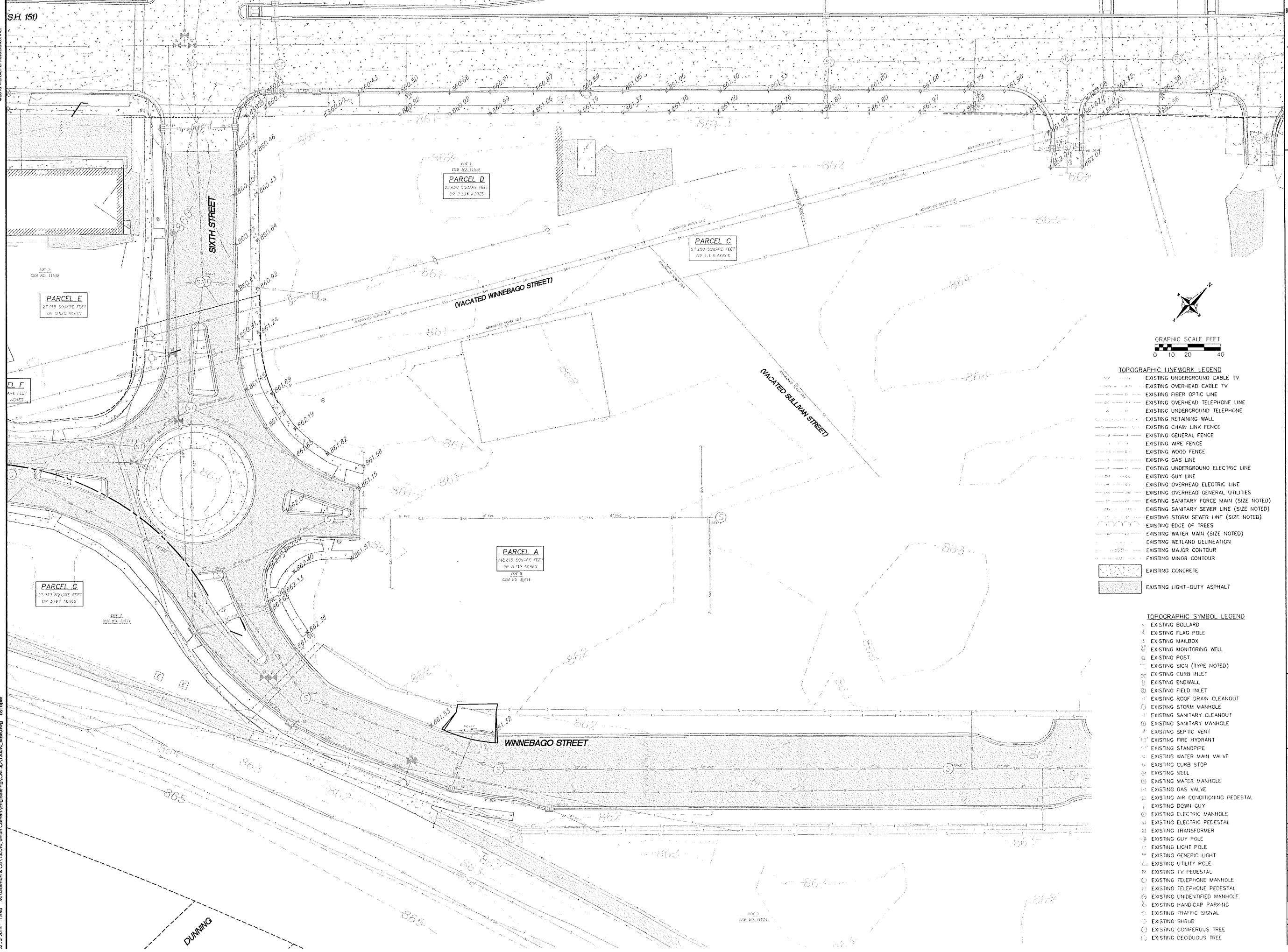
The PSA calls for the City to sell the land for \$1.00. In return the Developer will guarantee \$6 million in increment generated over the life of the Tax Increment District.

S.H. 151)

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22 Jul 2014 11:46o M:\Gorman & Co\130090 Union Corners\Engineering\Civil\3D\130090_Base.dwg byr:dpw

vierbicher
planners | engineers | architects
995 Packer Drive, Suite 201 | Madison, Wisconsin 53717
Phone: (608) 833-0222 Fax: (608) 833-0223



TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CONCRETE
- EXISTING LIGHT-DUTY ASPHALT

TOPOGRAPHIC SYMBOL LEGEND

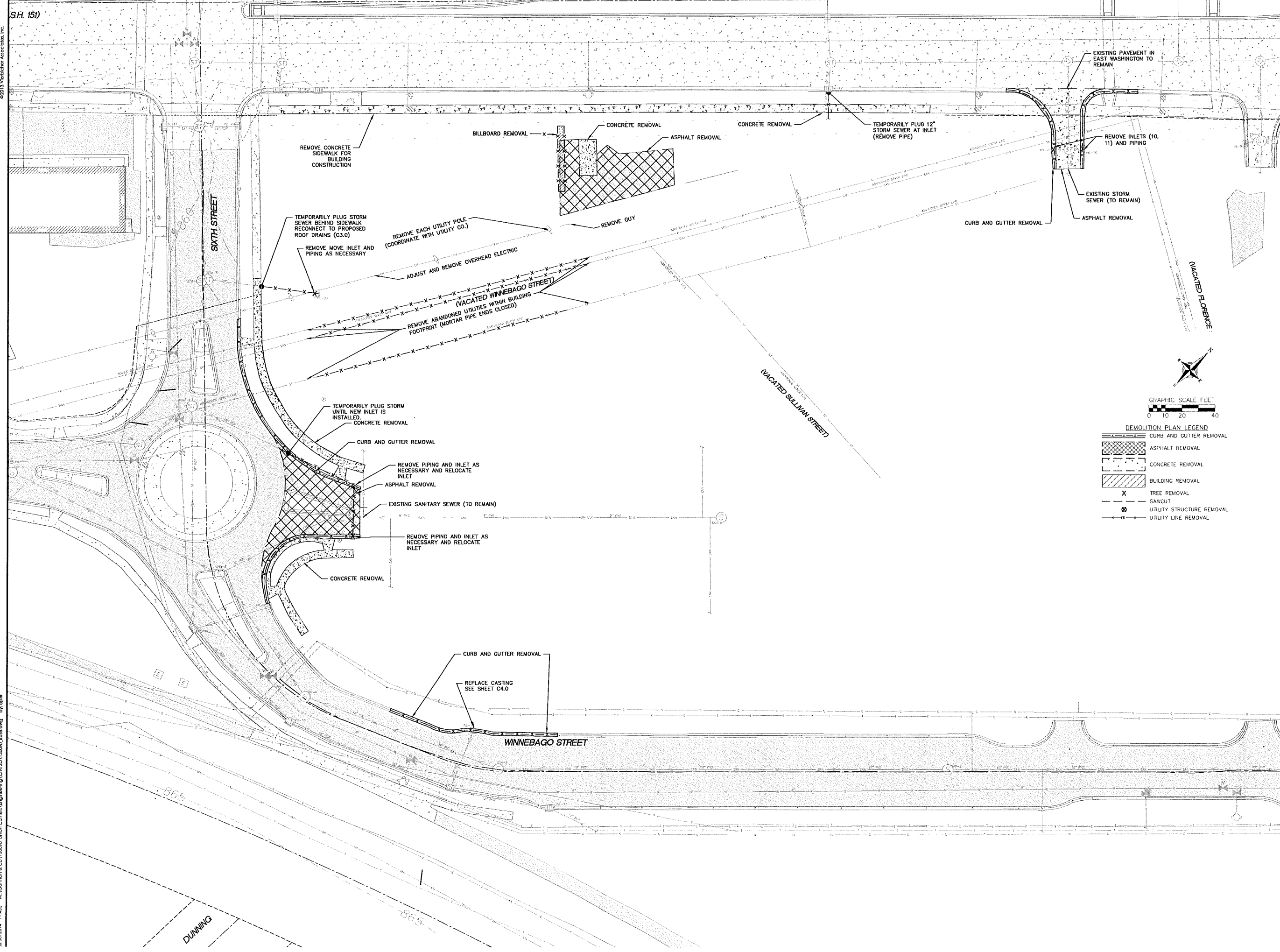
- ⊙ EXISTING BOLLARD
- ⊠ EXISTING FLAG POLE
- ⊟ EXISTING MAILBOX
- ⊞ EXISTING MONITORING WELL
- ⊡ EXISTING POST
- ⊠ EXISTING SIGN (TYPE NOTED)
- ⊞ EXISTING CURB INLET
- ⊡ EXISTING ENDWALL
- ⊠ EXISTING FIELD INLET
- ⊞ EXISTING ROOF DRAIN CLEANOUT
- ⊡ EXISTING STORM MANHOLE
- ⊠ EXISTING SANITARY CLEANOUT
- ⊞ 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 HANDICAP PARKING
- ⊠ EXISTING TRAFFIC SIGNAL
- ⊞ EXISTING SHRUB
- ⊡ EXISTING CONIFEROUS TREE
- ⊠ EXISTING DECIDUOUS TREE

EXISTING CONDITIONS PLAN

UNION CORNERS
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE:	AS SHOWN
DATE:	6/23/14
DRAWN:	DPW
CHECKED:	TSCH
PROJECT NO.:	130090
C	1.0



DEMOLITION PLAN
 UNION CORNERS
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN

DATE 6/23/14
 DRAFTER DPFR
 CHECKED TSCM
 PROJECT NO. 130090

EAST WASHINGTON AVENUE (U.S.H. 151)

TYPE 'A' CURB PER CITY OF MADISON STANDARD SPECIFICATIONS

LOADING 10 DRY USED
↑
TAIL RAMP

6th STREET

MEDICAL FACILITY
2 FLOORS

ONE STORY TRANSIT HUB

TRASH GEN.

RAMP TO EMPLOYEE GARAGE

PUBLIC TRANSIT

BIKE SHARE

SERVICE ENTRANCE

BIKE RACK

22.0'

BIOSWALE #4 - ±500 S.F.

2' FOOT OVERHANG LIMITS

BIOSWALE #1 - ±1,075 S.F.

GARAGE BELOW

BIOSWALE #2 - ±650 S.F.

CURB CUT (TYP.)

UW HEALTH MONUMENT SIGN

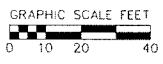
BIOSWALE #3 - ±1,050 S.F.

RAISED DRIVEWAY FOR AMBULANCE PICK-UP

BIKE RACK

TYPE 'E' CURB PER CITY OF MADISON STANDARD SPECIFICATIONS

UW HEALTH MONUMENT SIGN



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- ⓪ PROPOSED SIGN
- Ⓢ PROPOSED LIGHT POLE
- Ⓢ PROPOSED BOLLARD
- Ⓢ PROPOSED ADA DETECTABLE WARNING FIELD
- Ⓢ PROPOSED HANDICAP PARKING

NOTE: ALL SITE CURB TO BE 18" (12" PAN, 6" HEAD)

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOOR LEVEL
- RL - TOP OF RAMP
- FW - TOP OF WALL
- BW - BOTTOM OF WALL

SITE PLAN
UNION CORNERS
CITY OF MADISON
DANE COUNTY, WISCONSIN

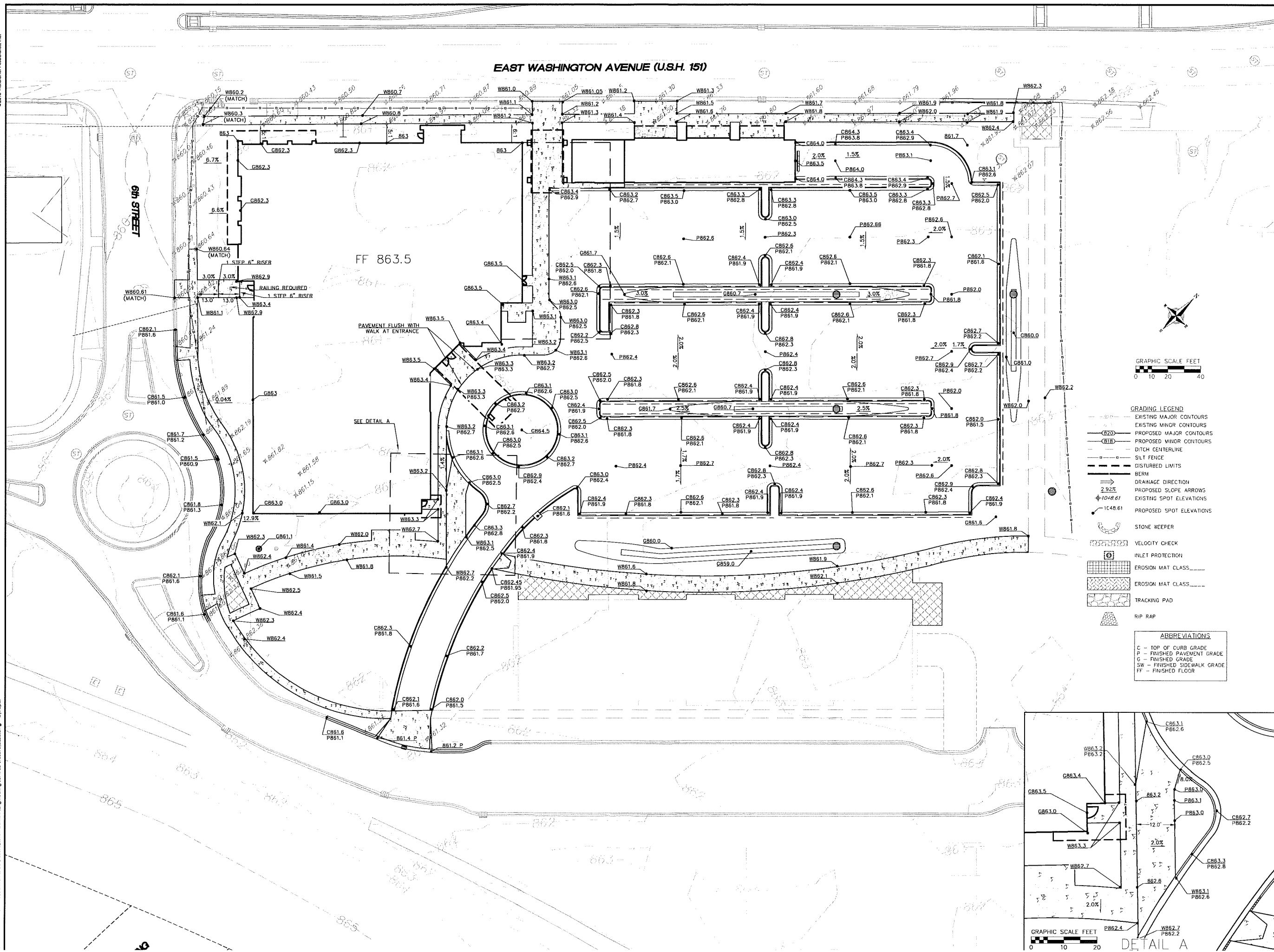
NO.	DATE	REVISIONS	REMARKS

DATE: 6/23/14
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PROJ. SECT. NO.: 130090

