

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

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.

1. Project Information

Address: 211 N Carroll St / 200-220 Wisconsin Ave
Title: MATC Downtown Campus

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

UDC meeting date requested September 5, 2018
☒ 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 Larry Westrich **Company** Drury Southwest, Inc.
Street address 101 South Farrar Drive **City/State/Zip** Cape Girardeau, MO 63701
Telephone 573-335-3134 **Email** larry.westrich@drurysouthwest.com

Project contact person Larry Westrich **Company** Drury Southwest, Inc.
Street address 101 South Farrar Drive **City/State/Zip** Cape Girardeau, MO 63701
Telephone 573-335-3134 **Email** larry.westrich@drurysouthwest.com

Property owner (if not applicant) Madison Area Technical College
Street address 1701 Wright Street **City/State/Zip** Madison, WI 53704
Telephone 608-246-6737 **Email** mmstark@madisoncollege.edu

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*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

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. 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 May 9, 2018.
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 Larry WestrichRelationship to property LesseeAuthorized signature of **Property Owner**Michael M. Stark

Date

7-16-2018

7. Application Filing Fees

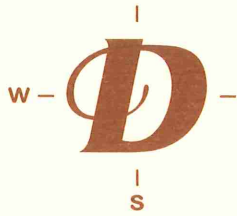
Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable 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



DRURY SOUTHWEST, INC.

101 S. FARRAR DRIVE
CAPE GIRARDEAU, MO 63701-4905
(573) 335-3134
FAX (573) 335-5125

July 16, 2018

City of Madison
Planning Division
126 South Hamilton
Madison, WI 53701

RE: MATC Downtown Site Redevelopment – Letter of Intent

Dear City of Madison Planning Division:

Please accept this Letter of Intent, applications and supporting documents as our formal request for an Initial and Final review by the Urban Design Commission and review of the Land Use application by the Plan Commission. Review is being requested for the Madison Area Technical College Downtown Site redevelopment project located at 211 N. Carroll Street.

The project fronts four streets including Wisconsin Avenue to the north, North Carroll Street to the south, West Johnson Street to the west, and West Dayton Street to the east. Drury Southwest, Inc. will develop the site taking the existing, historic MATC building and rehabilitating into a 195-room, upper midscale Drury Plaza Hotel. Also included will be the construction of a new addition which will house an additional 115 guest rooms with retail and restaurant space on the street level.

Expected Construction Schedule:

- Construction Start: Spring 2019
- Construction Completion: First Quarter 2021

Owner:

- MATC
1701 Wright Street
Madison, WI 53704
608-246-6737
Attn: Mike Stark

Developer:

- Drury Southwest, Inc. ("DSW")
101 South Farrar Drive
Cape Girardeau, MO 63701
573-335-3134
Attn: Larry Westrich

Hotel Operator:

- Drury Hotels Company, LLC
721 Emerson Road, Suite 400
St. Louis, MO 63141
314-429-2255
Attn: Larry Westrich

General Contractor:

- Drury South, Inc.
11331 Coker Loop East
San Antonio, TX 78216
573-335-3134

Project Architect:

- David Alberson, AIA
Drury Southwest, Inc.
101 South Farrar Drive
Cape Girardeau, MO 63701
573-335-3134

Civil Engineer and Landscaping Architect:

- Smithgroup JJR
44 East Mifflin Street
Suite 500
Madison, WI 53703
202-842-2100
Attn: Bill Patek

Project Description:

The plan consists of renovating the historic 178,000 square foot MATC building into 195 hotel rooms and then constructing a 190,000 square foot addition on the northern half of the property that is currently a parking structure. The new construction component will include a total of 8 levels above street grade with one level underground and will consist of an additional 115 hotel rooms, 12,000 square feet of retail space and 113,892 square feet of parking, including one level underground and floors 2, 3 and 4 for a total of approximately 256 parking spaces.

DSW is working with MATC to finalize all aspects of the lease agreement for the premise. DSW has met with local and city officials, as well as citizens to listen and address as many concerns as possible in the redesign of the site.

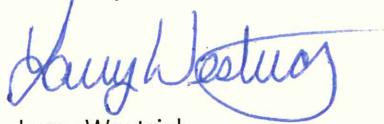
The project strives to achieve the desired design qualities as illustrated in the Downtown Urban Design Guidelines in the following ways:

- The building massing was designed to address all streets bordering the project in a contextually appropriate manner. The current UMX zoning regulations for this site permits an eight story building. By stepping the building back from the lower massing at Johnson, Wisconsin and Dayton, the building mass has been designed to respond to the changing scale of the adjacent

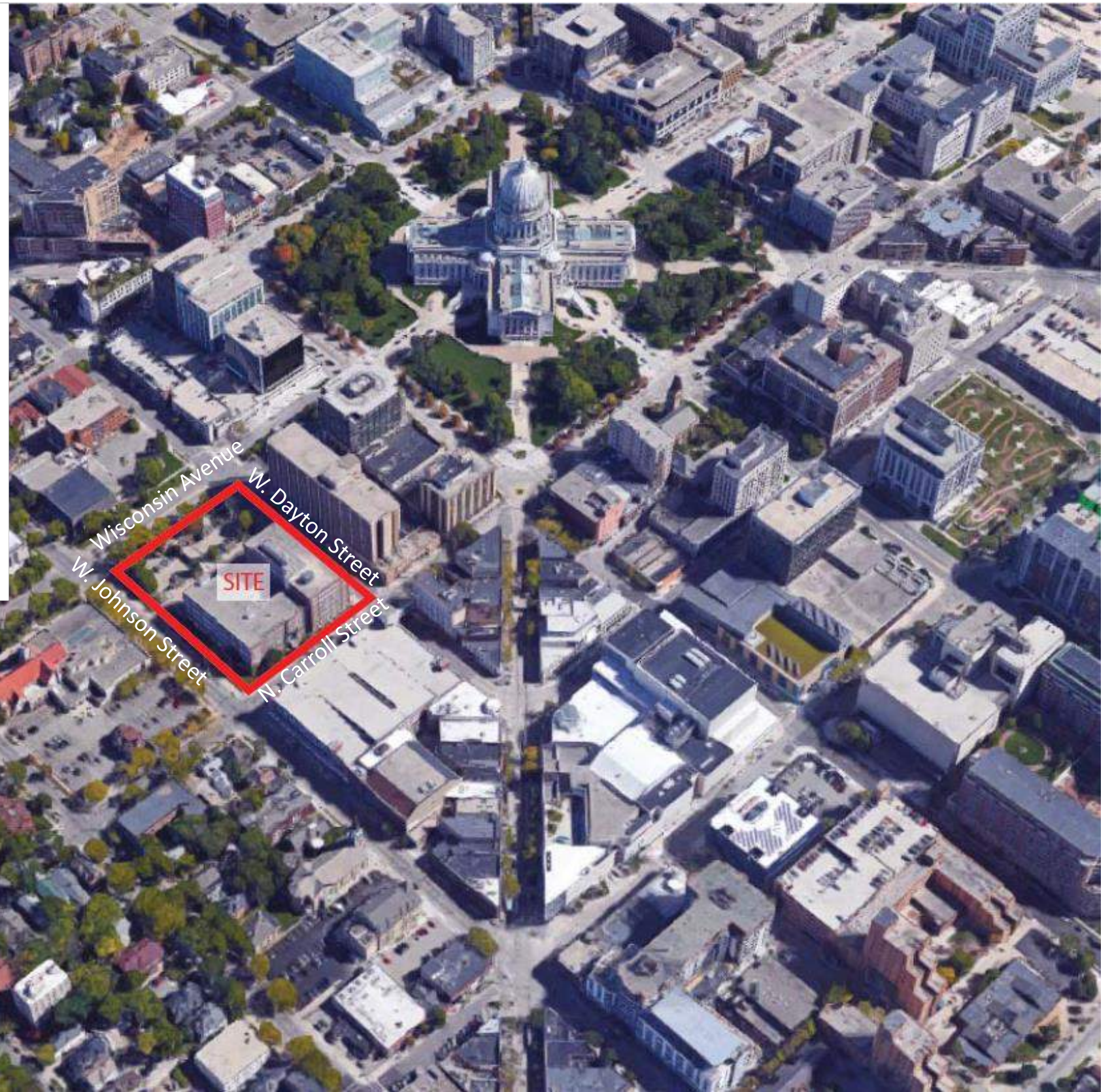
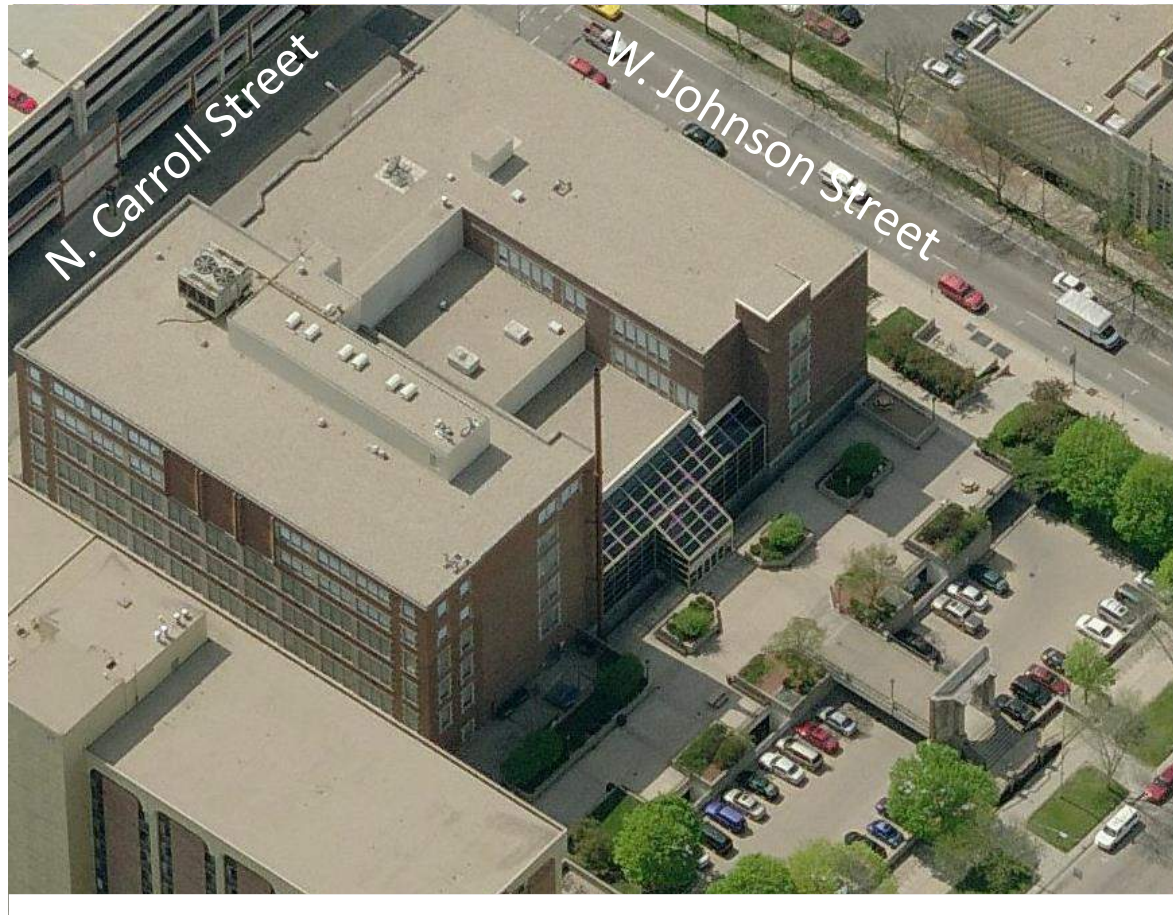
developments. The West Johnson Street and West Dayton Street elevations utilize masonry and punched window openings in response to the architectural character of the existing MATC buildings. A pedestrian friendly scale has been maintained along Wisconsin Avenue by articulating the retail level as a single story expression.

