



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room 11-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>6-14-17</u>	Informational Presentation Initial Approval <input checked="" type="checkbox"/> Final Approval
UDC Meeting Date: <u>6-28-17</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 200 South Pinckney Street (Block 88 & 105)
Project Title (if any): Judge Doyle Square

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

AGENDA ITEM #	
LEGISTAR #	<u>75612</u>
ALD. DIST.	<u>4</u>

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Block 88: public development - parking garage with private development above - apartments

Please specify: Block 105: private development - parking, hotel and apartments

3. Applicant, Agent & Property Owner Information:

Applicant Name: James R. DeStefano
Street Address: 57 West Grand Avenue, Suite 300
Telephone: (312) 527-1500 Fax: (312) 527-1511

Company: Lothan Van Hook DeStefano Architecture LLC
City/State: Chicago, Illinois Zip: 60611
Email: jdestefano@lvdarchitecture.com

Project Contact Person: Chris Oddo
Street Address: 115 E. Main Street, Suite 200
Telephone: (608) 204-0825 Fax: (866) 297-1762

Company: InSite Consulting Architects, LLC
City/State: Madison, Wisconsin Zip: 53703
Email: chris@icsarc.com

Project Owner (if not applicant): Beitler Real Estate Services LLC

Street Address: 980 North Michigan Avenue, Suite 1225
Telephone: (312) 768-7001 Fax: (312) 768-7001

City/State: Chicago, Illinois Zip: 60611
Email: pbeitler@beitlerre.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on July 12, 2016 (on going series of meetings)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: James R. DeStefano

Relationship to Property: Project Designer

Authorized Signature: [Signature]

Date: 6/14/2017



June 14, 2017

George E. Austin
Project Director, Judge Doyle Square
215 Martin Luther King Jr. Drive
Madison, WI 53703

200 South Pickney Street (Block 88 & Block 105) – Judge Doyle Square Revised UDC Package

Dear Mr. Austin:

Attached with this letter please find revisions to our previous UDC Drawing Package Submittal.

Included in our Drawing Package are written responses to:

1. Each of the four (4) Action Items outlined in the UDC Summary dated April 5, 2017
2. Responses to the Planning Divisions Conditions for UDC review

We look forward to meeting with the Urban Design Commission on **June 28, 2017** to answer any questions to our written responses.

A. Below is a summary of the revisions included in the attached June 13, 2017 Revised UDC Supplemental Drawing Package Submittal.

Section 1 – General Information

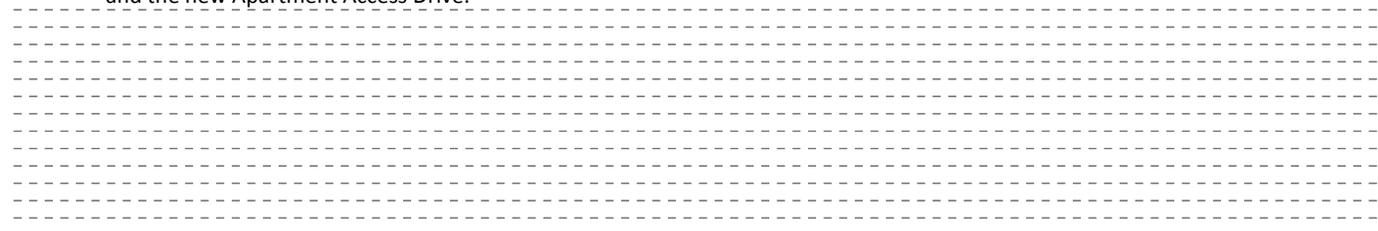
- Updated Cover Sheet
- Updated Sheet Index
- Minor curb line updates to site plans as requested by City Engineering Staff.
- Updated Fire Access Plans to reflect the aerial fire lanes on Doty Street and Wilson Street as required by the Fire Marshall.

Section 2 – Block 88

- Reduction of Public Parking Garage Access from 36'-0" to 30'-0" on Wilson Street.
- Expansion of the loading dock entry from 10'-0" to 13'-0" on Wilson Street.
- Separation of the Public Parking Garage Pedestrian entrance and the Code Required Egress Door into separate penetrations of the façade to reduce scale on both Wilson Street and Doty Street.
- Reduction of the size of the window penetrations on the limestone façade to reduce scale on both Wilson Street and Doty Street.
- On the elevation facing the Madison Municipal Building limestone framed openings have been added at both the Doty Street and the Wilson Street sides of the elevation. These openings mimic the width and scale of the windows on the adjacent streets and allow for greater pedestrian visibility into the parking entries and exits while also adding elements of visual interest on the MMB façade.
- Addition of several louvres in the façade to account for ventilation requirements on Wilson Street, Doty Street, and the MMB Elevation.

Section 3 – Block 105

- Expansion of the Hotel and Residential loading dock entries from 10'-0" to 13'-0" on Wilson Street.
- Reduction of the Hotel Parking Access from 24'-0" to 20'-0" on Wilson Street.
- Separation of the Code Required Egress Door into a separate penetration in the façade to reduce scale on Wilson Street.
- Reduction of the size of the window penetrations on the limestone façade to reduce scale on both Wilson and Doty Streets.
- Addition of a Fireman's Access Entrance and canopy to allow for the direct access to the Fireman's Lobby from Doty Street as requested by the Fire Marshall
- Addition of several louvres in the façade to account for ventilation requirements on Wilson Street, Doty Street, and the new Apartment Access Drive.



Section 4 – Overall detailed supplemental information

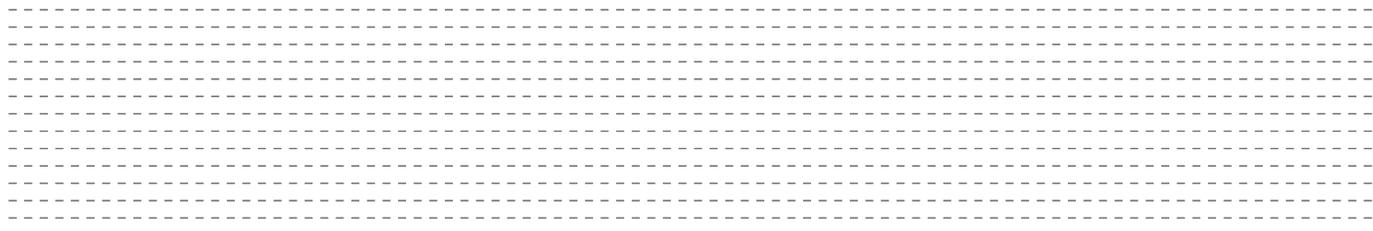
- Cut Sheet provided for parking and loading dock doors.
- Cut Sheet provided for exterior bike racks

B. April 5, 2107 UDC Action Items

- 1) Details on planters, width and dimensions; minimize as much as possible
The planters, width and dimensions are designed to provide a balance of health plant growth and minimizes obstruction to pedestrians on the sidewalk (walking / wheelchair). Dimensions are reflected in the 100% CD's/ Owners Review Landscape Drawings submitted with this cover letter.
- 2) Explore increasing the sidewalk width
The sidewalk widths are maximized on both blocks along Pinckney Street made available by the curved setback design of the buildings. This setback allows for an abundance of sidewalk area at ground level (more than previously exists). Sidewalk widths on Doty and Wilson Streets were reviewed by City Staff and these areas remain the previous widths as the City is unable to convert existing street area to sidewalk area.
- 3) More detailed planting plan
The planting plan will consist primarily of Chanticleer Pear Trees designed to specifically to establish a formal uniform look at the base of the buildings and provide a changing color palate as the Chanticleer Pear Trees change colors during each season (white, green and gold). This same concept currently exists at the base of the 100-story John Hancock Center in Chicago, IL along the North, West and South sides of the building, including Michigan Avenue. Additional details on plantings can be found reflected in the 100% CD's/ Owners Review Landscape Drawings submitted with this cover letter.
- 4) Parking staff should be prepared to address parking and aisle/opening widths at the next meeting
City Parking Staff shall address during the meeting but revised opening can be found on pages 2-16, 2-16-A, 2-18, 2-18-A and 3-14.

C. Planning Division Block 88 Conditions Items 70-76

- 70) That the applicant receives Final Approval from the Urban Design Commission prior to submitting plans for final sign off for Block 88 and 105
Applicant has been granted Initial Approval and is seeking Final Approval.
- 71) That the "SW" (rear) elevation drawing for Block 88 is revised to show additional building/base detail and articulation for those portions of the building that extend closer to the East Doty and Wilson Street sidewalks than Madison Municipal Building. These details shall be approved by the Urban Design Commission and staff. Vertical openings have been provided to allow for improved visibility of traffic entering and existing on Doty and Wilson Streets. These openings are designed in the same language of the ground floor windows along Doty and Wilson Streets and further break up the limestone wall condition along the loading zone of the MMB. See page 2-19.
- 72) That for Blocks 88 and 105, all screening walls, elevator penthouses, and rooftop mechanicals are clearly labeled and dimensioned on rooftop plans, sections, and elevation drawings. The height of screening walls should be of the minimum height necessary to screen equipment. These details shall be approved by the Urban Design Commission and staff.
The screening walls, elevator penthouses and rooftop mechanicals are clearly labeled on pages 2-12 and 3-07 they are at the minimum heights necessary to screen equipment (17'-0").
- 73) That the door location on Block 105 retail space (on Wilson Street) be identified. An entrance to Wilson Street shall be provided.
Not part of Block 88; addressed on the Block 105 Conditions.
- 74) That details on all garage doors on Blocks 88 and 105 be provided and approved by the Urban Design Commission and staff.
The details of the garage doors are outlined on page 4-01B.





75) That the plans be revised as follows:

- The overhead doors for loading docks be brought out to the building façade. Material details for these doors shall be provided.

The overhead doors for loading have been relocated as outlined on pages 2-06 and 3-04. Door Cut Sheet has been provided on Sheet 4-01B

- At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.

The finishes have been extended into the openings a minimum of 10'.

- At the hotel parking garage entry an overhead door shall be provided at the building façade.

Not part of Block 88; addressed on the Block 105 Conditions.

76) Material details for this door shall be provided.

- The locations and details for all parking garage intake and exhaust louvers shall be provided. Any other large venting requirements for mechanical equipment which will not be located within the louvers shown above windows or doors shall also be provided.

The locations are identified on pages 2-16, 2-16-A, 2-18, 2-18-A and 3-14.

- Locations of street trees and planters shall be reviewed with appropriate city staff and identified consistently on the submitted plans.

The location of street trees and planters was addressed in UDC Question #3 with additional details found on 100% CD's/ Owners Review Landscape Drawings submitted with this cover letter.

Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.

Parking for guest bike parking is located on 100% CD's/ Owners Review Landscape Drawings submitted with this cover letter.

- Access and security for the Public Garage Bicycle Parking be reviewed to provide usable entry for persons with bicycles. Consideration should be given to making this a secured parking area for cyclists on a rental basis rather than an open access 24 hour facility.

City Staff has reviewed and is satisfied with the plans as presented in this package.

- For the Block 105 proposal the applicant shall continue to work with staff and the Urban Design Commission on design elements along Doty St. at the base of the building to provide a design more contextually compatible.

Not part of Block 88; addressed in Block 105 Conditions.

D. Planning Division Block 105 Conditions Items 72-77

72) That the applicant receives Final Approval from the Urban Design Commission prior to submitting plans for final sign off for Block 88 and 105

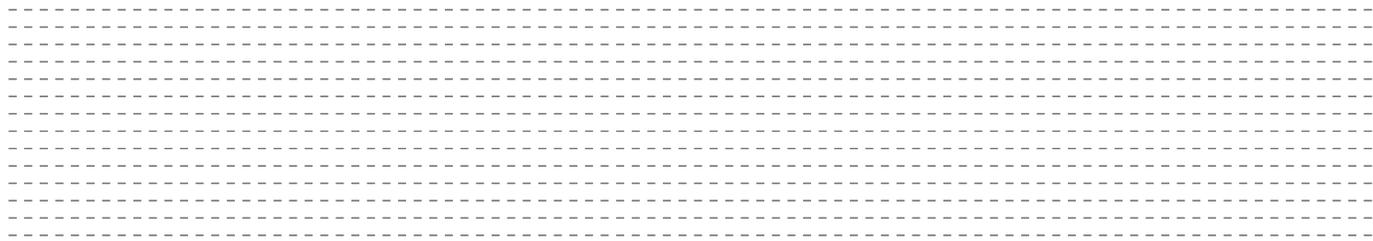
Applicant has been granted Initial Approval and is seeking Final Approval.

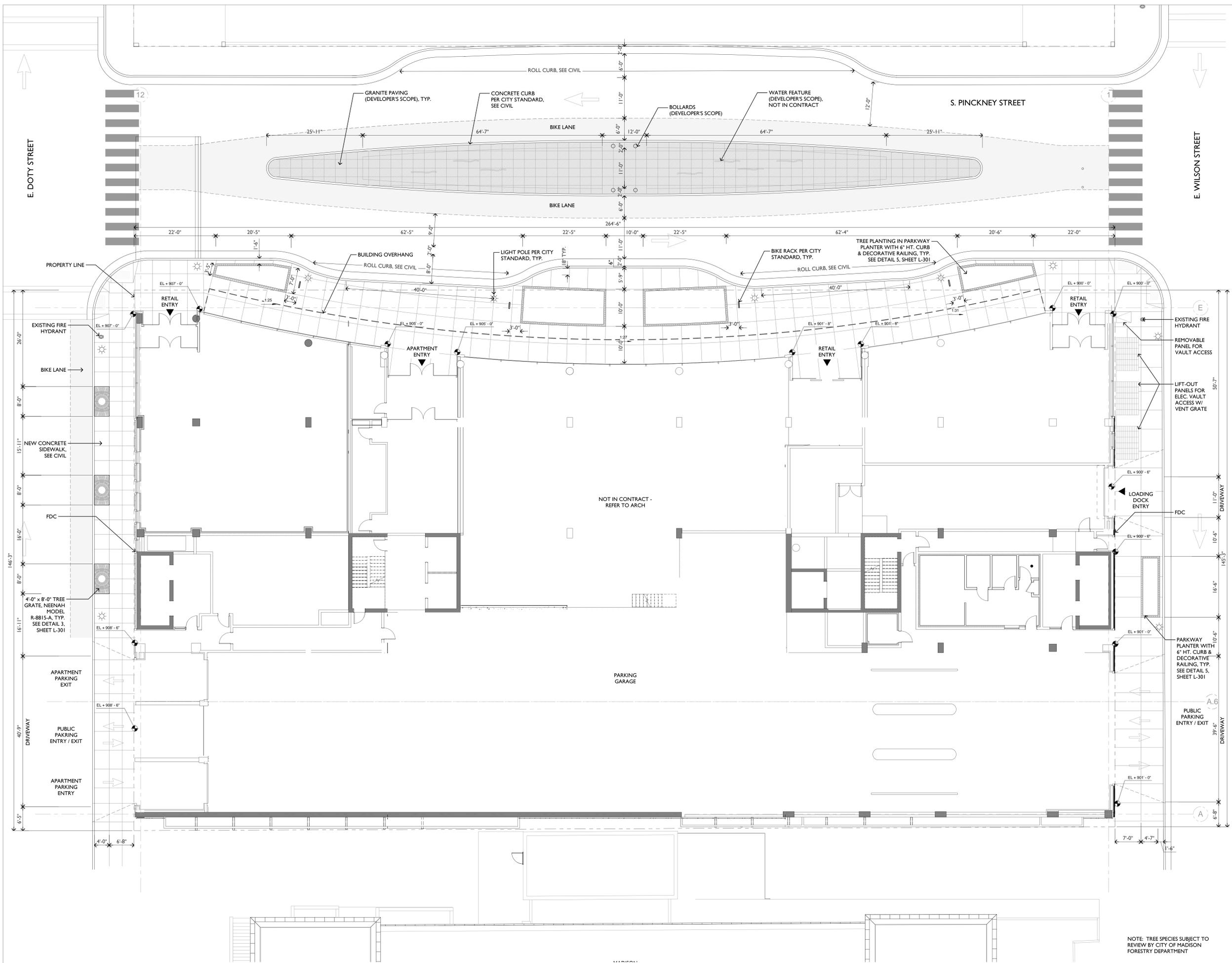
73) That the "SW" (rear) elevation drawing for Block 88 is revised to show additional building/base detail and articulation for those portions of the building that extend closer to the East Doty and Wilson Street sidewalks than Madison Municipal Building. These details shall be approved by the Urban Design Commission and staff.

Not part of Block 105, addressed in Block 88 Conditions

74) That for Blocks 88 and 105, all screening walls, elevator penthouses, and rooftop mechanicals are clearly labeled and dimensioned on rooftop plans, sections, and elevation drawings. The height of screening walls should be of the minimum height necessary to screen equipment. These details shall be approved by the Urban Design Commission and staff.

The screening walls, elevator penthouses and rooftop mechanicals are clearly labeled on pages 2-12 and 3-07 and are at the minimum heights necessary to screen equipment.





