

# URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

## 1. Project Information

Address: \_\_\_\_\_

Title: \_\_\_\_\_

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested \_\_\_\_\_

New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

### Signage

Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)

### Other

Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_ Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Project contact person** \_\_\_\_\_ Company \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Property owner (if not applicant)** \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

## 5. Required Submittal Materials

**Application Form**

**Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

**Development plans** (Refer to checklist provided below for plan details)

**Filing fee**

**Electronic Submittal\***

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

## 6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on January 4, 2019.
2. 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.

Applicant name Curt Brink Relationship to property Developer

Authorized signature of Property Owner Curt Brink Date

## 7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO)
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

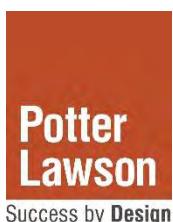
## 3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



January 23, 2019  
*Via hand delivery and email*

City of Madison  
Urban Design Commission

Re: **Letter of Intent for Proposed Development  
929 East Washington Avenue**

Dear Commission Members and City Staff:

We are pleased to present the enclosed documents for a new mixed use commercial and office development at 929 East Washington Avenue. The project is the next phase of the development of the 900 block of East Washington Avenue. Currently, the Hotel Indigo including the restoration of the historic Kleuter Building is under construction and will be opening this spring.

This phase of the project will require a Conditional Use for a building taller than 5 stories located in the TE zoning district. We are also applying for a demolition permit for two buildings on the site. The project is located within Urban Design District 8 along the East Washington Capitol Gateway Corridor in Sub Block 13 A & B. The project meets the established requirements for building heights, façade height, minimum and maximum setback and step back requirements. The building height does extend in the area of bonus stories in terms of dimensions because of the higher floor to floor heights for office and commercial use.

During a recent informational presentation to the Urban Design Commission, the feedback we received on the building's design was very positive. One commission member complimented the "subtle and elegant" glass facade of the central mass of the building. Nonetheless, we understand that the zoning department has identified a concern with the proposed design to the extent that it conflicts with section 28.173(6)(c) of the zoning code (Podium Building; Massing and Articulation), which requires facades facing a public street to exhibit "vertical articulation" at a minimum interval of forty feet. It is our understanding that city staff may soon be recommending a change to the zoning text that would resolve this issue by vesting the Urban Design Commission with greater authority to approve the final design. It is our hope that consideration of the land use approvals for this project will move forward on a parallel track with the proposed text amendment.

Most of the building is planned for office use, the first floor along East Washington Avenue is planned for commercial, retail and restaurant use, although no tenants have yet to be identified for the first floor. If a restaurant is proposed on the first floor a separate conditional use approval will be required. Also, the terrace along East Washington Avenue is designed to accommodate outdoor seating and dining.

The exterior design of the building follows the set back and step back requirements of Urban Design District 8 creating a podium building. The first floor of the building facing East Washington Avenue is mostly glass and is recessed back from the face of the building exposing freestanding stone clad columns at the street level to create layering and depth at the street level. The next two floors of the podium are highly articulated with alternating vertical panels of stone and glass, the podium building is highly articulated to create interest at the pedestrian and street level. Limestone on the vertical panels and column cladding recalls the sand stone wall around Breeze Steven Field across the street. Above the podium is a glass volume with two creases creating three sloped smooth glass planes each with a unique reflection. The upper part of the building is intended to be viewed from a further

distance and add interest to the city skyline with its iconic and memorable shape. The parking structure is in the center of the block and is screened from East Washington Avenue by the office building. Future phases of the development will continue to surround and screen the parking structure except at the telephone building and internal driveway, where the parking structure will remain exposed. Along the south and east facades green screen panels are attached to the concrete structure and planted with vines from the ground and from the green roof to create green columns in the spring summer and fall. The roof of the parking structure is covered with both extensive and intensive plantings and outdoor seating areas for the building occupants. The growing medium is mounded over structural columns to allow for small trees on the roof.

Most of the major mechanical equipment is located within the building. Because of the FAA height restriction there are no major mechanical systems on the top roof of the building. Mechanical units are located on the third floor along the northwest corner of the building, as well as on each floor of the office building within the core. An emergency generator is located on the top floor of the parking garage, an electrical vault is located on the ground floor of the parking garage, and an outside air system is located on the fifth floor facing the green roof.

The developer anticipates applying for Tax Increment Financing to support the structured parking required for the proposed office space.

A traffic impact analysis has been completed on the site by Strand Associates, a draft version has been sent to Traffic Engineering. Jeff Held is currently in conversations with Traffic Engineering regarding the report.

### **Demolition Request**

The buildings required to be demolished to allow for the new development and parking structure include:

1. 945 East Washington Avenue, a one-story wood frame building with a brick façade along East Washington Ave
3. 924 East Main Street, a 1 story brick building with garage door on East Main Street

### **Existing buildings to remain**

1. 946 East Main Street, The Wisconsin Telephone Building
2. 949 East Washington Ave, Wisconsin Employees Credit Union Building

### **Site Description**

The 4.3 acre property is located on the 900 block of East Washington Avenue, bounded by South Paterson Street, East Main Street, South Bearly Street and East Washington Avenue, with the exception of a 10,800 square foot parcel on the corner of South Bearly Street and East Washington Avenue.

Currently, the block consists of Units 1, 2 and 3 of the Archipelago Village Condominium. The Archipelago Village Condominium Plat and Declaration will be amended and restated as part of this development phase to amend the boundaries of Unit 2 (surface parking lot unit), to create Unit 3 (office building unit), to create Unit 4 (parking structure unit) and to create Unit 5 (area for future development on the southeast corner of the block). Unit 1 (Hotel Unit) will remain as currently described and depicted in the Archipelago Village Condominium documents.

### **Project Data**

Zoning District: TE, Traditional Employment

Urban Design District 8

Aldermanic District 6, Marsha Rummel

Building Use: Office and commercial uses, future first floor uses may include retail and restaurant

Building Stories: 11 Stories

First Floor Elevation: 852' (18" above grade)

Building Height: 156'-6", tops out at elevation: 1008.5'

Maximum height allowed per FAA within 3-mile radius of the airport: Elevation: 1009' or 157.0' tall (1009' – 852' = 157')

Building Area: 257,188 Gross Square Feet

First Floor potential commercial/retail/restaurant area: approximately 11,000 Useable Square Feet

Parking: 693 parking stalls

Bike Parking: 133 stalls

Setback from property line along East Washington: 15'

**Zoning Requirements:**

1. The project is zoned Traditional Employment TE
2. Building Form: Podium Building
3. Office use Parking Requirements:
  - a. Maximum Required:
    - i. 1 per 250 sq. ft. of floor area
    - ii.  $252,188 \text{ GSF} / 250 = 1,008$  maximum number of stalls ( $257,188 \text{ GSF} - 5,000 \text{ SF for restaurant} = 252,188 \text{ GSF}$ )
  - b. Minimum Required:
    - i. 1 per 400 sq. ft. of floor area
    - ii.  $252,188 \text{ SF} / 400 = 630$  minimum number of stalls
  - c. Vehicular parking proposed: 693 Stalls
  - d. Bike parking required: 1 per 2,000 sq. ft. of floor area
    - i.  $252,188 \text{ SF} / 2000 = 126$  stalls
  - e. Bike parking provided: 133
    - i. On grade East Washington Ave: 18
    - ii. Within parking structure on first floor near entrance: 69 bike stalls
    - iii. On lower level of parking structure in bike parking room: 46 bike stalls
4. Restaurant use Parking Requirements:
  - a. Assume (1) 5000 SF restaurant with 100-person capacity
  - b. Minimum: 15% of capacity: 15 stalls
  - c. Maximum: 40% of Capacity: 40 stalls
  - d. Bike parking requirement: 5% of capacity: 5 bike stalls
5. Parking Reductions:
  - a. Vehicular: up to 50% reduced on transit corridor
  - b. Bicycle: Zoning Administrator can reduce requirement based on several factors
6. Loading Requirements:
  - a. Office buildings: 50,000 SF to 200,000 SF require 2 loading spaces of 10' x 50'
  - b. Buildings over 200,000 SF require 2 loading spaces, plus 1 additional loading space per 75,000 SF above 200,000 SF.
  - c. Project office area: 257,188 SF
  - d. Shared Loading: 2 or more uses on adjacent zoning lots may share a loading area. Loading area will be shared with the Hotel Indigo.
  - e. 4 Loading spaces are provided:
    - i. (2) 10' x 50' loading zones are provided on the internal drive (which does not require the semi-trucks to back-up on a public street unlike several other new developments in the area). Not backing-in off a public street will increase pedestrian safety and reduce traffic.
    - ii. An additional (2) 10' x 35' box truck loading and receiving area is provided off the internal drive.
7. Trash for the new 929 building is provided in an enclosed room within the parking structure and is accessed from the internal drive.

**Urban Design District Eight – Preliminary Summary of Standards & Requirements: Block 13.a**

1. Building Height Requirements:
  - a. 12 stories maximum with 3-5 stories at the street level.
  - b. Building Height provided: 11 stories with 3 stories at street level and 8 stories stepped back 15'
  - c. Building Height requirement: Maximum height without bonus stories: 147'
  - d. Building height proposed: 156'-6", this is 9'-6" over the maximum that the building height allows before the bonus story allowance.
  - e. 3 bonus stories are allowed on block 13a. This project is only asking for an additional 9'-6" in height.
  - f. Bonus story requirements fulfilled by:
    - i. Structured parking shared by multiple users with space for public use
    - ii. Mid-block and through block public pedestrian, bike and or vehicular connections.

- iii. Minimum of 50% vegetative roof cover
- iv. Potential onsite daycare
- v. Rehabilitation of historic structures: Kleuter Building and Wisconsin Telephone Garage and Warehouse.

2. Building Location and Orientation Requirements:

- a. 15' minimum setback along East Washington and 10' maximum setback along South Patterson.
- b. Building Location and Orientation provided: 15' setback along East Washington

3. Parking and Service Area Requirements:

- a. Parking should be located behind or along the side of the building. No additional access points shall be added along East Washington. Landscape tree islands shall be provided at a ratio of 1:12
- b. Parking and Service Areas Provided: Structured parking is in the center of the block and behind the current proposed development. Loading and trash are located along the internal north south drive that was approved as part of the Hotel Indigo project. Subsequent future phases will continue to enclose and screen the centrally located parking structure. No new surface parking is proposed for this phase.
- c. The main parking access is from South Bearly and South Paterson Streets.

4. Landscaping and Open Space Requirements:

- a. Street façade along East Washington shall provide a dual canopy of trees along both the building setback and the public right of way.
- b. Landscaping and Open Space Provided: A dual tree canopy is provided along East Washington along with a raised terrace for outdoor seating.
- c. A green roof is located above the parking structure

5. Building Massing and Articulation Requirements:

- a. All visible sides of the building shall be designed with details that complement the façades. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Mechanical equipment shall be screened and integrated with the building design.
- b. Building Massing and Articulation Provided: The ground floor of the building is setback behind exposed structural columns to increase the depth of the sidewalk and terrace area and provide depth, layering and interest for pedestrians. First floor uses are intended to activate the street and outdoor terrace. Mechanical equipment is located internally and screened.
- c. The 3-story building base is more articulated with vertical windows and opaque panels to add interest and scale at the pedestrian and vehicle level. The upper floor volume is imagined as a glass volume with unique angles and creases to create a memorable architectural statement that can be perceived from a distance adding to the interest of the city skyline.

6. Materials and Color Requirements:

- a. Exterior material shall be durable, high-quality materials and appropriate for external use.
- b. Materials and Colors Provided: Durable materials shall be used.

7. Window and Entrance Requirements:

- a. 60% of the ground floor shall be glazing.
- b. Window and Entrances provided: 60% or more of the ground floor will be glazing on the primary street façade.

8. Restoration of Buildings with Historic Value Requirements: Owners are encouraged to restore the original character of historically significant buildings.

- a. Restoration of Buildings with Historic Values Provided: The Kleuter Wholesale Grocery Warehouse building was designed by Alvin E. Small and built in 1915. It was built for Kleuter and Co, one of Madison's most well-known wholesale groceries at the time. The five story building consisted of brick and cast-in-place reinforced concrete. The primary façades along East Washington Avenue and South Peterson Street are brick façades and were designed in the prairie school style. These façades remain largely unaltered. All exterior façades will be restored to their original character as part of the historic restoration and reuse as the Hotel Indigo.
- b. The Wisconsin Telephone Co. Garage and Warehouse building at 926 East Main Street will remain in place and repurposed when the right tenant is identified. The brick garage has masonry buttresses and a gabled metal roof, it was built in 1929 in a Colonial Revival style, the architects were Herbst and Kuenzli. The project is not registered as a landmark but is eligible for the designation.

9. Signage

- a. Branding and wayfinding signage will be incorporated into the architecture of the building and site entrances.

