



Location
801 East Washington Avenue

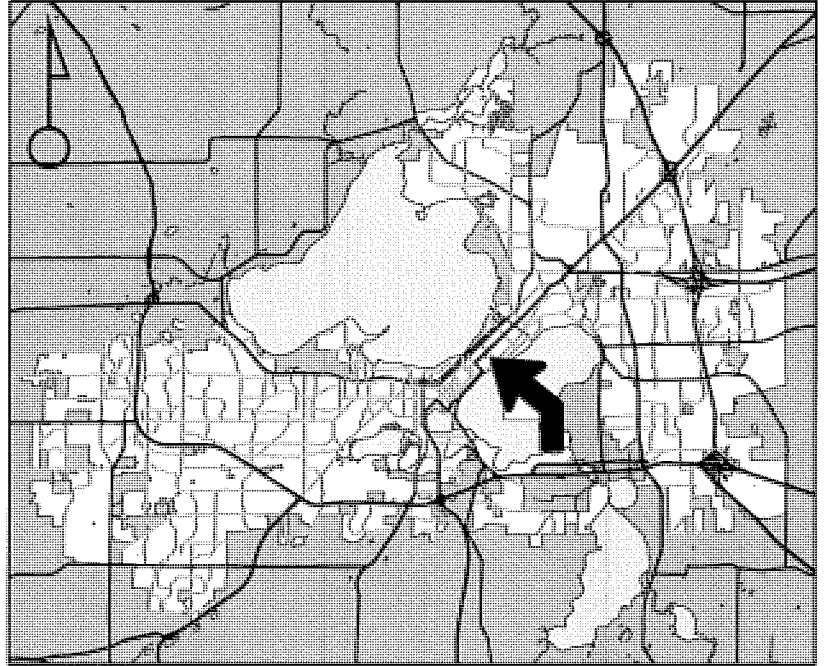
Project Name
The Cosmos

Applicant
Otto C. Gebhardt III – Gebhardt
Development LLC / Lee Christensen
– Gebhardt Development LLC

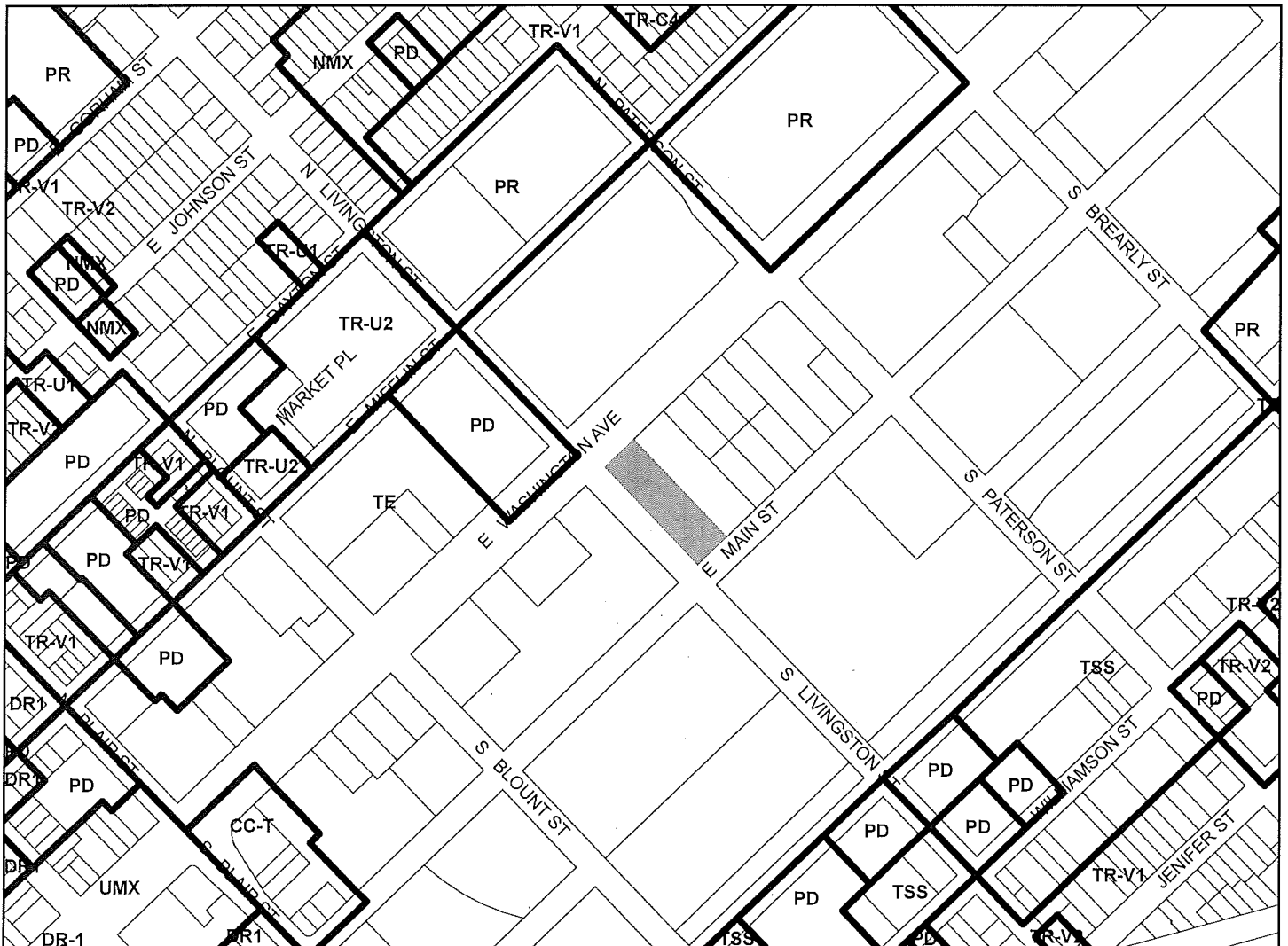
Existing Use
Automobile Parking

Proposed Use
Construct up to eight-story commercial/
office building containing 152,925 square
feet of floor area, including 40,000 square
foot theater/concert hall

Public Hearing Date
Plan Commission
23 January 2017

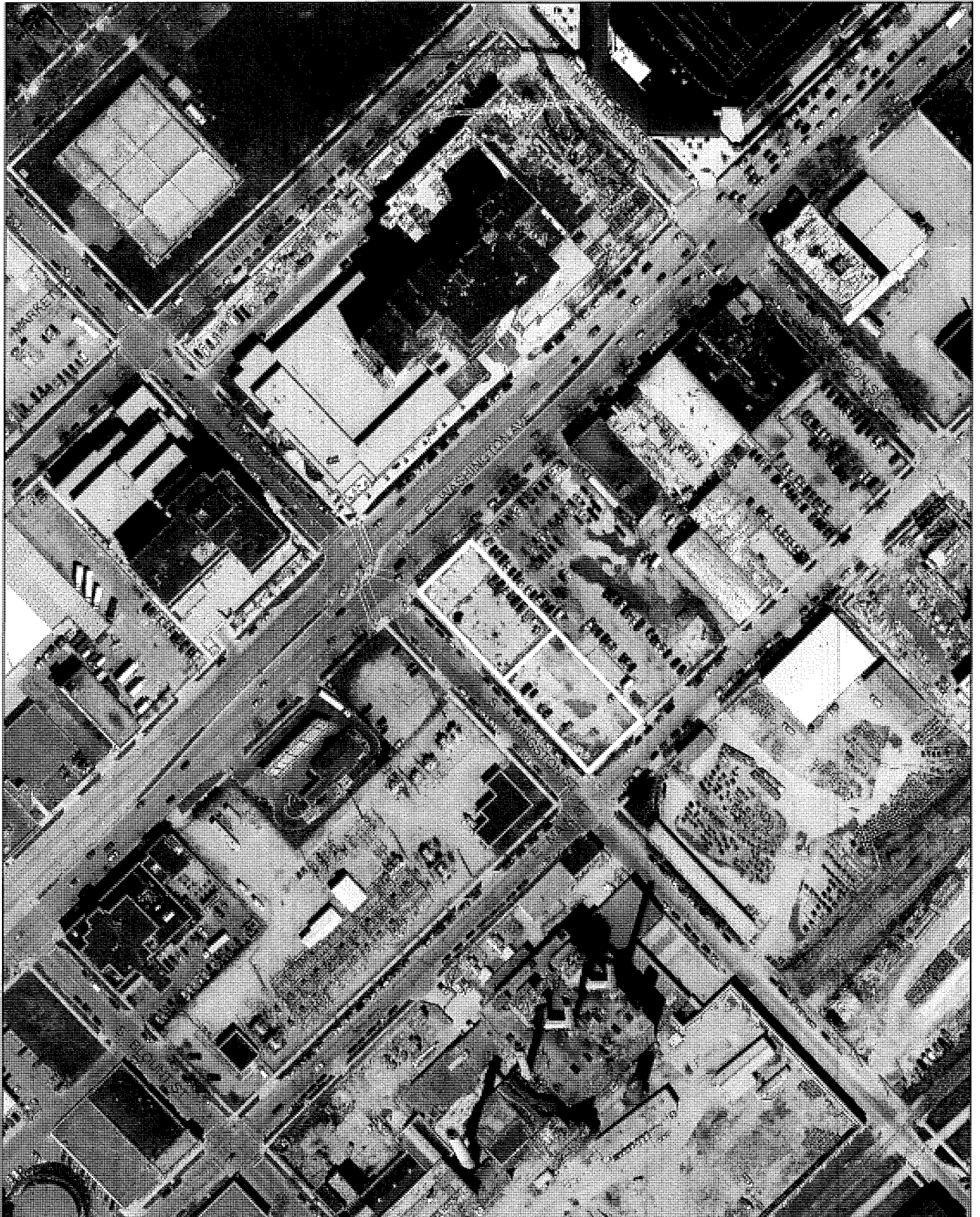


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 17 January 2017





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 801 East Washington Avenue
Project Title (if any): The Cosmos

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

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

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Otto C. Gebhardt III Company: Gebhardt Development LLC
Street Address: 222 North Street City/State: Madison, WI Zip: 53704
Telephone: (608) 245-0753 Fax: () Email: gebhardtdevelopment@tds.net

Project Contact Person: Lee Christensen Company: Gebhardt Development LLC
Street Address: 222 North Street City/State: Madison, WI Zip: 53704
Telephone: (608) 209-7568 Fax: () Email: lee@gebhardtdevelopment.com

Property Owner (if not applicant): City of Madison
Street Address: 126 South Hamilton Street City/State: Madison, WI Zip: 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Mixed-use development with office, retail and entertainment venue.

Development Schedule: Commencement January 2017 Completion January 2018

15

5. Required Submittal Information

All Land Use applications are required to include the following:

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

Provide collated project plan sets as follows:

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

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

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

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

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

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

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

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Rummel, Marquette Neighborhood Association, September 12, 2016 (copy attached)

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

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

Planning Staff: Tim Parks Date: 08-10-16 Zoning Staff: Matt Tucker Date: 08-10-16

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

Name of Applicant Otto C. Gebhardt III Relationship to Property: Applicant

Authorizing Signature of Property Owner [Signature] Date December 21, 2016

HUSCH BLACKWELL

Angela Black
Direct: (608) 258-7128
angela.black@huschblackwell.com

Jeffrey L. Vercauteren
Direct: (608) 234-6052
jeff.vercauteren@huschblackwell.com

December 21, 2016

VIA E-MAIL AND HAND DELIVERY

Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703
udapplications@cityofmadison.com

Plan Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703
pcapplications@cityofmadison.com

Re: Resubmittal – Land Use and Urban Design Commission Applications
The Cosmos Project – 801 East Washington Avenue

Dear Commission Members:

Please find enclosed a resubmittal of the Land Use and Urban Design Commission applications for the eight-story version of The Cosmos Project at 801 East Washington Avenue. The Urban Design Commission previously reviewed and granted Initial Approval for the four-story version of the project on November 30, 2016. The Plan Commission reviewed and approved the four-story version on December 12, 2016.

Based on the comments received from the Urban Design Commission and the Plan Commission, this resubmittal addresses the following:

- **Height.** The proposal complies with the UDD-8 standard for two bonus stories facing East Main Street. The Cosmos portion of the shared plaza includes 7,185 square feet of on-site plaza space providing seating and landscaping, allowing for up to 35,925 square feet of additional floor area. The revised plans include 20,100 square feet of bonus story floor area.
- **Lot Coverage.** The revised plans demonstrate compliance with the maximum 85% lot coverage requirement through the utilization of additional green roof features including an expanded landscaped area on the fourth floor terrace and additional landscaping on the corner of East Main Street.

HUSCH BLACKWELL

December 21, 2016

Page 2

- **Bike Parking.** The revised plans include a total of 226 bike stalls or spaces, exceeding the 181 required stalls, including 58 stalls on site in traditional racks, 50 vertical stalls along a screening wall adjacent to the shared plaza area, 60 interior spaces on the fourth floor available to all tenants, 50 shared stalls in the plaza area, and 8 dispersed stalls in the city right-of-way.
- **Loading Docks.** The revised plans include three loading berths, including two loading docks facing East Main Street with capacity to park two semi-trucks for concert venue events (and available for use by all tenants) and one dock facing East Livingston Street for use by retail and office tenants.
- **Loading Area Screening.** The loading areas include improved screening and vegetative cover to be compatible with the adjacent plaza area and to integrate an efficient vertical bike parking area.
- **Cantilever Screening.** The revised plans include screening below the fourth-floor cantilever area provided by a metal grill and landscape features.
- **Sustainability.** The building includes a large green roof area on the fourth floor. The roof will be constructed with wiring pathways to potentially accommodate solar PV panels in the future. The project is seeking LEED certification and is working to maximize the number of LEED-equivalent features. The plans include window shading on south-facing façades to assist with temperature control and reduce energy use.

We look forward to presenting these materials to you at your upcoming meetings.

Very truly yours,



Angela Black
Jeffrey L. Vercauteren

AB/JLV/jmd
Enclosures



December 21, 2016

Via Email and Hand Delivery

Plan Commission and Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
The Cosmos Project – 801 East Washington Avenue**

Dear Commission Members:

Gebhardt Development, LLC is pleased to present the enclosed materials as part of a Land Use and Design Review submittal to the Plan Commission and the Urban Design Commission for the third project in Gebhardt's redevelopment of the former Don Miller car dealership parcels on East Washington Avenue, including The Constellation on the 700 North Block and The Galaxie on the 800 North Block.

This letter of intent is for a resubmittal of the Land Use and Urban Design Commission applications for the eight-story version of The Cosmos Project at 801 East Washington Avenue. The Urban Design Commission previously reviewed and granted Initial Approval for the four-story version of the project on November 30, 2016. The Plan Commission reviewed and approved the four-story version on December 12, 2016.

Project Summary

The Cosmos Project includes 4 stories / approximately 43,400 square feet of retail and office space at the corner of East Washington Avenue and South Livingston Street, 2 stories (with a total height of approximately 32 feet) / approximately 9,500 square feet of retail and office space at the corner of East Main Street and South Livingston Street, 2 stories / approximately 40,025 square feet for an entertainment venue on South Livingston Street, and an additional 4 stories / approximately 60,000 square feet of office space above the entertainment venue.

The entertainment venue will be owned and operated by Frank Productions and will include a capacity of up to 2,500 people for live music and other types of entertainment. The Cosmos and The Spark will share a landscaped mid-block plaza, and The Cosmos will also include rooftop outdoor landscaped areas for use by tenants and guests. Gebhardt is seeking conditional use

approval for general retail, food and related goods sales, restaurant, tavern, outdoor eating/drinking areas, concert hall, and height exceeding district standards for The Cosmos.

Existing Site Conditions

This site currently includes 2.01 acres of vacant surface parking area bounded by East Washington Avenue, South Livingston Street and East Main Street extending 264.74 feet to the northeast. The internal site boundaries will be reorganized via a certified survey map (CSM) to divide the site into two parcels, one owned by Gebhardt Development and one owned by American Family Insurance. On the East Washington Capitol Gateway Corridor Plan, the site is shown as part of Block 12, sub blocks A and B. This site is currently zoned TE Traditional Employment. With conditional use approval under this zoning designation, The Cosmos will comply with current zoning.

Access to the site is provided by East Washington Avenue, South Livingston Street and East Main Street. The site is also served by Madison Metro routes 6, 14, 15, 25, 27, 29, 37, 56 and 57.

Project Layout

The project is located within Urban Design District No. 8 along the East Washington Capitol Gateway Corridor in Sub Blocks 12a & b. The project as currently designed meets established requirements or permissible variations for building height, façade height, minimum/maximum setback, and minimum stepback.

The South Livingston Street setback varies between 5 and 15 feet (the District standard is 0-10 feet, but the Commission can allow for a greater setback to allow for the articulation of long building facades or the development of additional usable open public spaces). The Livingston Street setbacks are proposed to allow for articulation of the long building façade, allow for the development of additional usable open space and accommodate an existing utility easement.

The building is two stories along East Main Street (3-5 stories are required unless greater floor heights are provided). The proposed minimum 18' ground floor and minimum 14' second floor height exceed average required story heights and have an overall height meeting the three-story height requirements.

Proposed trash areas are enclosed or screened and bike parking is shown dispersed through the site. Selections related to exterior materials, landscaping, lighting and other elements are intended to comply with design district guidelines. The project design is intended to be consistent with design district guidelines, as provided below.

Project Objectives and Benefits

The Project will benefit the City of Madison in the following ways:

- Revitalizing the western half of the 800 South Block of East Washington Avenue and providing a catalyst for further redevelopment on the south side of the street.

- Providing additional employment opportunities to the area by activating unused commercial property and adding substantial amounts of office, retail and other commercial space to the employment corridor.
- Improving pedestrian access to and circulation around the site by upgrading existing sidewalks and adding landscaping areas.
- Substantially increasing the property tax base on the block by placing currently exempt property on the tax rolls and constructing substantial improvements on the property.