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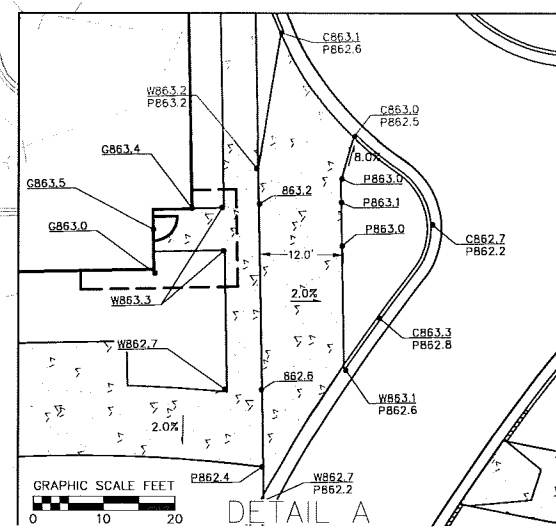
WINNEBAGO STREET

EAST WASHINGTON AVENUE (U.S.H. 151)



- GRADING LEGEND**
- - - - - EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS
 - - - - - PROPOSED MAJOR CONTOURS
 - - - - - PROPOSED MINOR CONTOURS
 - - - - - DITCH CENTERLINE
 - - - - - SLOPE BREAK
 - - - - - DISTURBED LIMITS
 - - - - - BERM
 - - - - - DRAINAGE DIRECTION
 - - - - - PROPOSED SLOPE ARROWS
 - - - - - EXISTING SPOT ELEVATIONS
 - - - - - PROPOSED SPOT ELEVATIONS
 - - - - - STONE WEEPER
 - - - - - VELOCITY CHECK
 - - - - - INLET PROTECTION
 - - - - - EROSION MAT CLASS
 - - - - - EROSION MAT CLASS
 - - - - - TRACKING PAD
 - - - - - RIP RAP

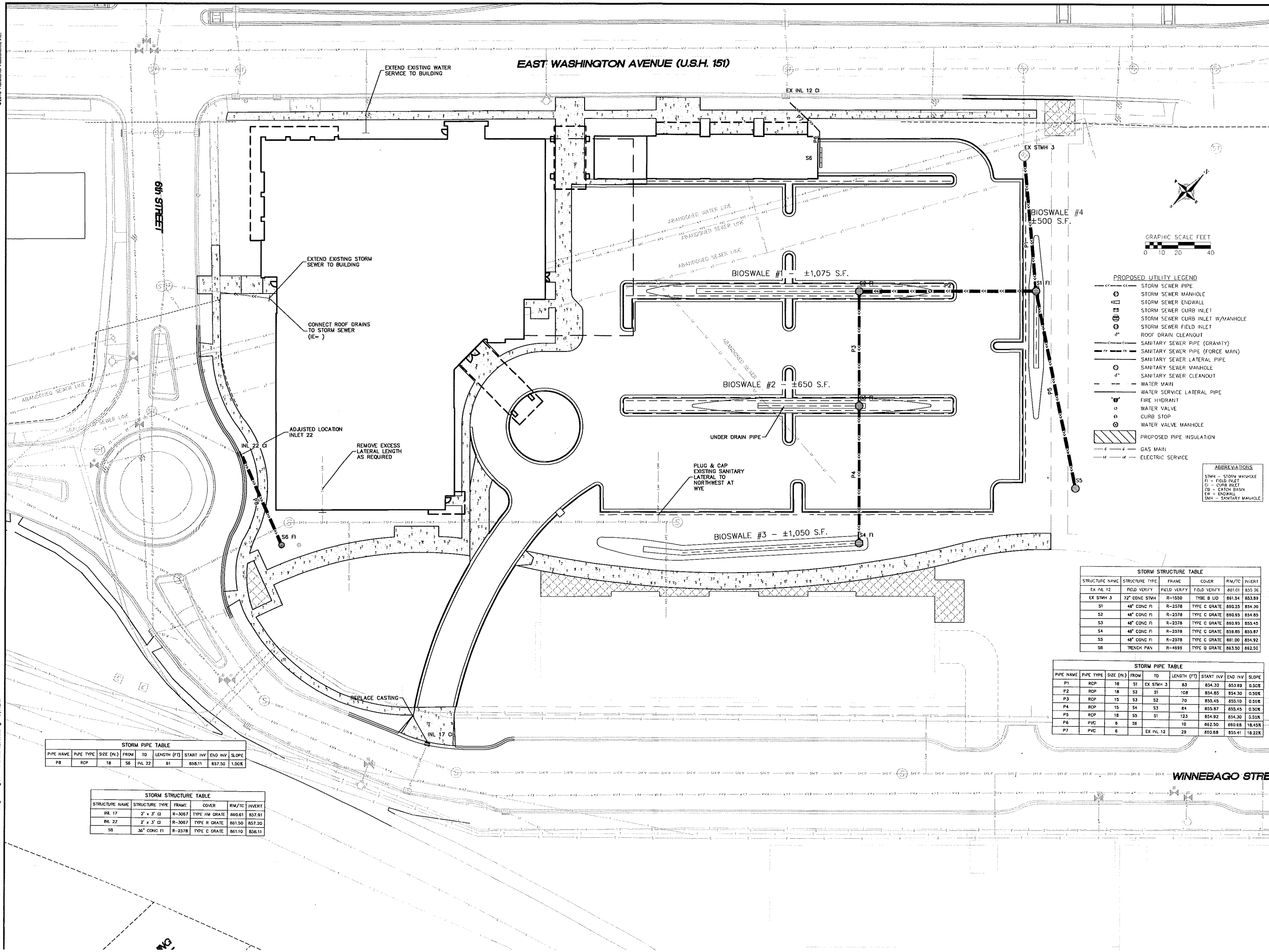
- ABBREVIATIONS**
- TC - TOP OF CURB GRADE
 - PC - FINISHED PAVEMENT GRADE
 - FG - FINISHED GRADE
 - SW - FINISHED SIDEWALK GRADE
 - FF - FINISHED FLOOR



GRADING AND EROSION CONTROL PLAN
UNION CORNERS
CITY OF MADISON
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN
DATE 8/23/14
DRAWN BY
CHECKED BY
PROJECT NO. 130990



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 PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- ⊕ SANITARY SEWER MANHOLE
- ⊖ SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊕ CURB STOP
- ⊖ WATER VALVE MANHOLE
- ▨ PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

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

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RM/TC	INVERT
EX INL 12	FIELD VERIFY	FIELD VERIFY	FIELD VERIFY	851.01	855.56
EX STMH 3	72" CONC STMH	R-1550	TYPE B UD	861.54	853.89
S1	48" CONC FI	R-2578	TYPE C GRATE	850.25	854.30
S2	48" CONC FI	R-2578	TYPE C GRATE	850.85	854.85
S3	48" CONC FI	R-2578	TYPE C GRATE	850.95	855.45
S4	48" CONC FI	R-2578	TYPE C GRATE	858.85	855.87
S5	48" CONC FI	R-2578	TYPE C GRATE	861.00	854.92
S6	TRENCH PAN	R-4999	TYPE Q GRATE	863.50	862.50

STORM PIPE TABLE

PIPE NAME	PIPE TYPE	SIZE (N.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	RCP	18	S1	EX STMH 3	63	854.30	853.89	0.50%
P2	RCP	18	S2	S1	108	854.85	854.30	0.50%
P3	RCP	15	S3	S2	70	855.45	855.10	0.50%
P4	RCP	15	S4	S3	84	855.87	855.45	0.50%
P5	RCP	18	S5	S1	123	854.92	854.30	0.50%
P6	PVC	6	S6		10	862.50	860.68	18.45%
P7	PVC	6	EX INL 12		29	850.68	855.41	18.22%

STORM PIPE TABLE

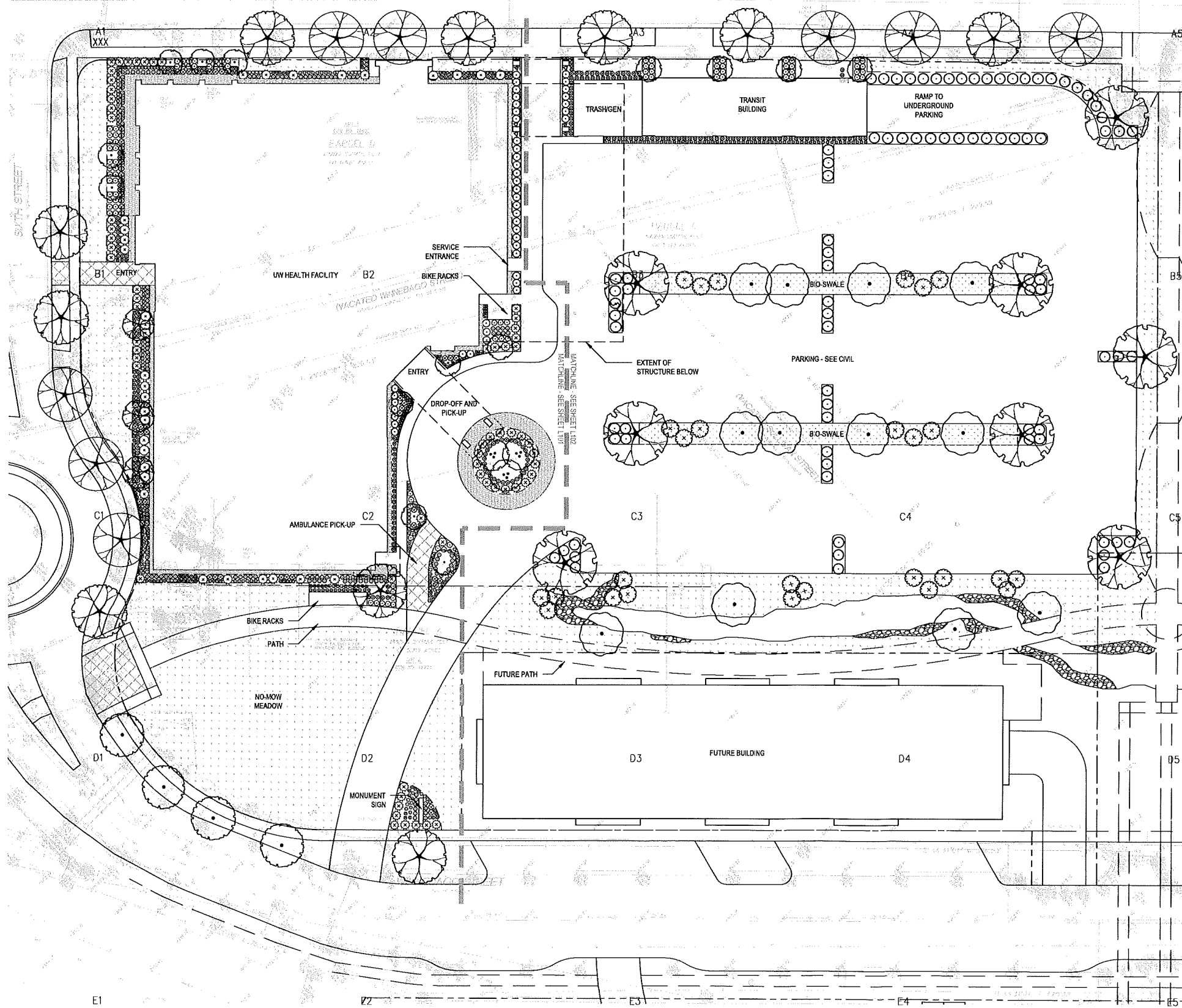
PIPE NAME	PIPE TYPE	SIZE (N.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P8	RCP	18	S6	INL 22	61	858.11	857.50	1.00%

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	FRAME	COVER	RM/TC	INVERT
INL 17	2' x 3' CI	R-3067	TYPE HW GRATE	860.61	857.91
INL 22	2' x 3' CI	R-3067	TYPE R GRATE	861.50	857.20
S6	36" CONC FI	R-2578	TYPE C GRATE	861.10	858.11

EAST WASHINGTON AVENUE (U.S.H. 151)

EAST WASHINGTON AVENUE (U.S.H. 151)

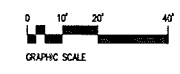


PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	Ameanchier x grandiflora 'Cumrus' / Cumrus Serviceberry	B & B	1.5' Cal	6' H (MIN.)
	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2' Cal	6' H (MIN.)
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam Select trees with dominant central leader	B & B	2' Cal	8' H (MIN.)
	Crataegus viridis 'Winter King' / Winter King Hawthorn	B & B	MULTI-STEM	6' H (MIN.)
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	3' Cal	6' H (MIN.)
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	3' Cal	8' H (MIN.)
	Pyrus calleryana 'Autumn Blaze' / Autumn Blaze Pear	B & B	2' Cal	8' H (MIN.)
	Quercus rubra / Red Oak	A6	B & B	2' Cal
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		
	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry/Red Chokeberry	3 gal		
	Juniperus chinensis 'Spartan' / Spartan Juniper	5 gal		
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal		
	Rhus glabra / Smooth Sumac	3 gal		
	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal		
	Spiraea betulifolia 'Tor' / Birchleaf Spiraea	3 gal		
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		
	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	3 gal		
HERBACEOUS PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE		
	Achillea millefolium 'Summer Berries' / Summer Berries Yarrow	1 gal		
	Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily B6	1 gal		
	Amsonia hubrichtii 'Halfway to Arkansas' / Arkansas Blue-star	1 gal		
	Calamintha nepeta ssp. nepeta / Lesser Calamint	1 gal		
	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal		
	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal		
ORNAMENTAL GRASSES	BOTANICAL NAME / COMMON NAME	SIZE		
	Casuarina x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
	Molinia caerulea 'Moorflame' / Moor Grass	1 gal		
	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal		
	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	1 gal		
	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal		
	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal		
VINES/PALER	BOTANICAL NAME / COMMON NAME	SIZE		
	Actinidia kolomikta / Actinidia	3 gal		
	Humulus lupulus 'Aureus' / Golden Hops	3 gal		

- NO-MOW MEADOW
- BIO-SWALE - SEE CIVIL
- MADISON PARKS SEED MIX
- DECORATIVE STONE MULCH

NOTE: SEE ARCHITECTURE AND CIVIL DRAWINGS FOR LAYOUT OF ROAD, PARKING LOT AND PATHS.