- b. A signage package is not part of this submittal and will be completed for submittal to the Urban Design Commission.

### **Future Phases**

The developer intends to continue to develop the site with opportunities for several future buildings and additional structured parking. The city has outlined that the major use on this site will be for employment as mentioned in the Comprehensive Plan and the Zoning Ordinance. The current proposed development complies with that requirement. The development team would like to work with the city and alder to allow a mix of uses on the block in future phases. Benefits of allowing residential uses within future phases of this development, especially along Main Street include:

- Creating a development that is always activated, not just during work hours on weekdays, but on evenings and weekends as well.
- Sharing the structured parking infrastructure with residents would allow the parking structure to be better utilized during nights and weekends, rather than being mostly empty after hours.
- Reducing peak time traffic; residential uses would help to offset the office traffic peak travel times.
- A balance of residents could help to activate the street and encourage more retail and restaurant amenities especially along Main Street. Restaurants and retail would have more customers in the area on mornings, evenings and weekends after the office workers have left the area.
- Added safety in the area with residents providing ownership of the neighborhood, especially on nights and weekends.
- Central Park allows residential users access to green space and more residents will help to activate the park
- Allows for higher density and increased tax base while retaining a favorable parking ratio for office tenants

### **Project Team**

Owner Developer:	Archipelago Village, LLC PO Box 512 505 N Carroll Street Madison WI 53701	Curt Brink Jim and Marlene Korb
Architect:	Potter Lawson, Inc. 749 University Row, Suite 300 Madison, WI 53705	Doug Hursh
Civil Engineer:	OTIE	John Thousand
Landscape Architect:	Ken Saiki Design	Rebecca DeBoer
Lighting Designers:	Lighting Ergonomics	Mandar Bankhele
Traffic Engineer:	Strand Associates	Jeff Held
Parking Consultant:	Walker Parking Consultants	Tom Hanula
Contractor:	Miron Construction	Steve Wolter
Attorneys:	Carlson Black O'Callaghan & Battenberg, LLP	Matt Carlson & Dan O'Callaghan

### **Schedule**

The project is scheduled to start construction in July of 2019 and be completed and occupied by July of 2021.

Thank you for reviewing the proposed development documents. We are excited to present the design for this new mixed-use, urban infill development. Please contact me if you have any questions regarding this submittal.

Sincerely,



Douglas R. Hursh, AIA, LEED AP  
Director of Design

# Archipelago

929 E Washington Ave  
Madison, Wisconsin  
2016.36.02

## January 23, 2019 Urban Design Submittal

## Drawing Index

C = Issued for Construction  
B = Issued for Bidding  
R = Issued for Reference Only

DWG #	Drawing Title
<b>GENERAL</b>	
G001	COVER DRAWING
G002	SITE CONTEXT IMAGES
G003	SITE MASSING IMAGES / FUTURE DEVELOPMENT

CIVIL	
SV100	EXISTING SITE PLAN
C102	SITE LAYOUT PLAN
C104	SITE GRADING PLAN

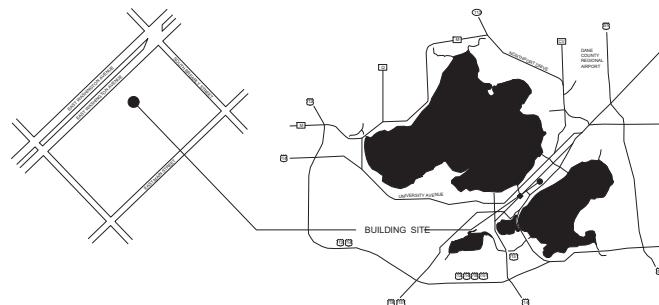
LANDSCAPE	
L100	OVERALL SITE RESTORATION PLAN
L101	EAST WASHINGTON AVE TERRACE PLAN
L200	PLANTING AND LANDSCAPE RESTORATION PLAN (NORTH)
L201	PLANTING AND LANDSCAPE RESTORATION PLAN (SOUTH)
L300	4th FLOOR GREEN ROOF PLANS
L301	11TH FLOOR GREEN ROOF PLAN

ARCHITECTURAL DEMOLITION	
D1	DEMOLITION CONTEXT AERIAL
D2	DEMOLITION CONTEXT IMAGES
D3	DEMOLITION CONTEXT IMAGES

ARCHITECTURAL	
A101.	LOWER LEVEL PLAN
A102.	FIRST FLOOR PLAN
A103.	SECOND FLOOR PLAN
A104.	THIRD FLOOR PLAN
A105.	FOURTH FLOOR PLAN
A106.	FIFTH - TENTH FLOOR PLAN
A107.	ELEVENTH FLOOR PLAN
A108.	ROOF PLAN
A201.	BUILDING ELEVATIONS
A202.	BUILDING ELEVATIONS

## ELECTRICAL

LD01	LIGHTING PLAN
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Potter  
Lawson  
Success by Design

Architect:  
749 University Row Suite 300  
Madison, WI 53705  
608-274-2741

PRELIMINARY  
NOT FOR CONSTRUCTION

Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02

## COVER DRAWING

CD-01.

Notes:



Hotel Indigo - East Washington Ave Perspective



Hotel Indigo - East Main St Perspective



924 East Main St - To be Demolished



945 East Washington Ave - To be Demolished



945 East Main St Telephone Building - To Remain



949 East Washington Ave - To Remain

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02

Date	Issue/Project	Symbol
01/29/19	URBAN DESIGN SUBMITTAL	

**SITE CONTEXT  
IMAGES**

G001



No.



PRELIMINARY  
NOT FOR CONSTRUCTION

Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02



## SITE CONTEXT IMAGES



1/G002: East Washington Perspective - Phase 1



2/G002: East Washington Perspective- Phase 2



3/G002: East Main St Perspective - Phase 1



4/G002: East Main St Perspective - Phase 2

Notes:  
ELEVATION KEY NOTES  
 1 EXISTING HOTEL  
 2 EXISTING TELEPHONE BUILDING TO REMAIN  
 3 EXISTING BUILDING TO BE DEMOLISHED  
 4 PROPOSED DEVELOPMENT PARKING GARAGE  
 5 FUTURE DEVELOPMENT  
 6 FIRST FLOOR RETAIL/COMMERCIAL  
 7 UPPER FLOOR OFFICE SPACE  
 8 LOWER LEVEL MIXED USE SPACE  
 9 UPPER FLOOR RESIDENTIAL SPACE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Archipelago

929 E Washington Ave  
Madison, Wisconsin

2016.36.02

Date: 01/29/19 Issuer/Revisor: URBAN DESIGN SUBMITTAL  
Symbol:

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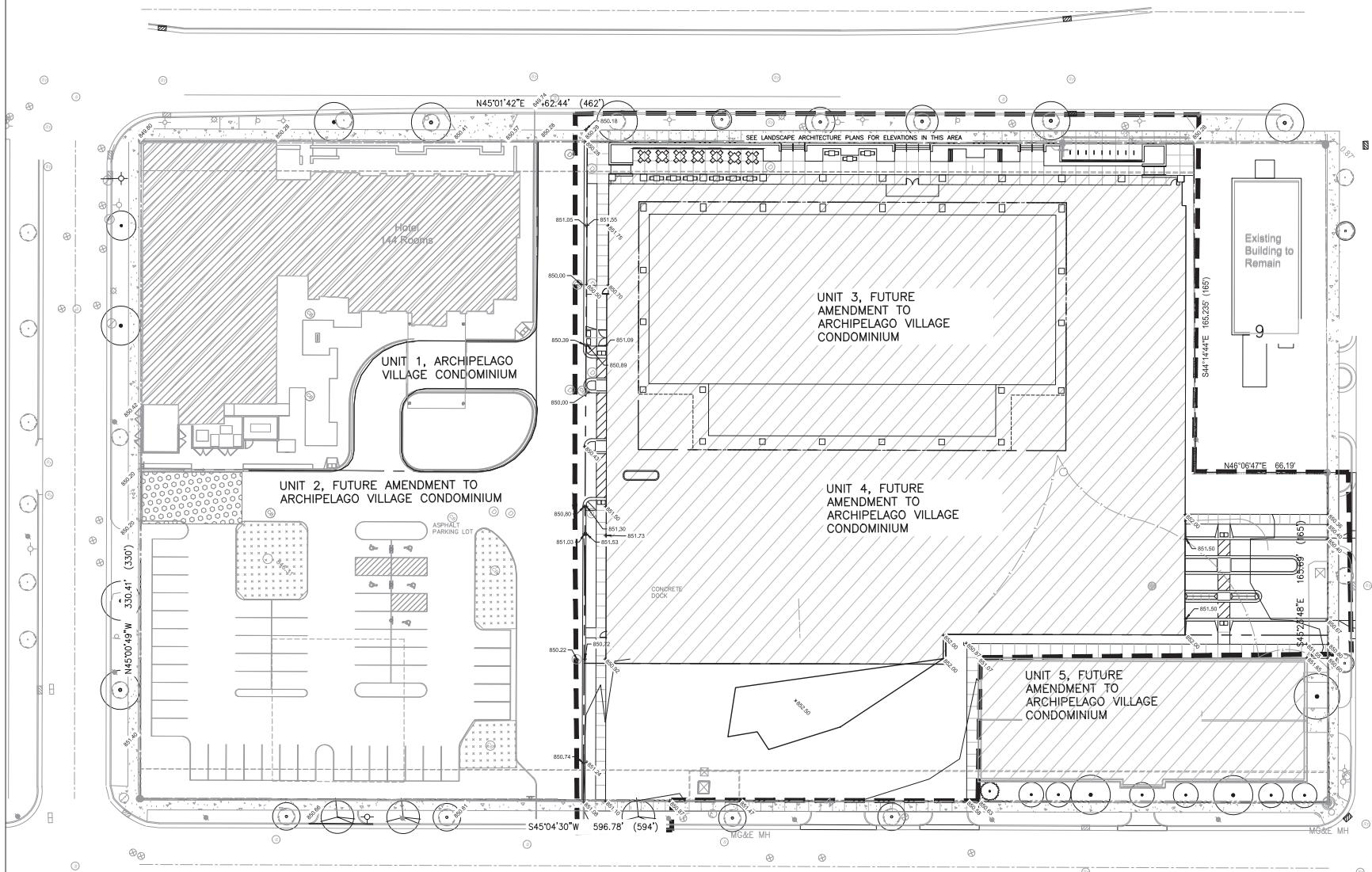
**SITE MASSING  
IMAGES / FUTURE  
DEVELOPMENT**

**G003**





Notes: \_\_\_\_\_



**GRAZING AND EROSION CONTROL**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRAZING PLAN.
2. THE CONTRACTOR SHALL STABILIZE AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRAZING LIMITS IN ACCORDANCE WITH SECTION R25 OF THE STANDARD SPECIFICATIONS. GRAZE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR. GRAZE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR.
3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2010 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.3.C USING MECHANICAL COMPACTION EQUIPMENT. SPECIAL EQUIPMENT, PREPARING AND Hauling Equipment Will Not Be Considered As Adequate Compaction.
4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PRO-ROLLED AND WITNESSED BY OWNER OR OWNER'S REPRESENTATIVE.
5. GRAZING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
6. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDR BEST MANAGEMENT PRACTICES.
7. ELEVATIONS SHOWN ARE FINISHED GROUND/PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. THE RIGHT-OF-WAY IS THE SOLE PROPERTY OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

**SITE  
GRADING PLAN**

C104



1

A circular library stamp with handwritten text and a date.

## LEGEND

## NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGERS, CONTRACTORS, AND OWNERS OF PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 313 16.
4. SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING\* FOR PROTECTION REQUIREMENTS.
5. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
7. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
8. FORESTRY WILL ISSUE A REMOVAL PERMIT FOR STREET TREES.
9. CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFFMAN) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE PLANTING SITE. REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
10. CONTRACTOR SHALL INSTALL TREE FENCE AND FENCING IN THE AREA BETWEEN THE CENTERLINE OF THE SIDEWALK AND EXTEND IT AT LEAST 5 FEET ON BOTH SIDES OF THE TREE ALONG THE PERIMETER OF THE TERRACE. NO EXCAVATION IS PERMITTED 5-FEET OF THE OUTSIDE EDGE OF A TREE.

