

Archipelago

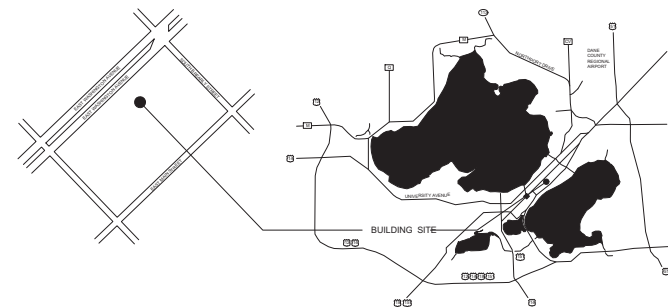
929 E Washington Ave
Madison, Wisconsin
2016.36.02

March 06, 2019 Urban Design Submittal

Drawing Index

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

DWG #	Drawing Title
GENERAL	
CD-01	COVER DRAWING
G001	SITE CONTEXT IMAGES
G002	SITE CONTEXT IMAGES
G003	SITE MASSING IMAGES / FUTURE DEVELOPMENT
G004	929 E WASHINGTON AVE PERSPECTIVES
G005	GREEN ROOF PERSPECTIVES
G006	946 E MAIN ST PERSPECTIVES
CIVIL	
SV100	EXISTING SITE PLAN
C102	SITE LAYOUT PLAN
C104	SITE GRADING PLAN
LANDSCAPE	
L100	OVERALL SITE RESTORATION PLAN
L101	EAST WASHINGTON AVE TERRACE PLAN
L200	PLANTING AND LANDSCAPE RESTORATION PLAN (NORTH)
L201	PLANTING AND LANDSCAPE RESTORATION PLAN (SOUTH)
L300	4th FLOOR GREEN ROOF PLANS
L301	11TH FLOOR GREEN ROOF PLAN
ARCHITECTURAL DEMOLITION	
D1	DEMOLITION CONTEXT AERIAL
D2	DEMOLITION CONTEXT IMAGES
D3	DEMOLITION CONTEXT IMAGES
ARCHITECTURAL	
A101.	LOWER LEVEL PLAN
A102.	FIRST FLOOR PLAN
A103.	SECOND FLOOR PLAN
A104.	THIRD FLOOR PLAN
A105.	FOURTH FLOOR PLAN
A106.	FIFTH - TENTH FLOOR PLAN
A107.	ELEVENTH FLOOR PLAN
A108.	ROOF PLAN
A201.	BUILDING ELEVATIONS
A202.	BUILDING ELEVATIONS
ELECTRICAL	
LD01	LIGHTING PLAN



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

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929 E Washington Ave
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2016.36.02

Date	Issuance/Revision	By/Rev
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COVER DRAWING

CD-01

Notes:



Hotel Indigo - East Washington Ave Perspective



Hotel Indigo - East Main St Perspective



924 East Main St - Partial Facade to Remain



945 East Washington Ave - To be Demolished



945 East Main St Telephone Building - To Remain



949 East Washington Ave - To Remain

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**SITE CONTEXT
IMAGES**



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**SITE CONTEXT
IMAGES**



1/G002: East Washington Perspective - Phase 1



2/G002: East Washington Perspective- Phase 2



3/G002: East Main St Perspective - Phase 1



4/G002: East Main St Perspective - Phase 2

Notes:

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

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2016.36.02

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**SITE MASSING
IMAGES / FUTURE
DEVELOPMENT**

G003

Notes:



WEST PERSPECTIVE



SOUTH PERSPECTIVE



EAST PERSPECTIVE



NORTH PERSPECTIVE

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**929 E
WASHINGTON AVE
PERSPECTIVES**

G004

Notes:



4TH FLOOR GREEN ROOF AERIAL - E MAIN ST SIDE



4TH FLOOR GREEN ROOF AERIAL - E MAIN ST SIDE



10TH FLOOR GREEN ROOF AERIAL - E MAIN ST SIDE



4TH FLOOR GREEN ROOF AERIAL - E WASHINGTON SIDE

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**GREEN ROOF
PERSPECTIVES**

G005

Notes:



EAST PERSPECTIVE - PHASE 1



EAST PERSPECTIVE - PHASE 2



SOUTH AERIAL - PHASE 1



SOUTH AERIAL - PHASE 2

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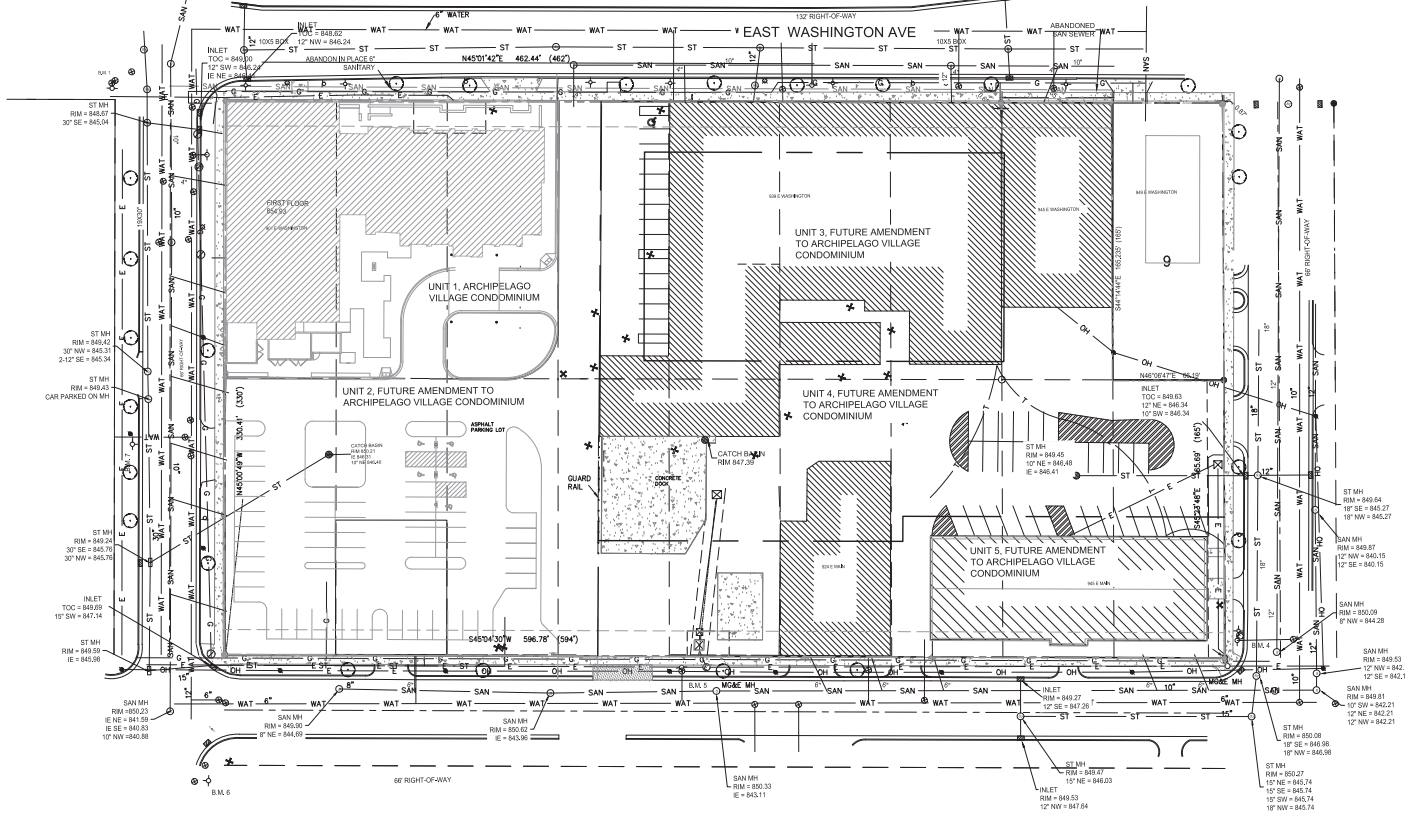
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**946 E MAIN ST
PERSPECTIVES**

G006



SANITARY MANHOLE
 YARD CLEANOUT
 STORM MANHOLE
 STORM INLET
 STORM CATCH BASIN
 AROUND-DRAINAGE
 WATER MANHOLE
 HYDRANT
 WATER VALVE
 GAS WATER
 GAS VALVE
 LIGHT POLE
 TRAFFIC SIGNAL
 MONITORING WELL
 ELECTRICAL OUTLET
 UTILITY POLE
 GUY WIRE / DEAD MAN
 ELECTRICAL MANHOLE
 ELECTRIC MANHOLE
 CABLE PEDESTAL
 BOLLARD
 SIGN
 HANDICAP RAMP
 HANDICAP STALL
 STONE WALL

CATCH CURB
 REJECT CURB
 BURIED WATER MAIN
 SANITARY SEWER
 STORM SEWER
 SILT FENCE
 ROOF DRAIN
 OVERHEAD WIRES
 BURIED CABLE TYLINES
 BURIED ELECTRICAL
 BURIED TELEPHONE
 FIBER OPTIC
 BURIED GAS MAIN
 CAUTION
 PROPERTY LINE
 UTILITY EASEMENT
 SETBACK LINE
 BULKING TO REMOVED
 BULKING TO REMAIN

DESCRIPTION:
 PARCEL A4 LOT 13 BLOCK 158 ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON DANE COUNTY, WISCONSIN, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR 66' ROAD SPUR TRUCK AS SET FORTH IN VOLUME 295 OF DEEDS, PAGE 287, AS DOCUMENT NO. 42689, AND EXCEPT GRANT TO MAITZ PAINT AND GLASS COMPANY AS SET FORTH IN VOLUME 81 OF REG. PAGE 31, AS DOCUMENT NO. 490713.
 PARCEL B, LOTS 1 THROUGH 18 INCLUSIVE, LOTS 19 THROUGH 12 INCLUSIVE, AND LOTS 14 THROUGH 18 INCLUSIVE, BLOCK 158 ORIGINAL PLAT OF MADISON IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
NOTES:
 ALL BENCHMARKS ARE REFERENCED TO THE NORTHWESTERLY CORNER OF BLOCK 158, N45°01'42"E ASSUMED.
 GAS AND ELECTRIC INFORMATION IS FROM MADISON GAS AND ELECTRIC COMPANY.
 SANITARY SEWER, WATER AND STORM SEWER INFORMATION IS FROM CITY OF MADISON ENGINEERING DEPARTMENT.
 ZONING DISTRICT IS TRADITIONAL EMPLOYMENT.
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C, AREAS OF SPECIAL FLOODING AS INDICATED ON FLOOD INSURANCE RATE MAP - CITY OF MADISON, DANE COUNTY, WISCONSIN, PANEL 19 OF 30, COMMUNITY PANEL NO. 50083 0070 D, MAP REVISED SEPTEMBER 18, 1986.

ALL BENCHMARKS ARE TOP OF HYDRANT AND ARE CITY OF MADISON DATUM
BENCHMARKS:
 B.M. 1 = HYDRANT AT THE SOUTHERLY CORNER OF EAST WASHINGTON AVE. AND PATERSON STREET
 B.M. 2 = 853.39 = HYDRANT MID-BLOCK ON EAST WASHINGTON AVE.
 B.M. 4 = 852.82 = HYDRANT AT THE WESTERLY CORNER OF BRISLEY STREET AND MAIN STREET
 B.M. 5 = 854.12 = MID-LOCK ON EAST MAIN STREET
 B.M. 6 = 852.14 = EASTERLY CORNER OF MAIN STREET AND PATERSON STREET
 B.M. 7 = 852.21 = MID-LOCK ON SOUTH PATERSON STREET



The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.