Plunkett Roylich Architects, LLP - June 24, 2014 - 12:11 pm
 © 2013-018 UW Health Union Corners (01-040) Sheets.dwg [L100] Jporter

PLANTING PLAN

1"=20'-0"

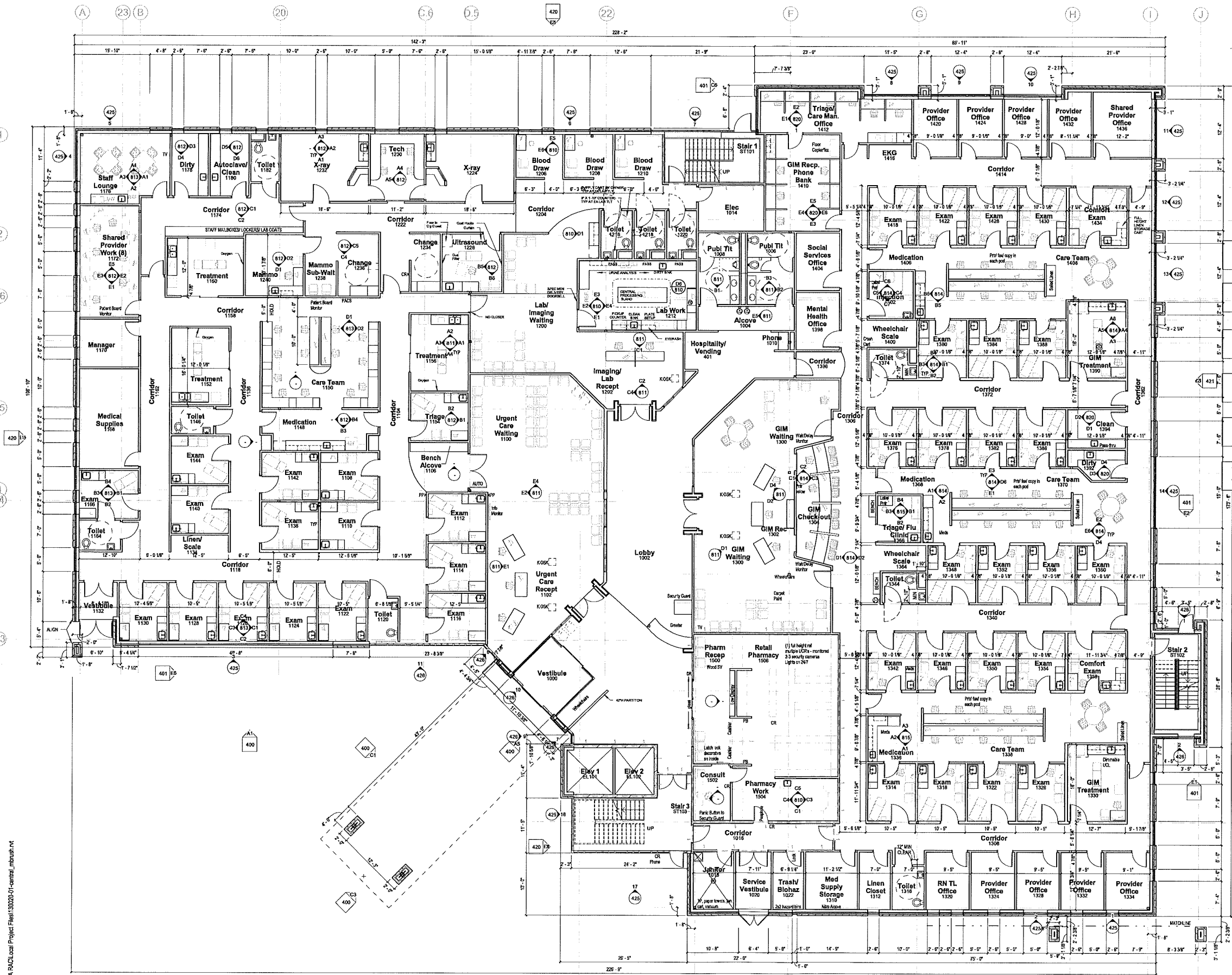
PROGRESS PLOT DATE: 6-24-2014
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Revisions:
DATE: XXX
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4-23-14
Job No.:
130020-01
Sheet No.:

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- FLOOR PLAN - SYMBOLS LEGEND**
- NEW WALL PARTITION
 - EXISTING WALL TO REMAIN
 - NEW DOOR
 - EXISTING DOOR TO REMAIN
 - SECTION REFERENCE
 - DETAIL REFERENCE
 - EXTERIOR ELEVATION
 - EQUIPMENT
 - INTERIOR ELEVATION
 - WINDOW TYPE
 - FLOOR PLAN KEYNOTE
 - CONSTRUCTION LIMITS
 - ONE HOUR FIRE RESISTIVE CONSTRUCTION
 - TWO HOUR FIRE RESISTIVE CONSTRUCTION

- FLOOR PLAN - GENERAL NOTES**
- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOVA).
 - VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
 - MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO VERIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
 - REFER TO SHEET ASK FOR ROOM FINISH SCHEDULE AND NOTES.
 - REFER TO SHEET ASK FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

KEYNOTE LEGEND - EXTERIOR WALL TYPES

TAG	EXTERIOR WALL DESCRIPTION
W1	EXTERIOR WALL: MASONRY VENEER STUD WALL CONSISTING OF 3.5" FACE BRICK, 1.5" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 18" EXTERIOR GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER AND JOINTS. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 2" OC, AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP AND BOTTOM OF CAVITY PER DB/AS1.
W4	EXTERIOR WALL: MASONRY STONE VENEER WALL CONSISTING OF 3.5" STONE, 1.5" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 18" EXTERIOR GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER AND JOINTS. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 2" OC, AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP AND BOTTOM OF CAVITY PER DB/AS1.
W5	EXTERIOR WALL: MASONRY STONE VENEER WALL CONSISTING OF 3.5" STONE, 2" AIR SPACE, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 18" EXTERIOR GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER AND JOINTS. CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 2" OC, AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP AND BOTTOM OF CAVITY PER DB/AS1.
W6	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF 2" CORRUGATED METAL PANEL ON 2" FRAMING, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 2" GALVANIZED COLD FORMED STEEL STUDS @ 14" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.

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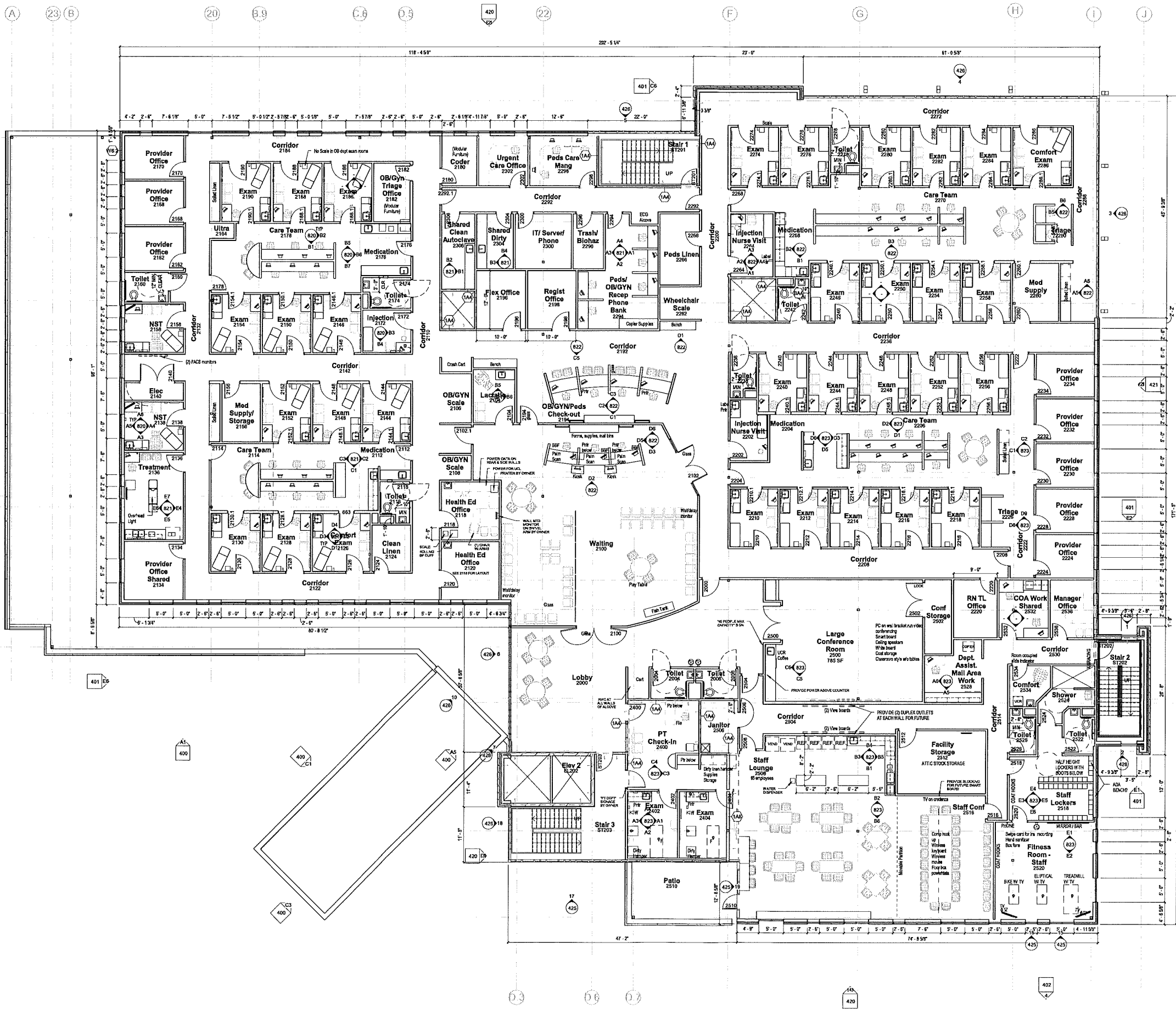
210 FIRST FLOOR PLAN
1/8" = 1'-0"

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2401 E. Washington Ave, Madison, WI

Revisions	Date
Design	6/19/14
Question	
Drawn By:	JM
Date:	6/19/14
Job No.:	130020-01
Sheet No.:	210



FLOOR PLAN - SYMBOLS - LEGEND

	NEW WALL PARTITION		EXISTING WALL TO REMAIN
	NEW DOOR		EXISTING DOOR TO REMAIN
	SECTION REFERENCE		DETAIL REFERENCE
	EXTERIOR ELEVATION		EQUIPMENT
	INTERIOR ELEVATION		WOOD TYPE
	FLOOR PLAN KEYNOTE		WALL PARTITION TYPE
	CONSTRUCTION UNITS		FLOOR DRAIN - PITCH FLOOR TO DRAIN
	ONE-HOUR FIRE RESISTIVE CONSTRUCTION		
	TWO-HOUR FIRE RESISTIVE CONSTRUCTION		

FLOOR PLAN - GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOW/NA).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTIGUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER AND SUB CONTRACTORS. SERVICES REQUIRED TO PERFORM WORK ON TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. REFER TO SHEET TABS FOR ROOM FINISH SCHEDULES AND NOTES.
- E. REFER TO SHEET TABS FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOW/NA).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE X FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERLIE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERLIE OF METAL DECK STRUCTURAL STEEL MEMBERS ABOVE. REFER TO DETAIL 3000X.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS NOT CALLED WITH THE FOLLOWING MATCH PATTERN.

ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE FULL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERLIE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE). FAPL/CABLE. REFER TO DETAIL 3000X. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - INTERIOR PARTITION TYPES

TAG	INTERIOR PARTITION DESCRIPTION
AM	INTERIOR STEEL STUD PARTITION, 3.5" STEEL STUDS @ 16" OC WITH 2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL R448 DES ON WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
BM	INTERIOR CHASE (PLUMBING) PARTITION, DOUBLE WYTHE 3.5" STEEL STUDS @ 16" OC WITH 3-1/2" SOUND ATTENUATION INSULATION (ONE SIDE ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.

KEYNOTE LEGEND - EXTERIOR WALL TYPES

TAG	EXTERIOR WALL DESCRIPTION
YB2	EXTERIOR WALL: PANEL WALL SYSTEM CONSISTING OF 1" METAL COMPOSITE PANEL (REYNOLDS) ON 3" Z-PURLIN, 2" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 3" EXTERIOR GYPSUM SHEATHING, 1" GALVANIZED COLD FORMED STEEL STUDS @ 14" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.

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

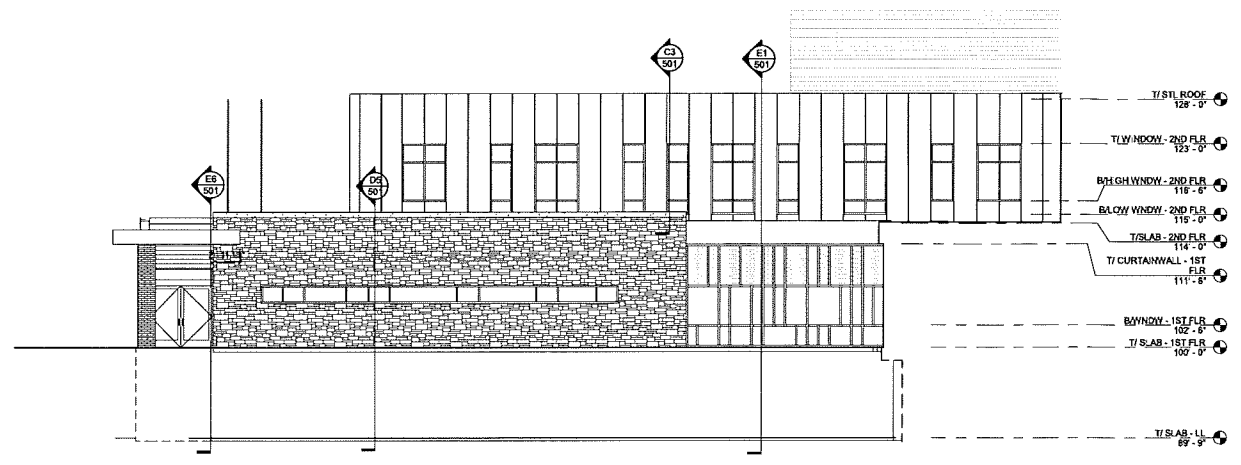


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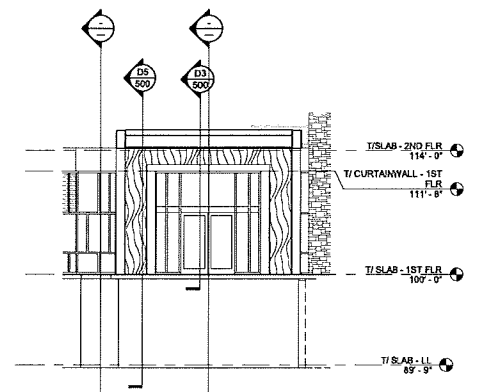
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Date: 6/19/14
Job No.: 130020-01
Sheet No.: 220

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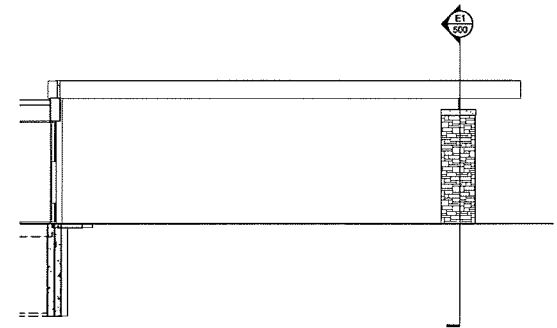
A1 NORTH ELEVATION 1
400 1/8" = 1'-0"