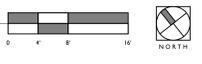
No.	Description	Date
3	ISSUED FOR 100% CDS/OWNER REVIEW	06/01/2017
2	ISSUED FOR DESIGN DEVELOPMENT	04/28/2017
1	ISSUED FOR SCHEMATIC DESIGN	02/03/2017

- JUDGE DOYLE SQUARE - BLOCK 88
 JUDGE DOYLE SQUARE
 CITY OF MADISON, 53703
- ARCHITECT:
Lothian van hook destefano
 ARCHITECTURE LLC
- ASSOCIATE ARCHITECT:
INSITE CONSULTING ARCHITECTS
- PARKING CONSULTANT:
WALKER
- STRUCTURAL ENGINEERS:
H.A.L.V.O.R.S.O.N
 AND PARTNERS
 A WSP | PARSONS BRINCKERHOFF COMPANY
- MEP/P E ENGINEERS:
AEI Affiliated Engineers
- CIVIL ENGINEERS:
Mead & Hunt
- LANDSCAPE ARCHITECT:
WOLFF LANDSCAPE ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN

Drawing Title
 GROUND FLOOR HARDSCAPE PLAN

Drawn	Date
Author	
Checked By	Drawing Number
Checker	
Approved	
Approver	
Job Number	
215-1051	

BLOCK 88 HARDSCAPE PLAN
 SCALE: 1/8"=1'-0"

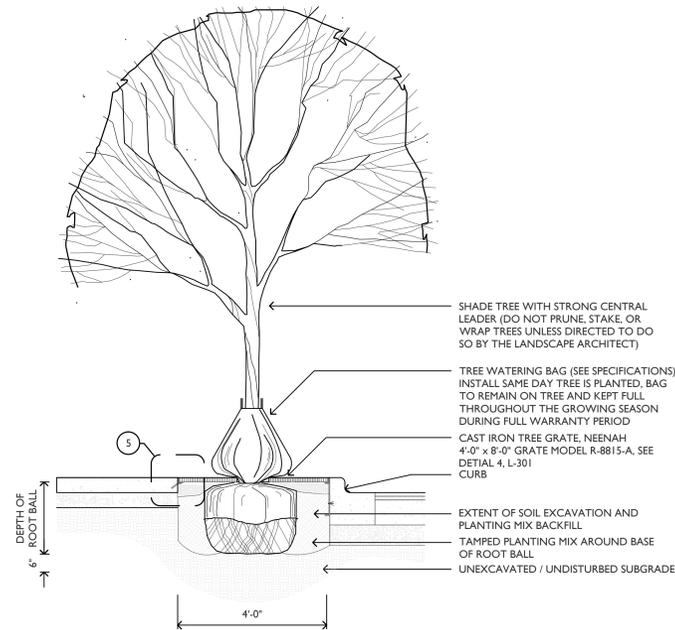


NOTE: TREE SPECIES SUBJECT TO REVIEW BY CITY OF MADISON FORESTRY DEPARTMENT

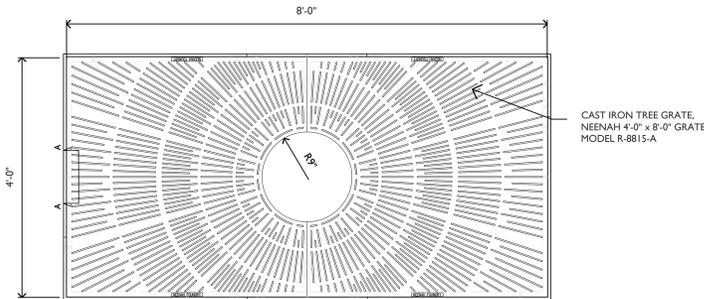
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
POTENTIAL SHADE TREES	PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	12	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	BW3	BUXUS MICROPHYLLA "WINTERGREEN"	WINTERGREEN BOXWOOD	6	-	-	30"	B&B	GLOBE FORM
	BW2	BUXUS MICROPHYLLA "WINTERGREEN"	WINTERGREEN BOXWOOD	6	-	-	24"	B&B	GLOBE FORM
	BW1	BUXUS MICROPHYLLA "WINTERGREEN"	WINTERGREEN BOXWOOD	4	-	-	18"	B&B	GLOBE FORM
	HP	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	14	-	30"	-	#5	3'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	6	-	-	24"	#5	3'-0" ON CENTER
ORN. GRASSES	CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	112	-	-	-	#1	1'-6" ON CENTER
PERENNIALS	HSS	HOSTA 'SUM AND SUBSTANCE'	SUM AND SUBSTANCE HOSTA	24	-	-	-	#3	2'-0" ON CENTER; NATURALISTIC DRIFTS THROUGHOUT CP
BULBS	AGG	ALLIUM GIGANTEUM 'GLOBEMASTER'	ORNAMENTAL ONION	92	-	-	-	BULB	1'-0" ON CENTER; NATURALISTIC DRIFTS THROUGHOUT CP
	NDM	NARCISSUS 'DUTCH MASTER'	DAFFODIL	240	-	-	-	BULB	8" ON CENTER; NATURALISTIC DRIFTS, THROUGHOUT CP

PLANT PALETTE

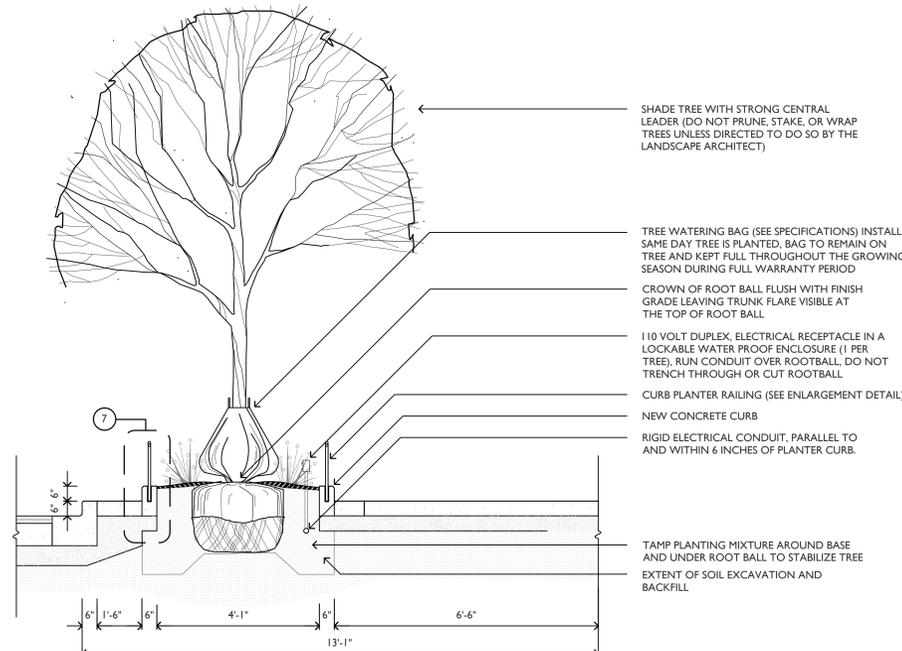
NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



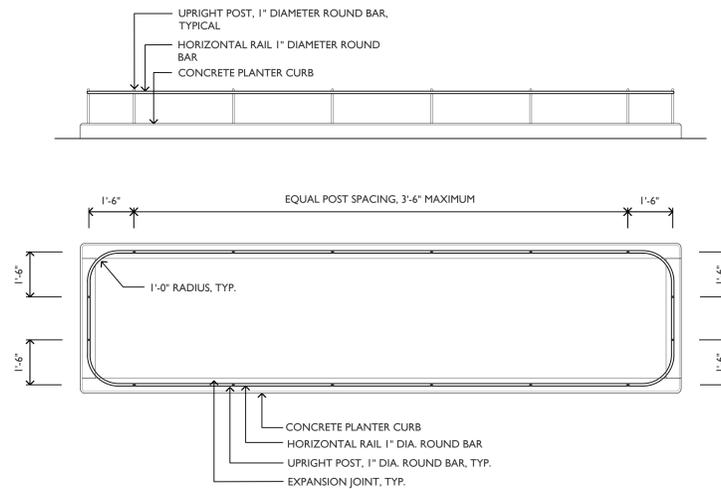
3 TREE IN TREE GRATE DETAIL
SCALE: 1/2"=1'-0"



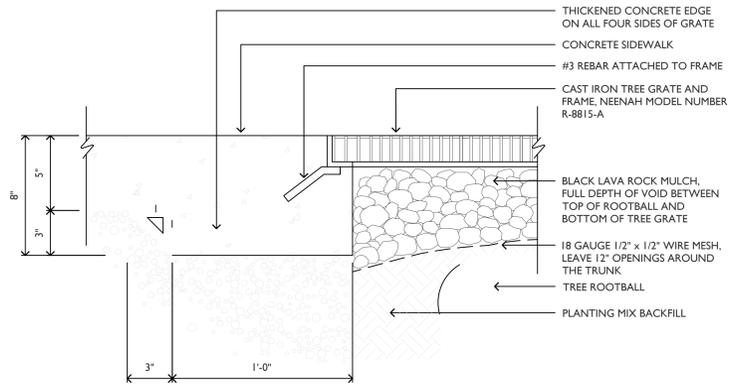
4 4' x 8' TREE GRATE DETAIL
SCALE: 1"=1'-0"



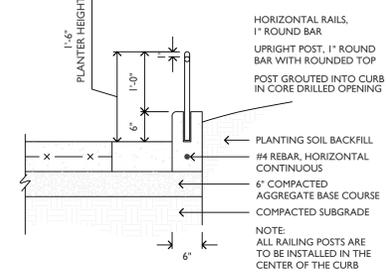
5 PARKWAY PLANTER AND TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



6 RAILING DETAILS
SCALE: 1/2"=1'-0"

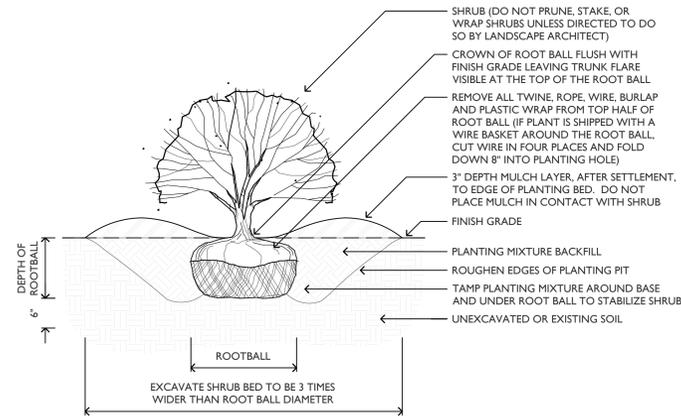


5 TREE GRATE DETAIL
SCALE: 1"=1'-0"

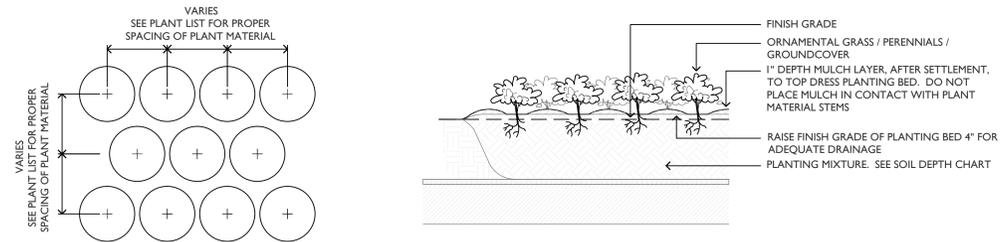


7 RAILING POST DETAIL
SCALE: 1"=1'-0"

1 ORNAMENTAL GRASS PERENNIAL AND GROUND COVER INSTALLATION DETAIL
SCALE: 1"=1'-0"



2 SHRUB INSTALLATION DETAIL
SCALE: 1"=1'-0"



No.	Description	Date
3	ISSUED FOR 100% CDS/OWNER REVIEW	06/01/2017
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JUDGE DOYLE SQUARE - BLOCK 88
JUDGE DOYLE SQUARE
CITY OF MADISON, 53703

ARCHITECT:
lothan van hook destefano
ARCHITECTURE LLC

ASSOCIATE ARCHITECT:
INSITE CONSULTING ARCHITECTS

PARKING CONSULTANT:
WALKER

STRUCTURAL ENGINEERS:
H.A.L.V.O.R.S.O.N
AND PARTNERS

MEPP ENGINEERS:
AEI Affiliated Engineers

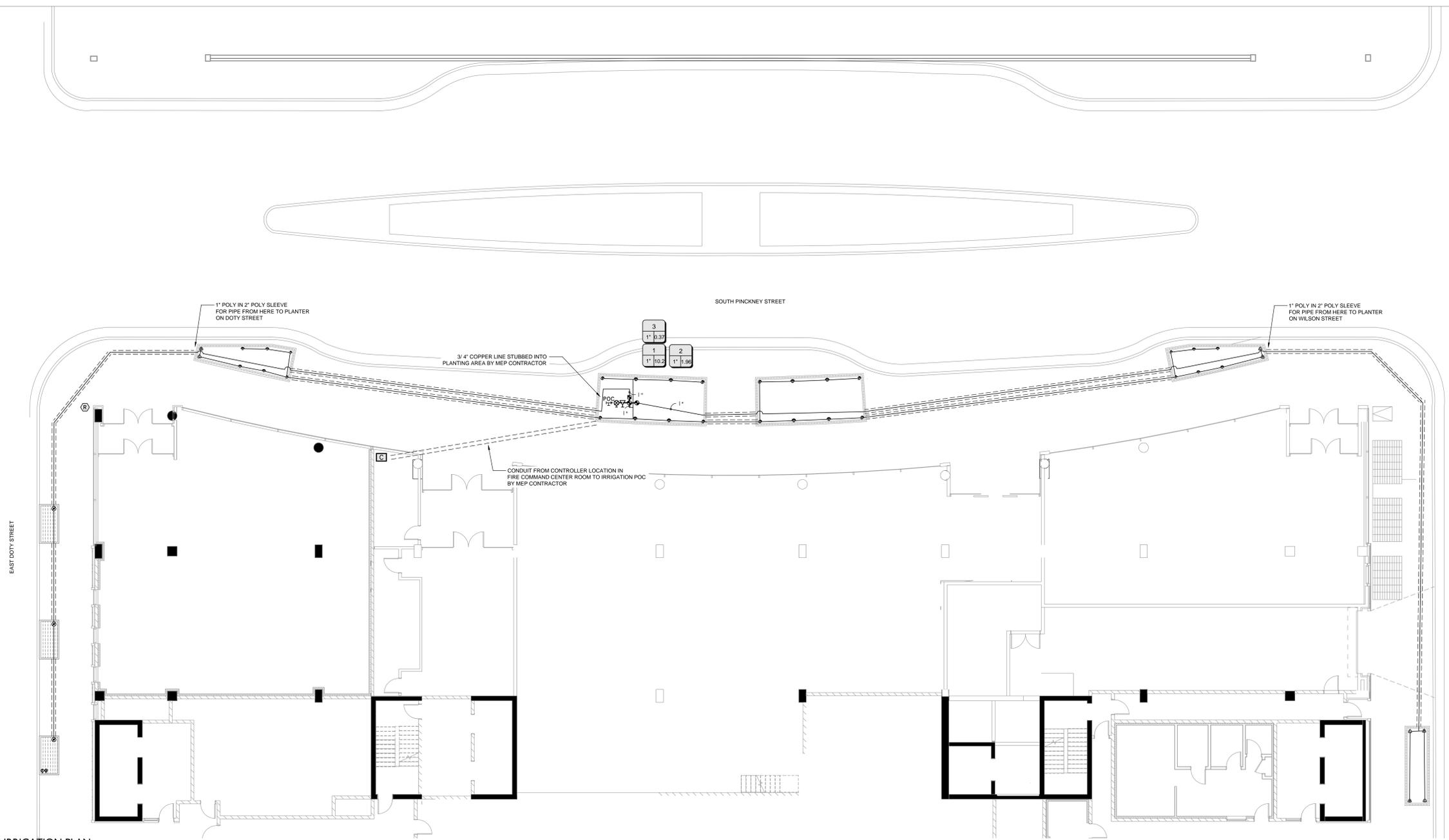
CIVIL ENGINEERS:
Mead & Hunt

LANDSCAPE ARCHITECT:
WOLFF LANDSCAPE ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

Drawing Title

PLANT LIST AND DETAILS

Drawn	Date
Author	
Checked By	Drawing Number
Checker	
Approved	
Approver	
Job Number	L-301
215-051	



BLOCK 88 IRRIGATION PLAN
SCALE: 1/8"=1'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD RD-12-S-P30 15 STRIP SERIES
	RAIN BIRD RD-12-S-P30 5 SERIES MPR
	RAIN BIRD RD-12-S-P30 8 SERIES MPR
	RAIN BIRD XCZ-LF-100-PRF
	PIPE TRANSITION POINT FROM PVC TO DRIPLINE
	NETAFIM TISOV MANUAL FLUSH VALVE
	RAIN BIRD ARV050 AIR RELIEF VALVE
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-18 (18) 0.6 GPH EMITTERS, 18" EMITTER AND ROW SPACING
	RAIN BIRD PGA CONTROL VALVE
	RAIN BIRD S-RC QUICK COUPLER VALVE
	MATCO-NORCA 759T05 BRASS BALL VALVE
	RAIN BIRD ESP4ME CONTROLLER
	RAIN BIRD WR2-RFC WIRELESS RAIN SENSOR
	POINT OF CONNECTION TO 3/4" COPPER
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 - 1" (EXCEPT WHERE NOTED AS POLY PIPE)
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 - 1" (EXCEPT WHERE NOTED AS POLY PIPE)
	PIPE SLEEVE: PVC SCHEDULE 40 - 2" (EXCEPT WHERE NOTED AS POLY PIPE)
	VALVE CALLOUT
	VALVE NUMBER
	VALVE FLOW
	VALVE SIZE

No.	Description	Date
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JUDGE DOYLE SQUARE
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STRUCTURAL ENGINEERS:
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MEP/FP ENGINEERS:
AEI Affiliated Engineers

CIVIL ENGINEERS:
Mead & Hunt

LANDSCAPE ARCHITECT:
WOLFF LANDSCAPE ARCHITECTURE
PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN

GROUND FLOOR IRRIGATION PLAN

LANDTECH Design
IRRIGATION DESIGN CONSULTANTS

(317) 870-2619 or (314) 541-2779
Website: www.LandtechDesign.com

Drawn	Date
JZ	
Checked By	Drawing Number
JO	
Approved	
JO	
Lib Number	
215-1051	

L-401

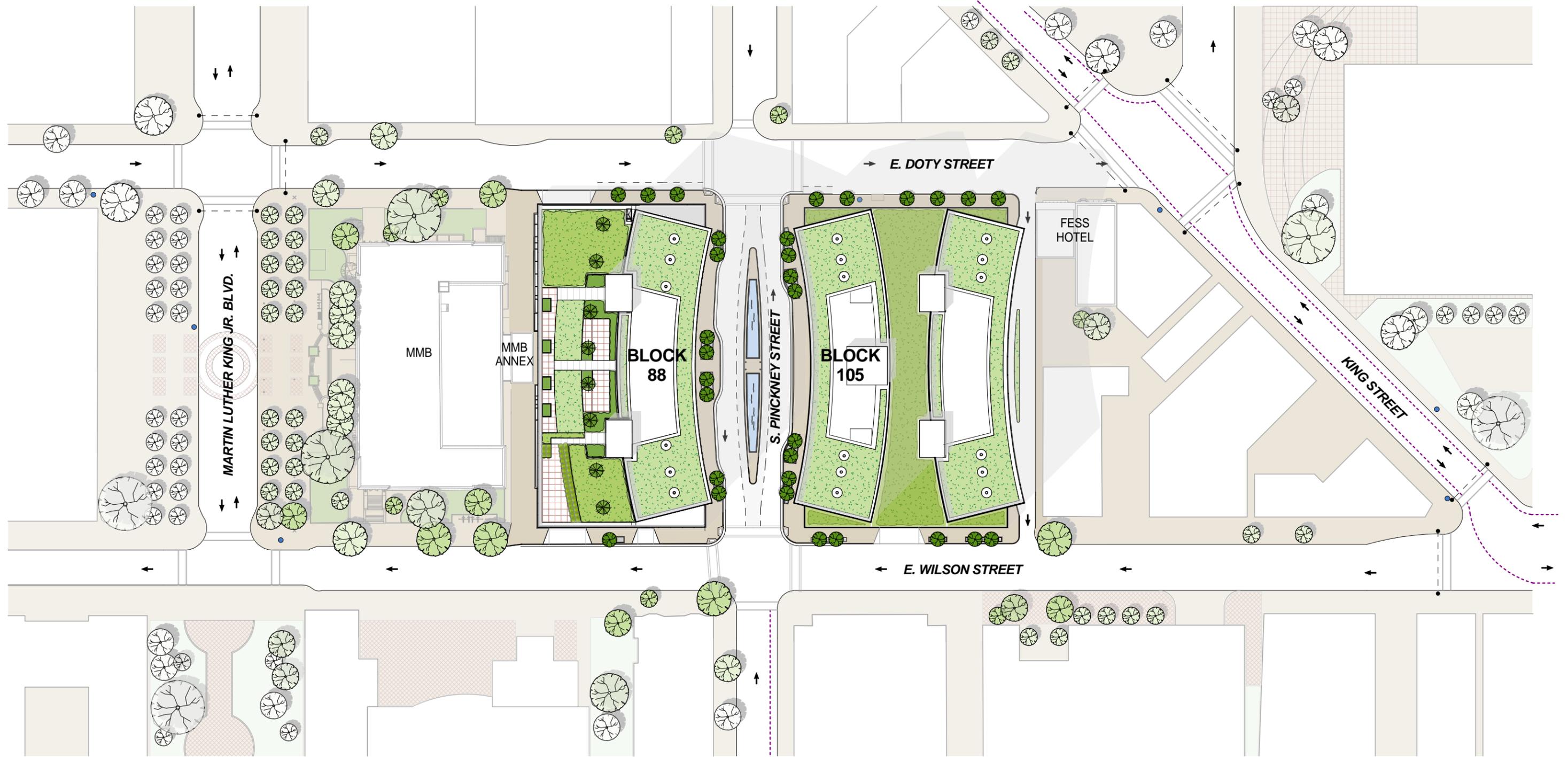
JUDGE DOYLE SQUARE - BLOCKS 88 AND 105 SUPPLEMENTAL DRAWING PACKAGE SUBMITTAL

CITY OF MADISON - UNDERGROUND PARKING FACILITY BLOCK 88
BEITLER REAL ESTATE SERVICES LLC - PRIVATE DEVELOPMENT BLOCKS 88 AND 105