- Off street loading of deliveries and pedestrians will be provided through entrances and exits that are recessed from the main street façades and will be concealed in the center of the block.
- The proposed retail, together with the wide public right of way along Wisconsin Avenue, affords a prime opportunity to support entertainment uses such as restaurants and sidewalk cafes that will add to the vibrancy of downtown.
- The landscape design will incorporate additional planting beds, potential café seating, benches, and bicycle racks.
- The existing historic arch along Wisconsin Avenue will be renovated. This important piece of Madison's architectural history will be preserved in the public realm as an art piece that also serves as the main architectural accent and focal piece of the design as well as a functional entrance into the development from Wisconsin Avenue.
- All signage depicted in this presentation is for illustrative purposes only. The project team will follow the UDC signage review process at a later date as the design develops.
- The existing mature canopy trees on the public right of way will not be adversely affected by the development.

Sincerely,



Larry Westrich
Project Developer/Lessee



Madison Area Technical College

DRURY PLAZA HOTEL

SMITHGROUP JJR



W. DAYTON STREET AT CARROLL AVENUE



E. JOHNSON LOOKING SOUTHWEST



E. DAYTON STREET LOOKING SOUTHWEST



W. JOHNSON LOOKING NORTHEAST

Madison Area Technical College

DRURY PLAZA HOTEL

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WISCONSIN AVENUE AT GILMAN



WISCONSIN & JOHNSON INTERSECTION



WISCONSIN & GORHAM INTERSECTION



WISCONSIN AVENUE LOOKING SOUTHWEST



CONCOURSE HOTEL



100 WISCONSIN AVE



203 WISCONSIN AVE



MANCHESTER PLACE WI AVE



W. JOHNSON AT CARROLL



PARKING RAMP CARROLL ST



116 W JOHNSON ST

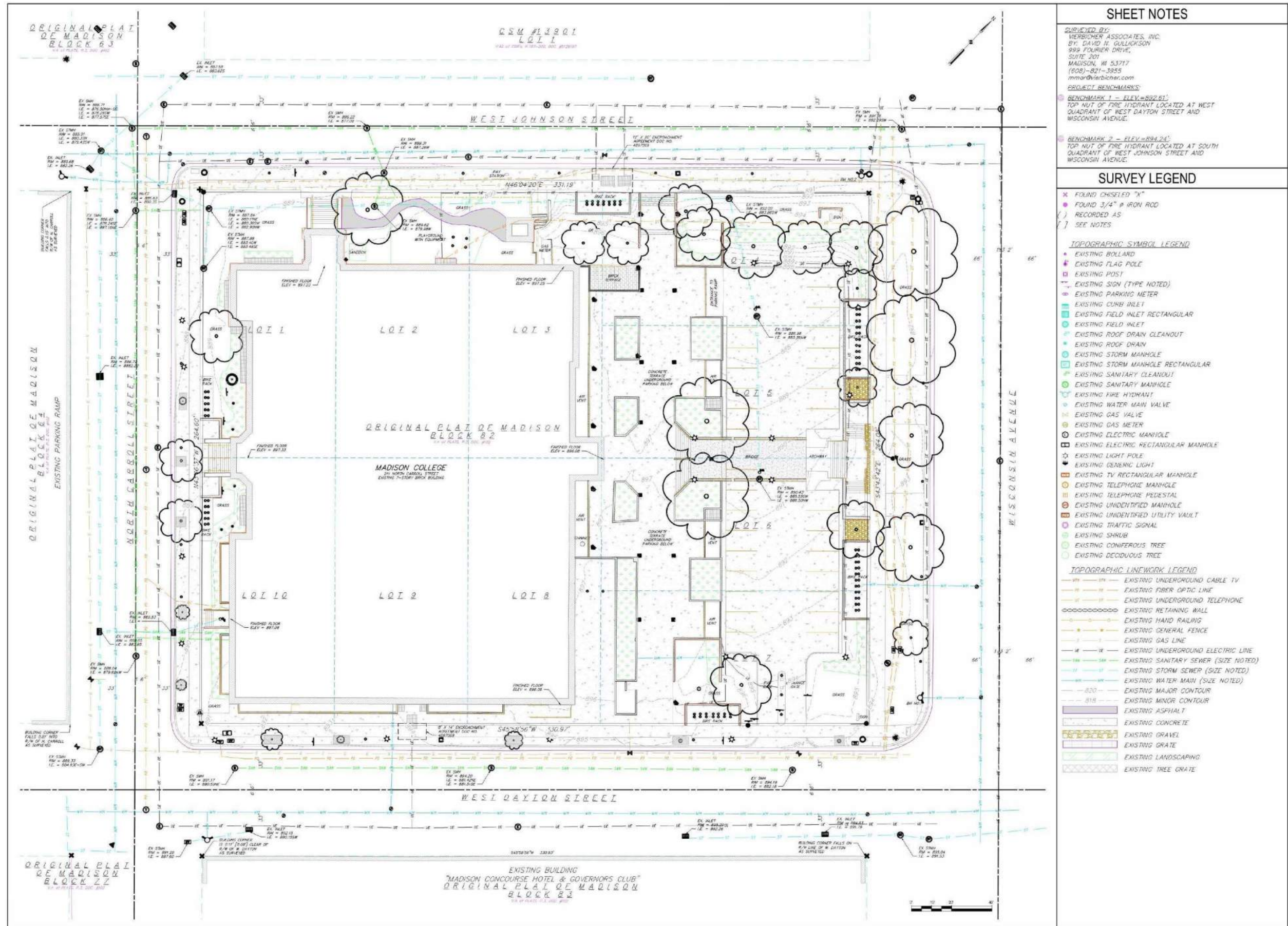


TENNEY PLAZA

Madison Area Technical College

DRURY PLAZA HOTEL

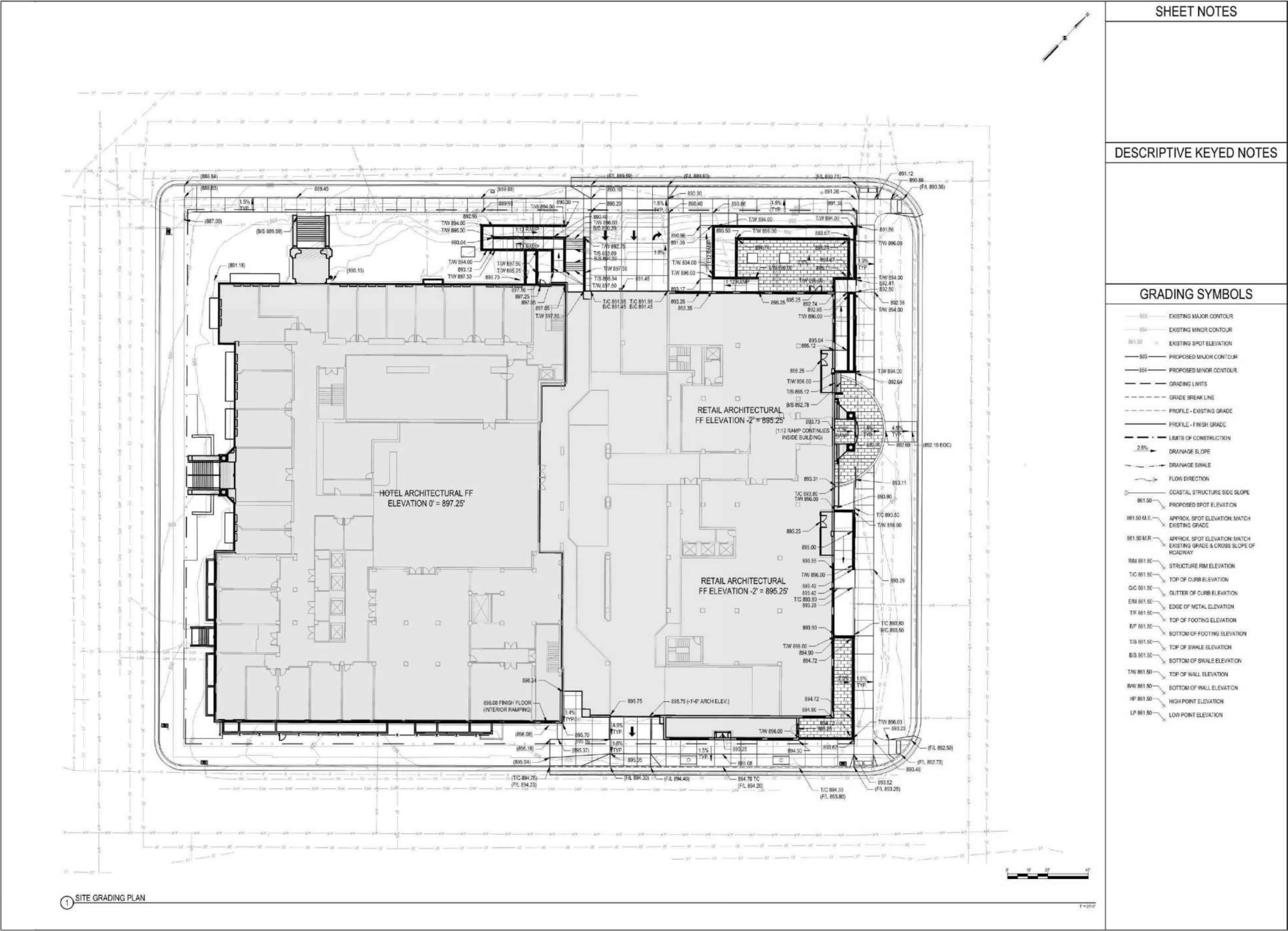
SMITHGROUP JJR

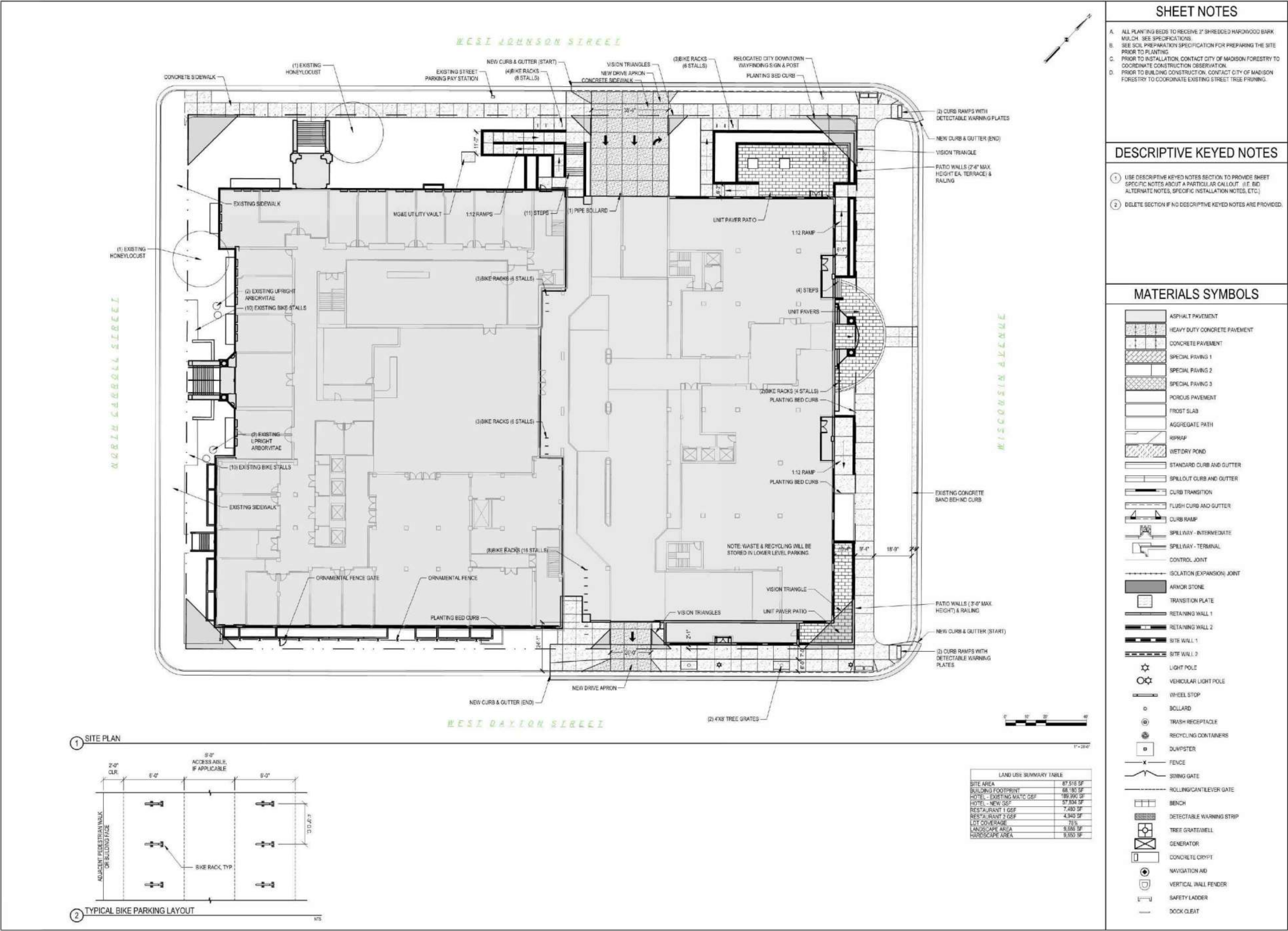


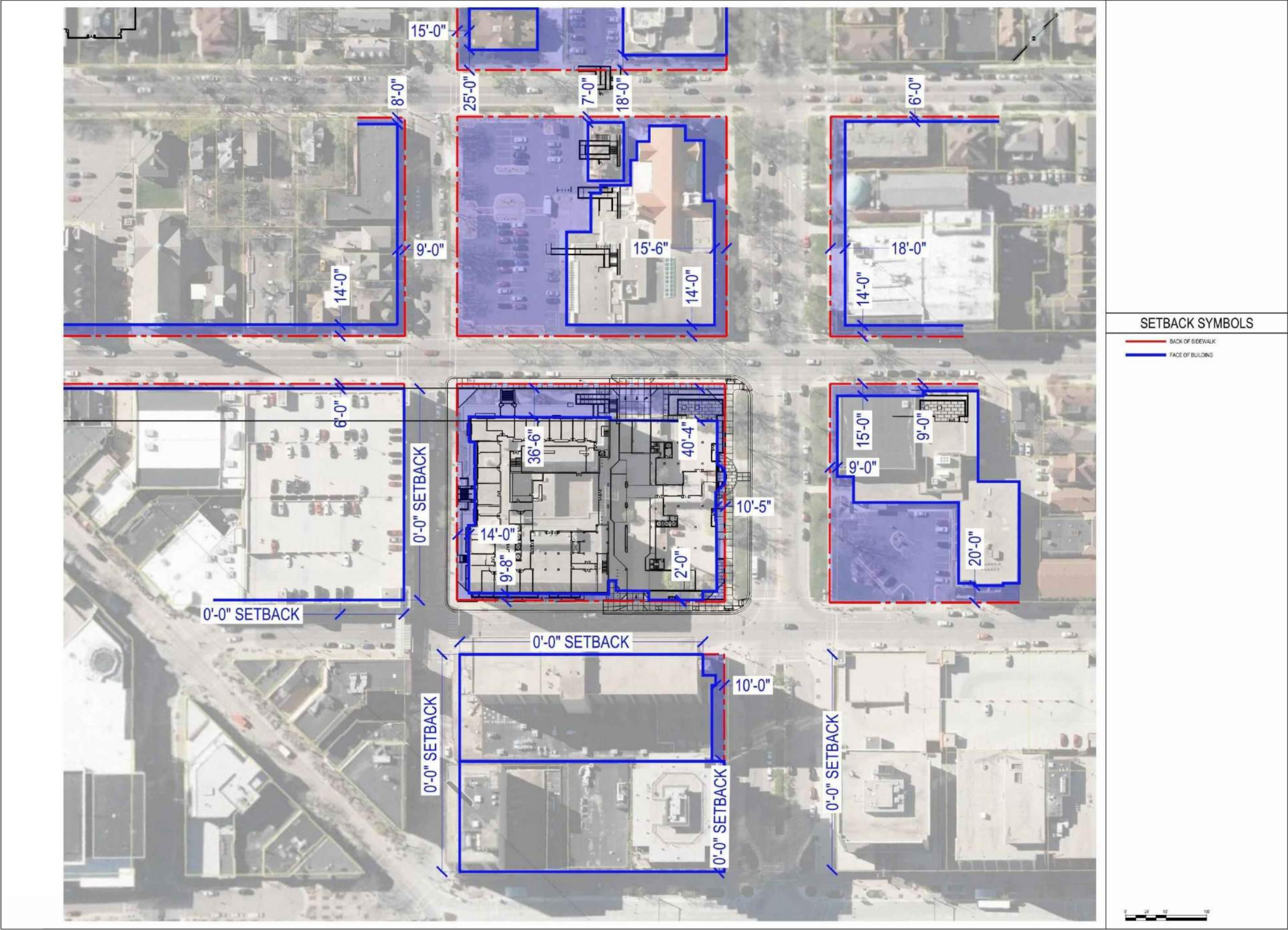
Madison Area Technical College

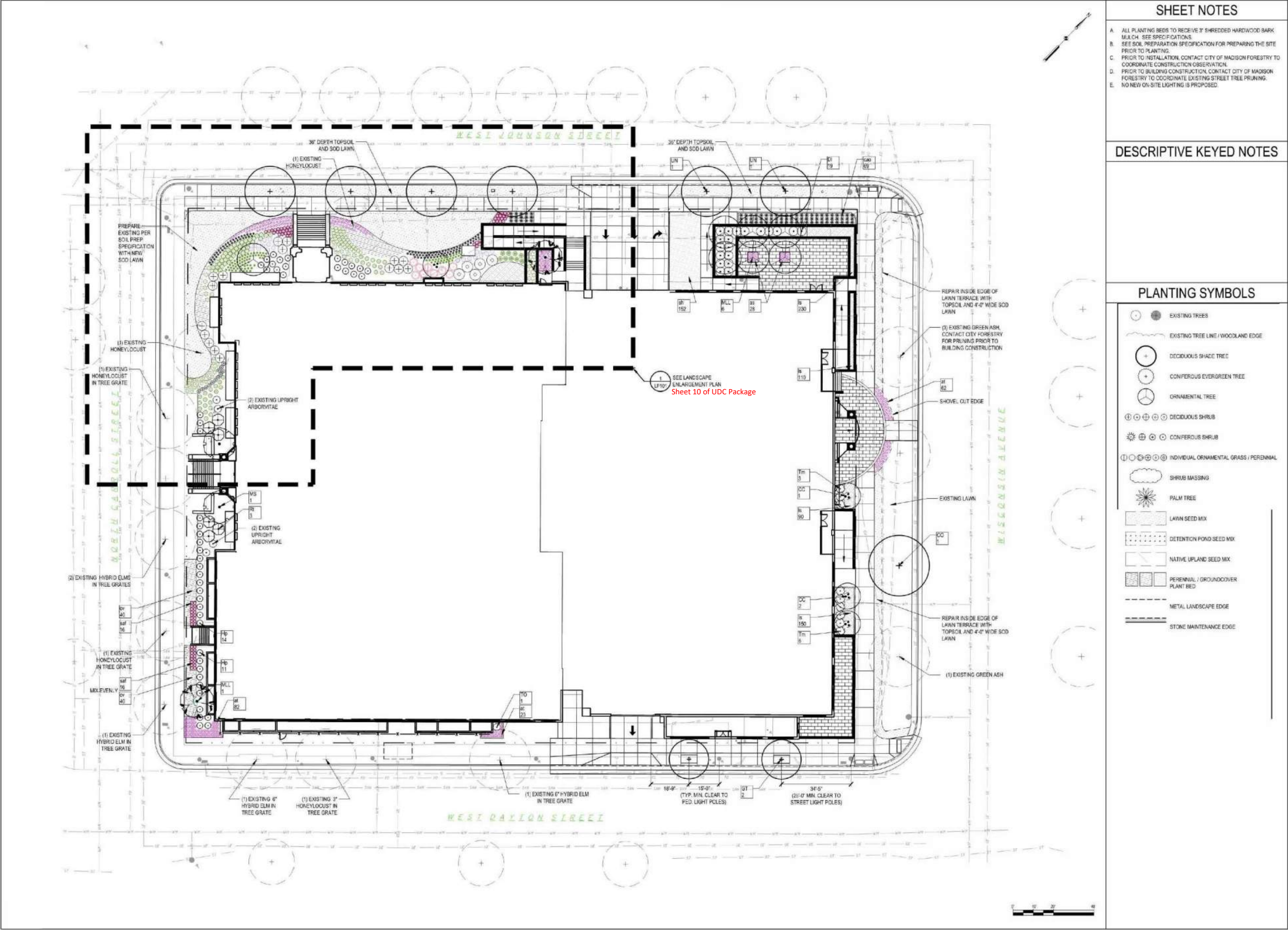
DRURY PLAZA HOTEL

SMITHGROUPJJR









1 LANDSCAPE ENLARGEMENT PLAN

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTY.	COMMENTS
SHADE TREES						
CO	<i>Celtis occidentalis</i> 'Chicago Land'	Chicago Land Hackberry	3" Cal.	SEE PLAN	1	Well matched, min. 6' clear crown
GO	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	3" Cal.	SEE PLAN	2	Well matched, min. 6' clear crown
GT	<i>Gleditsia inaequalis</i> 'Draves'	Street Keeper Honeylocust	3" Cal.	SEE PLAN	4	Well matched, min. 6' clear crown
MA	<i>Maackia amurensis</i>	Amur Maackia	2" Cal.	SEE PLAN	6	Well matched, min. 6' clear crown