Project Data

<u>Location:</u>	801 East Washington Avenue
<u>Building Sq. Ft.:</u>	Approximately 161,750 sq. ft.
<u>Start Construction:</u>	Approximately February 2017
<u>Complete Construction:</u>	Approximately February 2018
<u>Type of Building:</u>	Commercial (retail, restaurant, office and concert venue)
<u>Land Area:</u>	Approximately 1.17 acres (51,123 sq. ft.)
<u>Vehicle Parking:</u>	Approximately 275 vehicle parking spaces to be provided in the parking ramp to be constructed by the City pursuant to a Development Agreement between the City, Gebhardt and American Family.
<u>Bicycle Parking:</u>	Approximately 226 bicycle spaces distributed throughout the site in traditional racks, vertical racks adjacent to the plaza area, shared racks with The Spark, and an interior bike room. The bicycle parking requirement is further reduced by the availability of public bicycle parking in the new parking ramp, the proximity of the site to a primary transit corridor, and different times of peak use for the concert venue.
<u>Site Access:</u>	East Washington Ave., South Livingston St., East Main St.
<u>Lot Coverage:</u>	43,454 sq. ft. (85.0%)
<u>Usable Open Space:</u>	7,669 sq. ft. (15.0%)
<u>Hours of Operation:</u>	Approximately 10:00 a.m.-10:00 p.m. Monday through Sunday (retail/restaurant) / approximately 7:00 a.m.-6:00 p.m. Monday through Friday (office) / approximately 5:00

p.m.-Midnight (concert venue), subject to variations based on tenant requirements or venue requirements.

Project Financial Information

Value of Land: The land is currently assessed as commercial exempt property.

Estimated Project Cost: Approximately \$12 million

Number of Construction & Full-time Equivalent Jobs on Site: Approximately 200 construction jobs and 200 full-time equivalent office, retail and restaurant jobs.

Public Subsidy Requested: None.

Urban Design District Standards

1. Building Height

- a. The proposed street level facade height of 4 stories/60 feet complies with the District requirements along East Washington Avenue of a minimum/maximum height of 3-5 stories/29-63 feet.
- b. The proposed street level facade height of 2 stories/32 feet complies with the District requirements along East Main Street of a minimum/maximum height of 3-5 stories/29-63 feet.
- c. The proposed building height of 8 stories/116 feet complies with the maximum building height of 12 stories/147 feet along East Washington Avenue and 8 stories/99 feet along East Main Street (with the potential for 2 bonus stories for a total of 10 stories/123 feet).

2. Building Location and Orientation

- a. The Project addresses East Washington Avenue, East Main Street and South Livingston Street with commercial entrances facing these primary streets.
- b. Project entrances adequately connect to public sidewalks.
- c. The primary building entrances will be visually enhanced with features to increase pedestrian interaction with the project.

3. Setback and Stepback

- a. Proposed setbacks of 15 feet along East Washington Avenue and East Main Street are in compliance with District requirements. The proposed setback along South Livingston Street varies between 5-15 feet (the District standard is 0-10 feet, but the Commission can allow for a greater setback to allow for the articulation of long building facades or the development of additional usable open public spaces).
- b. Proposed building stepbacks on East Washington Avenue, East Main Street and South Livingston Street meet the District minimum requirement of 15 feet.

4. Parking and Service Areas; Circulation

- a. Off-street parking for the project will be provided through an agreement with the City for the new city ramp to be constructed directly across from the project on East Main Street and South Livingston Street.
- b. Service entries such as the loading docks for the concert venue are primarily located at the back of the project along East Main Street and will not be visible from the primary building facades along East Washington Avenue, South Livingston Street and the southwest corner of East Main Street.
- c. The entry drive is perpendicular to the respective connecting street.
- d. A loading zone is being provided off-street at the East Main Street driveway. This loading zone does not impede pedestrian movement along East Main Street and will allow trucks to completely park on the project site and not encroach on the sidewalk or terrace.

5. Landscaping and Open Space

- a. Landscaping along East Washington Avenue, East Main Street and South Livingston Street will contain canopy trees and plantings appropriate for an urban project. Street furniture such as benches, bike racks and trash receptacles will be provided.
- b. The shared plaza with The Spark building will be extensively landscaped to provide a unique experience for occupants and visitors of the two projects.
- c. Rooftop features will be partially landscaped to provide a comfortable and attractive rooftop setting for building occupants.

6. Site Lighting and Furnishings

- a. The Project will have adequate but not excessive pedestrian-level lighting and accent lighting where appropriate, designed to complement the character of the building. Building signage will include appropriate lighting to provide proper direction to building users.
- b. Full cut-off light fixtures will be used to illuminate the site.

7. Building Massing and Articulation

- a. The building mass respects and compliments views identified on the Views and Vista Map in the Downtown Plan.
- b. The Project will have unique, primary design elements on the first floor facing East Washington Avenue, South Livingston Street and East Main Street. Secondary design elements from levels two through four will define the office and concert venue portions of the project. The office tower above the fourth floor will include compatible yet distinct design features.
- c. The ground level of the commercial areas facing East Washington Avenue, South Livingston Street and East Main Street will have increased visual interest by way of storefront glazing, canopies, signage and landscape features.
- d. Rooftop equipment will be screened with parapet walls or vegetation, or located inside the building below the tower element.

8. Materials and Colors

- a. High-quality, durable, low-maintenance exterior building materials will be used including brick, cementitious siding, metal wall panel and/or storefront glazing.
- b. Colors and building textures will be consistent with surrounding properties and are typical for urban projects.

9. Windows and Entrances

- a. No clear existing window and door pattern exists around the Project. The rhythm shown in the commercial and residential uses will be typical and appropriate for an urban project.
- b. At least 40-60% of the ground floor exterior of the commercial spaces will be dedicated to windows. All windows on the ground floor of the Project will be transparent and unobstructed.
- c. The commercial entrances will be uniquely defined and clearly discernible to the public from the street.

10. Signage

Signage will be integrated with the Project's architecture. Colors and low-level lighting will be selected to coordinate with the building façade and enhance the character of the Project.

Project Team

Developer: Gebhardt Development, LLC
222 North Street
Madison, WI 53704
Project Representative: Lee Christensen
Phone: (608) 209-7568
Email: lee@gebhardtddevelopment.com

Architect: Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705
Project Representative: Rick Gilbertsen
Phone: (608) 276-9201
Email: rgilbertsen@strang-inc.com

Civil: Professional Engineering
818 North Meadowbrook Lane
Waunakee, WI 53597
Project Representative: Roxanne Johnson
Phone : (608) 849-9378
Email: rjohnson@pe-wi.com

Landscape: VierbicherAssociates
999 Fourier Drive, Suite 201
Madison, WI 53717
Project Representative: Suzanne Vincent
Phone : (608) 826-0532
Email: svin@vierbicher.com

Land Use: Husch Blackwell LLP
33 East Main Street, Suite 300
Madison, WI 53703
Project Representative: Angela Black
Phone : (608) 255-4440
Email: angela.black@huschblackwell.com

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this portion of the Capitol East District corridor.

Sincerely,



Otto C. Gebhardt, III

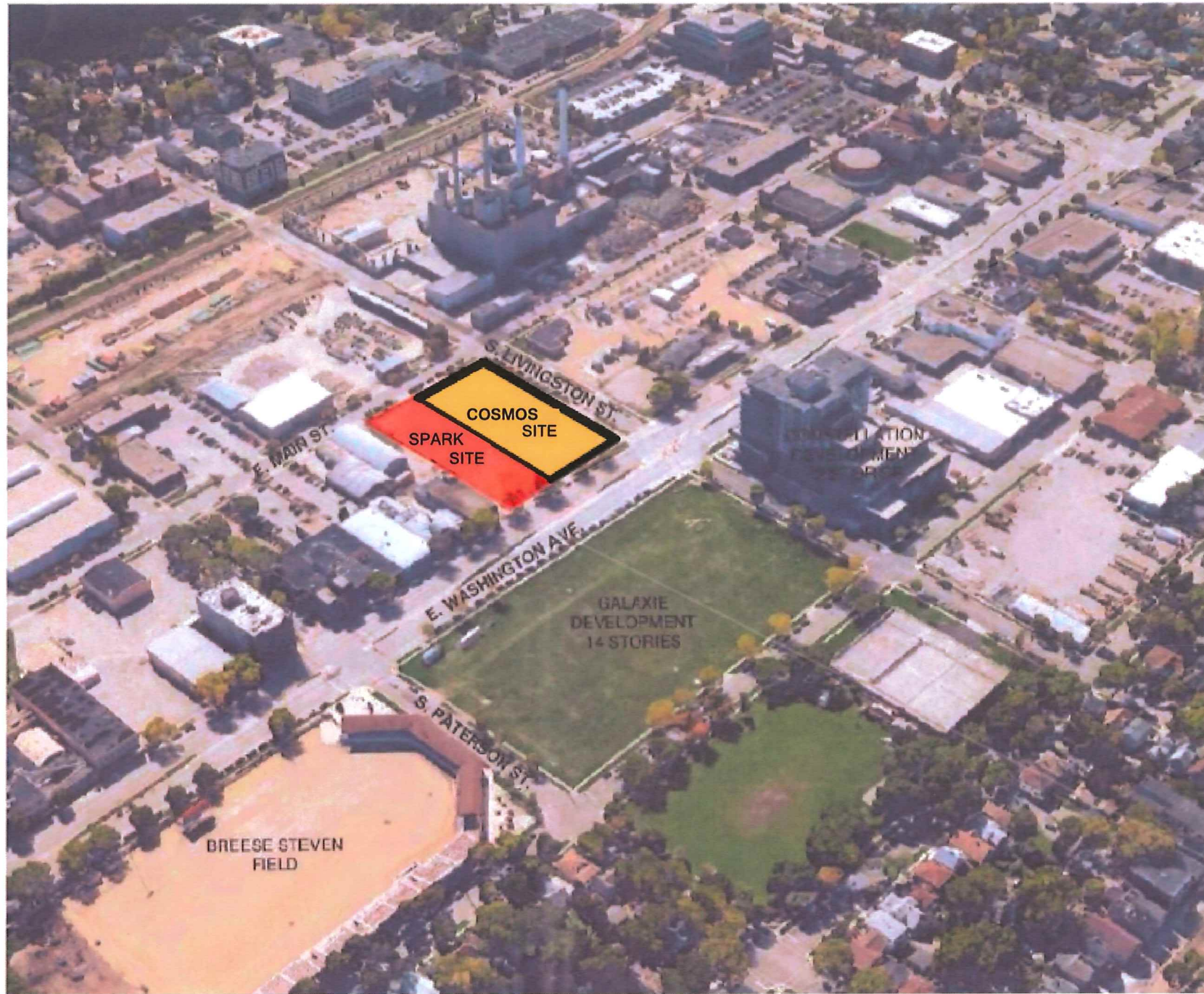
cc: (all via email)
Marsha Rummel, District 6 Alderperson
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Planning Division Director
Tim Parks, Planning Division
Al Martin, Planning Division
Matt Tucker, Zoning Administrator



STRANG

**ARCHITECTURE
ENGINEERING
INTERIOR DESIGN**

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395



PROJECT LOCATION

THE COSMOS PROJECT

SITE LOCATOR

SCALE: NTS



COPYRIGHT STRANG, INC.	2016
DATE	12-21-2016
PROJECT NO.	2016090
PROJECT TITLE	

**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

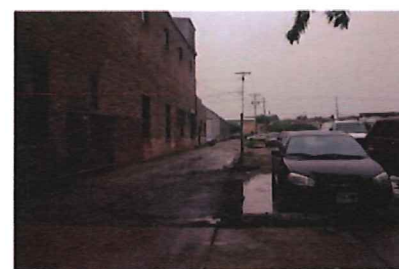
E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703



VIEW FROM E. WASHINGTON AVE LOOKING NORTHEAST



VIEW FROM E. WASHINGTON AVE LOOKING SOUTHWEST



ALLEY AT ADJOINING PROPERTY LINE



VIEW FROM E. MAIN ST. LOOKING NORTHWEST

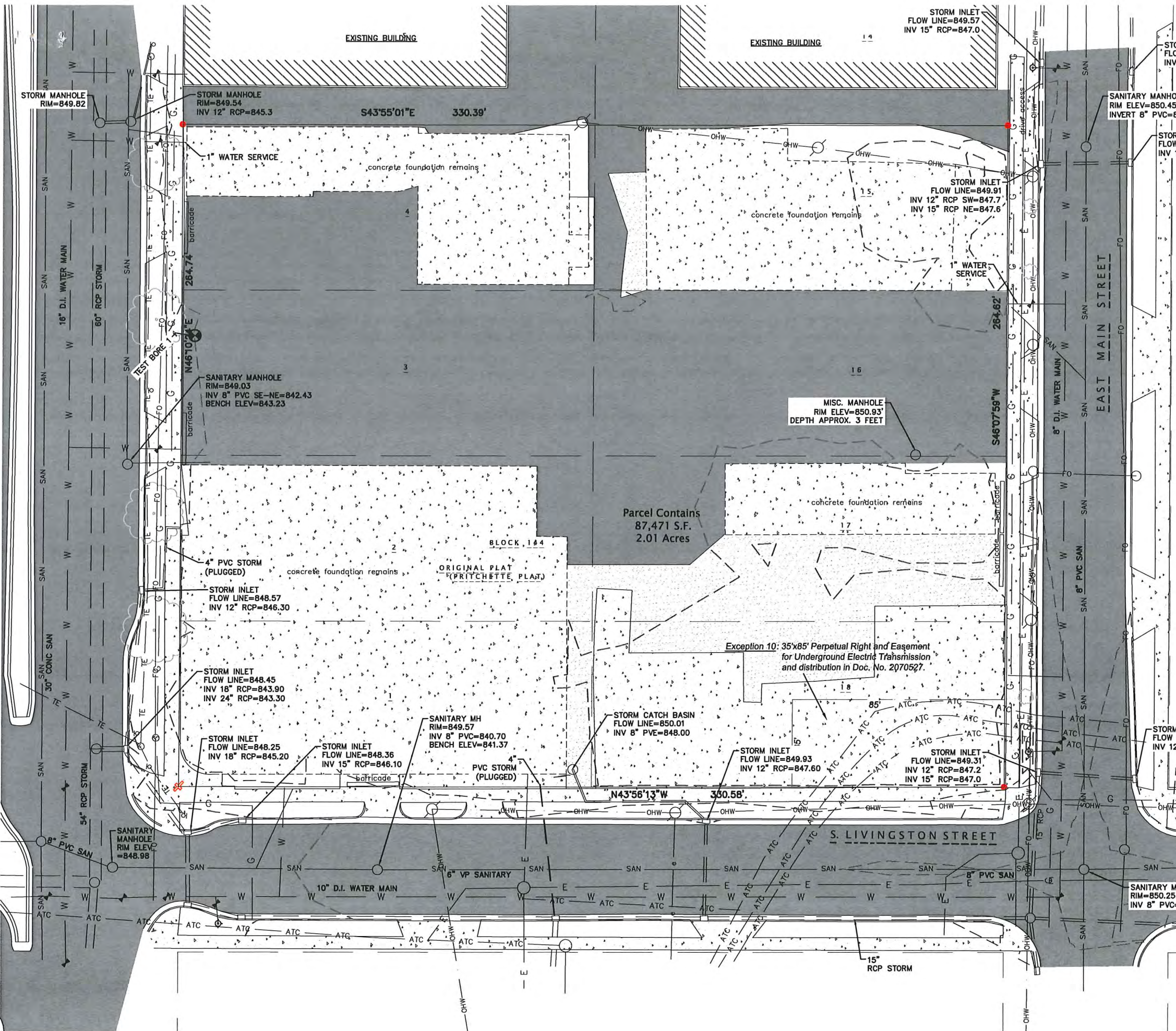


VIEW FROM E. MAIN ST. LOOKING NORTHEAST



VIEW FROM E. MAIN ST. LOOKING NORTH

SITE PHOTOS



LEGEND

- SET CHISELED '+' IN CONCRETE
- 0.75" DIAMETER SOLID IRON ROD FOUND (WITH PLASTIC CAP)
- INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- TRANSMISSION POWER POLE
- LIGHT POLE OR STOP LIGHT POLE
- WATER VALVE
- FIBER OPTIC VAULT
- HYDRANT
- TREE-DECIDUOUS

- G GAS UNDERGROUND
- STORM SEWER
- FO FIBER OPTIC CABLE
- SAN SANITARY SEWER
- W WATER
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD ELECTRIC
- ATC ATC (UNDERGROUND ELECTRIC TRANSMISSION)
- TE TRAFFIC ENGINEERING

- EX CONCRETE
- EX PAVEMENT
- EX GRAVEL

eua

eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414 271 5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608 442 5350

STRANG

6411 Mineral Point Road
Madison, WI 53705
(608) 276 - 9200

design studio

330 West Lakeside Street
Madison, WI 53715
608 358 6344

PROFESSIONAL ENGINEERING

818 N Meadowbrook Ln
Waunakee, WI 53597
(608) 849-9378

PROJECT INFORMATION

COSMOS - THE SPARK PROJECTS

800 E WASHINGTON AVE
MADISON, WI

GEBHARDT DEVELOPMENT

the Spark
ENERGIZED BY AMERICAN FAMILY INSURANCE

ISSUANCE AND REVISIONS

UDC Submittal (Revised)

#	DATE	DESCRIPTION

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.