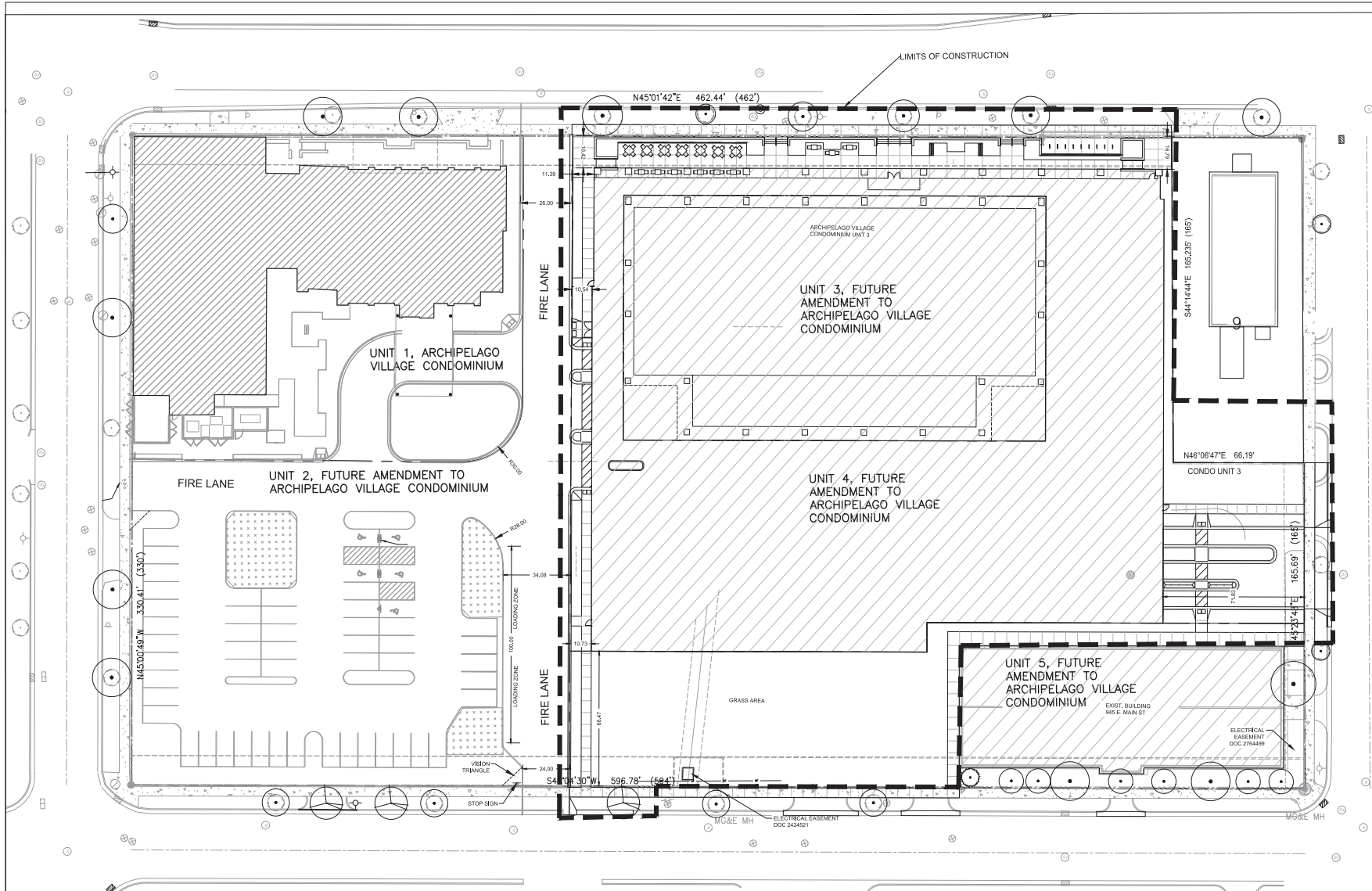
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Archipelago
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EXISTING
SITE PLAN



Notes: _____

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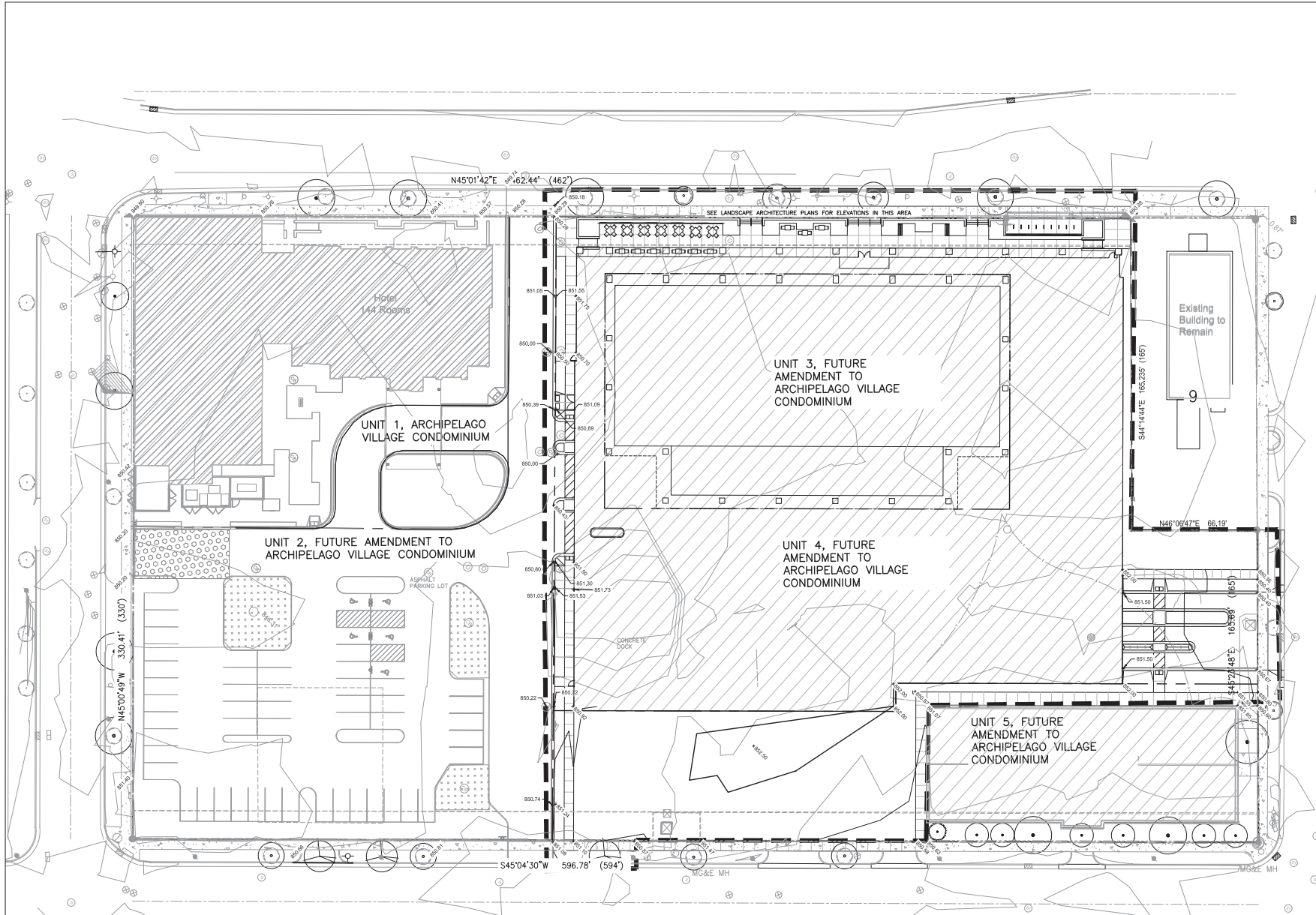
GENERAL

1. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES FROM THE PROVIDED ACTIVITIES.
2. ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY HERBERICH AND ASSOCIATES ON NOVEMBER 8, 2007.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
4. ALL STAKES NECESSARY FOR THE CONTRACTOR TO DETERMINE LOCATION AND/OR GRADE FOR ANY SECTION OF THE WORK HEREBY DESCRIBED SHALL BE SET BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO CONSTRUCTION OR DELIVERY.
6. MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL FURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
7. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
8. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADEING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS AGAINST TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SPINNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL DEVICES. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
10. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING.
11. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2008, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
12. WHERE SPECIFIC PORTIONS OF THESE SPECIFICATIONS ARE IN CONFLICT WITH THE STANDARD SPECIFICATIONS, THESE SPECIFICATIONS SHALL GOVERN.
13. THERE ARE NO FRONT OR SIDE YARD SETBACKS.
14. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
15. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK, CURB, AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED DUE TO UNDESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
16. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
17. NO VERTICAL OBSTRUCTIONS TO BE LOCATED WITHIN VISION TRIANGLES BETWEEN THE HEIGHTS OF 2.25 FT. OR BEHIND THE PROPERTY LINE AT STREETS AND TO BEHIND THE PROPERTY LINE AT DRIVEWAYS.

Land Use Summary Table	
Site Area	Lot 4.27 A / Disturbed 2.55Ac
Total Building Sq. Ft.	257,288 S.F. (929)
Building Footprint Sq. Ft.	65,841 Sq. Ft.
Building Type	Commercial (220)
Lot Coverage	83%
Quality Open Space	13,076 Sq. Ft.
Landscaped Area	14,285 Sq. Ft.
Paved Area	61,467 Sq. Ft.

CURB, GRADE, BEAM CURB, SIDEWALK AND MISCELLANEOUS

1. WHERE INDICATED ON THE PLANS, INSTALL CONCRETE SIDEWALK IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS.
2. CONCRETE CURB SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 601 OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE DETAIL SHEET.
3. ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.
4. ALL ENTRANCES SHALL HAVE THE EXISTING VERTICAL FACE SHOWN AND REMOVED ON THE ENTIRE CURB AND GUTTER LENGTH (REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION).



Notes: _____

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**SITE
GRADING PLAN**

C104

- GRADING AND EROSION CONTROL**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROPOSED ROADS, PARKING AREAS, BUILDING PADS AND EROSION CONTROL DEVICES TO THE PROPOSED GRADE ELEVATIONS AND LOCATIONS SHOWN ON THE GRADING PLAN.
 2. THE CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC SOILS FOUND WITHIN THE GRADING LIMITS IN ACCORDANCE WITH SECTION 605 OF THE STANDARD SPECIFICATIONS, GRADE LANDSCAPE AREAS LOW TO ALLOW FOR PLACEMENT OF TOPSOIL, SOD AND PLANTINGS BY LANDSCAPE CONTRACTOR PER THE LANDSCAPE SPECIFICATIONS.
 3. THE SUB GRADE FOR THE ROAD, PARKING AREAS, AND THE BUILDING PADS SHALL BE PREPARED IN ACCORDANCE WITH SECTION 207 OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION. COMPACTION OF THE SUB GRADE IN CUT SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 207.3.2.3. USING MECHANICAL COMPACTION EQUIPMENT. OPERATION OF SPREADING AND HAULING EQUIPMENT WILL NOT BE CONSIDERED AS ADEQUATE COMPACTION.
 4. THE GRANULAR BASE COURSE SHALL BE PLACED ONLY ON SUB GRADE THAT HAS BEEN PROOF-ROLLED AND WITNESSED BY OWNER OR OWNERS REPRESENTATIVE.
 5. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING PROPERTY CORNERS AND PERTINENT AREAS WITHIN ALL EASEMENTS.
 6. CONTRACTORS RESPONSIBLE TO INSTALL ALL EROSION CONTROL DEVICES SHOWN ON THE PLANS IN ACCORDANCE WITH THE WDMR BEST MANAGEMENT PRACTICES.
 7. ELEVATIONS SHOWN ARE FINISHED GROUND PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

SCALE 1" = 20'

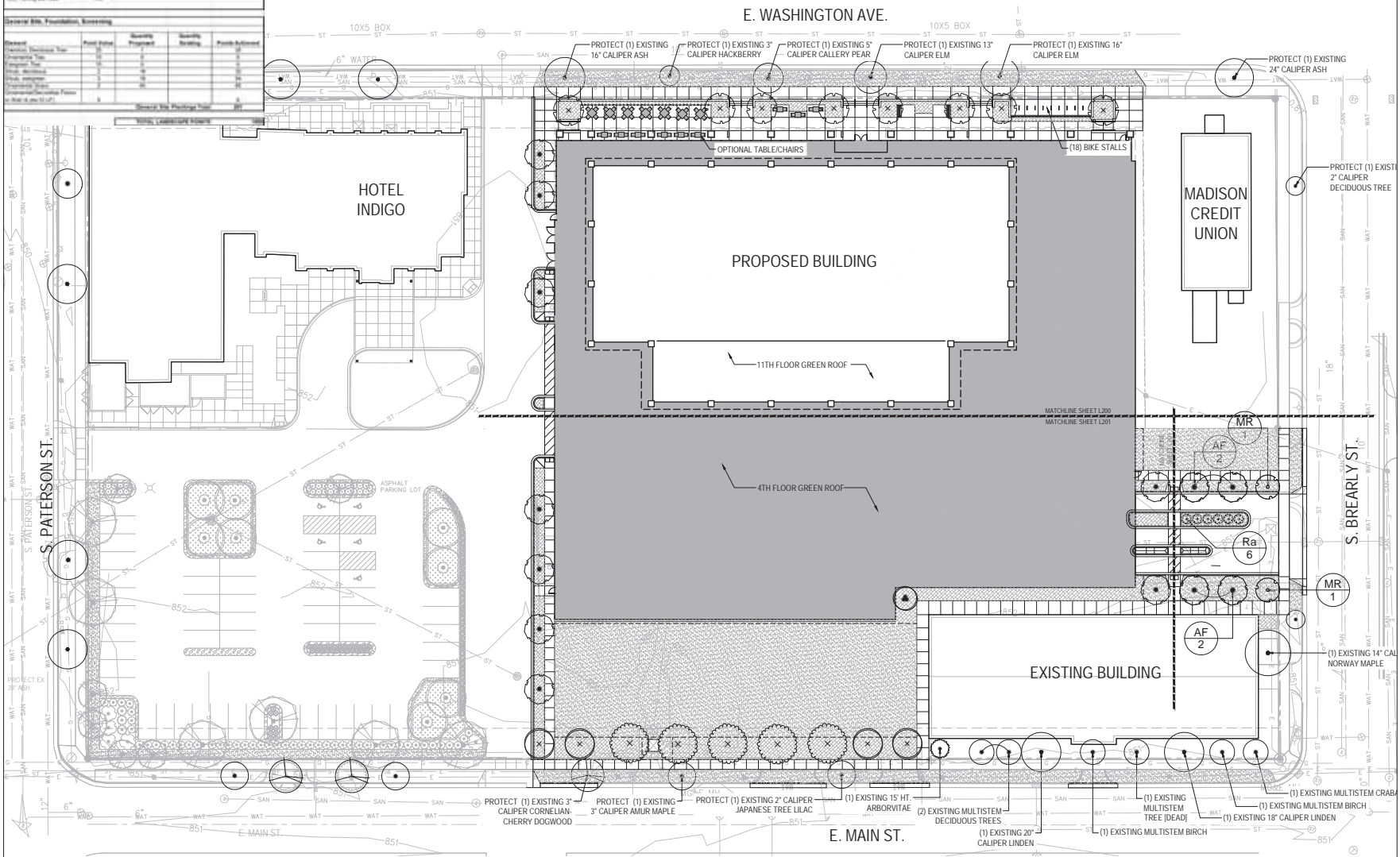
Material	Plant	Quantity	Notes
Bluegrass Lawn			
Green Roof			
Hardwood Bark Mulch			
Stone Mulch			
Existing Tree			
Shovel-Cut Edge			