UN	<i>Ulmus 'New Horizon'</i>	New Horizon Elm	3" Cal.	SEE PLAN	2	Well matched, min. 6' clear crown
ORNAMENTAL TREES						
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7" HT	SEE PLAN	1	Specimen Clump Form, minimum 3 trunks
CC	<i>Cercis canadensis</i>	Eastern Redbud	7" HT	SEE PLAN	3	Specimen Clump Form, minimum 3 trunks
MS	<i>Malus 'Sutyrn'</i>	Sugar Tyme Crabapple	2" Cal. B&B	SEE PLAN	2	
MLM	<i>Magnolia x loebneri</i> 'Mentii'	Mentii Magnolia	2" Cal. B&B	SEE PLAN	1	
MLL	<i>Magnolia x loebneri</i> 'Leonard Messel'	Leonard Messel Magnolia	2" Cal. B&B	SEE PLAN	8	
SHRUBS						
Cs	<i>Cornus sericea</i> 'Farrow' ARCTIC FIRE	Redtwig Dogwood	#2 Container	60" O.C.	5	
DI	<i>Dicentra ionifera</i>	Dwarf Bush-honeysuckle	#3 Container	48" O.C.	19	
Ha	<i>Hydrangea arborescens</i> 'Abetwo'	Incredible! smooth hydrangea	#5 Container	48" O.C.	36	
Hp	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	36" Ht. Container	48" O.C.	11	
Rt	<i>Rhus typhina</i> 'Baltique'	Tiger Eyes Staghorn Sumac	36" Ht. Container	60" O.C.	6	
Sm	<i>Syringa meyeri</i> 'Palibin'	Meyer Lilac	36" Ht. Container	48" O.C.	8	
Sp	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	42" Ht. Container	60" O.C.	8	
Tm	<i>Taxus x media</i> 'Densolantis'	Densl Yew	#5 Container	48" O.C.	33	
ORNAMENTAL GRASSES						
cao	<i>Calamagrostis x acutiflora</i> 'Overdunk'	Feather Reed Grass	#1 Container	30" O.C.	84	
ps	<i>Phlox subulata</i> 'Shenandoah'	Shenandoah Switch Grass	#1 Container	36" O.C.	30	
sa	<i>Setaria autumnalis</i>	Autumn Moor Grass	#1 Container	24" O.C.	73	
sh	<i>Sporobolus heterostachys</i>	Prairie Dropseed	#1 Container	24" O.C.	152	
PERENNIALS & GROUND COVER						
abf	<i>Agastache 'Blue Fortune'</i>	Blue Fortune Anise Hyssop	#1 Container	24" O.C.	12	
af	<i>Athyrium filix-femina</i>	Lady Fern	#1 Container	30" O.C.	9	
ah	<i>Asarum canadense</i> 'Halfway to Arkansas'	Halfway to Arkansas Narrow Leaf Blue Star	#1 Container	36" O.C.	38	
ap	<i>Allium Purple Sensation</i>	Purple Sensation Ornamental Onion	12 cm bulb	60" O.C.	100	
ai	<i>Allium tanguticum</i> 'Summer Beauty'	Summer Beauty Ornamental Chive	#1 Container	18" O.C.	315	
cn	<i>Calamintha nepeta</i> ssp. <i>nepteta</i>	Lesser Calamintha	#1 Container	24" O.C.	101	
cv	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	#1 Container	18" O.C.	113	
ep	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#1 Container	18" O.C.	89	
ef	<i>Eupatorium maculatum</i> 'Gateway'	Gateway Joe-Pye Weed	#2 Container	42" O.C.	9	
ls	<i>Liriodendron tulipifera</i>	Creeeping Lily-turf	3-14" Container	10" O.C.	940	
lsk	<i>Lupinus spicata</i> 'Kobold'	Kobold Spike Gayleather	#1 Container	18" O.C.	46	
pa	<i>Paroskia albertiana</i> 'Little Spar'	Little Spar Russian Sage	#1 Container	18" O.C.	19	
sal	<i>Sedum 'Autumn Fire'</i>	Autumn Fire Sedum	#1 Container	18" O.C.	38	

