

JUDGE DOYLE SQUARE - BLOCKS 88 SUPPLEMENTAL DRAWING PACKAGE SUBMITTAL

City of Madison
Public Parking & Podium - Phase I SIP

REVISED AUGUST 29, 2018



DRAWING TITLE

REVISED	1-00	COVER SHEET - GENERAL INFORMATION	REVISED	2-18	NW ELEVATION - DOTY STREET	4-01-B	LOADING DOCK/PARKING ENTRY DOORS	
REVISED	1-01	TABLE OF CONTENTS	REVISED	2-18-A	ENLARGED NW ELEVATION - DOTY STREET	4-01-C	EXTERIOR VISITOR BICYCLE PARKING	
REVISED	1-02	PROJECT INFORMATION SHEET	REVISED	2-19	SW ELEVATION - MMB	4-01-C.1	PUBLIC/VISITOR BICYCLE PARKING	
REVISED	1-02-A	PROJECT INFORMATION SHEET	ADDED	2-19-A	ENLARGED SW ELEVATION - MMB	4-01-D	MECHANICAL SCREEN WALL - CUT SHEET	
	1-03	EXISTING CONDITIONS INFORMATION/ CONTEXT PHOTOS	REVISED	2-20	3D MASSING - AERIAL VIEW	REVISED	4-02	GRAPHIC SIGNAGE - BLOCK 88
	1-03-A	CONTEXT PHOTOS	REVISED	2-21	3D MASSING - STREET LEVEL VIEW		4-03	GRAPHIC SIGNAGE - BLOCK 105
	1-03-B	CONTEXT PHOTOS	REVISED	2-22	3D MASSING - STREET LEVEL VIEW		4-03-A	GRAPHIC SIGNAGE - BLOCK 105
	1-03-C	CONTEXT PHOTOS - DEMOLITION	REVISED	2-22-A	3D MASSING - STREET LEVEL VIEW	REVISED	4-04	EXTERIOR LIGHTING - BLOCK 88
	1-03-D	CONTEXT PHOTOS - DEMOLITION		2-23	PUBLIC RIGHT OF WAY DIAGRAM	REVISED	4-04-A	EXTERIOR LIGHTING - BLOCK 88
	1-04	CONDITIONAL USE REQUEST/ DOWNTOWN DESIGN GUIDELINES		3-00	COVER SHEET - BLOCK 105	REVISED	4-04-B	EXTERIOR LIGHTING - BLOCK 88
	1-04-A	DOWNTOWN DESIGN GUIDELINES		3-01	UNDERGROUND PARKING - LOWER LEVEL 4		4-05	EXTERIOR LIGHTING - BLOCK 105
	1-04-B	DOWNTOWN DESIGN GUIDELINES		3-02	UNDERGROUND PARKING - LOWER LEVEL 2,3		4-05-A	EXTERIOR LIGHTING - BLOCK 105
	1-04-C	DOWNTOWN DESIGN GUIDELINES		3-03	UNDERGROUND PARKING - LOWER LEVEL 1		4-05-B	EXTERIOR LIGHTING - BLOCK 105
	1-05	ALDER/NEIGHBORHOOD NOTIFICATION		3-04	1ST FLOOR PLAN		4-05-C	EXTERIOR LIGHTING - BLOCK 105
	1-06	SITE CONNECTIVITY DIAGRAM		3-05	2ND FLOOR PLAN		4-06	EXTERIOR LIGHTING - CUT SHEETS
	1-07	SURVEY		3-06	TYPICAL TOWER FLOORS 3-12		4-06-A	EXTERIOR LIGHTING - CUT SHEETS
REVISED	1-08	OVERALL SITE PLAN		3-06-A	TYPICAL APARTMENT LAYOUTS		4-06-B	EXTERIOR LIGHTING - CUT SHEETS
	1-09	PINCKNEY STREET SITE PLAN		3-06-B	TYPICAL HOTEL LAYOUTS		4-06-C	EXTERIOR LIGHTING - STREET LIGHTS BY CITY
	1-10	FIRE ACCESS PLAN		3-07	ROOF PLAN		4-06-D	PHOTOMETRIC SITE PLAN
REVISED	1-10-A	SITE LIGHTING SKETCH		3-08	BUILDING SECTION AA		4-06-E	SITE LIGHTING CALCULATIONS
REVISED	1-11	GROUND FLOOR LANDSCAPE PLAN		3-09	BUILDING SECTION BB		4-07	SHADOW STUDIES