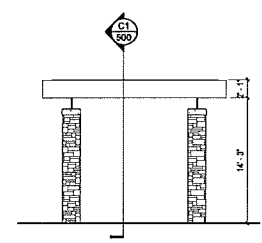
A5 NORTHEAST ELEVATION
400 1/8" = 1'-0"

EXTERIOR FINISH PATTERNS		EXTERIOR ELEVATIONS - GENERAL NOTES	
	STONE	A	PANT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
	BRICK	B	TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBS AND ALL OTHER BOND PENETRATIONS WITH TRIM TO MATCH ADJ. SURFACE (TYP)
	CORRUGATED METAL SHEET	C	REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS
	VERTICAL METAL PANELS	D	SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES
	WOOD GRAINED METAL PANELS		

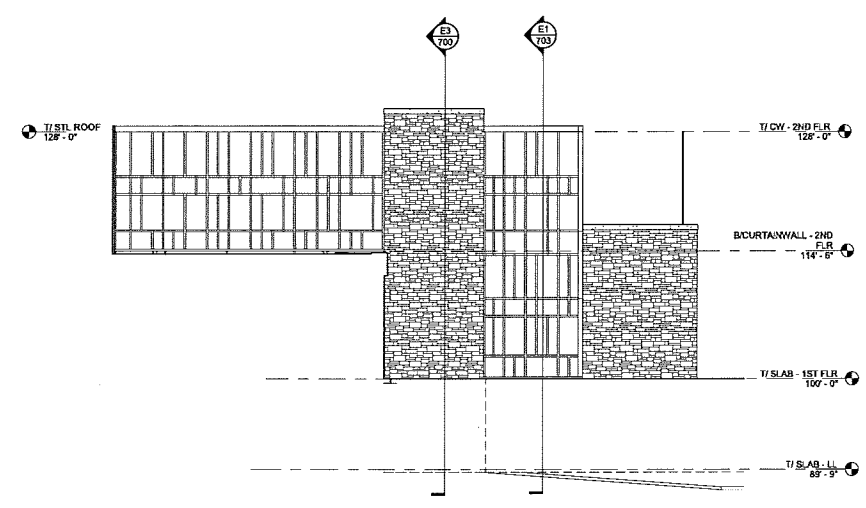
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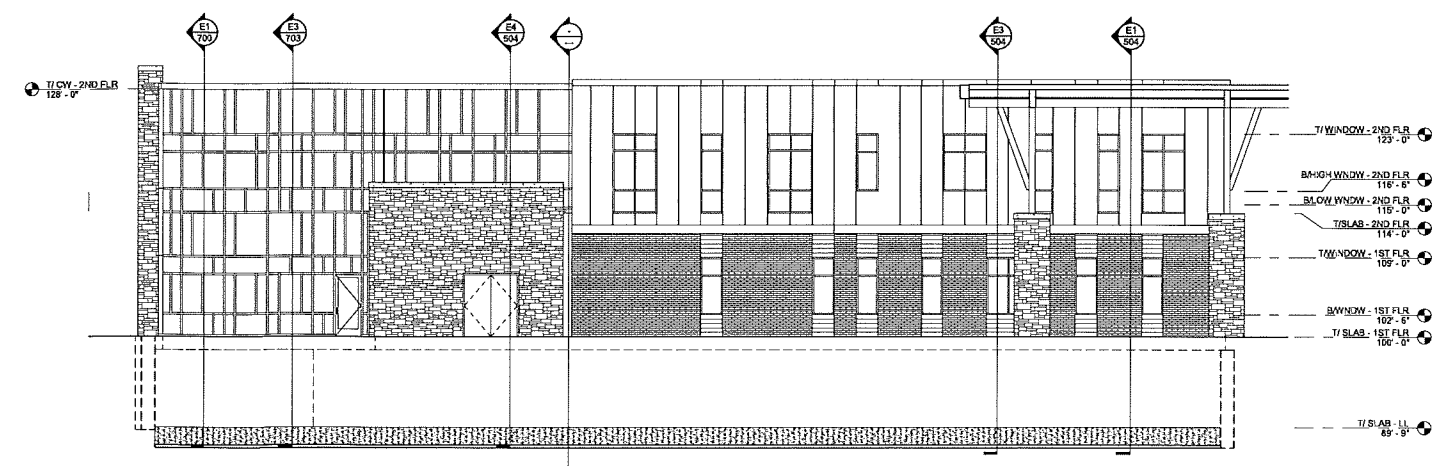
C1 CANOPY - SOUTHEAST ELEVATION
400 1/8" = 1'-0"



C3 CANOPY - NORTHEAST ELEVATION
400 1/8" = 1'-0"



E1 EAST ELEVATION 4
400 1/8" = 1'-0"



E3 NORTH ELEVATION 2
400 1/8" = 1'-0"






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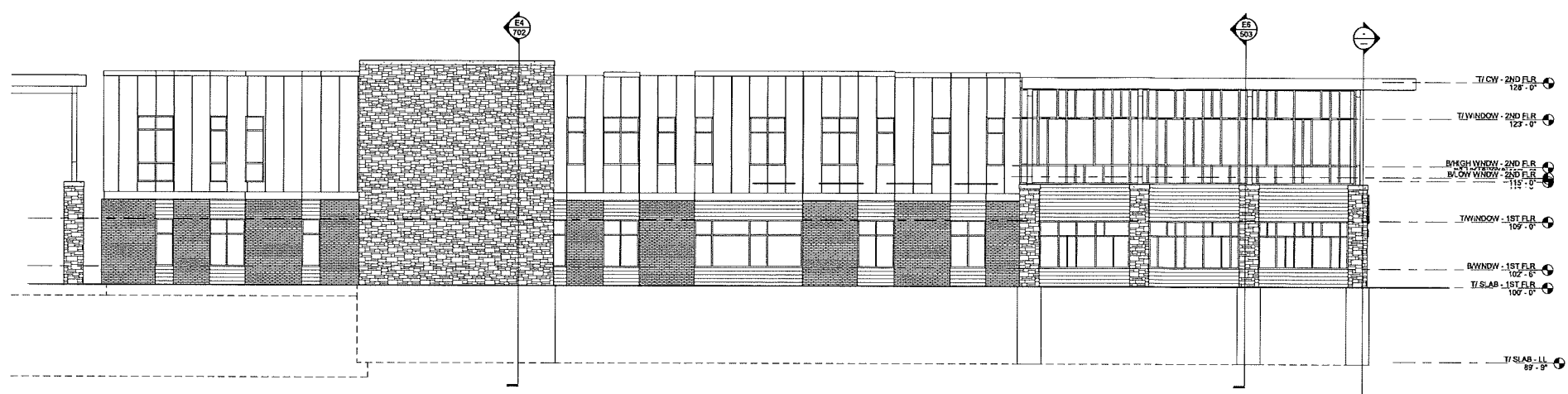
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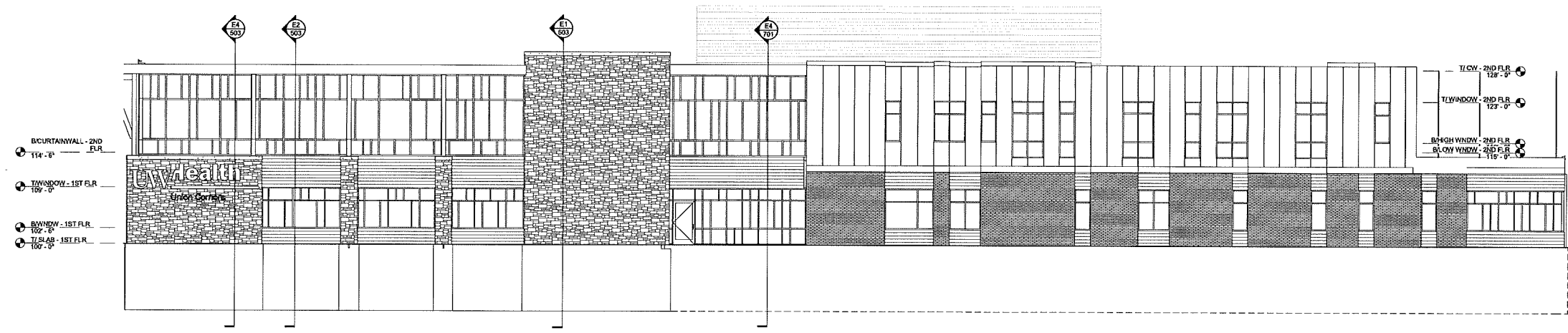
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Job No.: 130020-01
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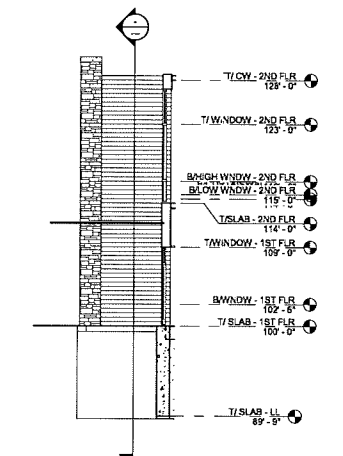
- EXTERIOR FINISH PATTERNS**
-  STONE
 -  BRICK
 -  CORRUGATED METAL SIDING
 -  VERTICAL METAL PANELS
 -  WOOD GRAINED METAL PANELS
- EXTERIOR ELEVATIONS - GENERAL NOTES**
- A. PAINT ALL EXPOSED STEEL DETAILS TO MATCH ADJACENT MASONRY COLOR.
 - B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE REELS AND ALL OTHER PENETRATIONS WITH TRIM TO MATCH ADJ. SURFACE (TYP).
 - C. REFER TO SHEET XXX FOR WINDOW FRAME ELEVATIONS.
 - D. SEASANT CO. GAS TO MATCH ADJACENT FINISHED SURFACES.



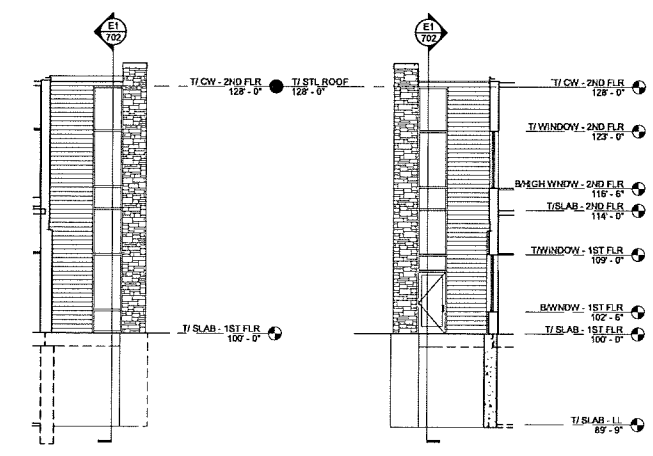
A1 WEST ELEVATION
401
1/8" = 1'-0"



B1 SOUTH ELEVATION
401
1/8" = 1'-0"

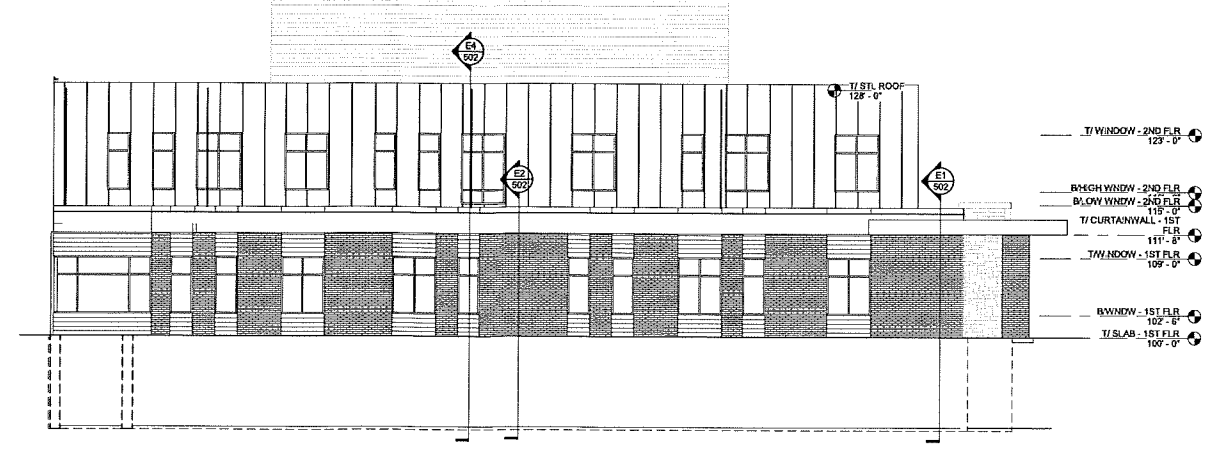


C6 EAST ELEVATION 1
401
1/8" = 1'-0"

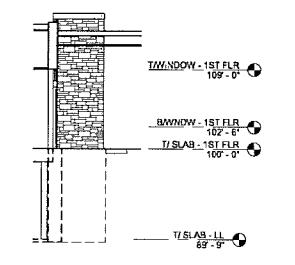


E1 STAIR 2 - NORTH ELEVATION
401
1/8" = 1'-0"

E2 STAIR 2 - SOUTH ELEVATION
401
1/8" = 1'-0"



E3 EAST ELEVATION 2
401
1/8" = 1'-0"



E6 EAST ELEVATION 3
401
1/8" = 1'-0"

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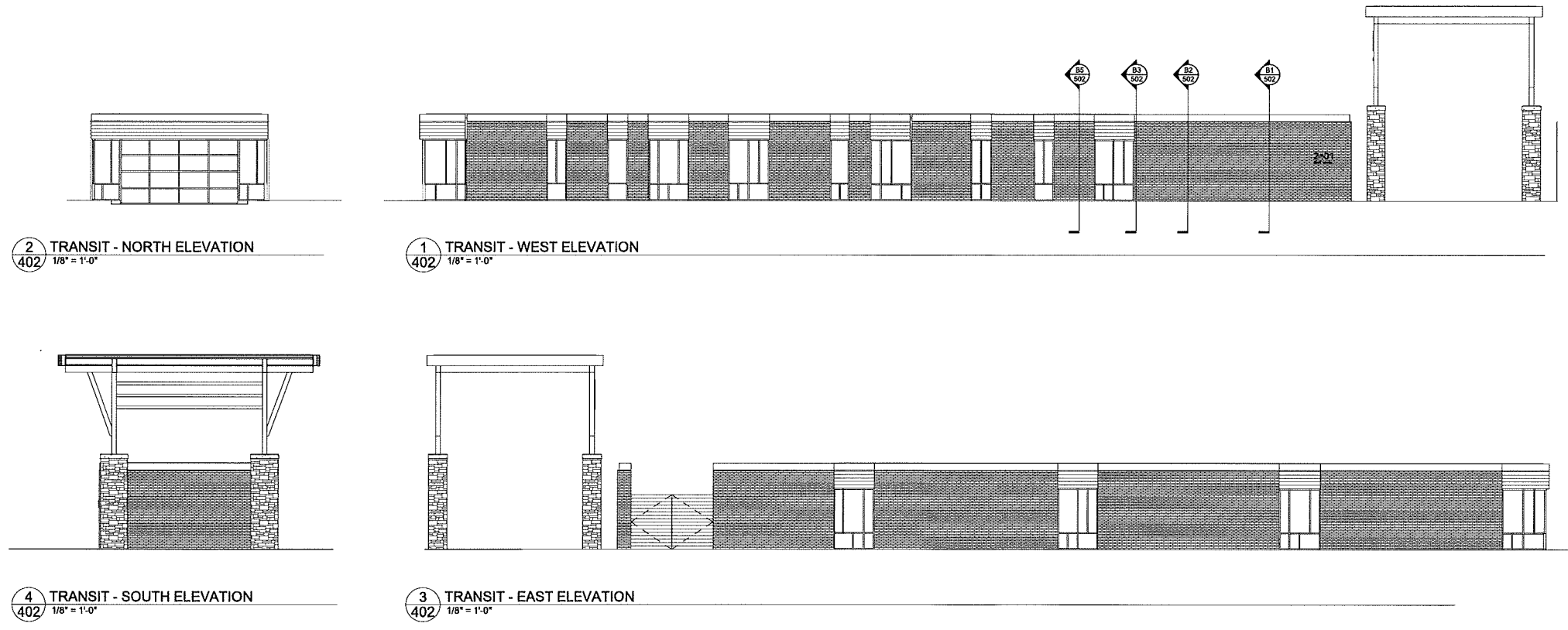
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2 TRANSIT - NORTH ELEVATION
402 1/8" = 1'-0"