LEGEND

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

NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO ANY SITE WORK. SEE SPECIFICATION 31 13 16.
- "SELECTIVE TREE AND SHRUB PROTECTION AND TRIMMING" FOR PROTECTION REQUIREMENTS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDING AT NO COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
- FORESTRY WILL ISSUE A REMOVAL PERMIT FOR STREET TREES.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFFMAN) AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK. REVIEW PLANTING SPECIFICATIONS AND INDICATE PLANTING LOCATIONS WITH THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5-FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5-FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (BRAD HOFFMAN) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



1 OVERALL SITE RESTORATION PLAN
SCALE: 1" = 20'-0" (AT 30"x42" FULL SIZE SHEET)



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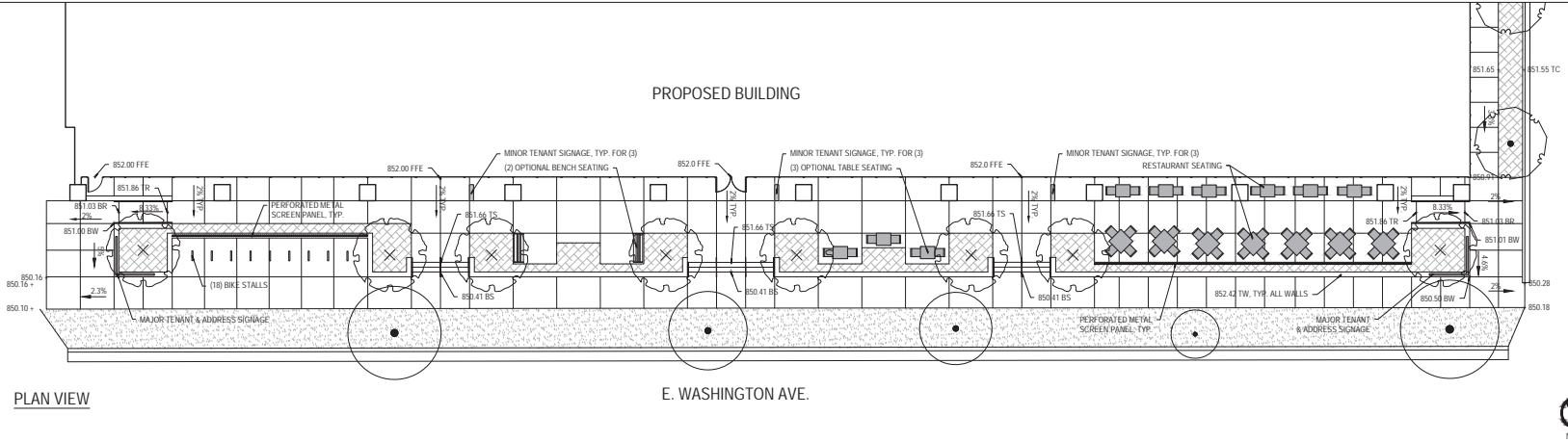
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OVERALL SITE RESTORATION PLAN
L100

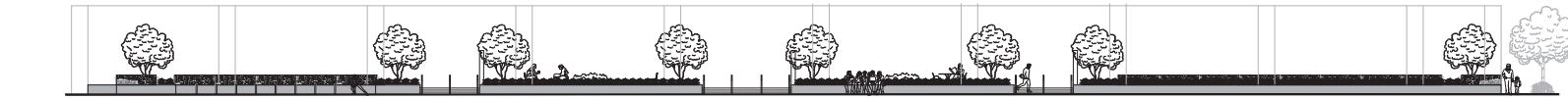


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Notes:

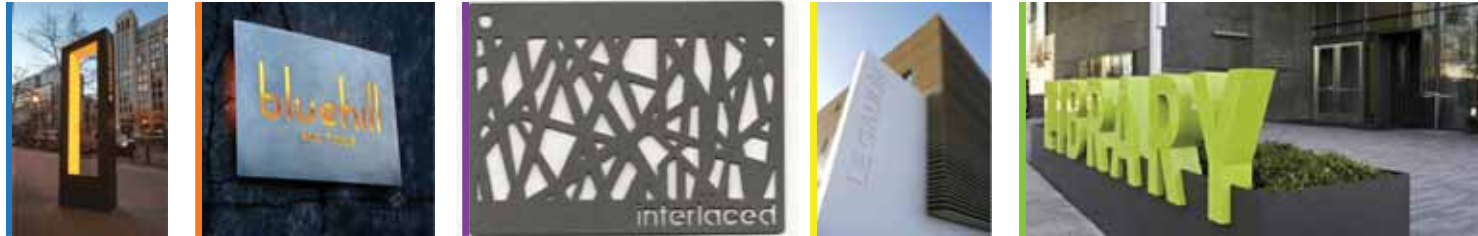


PLAN VIEW



ELEVATION VIEW

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



2 SIGNAGE OPTIONS & INSPIRATION // NOTE: IMAGES AND LOCATIONS ARE CONCEPTUAL, HAVE BEEN PROVIDED FOR INFORMATION ONLY, AND DO NOT CONSTITUTE A SIGNAGE PACKAGE SUBMITTAL
SCALE: N/A

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
EAST WASHINGTON AVENUE TERRACE PLAN

L101

PLANT SCHEDULE PLANT SCHEDULE (NORTH)

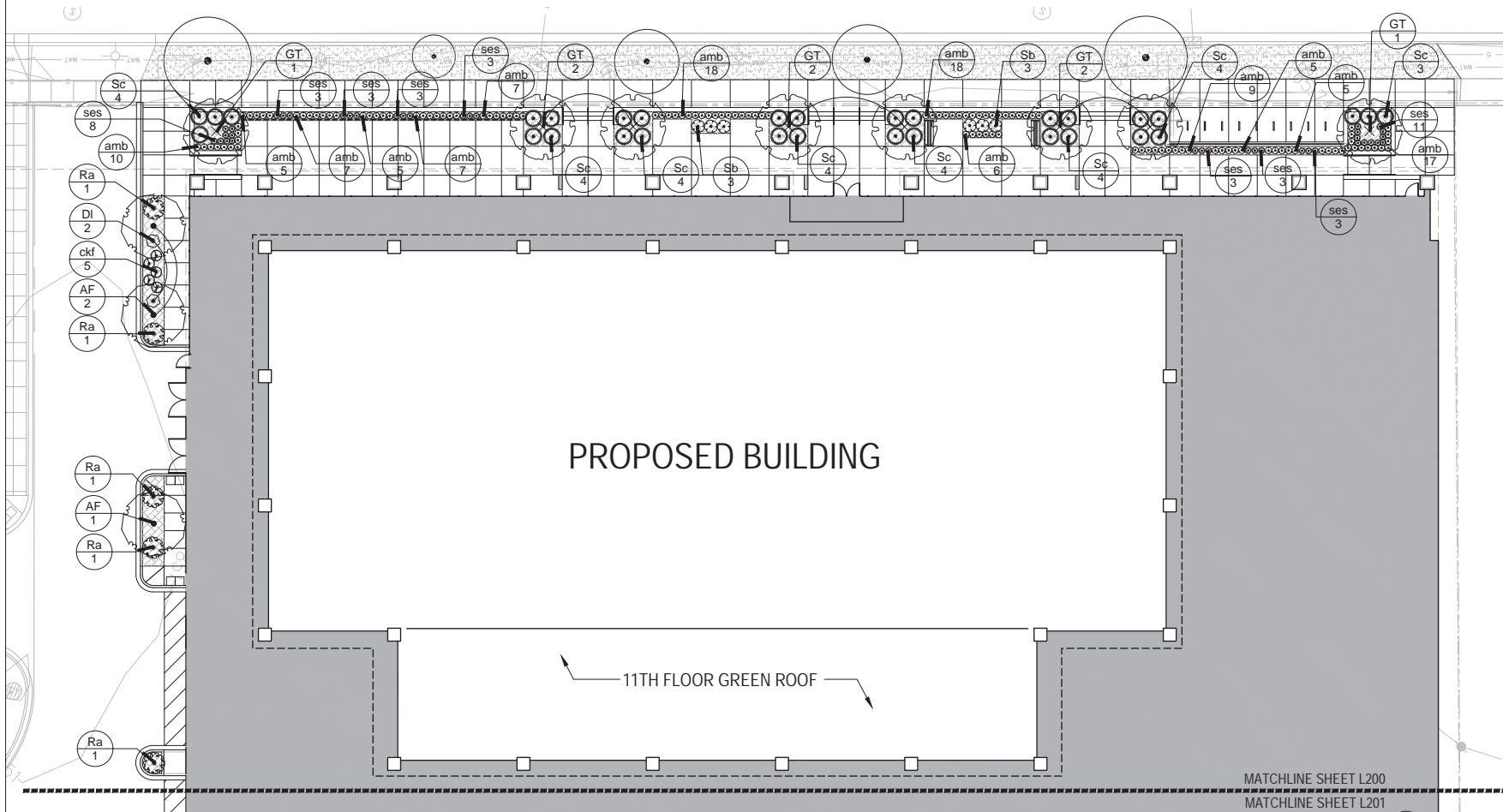
DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY
	AF	Acer x freemanii / Armstrong / Armstrong Freeman Maple	8 & 8	2.5' Cal		3
	GT	Gleditsia thurcuthus var. inermis / Shademaster / Shademaster Honeylocust	8 & 8	2.5' Cal	Single, straight leader; match specimens; branching shall start at 5'-0" min.	8
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	DI	Diervilla lonicera / Kodak Black / Kodak Black Dwarf Bush Honeysuckle	3 gal	24" SPR. (MIN.)		2
	Ra	Rhus aromatica / Gro-Low / Gro-Low Fragrant Sumac	2 gal	CONT.		5
	Sb	Spirea betulifolia / Tor / Birchleaf Spirea	2 gal	CONT.		6
	Sc	Stephanandra incisa / Crispi / Cutleaf Stephanandra	3 gal	18" SP. (MIN.)	Space 48" o.c.	31
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	ckf	Calamagrostis x acutiflora / Karl Foerster / Feather Reed Grass	1 gal	CONT.		5
	ses	Setaria autumnalis / Autumn Moor Grass	1 qt	CONT.	Space 18" O.C.	40
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	amb	Amsonia tabernaemontana / Blue Ice / Blue Ice Star Flower	1 qt	CONT.		119

LEGEND

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

NOTES

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- CONTRACTOR SHALL PROTECT BENCHMARKS.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.