2 PLANT SCHEDULE

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building. For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area:	87,516	SF
Building Footprints	68,160	SF
Development Area Minus Building Footprints	19,356	SF
Five (5) acres:	217,600	SF
First five (5) developed acres:	322	points
Remainder of developed area over 5 acres:	-198,464.00	SF
Remainder of developed area over 5 acres:	-1,984.64	SF
Total landscape points required:	322	points

if negative, no additional points required
if negative, no additional points required

General Site, Foundation, Screening

Plant Type/Element	Min. Size at Installation	Points	Exist. Credits QTY.	New/Proposed Landscape QTY.	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35		2	70
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			0
Ornamental tree	1 1/2 inch caliper</				



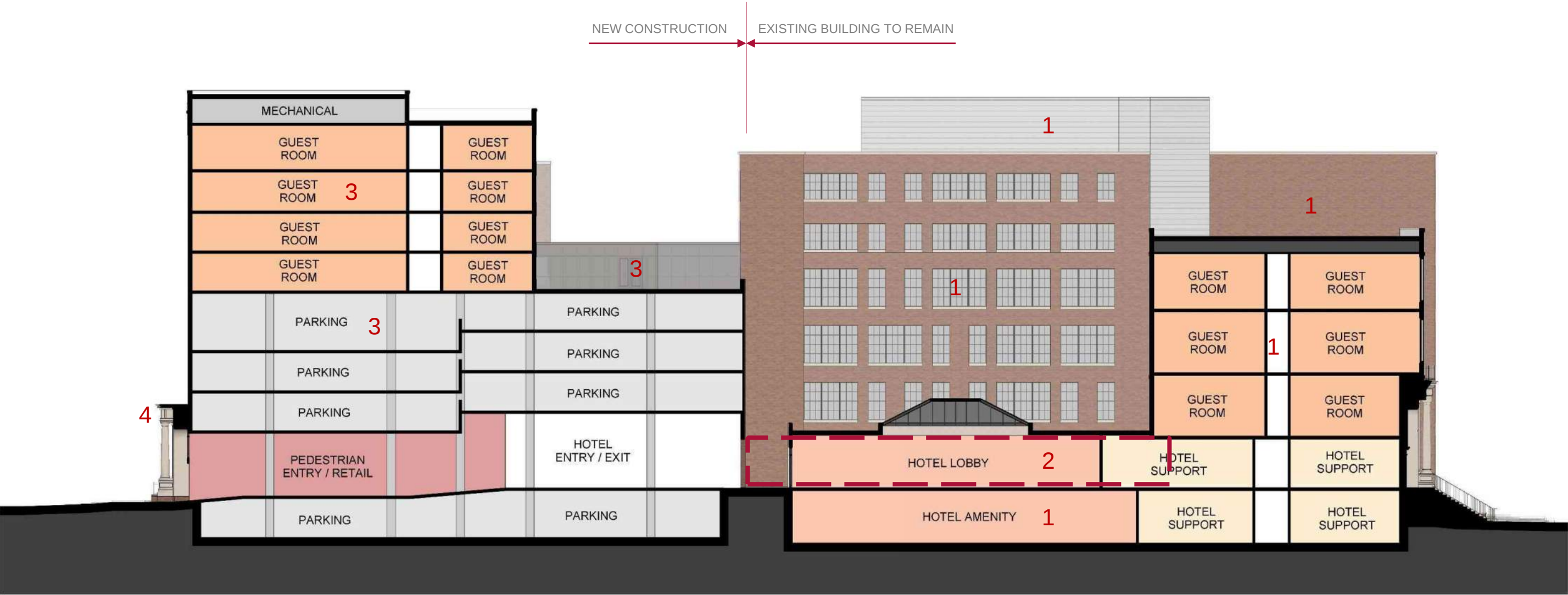
Site Plan Rendering

GENERAL

- 1 – EXISTING MATC BUILDING TO REMAIN
- 2 – PREVIOUS ADDITION TO BE REMOVED AND REPLACED WITH NEW CONSTRUCTION
- 3 – NEW CONSTRUCTION
- 4 – HISTORIC ARCH TO BE INCORPORATED AS NEW ENTRY POINT

AREA LEGEND

- RETAIL
- PARKING
- BUILDING SUPPORT
- VERTICAL CIRCULATION
- CIRCULATION
- HOTEL
- HOTEL AMENITY
- HOTEL SUPPORT



Madison Area Technical College

DRURY PLAZA HOTEL

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AREA LEGEND

RETAIL	
PARKING	
BUILDING SUPPORT	
VERTICAL CIRCULATION	
CIRCULATION	
HOTEL	
HOTEL AMENITY	
HOTEL SUPPORT	

DOWNTOWN URBAN DESIGN GUIDELINES

A - DRIVE AISLE IS ORIENTED AT 90 DEGREES TO THE PUBLIC STREET (ACCESS + CIRCULATION 2C)

B - QUEUING SPACE FOR MOTOR VEHICLES TO BE ON SITE AND SUFFICIENT TO NOT IMPEDE PEDESTRIAN MOVEMENT (ACCESS + SITE CIRCULATION 2C)

GENERAL

1 - PARKING TO BE UTILIZED FOR RESTAURANT / RETAIL USE DURING BUSINESS HOURS



AREA LEGEND

RETAIL	
PARKING	
BUILDING SUPPORT	
VERTICAL CIRCULATION	
CIRCULATION	
HOTEL	
HOTEL AMENITY	
HOTEL SUPPORT	

DOWNTOWN URBAN DESIGN GUIDELINES

A - DRIVE AISLE IS ORIENTED AT 90 DEGREES TO THE PUBLIC STREET (ACCESS + CIRCULATION 2C)

B - QUEUING SPACE FOR MOTOR VEHICLES TO BE ON SITE AND SUFFICIENT TO NOT IMPEDE PEDESTRIAN MOVEMENT (ACCESS + SITE CIRCULATION 2C)

C - BUILDING SERVICES ARE CONCEALED FROM PUBLIC VIEW (ORIENTATION 1B)

D - OUTDOOR PATIOS DESIGNED TO CREATE ACTIVE USERS THAT ENGAGE THE STREET AND OR SIDEWALK (ORIENTATION 1C & LANDSCAPING 4C)

E - NEW BUILDING IS SITED PRIMARILY WITHIN THE EXISTING FOOTPRINT (PARKING STRUCTURE) TO PRESERVE VIEWS OF THE STATE CAPITOL (ORIENTATION 1D)

GENERAL

1 - DISTANCE FROM BUILDING TO CURB = +/- 53'-0"

2 - DISTANCE FROM BUILDING TO CURB = +/- 42'-0"

3 - DISTANCE FROM BUILDING TO CURB = 13'-2"

4 - EXISTING STAIRS TO REMAIN UNCHANGED

5 - TREES IN RIGHT-OF-WAY TO BE MAINTAINED

6 - NEW ACCESSIBLE PEDESTRIAN ENTRY / EXIT PATH

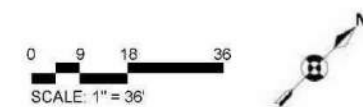


AREA LEGEND

RETAIL	
PARKING	
BUILDING SUPPORT	
VERTICAL CIRCULATION	
CIRCULATION	
HOTEL	
HOTEL AMENITY	
HOTEL SUPPORT	

GENERAL

- 1 – EXISTING MATC HOTEL RENOVATION
- 2 – PREVIOUS ADDITION TO BE REMOVED REPLACED WITH NEW CONSTRUCTION
- 3 – NEW CONSTRUCTION OF PARKING / HOTEL BUILDING



AREA LEGEND

RETAIL	
PARKING	
BUILDING SUPPORT	
VERTICAL CIRCULATION	
CIRCULATION	
HOTEL	
HOTEL AMENITY	
HOTEL SUPPORT	

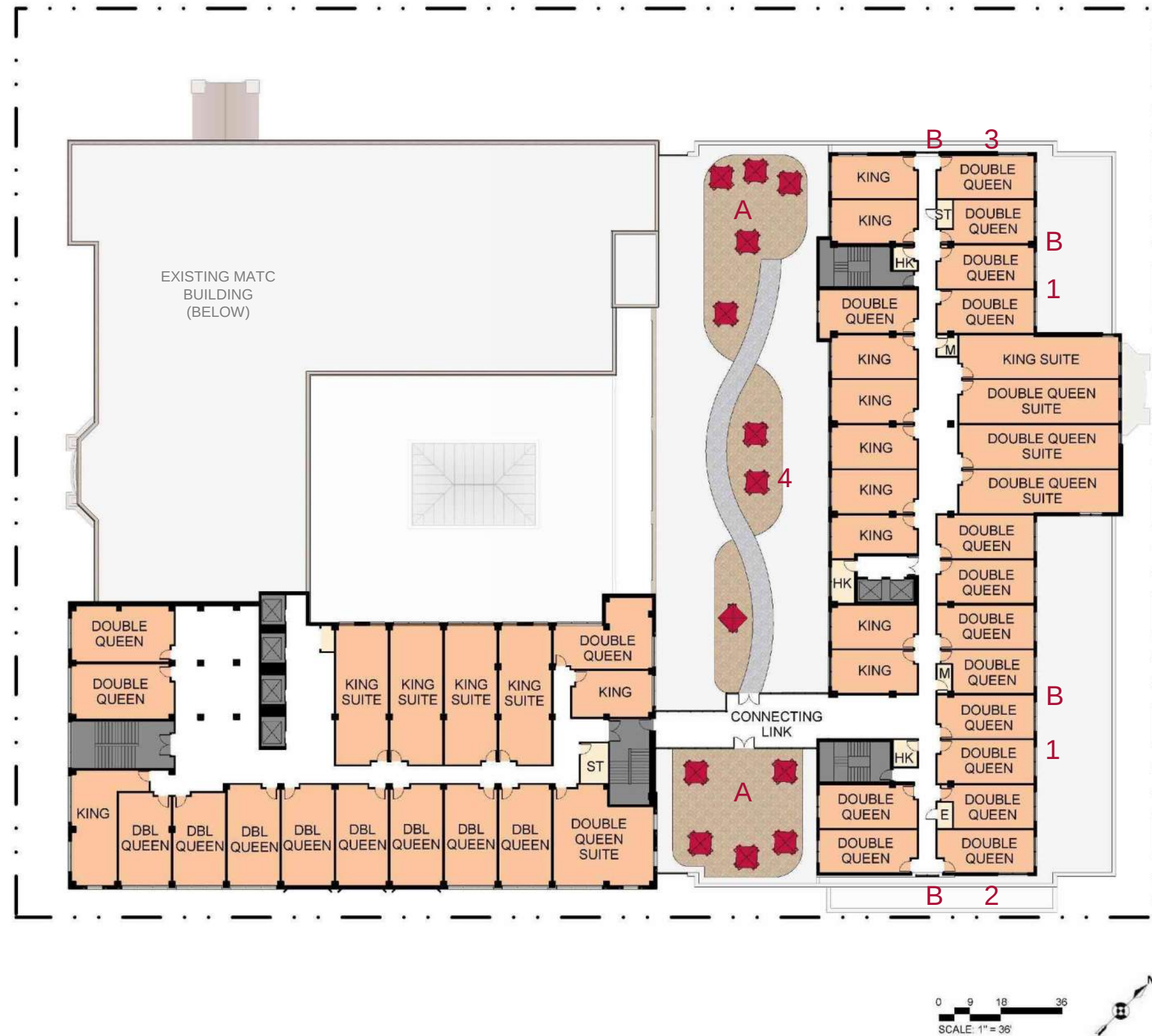
DOWNTOWN URBAN DESIGN GUIDELINES

**A – PROJECT ALLOWS FOR ATTRACTIVE, SAFE & CREATIVELY DESIGNED
USABLE OPEN SPACE (USABLE OPEN SPACE 3A & B)**

B – UPPER FLOORS HAVE BEEN STEPPED BACK TO MINIMIZE THE OVERALL SCALE OF THE BUILDING (MASSING 1B)