1 TRANSIT - WEST ELEVATION
402 1/8" = 1'-0"

4 TRANSIT - SOUTH ELEVATION
402 1/8" = 1'-0"

3 TRANSIT - EAST ELEVATION
402 1/8" = 1'-0"

EXTERIOR FINISH PATTERNS	EXTERIOR ELEVATIONS - GENERAL NOTES
	A. PAINT ALL EXPOSED STEEL LITTELS TO MATCH ADJACENT MASSIVY COLOR
	B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BESES AND ALL OTHER PENETRATIONS WITH TRIM TO MATCH ADJ. SURFACE (TYP.)
	C. REFER TO S-CET XXX FOR WINDOW FRAME ELEVATIONS
	D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES

NOTE # _____ EXTERIOR ELEVATION NOTE

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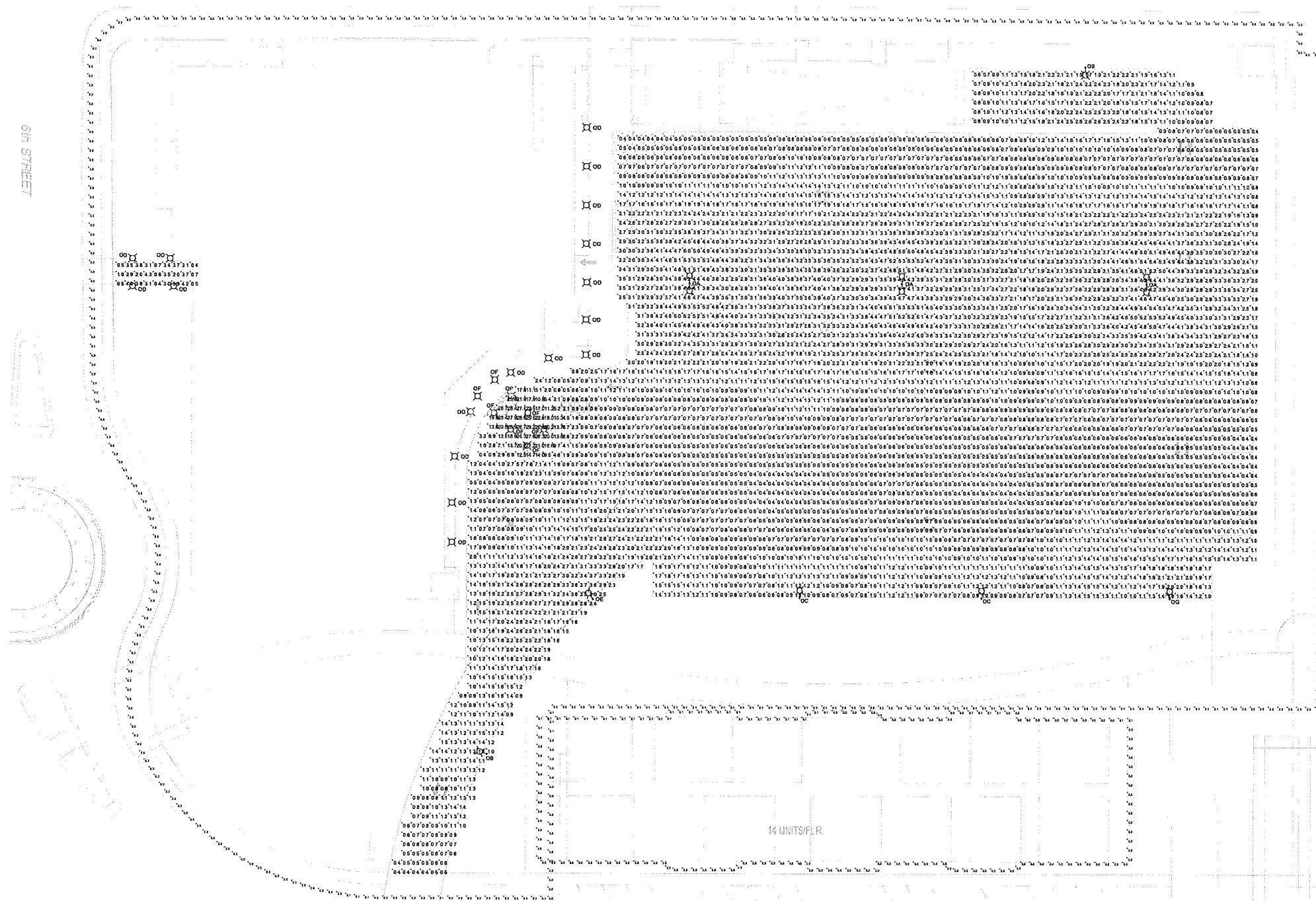
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Author:
Date:
6/19/14
Job No.:
130020-01
Sheet No.:
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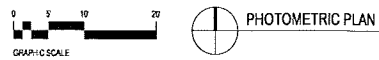
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CALCULATION SUMMARY					
LAISEL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
GROUND	1.8c	29.2c	0.4c	73.0:1	4.5:1

LUMINAIRE SCHEDULE			
TYPE	MANUFACTURER	CATALOG NUMBER	LUMENS
DAI-I	BETA	ARE-EDG-4M-160	2,117,729
OB-II	BETA	ARE-EDG-2VB-80	8,927
OC-II	BETA	ARE-EDG-4M-60	6,895
OD-II	GARDCO	BR40-CWL-CW-160-15	...
OE-II	BETA	ARE-EDG-4V-180	16,340
OF-II	GOTHAM	EVO-41/29-BAR-WD	2,900
OG-II	BETA	ARE-EDG-4V-100	11,131



1"=20'-0"

ARE-EDG-15-0A THE EDGE LED Area Light - Type I Short

Model	Power	Beam Angle	Height	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'	Footcandle @ 40'	Footcandle @ 50'
ARE-EDG-15-0A	150W	120°	15'	1.8	0.45	0.3	0.225	0.18

Bollard LED Round Full Cutoff Bollard BR40 Series, Including Motion Response

Model	Power	Beam Angle	Height	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'	Footcandle @ 40'	Footcandle @ 50'
BR40-150W	150W	120°	15'	1.8	0.45	0.3	0.225	0.18

gotham

Model	Power	Beam Angle	Height	Footcandle @ 10'	Footcandle @ 20'	Footcandle @ 30'	Footcandle @ 40'	Footcandle @ 50'
EVO-41/29-BAR-WD	290W	120°	15'	2.9	0.725	0.483	0.362	0.289

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5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
ph:608.277.1728 fax:608.271.7046
JDR Project No. 130161

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Revisions:

Drawn By: JDR
Date: 6-25-14
Job No: 130020-01
Sheet No: E-PXP

PROGRESS PLOT DATE: 6-24-2014
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View from East Washington Ave. and 6th Street





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View from Northeast



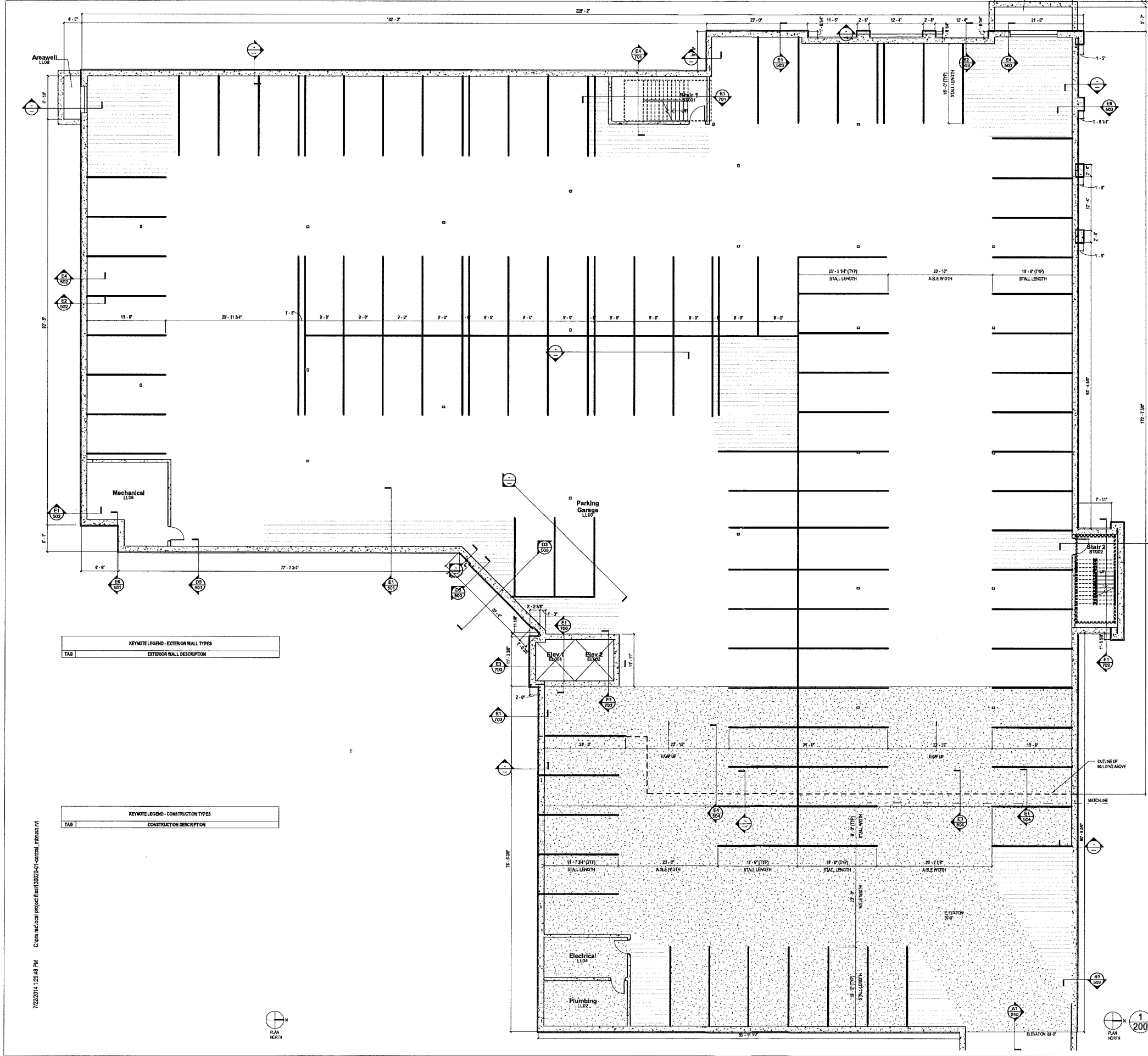
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View of Transit Hub from East Washington Ave.



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View of East Washington Ave. Entrance



- FLOOR PLAN - SYMBOLS LEGEND**
- | | | | |
|--|--------------------------------------|--|------------------------------------|
| | NEW WALL PARTITION | | EXISTING WALL TO REMAIN |
| | NEW DOOR | | EXISTING DOOR TO REMAIN |
| | SECTION REFERENCE | | DETAIL REFERENCE |
| | EXTERIOR ELEVATION | | EQUIPMENT |
| | INTERIOR ELEVATION | | WINDOW TYPE |
| | FLOOR PLAN KEYNOTE | | WALL PARTITION TYPE |
| | CONSTRUCTION LIMITS | | FLOOR DRAIN - FITCH FLOOR TO DRAIN |
| | ONE HOUR FIRE RESISTIVE CONSTRUCTION | | |
| | TWO HOUR FIRE RESISTIVE CONSTRUCTION | | |

- FLOOR PLAN - GENERAL NOTES**
- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL)
 - VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTION OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
 - MAINTAIN CONTIGUOUS UTILITY SERVICE TO ALL SPACES IN THE BLDG AND NOT AFFECTED BY THE WORK. COORDINATE WITH OWNER AND UTILITY IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING SPACES FOR WORK OR ANY ASSOCIATED EQUIPMENT.
 - REFER TO SHEET ABA FOR ROOM FINISH SCHEDULE AND NOTES.
 - REFER TO SHEET ABA FOR DOOR SCHEDULES, DOOR TYPES AND NOTES.

- GYPSUM BOARD PARTITIONS - GENERAL NOTES**
- ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.
- PROVIDE TYPE X FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PER METER AND FIRESTOP ALL FIRE RATED PARTITIONS.
- EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ALSO PROVIDE S.P. JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK STRUCTURAL STEEL, MEMBER ABOVE. REFER TO DETAIL XXXXX.

- MASONRY PARTITIONS - GENERAL NOTES**
- MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
- ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONS NOTED ON FLOOR PLAN FOR PARTITION THICKNESS.
- PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.
- SEAL ALL WALL PENETRATIONS AT PER METER AND FIRESTOP ALL RATED PARTITIONS.
- EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE PER PRECAST PLANS AND IF APPLICABLE. REFER TO DETAIL XXXX. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 1' OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

KEYNOTE LEGEND - EXTERIOR WALL TYPES

TAG	EXTERIOR WALL DESCRIPTION

KEYNOTE LEGEND - CONSTRUCTION TYPES

TAG	CONSTRUCTION DESCRIPTION

NOTE # FLOOR PLAN KEYNOTE

KEYNOTE LEGEND - INTERIOR PARTITION TYPES

TAG	INTERIOR PARTITION DESCRIPTION
IA	INTERIOR STEEL STUD PARTITION, 3" x 3" STEEL STUDS @ 16" OC WITH 3/4" SOLID ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL RUMS DES ON WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
IB	INTERIOR CONCRETE (PLUMBED) PARTITION, DOUBLE WYTHE 3/4" STEEL STUDS @ 16" OC WITH 3/4" SOLID ATTENUATION INSULATION ON (BOTH SIDES ONLY) AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
IC	INTERIOR PLUMBING PARTITION, 3" x 3" STEEL STUDS @ 16" OC WITH ONE LAYER 5/8" GYPSUM BOARD.