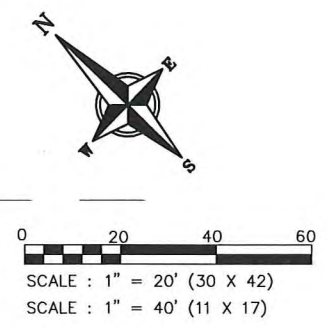
PROJECT MANAGER RJ

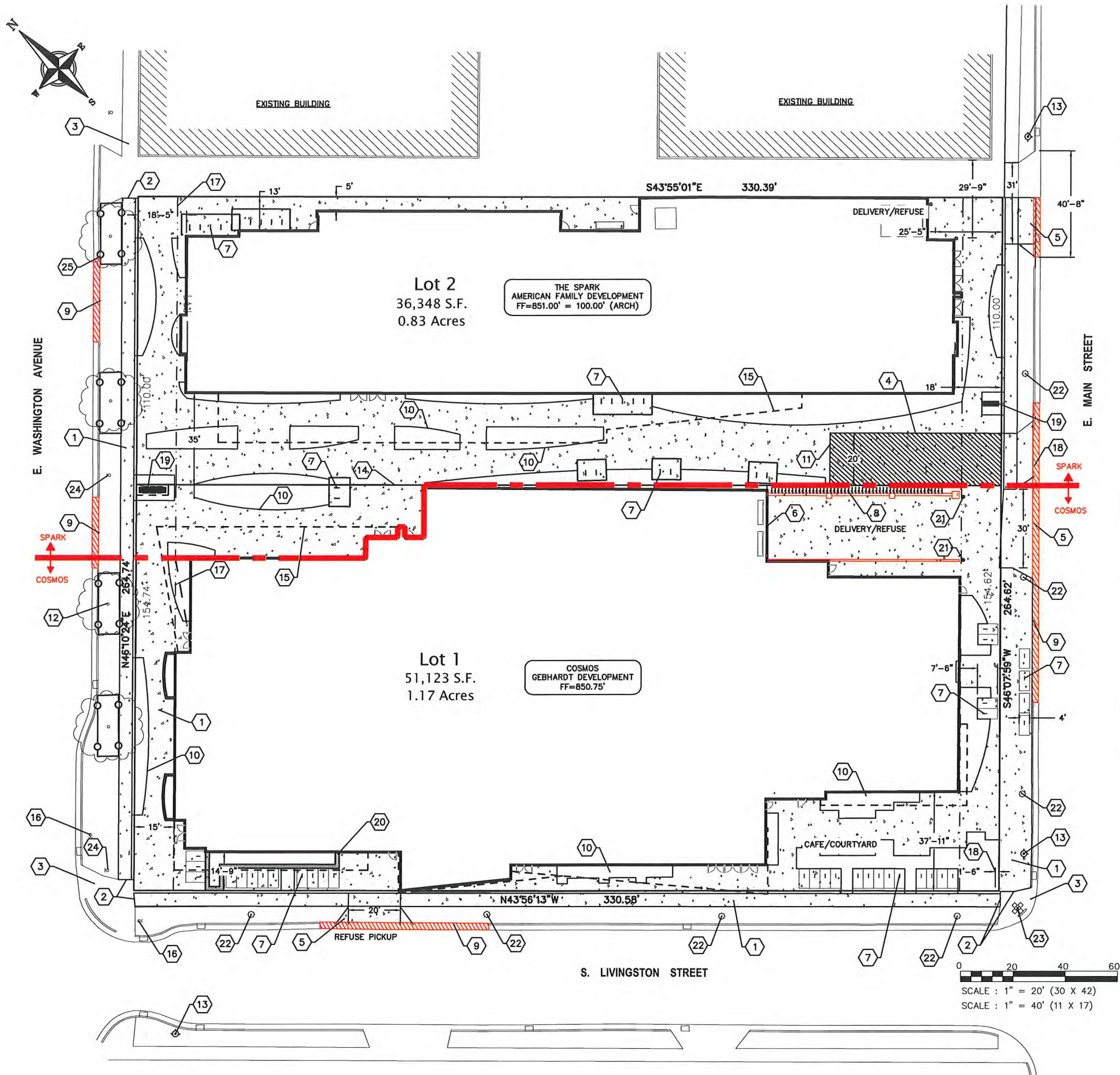
PROJECT NUMBER 1249

DATE 12/21/16

EXISTING CONDITIONS

C100

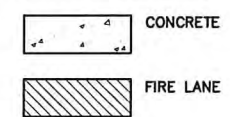




PLAN KEY

- 1 CONCRETE SIDEWALK, TYP.
- 2 MATCH EXISTING SIDEWALK, TYP.
- 3 EXISTING SIDEWALK TO REMAIN, TYP.
- 4 SIDEWALK TO BE 7" THICK IN FIRELANE SECTION
- 5 NEW DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARDS
- 6 LOADING DOCK
- 7 BICYCLE RACK (58 TOTAL STALLS), TYP.
- 8 VERTICAL BICYCLE RACK (50 TOTAL STALLS), TYP.
- 9 EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
- 10 LANDSCAPE AREA, TYP. SEE LANDSCAPE PLANS
- 11 FIRE LANE
- 12 EX TREE, TYP.
- 13 EXISTING FIRE HYDRANT
- 14 PROPOSED LOT LINE
- 15 CANOPY/UPPER FLOOR OVERHANG, TYP.
- 16 EXISTING STOP LIGHT
- 17 15' BUILDING SETBACK
- 18 ROLL CURB TO BE PROVIDED FOR FIRE LANE ENTRANCE
- 19 MONUMENT SIGN
- 20 LANDSCAPE PLANTER, SEE LANDSCAPE PLAN
- 21 BOLLARD
- 22 PEDESTRIAN LIGHT (10' HIGH POLE)
- 23 STREET LIGHT (30' HIGH POLE)
- 24 EXISTING STREET LIGHT
- 25 TREE PROTECTION, TYP.

PAVEMENT KEY



SITE INFORMATION

SITE ADDRESS: 800 EAST WASHINGTON AVENUE

SITE ACREAGE TOTAL:
 LOT 1: 51,123 SQ. FT. (1.17 ACRES)
 LOT 2: 36,348 SQ. FT. (0.83 ACRES)

LOT COVERAGE:
 LOT 1: 43,454 SQ. FT. (85% IMPERVIOUS, INCLUDES VEGETATED ROOF)
 LOT 2: 31,822 SQ. FT. (88% IMPERVIOUS)

NUMBER OF BIKE PARKING STALLS:
 LOT 1: 226 STALLS (58 TRADITIONAL, 50 VERTICAL, 60 INTERIOR, 8 IN RIGHT-OF-WAY, & 50 SHARED IN PLAZA AREA)
 LOT 2: 43 STALLS

eua

eppstein uhen : architects

milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 telephone 414.271.5550

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

STRANG

6411 Mineral Point Road
 Madison, WI 53705
 (608) 276 - 9200

etc studio

330 West Lakeside Street
 Madison, WI 53715
 608.358.6344

PROFESSIONAL ENGINEERING

818 N Meadowbrook Ln
 Waunakee, WI 53597
 (608) 849-9378

PROJECT INFORMATION

COSMOS - THE SPARK PROJECTS

800 E WASHINGTON AVE
 MADISON, WI

GEBHARDT DEVELOPMENT

the Spark
 ENERGIZED BY AMERICAN FAMILY INSURANCE

ISSUANCE AND REVISIONS

UDC Submittal (Revised)

#	DATE	DESCRIPTION

SHEET INFORMATION

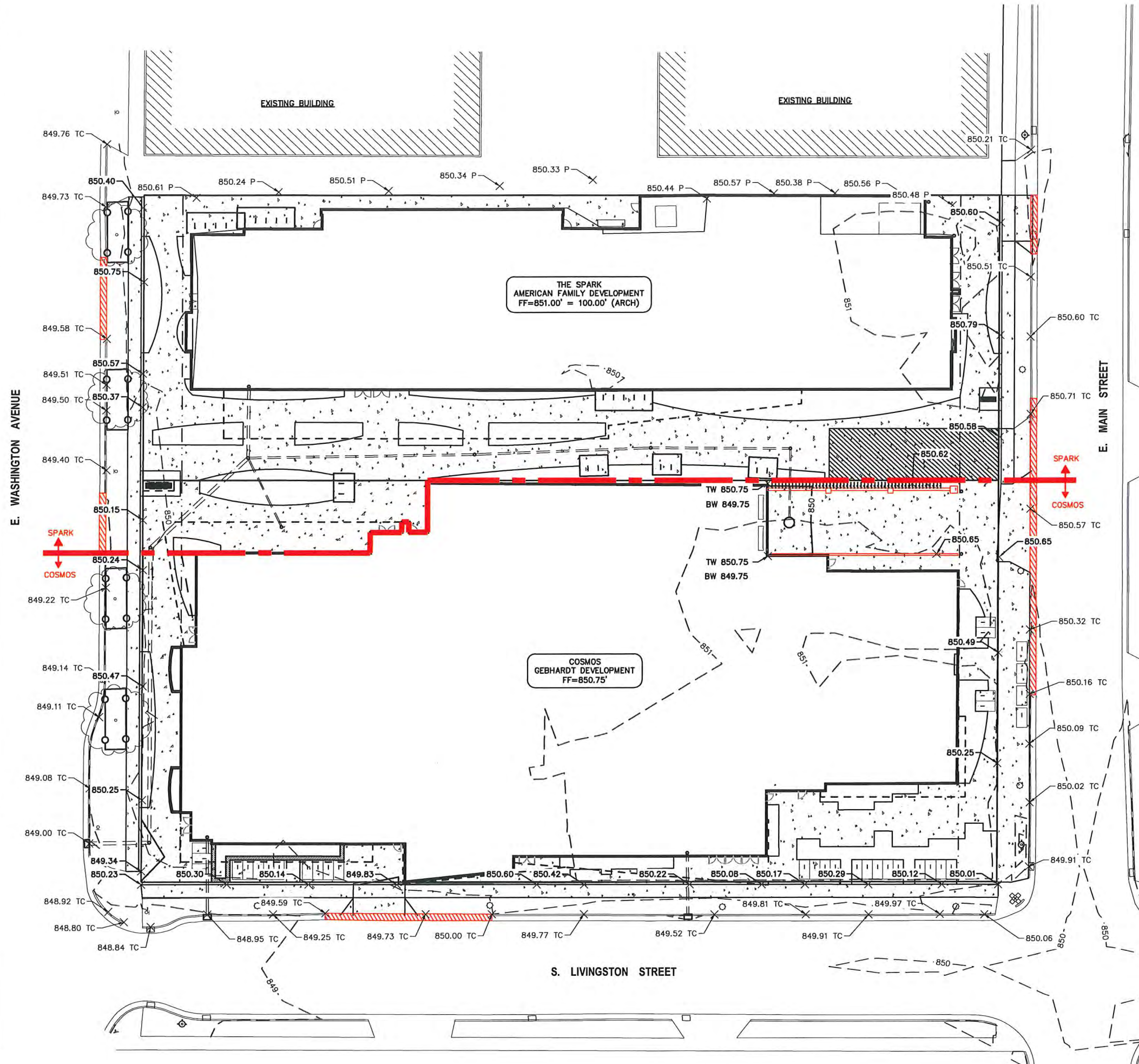
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RJ
PROJECT NUMBER	1249
DATE	12/21/16

SITE PLAN

C200



**THE SPARK
AMERICAN FAMILY DEVELOPMENT**
FF=851.00' = 100.00' (ARCH)

**COSMOS
GEBHARDT DEVELOPMENT**
FF=850.75'

GRADING NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ISSUED PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
4. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
5. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
6. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.

GRADING LEGEND

- — — — — EXISTING CONTOUR
- PROPOSED CONTOUR
- × 800.00 TC TOP OF CURB ELEVATION
- × 800.00 TW TOP OF RETAINING WALL ELEVATION
- × 800.00 BW BOTTOM OF RETAINING WALL ELEVATION
- × 800.00 SPOT ELEVATION



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 Milwaukee, Wisconsin 53202
 telephone 414 271 5500
 madison 309 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 telephone 608 482 5350



6411 Mineral Point Road
 Madison, WI 53705
 (608) 276 - 9200



330 West Lakeside Street
 Madison, WI 53715
 608 358 6344



818 N Meadowbrook Ln
 Waunakee, WI 53597
 (608) 849-9378

PROJECT INFORMATION

**COSMOS -
THE SPARK
PROJECTS**
 800 E WASHINGTON AVE
 MADISON, WI



ISSUANCE AND REVISIONS

UDC Submittal (Revised)

#	DATE	DESCRIPTION
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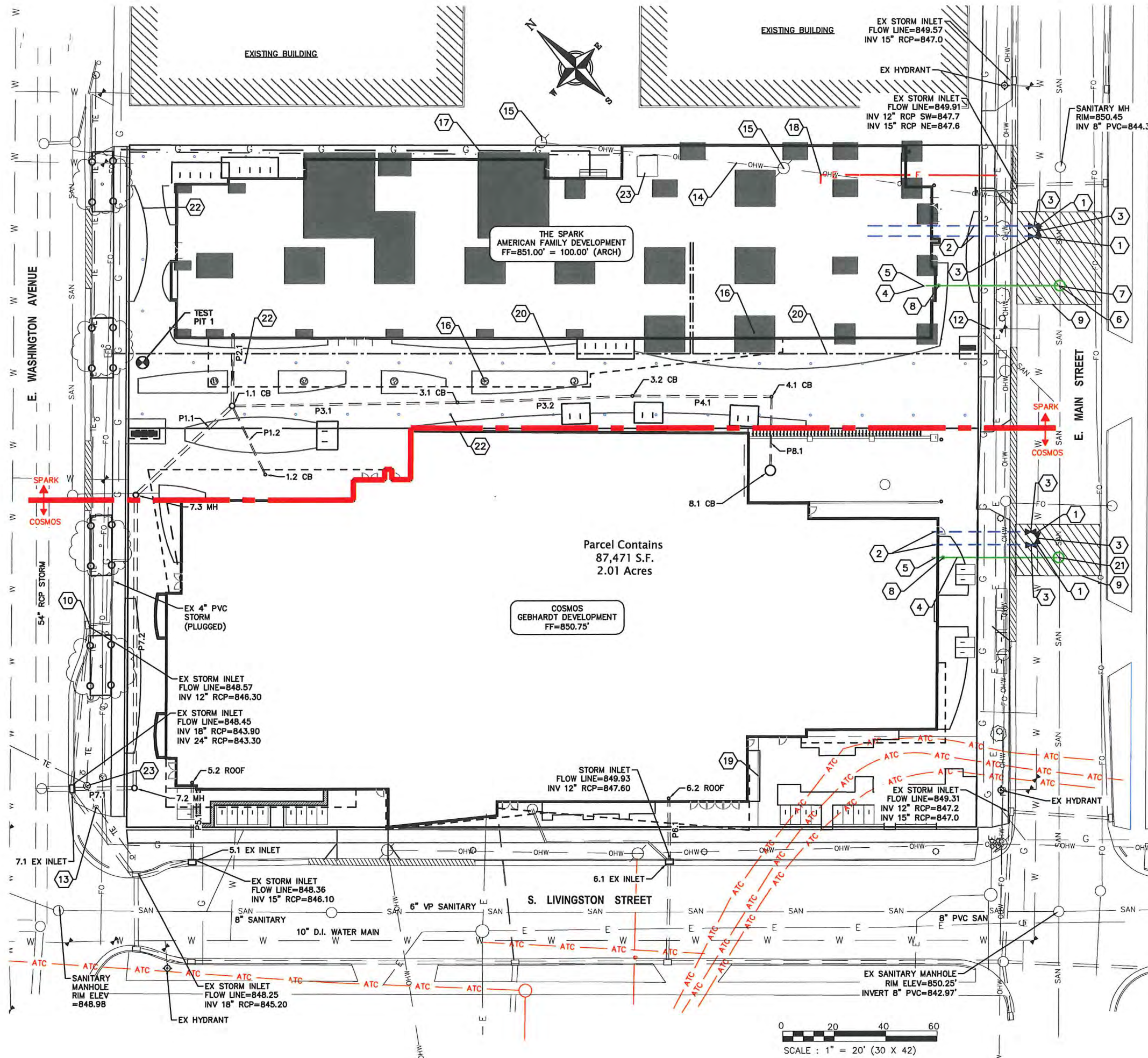
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PROJECT MANAGER RJ
 PROJECT NUMBER 1249
 DATE 12/21/16

GRADING PLAN

C300



PLAN KEY

- 1 CONNECT TO EXISTING WATER MAIN WITH 8"X8" CUT-IN TEE. COORDINATE INSTALLATION WITH MADISON WATER UTILITY
- 2 8" WATER SERVICE
- 3 8" VALVE
- 4 8" SANITARY LATERAL @ 0.52% MIN. SLOPE
- 5 8" SANITARY INV=844.50'. EXTEND 5 FEET INTO BUILDING
- 6 SANITARY MANHOLE PER CITY REQUIREMENTS, RIM=850.45, INVERT=844.13
- 7 RAINWATER HOLDING TANK
- 8 SEE PLUMBING PLANS FOR CLEAN OUT LOCATION
- 9 UTILITY PATCH PER CITY REQUIREMENTS
- 10 CONNECT TO EXISTING STORM SEWER INLET PER CITY STANDARDS
- 11 CONNECT TO ROOF DRAIN. COORDINATE WORK WITH PLUMBING CONTRACTOR.
- 12 EXISTING 1" WATER SERVICE TO BE ABANDONED
- 13 EXISTING LIGHT POLE
- 14 EXISTING OVERHEAD ELECTRICAL TO BE RELOCATED
- 15 EXISTING POWER POLE TO BE REMOVED
- 16 FOOTING CAP OR FOUNDATIONS
- 17 GAS SERVICE, COORDINATE LOCATION WITH MG&E
- 18 ELECTRIC SERVICE, COORDINATE LOCATION WITH MG&E
- EXCEPTION 10: 35'X85' PERPETUAL RIGHT AND EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION IN DOC. NO. 2070527.
- 19 TELECOM 4" FIBER/COPPER CONDUIT, COORDINATE LOCATION WITH AT&T
- 20 SANITARY MANHOLE, RIM=850.53, INVERT=843.63
- 21 GEO-EXCHANGE WELL, TYP
- 22 INSTALL STORM UNDER TRAFFIC ENGINEERING VAULT

UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
6. ALL STORM SEWER PIPE TO BE SDR-35 PVC OR SCHEDULE 40 PVC AS NOTED.
7. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
8. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
9. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
10. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
11. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
12. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
13. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
14. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
15. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

eua

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PROFESSIONAL ENGINEERING

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PROJECT INFORMATION

COSMOS - THE SPARK PROJECTS

800 E WASHINGTON AVE
MADISON, WI

GEBHARDT DEVELOPMENT

the Spark
ENERGIZED BY AMERICAN FAMILY NETWORKS

ISSUANCE AND REVISIONS

UDC Submittal (Revised)

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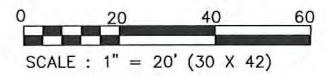
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PROJECT MANAGER RJ
PROJECT NUMBER 1249
DATE 12/21/16

UTILITY PLAN

C400



STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 CB	4' DIA. CB	850.48	P3.1, 8" INV IN =845.46 P2.1, 12" INV IN =844.88 P1.2, 6" INV IN =845.63	P1.1, 15" INV OUT =844.88	NEENAH R-2050
1.2 CB	12" DIA YARD DRAIN	850.57		P1.2, 6" INV OUT =845.92	12" GRATE
2.1 ROOF	CONNECT TO INTERIOR ROOF DRAIN	851.00		P2.1, 12" INV OUT =845.03	
3.1 CB	12" DIA YARD DRAIN	850.26	P3.2, 8" INV IN =845.92	P3.1, 8" INV OUT =845.92	12" GRATE
3.2 CB	12" DIA YARD DRAIN	850.26	P4.1, 8" INV IN =846.27	P3.2, 8" INV OUT =846.27	12" GRATE
4.1 CB	12" DIA YARD DRAIN	850.44	P8.1, 6" INV IN =846.55	P4.1, 8" INV OUT =846.55	12" GRATE
5.1 EX INLET	CONNECT TO EX INLET	847.38	P5.1, 10" INV IN =846.50		
5.2 ROOF	CONNECT TO INTERIOR ROOF DRAIN	850.75		P5.1, 10" INV OUT =846.80	
6.1 EX INLET	CONNECT TO EX INLET	848.58	P6.1, 10" INV IN =847.70		
6.2 ROOF	CONNECT TO INTERIOR ROOF DRAIN	850.75		P6.1, 10" INV OUT =847.82	
7.1 EX INLET	CONNECT TO EX INLET	849.16	P7.1, 15" INV IN =843.90		
7.2 MH	4' DIA. CB	849.87	P7.2, 15" INV IN =844.03	P7.1, 15" INV OUT =844.03	NEENAH R-1550
7.3 MH	4' DIA. CB	850.28	P1.1, 15" INV IN =844.62	P7.2, 15" INV OUT =844.62	NEENAH R-1550
8.1 CB	3' DIA. CB	849.88		P8.1, 6" INV OUT =846.84	NEENAH R-2050

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	15"	52'	0.52%	ADS N12	844.88'	844.62'
P1.2	6"	30'	0.98%	ADS N12	845.92'	845.63'
P2.1	12"	28'	0.53%	ADS N12	845.03'	844.88'
P3.1	8"	88'	0.52%	ADS N12	845.92'	845.46'
P3.2	8"	69'	0.52%	ADS N12	846.27'	845.92'
P4.1	8"	54'	0.52%	ADS N12	846.55'	846.27'
P5.1	10"	31'	0.98%	ADS N12	846.80'	846.50'
P6.1	10"	25'	0.50%	ADS N12	847.82'	847.70'
P7.1	15"	25'	0.52%	ADS N12	844.03'	843.90'
P7.2	15"	114'	0.52%	ADS N12	844.62'	844.03'
P8.1	6"	29'	1.00%	ADS N12	846.84'	846.55'



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PROJECT INFORMATION

**COSMOS -
THE SPARK
PROJECTS**

800 E WASHINGTON AVE
MADISON, WI



ISSUANCE AND REVISIONS

UDC Submittal (Revised)

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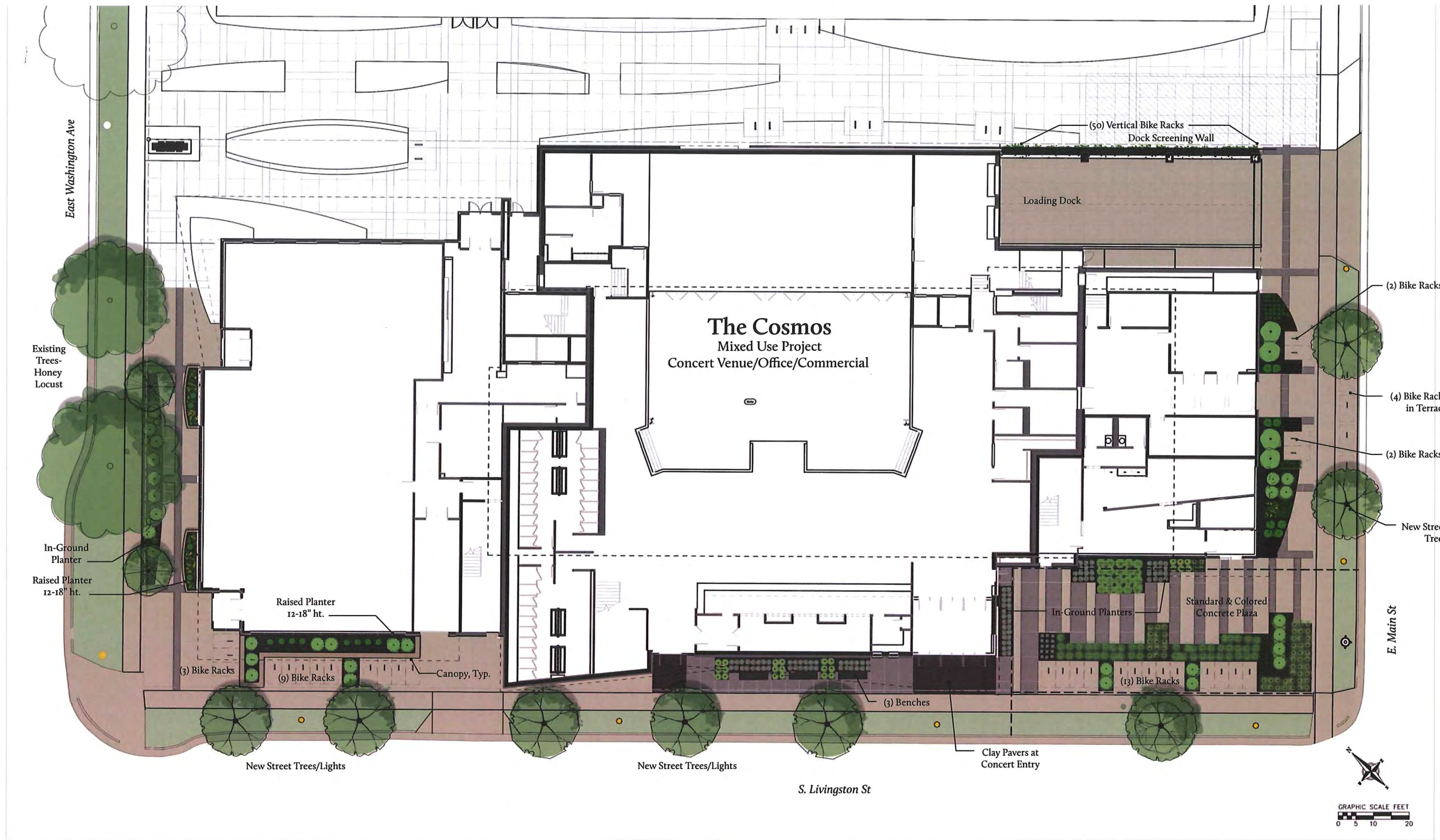
PROJECT MANAGER RJ

PROJECT NUMBER 1249

DATE 12/21/16

UTILITY PLAN

C400



SITE PLAN
 Urban Design Commission
 12.21.2016





ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395

UDC Submittal
(Revised)

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DATE	12-21-2016
PROJECT NO.	2016090

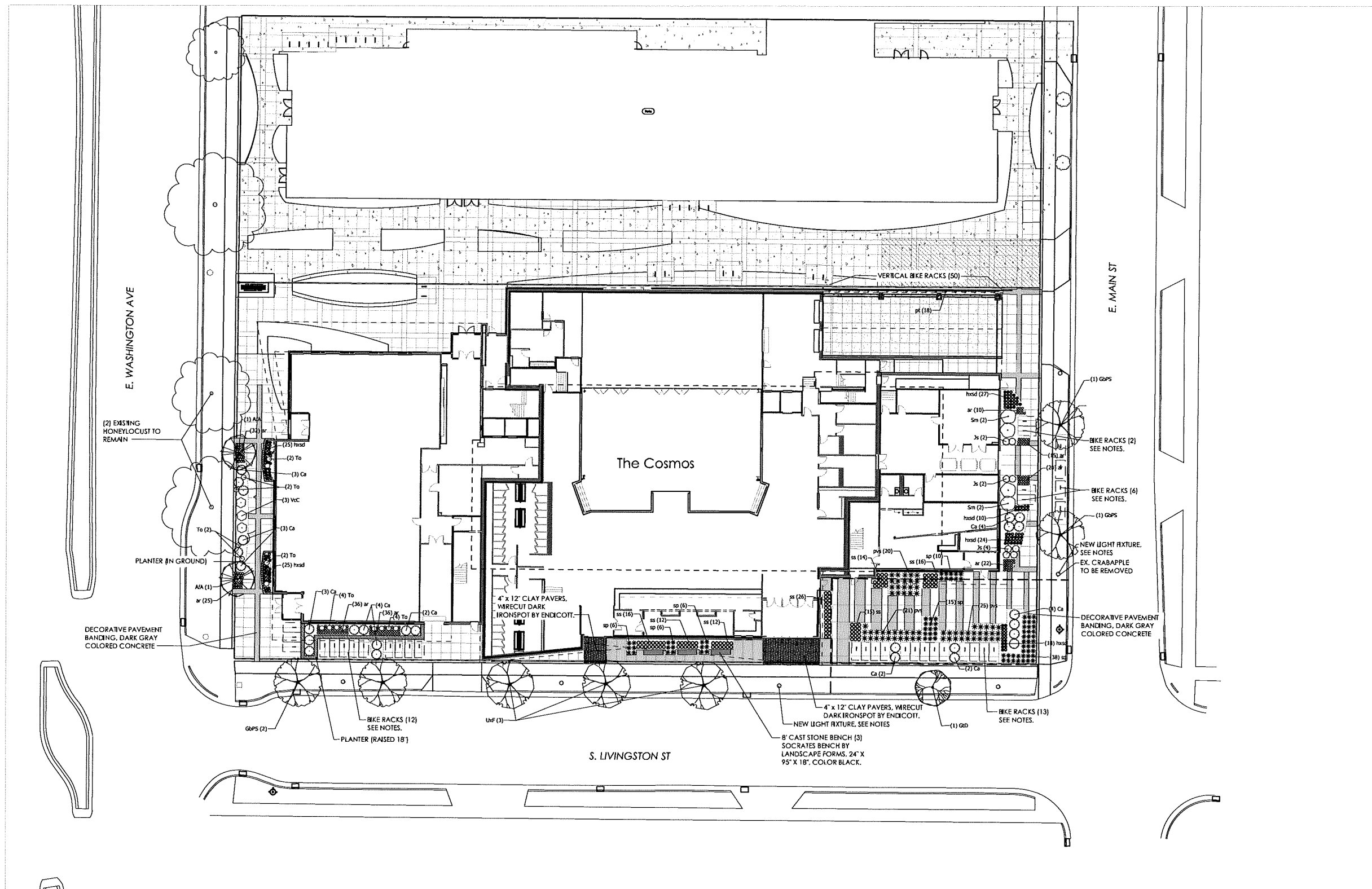
PROJECT TITLE
GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
LANDSCAPE PLAN

SHEET NO.

L101



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	QTY
AAA	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	8 & B	2.5' Cal	2
GOPS	Gleditsia triacanthos 'Francesca Sentry' / Francesca Sentry Gledits	8 & B	2.5' Cal	4
GD	Gleditsia triacanthos 'Braves' / Street Keeper Honey Locust	8 & B	2.5' Cal	1
UHF	Ulmus x 'Frontier' / American Elm	8 & B	2.5' Cal	3

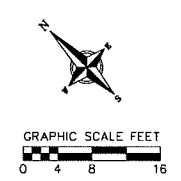
AERIAL SPERMIOPHYTES	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
ar	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Bugleweed	4" pot		196
hsnd	Hemerocallis x 'Stilla de Oro' / Still a de Oro Daylily	4" pot		129
pr	Parthenocissus 'Shenandoah' / Shenandoah Red Switch Grass	1 gal		66
pr	Parthenocissus 'Boston Ivy' / Boston Ivy	1 gal		18
ss	Scirpochloa scoparium / Little Bluestem Grass	1 gal		111
sp	Sporobolus heterostachyus / Prairie Dropseed	4" pot		81

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
Ca	Cornus alternifolia / Cranberry Cotoneaster	3 gal		27
Sm	Syringa meyeri 'Robbin' / Dwarf Korean Lilac	5 gal		4
VcC	Viburnum cedricii 'Compactum' / Korean Spice Viburnum	3 gal		3

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD	QTY
Js	Juniperus sibirica 'Blue Forest' / Blue Forest Juniper	3 gal		8
To	Thuja occidentalis 'Dartica' TM / Dartica Globe Cedar	5 gal		16

GENERAL NOTES:

- FINAL STREET TREE SPECIES SELECTION AND PLACEMENT TO BE DETERMINED IN COORDINATION WITH CITY FORESTER.
- UNPAVED STREET TERRACES TO BE SODDED WITH TURF SOD.
- NEW STREET LIGHTING TO MATCH ESTABLISHED CITY DESIGN. FINAL LIGHT QUANTITIES AND PLACEMENT TO BE DETERMINED BY CITY PUBLIC WORKS STAFF.
- SITE PAVING TO BE STANDARD COLOR, BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL GROUND MOUNTED BIKE RACKS TO BE POST AND RING RACK (PAR) BY MADRAX/GRABER MANUFACTURING, IN GROUND MOUNT, WITHOUT BALL CAP, GALVANIZED FINISH, INSTALL PER CITY OF MADISON RACK SPACING GUIDELINES (AS SHOWN ON PLAN). VERTICAL BIKE RACKS TO BE SPORTWORKS VERTICAL WALL MOUNT RACK OR SIMILAR.





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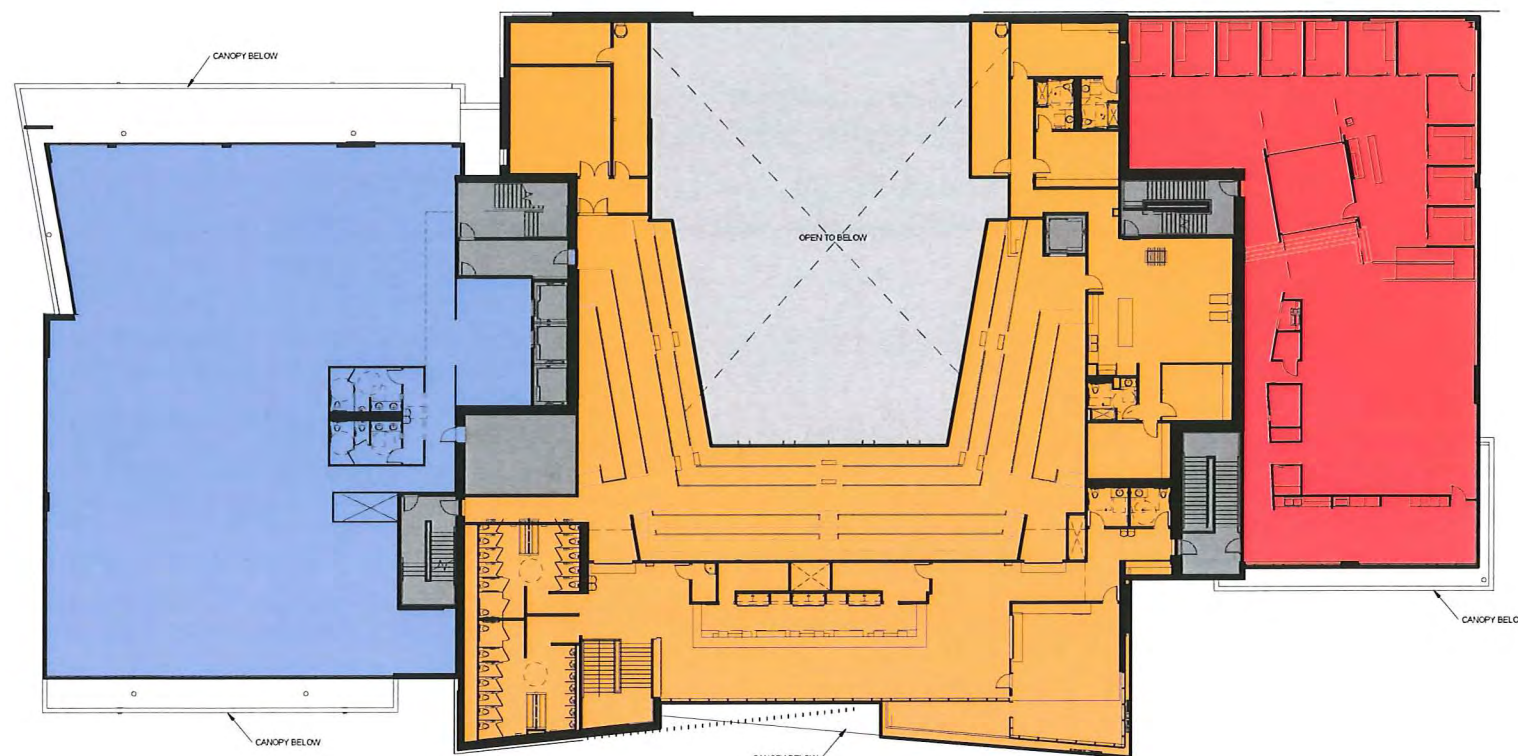
**ARCHITECTURE
ENGINEERING
INTERIOR DESIGN**

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395



1

FIRST FLOOR PLAN
SCALE: 1" = 40'



2

SECOND FLOOR PLAN
SCALE: 1" = 40'

**DESIGN
DEVELOPMENT**

**NOT FOR
CONSTRUCTION**

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PROJECT NO.	2016090
PROJECT TITLE	

**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
FLOOR PLANS

SHEET NO.