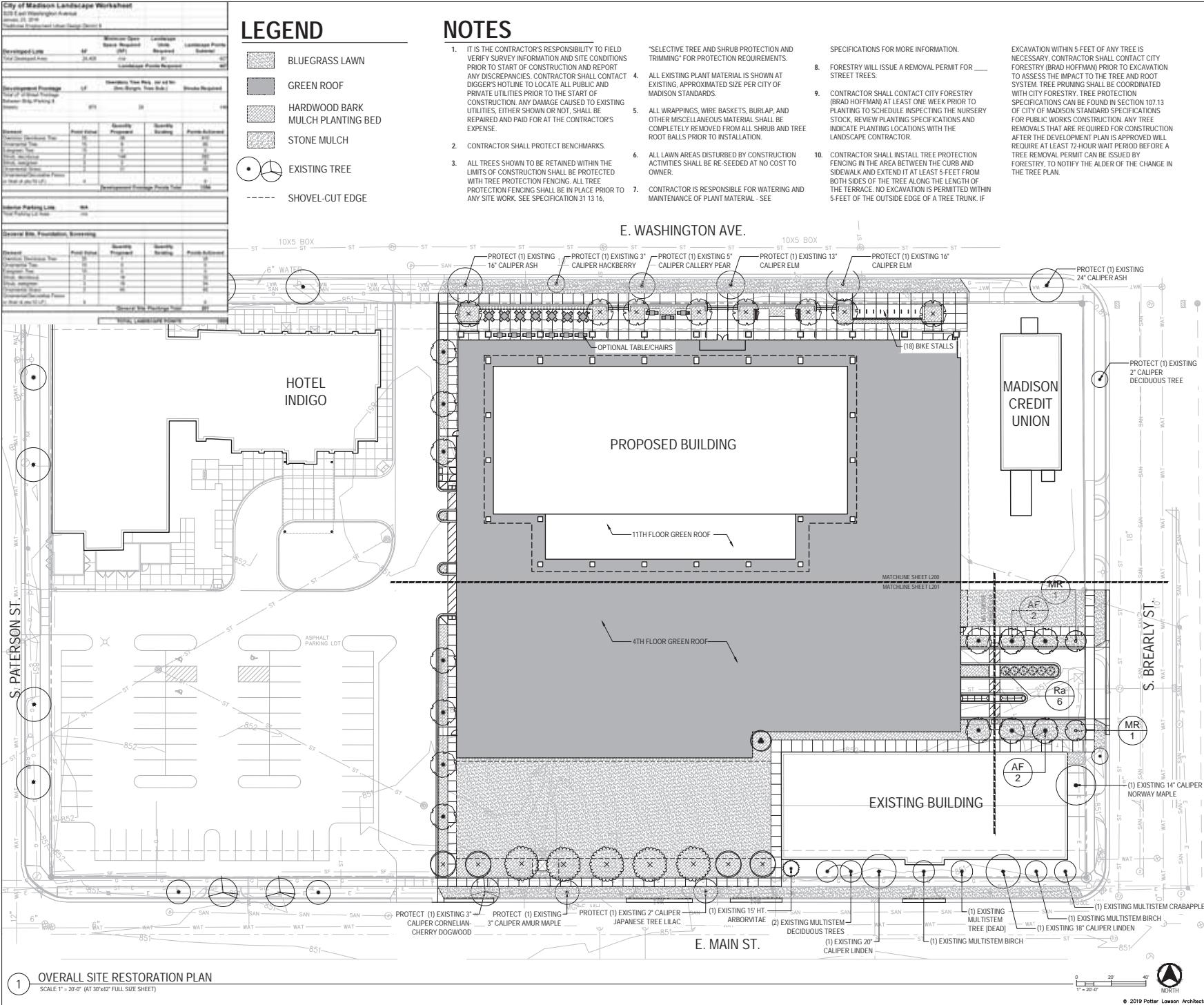
SPECIFICATIONS FOR MORE INFORMATION

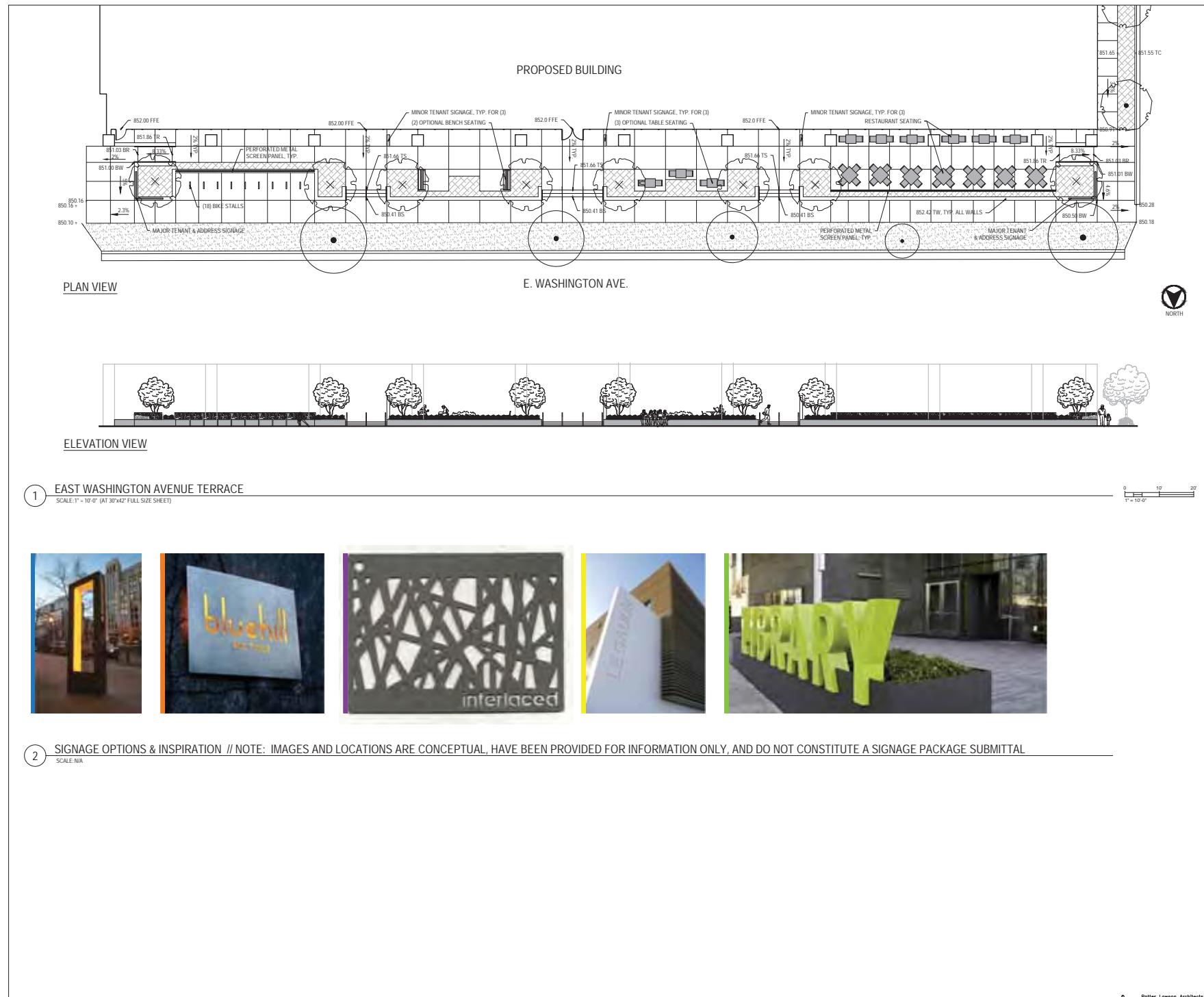
FORESTRY WILL ISSUE A REMOVAL PERMIT FOR STREET TREES.

CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFFMAN) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSE STOCK, REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.

1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK.

EXCAVATION WITHIN 5-FEET OF ANY TREE IS  
NECESSARY, CONTRACTOR SHALL CONTACT CITY  
FORESTRY (BRAD HOFFMAN) PRIOR TO EXCAVATION  
TO ASSESS THE IMPACT TO THE TREE AND ROOT  
SYSTEM. TREE PROTECTION SHALL BE COORDINATED  
WITH CITY FORESTRY. TREE PROTECTION  
SPECIFICATIONS CAN BE FOUND AT [1073](http://www.ci.tulsa.us/1073)  
OF CITY OF TULSA'S STANDARD SPECIFICATIONS  
FOR PUBLIC WORKS CONSTRUCTION. ANY TREE  
REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION  
AFTER THE DEVELOPMENT PLAN IS APPROVED WILL  
REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A  
TREE REMOVAL PERMIT CAN BE ISSUED BY  
FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN  
THE TREE PLAN.





# Potter Lawson



Notes: \_\_\_\_\_



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## EAST WASHINGTON AVENUE TERRACE PLAN

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L101



Notes:

**PLANT SCHEDULE PLANT SCHEDULE (NORTH)**

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5' Cal		3
	GT	Gleditsia triacanthos 'Draves' / Draves' Street Keeper Honey Locust	B & B	2.5' Cal		8
<b>DECIDUOUS SHRUBS</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>NOTES</b>	<b>QTY</b>
	DI	Dierama ionica 'Kodak Black' / Kodak Black Dwarf Bush Honeysuckle	3 gal	24" SPR. (MIN.)	Space 60" O.C.	6
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	24" SPR. (MIN.)		6
	Sb	Spiraea betulifolia 'Tor' / Birchleaf Spirea	3 gal	18" HT (MIN.)	MATCH	6
	Sc	Stephanandra incisa 'Crispa' / Cuseleaf Stephanandra	3 gal	18" SP. (MIN.)	Space 48" O.C.	31
<b>GRASSES</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>NOTES</b>	<b>QTY</b>
	ckf	Calamagrostis x scutellata 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.		5
	ses	Sesleria autumnalis / Autumn Moor Grass	1 qt	CONT.	Space 18" O.C.	40
<b>PERENNIALS</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>NOTES</b>	<b>QTY</b>
	amb	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 qt	CONT.	Space 18" O.C.	119

**LEGEND**

	BLUEGRASS LAWN
	GREEN ROOF
	HARDWOOD BARK MULCH PLANTING BED
	STONE MULCH
	EXISTING TREE
	SHOVEL-CUT EDGE

**NOTES**

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
4. ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL. SEE SPECIFICATIONS FOR MORE INFORMATION.

**PROPOSED BUILDING**

11TH FLOOR GREEN ROOF

MATCHLINE SHEET L200  
MATCHLINE SHEET L201

PLANTING & LANDSCAPE RESTORATION PLAN (NORTH)

1 PLANTING & LANDSCAPE RESTORATION PLAN (NORTH)

SCALE: 1" = 10'-0" (AT 30'x42" FULL-SIZE SHEET)

0 10' 20' 1" = 10'-0"

0 2Bitter Lawson Architects

L200

**PLANT SCHEDULE PLANT SCHEDULE (SOUTH)**

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AN	Acer truncatum 'Norwegian Sunset' / Maple	B & B	2.5' Cal		5
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5' Cal		10
	LT	Liriodendron tulipifera 'Aroid' / Aroid Tulip Poplar	B & B	2' Cal		1
ORNAMENTAL TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AE	Aesculus x camea 'Fort McNair' / Red Horsechestnut	B & B	2' Cal		4
	MR	Malus x 'Red Jewel' / Crab Apple	B & B	2' Cal	SINGLE, STRAIGHT LEADER	2
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	DI	Dienivilla lonicera 'Kodak Black' / Kodak Black Dwarf Bush Honeysuckle	3 gal	24" SPR. (MIN.)	Space 60" O.C.	28
	Ea	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	3 gal	24" HT (MIN.)	Space 60" O.C.	28
	Hy	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3 gal	30" HT (MIN.)	Space 60" O.C.	13
	Po	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	3 gal	18" HT. MIN.	Space 48" o.c.	4