	1-11-A	SECTIONS		3-10	BUILDING SECTION CC		4-07-A	SHADOW STUDIES
	1-11-B	BLOCK 88 ROOF LANDSCAPE PLAN		3-11	BUILDING SECTION DD		4-08	RENDER - OVERALL SITE PLAN
	1-11-C	BLOCK 105 ROOF LANDSCAPE PLAN		3-12	BUILDING SECTION EE		4-09	RENDER - PINCKNEY ST. SITE PLAN
	1-12-A	STREETSCAPE PLANTING PALETTE		3-13	BUILDING SECTION FF		4-10	RENDER - STREET WALLS
REVISED	1-12-B	BLOCK 88 AND BLOCK 105 ROOF PLANT PALETTE		3-14	SE ELEVATION - WILSON STREET		4-11	RENDER - PINCKNEY STREET PERSPECTIVE
REVISED	1-12-C	PLANT PALETTE		3-15	NE ELEVATION - NEW ENTRY DRIVE		4-12	RENDER - PINCKNEY STREET AERIAL
	2-00	COVER SHEET - BLOCK 88		3-16	NW ELEVATION - DOTY STREET		4-13	RENDER - 105 APARTMENT ENTRY DRIVE
	2-01	PARKING LEVEL U4		3-17	SW ELEVATION - PINCKNEY STREET		4-14	RENDER - 88 APARTMENT ROOF DECK
	2-02	PARKING LEVEL U3		3-18	HOTEL CANOPY			
	2-03	PARKING LEVEL U2		3-18-A	CANOPY OPTION A			
	2-04	PARKING LEVEL U1		3-18-B	CANOPY OPTION B			
	2-05	PARKING LEVEL U0		3-18-C	CANOPY OPTION C			
REVISED	2-06	LEVEL 1 - WILSON STREET ENTRY		3-18-D	CANOPY OPTION D			
REVISED	2-07	LEVEL 2 - DOTY STREET ENTRY		3-19	3D MASSING - AERIAL VIEWS			
REVISED	2-08	LEVEL 3 - APARTMENT PARKING		3-20	3D MASSING - AERIAL VIEWS			
REVISED	2-09	LEVEL 4 - APARTMENT PARKING		3-21	3D MASSING - STREET LEVEL VIEWS			
	2-10	LEVEL 5 - APARTMENT AMENITY		3-22	3D MASSING - STREET LEVEL VIEWS			
REVISED	2-10-A	LEVEL 5 - SIP 1 TEMPORARY ROOF	REVISED	4-00	COVER SHEET - OVERALL MATERIALS, SHADOW STUDIES, AND RENDERINGS			
	2-11	LEVELS 6-13 - TYPICAL APARTMENT LEVELS		4-01	MATERIALS BOARD - EXTERIOR			
	2-11-A	ENLARGED TYPICAL APARTMENT PLAN	REVISED	4-01-A	EXTERIOR WALL DETAIL VIEWS			
	2-12	ROOF PLAN	REVISED	4-01-A.1	TYPICAL MATERIAL RETURN DETAIL VIEWS			
	2-13	BUILDING SECTION A-A	REVISED	4-01-A.2	TYPICAL MATERIAL RETURN DETAIL VIEWS			
	2-14	BUILDING SECTIONS B-B, C-C	ADDED	4-01-A.3	TYPICAL MATERIAL RETURN DETAIL VIEWS			
	2-15	BUILDING SECTION D-D	ADDED	4-01-A.4	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-16	SE ELEVATION - WILSON STREET	ADDED	4-01-A.5	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-16-A	ENLARGED PARKING /LOADING ELEVATION	ADDED	4-01-A.6	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-17	NE ELEVATION - PINCKNEY STREET	ADDED	4-01-A.7	TYPICAL MATERIAL RETURN DETAIL VIEWS			
REVISED	2-17-A	ENLARGED RETAIL ENTRY ELEVATION						
ADDED	2-17-B	TEMPORARY PARAPET AT PINCKNEY STREET						