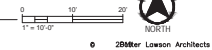
PROPOSED BUILDING

11TH FLOOR GREEN ROOF

MATCHLINE SHEET L200

MATCHLINE SHEET L201

1 PLANTING & LANDSCAPE RESTORATION PLAN (NORTH)
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



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PLANTING & LANDSCAPE RESTORATION PLAN (NORTH)

L200

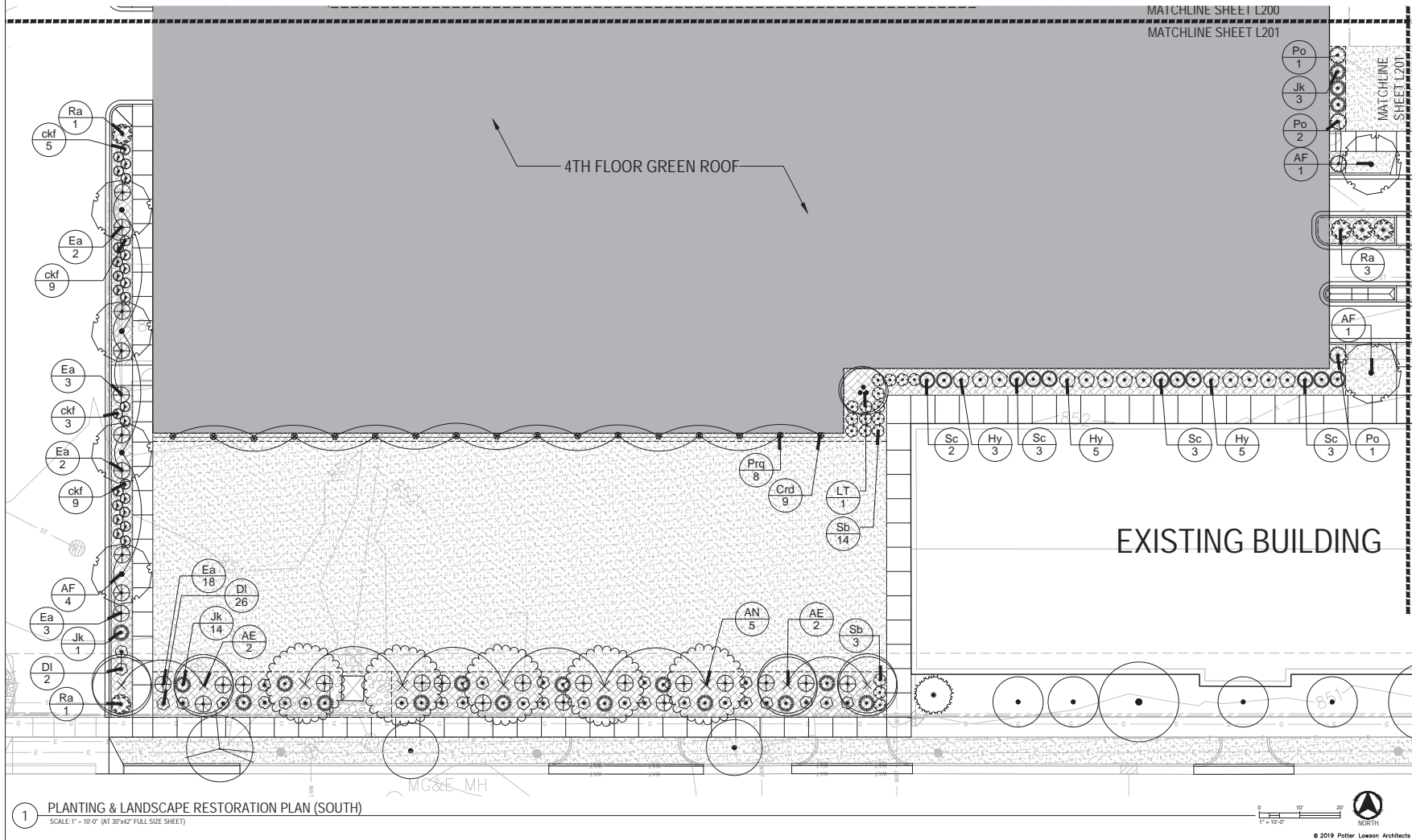
PLANT SCHEDULE PLANT SCHEDULE (SOUTH)

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

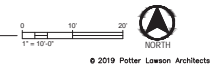
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	CONT.		11
	Sb	Spiraea betulifolia 'Tor' / Briarleaf Spiraea	2 gal	CONT.		17
	Sc	Stephanandra indica 'Crispa' / Cutleaf Stephanandra	3 gal	18" SP. (MIN)	Space 48" o.c.	11
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Jk	Juniperus chinensis 'Kailiys Compact' / Kailay Compact Pfitzer Juniper	3 gal	18" SP. (MIN)	Space 60" O.C.	18
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	df	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.		26
VINES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	NOTES	QTY
	Crd	Campsis radicans / Trumpet Creeper	1 gal	CONT.	36" HT. (MIN)	9
	Prq	Parthenocissus quinquefolia / Virginia Creeper	1 gal	CONT.	36" HT. (MIN)	8

LEGEND

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



1 PLANTING & LANDSCAPE RESTORATION PLAN (SOUTH)
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Notes:

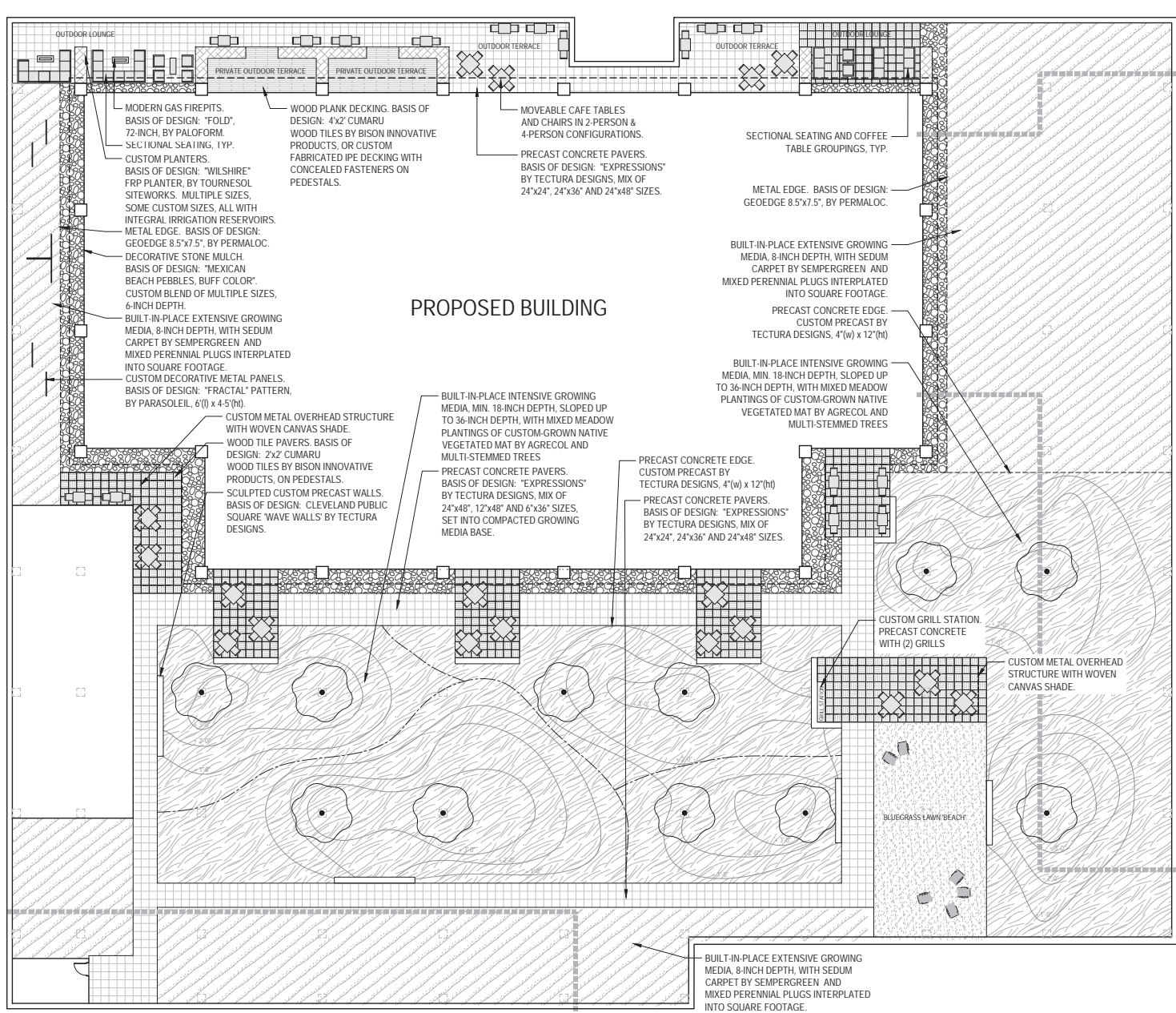
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Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

PLANTING & LANDSCAPE RESTORATION PLAN (SOUTH)

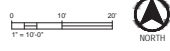
L201



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



1 4TH FLOOR GREEN ROOF PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



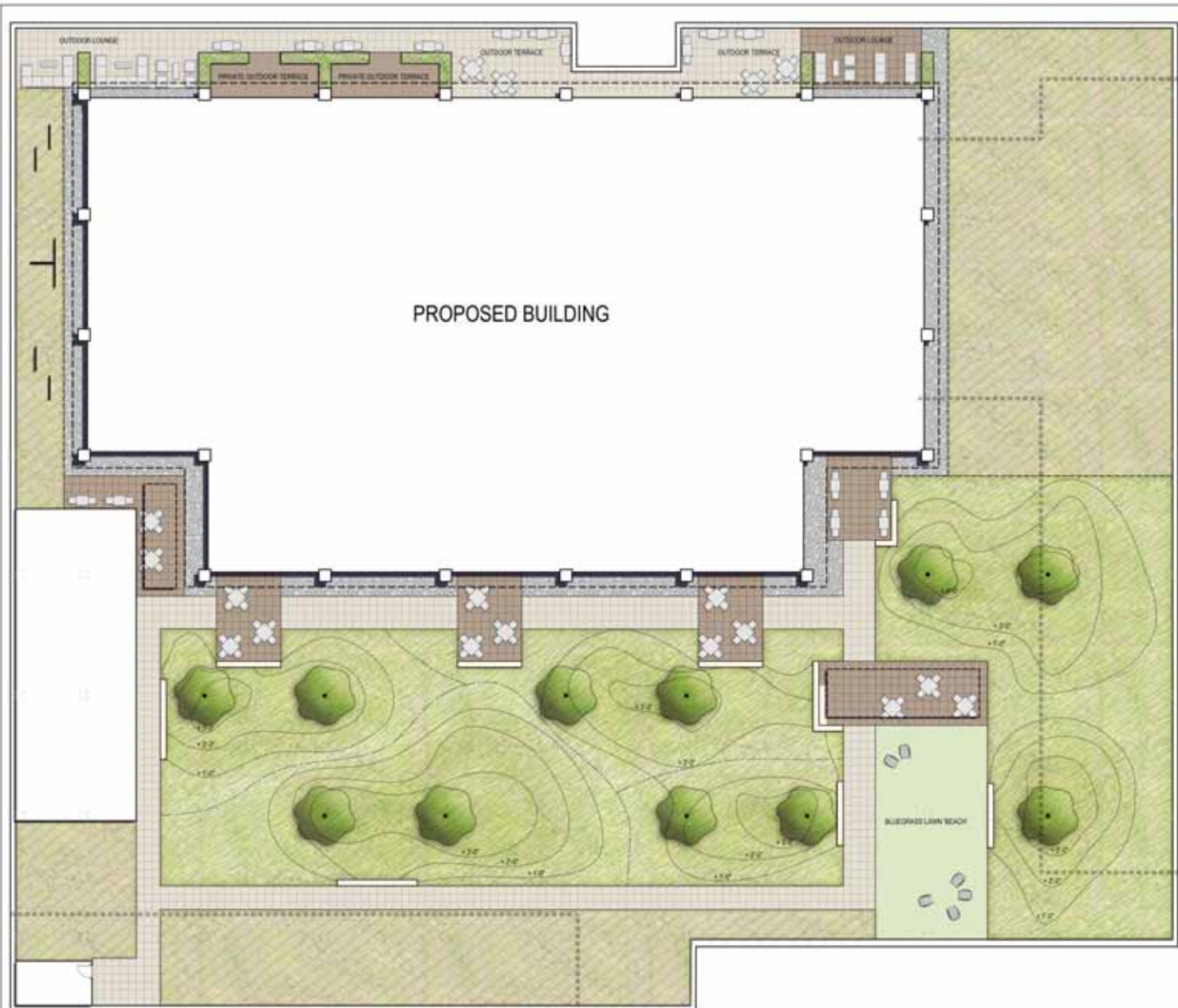
Notes:

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4TH FLOOR GREEN
ROOF PLAN
L300