REVISED JUNE 13, 2017

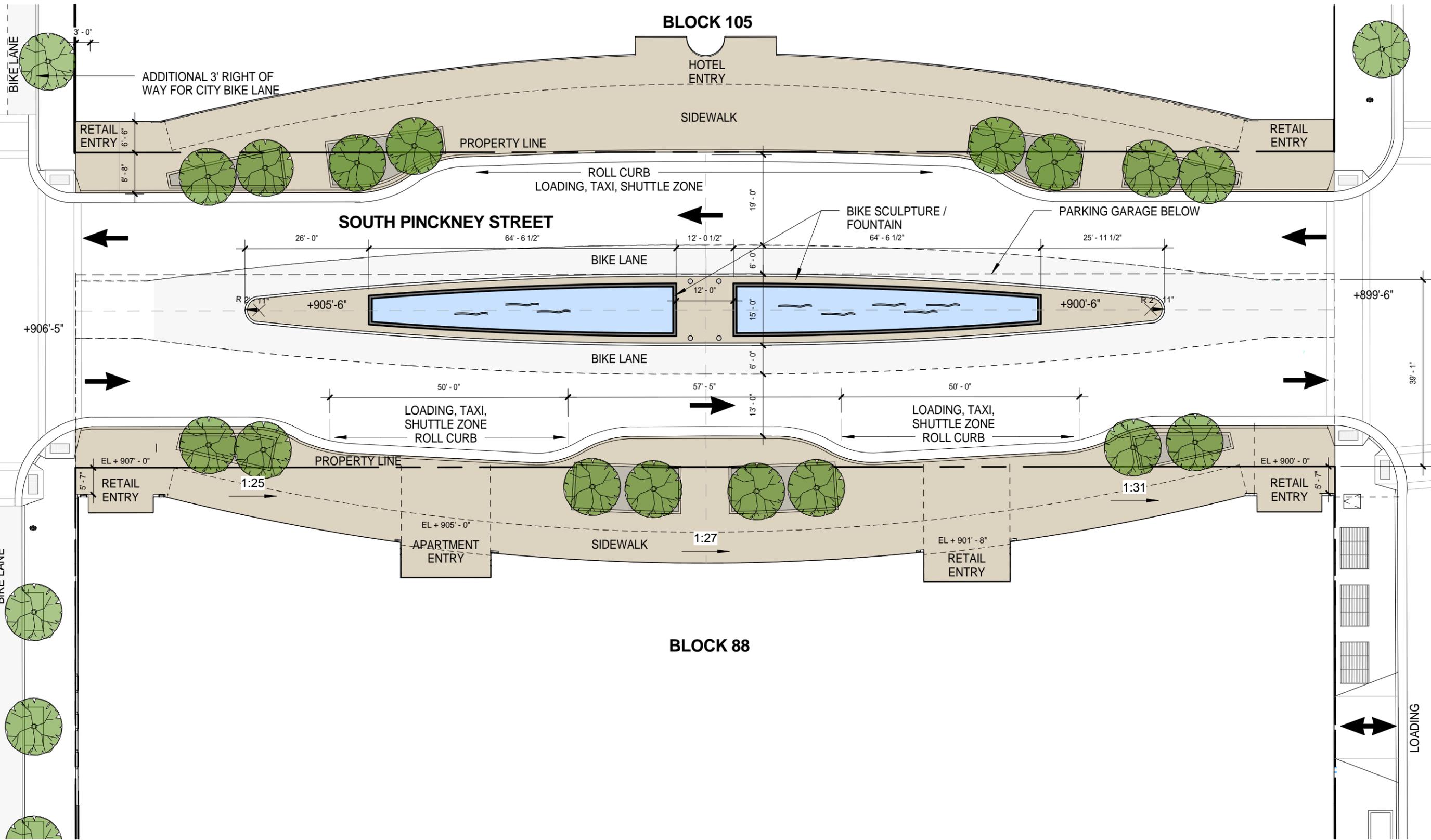


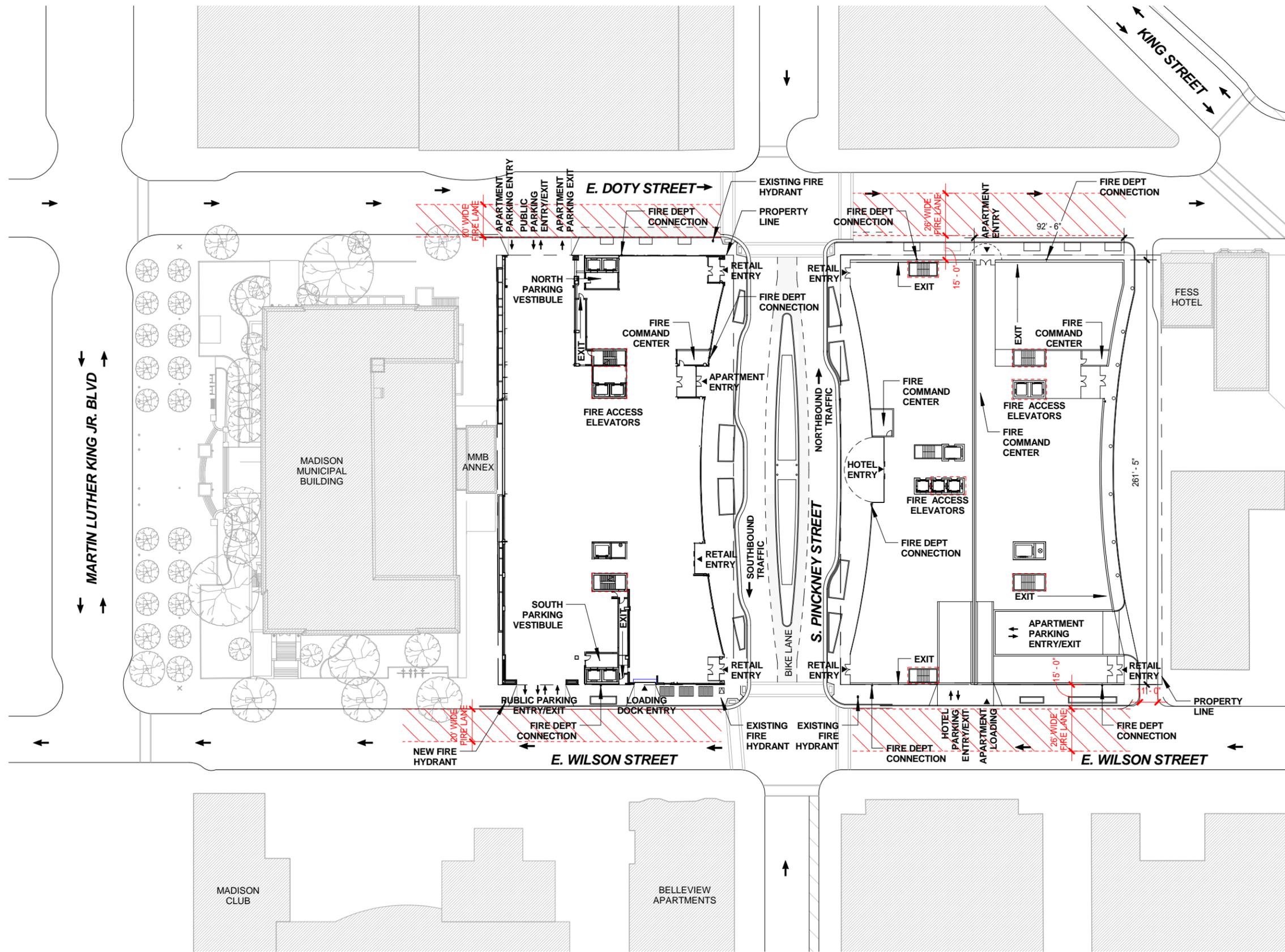
##	DRAWING TITLE				
REVIS	1-00	COVER SHEET - GENERAL INFORMATION		3-00	COVER SHEET - BLOCK 105
REVIS	1-01	TABLE OF CONTENTS		3-01	UNDERGROUND PARKING - LOWER LEVEL 4
	1-02	PROJECT INFORMATION SHEET		3-02	UNDERGROUND PARKING - LOWER LEVEL 2,3
	1-03	EXISTING CONDITIONS INFORMATION/CONTEXT PHOTOS	REVIS	3-03	UNDERGROUND PARKING - LOWER LEVEL 1
	1-03-A	CONTEXT PHOTOS		3-04	1ST FLOOR PLAN
	1-03-B	CONTEXT PHOTOS	REVIS	3-05	2ND FLOOR PLAN
	1-03-C	CONTEXT PHOTOS - DEMOLITION		3-06	TYPICAL TOWER FLOORS 3-12
	1-03-D	CONTEXT PHOTOS - DEMOLITION		3-06-A	TYPICAL APARTMENT LAYOUTS
	1-04	CONDITIONAL USE REQUEST/ DOWNTOWN DESIGN GUIDELINES		3-06-B	TYPICAL HOTEL LAYOUTS
	1-04-A	DOWNTOWN DESIGN GUIDELINES		3-07	ROOF PLAN
	1-04-B	DOWNTOWN DESIGN GUIDELINES		3-08	BUILDING SECTION AA
	1-04-C	DOWNTOWN DESIGN GUIDELINES	REVIS	3-09	BUILDING SECTION BB
	1-05	ALDER/NEIGHBORHOOD NOTIFICATION		3-10	BUILDING SECTION CC
	1-06	SITE CONNECTIVITY DIAGRAM		3-11	BUILDING SECTION DD
	1-07	SURVEY		3-12	BUILDING SECTION EE
REVIS	1-08	OVERALL SITE PLAN	REVIS	3-13	BUILDING SECTION FF
REVIS	1-09	PINCKNEY STREET SITE PLAN	REVIS	3-14	SE ELEVATION - WILSON STREET
REVIS	1-10	FIRE ACCESS PLAN	REVIS	3-15	NE ELEVATION - NEW ENTRY DRIVE
REVIS	1-11-A	GROUND FLOOR LANDSCAPE PLAN	REVIS	3-16	NW ELEVATION - DOTY STREET
	1-11-B	SECTIONS	REVIS	3-17	SW ELEVATION - PINCKNEY STREET
	1-11-C	BLOCK 88 ROOF LANDSCAPE PLAN	ADDED	3-18	HOTEL CANOPY
	1-11-D	BLOCK 105 ROOF LANDSCAPE PLAN	DELETED	3-18-A	CANOPY OPTION A
	1-12-A	GROUND FLOOR PLANTING PALETTE	DELETED	3-18-B	CANOPY OPTION B
	1-12-B	ROOF/ AMENITY DECK PLANTING PALETTE	DELETED	3-18-C	CANOPY OPTION C
			DELETED	3-18-D	CANOPY OPTION D
	2-00	COVER SHEET - BLOCK 88	REVIS	3-19	3D MASSING - AERIAL VIEWS
	2-01	PARKING LEVEL U4	REVIS	3-20	3D MASSING - AERIAL VIEWS
	2-02	PARKING LEVEL U3	REVIS	3-21	3D MASSING - STREET LEVEL VIEWS
	2-03	PARKING LEVEL U2	REVIS	3-22	3D MASSING - STREET LEVEL VIEWS
	2-04	PARKING LEVEL U1			
REVIS	2-05	PARKING LEVEL U0		4-00	COVER SHEET - OVERALL MATERIALS, SHADOW STUDIES, AND RENDERINGS
REVIS	2-06	LEVEL 1 - WILSON STREET ENTRY		4-01	MATERIALS BOARD - EXTERIOR
REVIS	2-07	LEVEL 2 - DOTY STREET ENTRY	ADDED	4-01-B	LOADING DOCK/PARKING ENTRY DOORS
	2-08	LEVEL 3 - APARTMENT PARKING	ADDED	4-01-C	EXTERIOR VISITOR BICYCLE PARKING
	2-09	LEVEL 4 - APARTMENT PARKING		4-02	GRAPHIC SIGNAGE - BLOCK 88
	2-10	LEVEL 5 - APARTMENT AMENITY		4-03	GRAPHIC SIGNAGE - BLOCK 105
	2-11	LEVELS 6-13 - TYPICAL APARTMENT LEVELS		4-03-A	GRAPHIC SIGNAGE - BLOCK 105
	2-11-A	ENLARGED TYPICAL APARTMENT PLAN		4-04	EXTERIOR LIGHTING - BLOCK 88
REVIS	2-12	ROOF PLAN		4-04-A	EXTERIOR LIGHTING - BLOCK 88
	2-13	BUILDING SECTION A-A		4-04-B	EXTERIOR LIGHTING - BLOCK 88
	2-14	BUILDING SECTIONS B-B, C-C		4-05	EXTERIOR LIGHTING - BLOCK 105
	2-15	BUILDING SECTION D-D		4-05-A	EXTERIOR LIGHTING - BLOCK 105
REVIS	2-16	SE ELEVATION - WILSON STREET		4-05-B	EXTERIOR LIGHTING - BLOCK 105
REVIS	2-16-A	ENLARGED PARKING /LOADING ELEVATION		4-05-C	EXTERIOR LIGHTING - BLOCK 105
	2-17	NE ELEVATION - PINCKNEY STREET		4-06	EXTERIOR LIGHTING - CUT SHEETS
	2-17-A	ENLARGED RETAIL ENTRY ELEVATION		4-06-A	EXTERIOR LIGHTING - CUT SHEETS
REVIS	2-18	NW ELEVATION - DOTY STREET		4-06-B	EXTERIOR LIGHTING - CUT SHEETS
REVIS	2-18-A	ENLARGED NW ELEVATION - DOTY STREET		4-06-C	EXTERIOR LIGHTING - STREET LIGHTS BY CITY
REVIS	2-19	SW ELEVATION - MMB		4-06-D	BLOCK 88 - PHOTOMETRIC DRAWINGS
REVIS	2-20	3D MASSING - AERIAL VIEW		4-06-E	BLOCK 105 - PHOTOMETRIC DRAWINGS
REVIS	2-21	3D MASSING - STREET LEVEL VIEW		4-07	SHADOW STUDIES
REVIS	2-22	3D MASSING - STREET LEVEL VIEW		4-07-A	SHADOW STUDIES
	2-23	PUBLIC RIGHT OF WAY DIAGRAM			



NOTE: AVERAGE ELEVATION FOR BLOCK 88 BUILDING HEIGHT = 903.5'