GENERAL

- 1 – UPPER BUILDING SETBACK DISTANCE = +/- 23'-0"
- 2 – UPPER BUILDING SETBACK DISTANCE = +/- 10'-6"
- 3 – UPPER BUILDING SETBACK DISTANCE = +/- 4'-0"
- 4 – DISTANCE BETWEEN MATC BUILDING AND UPPER HOTEL = +/- 50'-0"

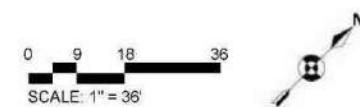
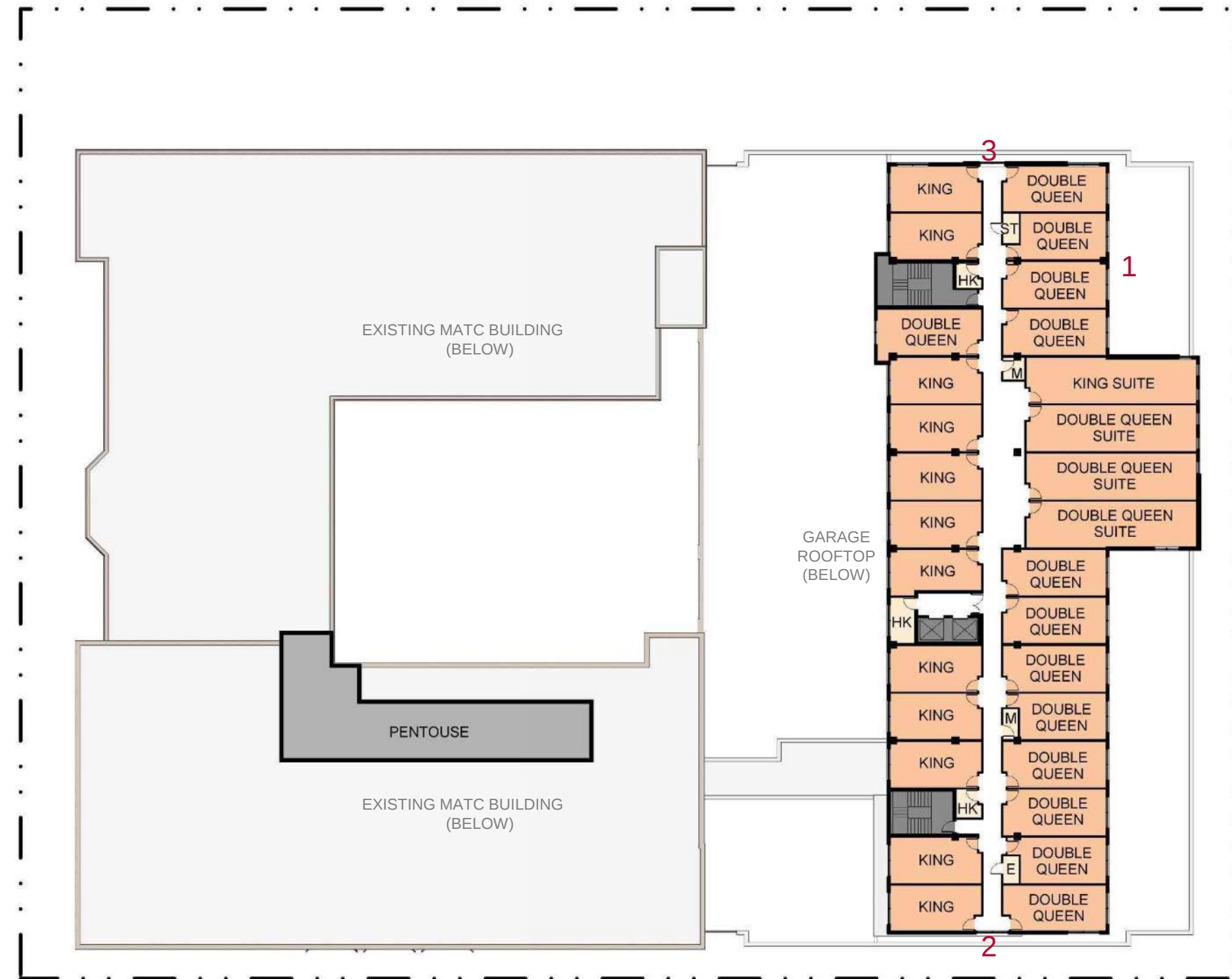


AREA LEGEND

RETAIL	
PARKING	
BUILDING SUPPORT	
VERTICAL CIRCULATION	
CIRCULATION	
HOTEL	
HOTEL AMENITY	
HOTEL SUPPORT	

GENERAL

- 1 – UPPER BUILDING SETBACK DISTANCE = +/- 23'-0"
- 2 – UPPER BUILDING SETBACK DISTANCE = +/- 10'-6"
- 3 – UPPER BUILDING SETBACK DISTANCE = +/- 4'-0"



DOWNTOWN URBAN DESIGN GUIDELINES

A – HISTORIC ARCH TO BE UTILIZED AS THE PRIMARY PROJECT ENTRY POINT

B – OUTDOOR PATIOS DESIGNED TO CREATE ACTIVE USERS THAT ENGAGE THE STREET AND OR SIDEWALK (ORIENTATION 1C & LANDSCAPING 4C)

C – CANOPIES ARE CONSISTENT WITH THE BUILDING DESIGN IN TERMS OF RHYTHM AND DESIGN OF THE WINDOW BAYS (AWNINGS & CANOPIES 7A-C)

D – LOWER LEVEL STREET FAÇADE INCORPORATES ACTIVE USE AREAS, SUCH AS RESTAURANTS AND OUTDOOR PATIOS (BUILDING COMPONENTS 2A)

MATERIALS LEGEND

- 1 BRICK
- 2 FIBER CEMENT
- 3 GLAZING W/ ALUM. FRAMES
- 4 METAL AWNINGS



Madison Area Technical College

DRURY PLAZA HOTEL

SMITHGROUPJJR

DOWNTOWN URBAN DESIGN GUIDELINES

- A – HISTORIC ARCH TO BE UTILIZED AS THE PRIMARY PROJECT ENTRY POINT
- B – OUTDOOR PATIOS DESIGNED TO CREATE ACTIVE USERS THAT ENGAGE THE STREET AND OR SIDEWALK (ORIENTATION 1C & LANDSCAPING 4C)
- C – CANOPIES ARE CONSISTENT WITH THE BUILDING DESIGN IN TERMS OF RHYTHM AND DESIGN OF THE WINDOW BAYS (AWNINGS & CANOPIES 7A-C)
- D – UPER FLOORS HAVE BEEN STEPPED BACK TO MAINTAIN A LOWER MASSING AND TO MINIMIZE THE OVERALL SCALE (MASSING 1B)
- E – WINDOW SIZE & RHYTHM IS RESPECTFUL OF THE MATC BUILDING WITHOUT BEING DUPLICATIONS (DOOR & WINDOW OPENINGS 4A & B)
- F – MECHANICAL PENTHOUSE IS FULLY INTEGRATED INTO THE BUILDING ARCHITECTURE (BUILDING COMPONENTS 2C)

MATERIALS LEGEND

- 1 BRICK
- 2 FIBER CEMENT
- 3 GLAZING W/ ALUM. FRAMES
- 4 METAL AWNINGS



Madison Area Technical College

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DOWNTOWN URBAN DESIGN GUIDELINES

- A – OUTDOOR PATIOS DESIGNED TO CREATE ACTIVE USERS THAT ENGAGE THE STREET AND OR SIDEWALK (ORIENTATION 1C & LANDSCAPING 4C)
- B – UPER FLOORS HAVE BEEN STEPPED BACK TO MAINTAIN A LOWER MASSING AND TO MINIMIZE THE OVERALL SCALE (MASSING 1B)
- C – MECHANICAL PENTHOUSE IS FULLY INTEGRATED INTO THE BUILDING ARCHITECTURE (BUILDING COMPONENTS 2C)

MATERIALS LEGEND

- 1 BRICK
- 2 FIBER CEMENT
- 3 GLAZING W/ ALUM. FRAMES
- 4 METAL AWNINGS



Madison Area Technical College

DRURY PLAZA HOTEL

SMITHGROUP JJR

DOWNTOWN URBAN DESIGN GUIDELINES

- A – HISTORIC ARCH TO BE UTILIZED AS THE PRIMARY PROJECT ENTRY POINT
- B – OUTDOOR PATIOS DESIGNED TO CREATE ACTIVE USERS THAT ENGAGE THE STREET AND OR SIDEWALK (ORIENTATION 1C & LANDSCAPING 4C)
- C – CANOPIES ARE CONSISTENT WITH THE BUILDING DESIGN IN TERMS OF RHYTHM AND DESIGN OF THE WINDOW BAYS (AWNINGS & CANOPIES 7A-C)
- D – WINDOW SIZE & RHYTHM IS RESPECTFUL OF THE MATC BUILDING WITHOUT BEING DUPLICATIONS (DOOR & WINDOW OPENINGS 4A & B)
- E – MECHANICAL PENTHOUSE IS FULLY INTEGRATED INTO THE BUILDING ARCHITECTURE (BUILDING COMPONENTS 2C)

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- D – LOWER LEVEL STREET FAÇADE INCORPORATES ACTIVE USE AREAS, SUCH AS RESTAURANTS AND OUTDOOR PATIOS (BUILDING COMPONENTS 2A)