## LEGEND

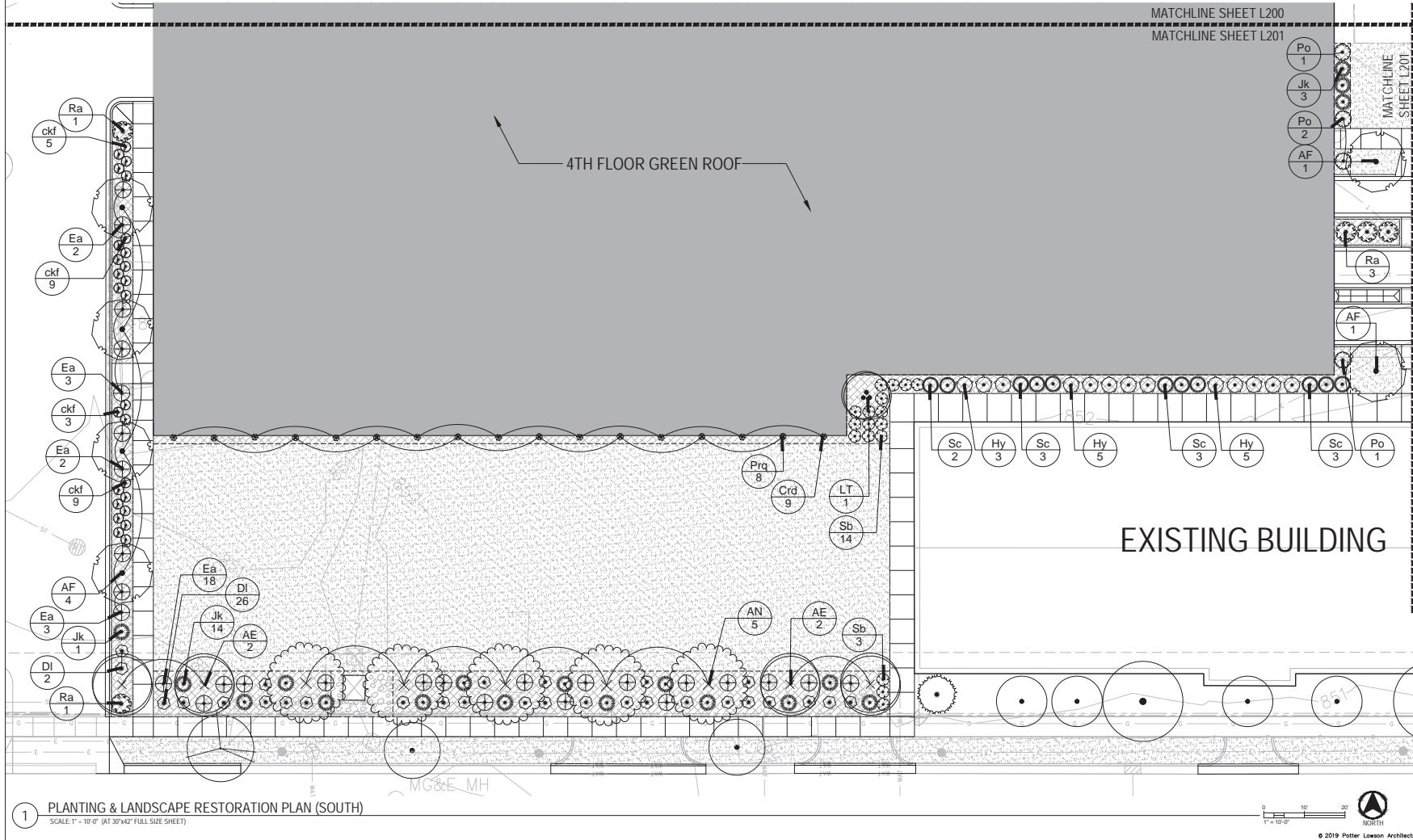
LEGEND						
	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Sb	<i>Spiraea betulifolia</i> 'Tor' / Tor Birchleaf Spirea	3 gal	18' HT (MIN.)	MATCH	17
	Sc	<i>Stephanandra incisa</i> 'Crispa' / Cutleaf Stephanandra	3 gal	18' SP. (MIN.)	Space 48" o.c.	11
	<b>EVERGREEN SHRUBS</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>NOTES</b>
	Jk	<i>Juniperus chinensis</i> 'Kalisyn Compact' / Kalyn Compact Juniper	3 gal	18' SP. (MIN.)	Space 60" O.C.	18
	<b>GRASSES</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>NOTES</b>
	clf	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.		26
	<b>VINES</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT</b>	<b>SIZE</b>	<b>NOTES</b>
	Cr	<i>Campsis radicans</i> / Trumpet Creeper	1 gal	CONT.	36' HT. (MIN.)	9
						

MATCHLINE SHEET L200

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MATCHLINE SHEET L20



172



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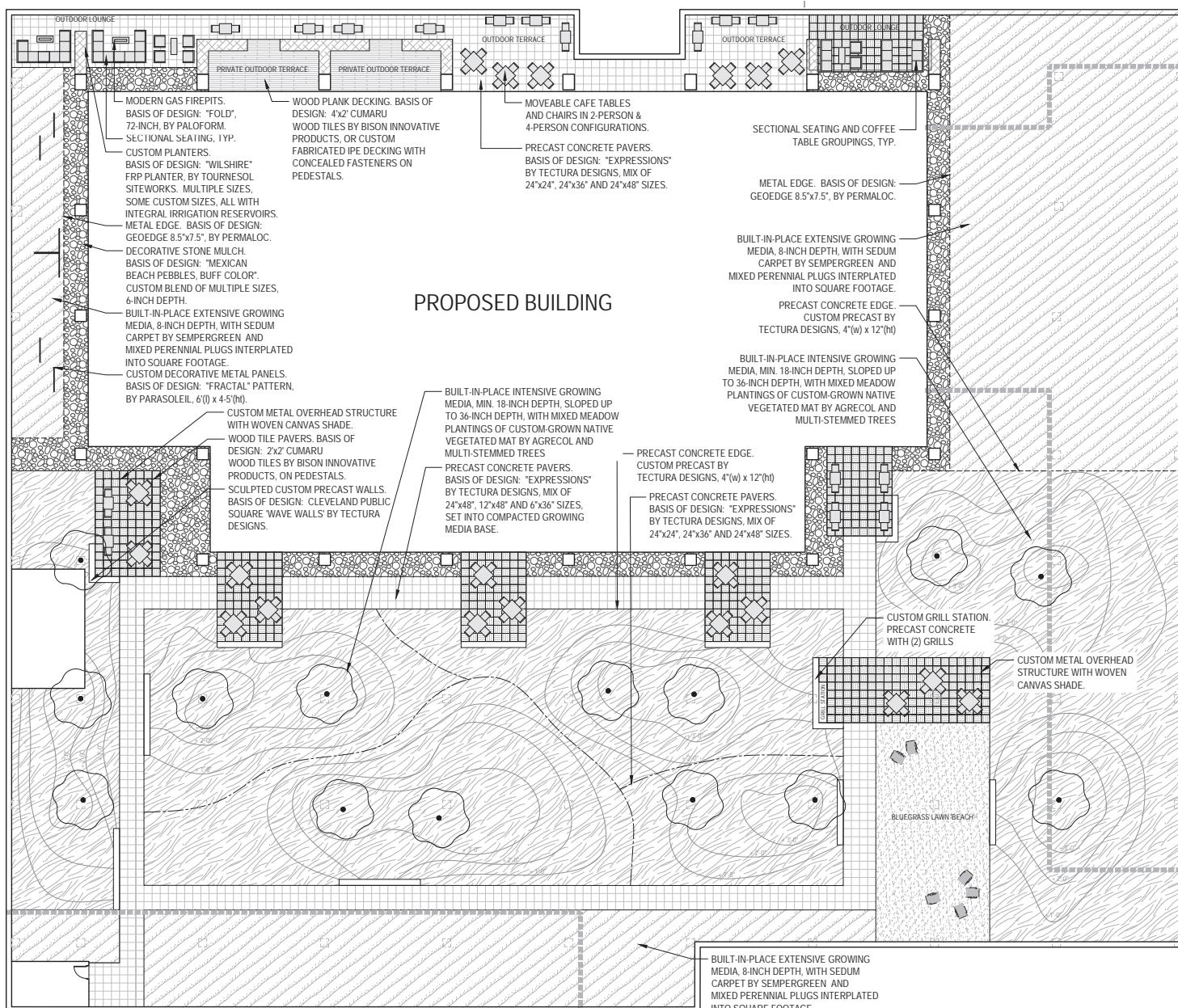
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## PLANTING & LANDSCAPE RESTORATION PLAN (SOUTHEAST)

L201



Notes: \_\_\_\_\_



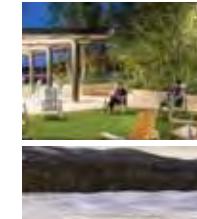
1 4TH FLOOR GREEN ROOF PLAN

SCALE: 1' = 10'-0" (AT 30'x42' FULL SIZE SHEET)

0 10' 20' 1' = 10'-0" NORTH

## LEGEND

- SEDUM CARPET OVER 6-8" OF EXTENSIVE GROWING MEDIA
- BLUEGRASS LAWN
- STONE MULCH
- MEADOW OVER 24" OF INTENSIVE GROWING MEDIA
- PROPOSED TREE
- L-SHAPE ALUMINUM EDGE
- RETAINING / SEAT WALL, 1.5' HT. TYP.
- PHASE 2 BUILDING EXPANSION LIMITS
- STRUCTURAL BUILDING COLUMN
- OVERHEAD SHADE STRUCTURE
- POTENTIAL WALKING PATH THROUGH MEADOW



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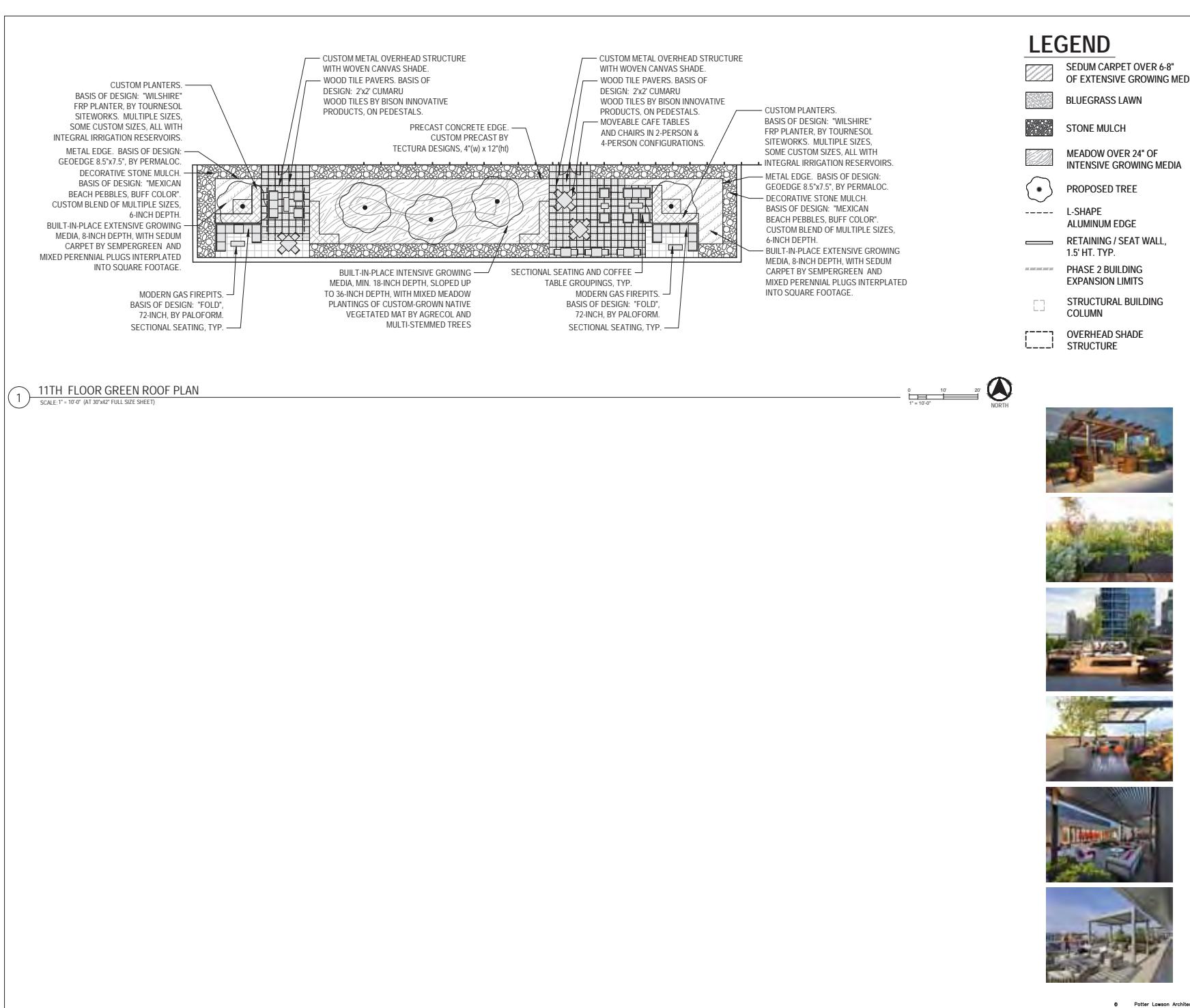
4TH FLOOR GREEN ROOF PLAN

L300

## LEGEND

	SEDUM CARPET OVER 6-8" OF EXTENSIVE GROWING MEDIA
	BLUEGRASS LAWN
	STONE MULCH
	MEADOW OVER 24" OF INTENSIVE GROWING MEDIA
	PROPOSED TREE
	L-SHAPE ALUMINUM EDGE
	RETAINING / SEAT WALL, 1.5' HT. TYP.
	PHASE 2 BUILDING EXPANSION LIMITS
	STRUCTURAL BUILDING COLUMN
	OVERHEAD SHADE STRUCTURE