LETTER OF INTENT

On May 2, 2017, the City Council approved ORD-17-00048 (File Number 46547). The ordinance rezoned property generally addressed as 210 S. Pinckney Street from DC (Downtown Core) District to PD (Planned Development) District and approved the General Development Plan and Specific Implementation Plan to construct a mixed-use building with 8,000 square feet of retail, 148 apartments, 148 stalls of private parking, 4,000 square foot bike center and a 560 stall public parking structure. The 560 stall public parking, the 4,000 square foot bike center were to be built and owned by the City of Madison. The 148 apartments, 148 stalls of private parking, and 8,000 square feet of retail were to be built by a private developer.

Due to the construction cost estimates for the private, above grade construction on Block 88, the private developer concluded in April 2018 that it was not able to construct the private portion of the development as approved. The City of Madison considered alternatives and on May 15, 2018, the City Council approved the City's construction of the parking and retail elements above grade on Floors 1-4, referred to as the Podium, subject to certain cost reductions.

The General Development Plan (GDP) for the Block 88 project remains unchanged. There are no changes proposed to the approved apartment project above the Podium or the site plan. This major alteration to the approved SIP proposes the following amendments.

1. Alter the exterior design of the Podium from a fully enclosed building envelope to an open-air envelope.
2. Amend the SIP to break the SIP into two phases; the first phase comprised of the below-grade municipal garage (under construction) and the Podium element; and a second, later phase for the apartment project above the Podium.
3. Reduce the number of bicycle parking stalls in the municipal garage. The alteration would eliminate the hanging rack bike parking spaces. While incorporating hanging racks maximizes the total quantity of bike parking spaces that can be installed, for many commuter bikes with fenders, saddle bags, baskets, etc., the hanging racks are not functional. In addition, the aisle width of the current design will make it difficult for users to hang their bikes on the hanging racks. This proposed change will maximize the number of useable bike parking spaces that meet the needs of the people who will be using them. The amended plan calls for Saris ground racks and provides a total of 36 bike parking spaces.

Phase Plan

The amended plan includes two phases as described above.

The phase 1 SIP will be comprised of the below-grade municipal garage and the Podium. The below-grade municipal garage is under construction. The below-grade garage and the Podium will be complete in the second half of 2019.

The phase 2 SIP will be comprised of the 148 apartments units. There is no scheduled start or completion date for the phase 2 SIP

PROJECT TEAM INFORMATION

Project Name

Judge Doyle Square - Block 88

Applicant

City of Madison Parking Utility
30 W. Mifflin St. Ste. 900
P.O. Box 2986
Madison WI 53701
Phone: (608) 267-8730
Natalie Erdman
nerdman@cityofmadison.com

Hours of Operation (anticipated)

Public Parking – (24) hours a day
Bicycle Center – (an operator has yet to be defined)
Commercial – (The commercial use has yet to be defined. A separate application will be submitted by a future commercial use tenant.)
Residential - (24) hours a day

Design Team

Architects

Lothan Van Hook DeStefano Architecture LLC
57 West Grand Avenue, Suite 300
Chicago, Illinois 60654
Phone: (312) 765-7319
Mary Ann Van Hook
mavanhook@lvdarchitecture.com

Civil Engineer/ Security Consultant

Mead & Hunt, Inc.
2440 Deming Way
Middleton, Wisconsin 53562
Phone: (608) 443-0589
David Way
david.way@meadhunt.com

Landscape Architect

Wolff Landscape Architecture
307 North Michigan Avenue, Suite 601
Chicago, Illinois 60601
Phone: (312) 663-5494
Ted Wolff
twolff@wolfflandscape.com

Associate Architect

InSite Consulting Architects
115 East Main Street, Suite 200
Madison, Wisconsin 53703
Phone: (800) 453-8086
Stephen Mar-Pohl
steve@icsarc.com

Mechanical/ Electrical/ Plumbing/

Fire Protection Engineers
Affiliated Engineers, Inc.
5802 Research Park Boulevard
Madison, Wisconsin 53719
Phone: (608) 209-6370
Scott Easton
seaston@aeieng.com

Cost Consultant

Tom Middleton Construction Consulting
330 East Kilbourn Ave. Ste. 565
Milwaukee WI, 53202
Phone: (262) 490-2744

Structural Engineer

WSP USA
600 West Chicago Avenue, Suite 650
Chicago, IL 60654
Phone: (312) 274-2402
Robert Halvorson
rhalvorson@hpse.com

Parking Consultant

Walker Parking Consultants
505 Davis Road
Elgin, Illinois 60123
Phone: (847) 697-2640
Tom Hannula
tom.hannula@walkerparking.com

Elevator Consultant

HH Angus & Associates
405 North Wabash Avenue, Suite 806
Chicago, Illinois 60611
Phone: (312) 527-5552
Stuart Wright
stuart.wright@hhangus.com

PROJECT AREA AND VALUES SUMMARY

BLOCK 88

Total Building Square Footage:
(GSF) 479,072 square feet

Proposed Uses:
Retail: 7,845 square feet
Bicycle Center: 3,706 square feet
Public Parking: 240,778 square feet
Parking: 75,619 square feet
Future Residential: 151,124 square feet

Public Parking:
Automobile: Required: 560 stalls
Supplied: 561 stalls
Bicycle: Required: 20 spaces
Supplied: 36 spaces
36 City Rack

Podium Parking:
Automobile: Required: 0 stalls
Supplied: 138 stalls
Bicycle: Required: 0 stalls
Supplied: 148 2x6 bike stalls

Loading: Required: None
Supplied: One space @ 10' x 50'

Useable Open Space:
Required: 0
Supplied: 8,024 square feet

Block 88 – Public Parking and Podium Project (Phase 1, SIP 1):

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$40 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (200) approx.
 - o Full-time Equiv. (5) approx.
- Public Subsidies Requested
 - o None requested

Block 88 – Future Private Residential Project (Phase 2, SIP 2):

- Value of Land
 - o \$7 mil. (approx.)
- Estimated Project Cost
 - o \$33 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (400) approx.
 - o Full-time Equiv. (25) approx.
- Public Subsidies Requested
 - o \$0 mil.