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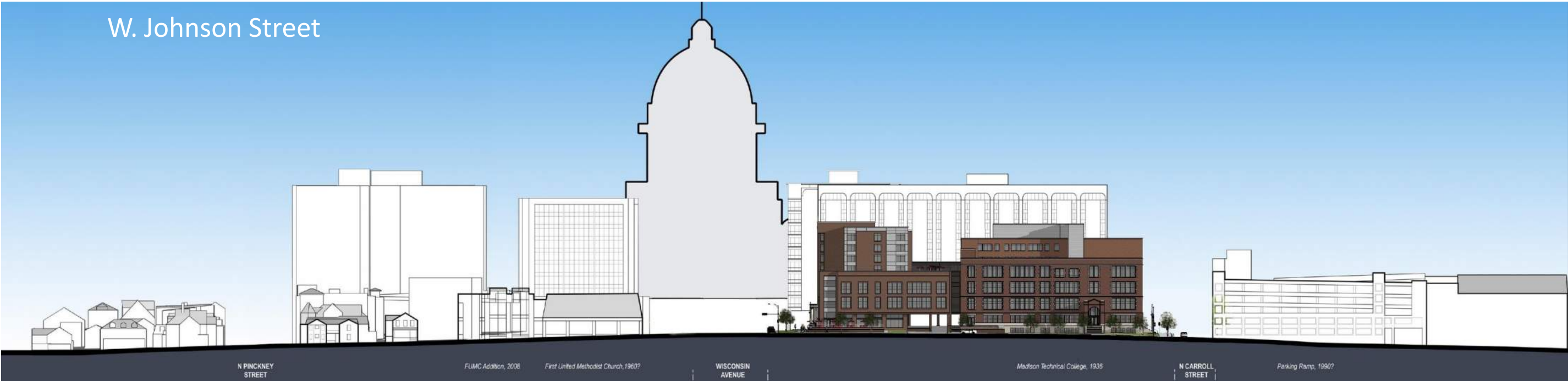
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MATERIALS LEGEND

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- 4 METAL AWNINGS



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N. Carroll Street



MATERIALS LEGEND

- 1 BRICK
- 2 FIBER CEMENT
- 3 GLAZING W/ ALUM. FRAMES
- 4 METAL AWNINGS

W. Dayton Street





Madison Area Technical College

DRURY PLAZA HOTEL

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W. Dayton Street



W. Johnson Street

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SEATING AREA LOOKING SOUTHWEST



SEATING AREA LOOKING SOUTH



WISCONSIN AVENUE



HOTEL ENTRY FROM SEATING



ENLARGED PLAN VIEW



Madison Area Technical College

DRURY PLAZA HOTEL

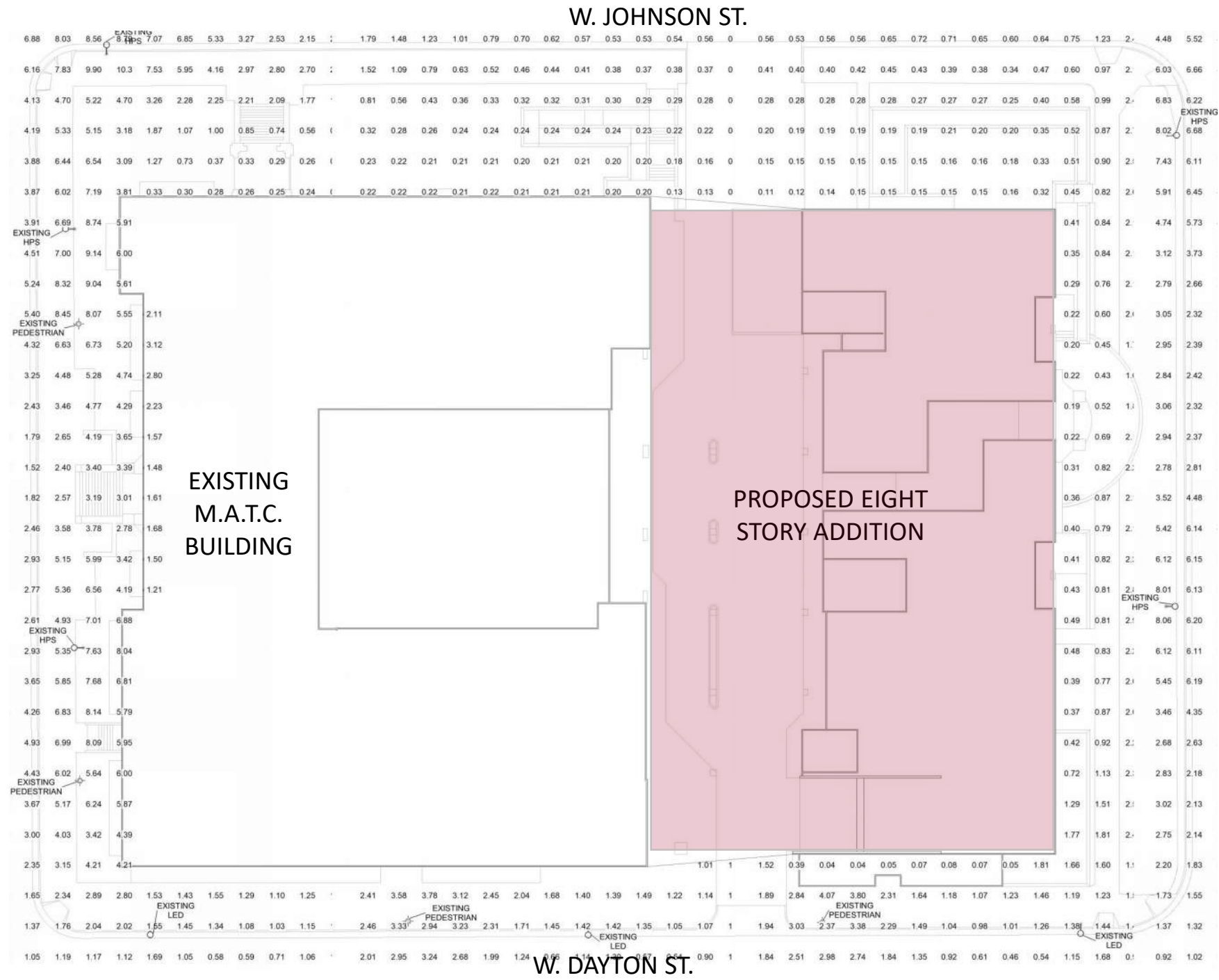
SMITHGROUP JJR

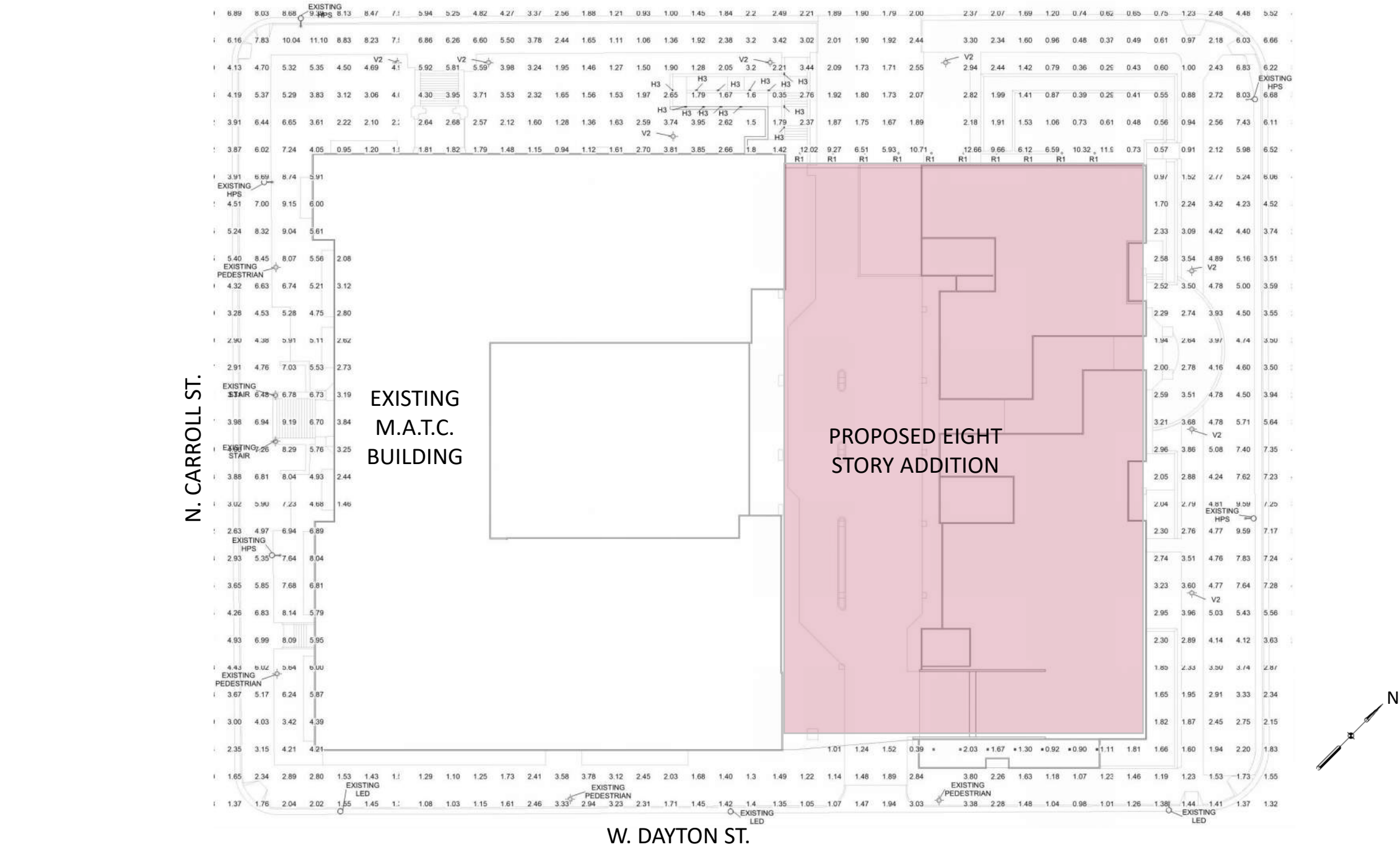


Madison Area Technical College

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PHOTOMETRIC SCHEDULE					
Calculation Points Name	Average	Maximum	Minimum	Average / Minimum	Maximum / Minimum
SITE NEW	3 fc	13 fc	0 fc	82.4	427.7

Lighting Fixture Schedule							
Type	Count	Apparent Load	Manufacturer	Model	Lamp	Lamp Description	Description
EXISTING HPS	9	395 VA	NA	Existing	N/A		Existing LED Shoe Box (City Owned)
EXISTING LED	6	395 VA	NA	Existing	N/A		Existing LED Shoe Box (City Owned)
EXISTING PEDESTRIAN	10	42 VA	NA	Existing	N/A		Existing LED Acorn(City owned)
EXISTING STAIR	2	42 VA	NA	Existing	N/A		Existing @ Stair, New LED Bulb
H3	12	120 VA	Columbia Lighting	SLLED 1	N/A		LED Step Lights
R1	10	16 VA	Prescolite	DBX/ Trim TBW60	Salco S9447	16 Watt PAR 38 LED	Rec Dwnl 7 1/2"H x 6-1/4"Dia;Med Base; 7-1/4" OD Specular Clear Reflector
V2	8	42 VA	PHILIPS HADCO	UX1 64 H 2.5 N A 5 N N S N/Pole P1526-14-H-B-G	N/A		Mount on 3" X 14" Round Post, 18" Ø 28 1/8" HEIGHT, BRONZE



LED Step Lights
SLLED1
SLLED2
SLLED3
Wet Location and IC Rated
120V - 277V

SLLED2-35K-BZ-SLD12CMB
DATE: TYPE: H3
FIRM NAME:
PROJECT:
LifeStep®

APPLICATIONS:
The LED step light is ideal for a wide variety of interior and exterior applications including commercial, retail and residential applications. Fixture should be installed in applications where ambient temperatures do not exceed 50° C (122°F). Installations in applications that exceed this temperature will result in a reduction of lamp life.

FIXTURE:
SLLED1 – With a modern low profile die cast aluminum face plate, this high output, LED step light is the ultimate in the LifeStep collection. The highly efficient SLLED1 offers the smoothest and broadest light distribution pattern. SLLED2 – SLLED2 is LifeStep's premium level and provides a smooth, broad light distribution. Made of modern die cast aluminum, the recessed LED step light offers energy efficient benefits. Additionally SLLED2 is IP45 rated. SLLED3 – Offering adequate levels of light distribution, wattage consumption, and efficiency, SLLED3 is the primary level of the LifeStep step lights. SLLED3 is the most economically priced LED step light. IP56 rated.

HOUSING:
Die cast aluminum housing with either a durable black baked powder coat or clear anodized finish. ½" NPT conduit port located on either side of the housing. Silicone gasket ensures a good seal.