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



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12/15/16	1/16/16	1/16/16











**4TH FLOOR GREEN
ROOF PLAN**
L300

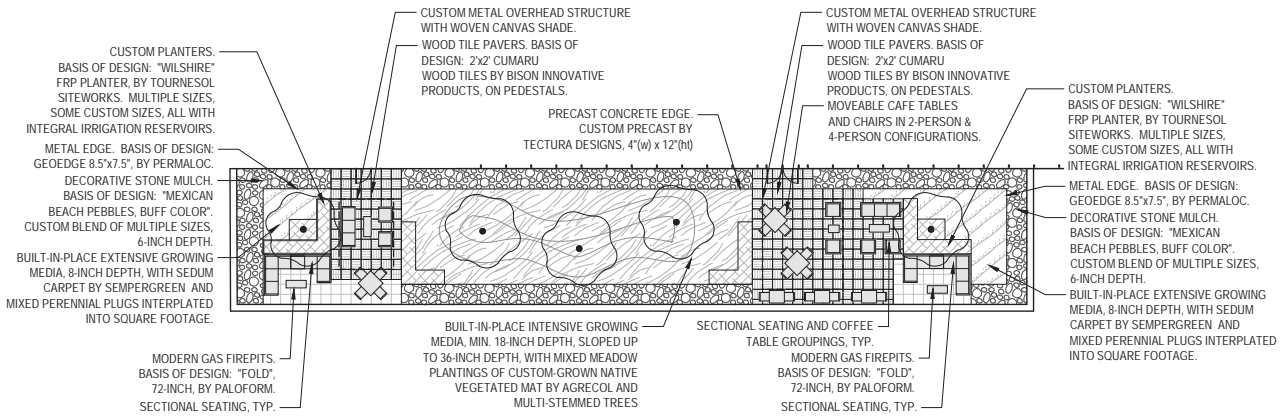
1 4TH FLOOR GREEN ROOF PLAN
SCALE: 1" = 10' AT 20x34" FULL SIZE SHEET



Notes: _____

LEGEND

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



1 11TH FLOOR GREEN ROOF PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)

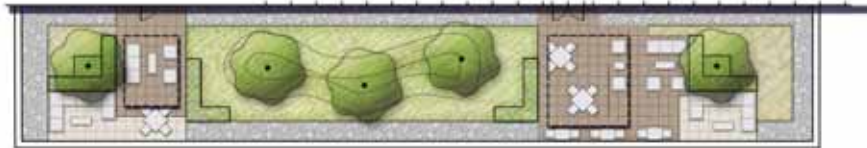


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**11TH FLOOR GREEN
ROOF PLAN**
L301



LEGEND

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

1 11TH FLOOR GREEN ROOF PLAN
SCALE: 1/8" = 1'-0" (AT 20" X 30" FULL SIZE SHEET)



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929 E Washington Ave
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Project #: 2016.36.02

Date	Revisions/Revisions	By/For
11/15/16	Update Section Submittals	

**11TH FLOOR GREEN
ROOF PLAN**
L301



D1. Demolition Context Aerial
Archipelago - Madison
March 06, 2019

945 East Washington Ave.

Foundation: Concrete foundation.

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

Roof: Curved roof with a rubber roofing membrane.

Façade: Brick façade.

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



D2. Demolition Context Images

Archipelago - Madison

March 06, 2019

Potter
Lawson

Success by Design

924 East Main St.

Foundation: Concrete foundation.

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

Roof: Curved roof with a rubber roofing membrane.

Façade: Brick façade.

Building Description: The building is one story and composed of a brick facades. The original facade of the building is to remain while the addition and the building behind the facade is to be demolished.



D3. Demolition Context Images

Archipelago - Madison

March 06, 2019

Potter
Lawson

Success by Design

Notes:

PRELIMINARY USE ONLY

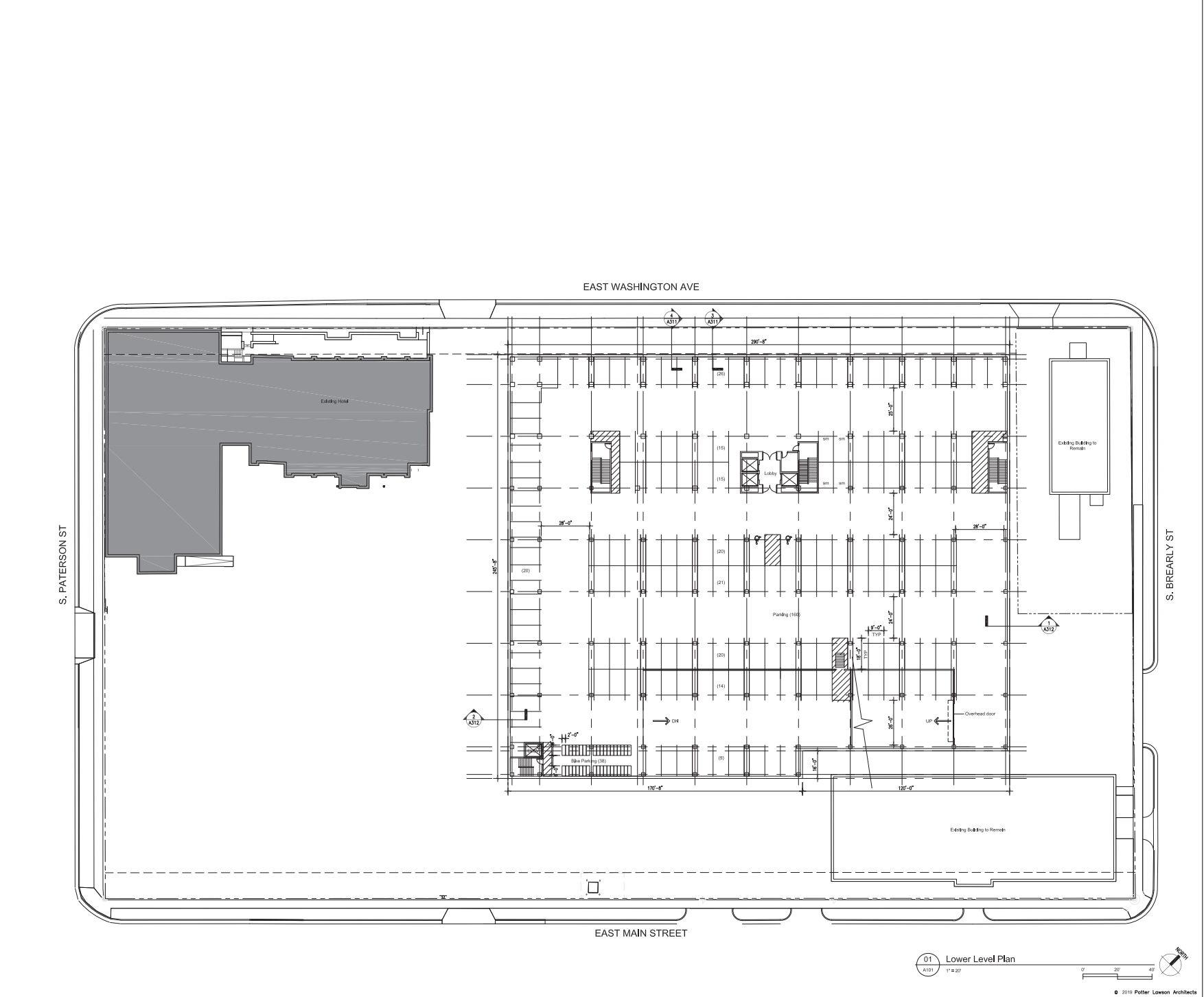
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Madison, Wisconsin

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Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

Lower Level Plan

A101



01 Lower Level Plan
A101 1/8"=1'-0"

0' 20' 40'

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Notes:

PRELIMINARY USE ONLY

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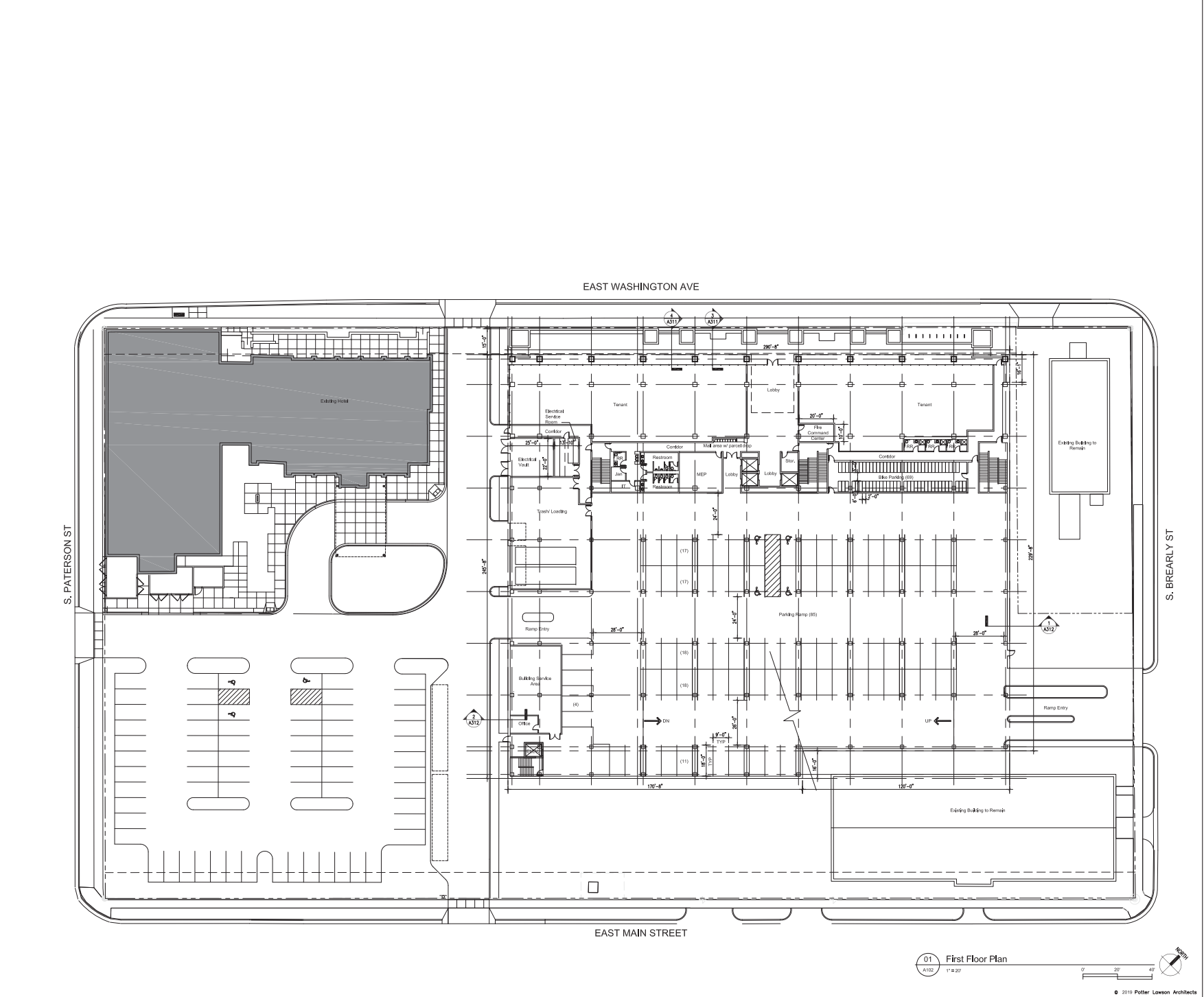
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Project #: 2016.36.02

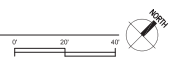
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

First Floor Plan

A102



01 First Floor Plan
A102 1"=20'



Notes:

PRELIMINARY USE ONLY

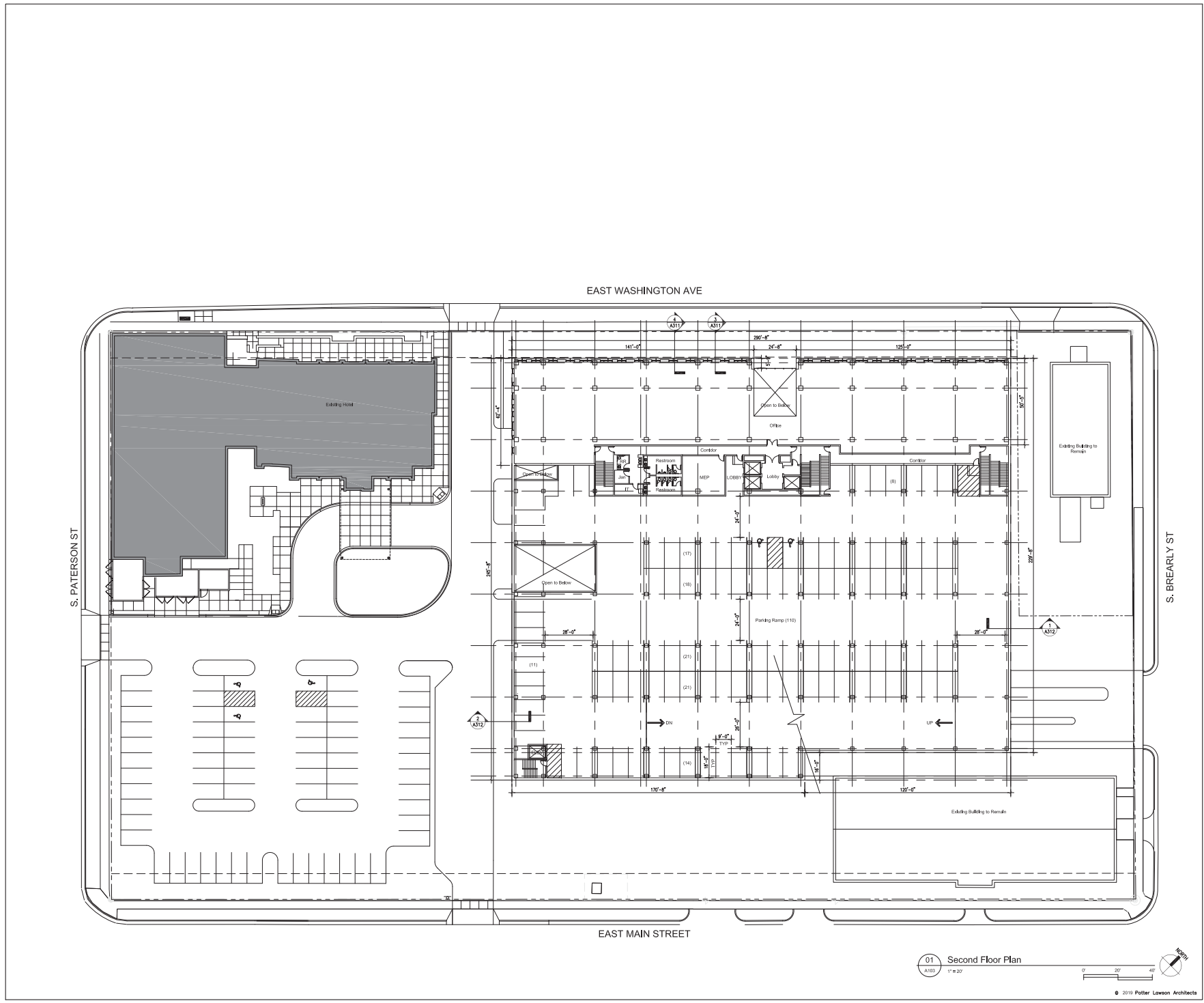
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Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

Second Floor Plan

A103



01 Second Floor Plan
A103 1/8"=1'-0"
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Notes:

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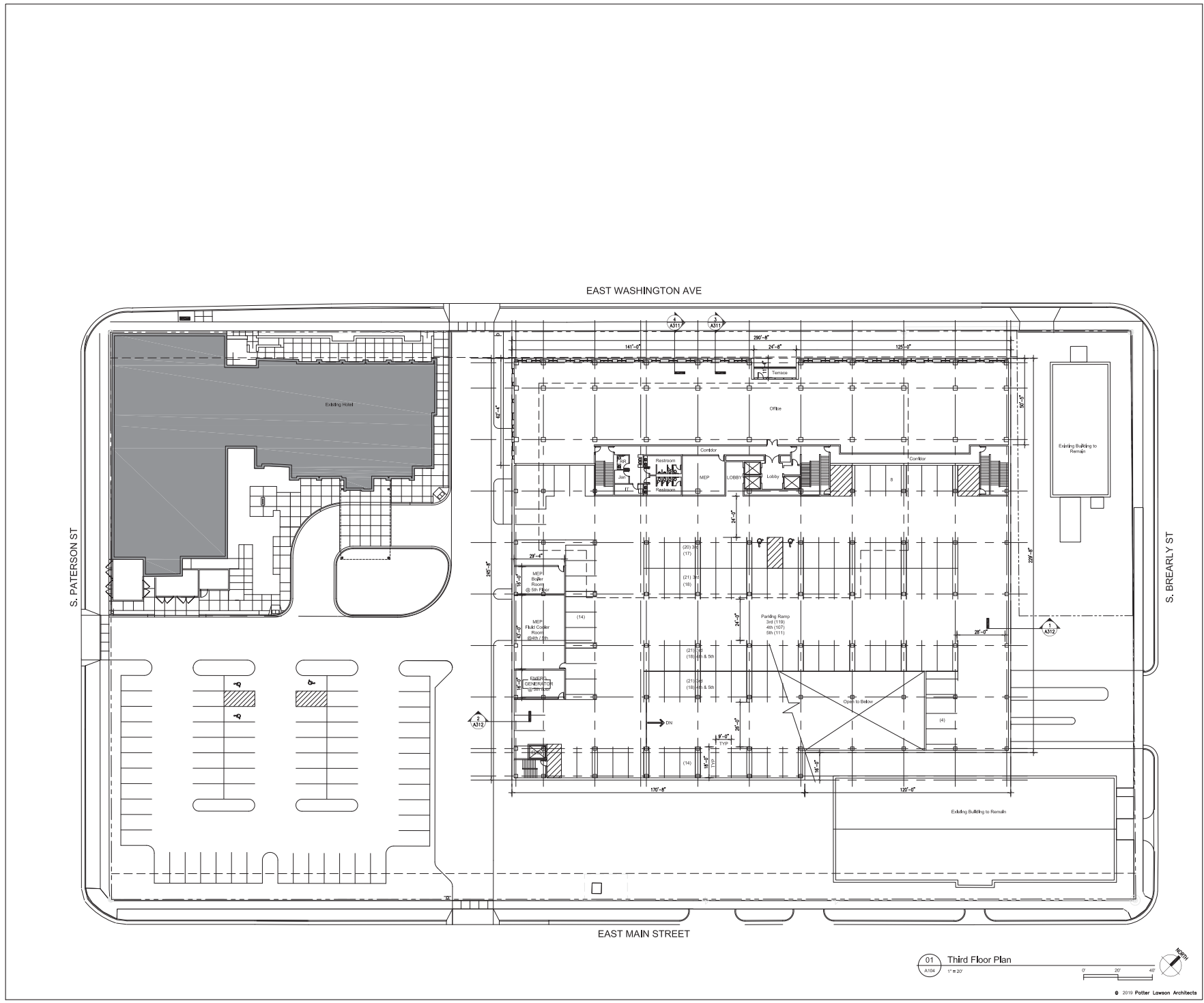
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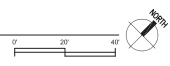
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

Third Floor Plan

A104



01 Third Floor Plan
A104 1"=20'



Notes:

PRELIMINARY USE ONLY

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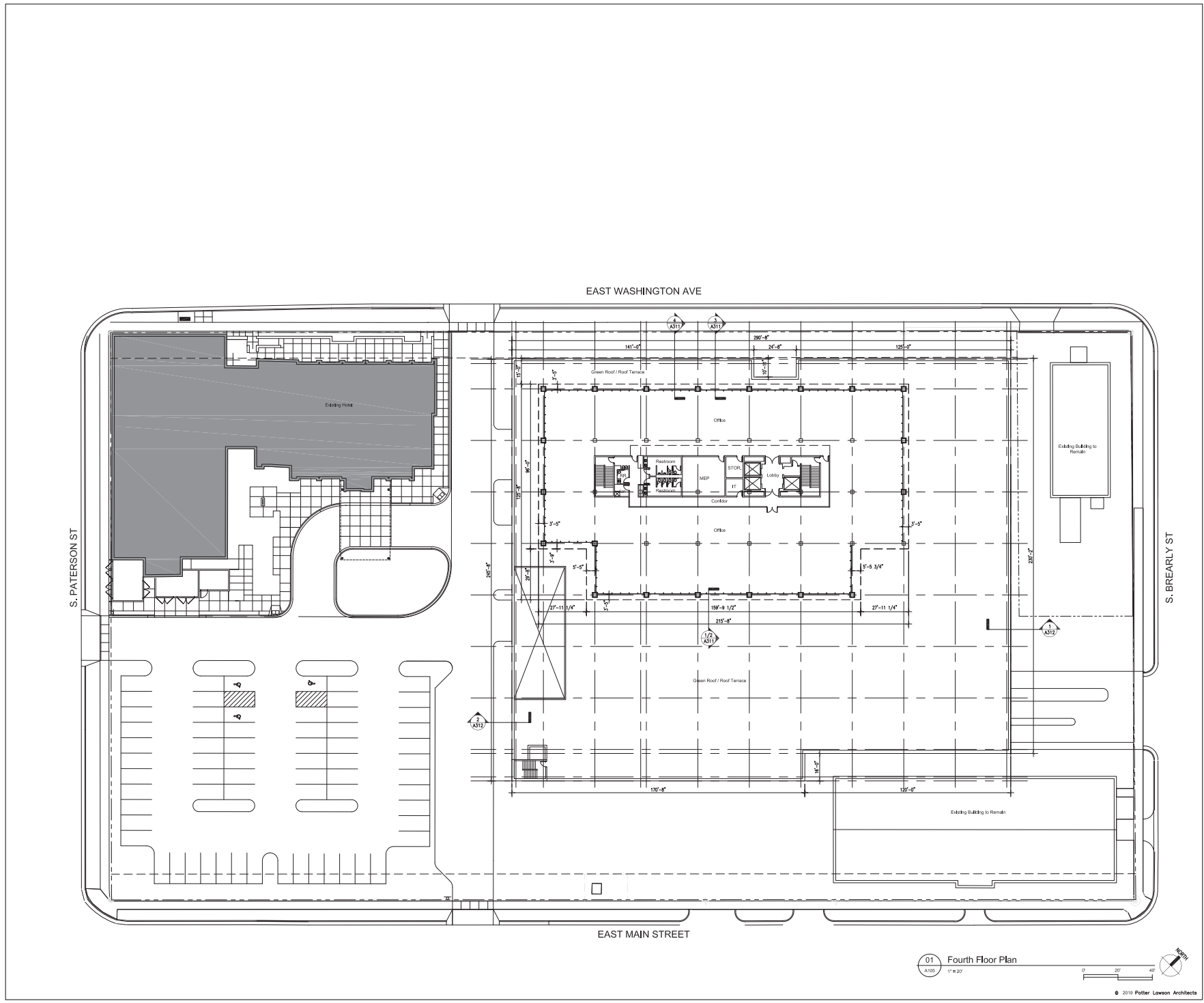
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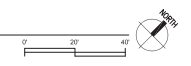
Date	Issuance/Revisions	Symbol
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Fourth Floor Plan

A105



01 Fourth Floor Plan
A105 11.0.20



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Notes:

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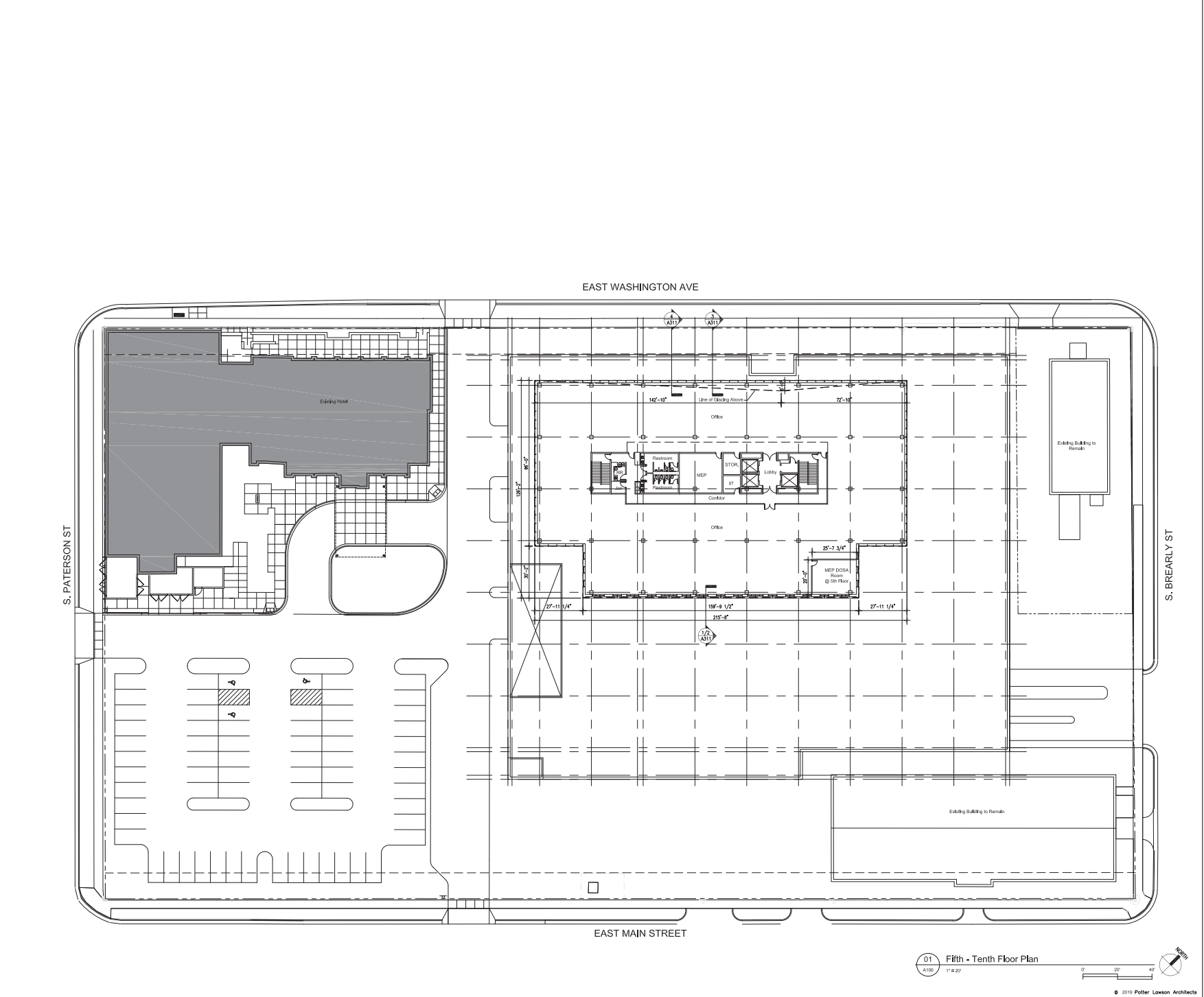
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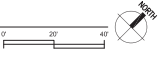
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