Notes: \_\_\_\_\_





D1. Demolition Context Aerial

Archipelago - Madison

January 23, 2019

**Potter  
Lawson**

Success by Design

## 924 East Main St.

**Foundation:** Concrete foundation.

**Structure:** Concrete masonry unit bearing walls and piers with a steel barrel vault roof truss.

**Roof:** Curved roof with a rubber roofing membrane.

**Façade:** Brick façade.

**Building Description:** The building is one story and composed of a brick façade.



## D2. Demolition Context Images

Archipelago - Madison

January 23, 2019

## 945 East Washington Ave.

**Foundation:** Concrete foundation.

**Structure:** Concrete masonry unit bearing walls with a steel roof truss.

**Roof:** Curved roof with a rubber roofing membrane.

**Façade:** Brick façade.

**Building Description:** The building is one story and composed of a brick facades.

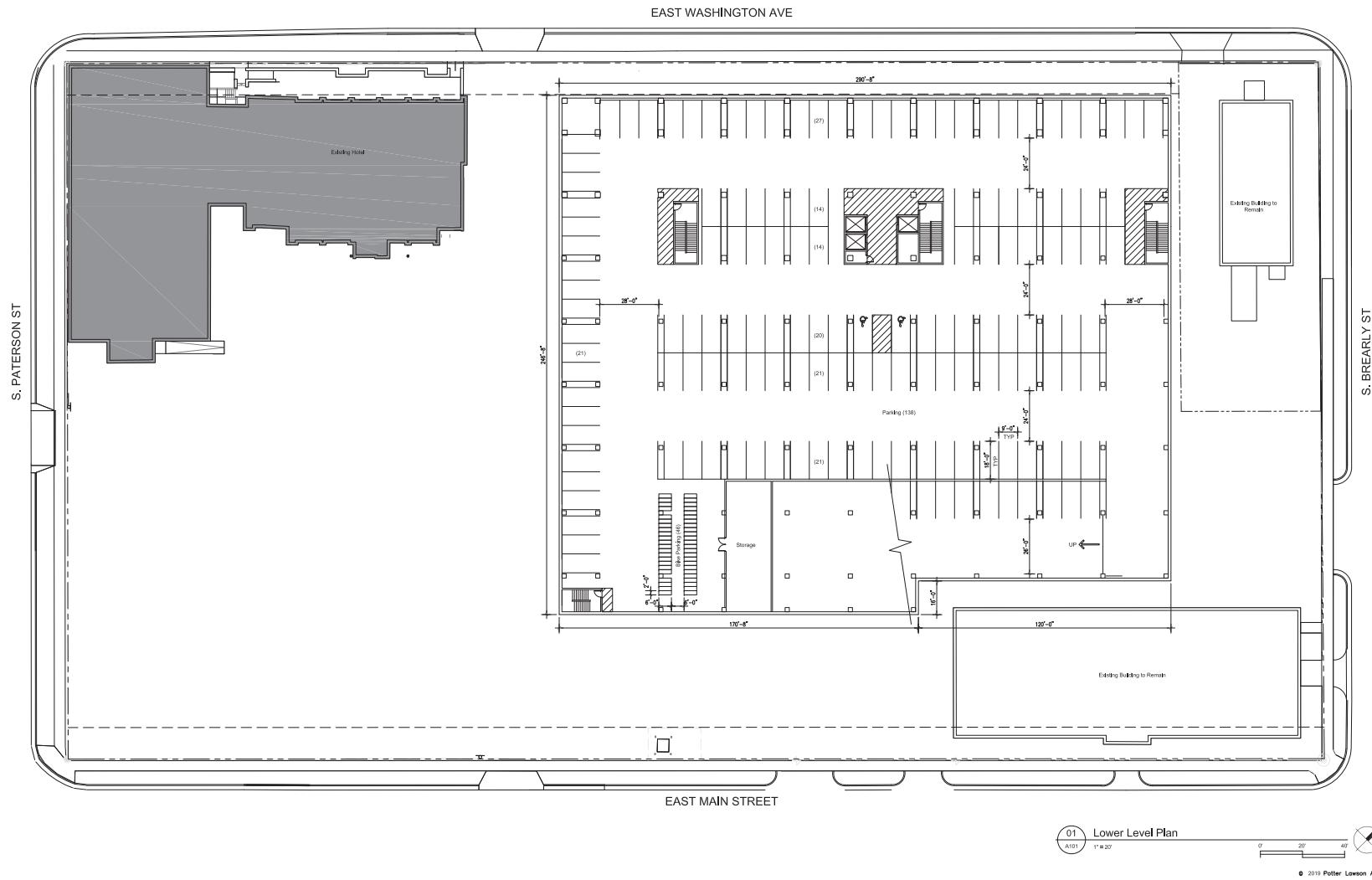


## D3. Demolition Context Images

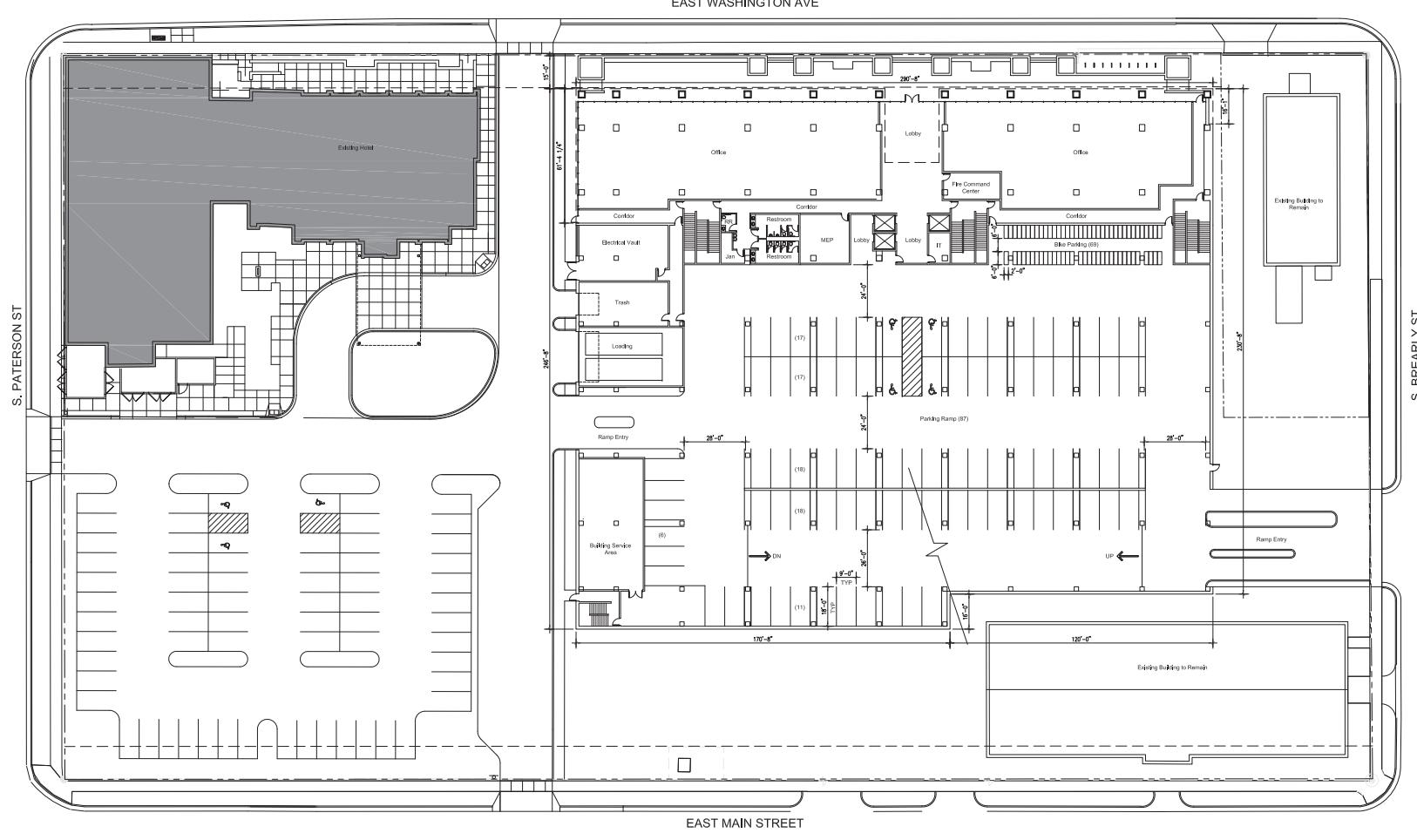
Archipelago - Madison

January 23, 2019

Notes: \_\_\_\_\_



Not



Archipelago

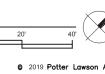
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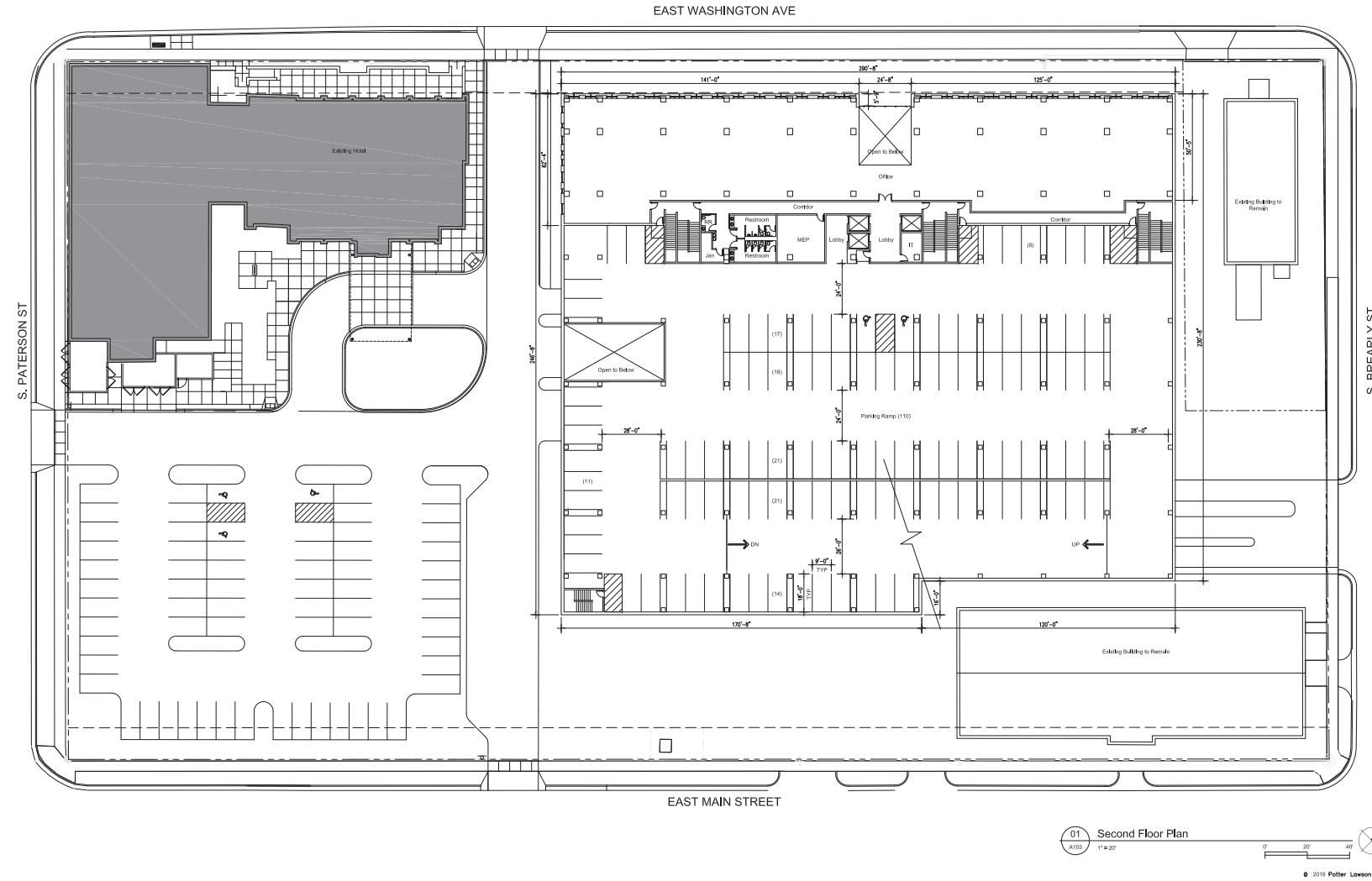
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## First Floor Plan