COMBINED SUBMITTAL

Capital Neighborhoods
Landmarks Commission
Urban Design Commission

BLOCK 88 - BUILDING DATA

Land Use Area Chart

TIER	RETAIL (GSF)	BICYCLE CENTER (GSF)	PUBLIC PARKING (GSF)	#Spaces	RESIDENTIAL PARKING (GSF)	#Spaces	FUTURE RESIDENTIAL (GSF)	#Units	TOTAL GSF
LEVEL U4	-	-	48,178	125	-	-	-	-	48,178
LEVEL U3	-	-	48,559	130	-	-	-	-	48,559
LEVEL U2	-	-	48,559	126	-	-	-	-	48,559
LEVEL U1	-	-	48,559	124	-	-	-	-	48,559
LEVEL U0	-	-	33,739	56	-	-	-	-	33,739
LEVEL 01	7,845	-	9,929	-	-	-	3,970	-	21,744
LEVEL 02	-	3,706	8,488	3	-	-	-	-	12,194
LEVEL 03	-	-	35,193	78	-	-	-	-	35,193
LEVEL 04	-	-	35,193	57	-	-	-	-	35,193
LEVEL 05	-	-	-	-	-	-	16,208	12	16,208
LEVEL 06 TO LEVEL 13	-	-	-	-	-	-	16,208 (x 8)	17 (x 8)	129,664
ROOF	-	-	-	-	-	-	1,282	-	1,282
TOTAL	7,845	3,706	316,407	699	0	0	151,124	148	479,072

Future Residential Unit Types - Level 02 thru 13

<u>STUDIO (SF)</u>	<u># of Units</u>	<u>1 BEDROOM (SF)</u>	<u># of Units</u>	<u>2 BEDROOM (SF)</u>	<u># of Units</u>
400	2	740	6	1,040	2
440	2	802	2	1065	1
		770	2		

Bicycle Parking Summary

TIER	PUBLIC STALLS	LONG-TERM	SHORT-TERM (Guest) STALLS	TOTAL STALLS
LEVEL 02	21	-	15	36
LEVEL 03	-	72	-	72
LEVEL 04	-	76	-	76
TOTAL	21	148	15	194

EXISTING CONDITIONS

Address/Existing Use

Block 88 Downtown Madison. Presently the east part of the block is under construction and the west half of the block is the Madison Municipal Building.

Parcel Identification Numbers:

TID District: 25

Neighborhood Name: Capital Neighborhoods
 Neighborhood Association Contact: Jeff Vercauteren
 PO Box 2613
 Madison, Wisconsin 53701
 Phone: (608) 445-9384
 president@capitalneighborhoods.org

Lot Area:
 Block 88: 38,553 sf
 Block 105: 52,448 sf

Existing Zoning: DC - Downtown Core District
 Downtown Plan: Madison Downtown Plan

Project Schedule: Phase 1 SIP Under Construction
 Phase 1 SIP Completion: October 2019

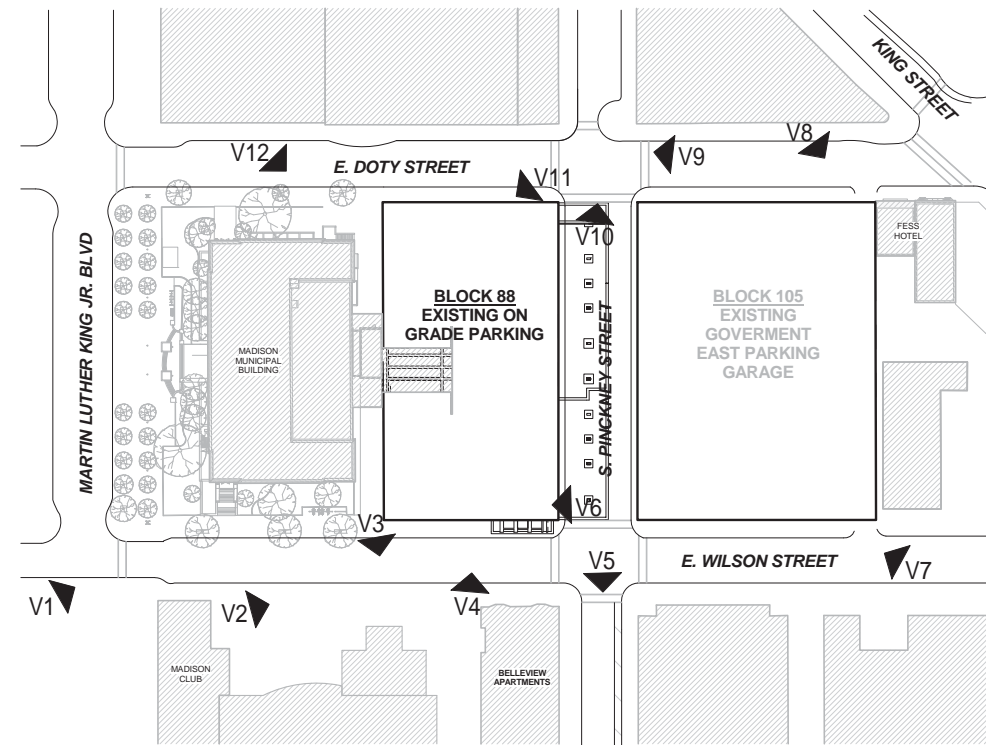
Land Use Approvals (Major Alteration)