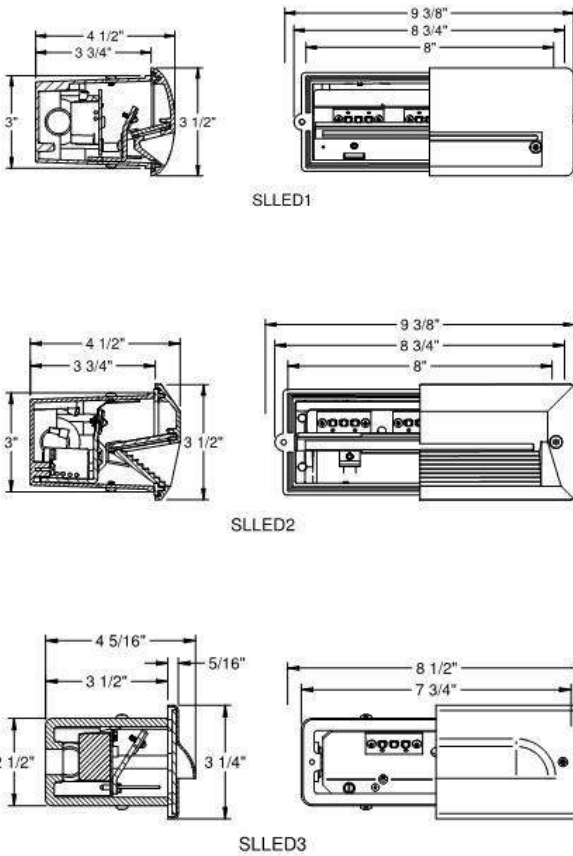
FACE PLATE:
SLLED1 and 2 have a die cast aluminum trim and SLLED3 has a stamped aluminum trim with a solite lens and a silicone gasket. Available in Black (BL), White (WH), Zet (Z) or Bronze (BZ).

LED LIGHT ENGINE:
Each array consists of LED modules mounted on a fixed aluminum heat sink to ensure optimal optical performance and 50,000 hour life at 70% lumen maintenance.

LED DRIVER:
120V - 277V Solid state electronic 350mA constant current FCC class B driver. 50,000 hour minimum anticipated life. Rated for -30°C starting temperature. Driver is accessible through the housing for servicing.

LABELS:
CSA C/US listed. Suitable for wet location and concrete pour. Approved for exterior and interior installations. IC rated. SLLED2 is IP45 and SLLED3 is IP56 rated.

WARRANTY:
5 year warranty available
Go to www.prescolite.com for full details.



CATALOG NUMBER:	SLLED2-35K-BZ-SLD12CMB	EXAMPLE: SLLED135KBL
HOUSING	LED COLOR TEMP	FACE PLATE
☐ SLLED1 High output LED step light	☐ 30K 3000 Kelvin	☐ WH White
☐ SLLED2 Recessed LED step light	☐ 35K 3500 Kelvin	☐ BL Black
☐ SLLED3 Residential LED step light	☐ 40K 4000 Kelvin	☐ Z Zet
	☐ 50K 5000 Kelvin	☐ BZ Bronze
		☐ Blank 120V/277V
		☐ SLMB Dry wall bar hanger installation kit.
		☐ SLD12CMB Concrete mounting box SLLED1 and SLLED2
		☐ SLD3CMB Concrete mounting box SLLED3
		☐ LiteGear ¹ Inverter, single phase central lighting, 125VA-250VA
		☐ LPS Series ¹ LitePower micro-inverter, 20VA-55VA

¹See Central Inverter compatibility note and web links on page 3.



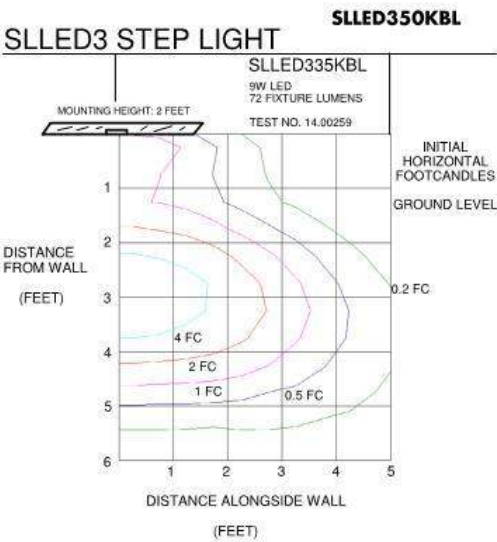
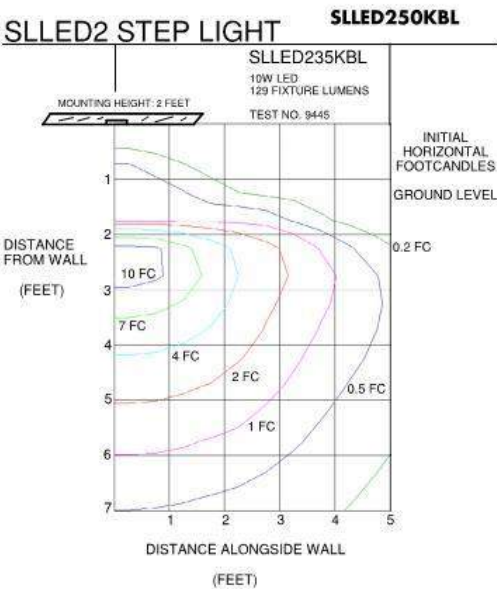
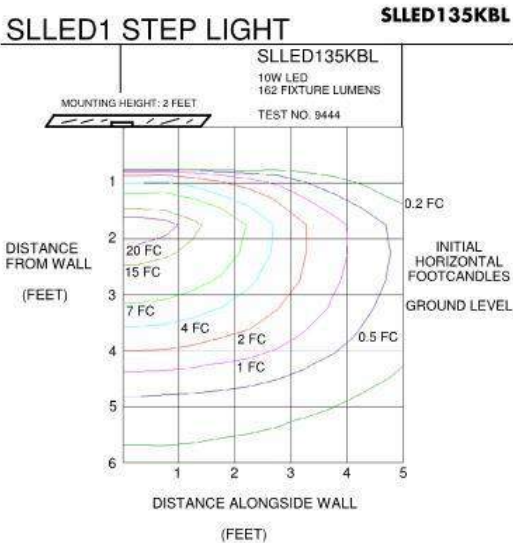
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LS-LED-003

PHOTOMETRIC DATA

LifeStep - LED Step Lights

DRIVER DATA	SLLED1 & SLLED2			SLLED3		
	10W	Units		9W	Units	
Input Voltage	120	277	VAC	120	277	VAC
System Wattage	12.6	12.6	W	8.7	8	W
Input Current	0.08	.04	A	0.08	0.03	A
Frequency	50/60	50/60	HZ	50/60	50/60	60
Power Factor	0.94	0.94	-	0.94	.94	-
Total Harmonic Distortion	<70%	<70%	-	<70%	<70%	-



NOTES: Refer to www.prescolite.com for additional photometric tests (IES Files).
1. Operation in ambient temperatures higher than those specified may shorten life and will void warranty.

Tested in accordance with IESNA LM-79 2008 standards



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New Construction DBX DBXQC

Line Voltage
Incandescent Downlight
AirShield™
IC/Non-IC Rated
120V

APPLICATIONS:

Suitable for new construction, whether or not insulation is present, including residentially in a single story home or on the second level of a two story home; or commercially in spaces such as offices, single story retail, and hospitality environments. The DBX complies with requirements for AirShield™ applications.

AIR TIGHT REQUIREMENTS:

The DBX is AirShield™ rated in compliance with ASTM E283 and the Washington State Energy Code (W.S.E.C.).

REFLECTOR:

Trims are retained by a spring shipped with DBX and has a positive upward spring action to ensure a snug fit to the ceiling plane, eliminating unwanted light leak, and sagging over time. Trims come standard with a painted white trim ring.

LAMP/SOCKET:

Porcelain socket with brass or copper screw shell. Socket snaps into trim carrier to place lamp in proper position ensuring consistent appearance and performance. Socket is shipped with removable paint protection cap. Thermal protector prevents fixture from overheating when improperly installed or over-lamped. Refer to trim for specific lamp information. Lamps furnished by others.

INSTALLATION:

Pro-Nail™ bar hangers with integral real nail compatible with common joist systems and materials. Joist alignment tab for rapid and consistent positioning and convenient nail removal features for easy re-positioning. Integral snap-on T-bar grip-lock feature and rigid 24" telescoping bar hanger design. Auxiliary mounting points for additional fasteners or wire suspension to structure. Bar hangers are captive with positive extension stop and locking feature to fix position, and can be reoriented 90° to housing. Optional sheet metal screw for steel construction with SBH housing option.

HOUSING:

Galvanized steel housing with full wrap-around plaster frame. Housing adjusts from 1/2" to 1 1/2" thick ceilings. Notched mounting frame for easy alignment. Housing includes knock out free integral Romex clamps, overspray protection, universal J-box with snap-out sides, universal J-box with snap-out sides, 1/2" and 3/4" knock outs for rigid or BX fittings, thermal protector, and a grounding pigtail. Removable K.O. for remodel use (plaster flange clips required). Rated for 8 #12 90° conductors (4 in/4 out). Removable housing for field inspection of wiring. Pre-installed wire quick connects available by ordering DBXQC.

LABELS:

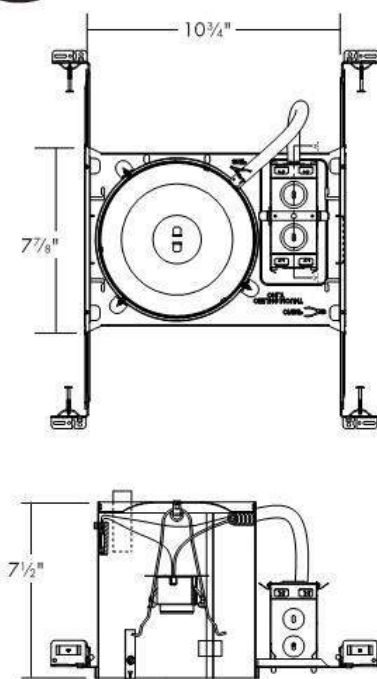
IC and Non-IC rated. UL, CUL listed for damp location and through wiring. Thermally protected. Air Shield™ rated. WSEC compliant.

DATE: TYPE:
FIRM NAME:
PROJECT:

LiteBox 6"

Aperture: Nominal 6"
Ceiling Cutout: 6 7/8"
Maximum Ceiling Thickness: 1 1/2"
For conversion to millimeters,
multiply inches by 25.4
Not to Scale

Featuring



EXAMPLE: DBX-TB60-G6

CATALOG NUMBER:

Order housing, reflector, and accessories separately

HOUSING	HOUSING OPTIONS	TRIMS				ACCESSORIES
☒ DBX 6" IC/Non-IC air-tight w/ nail bar hanger	☐ SBH Screw bar hanger	ADJUSTABLE ☐ TA60 ☐ TAW65	LENSED ☐ TL60 ☐ TL61 ☐ TL62 ☐ TL63 ☐ TL64	OPEN SHOWER ☐ TO63WL ☐ TO64WL	OPEN ☐ TO6 ☐ TO60B ☐ TO60C ☐ TO60G ☐ TO61 ☐ TO62	☐ G6 Ceiling gasket for 6" line voltage trim.
☒ DBXQC 6" IC/Non-IC AirTight with nail bar hanger and supply wire quick- connects		BAFFLE ☐ TB60 ☒ TBW60 ☐ TB61 ☐ TBW61 ☐ TB62 ☐ TBW62			WALL WASH ☐ TW61WBF	
					LED ☐ LB6LEDA SERIES 700 & 1000 lumen LED Modules with dimming to 15%, 120V. See spec sheets for details	

¹Indoor/outdoor lamp required.

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LB-INC-011

TRIMS & FINISHES

Note: All trims are 7 3/4" O.D. except where indicated.

LED



LB6LEDA Series
White LED Module 700 & 1000 lumens. See spec sheets for details.