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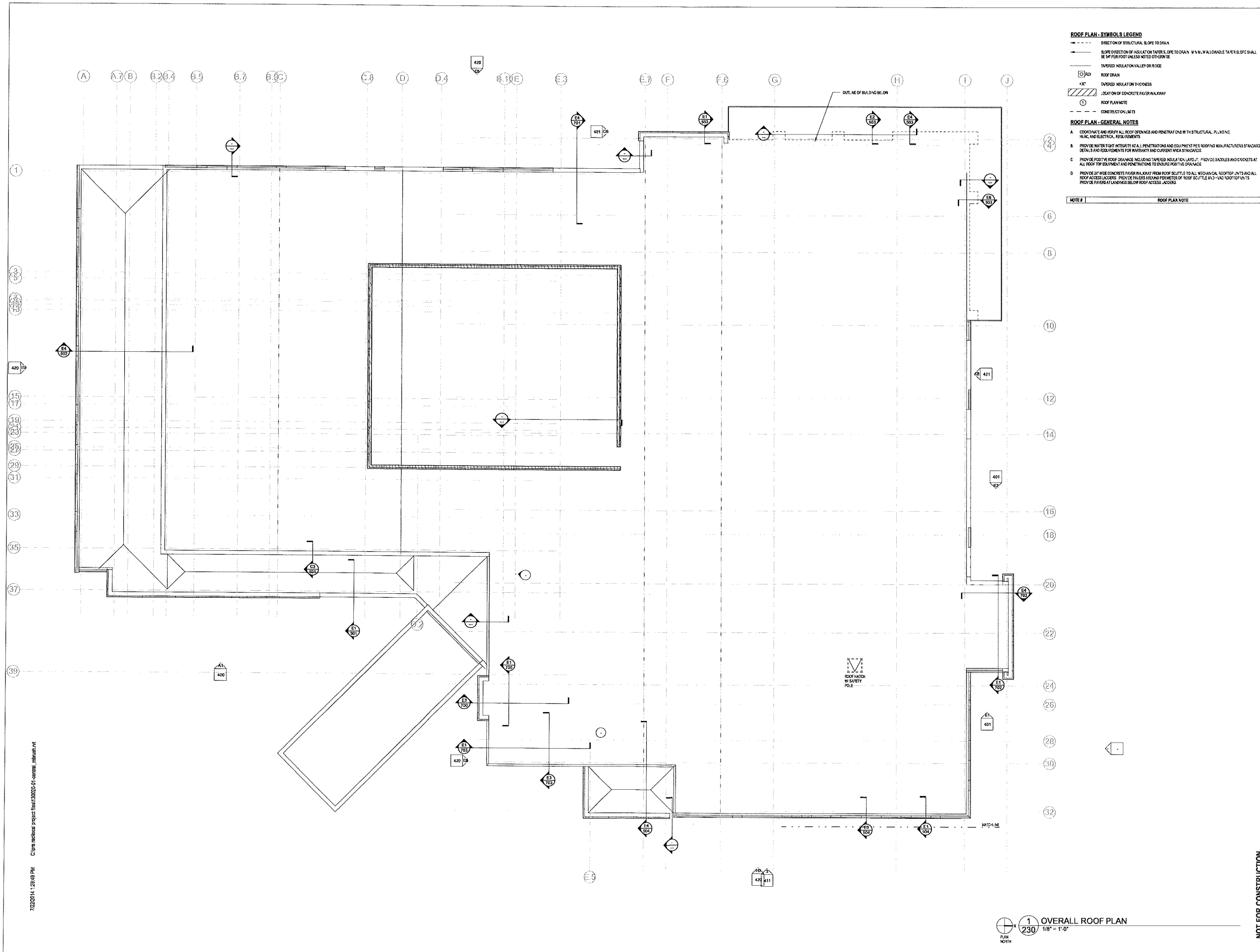
11000 West Lake Place Milwaukee, Wisconsin 53224 414.359.3060
 2310 Cassadaga Drive Suite 2000 Madison, Wisconsin 53718 608.260.9920
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Date:	7/10/14
Job No.:	130020-01
Sheet No.:	200

1 LOWER LEVEL FLOOR PLAN
200 1/8" = 1'-0"



- ROOF PLAN - SYMBOLS LEGEND**
- DIRECTION OF STRUCTURAL BLOPE TO DRAIN
 - SLOPE DIRECTION OF INSULATION TAPER'S OPE TO DRAIN. MIN. ALLOWABLE TAPER BLOPE SHALL BE 1/4" PER FOOT UNLESS NOTED OTHERWISE
 - TAPERED INSULATION VALLEY OR RIDGE
 - ⊠ ROOF DRAIN
 - *" TAPERED INSULATION THICKNESS
 - ▨ LOCATION OF CONCRETE FASER WALKWAY
 - Ⓢ ROOF PLAN NOTE
 - - - CONSTRUCTION LIMITS
- ROOF PLAN - GENERAL NOTES**
- A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS
 - B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURER'S STATED DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT PRACTICE
 - C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYS, PROVIDE SADDLES AND CROCKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE
 - D. PROVIDE 1/4" WIDE CONCRETE FASER WALKWAY FROM ROOF SCUTTLE TO ALL MECHANICAL SCOOTER UNITS AND ALL ROOF ACCESS LADDERS. PROVIDE FASERS AROUND PERIMETER OF ROOF SCUTTLE AND 1/4" WIDE ROOF TOP UNITS PROVIDE FASERS AT LANDINGS BELOW ROOF ACCESS LADDERS

NOTE #	ROOF PLAN NOTE

11000 West Lake Drive, Milwaukee, Wisconsin 53224 | 414.359.3300
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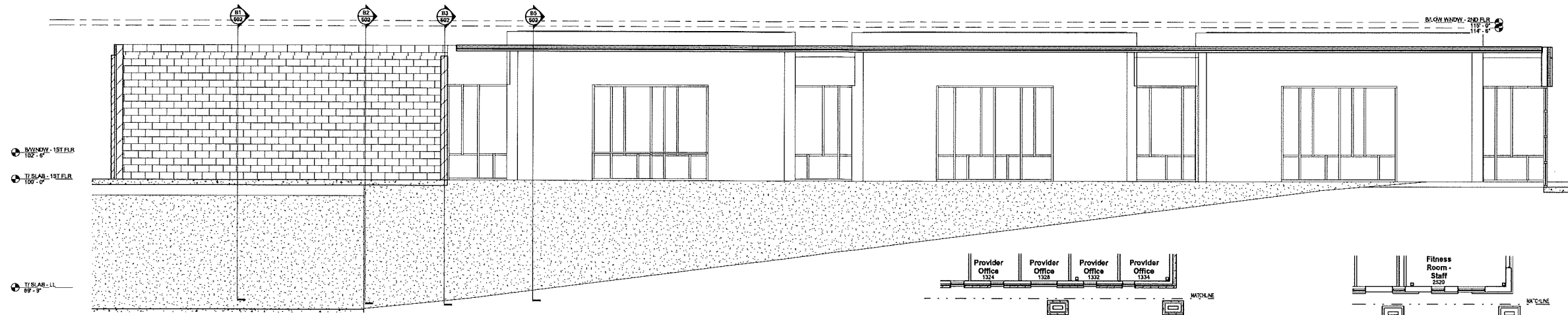
Revisions

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 Date: 7/10/14
 Job No.: 130020-01
 Sheet No.: 230

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1 OVERALL ROOF PLAN
 230 1/8" = 1'-0"
 PLAN NORTH

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A1 RAMP SECTION
240 1/4" = 1'-0"

- FLOOR PLAN - SYMBOL & LEGEND**
- NEAR WALL PARTITION
 - NEAR DOOR
 - SECTION REFERENCE
 - EXTERIOR ELEVATION
 - INTERIOR ELEVATION
 - FLOOR PLAN KEYNOTE
 - CONSTRUCTION LIMITS
 - ONE HOUR FIRE RESISTIVE CONSTRUCTION
 - TWO HOUR FIRE RESISTIVE CONSTRUCTION
 - EXITING WALL TO RISER
 - EXITING DOOR TO RISER
 - DETAIL REFERENCE
 - EQUIPMENT
 - WINDOW TYPE
 - WALL PARTITION TYPE
 - FLOOR DRAIN PITCH FLOOR TO DRAIN

FLOOR PLAN - GENERAL NOTES

- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- VERTICAL DIMENSIONS AND CONDITIONS AT JOBSITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- WARRANTY CONTRACTORS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, ELECTRICAL OR HVAC ASSOCIATED EQUIPMENT.
- REFER TO SHEET ASES FOR ROOM FINISH SCHEDULE AND NOTES.
- REFER TO SHEET ASES FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

GYPSUM BOARD PARTITIONS - GENERAL NOTES

ALL GYPSUM BOARD PARTITIONS SHALL BE (A) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPES OF GYPSUM BOARD MATERIAL REQUIRED.

PROVIDE TYPE X FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRST OF ALL FIRE RATED PARTITIONS.

EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE S. P. JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL X000.

MASONRY PARTITIONS - GENERAL NOTES

MASONRY PARTITIONS NOTICED WITH THE FOLLOWING HATCH PATTERN:

ALL MASONRY PARTITIONS SHALL BE CONCRETE BLOCK UNLESS OTHERWISE NOTED ON DIMENSIONS.

REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

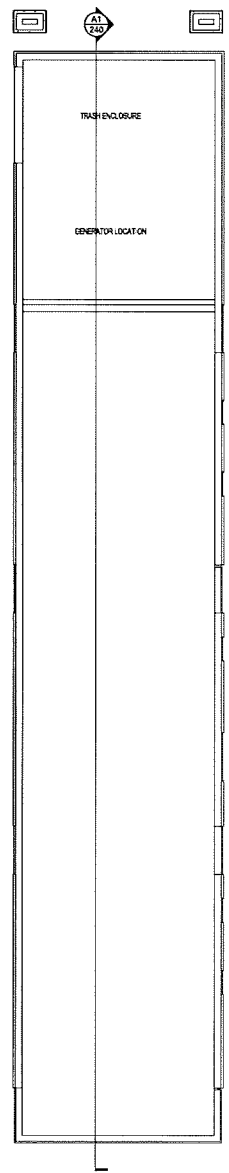
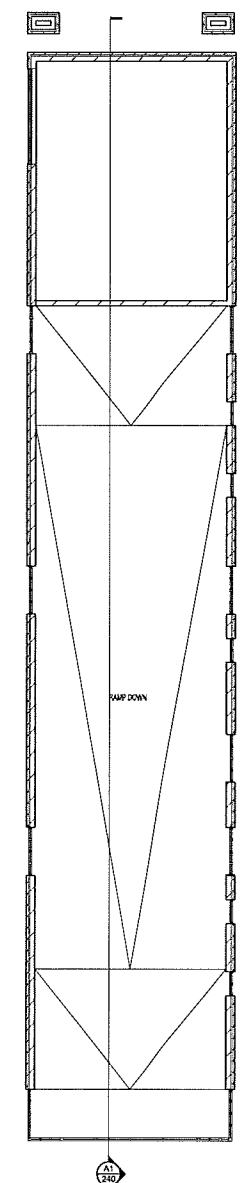
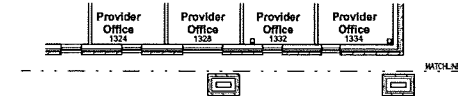
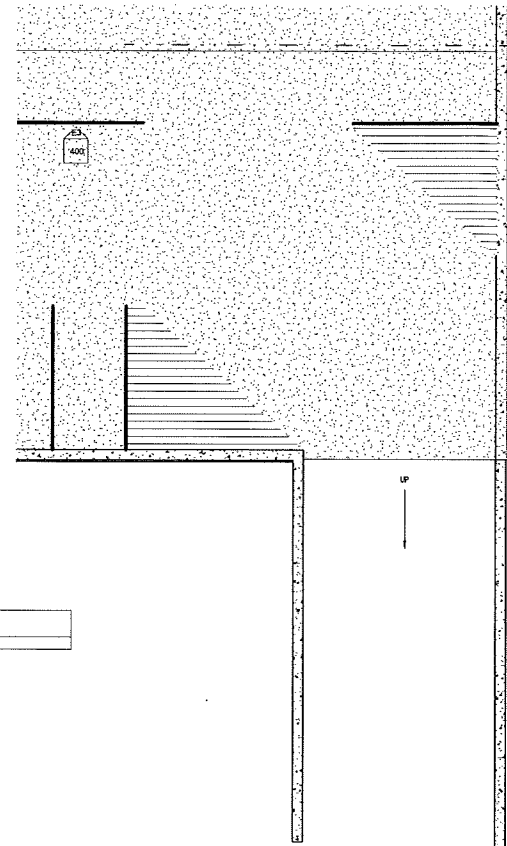
SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRST OF ALL RATED PARTITIONS.

EXTEND CONCRETE BLOCK PARTITION FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE OR PRECAST PLANK ABOVE. REFER TO DETAIL X000. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 12" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

NOTE #	FLOOR PLAN NOTE
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TAQ	KEYNOTE LEGEND - EXTERIOR WALL TYPES	EXTERIOR WALL DESCRIPTION
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TAQ	KEYNOTE LEGEND - INTERIOR PARTITION TYPES	INTERIOR PARTITION DESCRIPTION
A4	INTERIOR STEEL STUD PARTITION	3/8" STEEL STUDS @ 12" OC WITH 1/2" SOUND ATTENUATION INSULATION AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE. PROVIDE 1 HR RATED UL RAMP DESIGN WHERE 1 HR CONSTRUCTION IS INDICATED ON PLANS.
BA4	INTERIOR CHASE (PLUMBING) PARTITION	DOUBLE WITH 3/8" STEEL STUDS @ 12" OC WITH 3/2" SOUND ATTENUATION INSULATION ON ONE SIDE ONLY AND ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
FA	INTERIOR RAMPING PARTITION	3/8" STEEL STUDS @ 12" OC WITH ONE LAYER 5/8" GYPSUM BOARD.



3 LOWER LEVEL PLAN - RAMP
240 1/8" = 1'-0"

2 FIRST FLOOR PLAN - RAMP
240 1/8" = 1'-0"

1 ROOF PLAN - RAMP
240 1/8" = 1'-0"

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Sheet No.: 240

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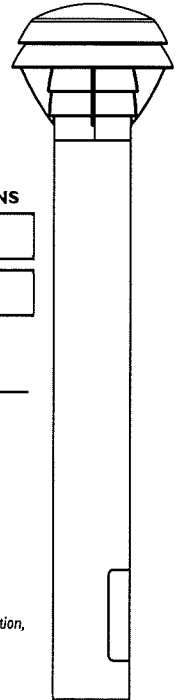
Job:
Type:
Notes:



Bollard LED

Round Full Cutoff Bollard BR840 Series, Including Motion Response

The Philips Gardco LED Bollard family features the round full cutoff bollard, the BR840 series. This sleek series features LEDs concealed below cast louvers to provide down lighting for landscape and pathway applications. The BR840 series features 4" diameter extruded aluminum shafts. Available mountings include the standard shaft, with a welded cast base mounted firmly to anchor bolts. The BR840 series also is available with a galvanized steel base tenon reinforced shaft (BR842) for applications requiring additional support, such as schools. BR840 series bollards provide full cutoff performance.