A201

LEGEND

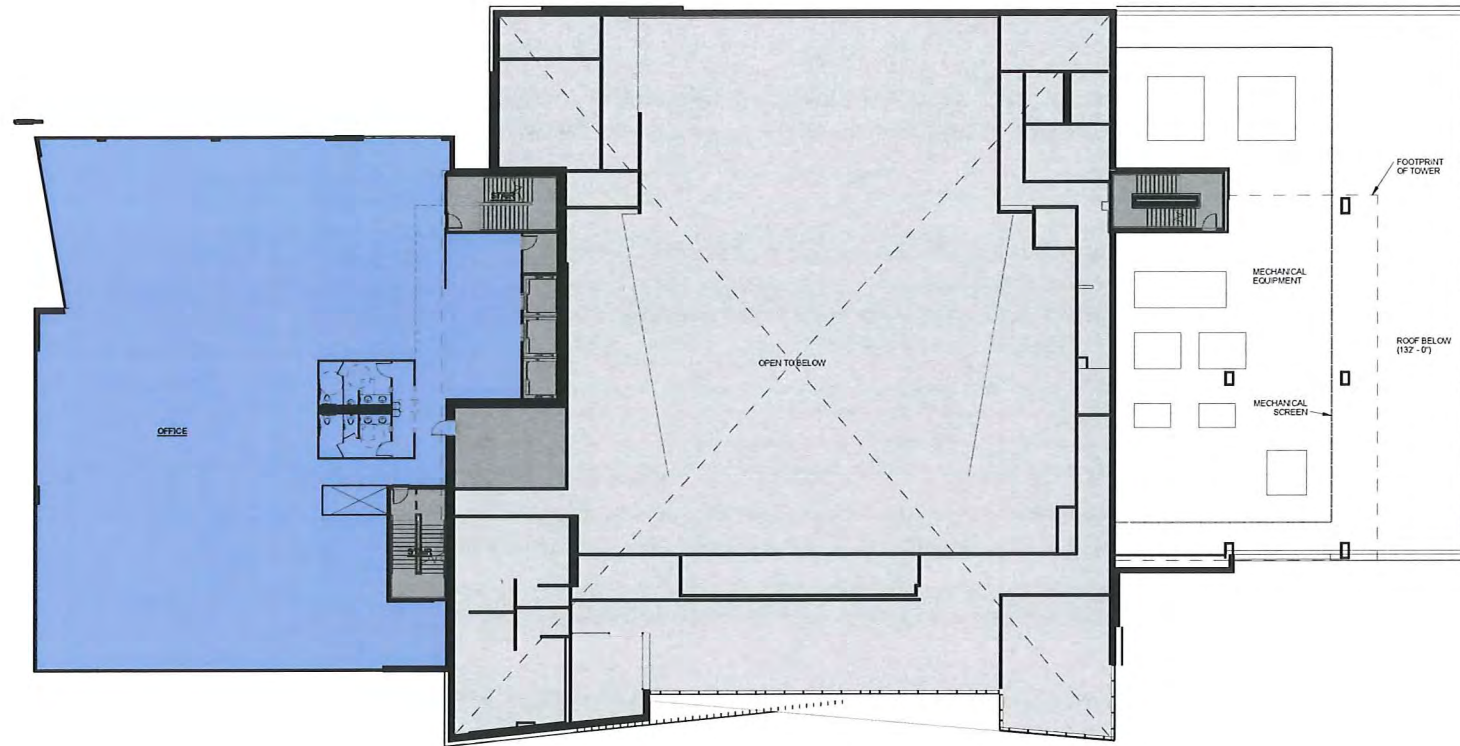
- RETAIL**
- OFFICE**
- MUSIC VENUE**
- SHARED SPACES
(EXIT STAIRS, MECHANICAL SPACES)**



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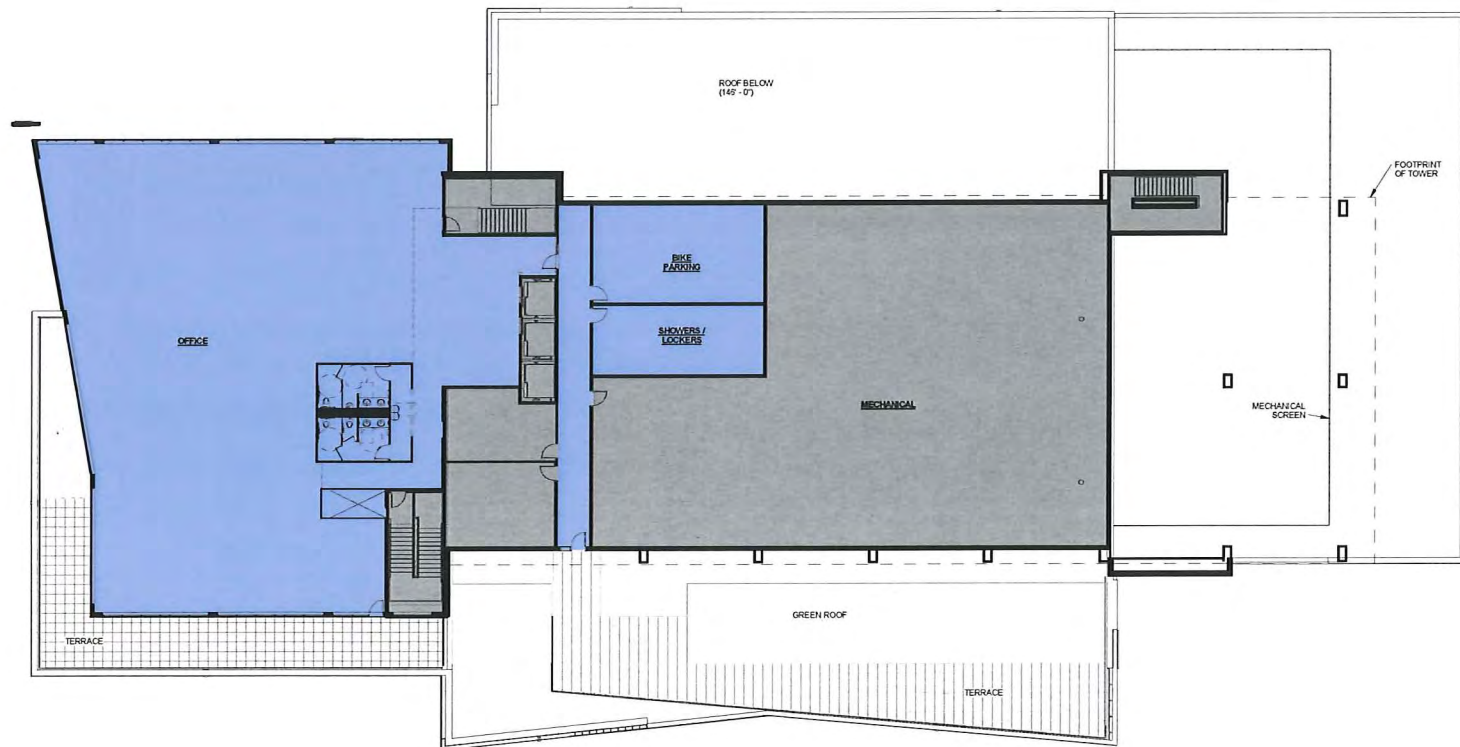
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3

THIRD FLOOR PLAN
SCALE: 1" = 40'
0' 10' 20' 40'



FOURTH FLOOR PLAN
SCALE: 1" = 40'
0' 10' 20' 40'

4

**DESIGN
DEVELOPMENT**

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**GEBHARDT
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THE COSMOS
PROJECT**

801 E WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
FLOOR PLANS

SHEET NO.

A202

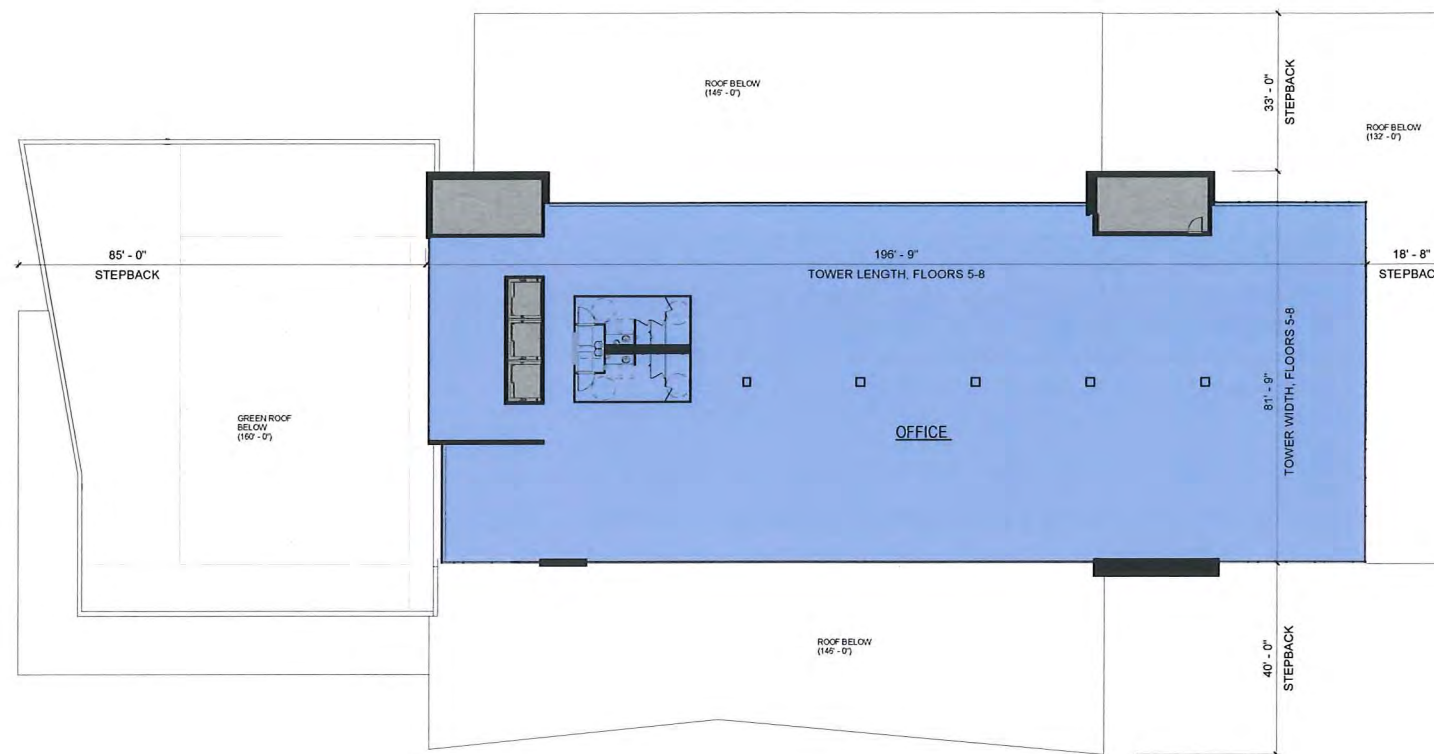
LEGEND

- RETAIL**
- OFFICE**
- MUSIC VENUE**
- SHARED SPACES
(EXIT STAIRS, MECHANICAL SPACES)**



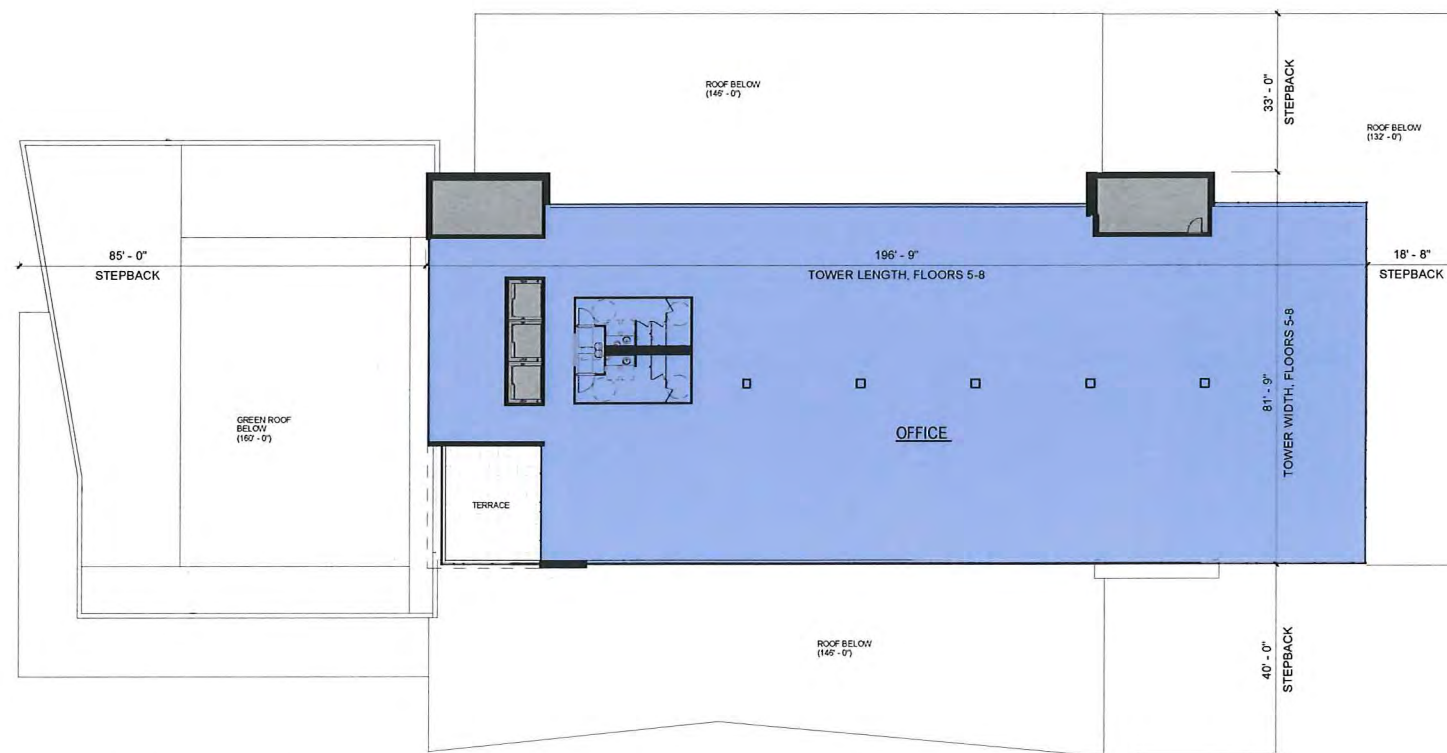
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MADISON, WI 53705-4395



5, 6, 7

TOWER FLOOR PLANS 5 THRU 7
SCALE: 1" = 40'
0' 10' 20' 40'



TOWER FLOOR PLAN - 8
SCALE: 1" = 40'
0' 10' 20' 40'

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**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E WASHINGTON AVENUE
MADISON, WISCONSIN 53703

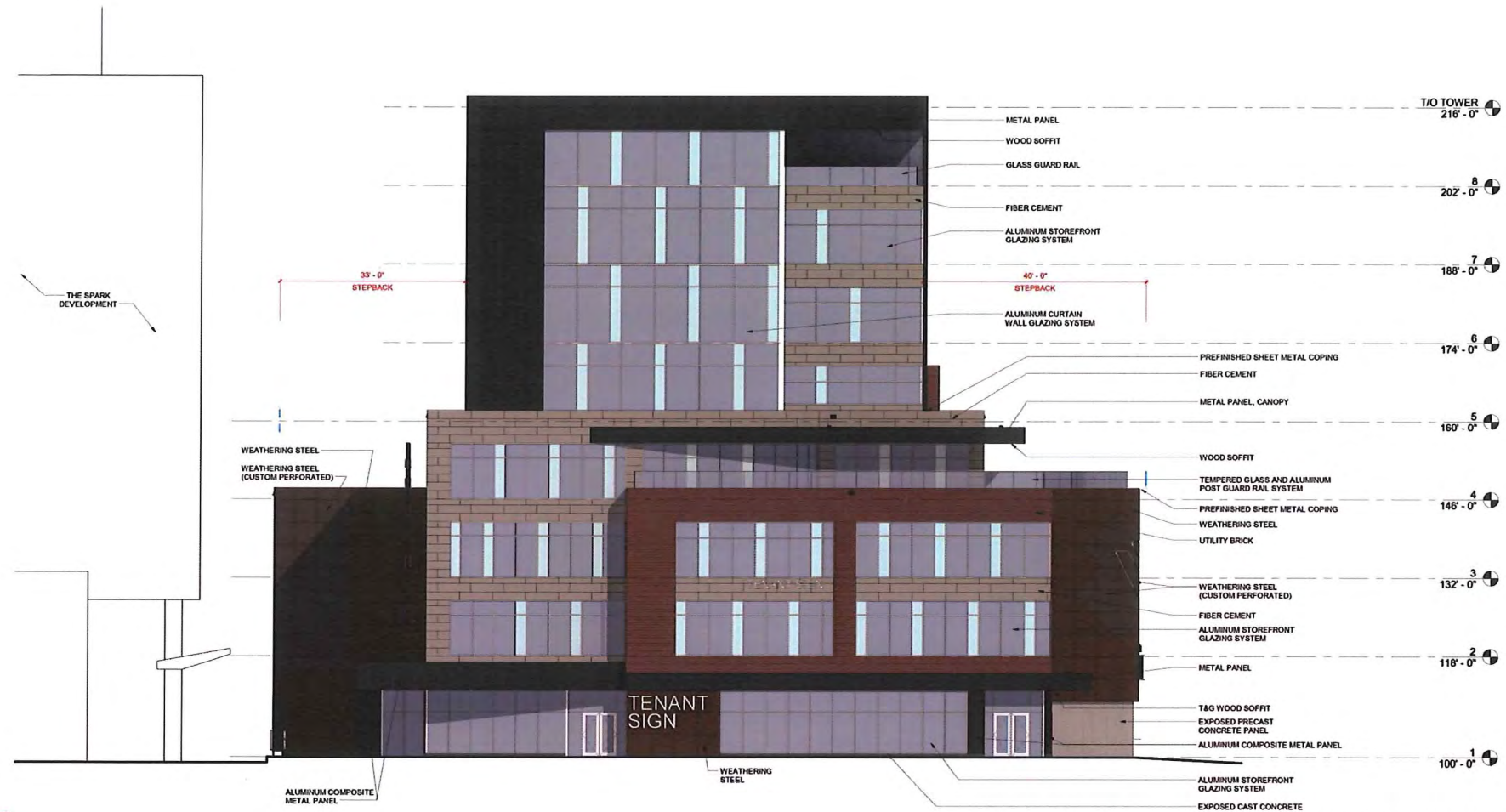
SHEET NAME
FLOOR PLANS

SHEET NO.