Initial Meeting with Alder	07/10/2018
Meet with Neighborhood Stakeholders	07/10/2018
Application & Material Packet	08/01/2018
Urban Design Commission (UDC)	09/26/2018
Plan Commission	10/01/2018
Common Council	10/16/2018

CERTIFIED SURVEY MAP

A new property line has been established on the Certified Survey Map twenty-five feet east of the main east façade of the Madison Municipal Building. The MMB proposed new addition will extend to this property line in the center of the site in the north-south direction.

CONTEXT PHOTOS



V1 - Madison Municipal Building from the Southwest

CONTEXT PHOTOS



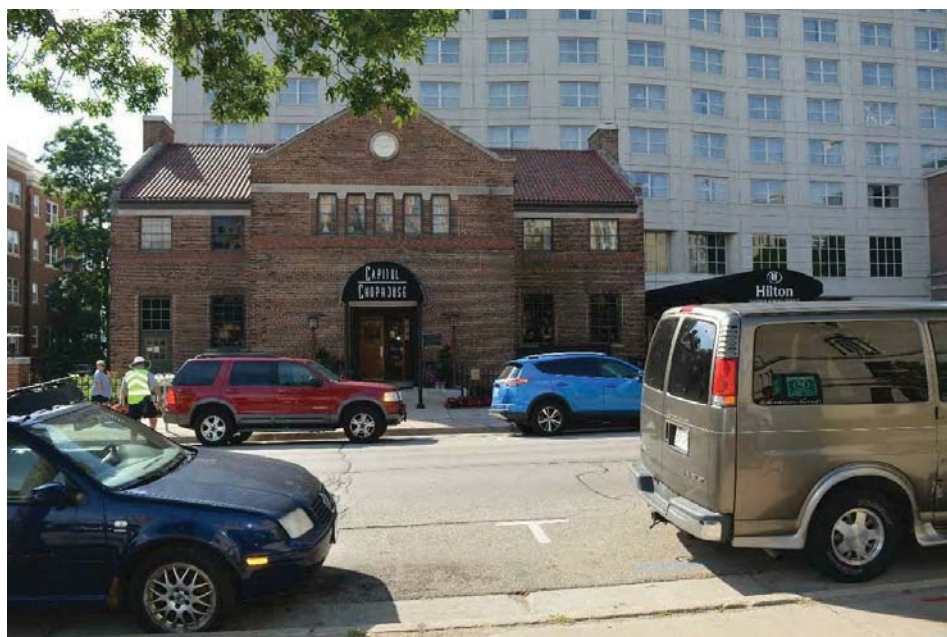
V2 - View North on E Wilson Street



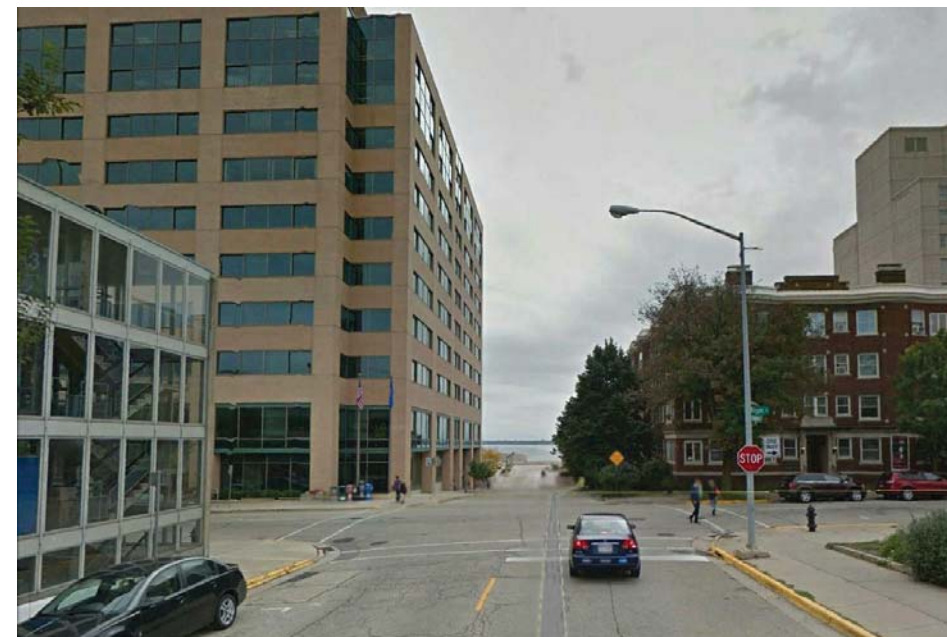
V4 - Existing site from E Wilson Street



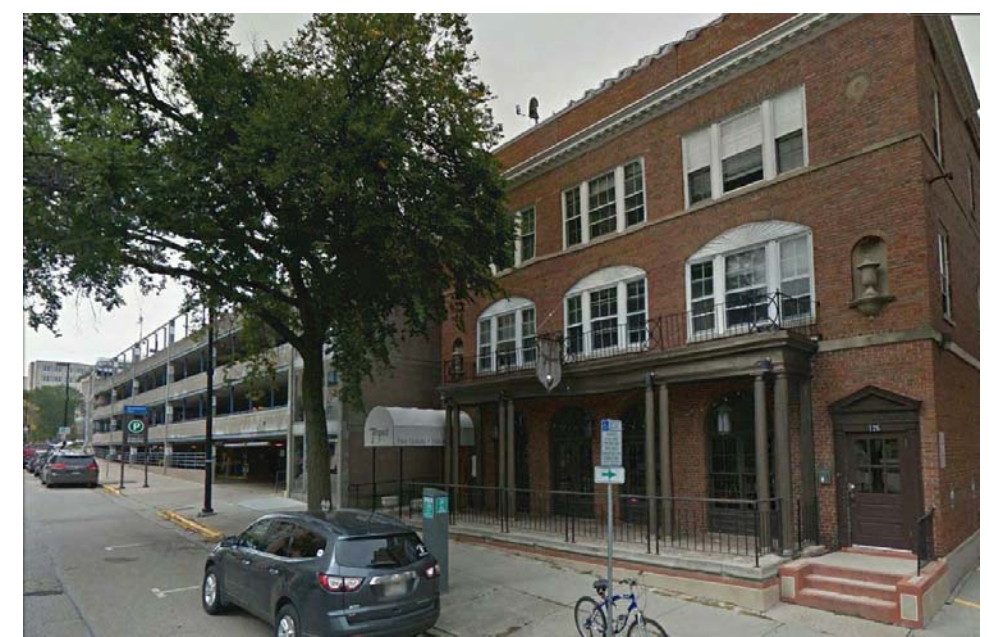
V6 - Existing site & MMB from Pinckney Street



V3 - Hilton & Capital Chophouse to the East of the site



V5 - Southeast from Pinckney Street - towards Monona Lake



V7 - Existing site from E Wilson Street

CONTEXT PHOTOS



V8 - Doty Street looking West from Pinckney Street



V9 - Fess Hotel (Great Dane Pub & Brewing), National Register Listing & Madison Landmark



V11 - Existing site & MMB from the Pinckney & Doty intersection



V10 - Existing site looking North from Pinckney Street



V12 - Existing site looking South from E Doty Street

Erdman, Natalie

From: Erdman, Natalie
Sent: Monday, June 18, 2018 8:26 AM
To: 'president@capitolneighborhoods.org'; 'tkenney@visitdowntown.com'; Verveer, Michael
Cc: Firchow, Kevin; 'George Austin'
Subject: Judge Doyle Square Block 88

Good Morning,

Please accept this notice of the City of Madison's intent to file an application to amend the PD (Planned Development) zoning for the property located at 210 S. Pinckney Street in the 4th Aldermanic District. George Austin, Project Manager for the development, is coordinating a time to meet with Capital Neighborhoods, Inc. to discuss the changes being contemplated. Please feel free to contact me if you have questions or concerns.