PREFIX	HEIGHT	LED CONTROL	LED SELECTION	LIGHTED COVERAGE / LED WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

PREFIX	HEIGHT
BR840	Standard Shaft
BR841	Head Only
BR842	School Bollard Reinforced Shaft with Galvanized Steel Tenon

HEIGHT

LED CONTROL

- CWL** Constant Wattage Full Light Output
Full wattage and light output only.
- DIM** 0 - 10V Dimming
Dimming controls by others. The dimming driver utilized permits dimming control via a potentiometer (by others) or via 0 - 10V control (by others.) Consult installation instructions for more information.
- MR** Motion Response
Featuring two (2) integral Passive Infrared (PIR) sensors. In the absence of motion, luminaires operate at 20% of normal power and light output (80% dimmed.) See page 3 for more information on Motion Response luminaires.

LED SELECTION

CW	5,700°K, 75CRI
NW	4,000°K, 75CRI
WW	3,000°K, 75CRI

LIGHTED COVERAGE / LED WATTAGE

360° lighted louvers - 14 LEDs	
360 -10	10 watts at 225mA
360 -18	18 watts at 350mA
360 -26	26 watts at 500mA
180° lighted louvers - 7 LEDs ^{1,2} (Provides reduced backside light.)	
180 -10	10 watts at 450mA
180 -18	18 watts at 700mA

1. 180° achieved by populating half of LEDs.
2. 180° distributions include an internal house side shield to limit the amount of backlight.

Note: A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.

VOLTAGE

UNIV	120V through 277V, 50hz to 60hz input.
-------------	--

FINISH

BRP	Bronze Paint	OC	Optional Color Paint Specify RAL designation as ex: OC-RAL7024.
BLP	Black Paint		
WP	White Paint	SC	Special Color Paint Specify. Must supply color chip.
NP	Natural Aluminum Paint		

OPTIONS

PCB³	Button Photocontrol
SPR	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2

3. Not available in BR841.

1611 Clovis Barker Road, San Marcos, TX 78666
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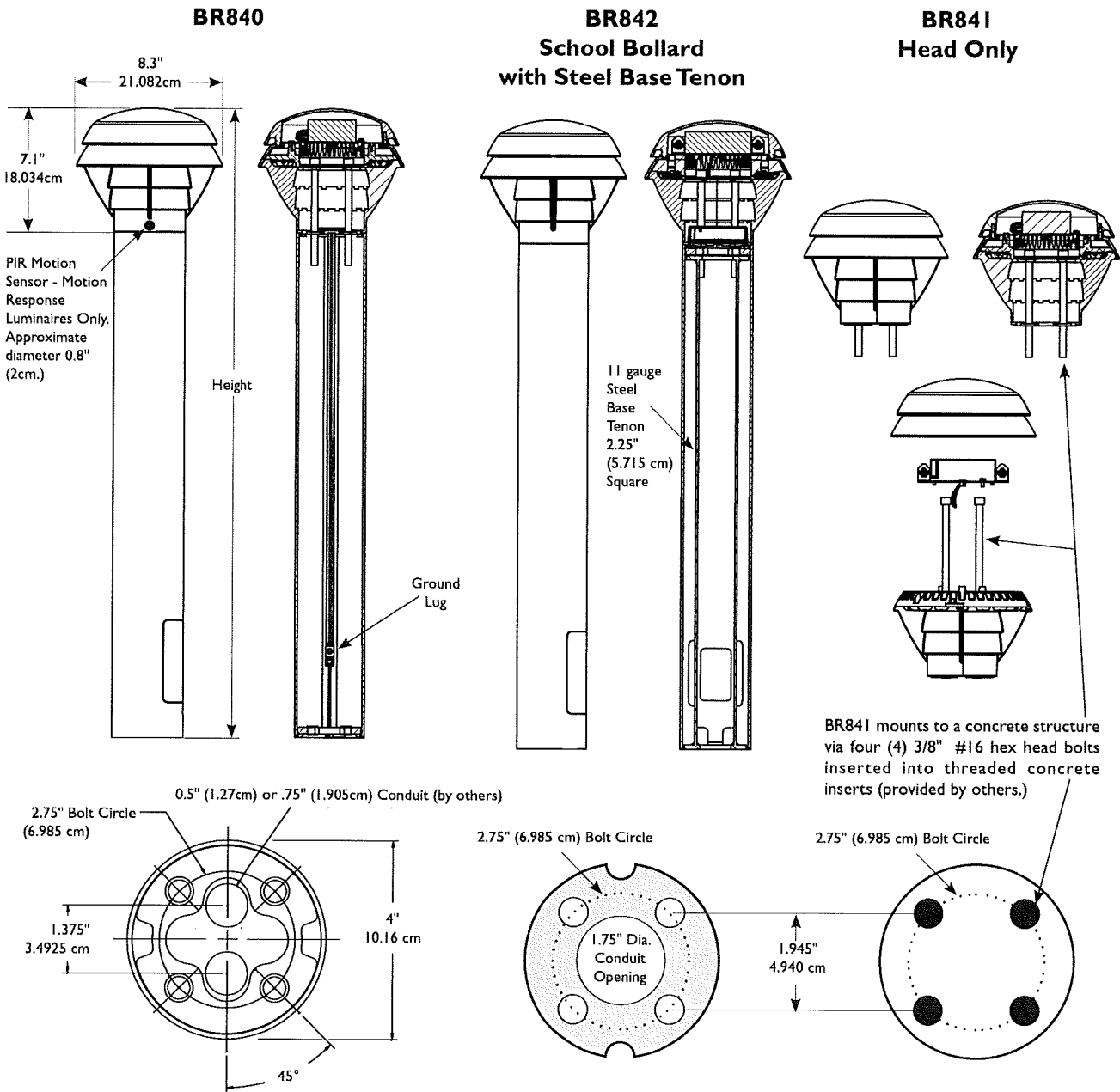




Bollard LED

Round Full Cutoff Bollard BR840 Series, Including Motion Response

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

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PHILIPS





Bollard LED

Round Full Cutoff Bollard BR840 Series, Including Motion Response

SPECIFICATIONS

UPPER HOUSING: Die cast aluminum upper housing featuring shielding louvers to provide down light.

LOWER HOUSING:

BR840 :The lower housing assembly consists of a .140" wall by 4" diameter high strength 6063-T6 extruded aluminum section incorporating a flush, weather-tight gasketed hand hole cover.

BR41 : Louver head assembly is suitable for attachment to architectural elements (by others).

BR842 :The lower housing assembly consists of a .140" wall by 4" diameter high strength 6063-T6 extruded aluminum section, incorporating a flush, weather-tight gasketed hand hole cover, for placement over the galvanized steel tenon support structure. Tenon support structure is made from a .12" thick wall, 11 gauge steel, 2.25" square tube, welded to top and bottom round steel support plates. The steel tenon support structure includes an opening aligned with the aluminum shaft hand hole to permit wiring. The entire steel tenon support structure is hot dipped galvanized after fabrication.

BR842:A high strength steel mounting tenon, hot-dip galvanized after fabrication, is secured to the concrete footing with (4) 3/8" x 8" x 1 1/2" anchor bolts on a 2 3/4" bolt circle.

IP RATING: IP66 is the rating for the optical compartment.

ELECTRICAL: The LED power supply is located within the bollard head. Bollards accept from 120 Volts through 277 Volts, 50hz to 60 hz, input. supply. The LED driver is located in the upper dome. LED drivers are replaceable. LEDs provided as specified. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state.

MOTION RESPONSE LUMINAIRES: Each Motion Response (MR) luminaire includes two (2) Panasonic EKMB1203112 Passive Infrared (PIR) sensors to detect motion. When motion is not detected for a 5 minute period, luminaires automatically dim to 20% power and light, gradually over a 2 minute period. Once Motion is detected, luminaires immediately ramp to full power and light output until motion is not detected for a 5 minute period.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA ⁴		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ⁵
25 °C	225	230,000
	350	220,000
	450 / 500	165,000
	700	150,000
40 °C	225	212,000
	350	188,000
	450 / 500	150,000
	700	137,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
5. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

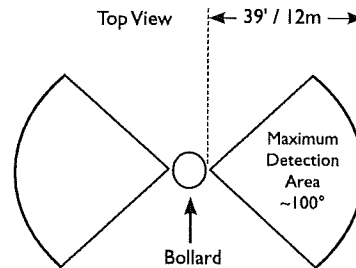
OPTICAL SYSTEM: Philips Gardco LED Bollards feature advanced Philips Gardco LED technology, assuring maximized light output. LED arrays are replaceable.

ANCHORAGE:

BR840: Base assembly consists of an internal welded cast ring section that provides for mounting to the foundation with four (4) 3/8" X 8" X 1 1/2" anchor bolts on a 2 3/4" bolt circle.

BR841:The luminaire head mounts to a concrete structure utilizing four (4) 3/8" #16 hex head bolts inserted into threaded concrete inserts (provided by others) on a 2 3/4" bolt circle.

PIR sensors are able to detect motion in the approximate patterns shown below:



Note: Motion sensors rely on specific zonal crossings to detect motion. It is possible for a person to directly approach the bollard motion sensor without crossing between zones until 15 feet from the motion sensor. The actual motion detection distance may vary based on specific application characteristics.

LUMINAIRE FINISH: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays or modules feature a 5 year limited warranty covering the LED arrays or modules. LED drivers carry a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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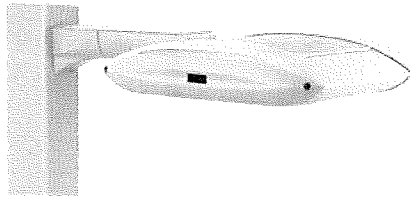
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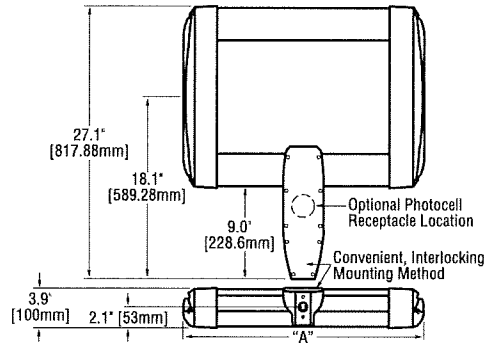
G200-020/0113



BetaLED Catalog #: ARE - EDG - 1S - DA - - D - - - - -



Notes:



# of LEDs	Dim. "A"
20	12.06" [306mm]
40	12.06" [306mm]
60	14.06" [357mm]
80	16.06" [408mm]
100	18.06" [459mm]
120	20.06" [510mm]
140	22.06" [560mm]
160	24.06" [611mm]
200	28.06" [713mm]
240	32.06" [814mm]

Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Drive Current Not Field Adjustable	Factory-Installed Options Please type additional options in manually on the lines provided above.
ARE	EDG	1S ¹	DA ²	<input type="checkbox"/> 02 <input type="checkbox"/> 04 <input type="checkbox"/> 06 <input type="checkbox"/> 08 <input type="checkbox"/> 10 <input type="checkbox"/> 12 <input type="checkbox"/> 14 <input type="checkbox"/> 16 <input type="checkbox"/> 20 <input type="checkbox"/> 24	D	<input type="checkbox"/> UL Universal 120-277V <input type="checkbox"/> UH Universal 347-480V <input type="checkbox"/> B4 347V	<input type="checkbox"/> SV Silver <input type="checkbox"/> BK Black <input type="checkbox"/> BZ Bronze <input type="checkbox"/> PB Platinum Bronze <input type="checkbox"/> WH White	<input type="checkbox"/> 350 350mA <input type="checkbox"/> 525 ³ 525mA <input type="checkbox"/> 700 ⁴ 700mA	<input type="checkbox"/> 43K 4300K Color Temperature ⁵ <input type="checkbox"/> DIM 0-10V Dimming ^{6,7,8} <input type="checkbox"/> F Fuse ^{9,10,11} <input type="checkbox"/> HL Hi/Low (175/350/525, dual circuit input) ¹² <input type="checkbox"/> P Photocell ^{11,13} <input type="checkbox"/> R NEMA Photocell Receptacle ^{11,13} <input type="checkbox"/> ML Multi-Level (75/525) ¹²

Footnotes

- IESNA Type I Short distribution
- Direct mounting arm for use with 3-6" (76-152mm) square or round pole
- Available on fixtures with 20-160 LEDs
- Available on fixtures with 20-60 LEDs
- Color temperature per fixture; 6000K standard minimum 70 CRI
- Control by others
- Refer to dimming spec sheet for availability and additional information
- Not available when UH voltage is selected
- When code dictates fusing use time delay fuse
- Not available with all multi-level options. Refer to the multi-level spec sheet for availability and additional information
- Refer to multi-level spec sheet for availability and additional information
- Must specify voltage other than UH
- Intended for horizontal mounting

LED PERFORMANCE SPECS

# of LEDs	Initial Delivered Lumens – Type I Short @ 6000K	BUG Rating**			Initial Delivered Lumens – Type I Short @ 4300K	BUG Rating**			System Watts 120-480V	Total Current @ 120V	Total Current @ 240V	Total Current @ 277V	Total Current @ 347V	Total Current @ 480V	L ₇₀ Hours* @ 25° C (77° F)	50K Hours Lumen Maintenance Factor* @ 15° C (59° F)
		B	U	G		B	U	G								
350mA Fixture Operating at 25° C (77° F)																
20	2,261 (02)	1	0	0	2,084 (02)	1	0	0	26	0.20	0.11	0.10	0.09	0.07	>150,000	93%
40	4,522 (04)	2	0	0	4,168 (04)	2	0	0	47	0.40	0.21	0.19	0.15	0.12	>150,000	
60	6,695 (06)	2	0	0	6,171 (06)	2	0	0	68	0.58	0.30	0.26	0.20	0.16	>150,000	
80	8,927 (08)	3	0	1	8,228 (08)	3	0	1	90	0.77	0.38	0.34	0.26	0.20	>150,000	
100	11,131 (10)	3	0	1	10,259 (10)	3	0	1	111	0.95	0.47	0.42	0.32	0.24	>150,000	
120	13,357 (12)	3	0	1	12,311 (12)	3	0	1	132	1.15	0.56	0.50	0.38	0.28	>150,000	
140	15,513 (14)	4	1	1	14,297 (14)	4	0	1	157	1.34	0.67	0.61	0.47	0.35	149,000	
160	17,729 (16)	4	1	1	16,340 (16)	4	1	1	179	1.54	0.76	0.68	0.53	0.39	149,000	
200	22,161 (20)	4	1	2	20,425 (20)	4	1	2	221	1.92	0.95	0.84	0.65	0.48	149,000	
240	26,593 (24)	5	1	2	24,510 (24)	5	1	2	264	2.30	1.12	1.00	0.77	0.56	149,000	
525mA Fixture Operating at 25° C (77° F)																
20	3,165 (02)	2	0	0	2,917 (02)	2	0	0	37	0.31	0.17	0.16	0.12	0.10	136,000	92%
40	6,331 (04)	2	0	0	5,835 (04)	2	0	0	70	0.57	0.29	0.26	0.21	0.16	136,000	
60	9,374 (06)	3	0	1	8,639 (06)	3	0	1	102	0.87	0.44	0.39	0.30	0.22	129,000	
80	12,498 (08)	3	0	1	11,519 (08)	3	0	1	133	1.14	0.56	0.49	0.39	0.29	129,000	
100	15,583 (10)	4	1	1	14,362 (10)	4	0	1	172	1.47	0.75	0.67	0.51	0.38	128,000	
120	18,700 (12)	4	1	1	17,235 (12)	4	1	1	204	1.76	0.88	0.78	0.60	0.44	128,000	
140	21,718 (14)	4	1	2	20,016 (14)	4	1	2	233	2.01	0.99	0.87	0.69	0.51	123,000	
160	24,820 (16)	5	1	2	22,876 (16)	4	1	2	265	2.29	1.11	0.98	0.78	0.57	123,000	
200	3,866 (02)	2	0	0	3,563 (02)	2	0	0	50	0.42	0.22	0.20	0.15	0.12	111,000	
40	7,733 (04)	3	0	1	7,127 (04)	3	0	1	93	0.79	0.40	0.35	0.27	0.20	111,000	
60	11,449 (06)	3	0	1	10,552 (06)	3	0	1	137	1.18	0.59	0.51	0.39	0.29	111,000	

* For recommended lumen maintenance factor data see ID-13

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Erratas/TM-15-07BugRatingsAddendum.pdf

NOTE: All data subject to change without notice.