A203

LEGEND

- RETAIL**
- OFFICE**
- MUSIC VENUE**
- SHARED SPACES
(EXIT STAIRS, MECHANICAL SPACES)**



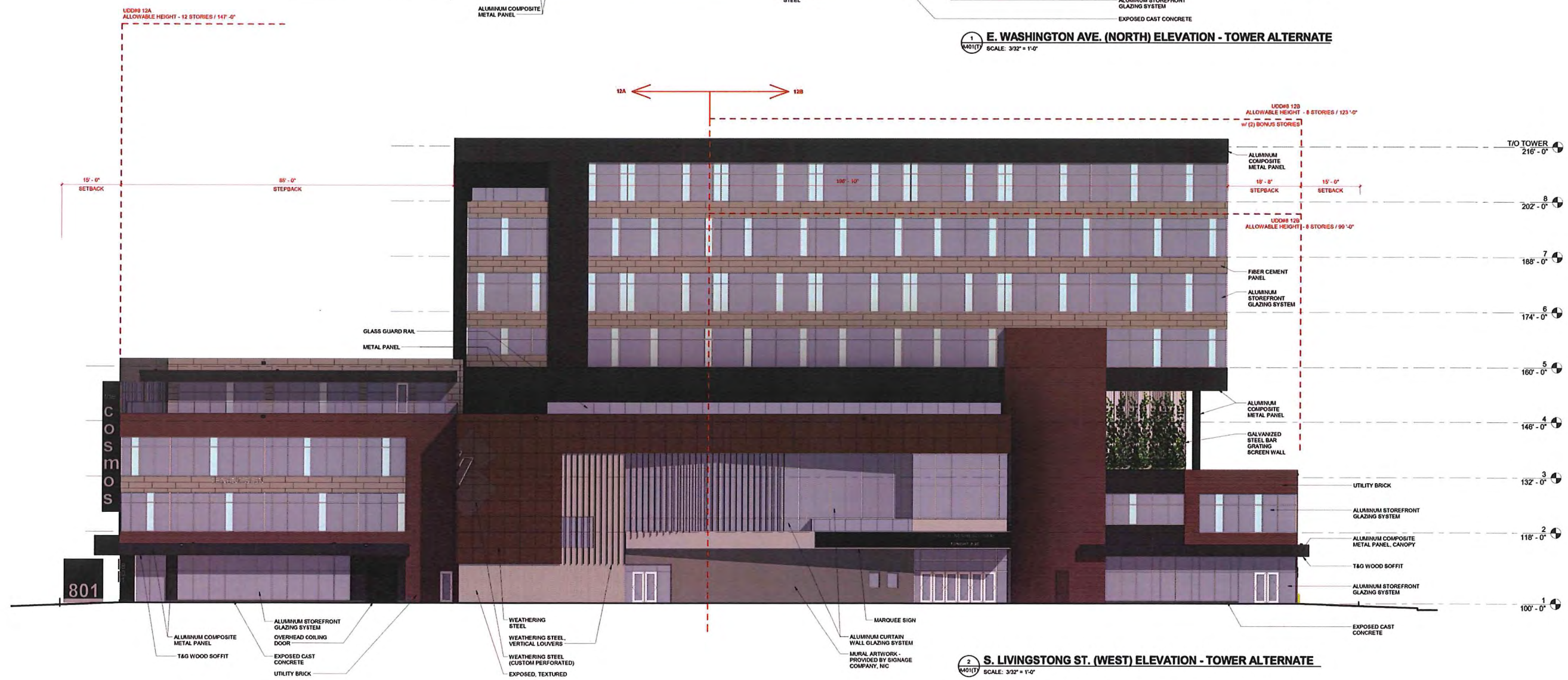
1 E. WASHINGTON AVE. (NORTH) ELEVATION - TOWER ALTERNATE
SCALE: 3/32" = 1'-0"

LEGEND

[Dark Grey Box]	EXPOSED CAST CONCRETE (RUBBED FINISH)
[Light Grey Box]	EXPOSED PRECAST CONCRETE (TEXTURED FINISH)
[Reddish-Brown Box]	UTILITY BRICK
[Black Box]	COMPOSITE METAL PANEL
[Light Grey Box]	FIBER CEMENT
[Dark Brown Box]	WEATHERING STEEL
[Light Blue Box]	GLASS, TRANSPARENT (G-1)
[Dark Blue Box]	GLASS, COLORED (G-2)



**ARCHITECTURE
ENGINEERING
INTERIOR DESIGN**
STRANG, INC.
8411 MINERAL POINT ROAD
MADISON, WI 53705-4395



2 S. LIVINGSTONG ST. (WEST) ELEVATION - TOWER ALTERNATE
SCALE: 3/32" = 1'-0"

**DESIGN
DEVELOPMENT**

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CONSTRUCTION**

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PROJECT NO.	2016090

PROJECT TITLE
**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
**EXTERIOR
ELEVATIONS
(TOWER
ALTERNATE)**

SHEET NO.

A401(T)



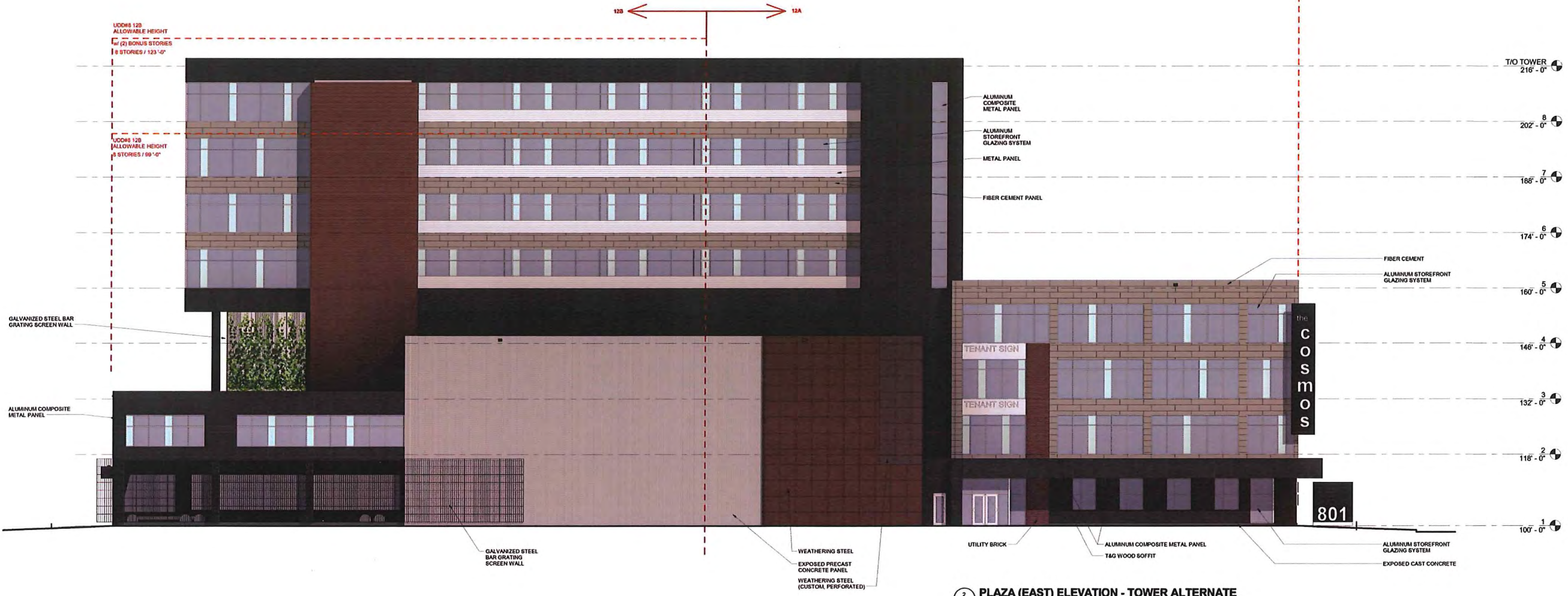
1 E. MAIN ST. (SOUTH) ELEVATION - TOWER ALTERNATE
SCALE: 3/32" = 1'-0"

LEGEND

[Dark Grey Box]	EXPOSED CAST CONCRETE (RUBBED FINISH)
[Light Grey Box]	EXPOSED PRECAST CONCRETE (TEXTURED FINISH)
[Brown Box]	UTILITY BRICK
[Black Box]	COMPOSITE METAL PANEL
[Light Brown Box]	FIBER CEMENT
[Dark Brown Box]	WEATHERING STEEL
[Light Blue Box]	GLASS, TRANSPARENT (G-1)
[Dark Blue Box]	GLASS, COLORED (G-2)



STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
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8411 MINERAL POINT ROAD
MADISON, WI 53705-4395



2 PLAZA (EAST) ELEVATION - TOWER ALTERNATE

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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PROJECT NO.	2016090
PROJECT TITLE	

GEBHARDT DEVELOPMENT - THE COSMOS PROJECT

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
EXTERIOR ELEVATIONS (TOWER ALTERNATE)

SHEET NO.
A402(T)



VIEW FROM N. LIVINGSTON / E. WASHINGTON AVE. (LOOKING SOUTH)



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395



VIEW FROM E. WASHINGTON AVE. (LOOKING EAST)

DATE 12-21-2016

PROJECT NO. 2016090

PROJECT TITLE

**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME

**EXTERIOR
VIEWS**

A901



VIEW FROM S. LIVINGSTON (LOOKING NORTH)



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**ARCHITECTURE
ENGINEERING
INTERIOR DESIGN**

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395



VIEW FROM E. MAIN ST. (LOOKING WEST)

DATE 12-21-2016

PROJECT NO. 2016090

PROJECT TITLE

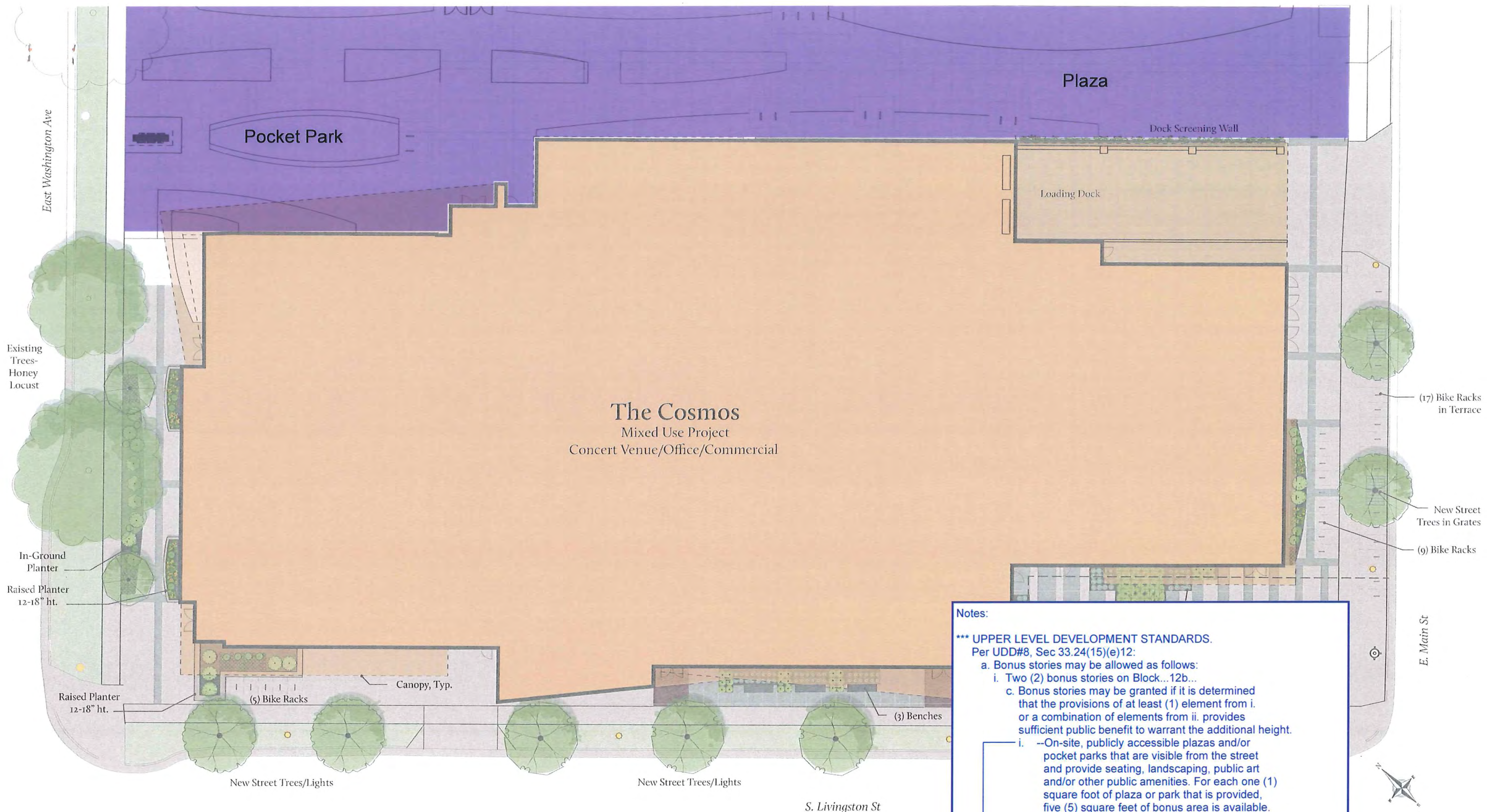
**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME

**EXTERIOR
VIEWS**

A902



The Cosmos
Mixed Use Project
Concert Venue/Office/Commercial

LEGEND

Plaza / Pocket Park
Area: 14,370 sq. ft.

**BONUS FLOORS / AREA
DIAGRAM, CALCULATIONS, NOTES**

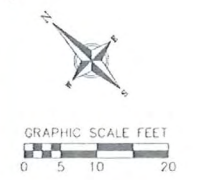
Notes:

***** UPPER LEVEL DEVELOPMENT STANDARDS.**
Per UDD#8, Sec 33.24(15)(e)12:

- a. Bonus stories may be allowed as follows:
 - i. Two (2) bonus stories on Block...12b...
- c. Bonus stories may be granted if it is determined that the provisions of at least (1) element from i. or a combination of elements from ii. provides sufficient public benefit to warrant the additional height.
 - i. --On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, five (5) square feet of bonus area is available.
 - ii. --Mid-block and through-block public pedestrian, bike, and/or vehicular connections.
 - On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, ten (10) square feet of bonus area is available.

The amount of shared Plaza and Pocket Park provided (shaded in the drawing above) will be 14,370 sq. ft.
Half of this area - 7,185 sq. ft. - is considered part of The Cosmos project.
This amounts to a potential for 35,925 sq. ft. of bonus area in The Cosmos project's floors that extend above Block 12B's height requirement on the basis of 5 sq. ft. available for every 1 sq. ft. provided.

Providing the Plaza and Pocket Park satisfies (1) element from i. in Sec. 33.24(15)(e)12 c.i.



BONUS FLOORS / AREA DIAGRAM, CALCULATIONS, NOTES



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
6411 MINERAL POINT ROAD
MADISON, WI 53705-4395

Notes:

***** UPPER LEVEL DEVELOPMENT STANDARDS.**

Per UDD#8, Sec 33.24(15)(e)12:

a. Bonus stories may be allowed as follows:

i. Two (2) bonus stories on Block...12b...

c. Bonus stories may be granted if it is determined that the provisions of at least (1) element from i. or a combination of elements from ii. provides sufficient public benefit to warrant the additional height.