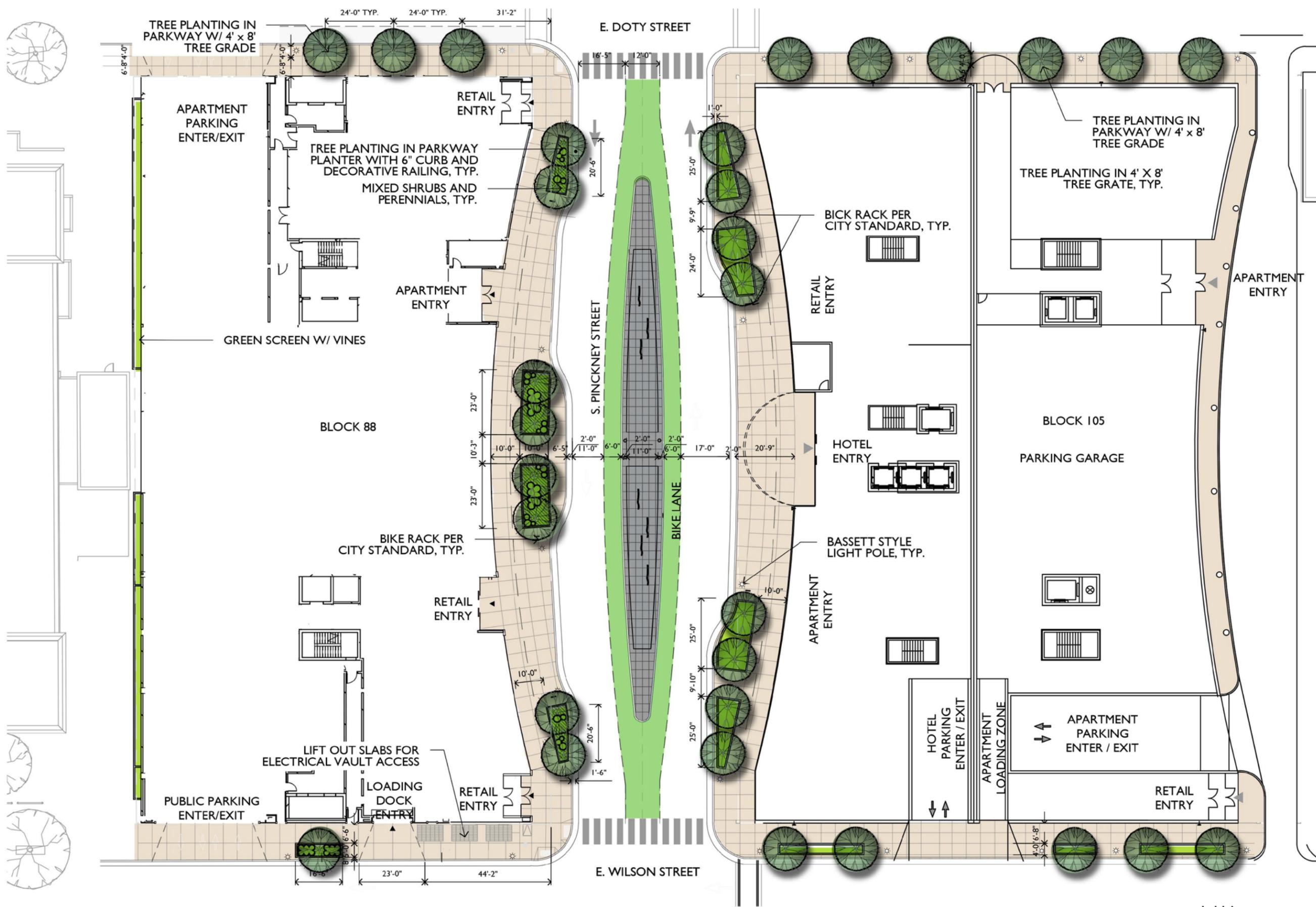




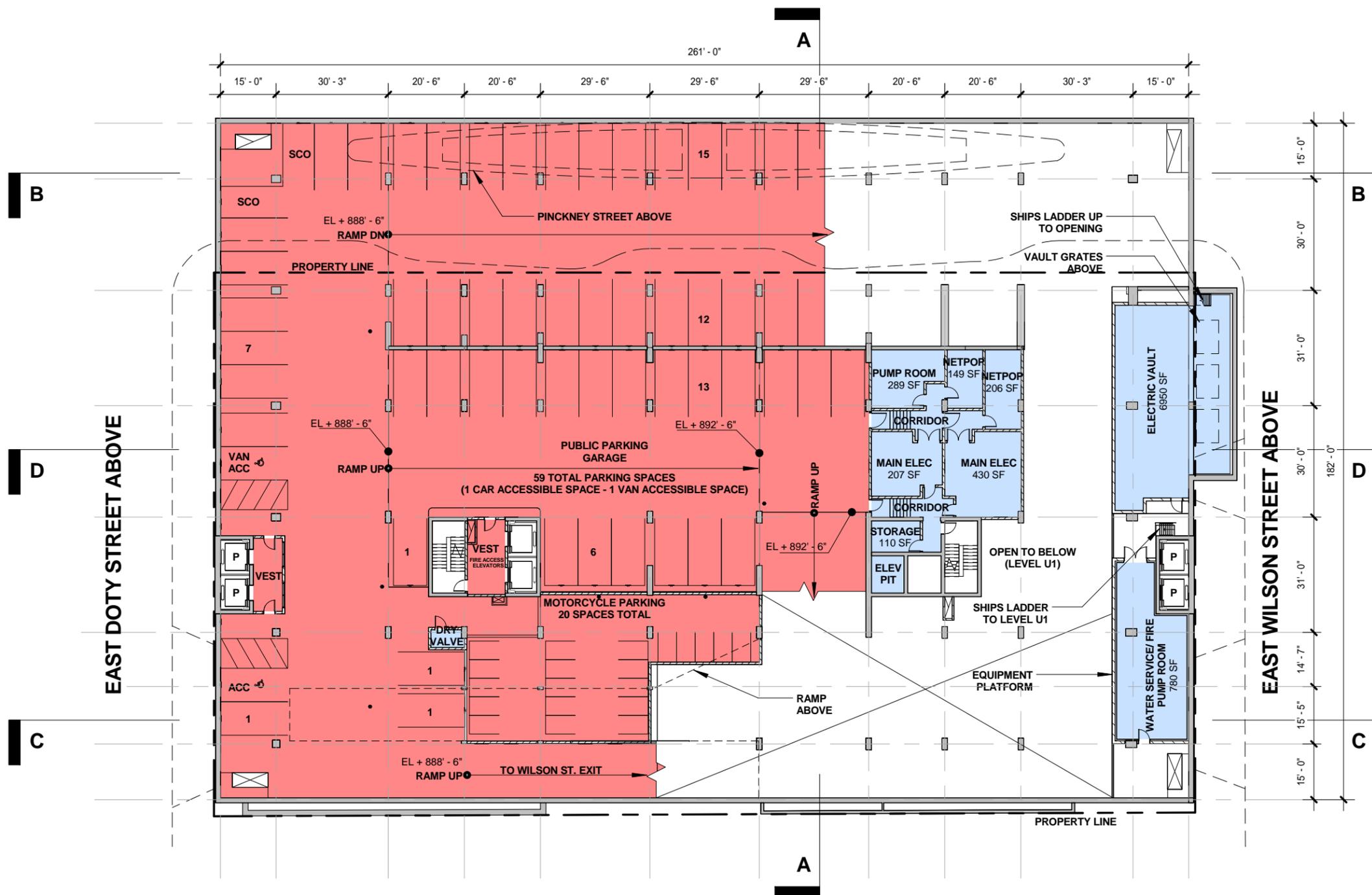
BLOCK 105 APARTMENT PERIMETER: 710'-3"
 BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 92'-6"
 WILSON STREET: 92'-6"

PERCENTAGE OF BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: 26%
 REQUIRED PERCENTAGE: 25%





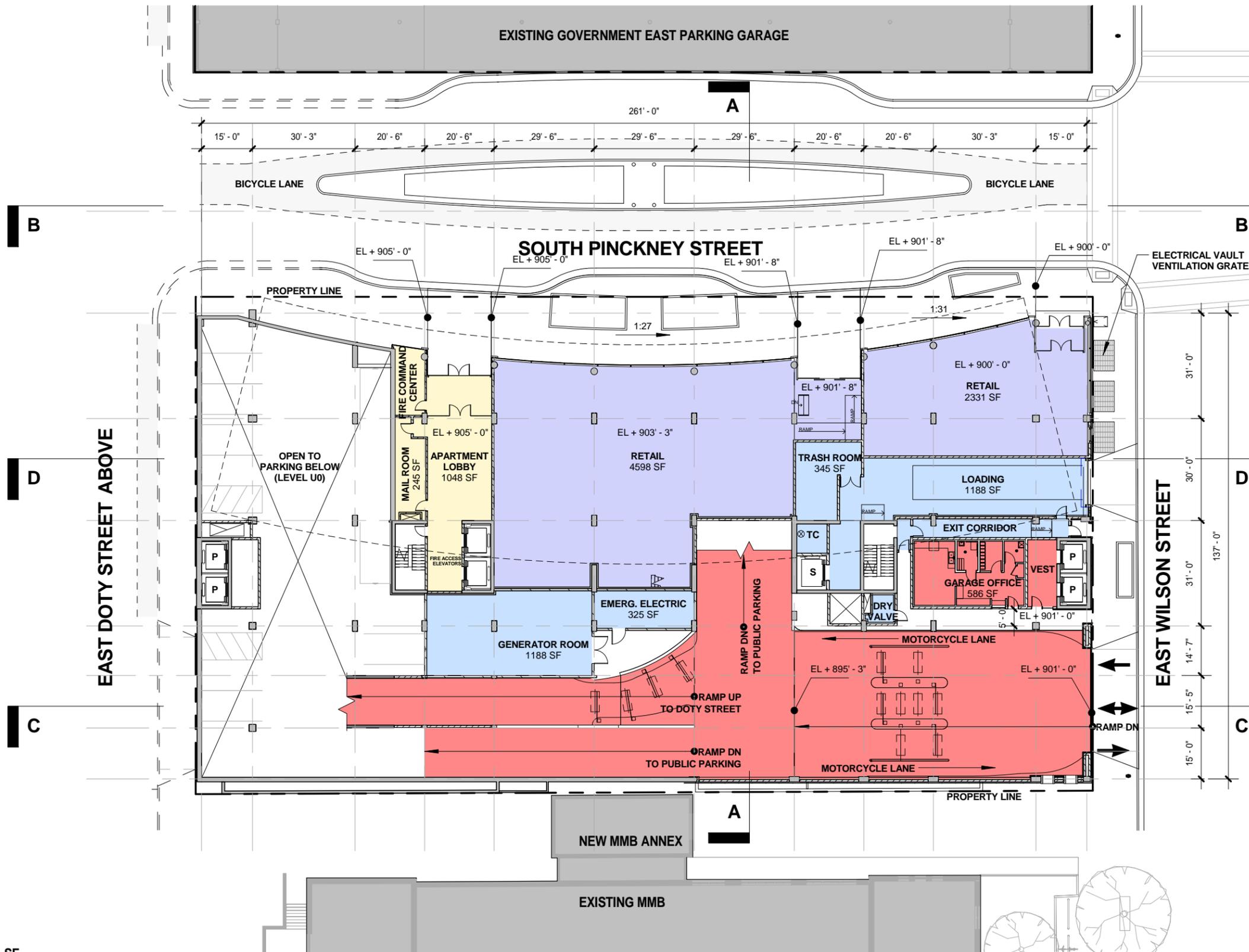
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 33,739 SF



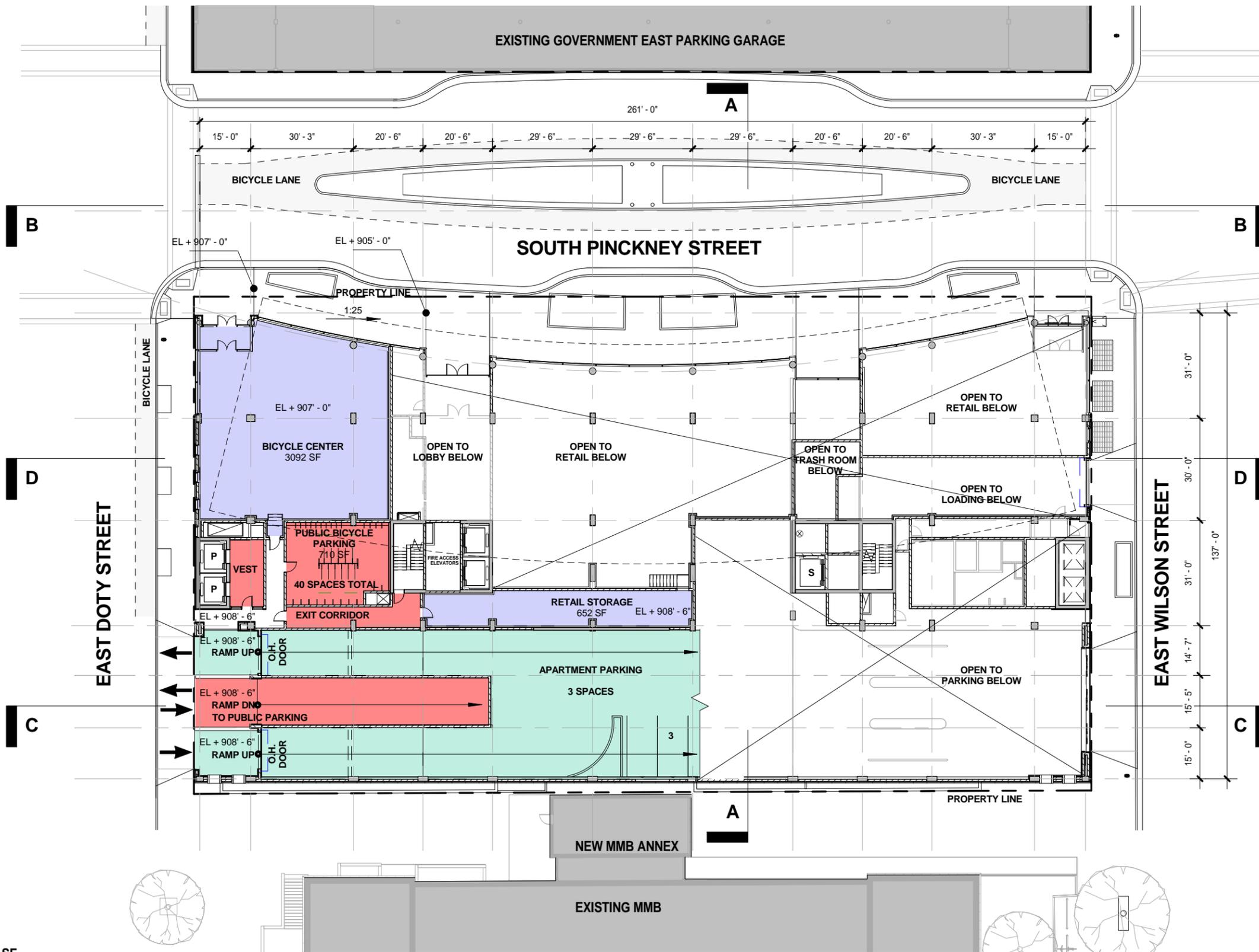
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 21,744 SF



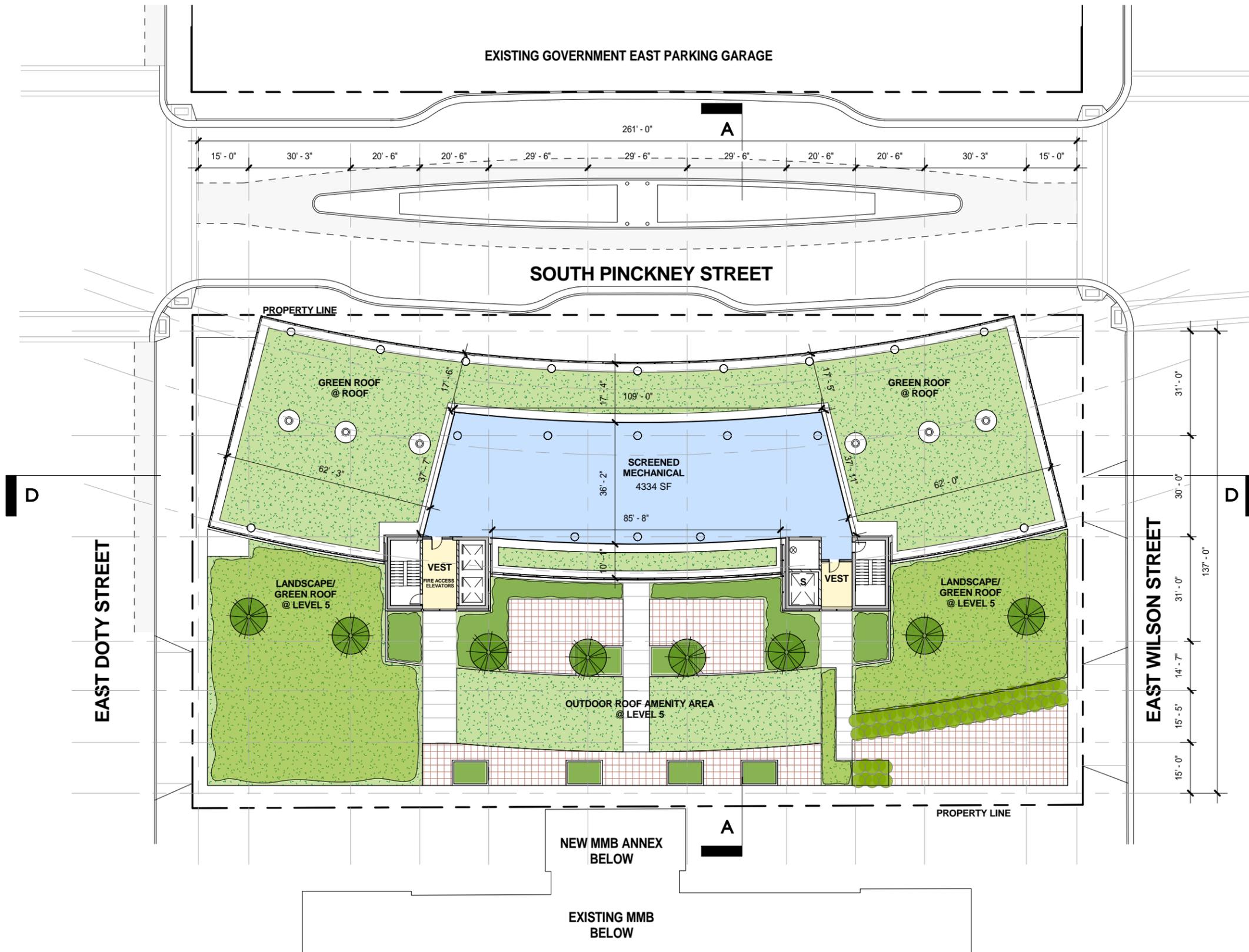
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 12,194 SF

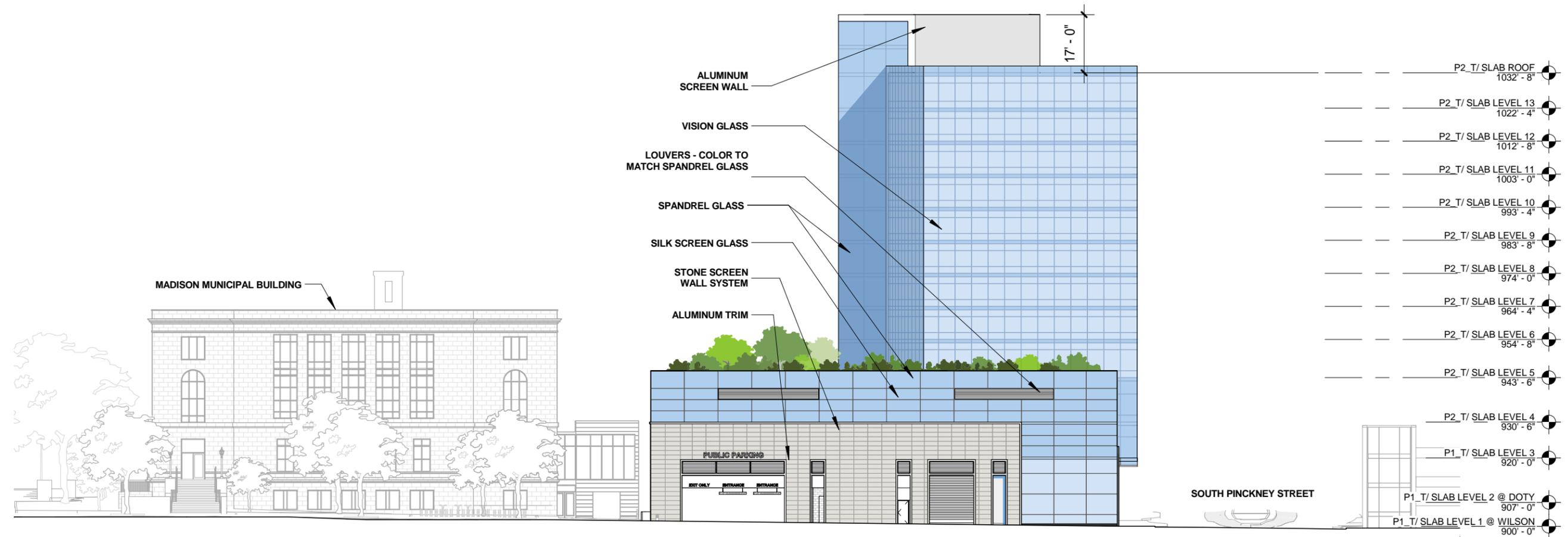


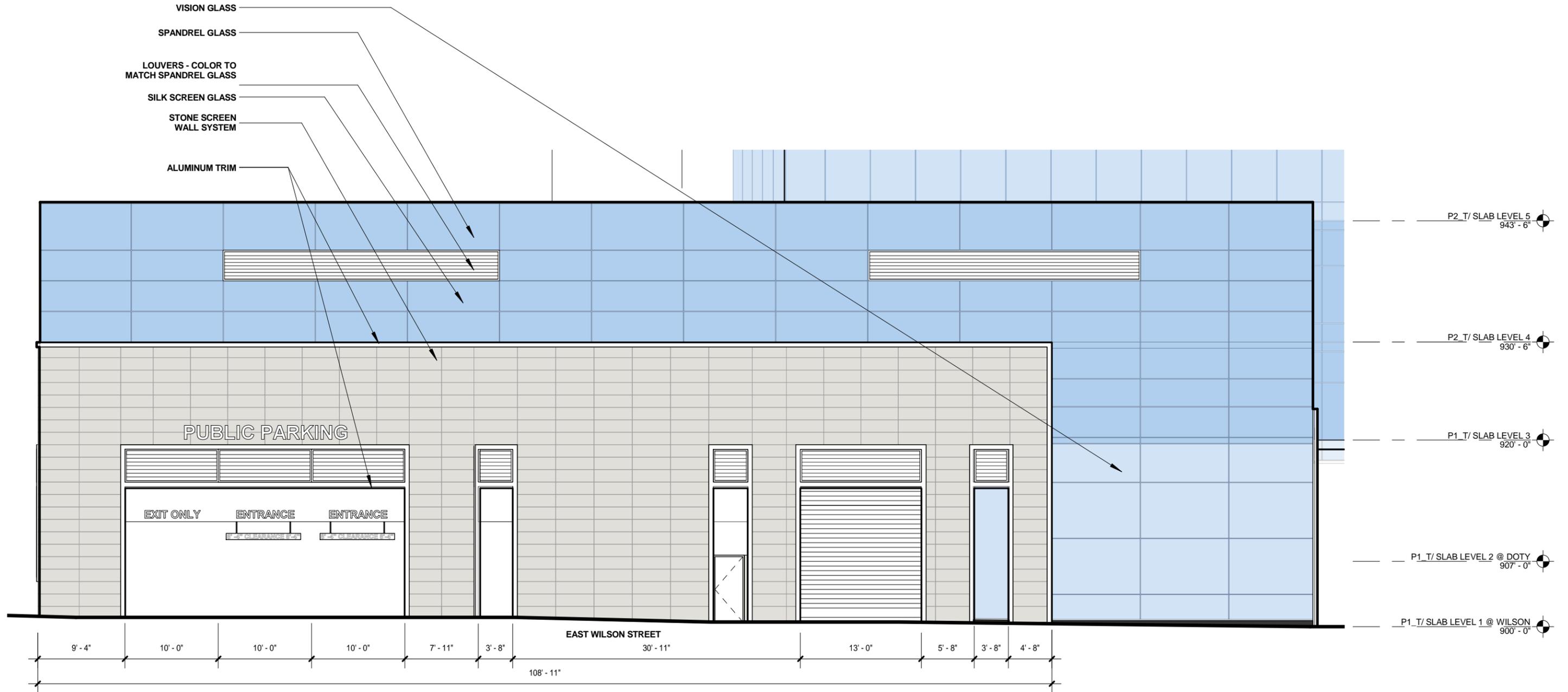
- APARTMENTS
- RETAIL
- SERVICE
- APARTMENT PARKING
- PUBLIC PARKING
- GREEN ROOF