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Made in the U.S.A. of U.S. and imported parts.
 Meets Buy American requirements within the ARRA.



General Description

Slim, low profile design minimizes wind load requirements. Fixture sides are rugged cast aluminum with integral, weather-tight LED driver compartments and high performance aluminum heatsinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6" (76–152mm) square or round pole. Fixture is secured by two (2) 5/16-18 UNC bolts spaced on 2" (51mm) centers. Includes leaf/debris guard. Five year limited warranty on fixture.

Electrical

Modular design accommodates varied lighting output from high power, white, 6000K (+/- 500K per full fixture), minimum 70 CRI, long life LED sources. Optional 4300K (+/- 300K per full fixture) also available. 120–277V 50/60 Hz, Class 1 LED drivers are standard. 347–480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 10kV surge suppression protection standard. Integral weather-tight electrical box with terminal strips (12Ga - 20Ga) for easy power hook-up. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

Testing & Compliance

UL listed in the U.S. and Canada for wet locations and enclosure rated IP66 per IEC 60529 when ordered without P or R options. Consult factory for CE Certified products. Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards. Dark Sky Friendly. IDA Approved. RoHS Compliant.



Product qualified on the Design Lights Consortium ("DLC") Qualified Products List ("QPL") when ordered without backlight control shield.

Finish

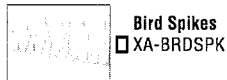
Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

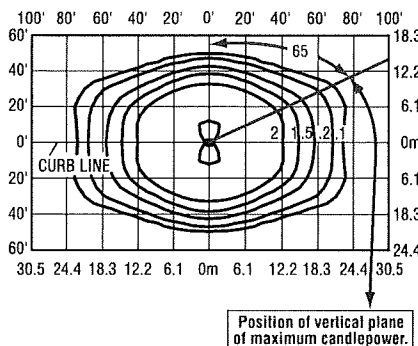
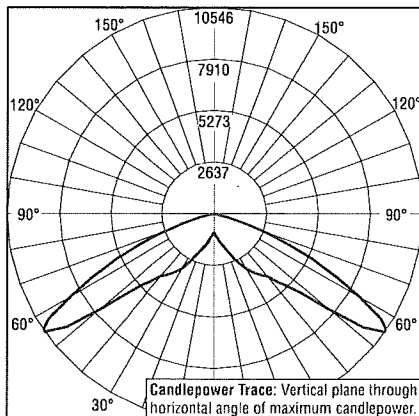
Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit www.uspto.gov.

Field-Installed Accessories



Photometrics



Independent Testing Laboratories certified test. Report No. ITL68091. Candlepower trace of 4300K, 120 LED Type I Short area luminaire with 17,295 initial delivered lumens operating at 525mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.

Isofootcandle plot of 4300K, 120 LED Type I Short area luminaire at 25' (7.6m) A.F.G. Luminaire with 17,235 initial delivered lumens operating at 525mA. Initial FC at grade.

THE EDGE® EPA & Weight Calculations

# of LEDs	Approximate Weight 120-480V	Mounting Options			
		Single	2@ 180°	2@ 90°	3@ 90°
20	21.0 lbs. (9.5kg)	0.60	1.20	0.87	1.47
40	23.7 lbs. (10.8kg)	0.60	1.20	0.87	1.47
60	27.0 lbs. (12.3kg)	0.60	1.20	0.92	1.51
80	28.1 lbs. (12.8kg)	0.60	1.20	0.96	1.55
100	32.3 lbs. (14.7kg)	0.60	1.20	1.00	1.60
120	33.5 lbs. (15.2kg)	0.60	1.20	1.04	1.64
140	36.9 lbs. (16.7kg)	0.60	1.20	1.08	1.68
160	41.4 lbs. (18.8kg)	0.60	1.20	1.12	1.72
200	43.3 lbs. (19.6kg)	0.61	1.21	n/a²	n/a²
240	47.8 lbs. (21.7kg)	0.69	1.38	n/a²	n/a²

Fixed Arm Mount

- Add 5 lbs. (2.3kg) for transformer in 347–480V fixtures when multi-level options are selected.
- For applications requiring 200 or more LEDs at 90 degrees refer to the DL mount version of our spec sheet.

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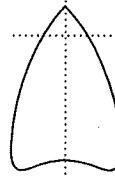
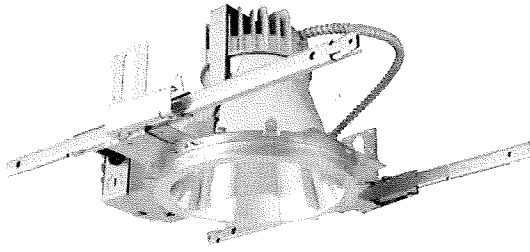


Meets Buy American requirements within the ARRA.





Luminaire Type: **8" Evo®**
 Catalog Number: **35188AR120**
 (autopopulated):



Gotham Architectural Downlighting
 LED Downlights

8" Evo®
Open Reflector

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60hz power supply with 0-10V dimming (10-100%)
- Overload and short circuit protected
- LEDs tested under LM80

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: EVO 35/18 8AR 120

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	18 1800 lumens	8AR Clear	(blank) 1.0 s/mh	(blank) Semi-specular	120
	30/ 3000 K	22 2200 lumens	8PR Pewter	VND Very narrow (0.43 s/mh)	LD Matte diffuse	277
	35/ 3500 K	29 2900 lumens	8WTR Wheat	ND Narrow (0.52 s/mh)	LS Specular	347 ²
	41/ 4100 K		8GR Gold	MD Medium (0.80 s/mh)		
			8WR ¹ White	WD Wide (1.1 s/mh)		

Driver	Options
(blank) ³ 0-10V dimming driver. Minimum dimming level 10%	SF Single fuse
ECOS2 ^{4,5} Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ECOS3 ^{3,4} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	NEPP ⁵ Interface for Sensor Switch® nLight® network provided with integral power supply. Refer to TN-623-01.
	NSD ⁶ Sensor Switch® nLight® one 5A relay with one 0-10 VDC dimming output; requires bus power, such as nPP16 power pack. Refer to nSP5-D.
	TRW ⁷ White painted flange
	TRBL Black painted flange
	EL ⁴ Emergency battery pack with integral test switch
	ELR ⁴ Emergency battery pack with remote test switch
	CP ⁹ Chicago plenum

ACCESSORIES order as separate catalog numbers (shipped separately)	
SCA8	Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").
GVRT	Vandal-resistant trim accessory. Refer to TECH-200.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.
NSP5 D ER KIT	Sensor Switch nLight secondary relay and dimming pack device used to switch and dim luminaires powered via an emergency circuit. Refer to NSP5 D ER KIT.



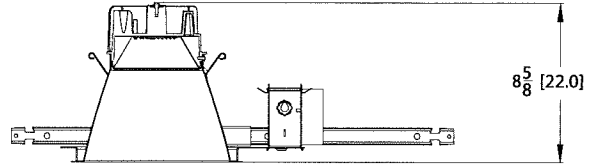
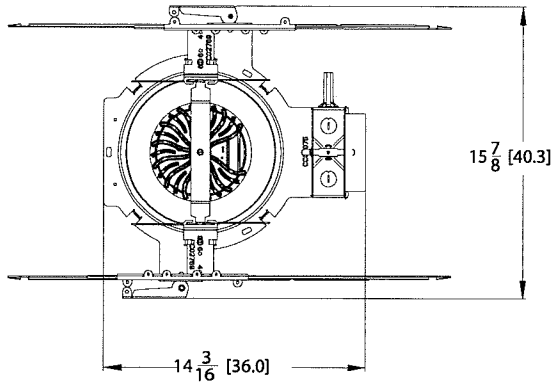
8" EVO

Open Reflector
Solid-State Lighting



DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



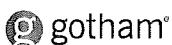
Aperture: 7-7/8 (20.1)
Ceiling Opening: 8-7/8 (21.5)
Overlap Trim: 9-1/4 (23.5)

ELECTRICAL

WATTAGE CONSUMPTION MATRIX		
LUMENS	WATTAGE	LUMENS per WATT
2900	49	64
2200	39	63
1800	35	55

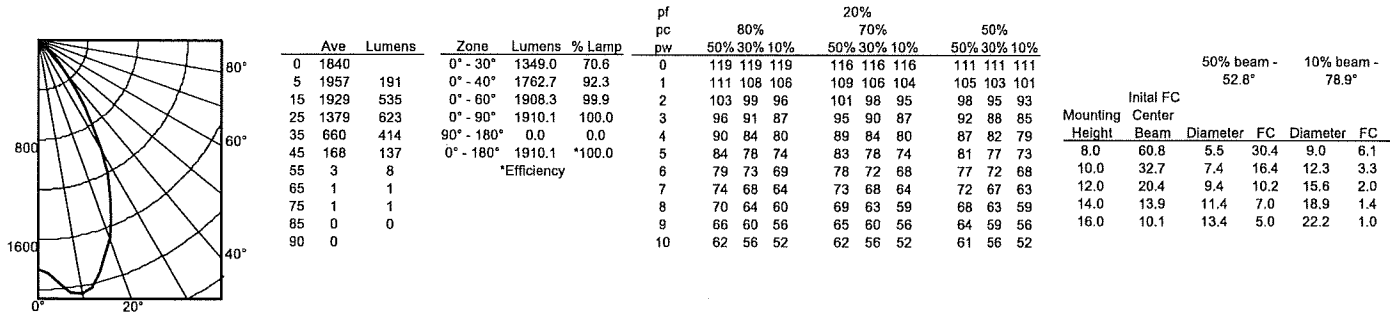
NOTES

- ORDERING NOTES**
- Not available with finishes.
 - Not valid with emergency options, i.e., EL and ELR.
 - Refer to [TECH-240](#) for compatible dimmers.
 - Not available with NEPP option.
 - 120V only.
 - For Emergency generator/inverter applications order non-nLight-enabled fixture and NSP5 D ER KIT as an accessory. Refer to [NSP5 D ER KIT](#).
 - Not available with white reflector.
 - For dimensional changes, refer to [TECH-140](#). Not available with CP option. Not available with 347V.
 - Not available with EL or ELR options.

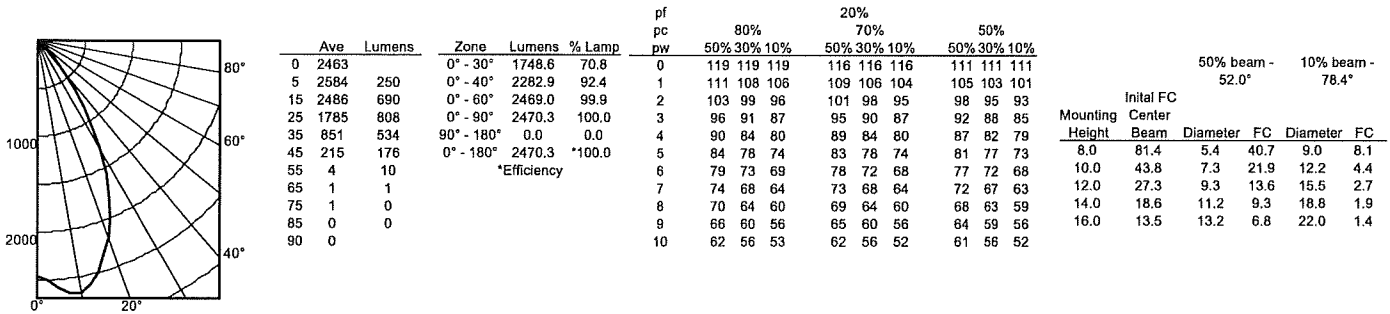


Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

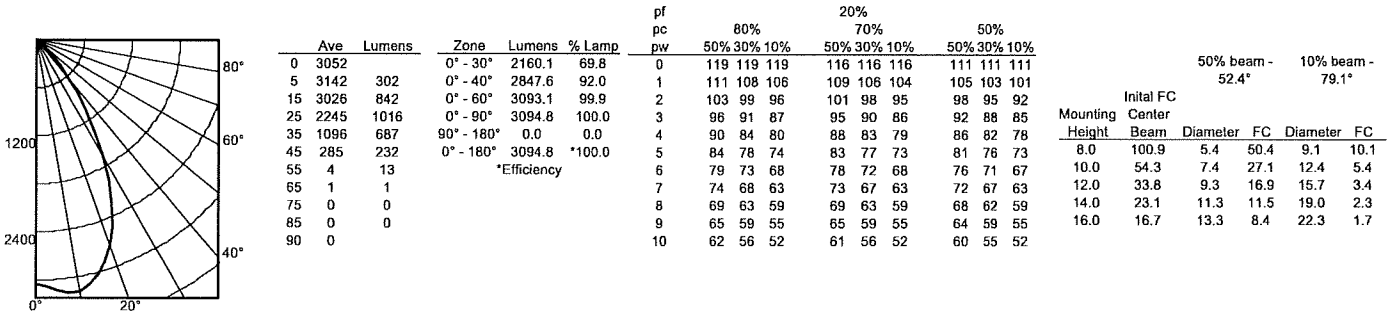
EVO 35/18 8AR LS INPUT WATTS: 34.6, DELIVERED LUMENS: 1910.1, LM/W=55.2, 1.0 S/MH, TEST NO. LTL21102



EVO 35/22 8AR LS INPUT WATTS: 39.3, DELIVERED LUMENS: 2470.3, LM/W=62.9, 1.0 S/MH, TEST NO. LTL21112



EVO 35/29 8AR LS INPUT WATTS: 48.6, DELIVERED LUMENS: 3094.8, LM/W=63.7, 1.0 S/MH, TEST NO. LTL21108



PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%.
- CRI: 83 typical.
- Consult factory or IES file for microgroove baffle, black cone or other photometric reports.