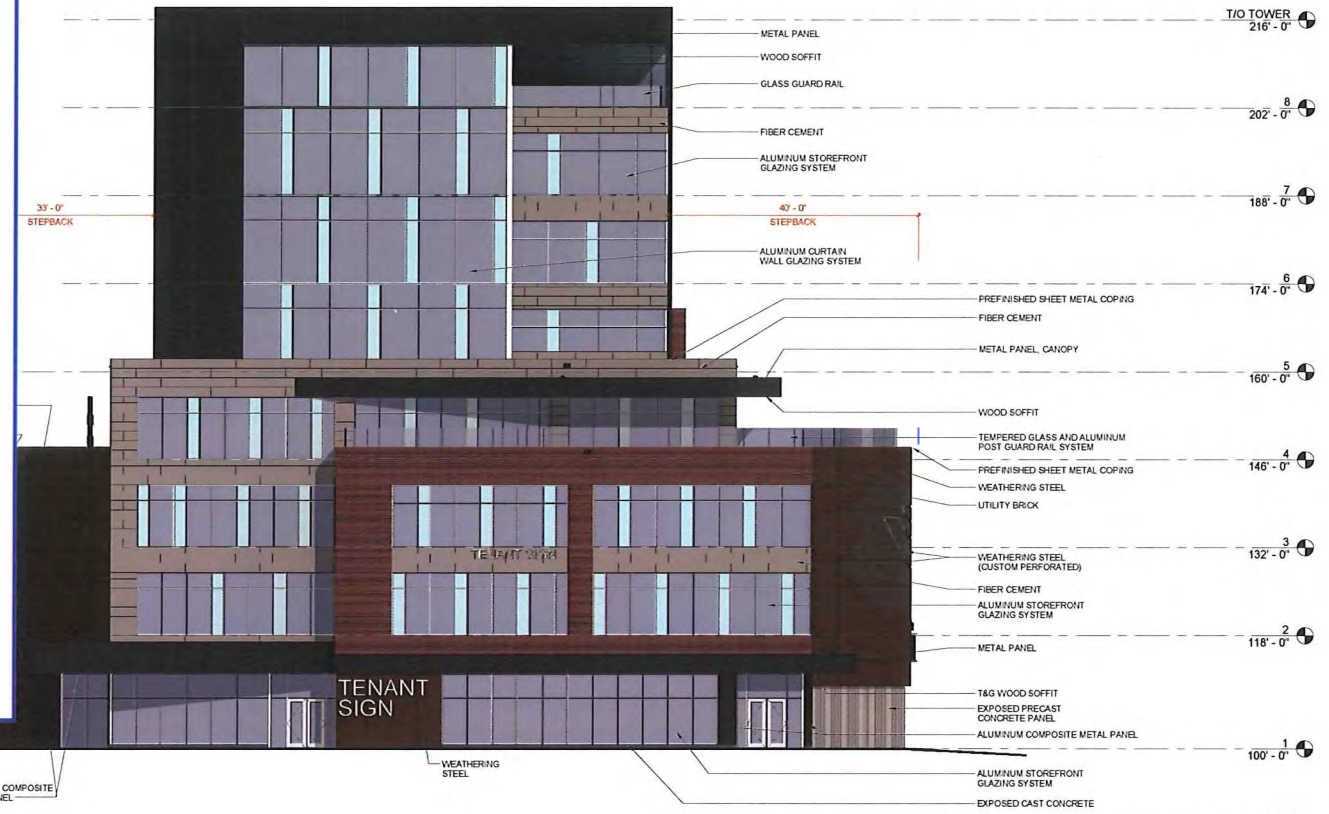
i. --On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, five (5) square feet of bonus area is available.

ii. --Mid-block and through-block public pedestrian, bike, and/or vehicular connections.

--On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, ten (10) square feet of bonus area is available.

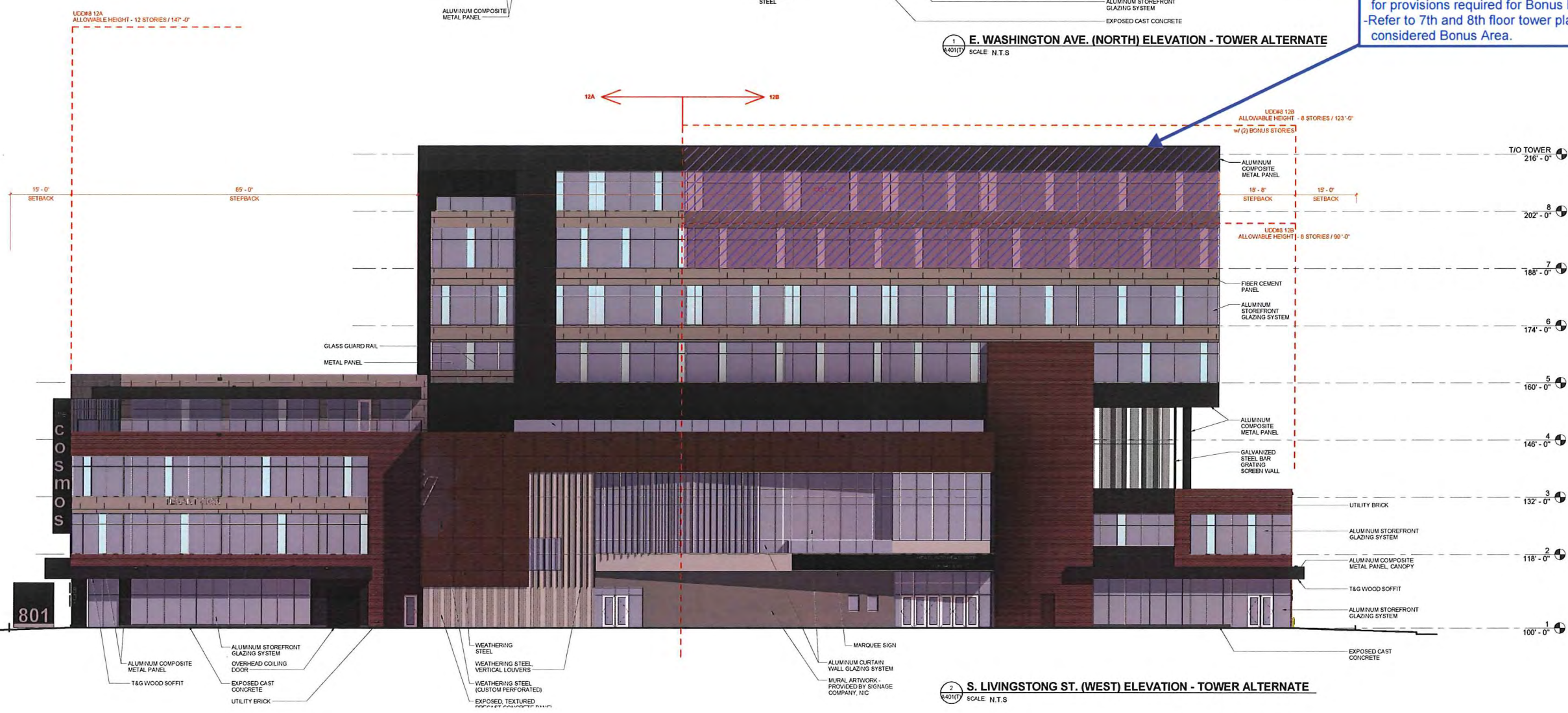
The amount of shared Plaza and Pocket Park provided (shaded in the drawing **BONUS FLOOR AREA SITE PLAN DIAGRAM**) will be 14,370 sq. ft. Half of this area - 7,185 sq. ft. - is considered part of The Cosmos project. This amounts to a potential for 35,925 sq. ft. of bonus area in The Cosmos project's floors that extend above Block 12B's height requirement on the basis of 5 sq. ft. available for every 1 sq. ft. provided.

Providing the Plaza and Pocket Park satisfies (1) element from i. in Sec. 33.24(15)(e)12.a.i.c.



1 E. WASHINGTON AVE. (NORTH) ELEVATION - TOWER ALTERNATE
SCALE: N.T.S.

Shaded portion of elevation represents Bonus Floors / Area.
-Refer to notes on **UPPER LEVEL DEVELOPMENT STANDARDS** for provisions required for Bonus Floors / Area.
-Refer to 7th and 8th floor tower plans for portions of floors considered Bonus Area.



2 S. LIVINGSTON ST. (WEST) ELEVATION - TOWER ALTERNATE
SCALE: N.T.S.

**DESIGN
DEVELOPMENT**

**NOT FOR
CONSTRUCTION**

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CHECKED	JC
DATE	12-21-2016
PROJECT NO.	2016090

PROJECT TITLE
**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
**EXTERIOR
ELEVATIONS
(TOWER
ALTERNATE)**

SHEET NO.

BONUS FLOORS / AREA DIAGRAM, CALCULATIONS, NOTES



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MADISON, WI 53705-4395

Notes:

***** UPPER LEVEL DEVELOPMENT STANDARDS.**

Per UDD#8, Sec 33.24(15)(e)12:

a. Bonus stories may be allowed as follows:

i. Two (2) bonus stories on Block...12b...

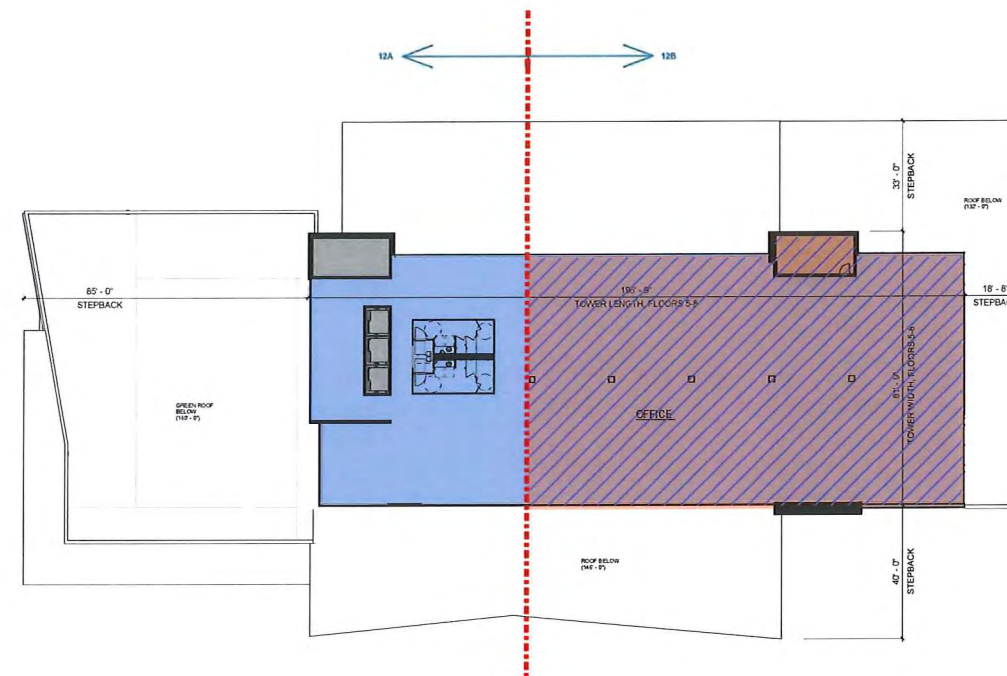
c. Bonus stories may be granted if it is determined that the provisions of at least (1) element from i. or a combination of elements from ii. provides sufficient public benefit to warrant the additional height.

i. --On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, five (5) square feet of bonus area is available.

The amount of shared Plaza and Pocket Park provided (shaded in the drawing *BONUS FLOOR AREA SITE PLAN DIAGRAM*) will be 14,370 sq. ft. Half of this area - 7,185 sq. ft. - is considered part of The Cosmos project. This amounts to a potential for 35,925 sq. ft. of bonus area in The Cosmos project's floors that extend above Block 12B's height requirement on the basis of 5 sq. ft. available for every 1 sq. ft. provided.

Providing the Plaza and Pocket Park satisfies (1) element from i. in Sec. 33.24(15)(e)12.a.i.c.

See the bonus area being requested in the dashed/shaded area on the floor plans shown on this page.



1 TOWER SEVENTH FLOOR PLAN

LEGEND AND CALCULATIONS

Bonus Floor / Area

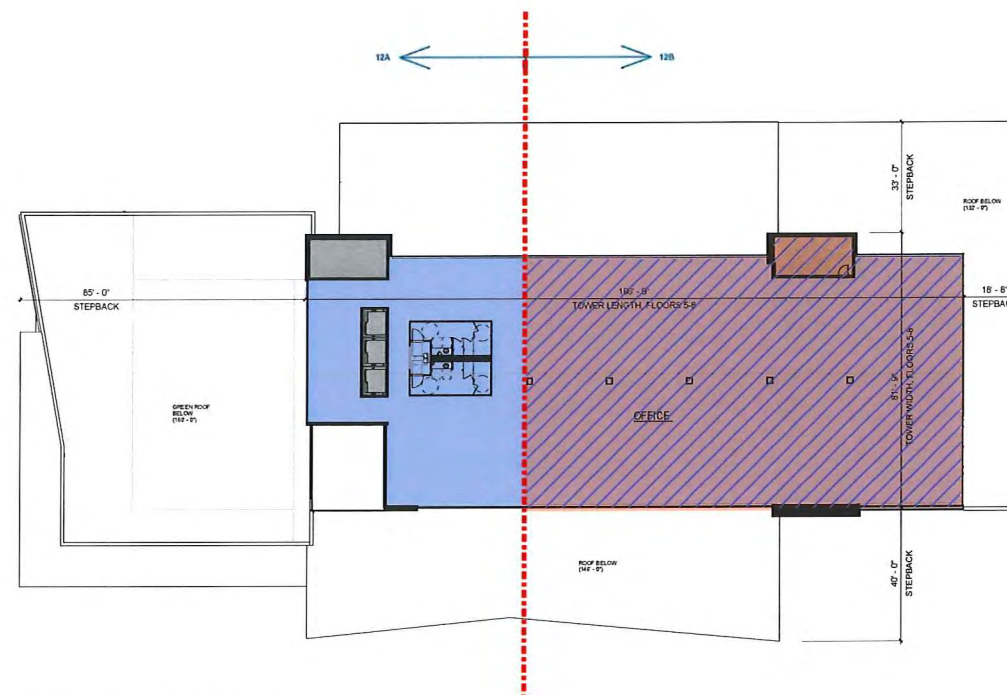
Bonus Area per Floor

7th Floor: 10,050 sq. ft.

8th Floor: 10,050 sq. ft.

Total: 20,100 sq. ft.

Allowed: 35,925 sq. ft



2 TOWER EIGHTH FLOOR PLAN

**DESIGN
DEVELOPMENT**

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CONSTRUCTION**

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PROJECT TITLE

GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT

801 E. WASHINGTON AVENUE
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SHEET NAME
**BONUS STORY
DIAGRAM**

SHEET NO.

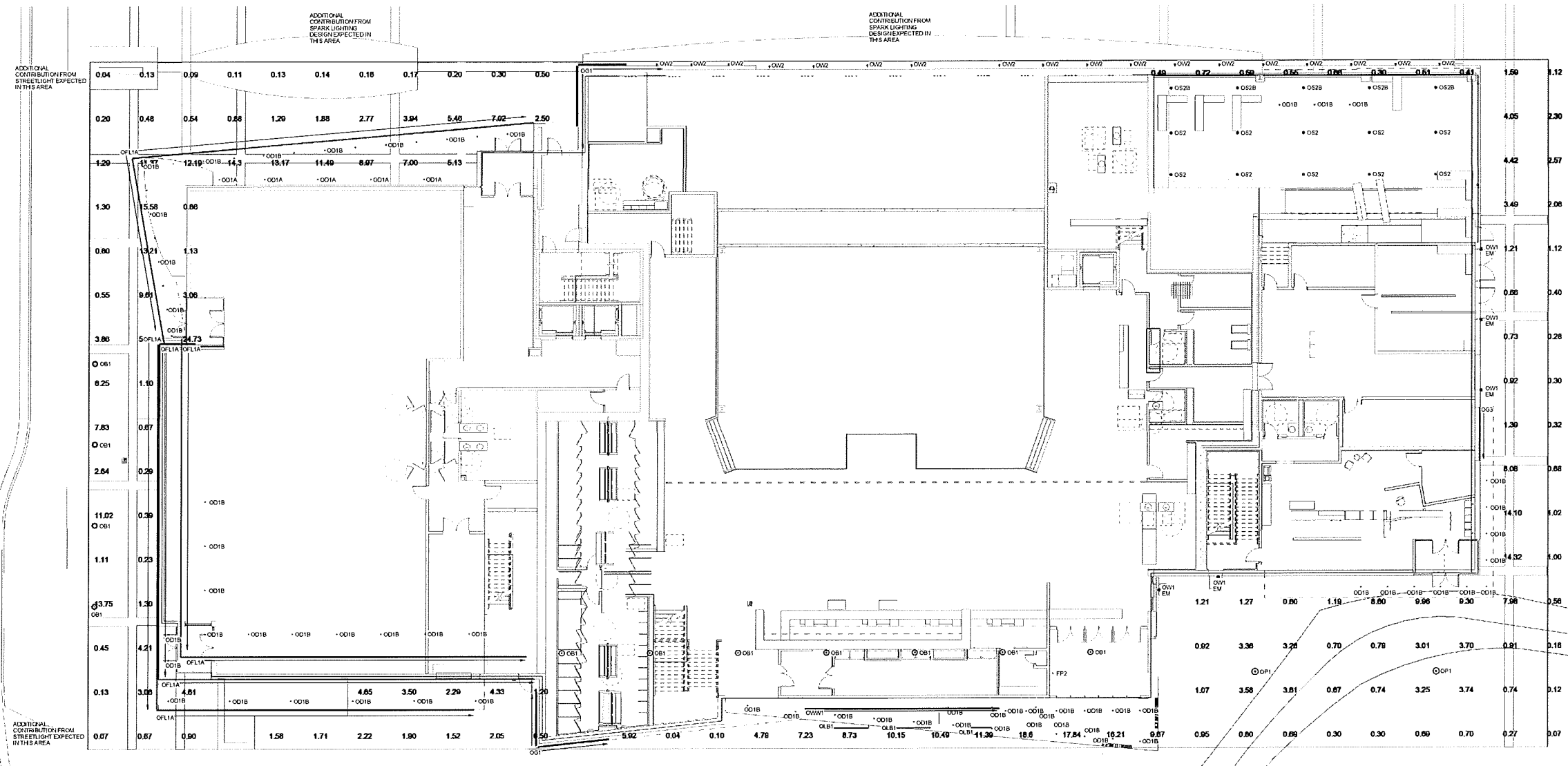
A204



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INTERIOR DESIGN**

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**DESIGN
DEVELOPMENT**

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PROJECT TITLE	

**GEBHARDT
DEVELOPMENT -
THE COSMOS
PROJECT**

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
**ELECTRICAL SITE
LIGHTING PLAN**

SHEET NO.
E201

SITE LIGHTING PLAN
SCALE: 1" = 30'

TYPE OB1
42" Bollard
East Washington Planning
Fourth Floor Roof Patio
amerlux
Durable, Proven Performance.