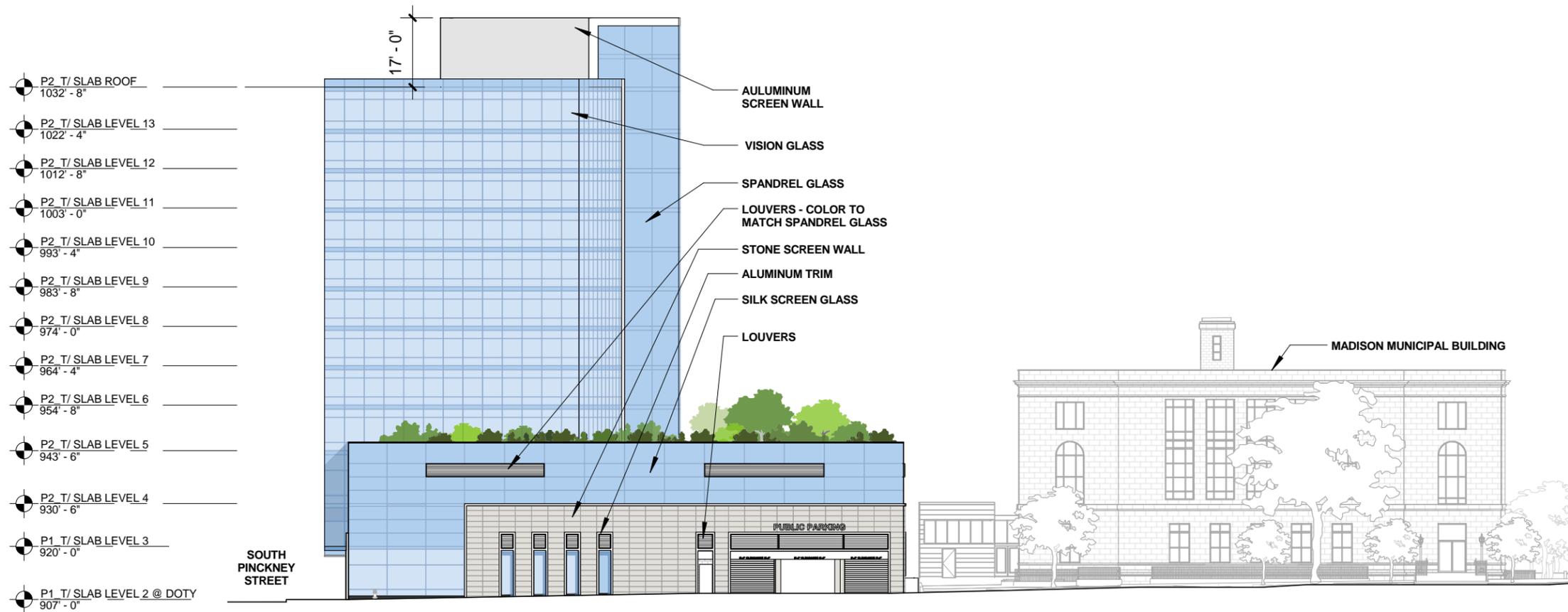


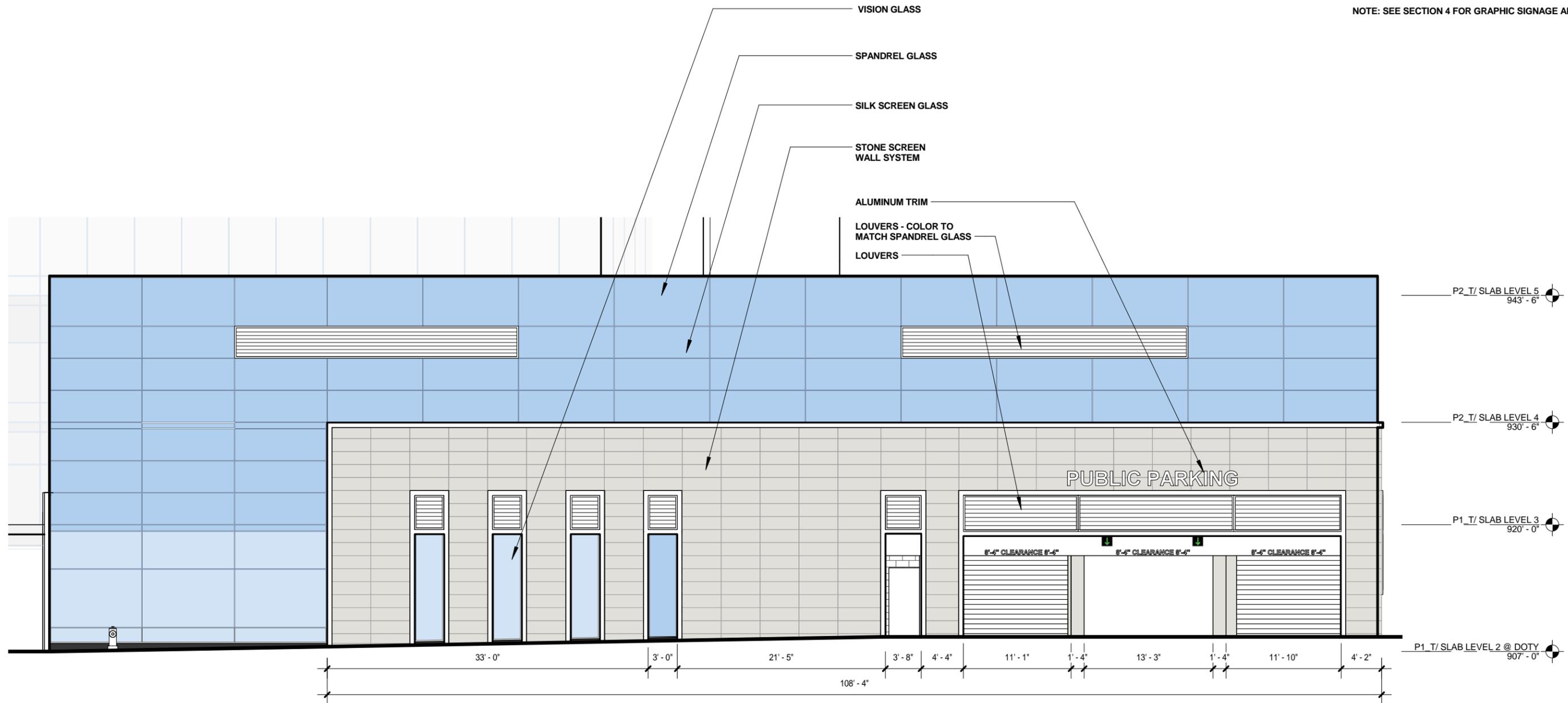
TOTAL GROSS SF: 1,223 SF

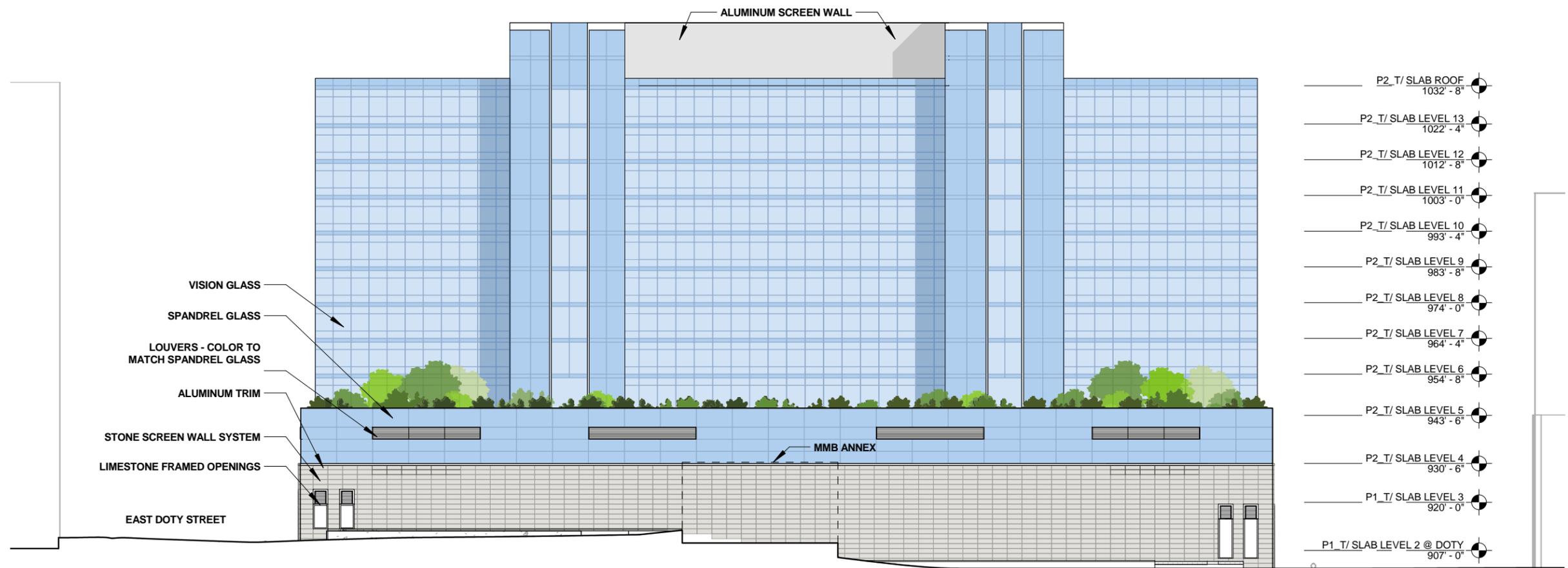


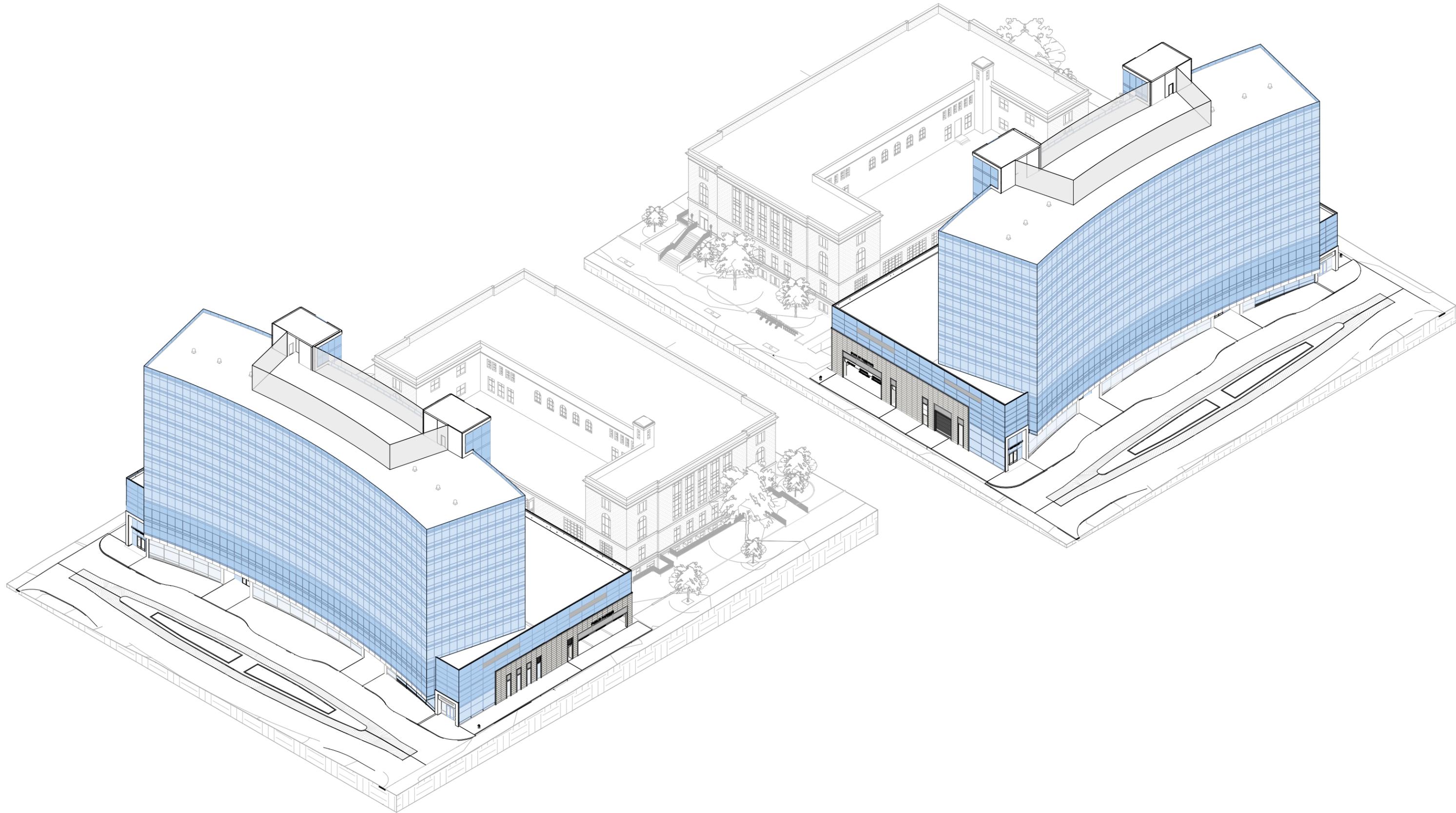














WILSON STREET



DOTY STREET

STREET

PRE-FUNCT.
2100 SF

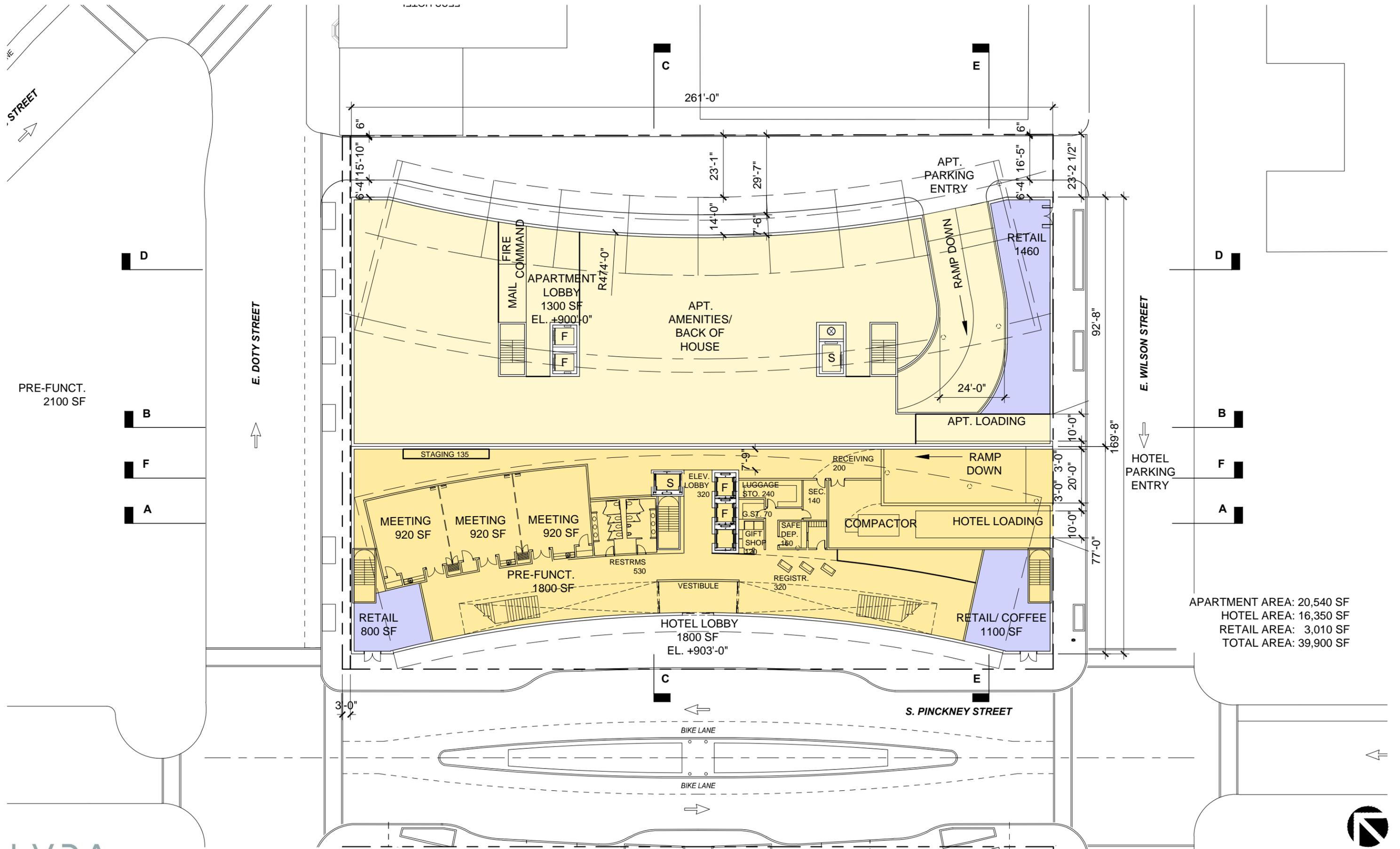
E. DOTY STREET