**Fifth - Tenth
Floor Plan**

A106



01 Fifth - Tenth Floor Plan
A106 1"=20'



Notes:

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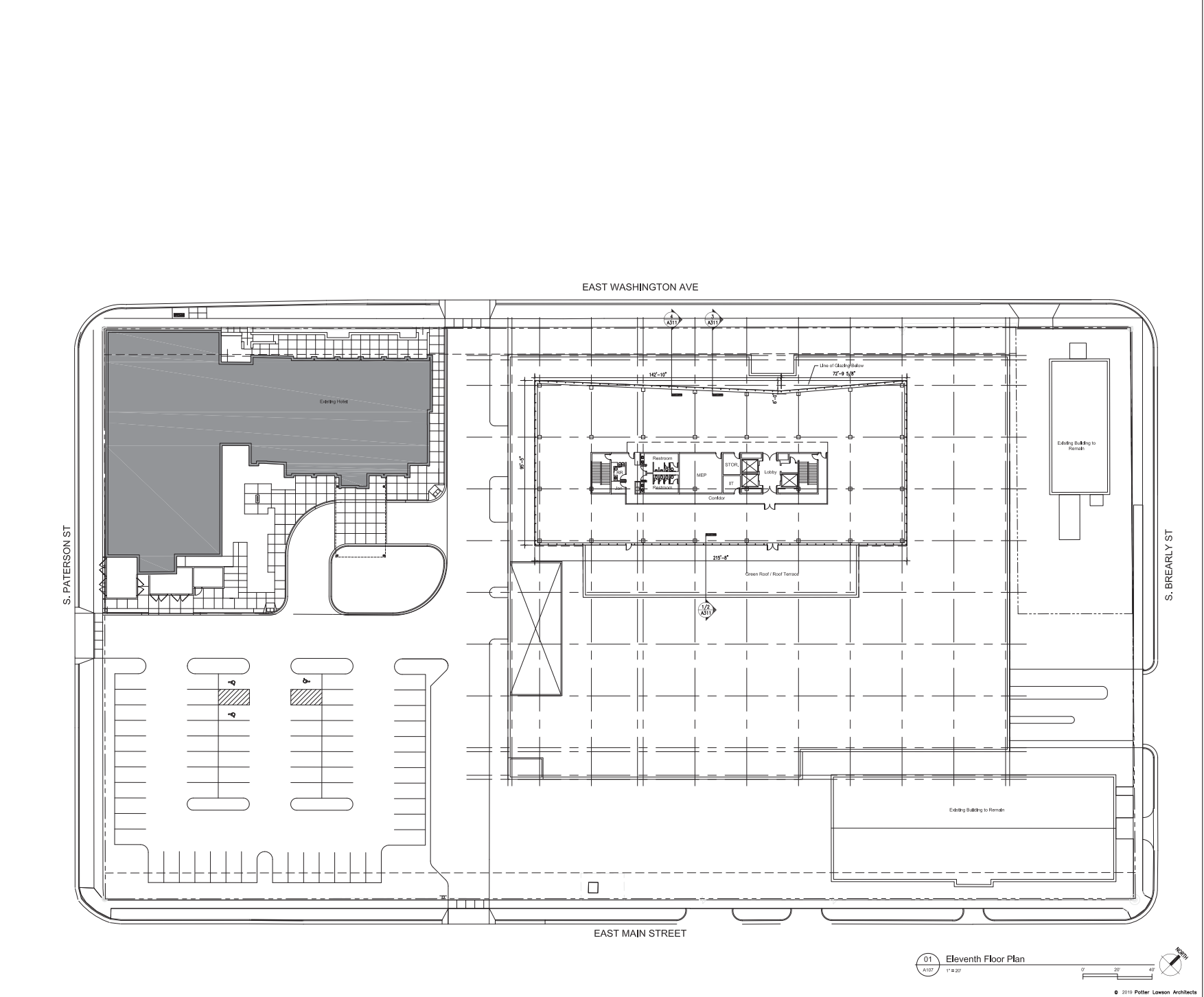
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Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

Eleventh Floor Plan

A107



01 Eleventh Floor Plan
A107 1"=32'

Notes:

PRELIMINARY USE ONLY

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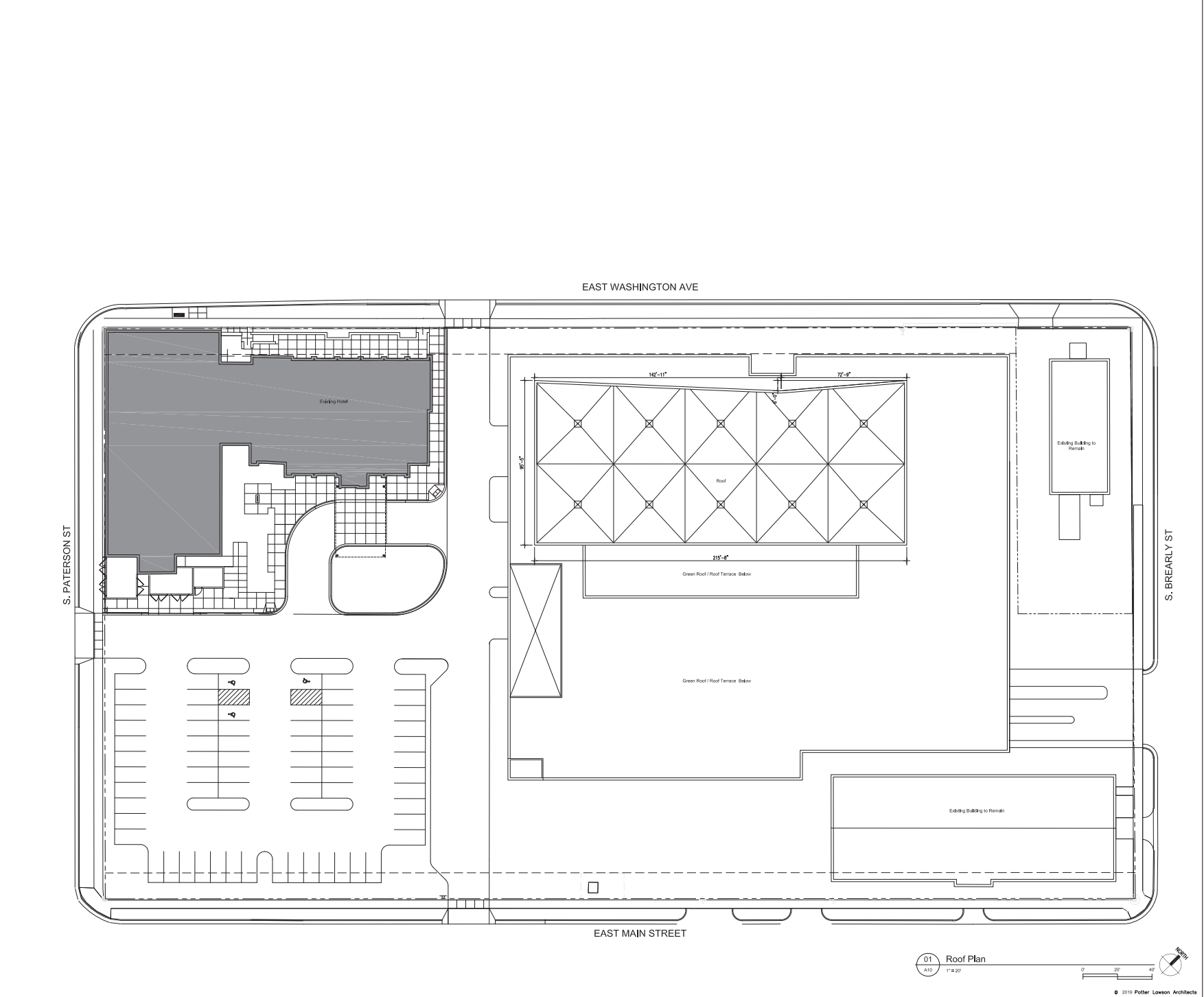
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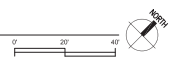
Date	Issuance/Revisions	Symbol
03/06/19	URBAN DESIGN SUBMITTAL	

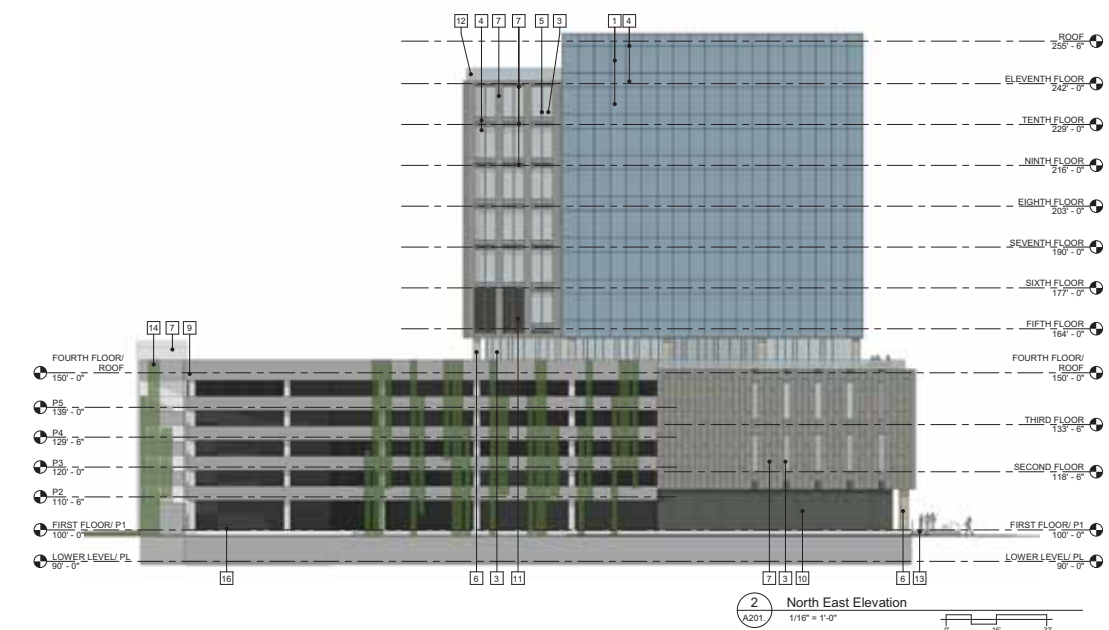
Roof Plan

A108



01 Roof Plan
A108 1"=20'





- Notes:
- ELEVATION KEY NOTES**
- 1 SSG PAINTED ALUMINUM UNITIZED CURTAIN WALL SYSTEM
 - 2 PAINTED ALUMINUM CURTAIN WALL SYSTEM CAPTURED VERTICAL TOP AND BOTTOM MULLIONS SSG HORIZONTALS
 - 3 PAINTED ALUMINUM WINDOW WALL SYSTEM CAPTURED VERTICAL TOP AND BOTTOM MULLIONS SSG HORIZONTALS
 - 4 SPANDREL CLAZING
 - 5 EXTRUDED PAINTED ALUMINUM MULLION CAP
 - 6 STONE VENEER
 - 7 METAL PANEL
 - 9 PRECAST CONCRETE WALL PANEL
 - 10 BURNISHED BLOCK
 - 11 PAINTED MECHANICAL LOUVER
 - 12 GLASS HANDRAIL W/ FRIT PATTERN
 - 13 RUBBED CONCRETE WALL W PLANTER
 - 14 GREEN SCREEN WOVEN WIRE MESH ON STEEL FRAME GALVANIZED PRIMED AND PATINATED
 - 15 INSULATED OVERHEAD DOOR
 - 16 RAMP ENTRY