Best Regards,
Natalie



Natalie Erdman
Director
Department of Planning & Community
& Economic Development
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 267-8730
nerdman@cityofmadison.com



SITE
BLOCK 88 - JUDGE DOYLE SQUARE
 - CITY OF MADISON PARKING FACILITY
 - PRIVATE DEVELOPMENT
BLOCK 105 - JUDGE DOYLE SQUARE
 - PRIVATE DEVELOPMENT

-  NATIONAL REGISTER OF HISTORIC PLACES
-  MADISON LANDMARK
-  GOVERNMENT BUILDINGS
-  LAKE MONONA
-  MAJOR INSTITUTIONS (CULTURE - RELIGION - EDUCATION)
-  HIGHWAY
-  PARKS / GREEN SPACE
-  BUS STOP
-  BICYCLE ROUTE
-  CYCLEWAY (PAVED, OFF-STREET)
-  RAILROAD
-  1/4 MILE RADIUS (5 MIN. WALKING DISTANCE)
-  200' LANDMARKS RADIUS OF IMPACT



ALTA/ACSM LAND TITLE SURVEY

ALL OF BLOCK 88 AND LOTS 1, 2, 3, 11, 12 AND 13, BLOCK 105, ORIGINAL PLAT OF MADISON, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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SERVICES PROVIDED TO:

CITY OF MADISON
215 MARTIN LUTHER KING, JR. BLVD
MADISON, WI 53701-2983

PROJECT:

JUDGE DOYLE SQUARE

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO: 15-6867-MAD

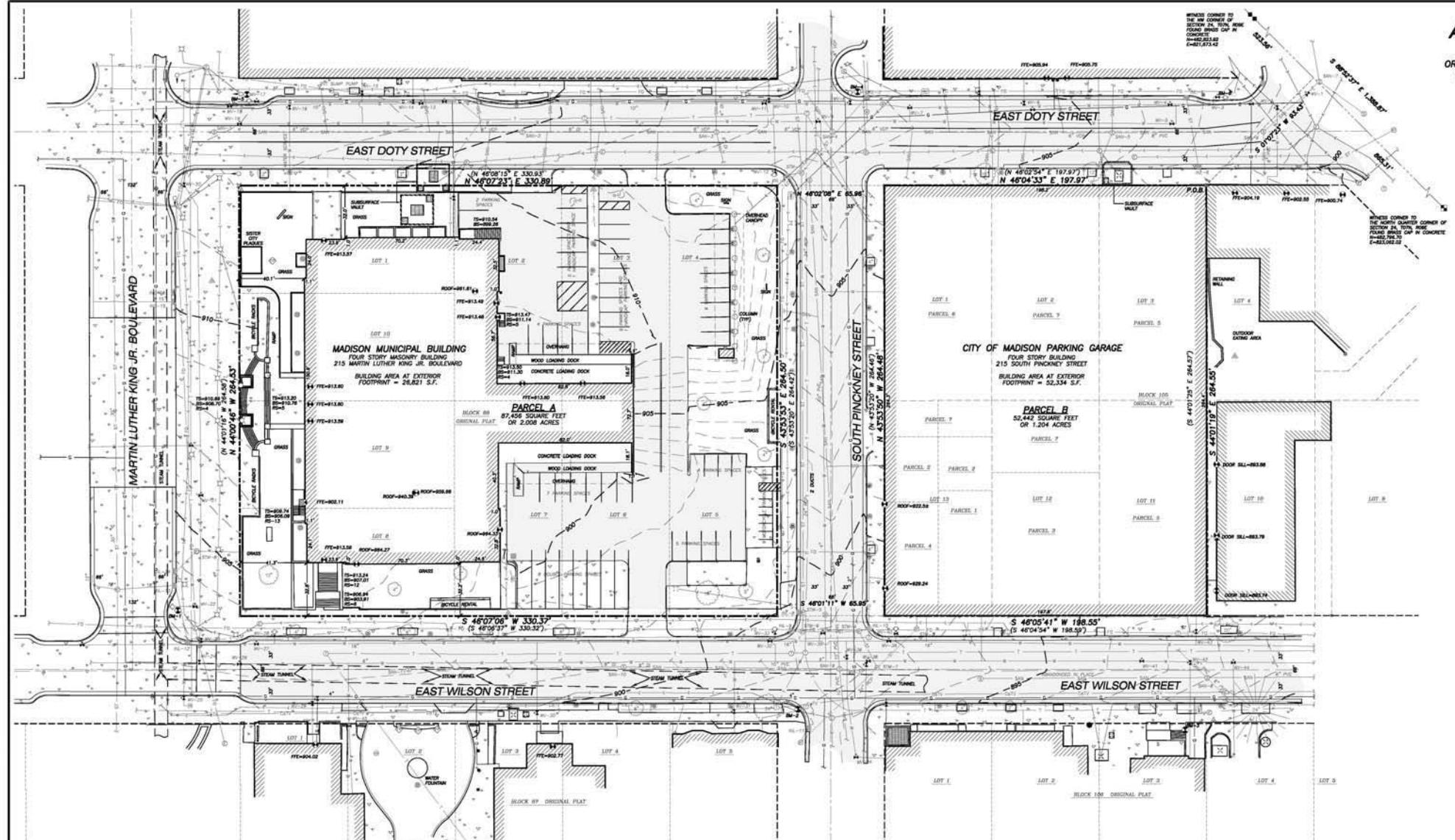
DESIGNER:
DRAWN: JK
APPROVED: LB
DATE: 08-03-15