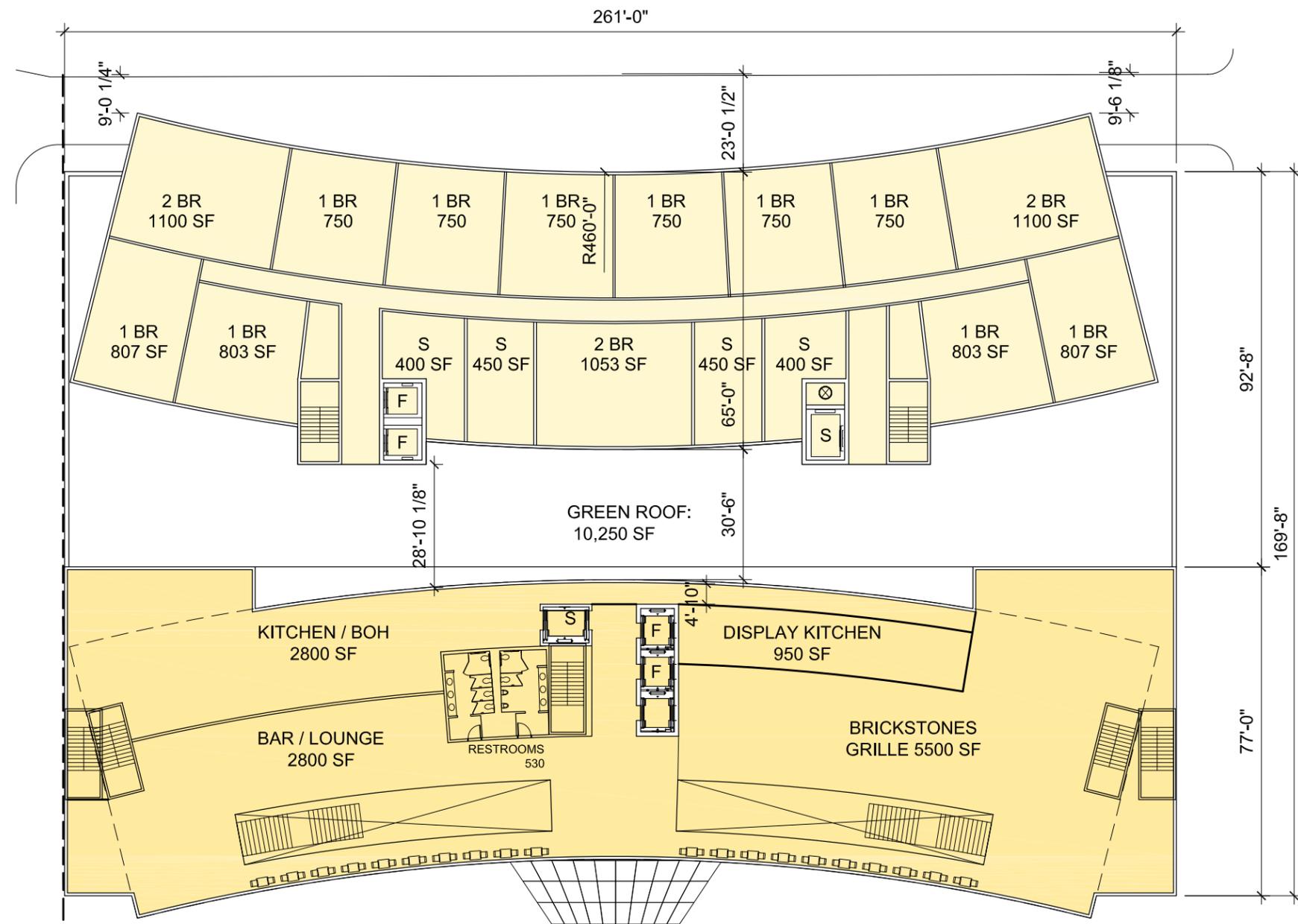


E. WILSON STREET



S. PINCKNEY STREET

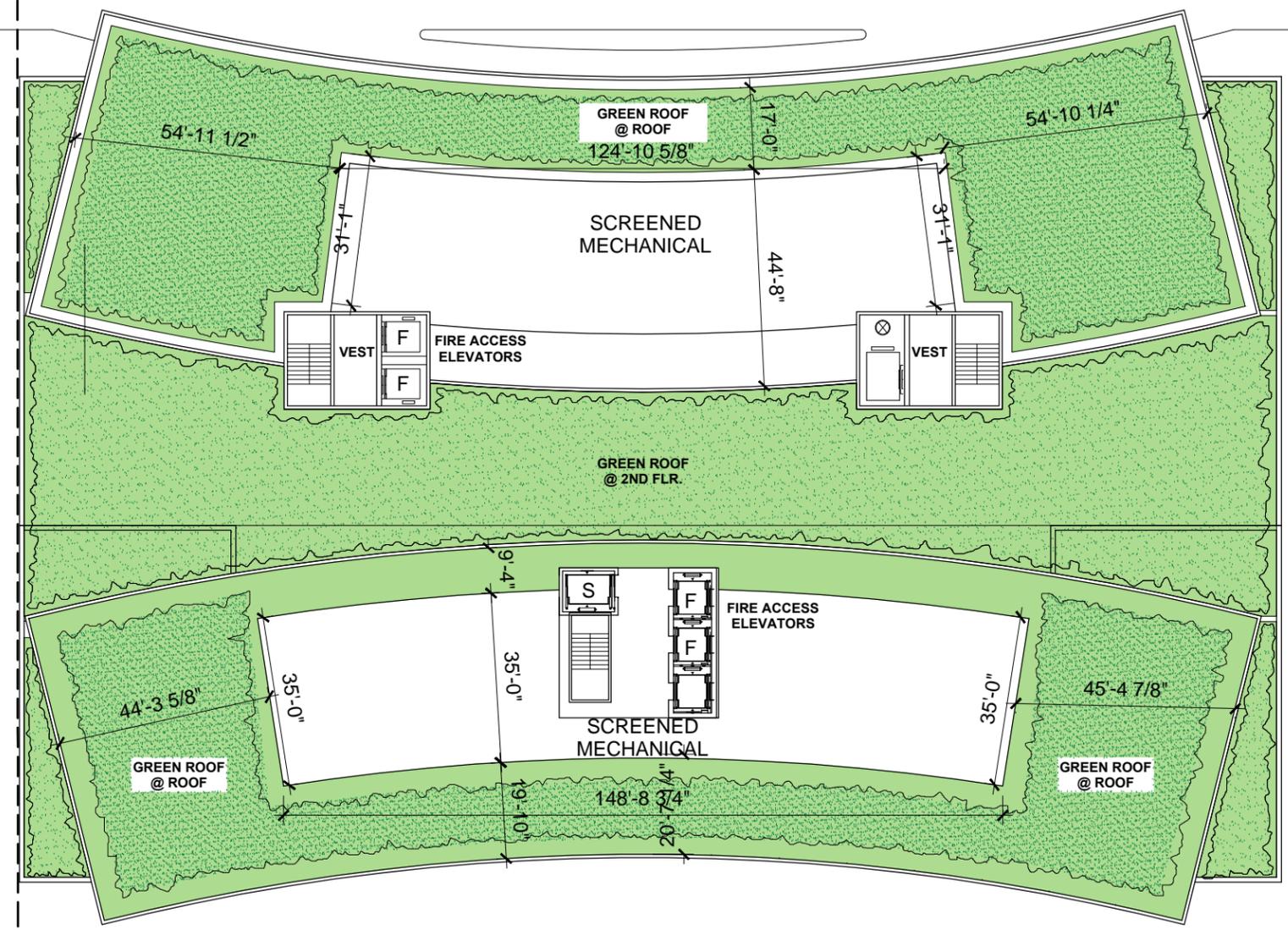




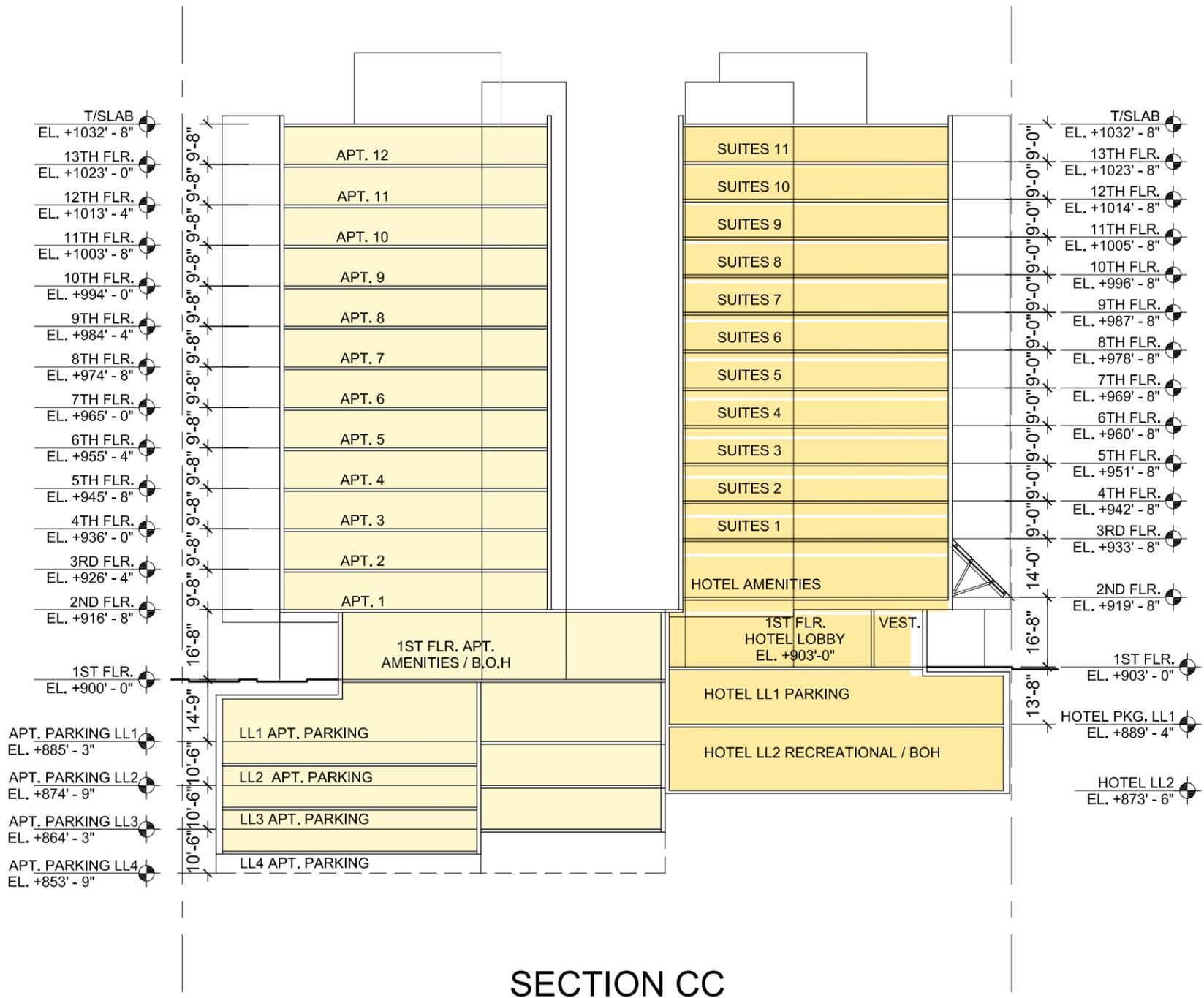
APARTMENT TOWER:	16,150 SF
APARTMENT ROOF:	9,060 SF
HOTEL TOWER:	18,340 SF
HOTEL ROOF:	885 SF
TOTAL ENCL.:	34,490 SF
TOTAL ROOF:	9,945 SF