01 First Floor Plan  
A102 1" = 20'



Notes: \_\_\_\_\_



Notes: \_\_\_\_\_

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## Third Floor Plan

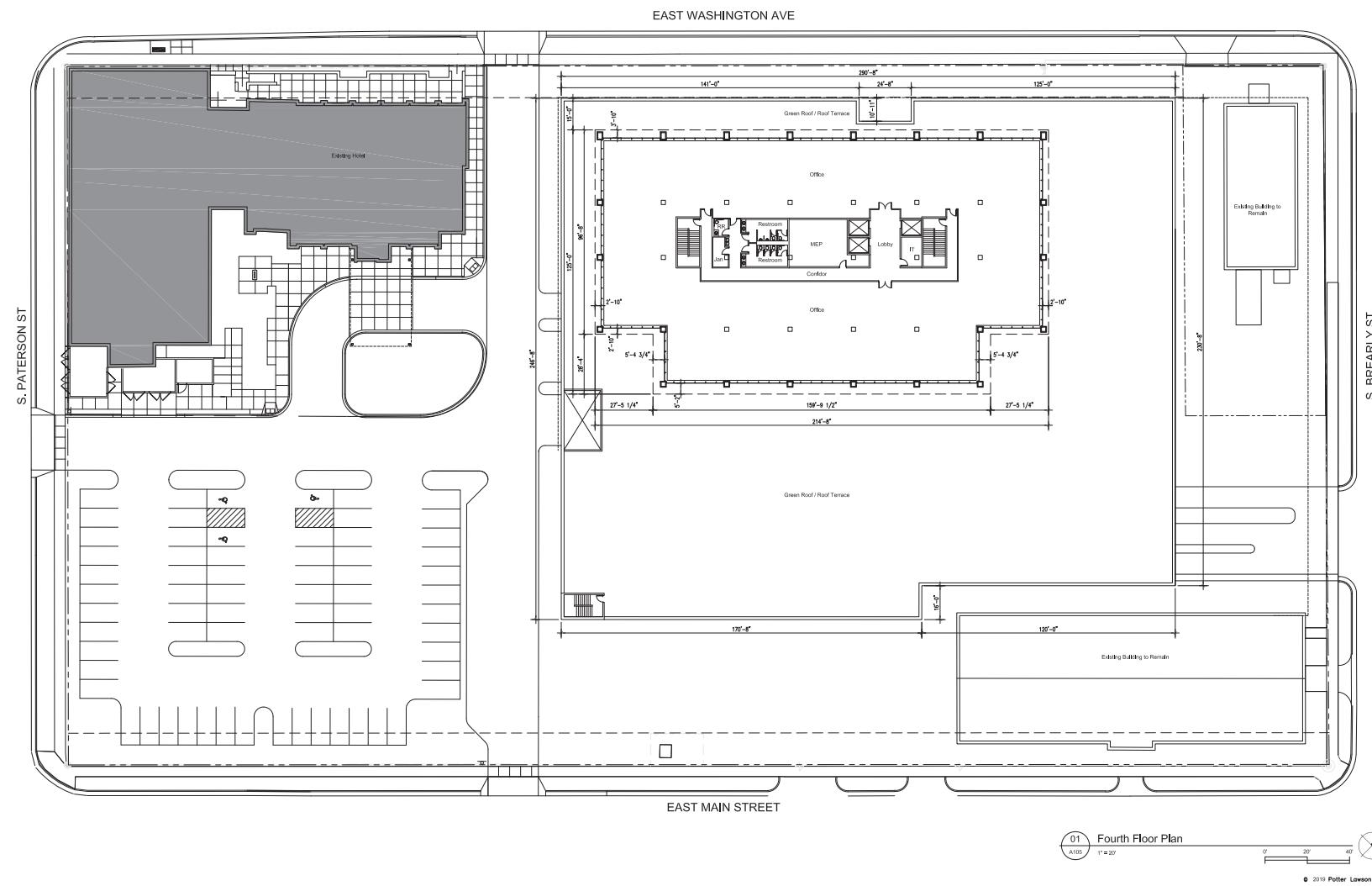
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## EAST MAIN STREET

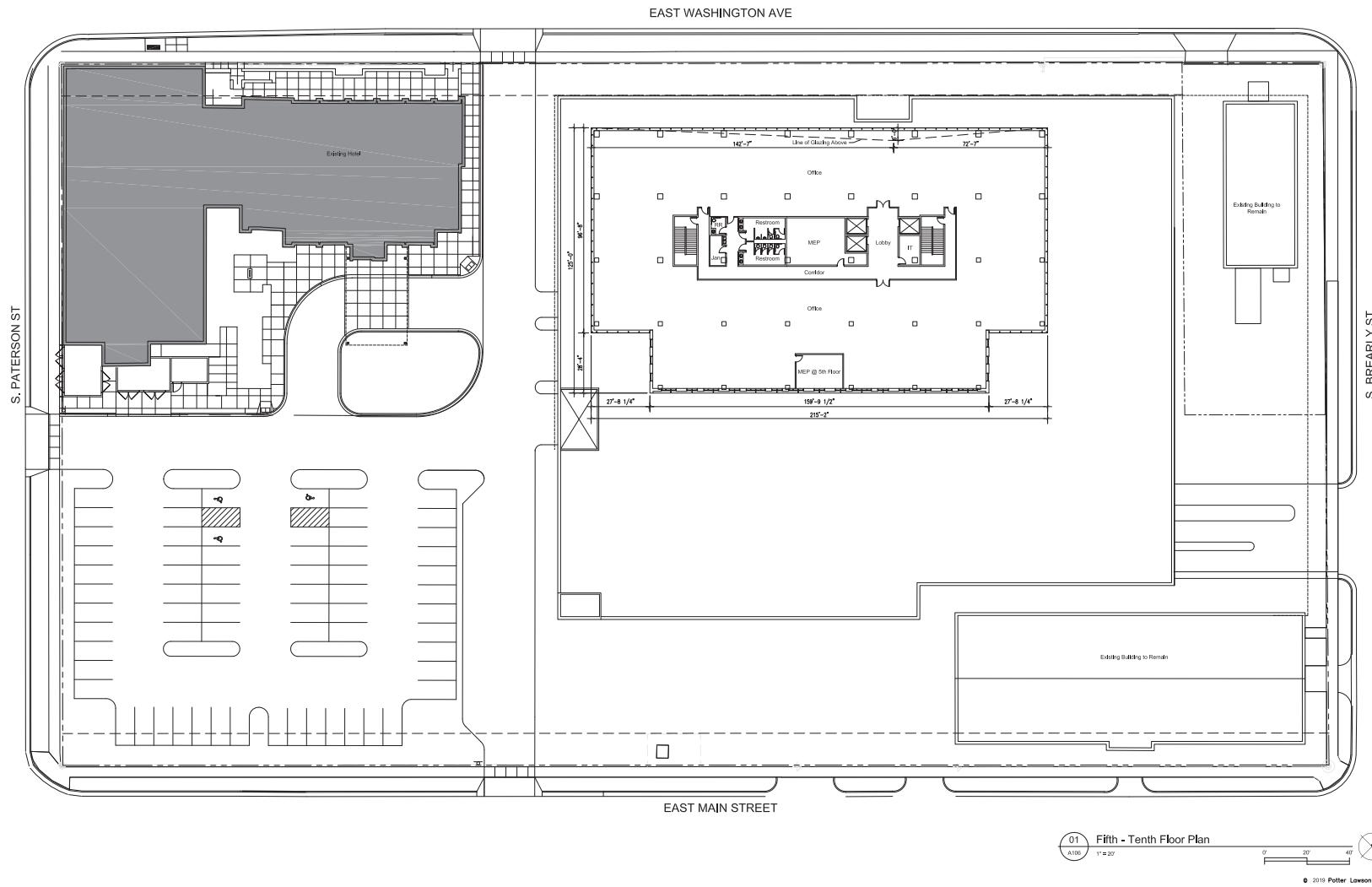
01  
A104      1° = 20'

A104

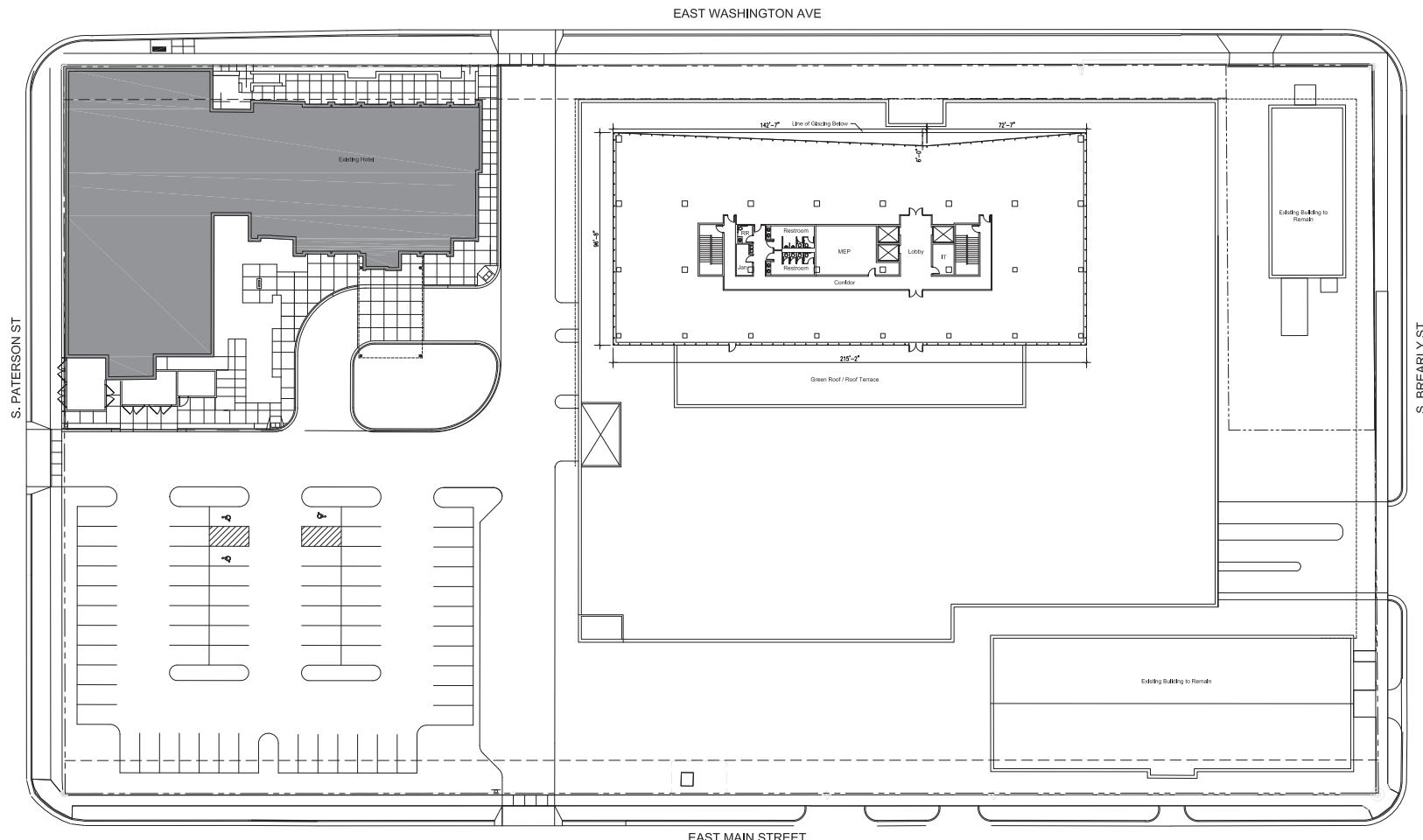
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Notes: \_\_\_\_\_