Adjustable



TA60
White eyeball.
Max. 75W PAR-30, 65W BR-30
Adj. 358°H x 30°V



TAW65
White (TAW65) regressed baffle eyeball.
Max. IC Application: 50W PAR-30, 65W BR-30;
Max. Non-IC Application: 75W PAR-30, 85W BR-30.
Adj. 358°H x 30°V

Baffle



Stepped black baffle.
Max. IC Application: 75W PAR-30, 65W BR-30;
Max. Non-IC Application: 150W PAR-38, 120W BR-40, 40W A-19
TBW60



Stepped white baffle.
Max. IC Application: 75W PAR-30, 65W BR-30;
Max. Non-IC Application: 150W PAR-38, 120W BR-40, 40W A-19
TB61



Long-neck black baffle.
Max. IC Application: 75W PAR-30L, 65W BR-30;
Max. Non-IC Application: 75W PAR-30L, 85W BR-30, 100W A-19
TBW61



Long-neck white baffle.
Max. IC Application: 75W PAR-30L, 65W BR-30;
Max. Non-IC Application: 75W PAR-30L, 100W A-19, 85W BR-30
TB62

prescolite

LiteBox® DBX, DBXQC - Incandescent

Open



TO6
White cone.
Max. IC Application: 75W PAR-30, 65W BR-30;
Max. Non-IC Application: 150W PAR-38, 120W BR-40, 40W A-19



TO60B
Black Alzak reflector.
Max. IC Application: 75W PAR-30, 65W BR-30;
Max. Non-IC Application: 150W PAR-38, 120W BR-40, 40W A-19



TO60C
Specular clear Alzak reflector.
Max. IC Application: 75W PAR-30, 65W BR-30;
Max. Non-IC Application: 150W PAR-38, 120W BR-40, 40W A-19

Open (cont.)



TO60G
Specular gold Alzak reflector.
Max. IC Application: 75W PAR-30, 65W BR-30;
Max. Non-IC Application: 150W PAR-38, 120W BR-40, 40W A-19



TO61
White open splay.
Max. IC Application: 75W PAR-30L, 65W BR-30;
Max. Non-IC Application: 75W PAR-30L, 85W BR-30, 100W A-19



TO62
White open trim. Metal Flange.
Max. IC Application: 85W BR-40/PAR-38
Max. Non-IC Application: 120W BR-40, 150W PAR-38



TL64
White albalite flush glass lensed trim. Metal flange. Wet location approved. Max. Non-IC Application 75W PAR-30, 60W A-19

⊗ Denotes AirShield™ capability with DBX. Refer to www.prescolite.com for photometrics.

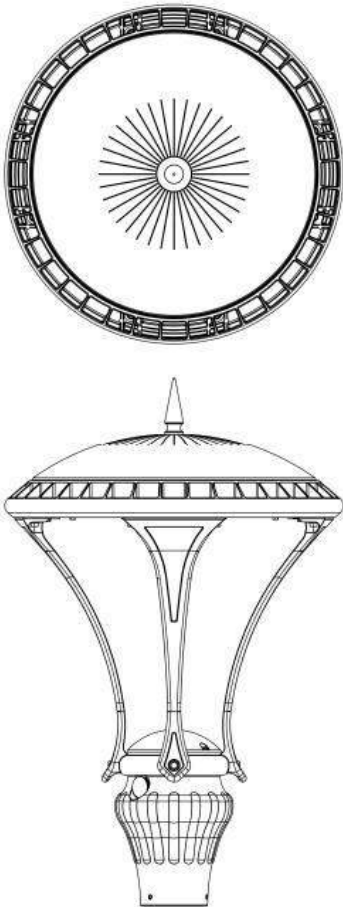
Ⓛ UL listed for wet locations.

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HUBBELL
Lighting, Inc.

UX1 LEDGINE (UX1) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type: V2	Catalog No.:UX1 64 H 2 5 N A 5 N N S N	Qty:



Ordering Guide

Example: UX1 32 G A 1 2 N A 5 E N S N

Product Code	UX1	UX1 LEDGINE
LED	32	32 LED's
	48	48 LED's
	64	64 LED's
	80	80 LED's
Lens	G	Flat Glass
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	I	Gray
	J	Green
Fasteners	1	Hex Head
	2	Allen Head
Optics	2	Type II
	3	Type III
	4	Type IV
	5	Type V
	N	4000K
Color Temperature	A	120-277 VAC
	B	347-480 VAC
Voltage	5	530 mA
	M	Multi Tap (350, 530, 700mA)
Drive Current	E	120 VAC Button Eye
	H	208/240/277 VAC Button Eye
	N	None
	R	Twist-lock Receptacle
Photo Control	N	None
	DA	4 Hrs 25% Reduction
	DB	4 Hrs 50% Reduction
	DC	4 Hrs 75% Reduction
	DD	6 Hrs 25% Reduction
	DE	6 Hrs 50% Reduction
	DF	6 Hrs 75% Reduction
	DG	8 Hrs 25% Reduction
	DH	8 Hrs 50% Reduction
	DJ	8 Hrs 75% Reduction
	W	Wireless Controls
	S	Standard Built In <3kV
	A	Additional 10kV/10kA
Surge Suppression	N	None
	H	House Side Shield
House Side Shield		

*1 Only Available in UX132-ships at 530mA.
*2 No dimming or 347-480V, available with M
*3 Consult Factory for wireless option
*4 Can not have 347-480V with a Dynadimmer Dimming Option (DA-DJ)
*5 Can NOT use 347-480V with 32LED option(A). NO Dimming (DA-DJ) available with 32LED option(A). Must use Multi Tap (M) with 32LED option(A).

Specifications

APPLICATIONS:
The UX1 is the perfect LED solution for decorative street lighting and is the ideal luminaire for both new and retrofit installations. Other application locations include: residential streets, city streets, campuses and parking lots. The performance, energy savings, and uniformity of this luminaire make it an ideal post top LED solution.

CONSTRUCTION:

UX1 LEDGINE (UX1) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type: V2	Catalog No.:UX1 64 G H 2 5 N A 5 N N S N	Qty:

Containing no mercury or other hazardous chemicals, the UX1 is fully recyclable. The housing is constructed of low copper die-cast aluminum and a tool less decorative finial holds down the spun aluminum roof. Roof is designed to allow natural run off of water, dirt and debris. Roof vents for thermal dissipation and convection. Stainless steel screen keeps large insects out and allows for natural water run off. Two captive screws hold down the pod cover. Option for hex head or set screws in the pod. The pod accepts a 3" pole. And the OD of pod is 3 1/2". Concealed aluminum wireway inside of the cage leg is protected from water with a high temperature silicone rubber grommet.

LED SPECIFICATIONS:
Refer to IES files for energy consumption and delivered lumens for each option. Based on in-situ thermal testing and data from Philips Lumileds and Philips Advance, fixture can be expected to reach 50,000 hours (at >L70 lumen maintenance @ 25°C). The Philips LEDGINE uses Philips Lumileds LEDs. Color temperatures available are ANSI Bin 4000K CCT. Two distributions are available including Type 3 and 5.

ELECTRONIC DRIVER:
The driver included in the UX1 is the Philips Advance XITANIUM LED driver and is available in single or multiple drive current options (see ordering guide for details and options). Standard driver offers 0-10V dimming capability and universal voltage input from 120-277VAC or 347-480VAC. UX1A is not available with 0-10V dimming or 347-480V. Input frequency is 50-60Hz and all XITANIUM drivers are RoHS compliant. The driver has <3kV surge suppression built in. 10kV is an additional option. Multi Tap driver available for UX1A only - ships at 530mA, 120-277 VAC only, no dimming capability.

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. Powdercoat is 3.0 - 6.0 mil thickness.

ELECTRICAL ASSEMBLY:
Standard: Two captive screws hold down the pod cover. Assembly is removable to allow access to the terminal block. The fixture comes standard with a terminal block that accepts up to 6 G.A. wire. Quick connects are included to easily disconnect the electrical assembly from the wireway. Options: There is an option for a twist lock photocell receptacle or button eye. Optional surge suppression rating available for the UX1 is 10 kV BIL. Enclosure for surge suppression device is constructed of high temperature, flameproof material with an 85°C maximum surface temperature rating. The device consists of a thermally protected transient overvoltage circuit and is designed for use with universal voltage ballasts and drivers.

CONTROLS:
The Philips Dynadimmer is an option with this fixture. There are 9 standard factory set dimming schedules available. See specification sheet for details. A custom dimming schedule is available by contacting the factory. Wireless dimming options are also available, contact the factory for details.

IP RATING:
IP66: Dust-tight and sealed against direct jets of water. No Ingress of dust. Will withstand 26.4 gallons of water per minute. Water projected in powerful jets shall not enter the enclosure in harmful quantities. The LED optics chamber is IP66 rated.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. UL8750 and UL1598 compliant. Vibration tested to ANSI C136.31 for Normal Applications. Manufactured to ISO 9001:2008 Standards.

WARRANTY:
5 year extended warranty

AWARDS & RECOGNITIONS:
Buy American and ARRA Compliant - commercially available off-the-shelf (COTS) product proudly designed and Made in the U.S.A. Listed on the DesignLightsTM Consortium (DLC) Qualified Products List (QPL) - see certification letter(s) for details.

OPTIONS:
Optional integral surge suppression device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground. Enclosure for surge suppression device is constructed of high temperature, flameproof material with an 85°C maximum surface temperature rating. The device consists of a thermally protected transient overvoltage circuit and is designed for use with universal voltage ballasts and drivers.

Width:
18" (diameter)

Height :
28.1"

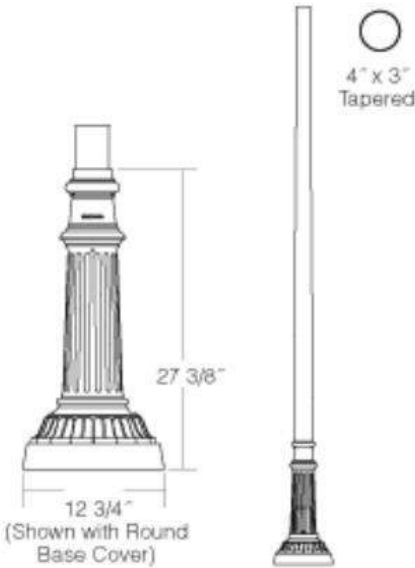
EPA:
.45 sq ft

Max. Weight:
25 lbs

IESNA Classifications:
See .ies files. Deprecated: Refer to BUG Ratings.

P1526 Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type: V2 POLE	Catalog No.: P1526-14-H-B-G	Qty:



Ordering Guide

Example: P1526 8 A T D

Product Code	P1526	
Pole Height	8	8'
	10	10'
	12	12'
	14	14'
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	J	Green
Outlet Location (Optional)	T	12" Down from Top - Aligned with House Side
	B	4" Up from Top of Base - Aligned with House Side
Outlet Options (Optional)	D	Standard Duplex
	G	GFI Duplex

*1 Top outlets not available with the HFP arms.

Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy , 319 Permanent mold aluminum , 6005-T5 extruded aluminum. Anchor rods are hot dipped galvanized steel .

FINISH:
A durable polyurethane enamel finish is applied after assemblies are shot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

WARRANTY:
Three-year limited warranty.

OUTLET:
Standard Duplex Outlet has universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant. GFI Duplex Outlet has dual-function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant.

Tenon/Top:
3" OD

Bolt Circle:
9 3/8"

Anchor Rods:
(4) 1/2" dia. x 15 1/2"

Base Dimensions:
8 1/4" sq. x 27 3/8"

Base Cover:
(Included) 12 3/4" dia. x 5 1/2"

Hand Hole :

P1526 Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

3" x 5"

Shaft:
4" to 3" Tapered

Wall Thickness:
0.125 Aluminum

Wall Thickness:
0.188 Aluminum (14')

Height :
8', 10', 12', 14'

Pole EPA Values

Windspeed(mph)	Height			
	8'	10'	12'	14'
	80 100	10.2400 5.7800	8.1200 4.4400	6.6400 3.5000