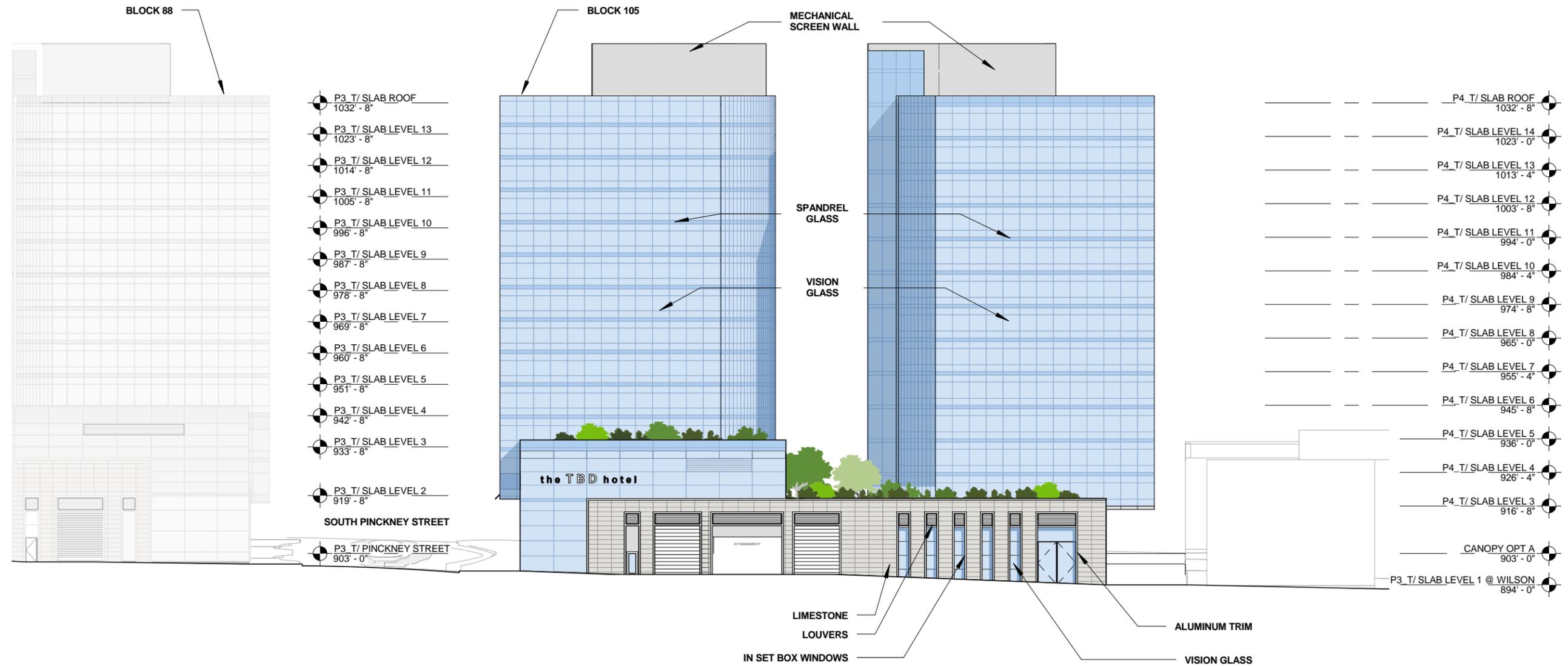
EAST DOTY STREET

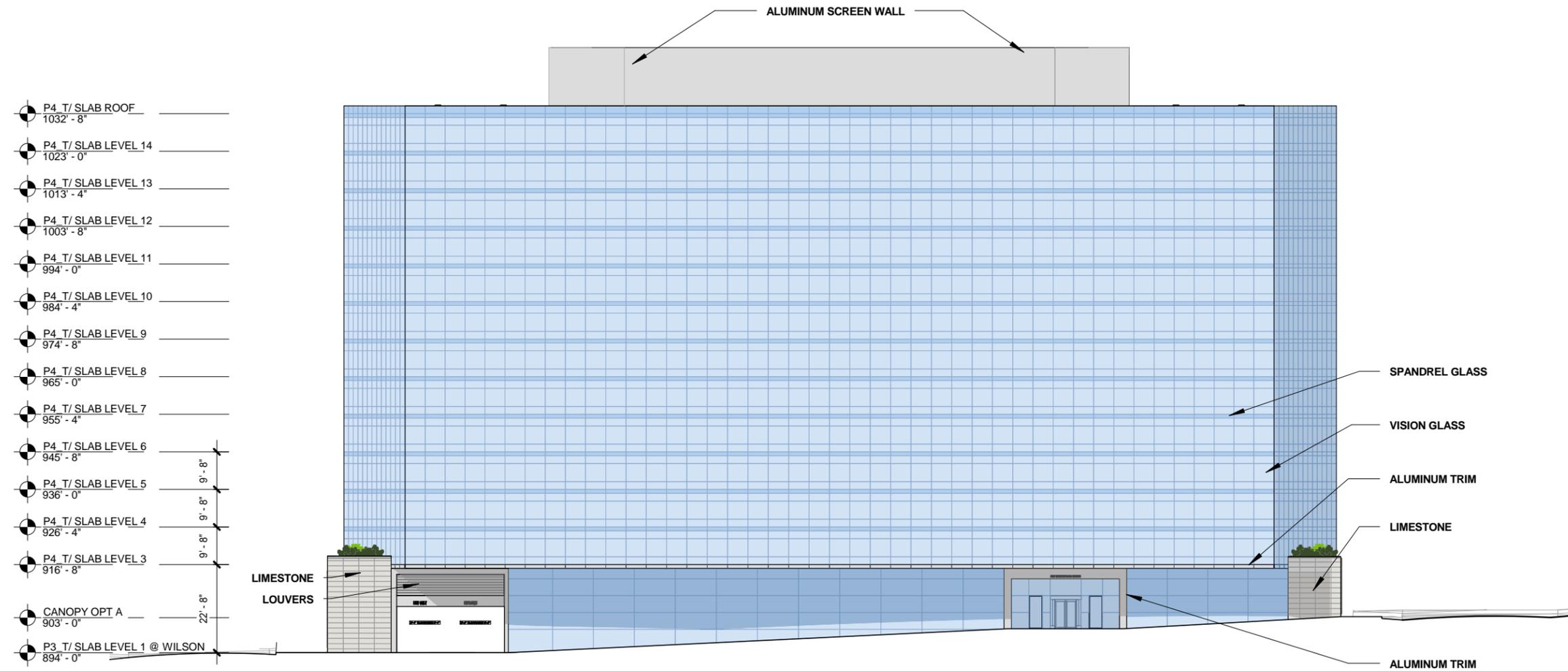
EAST WILSON STREET

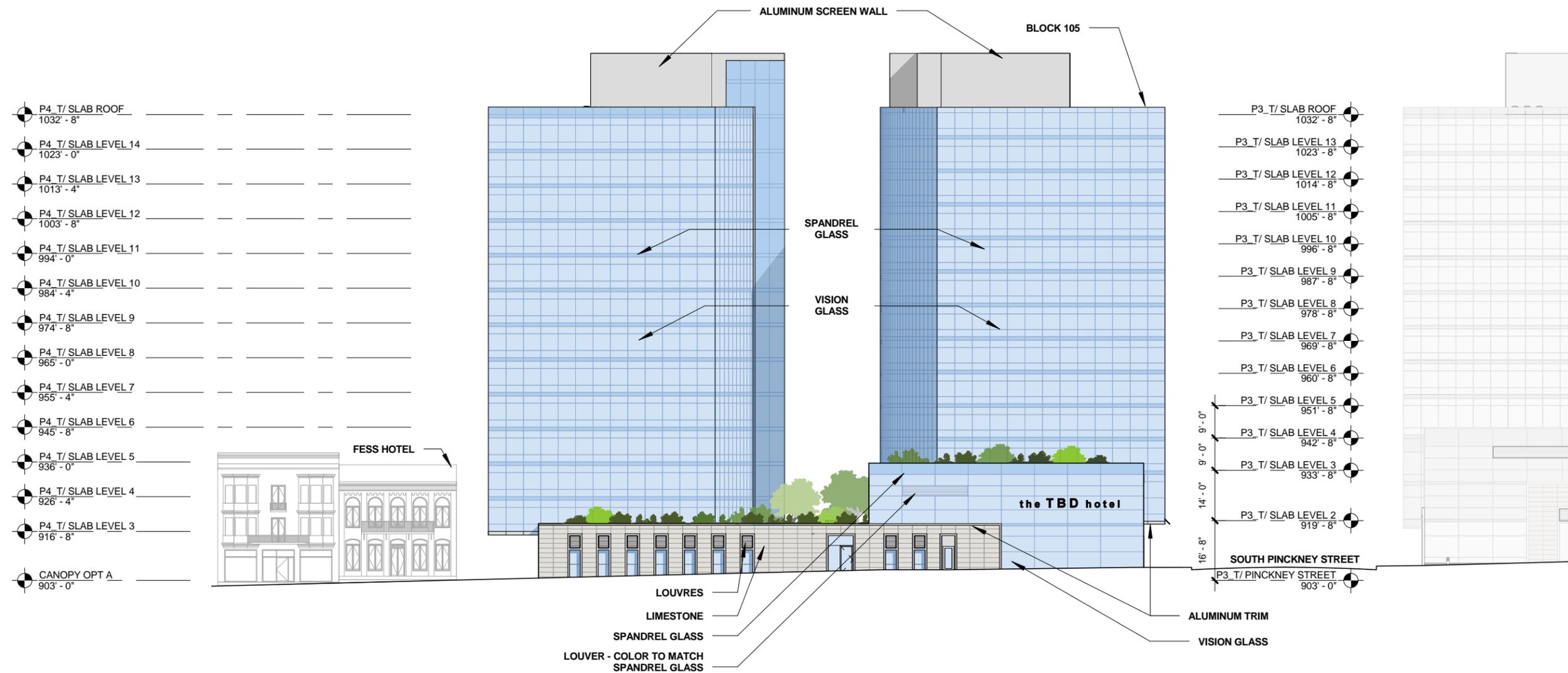


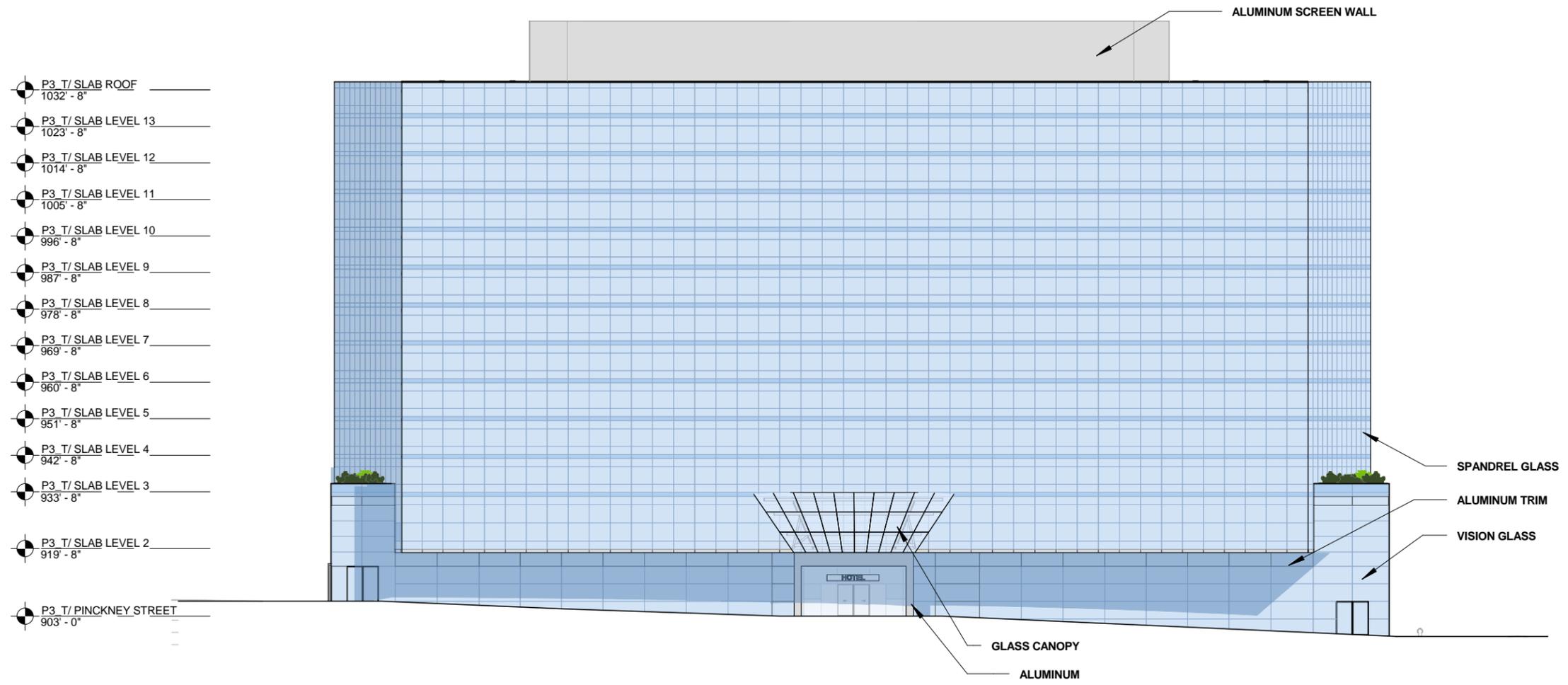
SOUTH PINCKNEY STREET

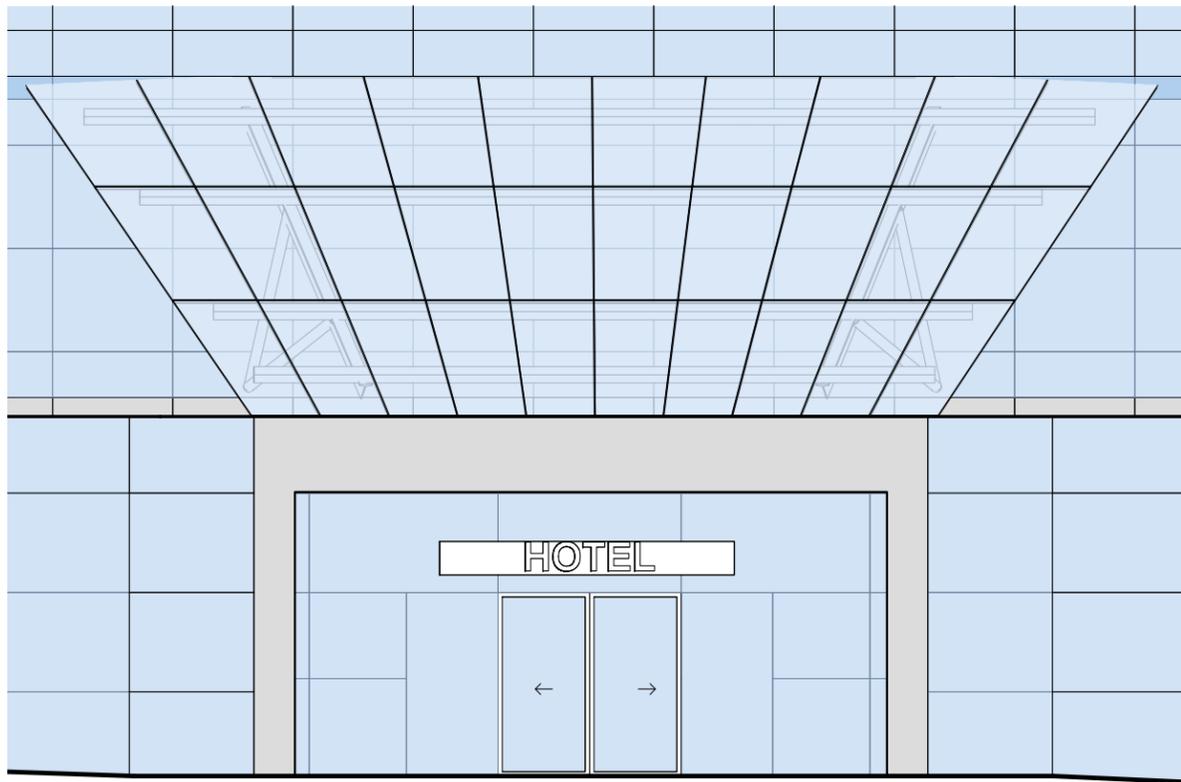




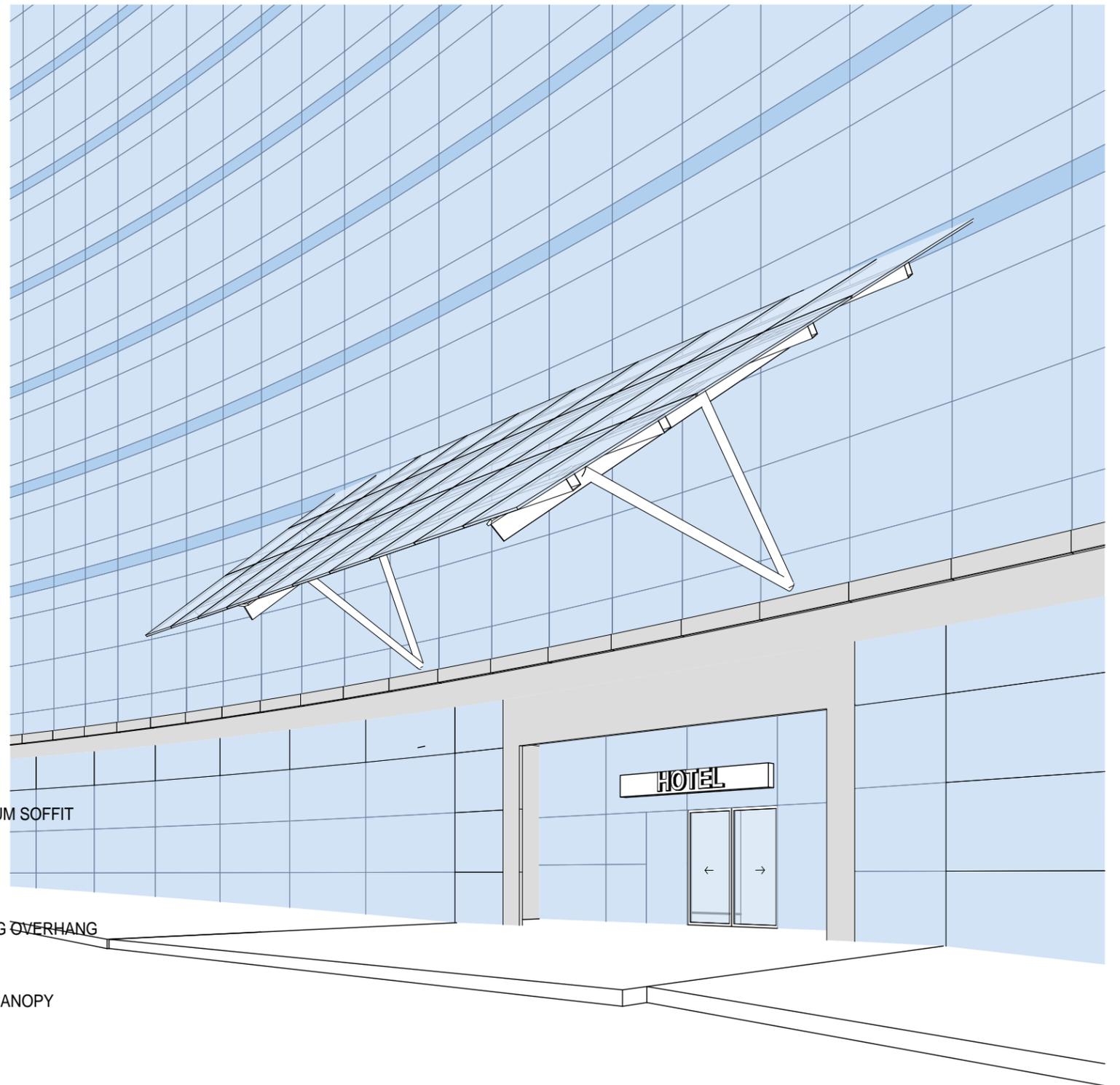




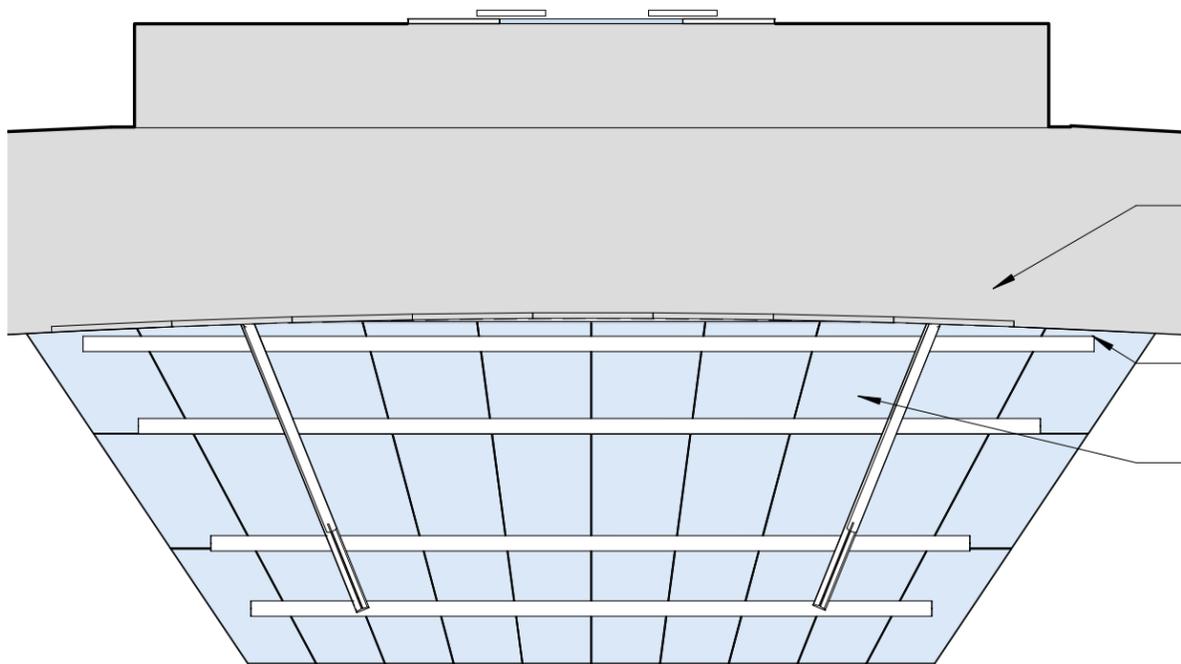




CANOPY ELEVATION



CANOPY PERSPECTIVE

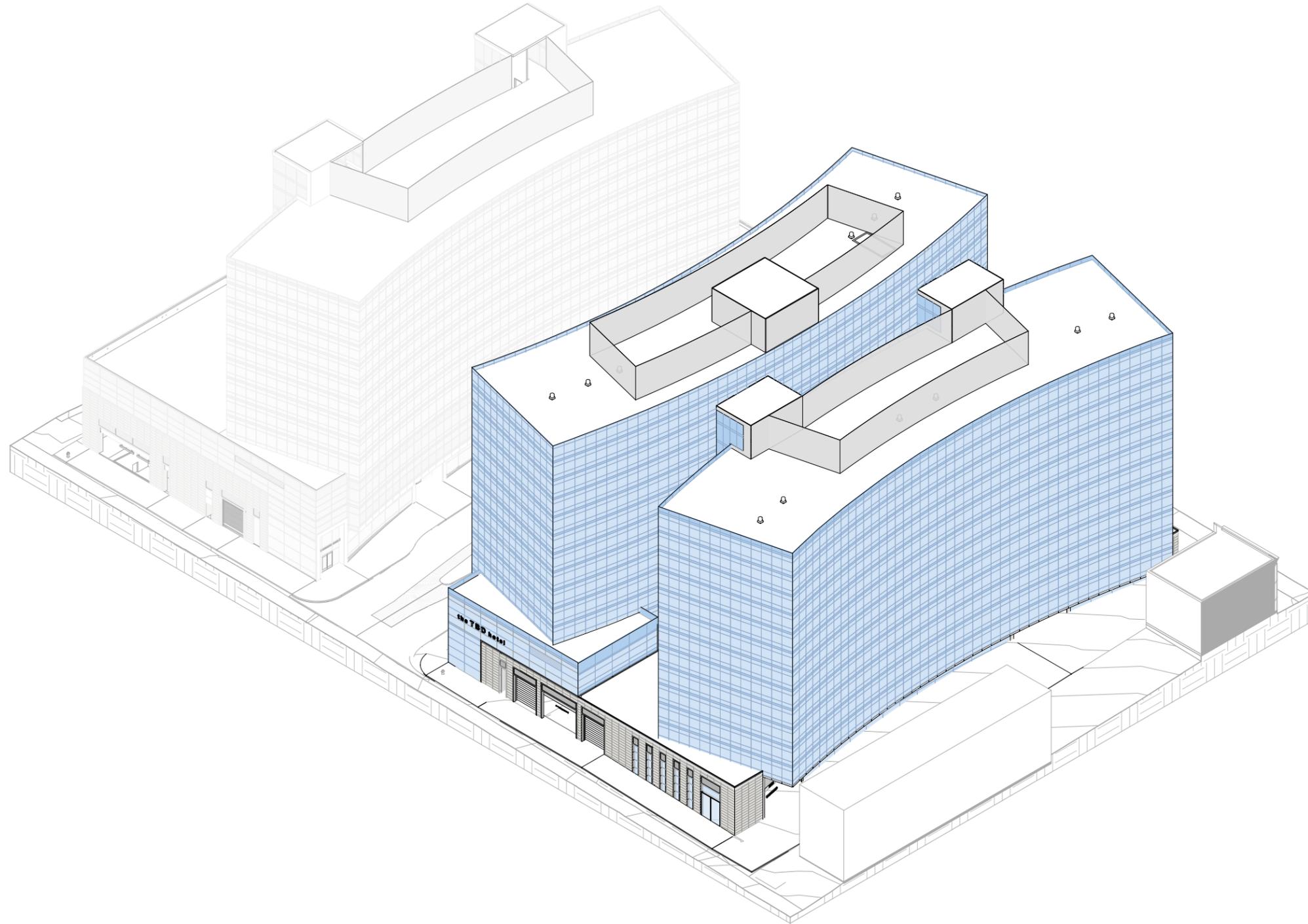


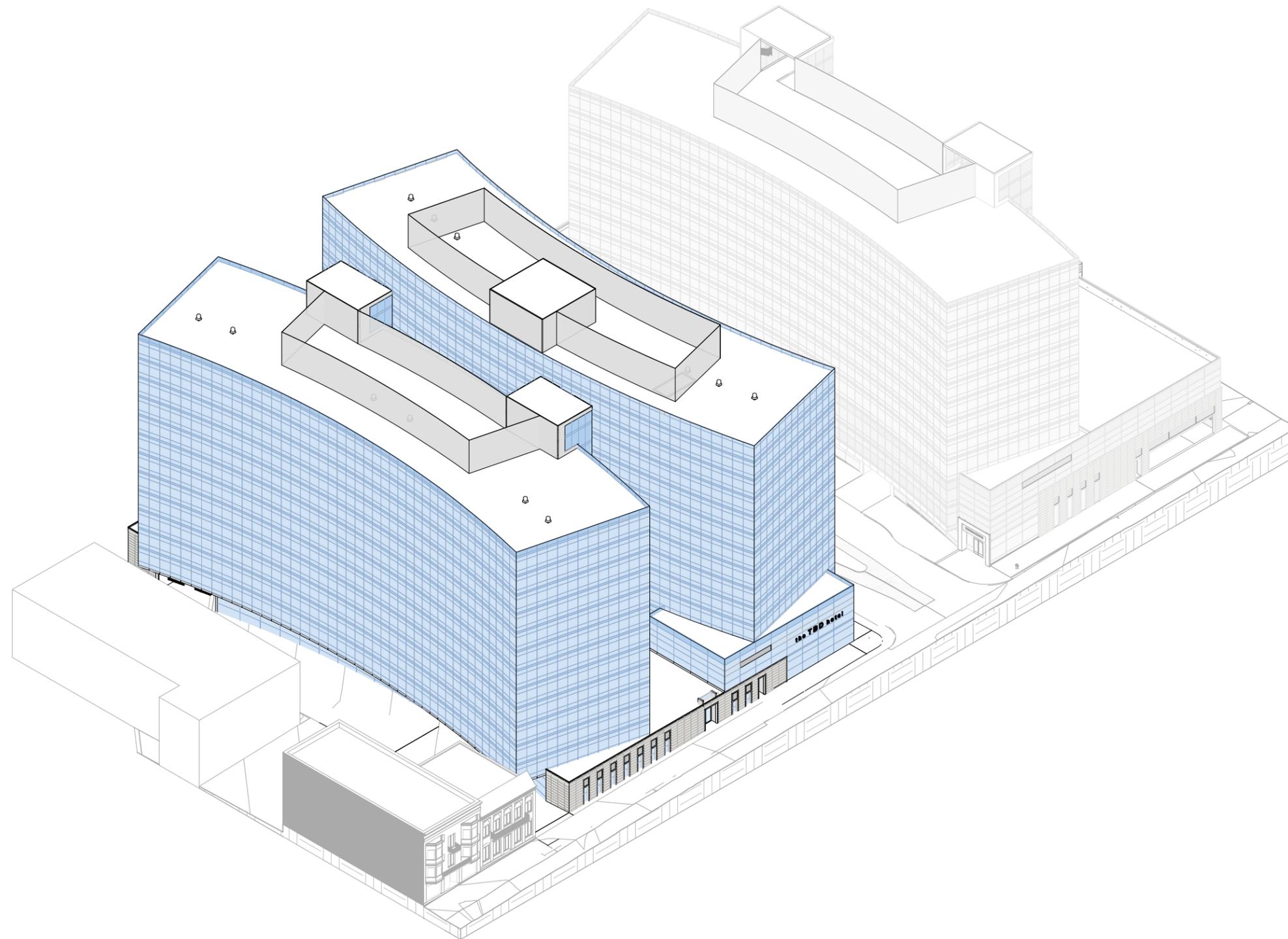
CANOPY RCP

ALUMINUM SOFFIT

BUILDING OVERHANG

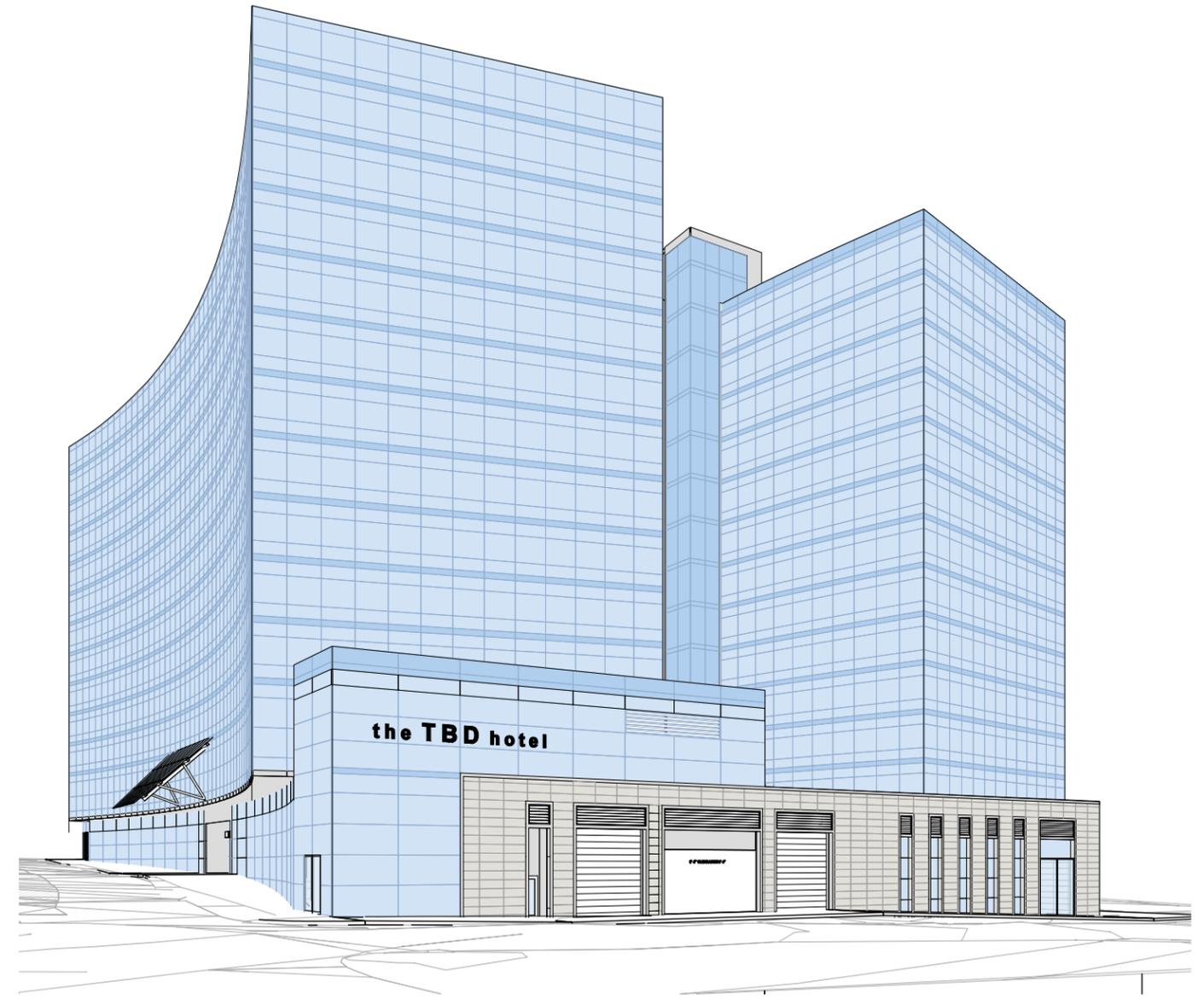
GLASS CANOPY



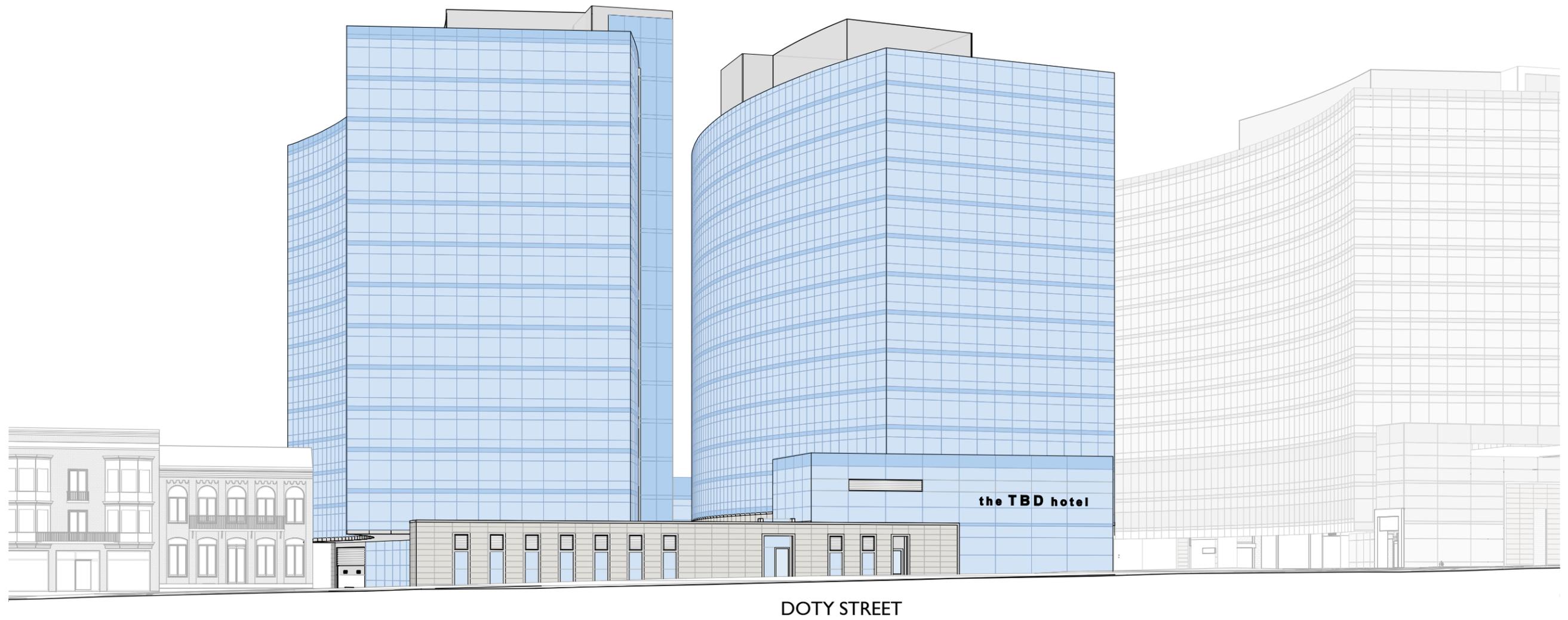




DOTY STREET



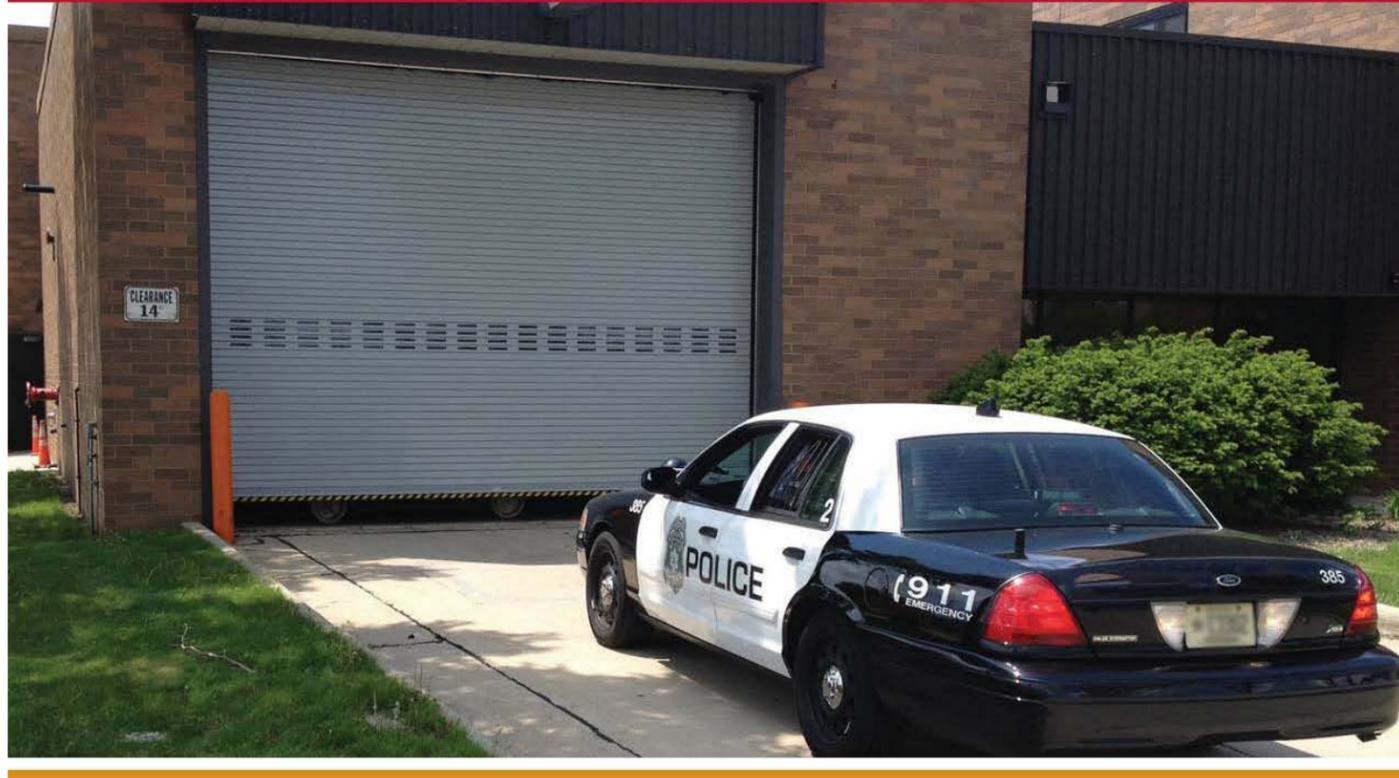
WILSON STREET



HIGH PERFORMANCE LINE

EXTREME® 1024 HIGH PERFORMANCE DOORS

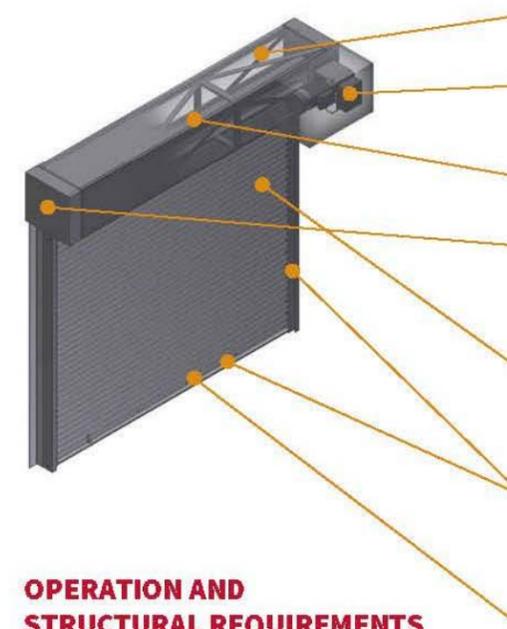
Models EPD1024 and EPI1024 (insulated)



HIGH PERFORMANCE LINE **EXTREME® 1024 HIGH PERFORMANCE DOORS**

Models EPD1024 and EPI1024 (insulated)

STANDARD COMPONENT MATERIALS AND FINISHES



HOOD - Galvanized steel with powder coat finish to match curtain. Encloses the curtain and provides weather resistance at the head of the door.

MOTOR - UL listed, SEW Eurodrive TEFC NEMA 4 variable-speed motor and patented, high-performance brake prevents curtain from free falling in the unlikely event of operator component failure.

SPRINGLESS SHAFT - Steel. Design reduces maintenance requirements and facilitates cycle capacity.

BRACKETS/COIL BOX ASSEMBLY - Steel plate brackets with dark bronze powder coat finish are part of the unitized coil box assembly with the curtain and barrel. Access hatch for ease of servicing. Drive and tension brackets both furnished with precision ball bearings.

CURTAIN - Galvanized steel with rust inhibiting CycleShield™ powder coat finish in Gray, Tan or White. Interlocking roll-formed slats with endlocks riveted to ends of alternate slats to maintain slat alignment and prevent wear. **MODEL EPI1024** - Features an insulated curtain.

GUIDES - Steel angles with powder coat finish to match curtain. Self-lubricating UHMW anti-wear strips greatly reduce friction and curtain wear. Perimeter-sealing, double brush weather strip. Features up to 10 PSF operational wind load and withstands up to 20 PSF as standard.

BOTTOM BAR - Two back to back structural steel angles with powder coat finish in Gray, Tan or White.

OPERATION AND STRUCTURAL REQUIREMENTS

Motor operation required.
All of our rolling products are supported by the guides. There is no additional support required unless hood supports are mandated by a larger opening width.

UNIQUE FEATURES

1024 DRIVE AND CONTROL SYSTEM - Control panel features wall-mounted starter. PLC controller with variable-frequency drive featuring soft-start and soft-stop at both ends of limit travel. NEMA4 rated for harsh weather environments.

MONITORED PROTECTION, EVEN AT HIGH SPEEDS - UL 325-2010 (NEMA 4X) compliant photo eye sensors allow for momentary contact operation, useful in parking garages and other high-use openings. Interruption of the photo eye beam before the door fully closes causes the door to immediately halt downward travel and reverse direction to return to the fully open position.