Notes: \_\_\_\_\_



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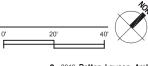
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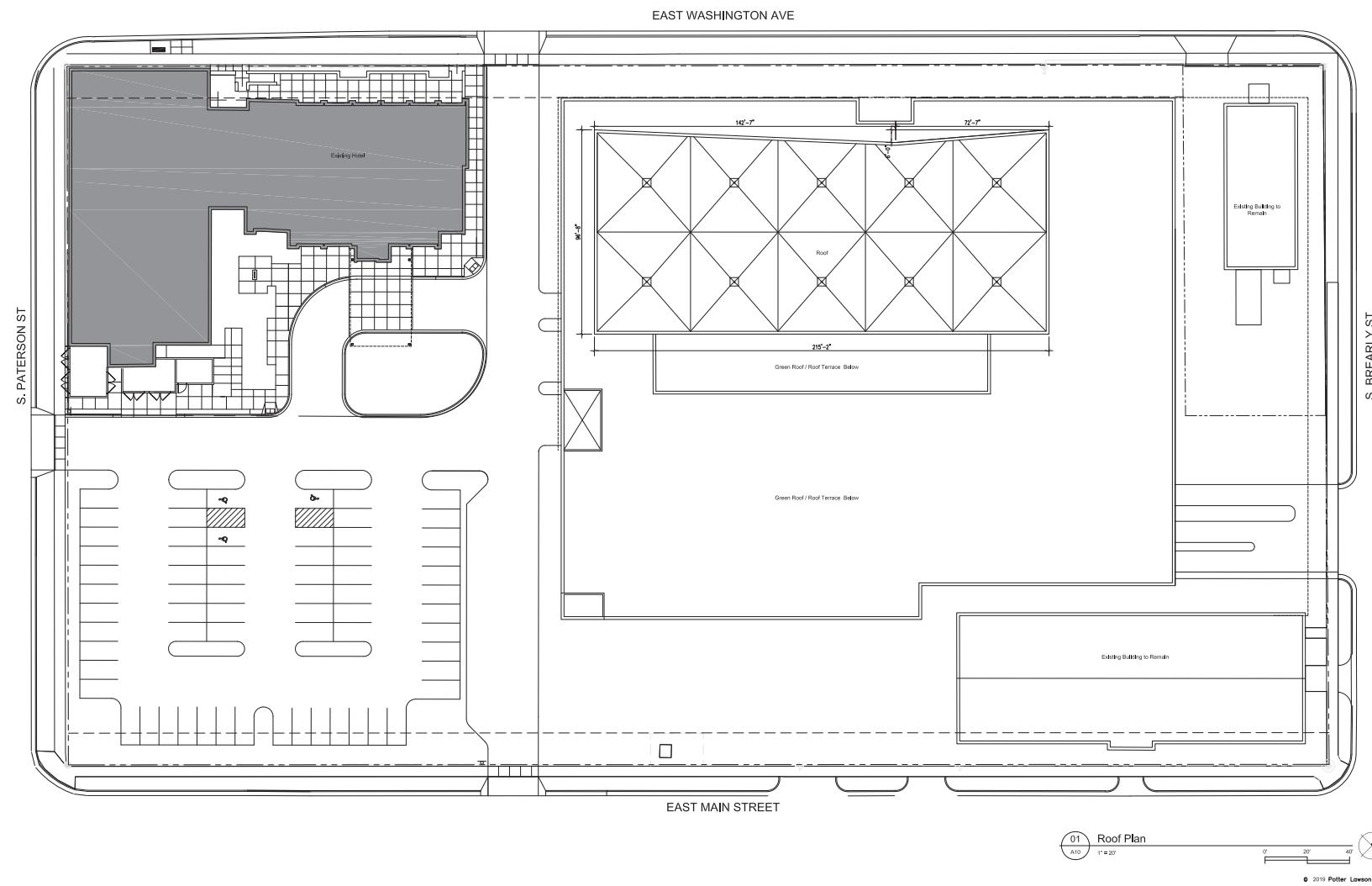
Eleventh Floor Plan

01  
A107  
Eleventh Floor Plan  
1' = 20'



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Notes: \_\_\_\_\_



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### Roof Plan

A108

No

### ELEVATION KEY NOTES

- 1 SSG ANODIZED ALUMINUM CURTAIN WALL SYSTEM
- 2 ANODIZED ALUMINUM CURTAIN WALL SYSTEM
- 3 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 4 SPANGREL GLAZING
- 5 EXTRUDED ANODIZED ALUMINUM MULLION CAP
- 6 STONE VENEER
- 7 METAL PANEL
- 8 STANDING SEAM METAL PANEL
- 9 PRECAST CONCRETE WALL PANEL
- 10 BURNTISHED BLOCK
- 11 PAINTED MECHANICAL LOUVER
- 12 GLASS HANDRAL
- 13 RUBBED CONCRETE WALL/W PLANTER
- 14 GREEN SCREEN ON STAINLESS STEEL FRAME
- 15 OVERHEAD DOOR
- 16 RAMP ENTRY

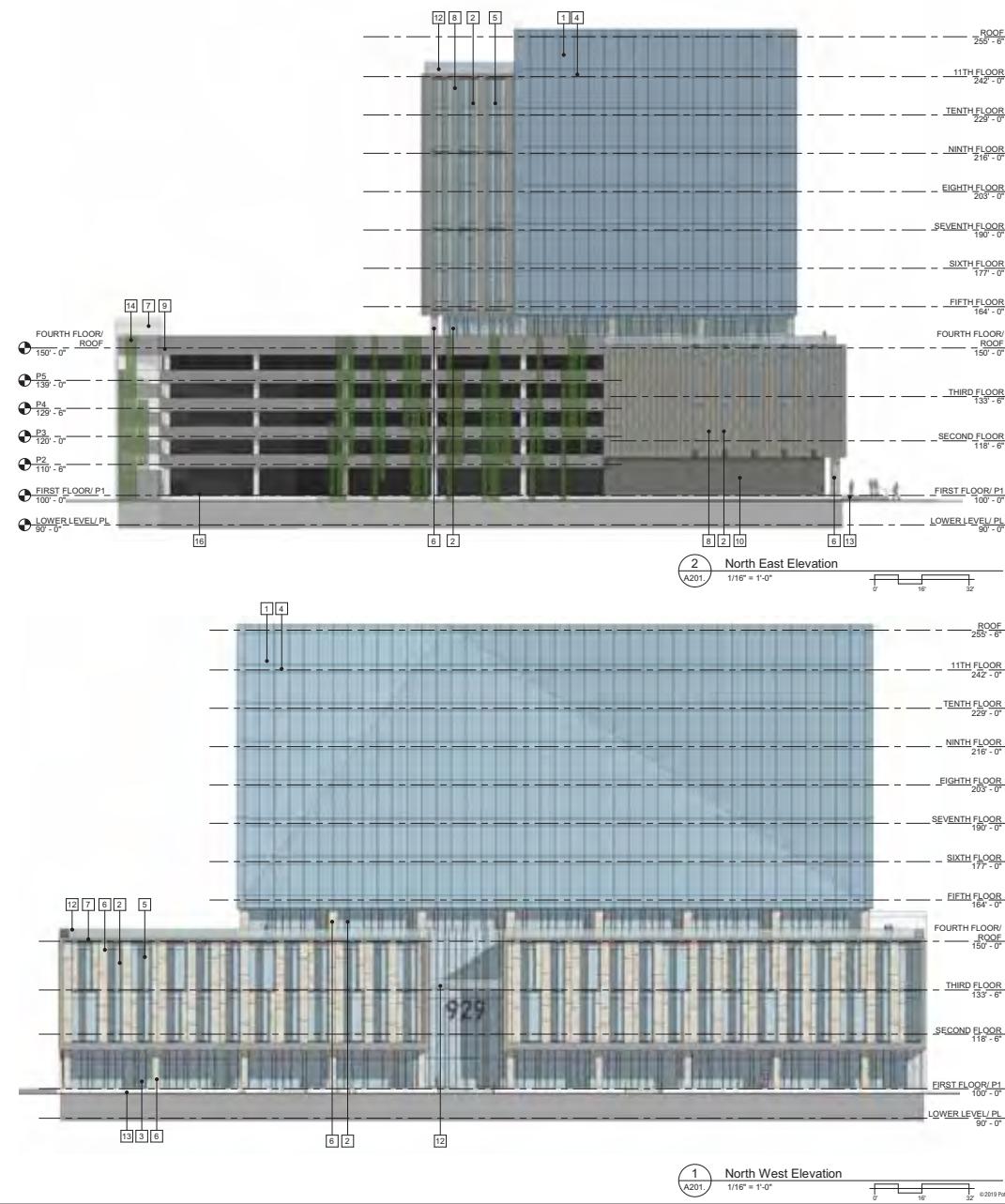
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## BUILDING ELEVATIONS

A201





PRELIMINARY  
NOT FOR CONSTRUCTION

Archipelago

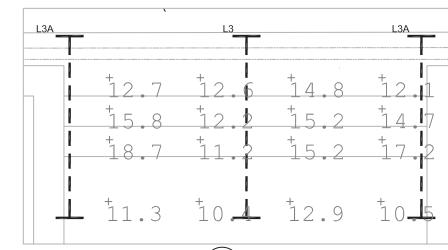
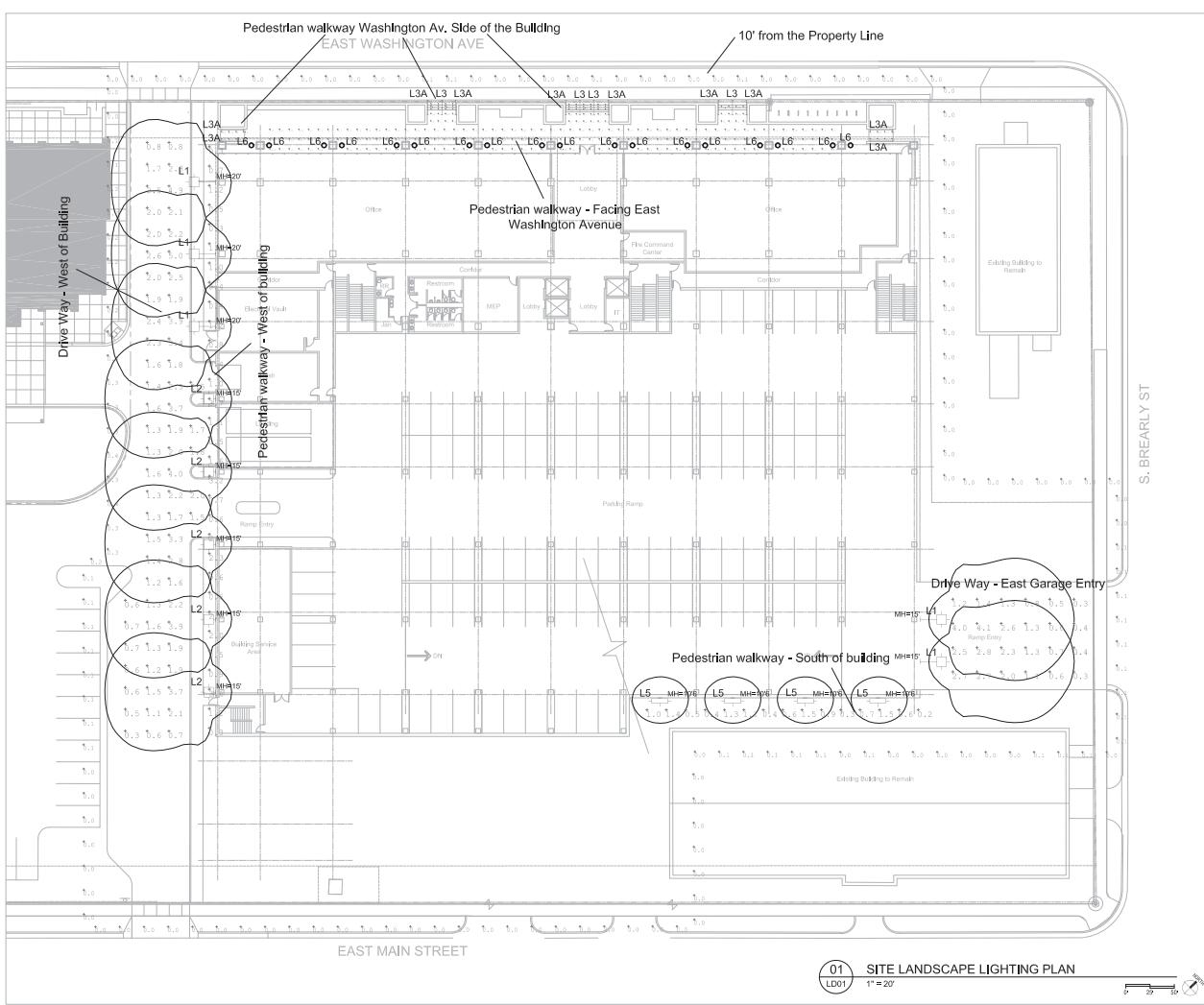
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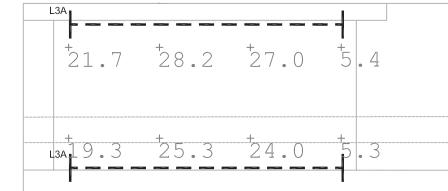


## BUILDING ELEVATIONS

A202.



02 TYPICAL STAIR LIGHTING PLAN  
LD01 Not to Scale



03 TYPICAL RAMP LIGHTING PLATE  
LD01 Not to Scale

**LIGHTING PLAN LEGEND**

**CONTROL LEGEND**

TYPE	SUGGESTED SYMBOL	SYNONYM	PORT
	SWITCH	SWITCH	SW
	POWER	POWER	PO
	HOLLOW CIRCLE	NORMAL POWER	NC
	LOCATION	RECESSED POWER	RP
	LOCATION	LOCATION INDICATES POWER	LI
	ENTRANCE	ENTRANCE	EN

**LIGHTING LEGEND**

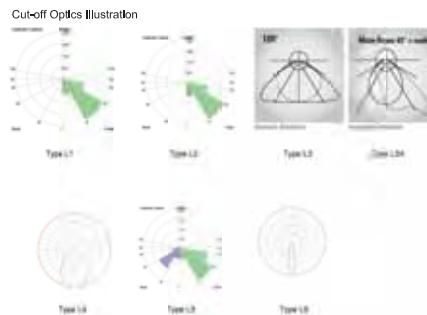
CONTROL	CIRCUIT SWITCH OR POWER LINE VOLTAGE/RELAY
	WALL MOUNTED LUMINARE MOUNTING LOCATION WALL
	CONCEALED LINEAR LIGHT SOURCE MOUNTING LOCATION
	RECESSED MOUNTED LUMINARE MOUNTING LOCATION CEILING

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## **SITE LANDSCAPE LIGHTING PLAN**

## LED wall luminaire - adjustable gantry system

BEGA

**Application**

LED wall luminaire with asymmetrical light distribution and adjustable gantry outrigger arm.