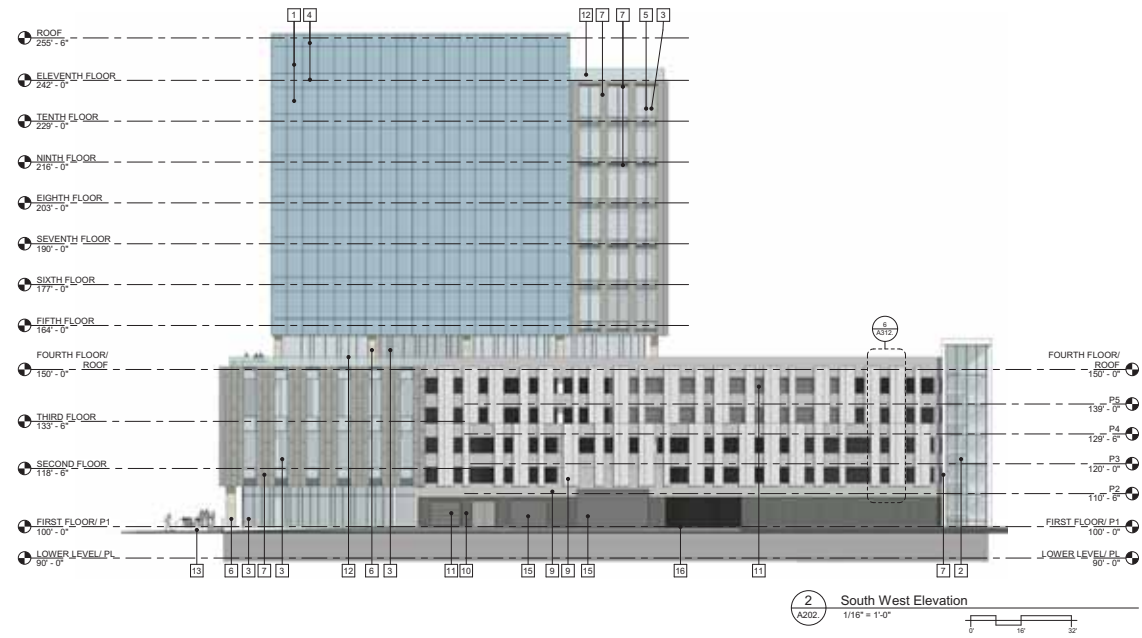
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929 E Washington Ave
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2016.36.02

Date	Issuance/Revision	System
02/26/2016	ISSUE FOR SUBMITTAL	

**BUILDING
ELEVATIONS**

A201.



Notes:

ELEVATION KEY NOTES

- 1 SSG PAINTED ALUMINUM UNITIZED CURTAIN WALL SYSTEM
- 2 PAINTED ALUMINUM CURTAIN WALL SYSTEM CAPTURED VERTICAL, TOP AND BOTTOM MULLIONS, SSG HORIZONTALS
- 3 PAINTED ALUMINUM WINDOW WALL SYSTEM CAPTURED VERTICAL, TOP AND BOTTOM MULLIONS, SSG HORIZONTALS
- 4 SPANDREL GLAZING
- 5 EXTRUDED PAINTED ALUMINUM MULLION CAP
- 6 STONE VENEER
- 7 METAL PANEL

- 9 PRECAST CONCRETE WALL PANEL
- 10 BURNISHED BLOCK
- 11 PAINTED MECHANICAL LOUVER
- 12 GLASS HANDRAIL W/ FRIT PATTERN
- 13 RUBBED CONCRETE WALL W/ PLANTER
- 14 GREEN SCREEN WOVEN WIRE MESH ON STEEL FRAME GALVANIZED, PRIMED AND PAINTED
- 15 INSULATED OVERHEAD DOOR
- 16 RAMP ENTRY

PRELIMINARY
NOT FOR CONSTRUCTION

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929 E Washington Ave
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2016.36.02

Date	Issuance/Revision	System
02/06/2016	ISSUANCE SUBMITTAL	

BUILDING ELEVATIONS

A202.

1 South East Elevation
A202 1/16" = 1'-0" 0 16 32 ©2016 Potter Lawson, Inc.

Note:

LIGHTING PLAN LEGEND	
CONTROL LEGEND	
	SUSPENDED SUSPENSION POW
	CONTROL CIRCUITRY/ON/OFF LOW-VOLTAGE RELAY/ZONE
	POWER FR.
	HOLLOW CIRCLE - NORMAL POWER
	SOLID CIRCLE - EMERGENCY POWER
	LOCATION OF CIRCLE INDICATES POWER ENTRY POINT TO THE LUMINAIRE
LIGHTING LEGEND	
	RECESSED HORIZONTAL LINER MOUNTING LOCATOR ANGLE
	CONCEALED LINEAR LIGHT SOURCE
	RECESSED MOUNTED LUMINAIRE MOUNTING LOCATOR ANGLE

Archipelago

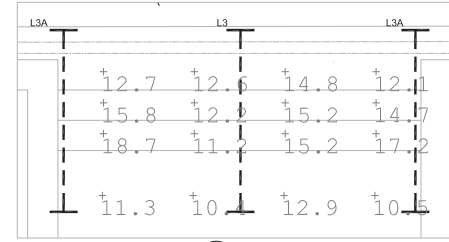
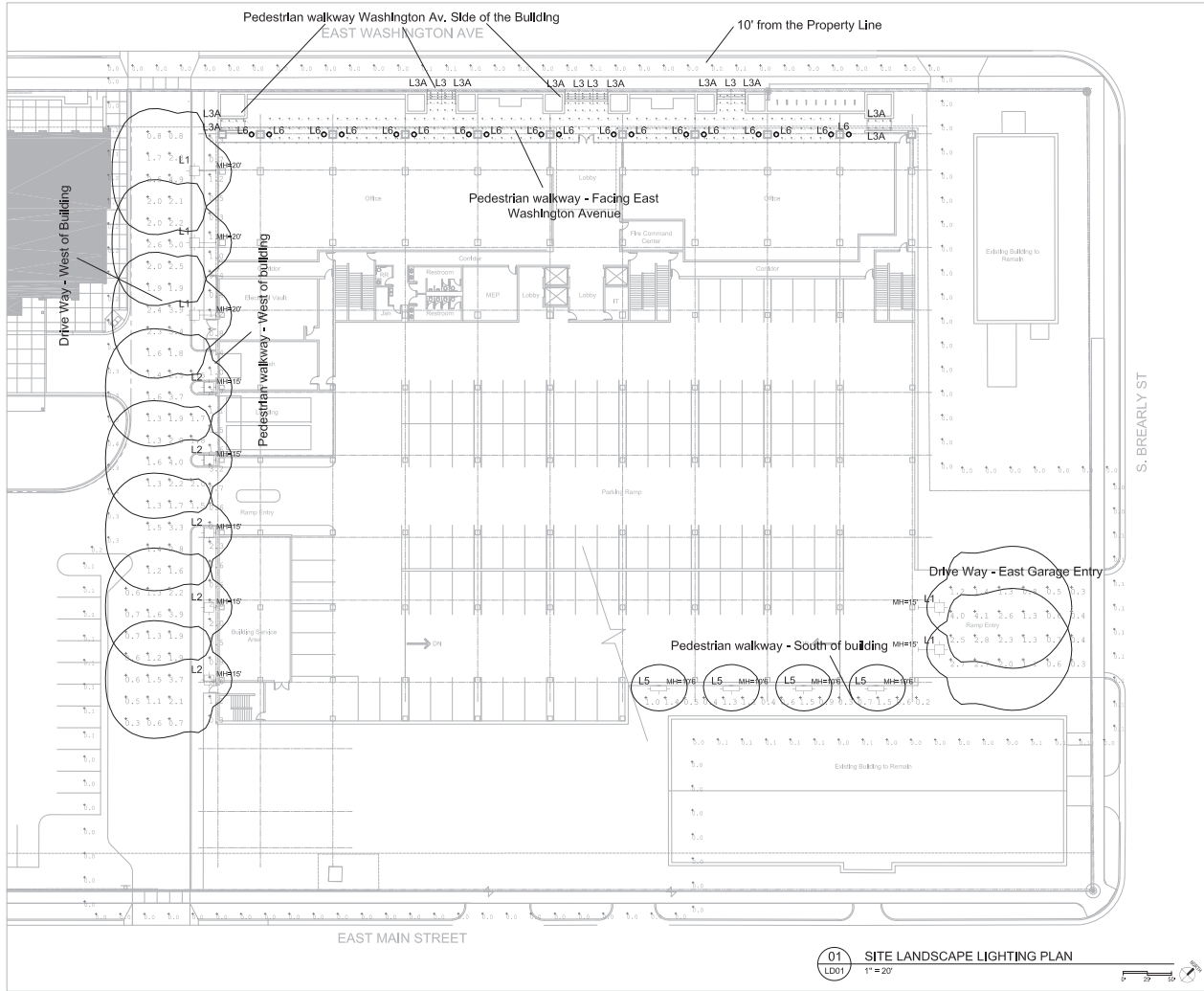
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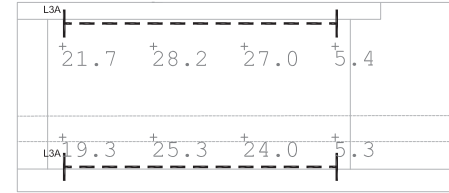
Date: 01/23/19
Revision/Revision: URBAN DESIGN SUBMITTAL

SITE LANDSCAPE LIGHTING PLAN

LD01



02 TYPICAL STAIR LIGHTING PLAN
LD01 Not to Scale

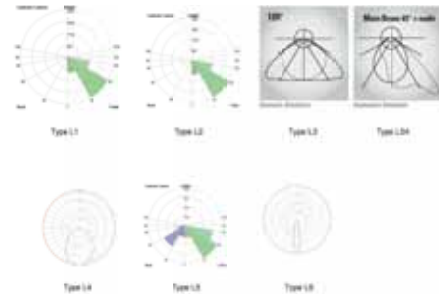


03 TYPICAL RAMP LIGHTING PLAN
LD01 Not to Scale

Luminaire Manufacturer and Model	Conditioning Zone	Detailed Luminaire Description	Optics (Beam, Distribution, Reflector, Lens, Shielding)	Finish	Manufacturer and Catalog Number Reference	Manufacturer Technical Literature (Photos/Luminaires) (Photos/Luminaires) (Photos)	Ford Luminaire Wattage and Lumens/Watt	Control Gear Description	Installation Notes
005		Full Cut-Off Designation Adjustable Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	Full Cut-Off Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	White	Watt-Trend Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	Watt-Trend Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	100.0 Watts / 10,000 Lumens	100.0 Watts / 10,000 Lumens	Mount on West Facade of Building and 1 on East Facade of Building. 10' Above Ground Level.
006		Full Cut-Off Designation Adjustable Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	Full Cut-Off Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	White	Watt-Trend Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	Watt-Trend Flood Headlight with 100' beam spread and mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	100.0 Watts / 10,000 Lumens	100.0 Watts / 10,000 Lumens	Mount on West Facade of Building and 1 on East Facade of Building. 10' Above Ground Level.
007		Recessed Linear Light Source with mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	Recessed Linear Light Source with mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	White	Watt-Trend Recessed Linear Light Source with mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	Watt-Trend Recessed Linear Light Source with mounting hardware. For use in all areas where general lighting is required. Includes mounting hardware and electrical components. 4' x 4' x 10'.	100.0 Watts / 10,000 Lumens	100.0 Watts / 10,000 Lumens	Mount on West Facade of Building and 1 on East Facade of Building. 10' Above Ground Level.

Space	Average (fc)	Min	Max	Uniformity (Avg/Min)
Off from the Property Line	0.00	0.0	0	0.0
Drive Way - West of Building	0.00	0	0.0	0.0
Drive Way - East Garage Entry	0.00	0.0	0.0	0.0
Pedestrian walkway - West of building	0.00	0.0	0.0	0.0
Pedestrian walkway - South of building	0.00	0.0	0.0	0.0
Pedestrian walkway - Facing East Washington Avenue	0.00	0.0	0.0	0.0
Steps and Ramps on the East Washington Av. Side of the Building	0	0.0	0.0	0.0

Cut-off Optics Illustration



01 SITE LANDSCAPE LIGHTING PLAN
LD01 1" = 20'