SAFETYGARD™ LIGHT CURTAIN TECHNOLOGY - Built into the guide assembly and extends approximately over 6' high from the finished floor on both sides, detects traffic through opening. If the door is cycling and an object passes through the curtain beams, the door will automatically reverse to the open position.

OPTIONAL MATERIALS AND FINISHES

- ▶ **Stainless steel - 300 series in #4 finish**
- ▶ SpectraShield® Powder Coating in more than 180 colors
- ▶ Hot-dip galvanizing on steel components
- ▶ Zinc-enriched, corrosion-resistant powder coating in Gray

ONE MILLION CYCLES FOR HIGH USE OPENINGS

CONTINUOUS-DUTY DESIGN

Extreme 1024 High Performance Doors deliver a proven combination of steel door security, no annual maintenance requirements outside of routine checks, no need for replacement parts and an exceptional cycle life. Featuring our CycleShield™ finish and backed by a 5 year warranty, they offer reliable durability, environmental separation and ease of repair after impact.

SPEED YOU CAN COUNT ON

Tested to perform for more than a million cycles at an opening speed of up to 24" per second, doors operate **three times faster** than standard coiling or overhead sectional doors.

PROVEN RETURN ON INVESTMENT

1024 Doors provide the lowest lifetime cost and lowest cost-per-cycle versus other high-performance slatted products. Plus, their cost-per-cycle savings increase dramatically when compared to standard coiling doors often used incorrectly in high-cycle openings. 1024 Doors can also maximize energy savings by quickly sealing your building during inclement weather to minimize air exchange.

PREFERRED APPLICATIONS

This door is a superior choice for high security needs and high-use applications (distribution, government, manufacturing, parking, transportation, etc.). Accepts virtually all activation systems.



CUSTOM-DESIGNED SOLUTIONS

Our experienced Architectural Design Support Team can customize our products to fit your specific application. Call 800.294.4358 ext. 1280 or email ads@cooksondoor.com.

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RING®

Product Data Sheet



A simple circle hovering above ground, provides an artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Ring must be embedded. Ring can secure two bicycles parked parallel to the rack. The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over. A standard D-shaped bike lock can secure both a wheel and the frame.

Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a electropolish finish on bare stainless steel.
- Ring is also available in powdercoated steel.
- Ring must be embedded.
- Ring can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	Ring	1.5"	25"	27"	13 lb

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart: **Stainless Steel, Satin Finish**

To Specify

- Select bike rack style. Specify powdercoat color or stainless steel.

Designed by Brian Kane, IDSA

All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2016 Landscape Forms, Inc. Printed in U.S.A.

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