**Materials**

Luminaire housing, faceplate and outrigger arm constructed of die-cast and extruded marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy

Clear safety glass

Reflector made of pure anodized aluminum

Silicone applied robotically to casting, plasma treated for increased adhesion

High temperature silicone gasket

Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 65

Weight: 44.1 lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-30°C
LED module wattage	55.3 W
System wattage	61.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	6,674 lumens (4000K)
Lifetime at Ta = 15°C	232,000 h (L70)
Lifetime at Ta = 35°C	73,000 h (L70)

**LED color temperature**

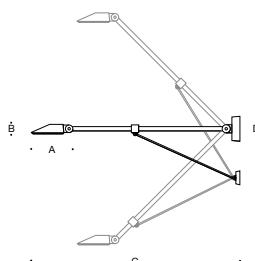
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors     Black (BLK)     White (WHT)     RAL:  
 Bronze (BRZ)     Silver (SLV)     CUS:



LED wall luminaire - adjustable gantry system

LED	A	B	C	D	
<b>24509</b>	55.3 W	16 3/4	4 1/8	90 1/2	8 1/4

Type:

BEGA Product:

Project:

Modified:



**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to [bega-us.com](http://bega-us.com)  
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## LED wall luminaire - surface washer

BEGA

**Application**

LED wall luminaire with asymmetrical light distribution designed for illuminating horizontal surfaces from vertical mounting surfaces.

**Materials**

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
Clear safety glass

Reflector made of pure anodized aluminum  
Silicone applied robotically to casting, plasma treated for increased adhesion

High temperature silicone gasket  
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 65

Weight: 11.5lbs

**Electrical**

Operating voltage	120-277V AC
Minimum start temperature	-30°C
LED module wattage	55.3W
System wattage	61.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	6,674 lumens (4000K)
Lifetime at Ta = 15°C	232,000 h (L70)
Lifetime at Ta = 35°C	73,000 h (L70)

**LED color temperature**

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

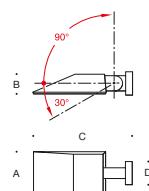
Available colors  Black (BLK)  White (WHT)  RAL:  
 Bronze (BRZ)  Silver (SLV)  CUS:

Type:

BEGA Product:

Project:

Modified:



LED wall luminaire · surface washer

LED	A	B	C
<b>24816</b> 55.3W	8 1/8	4	19 1/4



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# LUMENLINEAR™ SYMMETRIC

PROJECT NAME: \_\_\_\_\_

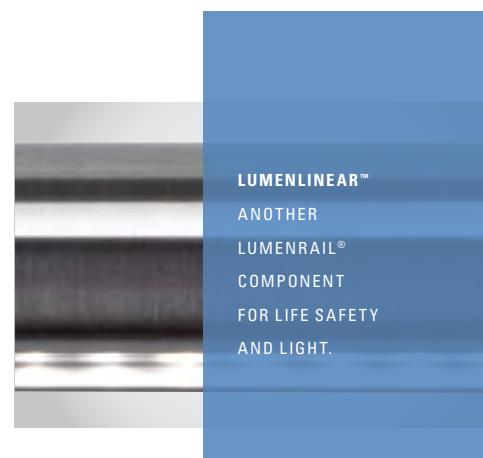
REP AGENCY: \_\_\_\_\_

APPROX. LINEAR FT. \_\_\_\_\_



SCAN QR CODE

for technical information, downloads, instructions,  
and system configuration guides



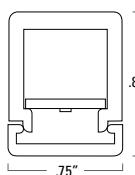
## PART NUMBER BUILDER

LULS30K40120TS18	LULS	Fixture Type	Color Temp	Fixture Wattage	Beam Angle	Lens Option	Length Nominal - Assembled
EXAMPLE	LULS	Lumenrail Linear	27K - 2700° K BLU - Blue 30K - 3000° K GRN - Green 35K - 3500° K RED - Red 40K - 4000° K AMB - Wildlife 50K - 5000° K Amber	20 - 1.85 W/FT 40 - 3.57 W/FT 60 - 5.45 W/FT	70 - 70° Spread 120 - 120° Spread	TS - Transparent Symmetric MS - Matte Symmetric	6 - 7.64" 48 - 48.95" 12 - 13.51" 54 - 54.89" 18 - 19.39" 60 - 60.83" 24 - 25.33" 66 - 67.20" 30 - 31.23" 72 - 73.20" 36 - 37.14" 78 - 79.20" 42 - 43.07" 84 - 85.20"

## ELECTRICAL SPECIFICATIONS

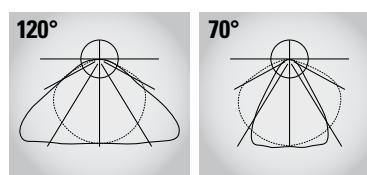
	24VDC INPUT VOLTAGE	ETL LISTED WET, UL 1598/CSA 22.2 CERTIFICATIONS	0-10V INPUT (PWM) DIMMING	-40°F TO +120°F OPERATING TEMP
CLASS 2 REQUIRED DRIVER	5 YEARS WARRANTY	UP TO 77 LM/W LED EFFICIENCY	UP TO 88 (95+ AVAIL. UPON REQUEST) CRI	

## CONSTRUCTION



An extruded aluminum housing and fully gasketed assembly insure heat dissipation and ingress protection to IP67. Stainless steel hardware and mechanical attachment promote easy installation and longevity.

## PHOTOMETRICS



The symmetric output can be specified in narrow (70°) or industry leading wide (120°) beam spreads. Installed in Wagner Lumenrail®, Lumenlinear achieves full IES cutoff. Reports to view or download are available by scanning the QR code or visiting our website.

## LUMENGEAR™ - LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

**CLASS II DRIVERS:**

- \*STD 100W Non Dim
- 0-10V (PWM)
- Multiple Wattages
- 24VDC

**NEMA ENCLOSURES:**

- 4X, 6

**LUMENPOST™:**

- Integrated 100W, 0-10V DIM

Specifications may change without prior notice, verify data at time of order, all rights reserved

**WAGNER**  
ARCHITECTURAL SYSTEMS

888.243.6914 // SYSTEMS@MAILWAGNER.COM  
10600 West Brown Deer Road // Milwaukee, WI 53224, USA

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LULS SUBM R4

929 WEST WASHINGTON AVE, MADISON, WISCONSIN

Interior lighting data sheets- REV 01



LIGHTING ERGONOMICS

01 : 23 : 2019

# LUMENLINEAR™ ASYMMETRIC

PROJECT NAME: \_\_\_\_\_

REP AGENCY: \_\_\_\_\_

APPROX. LINEAR FT. \_\_\_\_\_



SCAN QR CODE

for technical information, downloads, instructions,  
and system configuration guides



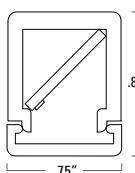
## PART NUMBER BUILDER

LULS40K6070TA24	LULS	Fixture Type	Color Temp	Fixture Wattage	Beam Angle	Lens Option	Length Nominal - Assembled
EXAMPLE	LULS	Lumenrail Linear	27K - 2700°K	BLU Blue	20 - 1.85 W/FT	TA - Transparent Asymmetric	6 - 7.64" 48 - 48.95"
			30K - 3000°K	GRN Green	40 - 3.57 W/FT	MA - Matte Asymmetric	12 - 13.51" 54 - 54.89"
			35K - 3500°K	RED Red	60 - 5.45 W/FT		18 - 19.39" 60 - 60.83"
			40K - 4000°K	AMB Wildlife			24 - 25.33" 66 - 67.20"
			50K - 5000°K	Amber			30 - 31.23" 72 - 73.20"
							36 - 37.14" 78 - 79.20"
							42 - 43.07" 84 - 85.20"

## ELECTRICAL SPECIFICATIONS

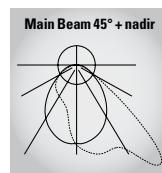
<p>All electrical connections to be made by a qualified electrician in accordance with all national, state and local electrical codes.</p>	24VDC	ETL LISTED WET, UL 1598/CSA 22.2	0-10V INPUT (PWM)	-40°F TO +120°F
	INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP
<b>CLASS 2 REQUIRED</b> <b>DRIVER</b>	<b>5 YEARS</b>	<b>UP TO 77 LM/W LED</b>	<b>UP TO 88 (95+ AVAIL. UPON REQUEST)</b>	<b>CRI</b>
	WARRANTY	EFFICIENCY		

## CONSTRUCTION



An extruded aluminum housing and fully gasketed assembly insure heat dissipation and ingress protection to IP67. Stainless steel hardware and mechanical attachment promote easy installation and longevity.

## PHOTOMETRICS



The asymmetric output has industry leading performance with a (70°) beam spread, focused on 45° above nadir. Installed in Wagner Lumenrail®, Lumenlinear performs with full IES cutoff. Reports to view or download are available by scanning the QR code or visiting our website.

## LUMENGEAR™ - LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

### CLASS II DRIVERS:

- \*STD 100W Non Dim
- 0-10V (PWM)
- Multiple Wattages
- 24VDC

### NEMA ENCLOSURES:

- 4X, 6
- LUMENPOST™:  
Integrated 100W,  
0-10V DIM

Specifications may change without prior notice, verify data at time of order, all rights reserved

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Interior lighting data sheets- REV 01

## LED wall luminaire - light output on one side

BEGA

**Application**

The LED wall mounted luminaire has light output on one side. Arranged individually or in groups, this is a great design element for a host of lighting applications. For downlight applications only.

**Materials**

Luminaire housing constructed of die-cast and extruded marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
 Matte safety glass  
 High temperature silicone gasket  
 Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations  
 Protection class IP 65  
 Weight: 10.8lbs

**Electrical**

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	9.6W
System wattage	13W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	587 lumens (3000K)
Lifetime at Ta = 15°C	>500,000 h (L70)
Lifetime at Ta = 50°C	212,000 h (L70)

**LED color temperature**

4000K - Product number + **K4**  
 3500K - Product number + **K35**  
 3000K - Product number + **K3**  
 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors  Black (BLK)  White (WHT)  RAL:  
 Bronze (BRZ)  Silver (SLV)  CUS:

Type:

BEGA Product:

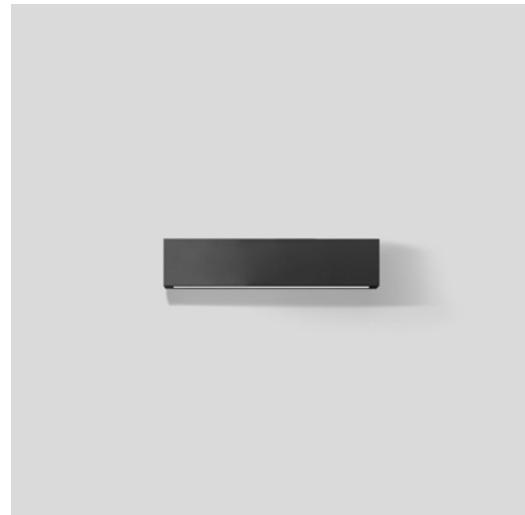
Project:

Modified:



## LED wall luminaire · light output on one side

	LED	A	B	C	Required wiring box
<b>44417</b>	9.6W	24%	4 1/8	5	<b>19537</b>



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## LED recessed ceiling downlight - narrow beam

**Application**

Designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

**Materials**

Luminaire housing constructed of die-cast marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy  
Faceplate constructed of 316 grade machined stainless steel  
Clear safety glass  
Reflector made of pure anodized aluminum  
High temperature silicone gasket  
Stainless steel screw clamps  
Galvanized steel rough in ceiling pan with through wiring box

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP 65  
Weight: 0.9lbs

**Electrical**

Operating voltage	120-277VAC
Minimum start temperature	-20°C
LED module wattage	8.7W
System wattage	11W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra> 85
Luminaire lumens	921 lumens (3000K)
Lifetime at Ta= 15°C	250,000 h (L70)
Lifetime at Ta= 40°C	140,000 h (L70)

**LED color temperature**

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**

#4 brushed stainless steel.

Custom colors are not available.

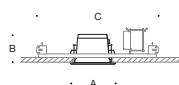
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

**Type:**

BEGA Product:

Project:

Modified:

**LED recessed ceiling downlight - narrow beam**

LED	$\beta$	A	B	C
55 823	8.7W	19°	4 3/8	3 1/4

$\beta$  = Beam angle

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