Lunetta

LED Walkway Bollard

Features
LED integration throughout the bollard with Amerlux's Lunetta bollard, which includes a high efficiency LED array.
An easily adjustable trim allows for fine tuning a given bollard to fit the specific lighting needs. Light source running around the perimeter, the Lunetta bollard, allows for various patterns and colors, which adds to the bollard design.

Product Overview

Wattage: 12W
Lumen Output: 1450lm
Color Temp: 2700K / 3000K / 3500K / 4000K
Dimming: 0-10V
Weight at 24in: 8lbs
Max Height: 42 inches
Diameter: 10 inches

Description
Lighting for interior residential hospitality environments: Lobbies and corporate receptions, or any outdoor meeting spaces.

LED Array:
600 High Density 6mm LED array delivering approximately 1450lm. Shock and vibration tested to meet UL and thermal shock requirements at approximately 10W.

LED Driver Module
Electronic driver operates at 650mA with 20V±27V AC input and 0-10V dimming.

Materials:
Anchor base - Cast Aluminum (356-T6)
Shaft - Extruded Aluminum (6063-T6)
Cap - Spin Aluminum (6063)

ETL Listed, suitable for wet locations.

Finish
Powder coated finish for a durable finish.
ANT - Anodized Gray BLK - Satin Black
CLB - Classic Bronze SDB - Stardust Silver
WHT - White

Project: PROJECT TYPE

TYPE OB1

TYPE OD1
2" Downlight (IC RATED)
All Canopies

gotham

Gotham Architectural Downlighting LED Downlight
2" Incho™
Adjustable, lensed
Soft-Start Lighting
(US and International Patents Pending)

OPTIONAL SYSTEM
Superior 100% virgin silicone refractive optic enables maximum dimensional accuracy and optical transmission with no degradation over life.
Precision machined distribution optics in refractive optic allowing for realistic optical beam control and light quality.
7 beam pattern distribution patterns allows designers to achieve various objectives.
50deg beamwidth (50deg)
Self-cleaning anti-static or stainless-steel clear lens cut-off in combination with high thermal conductivity.
Feet interchangeable optic.
Adjustable position optics lens controls aperture brightness and enables consistent small spot size.

MECHANICAL SYSTEM
Metal shaft and base ensures seamless integration into architecture.
Precision ball and socket joint and horizontal fixture adjustment possible from above or below ceiling.
Accommodates 1/2" to 2" track ceiling up to 6"
Full featured lighting up to 365 degrees.
Only vertical fixture
HSA spring for ceiling with indicator.
Adjust from below architecture standards.
Several additional mounting options available including new construction mounting pin, Chicago Illum, and Type C.

EXAMPLE: 3000K 3570 20W 110 120 150 200 300 400 500 600 800 1000 1500 2000 3000 4000 5000 6000 7000 8000 9000 10000 15000 20000 30000 40000 50000 60000 70000 80000 90000 100000

Series	Color Temperature	Nominal Beam Width	Aperture/Beam Color	Trim Style	Finish	Beam
3000K	3000K	50	20W	Clear	Black	100° 10" beam angle
	3000K	60	20W	Fluor	Black	200° 20" beam angle
	3000K	80	20W	Fluor	Fluor	300° 30" beam angle
	3000K	90	20W	Fluor	Fluor	400° 40" beam angle
3500K	3500K	50	20W	Clear	Black	100° 10" beam angle
	3500K	60	20W	Fluor	Black	200° 20" beam angle
	3500K	80	20W	Fluor	Fluor	300° 30" beam angle
	3500K	90	20W	Fluor	Fluor	400° 40" beam angle
4000K	4000K	50	20W	Clear	Black	100° 10" beam angle
	4000K	60	20W	Fluor	Black	200° 20" beam angle
	4000K	80	20W	Fluor	Fluor	300° 30" beam angle
	4000K	90	20W	Fluor	Fluor	400° 40" beam angle

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TYPE OD1

INSIGHT
SHAPING THE EXPERIENCE OF LIGHT

TYPE OG1
High Output RGB Grazer
Backlight for Punched Metal Panels
EXTERIOR - INTEGRAL POWER SUPPLY
COLOR CHANGING

SMS5CW MOUNT SMS5W MOUNT SMS MOUNT SMS MOUNT FMS MOUNT FMS MOUNT EAS5CW MOUNT

ITEM SPECIFICATION

RGB TRICHOPTERIC, RGB DEEPET, RGB DEEPLT, RGB QUAD-TRICHOPTERIC, RGBWA, RGB-W

RGB RGB - Trichromatic RGB RGB - Trichromatic
12W RGB-W 15W RGBWA
17W RGB - Deepet 17W RGBW - Deepet
17W RGBW Quad-Color

FEATURE WATTAGE (TOTAL WATTAGE)	OPTICS	LUMENS	EFFICACY	MAX CANDLE (CD/m²)
12" X 8" (17.6W/FT)	12° X 8°	1264	22 LM/W	510
17" X 8" (17.6W/FT)	17° X 8°	2247	32 LM/W	2513

PERFORMANCE

LUMEN MAINTENANCE: 75,000 hrs L70

ELECTRICAL: AC LINE VOLTAGE: 120V OR 277V
POWER SUPPLY: Remote Power Supply

CERTIFICATION

ETL & cETL approved for wet locations, IP67
Meets 2019 IESNA and ANSI C78.377A standards

RoHS Compliant UL

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TYPE OG1

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GEBHARDT-
THE COSMOS
PROJECT

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
LIGHTING CUTS

INSIGHT
SHAPING THE EXPERIENCE OF LIGHT

TYPE OG2, OG3
Low Output Grazer/Washer
Behind Tenant Signage and in front of Frank Mural
EXTERIOR - REMOTE POWER SUPPLY
WHITE LIGHT & STATIC COLORS

3.5W/FT, 6W/FT, 12W/FT, 17W/FT

FEATURE WATTAGE (TOTAL WATTAGE)	OPTICS	LUMENS	EFFICACY (lm/w)	MAX CANDLE (CD/m²)
3.5 (4.1 W/ft)	12° X 8°	327	68 lm/w	220
6 (7.1 W/ft)	12° X 8°	654	109 lm/w	440
12 (14.2 W/ft)	12° X 8°	1308	218 lm/w	880
17 (21.3 W/ft)	12° X 8°	1871	304 lm/w	1210

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TYPE OG2, OG3

Type OLB1
Under Bench Lighting
CHANNEL ACI

Available in 1 and 2 meter lengths
140° beam angle
UV resistant
Mounting clips available
IP20 grade aluminum
End caps provide a finished look to the fixture
Powdercoating available - in white color or use RAL #

PART NUMBER BUILDER for purchasing channels and cable

Category: CH + Model: ACI + Length: 1+1 Meter / 2+2 Meter + Lens: Blank - None / H+Hazy 70% / F+Frosted 95% / C-Clear 92% = Your Part Number Example: CH-ACI-F

PART NUMBER BUILDER for purchasing channels and ribbon LED as a package

Category: CH + Channel Model: ACI + Channel Lens: Blank - None / H+Hazy 70% / F+Frosted 95% / C-Clear 92% + LED Voltage: 12+12 Volts / 24+24 Volts + LED Waterproof Rating: Blank - None / 65-IP65 / 68-IP68 = Your Part Number Example: CH-ACI-H24-42410

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TYPE OLB1

Type OLB1 Tape
Under Bench Lighting
Mounted within channel
RGB 4.4

RoHS Compliant

Available in Quickship
3-in-1 RGB LEDs
Dry or wet location flexible LEDs
12 or 24 Volt
4.4 Watts per foot, 18 LEDs per foot
IP65 and IP68 versions are UV resistant
Cuttable every 197 inches (12V) or 394 inches (24V)

DIMENSIONS

4.4 - 12 Volt
LED on center: 0.66 inches / 16.7 mm
Height: 0.09 inches / 2.3 mm
Width: 0.39 inches / 10 mm
Length between cuttable points: 197 inches / 5000 mm

4.4 - 24 Volt
LED on center: 0.66 inches / 16.7 mm
Height: 0.09 inches / 2.3 mm
Width: 0.39 inches / 10 mm
Length between cuttable points: 394 inches / 10000 mm

PART NUMBER BUILDER

Category: RB + Voltage: 12-12V / 24-24V + Waterproof: 65-IP65 / 68-IP68 + Color: RGB = Your Part Number Example: RB124-4RGB

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TYPE OLB1 TAPE


SHEET NO.

E301

CHANNEL W31

Type OLF1
Facade Accent Strip

Available in 1 and 2 meter lengths
UV resistant
IP20 glisten finish
Deep channel provides excellent light diffusion
Powdercoating available - will match color or use RAL #
56° beam angle



DIMENSIONS

1.47 inches / 37.5mm
1.22 inches / 31mm
1.92 inches / 49mm

PART NUMBER BUILDER for purchasing channel individually

Category: CH + Model: W31 + Length: 1-1 Meter / 2-2 Meter + Lens: Blank - None / M - Milky 70% / F - Frosted 85% / C - Clear 92% = Your Part Number Example: CHW31F

PART NUMBER BUILDER for purchasing channel and ribbon as a package

Category: CH + Channel Model: W31 + Channel Lens: Blank - None / M - Milky 70% / F - Frosted 85% / C - Clear 92% + LED Voltage: 12-12 Volts / 24-24 Volts + LED Waterproof Rating: Blank - None / 65 - IP65 / 66 - IP66 = Your Part Number Example: CHW31M2443410

LED Wattage: See Ribbon Lite Section for Available Wattages
LED Color (Temp.): See Ribbon Lite Section for Available Colors and Color Temperature
Length: Your Desired Length in Feet

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TYPE OLF1

4-IN-1 RGBW

Type OLF1 Tape
Facade Accent Strip
Mounted within channel

RoHS Compliant

Dry or wet location flexible LEDs
24 Volt
RGB and White on a single LED
5.5 Watts per foot, 18 LEDs per foot
IP65 and IP68 versions are UV resistant
Cuttable every 3.94 inches



DIMENSIONS

LED on center: 0.65 inches / 16.5mm
Height: 0.03 inches / 2.5mm
Width: 0.47 inches / 12mm
Length between cuttable points: 3.94 inches / 100mm

PART NUMBER BUILDER

Category: RB + Waterproof: 65 - IP65 / 66 - IP68 / Blank - None (IP20) + Voltage: 24 + Wattage: 5.5 + Color: RGB30 - RGB+3000K White / RGB40 - RGB+4000K White / RGB60 - RGB+6000K White = Your Part Number Example: RB245.5RGB30

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TYPE OLF1 TAPE

Lunetta

18" LED Pedestrian & Area Luminaire

Type OP1
12" Pole
Frank P3000

amerlux
Passion Power Performance

Features
Downward facing lighting minimizes glare. Lunetta's design includes a large canopy and a dark pole. Lunetta's design is a combination of both luminaire and pole to become an integrated unit. A single row of 18 LEDs is mounted from the top of the pole, creating a wide, soft, and even lighting effect. The LEDs are mounted on the face of the luminaire, creating a comfortable and even lighting experience.

Product Overview

Wattage: 15W
Lumen Output: 2800 lm
Color Temp: 3000K / 3500K / 4000K
Dimming: 0-10V
Max Height: 14 feet
Diameter: 81 inches

Description:
Lighting for exterior retail, hospitality, entertainment, university and corporate campuses, or any outdoor setting space.

LED Array:
18x1 ACOG LED (60 LEDs) driving approximately 2800 lm from a white luminaire. Board and pole, carbon steel, resistant to UV and normal shock. Runs at approximately 40W.

LED Driver Module:
Electronic driver operates at 850mA with 120-277V AC input. 0-10V dimming.

Materials:
Base - Cast aluminum (356-T6)
Shank - Extruded aluminum (6063-T5)
Anchor Bolt - Hot dipped galvanized steel
Luminaire - Spun aluminum (6063)

ETL listed, suitable for wet locations.

Finish:
Phosphor quality by process: polyester powdercoat for a durable finish.
ANT - Anthracite Gray
EDS - Etched Aluminum
WTF - White
Custom

PROJECT: [Blank] **TYPE:** [Blank]

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TYPE OP1



**ARCHITECTURE
ENGINEERING
INTERIOR DESIGN**

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6411 MINERAL POINT ROAD
MADISON, WI 53705-4395

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PROJECT TITLE	GEBHARDT DEVELOPMENT - THE COSMOS PROJECT

801 E. WASHINGTON AVENUE
MADISON, WISCONSIN 53703

SHEET NAME
LIGHTING CUTS

McGraw-Edison

Type OS2
Loading Dock

DESCRIPTION:
The Top Tier™ lighting fixture, canopy and beam luminaire is an innovative solution that delivers an unparalleled combination of performance and value. The patented Windstorm™ optical system shields the face of light from the LED light source to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandle that enhances safety in the application environment. The Top Tier luminaire is UL94V-0 rated for wet locations, IP68 and 40° viewing angle.

REPLICATION FEATURES:
Construction: Extruded aluminum housing provides a clean and symmetrical housing. Formed aluminum top is designed to prevent glare and provide additional safety for any electrical fixture for field service.
Optics: Unique optical distribution is accomplished using various combinations of reflective backing and Windstorm optical technology. The optical technology is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely controlled distribution. The drive beam distribution is specifically designed for locations with a directional of service that must direct light in the same direction of travel. Maximum glare control for additional glare control and view tolerance with the Windstorm optical system which adds a SoftCut glass lens that results in uniformity with the Windstorm lens and reflective backing lens.

REPLICATION DATA:
MAXIMUM LUMEN OUTPUT: 1500 lm (100%)
MAXIMUM LUMEN OUTPUT: 1500 lm (100%)
MAXIMUM LUMEN OUTPUT: 1500 lm (100%)

ENERGY DATA:
Efficiency: 150 lm/W
Power Factor: 0.99
THD: 18%
THD: 18%
THD: 18%

SHIPPING DATA:
Weight: 15 lbs (7 kg)
Dimensions: 18" x 18" x 18"

ACOLYTE LED 251 West 39th St. Ste 102 New York, NY 10001 212.629.6830 INFO@ACOLYTELED.COM

TYPE OS2

LED wall luminaires with directed light

Type OW1
Cutoff Sconce
Egress lighting above secondary doors

Type: BEGA Product
Project: [Blank]
Voltage: [Blank]
Color: [Blank]
Options: Modified

HOUSING: One piece die-cast aluminum for direct attachment to 3/16" x 4" octagonal wing box. Die casting is marine grade, copper free (0.3% copper content) A306 aluminum alloy.

ENCLOSURE: One piece die-cast aluminum cover frame secured by two (2) captive, stainless steel set screws threaded into stainless steel inserts. Marine safety glass. Fully gasketed for weather tight operation using a modified UV channel silicone rubber gasket.

ELECTRICAL: 4.2W LED luminaire, 5.8 total system watt. -30°C start temperature. Integral 120V through 277V electronic LED driver. 0-10V dimming. LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (65 CRI, add suffix K4 to order). Optionally available with 2700K color temperature. consult factory.

NOTE: LEDS supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega.com.

FINISH: All BEGA standard finishes are polyester powder coat with a minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP68

Weight: 1.5 lbs.

Luminaire Lumens: 201
Tied in accordance with ILM-79-08

REPLICATION DATA:
MAXIMUM LUMEN OUTPUT: 201 lm (100%)
MAXIMUM LUMEN OUTPUT: 201 lm (100%)
MAXIMUM LUMEN OUTPUT: 201 lm (100%)

ENERGY DATA:
Efficiency: 133 lm/W
Power Factor: 0.99
THD: 18%
THD: 18%
THD: 18%

SHIPPING DATA:
Weight: 1.5 lbs (0.7 kg)
Dimensions: 4" x 4" x 4"

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TYPE OW1

DENALI

18-29W LED
Mini Flood
Project Park Illumination, per Spark Design Team
Vial Mounted on Project Park Edge of Grantee

Type OW2

CATALOG NUMBER LOGIC

Example: DE LED 301 FL SFP 13 11 C

Configure Drive Housing Separately

REPLICATION DATA:
MAXIMUM LUMEN OUTPUT: 3000 lm (100%)
MAXIMUM LUMEN OUTPUT: 3000 lm (100%)
MAXIMUM LUMEN OUTPUT: 3000 lm (100%)

ENERGY DATA:
Efficiency: 150 lm/W
Power Factor: 0.99
THD: 18%
THD: 18%
THD: 18%

SHIPPING DATA:
Weight: 15 lbs (7 kg)
Dimensions: 18" x 18" x 18"

ACOLYTE LED 251 West 39th St. Ste 102 New York, NY 10001 212.629.6830 INFO@ACOLYTELED.COM

TYPE OW2

INSIGHT

SHAPING THE EXPERIENCE OF LIGHT

Type OWW1
Canopy Mounted Wall Wash
In front of Frank Mural

REPLICATION DATA:
MAXIMUM LUMEN OUTPUT: 1500 lm (100%)
MAXIMUM LUMEN OUTPUT: 1500 lm (100%)
MAXIMUM LUMEN OUTPUT: 1500 lm (100%)

ENERGY DATA:
Efficiency: 150 lm/W
Power Factor: 0.99
THD: 18%
THD: 18%
THD: 18%

SHIPPING DATA:
Weight: 15 lbs (7 kg)
Dimensions: 18" x 18" x 18"

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TYPE OWW1