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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Missile Area (262) 432-7910
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www.DiggersHotline.com

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

MAP NO: E-245
SHEET NUMBER: 1



STORM SEWER MANHOLES

STRUCT. ID	RM	ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	906.59	SW	903.00	12"	RCP	
STM-2	911.89	SE	902.78	24"	RCP	
STM-3	897.41	NW	898.21	18"	RCP	
STM-4	897.89	NE	894.79	12"	RCP	
STM-5	899.23	SW	894.34	12"	RCP	
STM-6	896.99	NW	894.98	12"	CLAY	
STM-7	897.78	N	895.07	12"	RCP	
STM-8	904.68	S	894.58	10"	CLAY	

STORM SEWER INLETS

INLET ID	RM	ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	907.60	NW	904.90	4"	PVC	
INL-2	906.98	NE	904.40	10"	PVC	
INL-3	904.50	NW	904.58	6"	DI	
INL-4	902.94	SW	899.35	4"	PVC	
INL-5	906.29	NW	899.30	6"	PVC	
INL-6	902.30	NW	898.51	10"	PVC	
INL-7	-	-	898.49	12"	RCP	
INL-8	899.84	NE	895.99	12"	RCP	
INL-9	898.83	N	894.49	12"	PVC	
INL-10	897.29	SW	893.43	4"	PVC	
INL-11	897.03	SE	892.83	12"	PVC	
INL-12	902.37	NW	899.02	12"	PVC	
INL-13	902.90	NW	898.21	12"	PVC	
INL-14	903.17	SW	898.21	15"	RCP	
INL-15	909.34	NW	905.24	12"	RCP	
INL-16	909.42	SE	905.67	15"	RCP	

SANITARY SEWER MANHOLES

STRUCT. ID	RM	ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAW-1	912.00	VERTICLE	902.28	6"	-	-
SAW-2	909.98	NE	899.69	6"	DI	
SAW-3	908.38	NW	897.85	4"	DI	
SAW-4	907.63	NW	897.85	4"	DI	
SAW-5	904.75	NE	892.79	6"	DI	
SAW-6	901.78	N	890.33	8"	PVC	
SAW-7	901.42	NW	890.19	8"	PVC	
SAW-8	892.03	NE	881.72	6"	PVC	
SAW-9	898.50	NW	887.82	10"	PVC	
SAW-10	900.77	NE	892.67	6"	DI	
SAW-11	900.77	SE	892.65	6"	DI	

WATER VALVES

VALVE NO.	RM	ELEVATION	INVERT	ELEVATION	VALVE NO.	RM	ELEVATION	INVERT	ELEVATION
WV-1	901.91	IN	897.3	902.68	WV-23	902.68	IN	899.4	899.4
WV-2	901.82	IN	895.8	902.15	WV-24	902.15	IN	899.0	899.0
WV-3	903.13	IN	897.4	901.63	WV-25	901.63	IN	898.5	898.5
WV-4	903.54	IN	899.8	902.29	WV-26	902.29	IN	898.0	898.0
WV-5	903.51	IN	899.2	902.74	WV-27	902.74	IN	897.1	897.1
WV-6	905.08	IN	902.1	903.17	WV-28	903.17	IN	897.8	897.8
WV-7	906.87	IN	900.6	901.69	WV-29	901.69	IN	898.1	898.1
WV-8	907.32	IN	902.7	900.89	WV-30	900.89	IN	892.6	892.6
WV-9	907.62	IN	903.2	901.11	WV-31	901.11	IN	893.4	893.4
WV-10	908.07	IN	903.8	901.29	WV-32	901.29	IN	893.6	893.6
WV-11	908.07	IN	903.7	899.67	WV-33	899.67	IN	895.3	895.3
WV-12	907.22	IN	900.8	894.40	WV-34	894.40	IN	898.8	898.8
WV-13	910.83	IN	906.8	906.94	WV-35	906.94	IN	893.9	893.9
WV-14	910.76	IN	906.3	906.33	WV-36	906.33	IN	893.0	893.0
WV-15	911.71	IN	906.8	897.93	WV-37	897.93	IN	893.4	893.4
WV-16	911.67	IN	906.5	898.05	WV-38	898.05	IN	893.3	893.3
WV-17	912.36	IN	907.6	897.09	WV-39	897.09	IN	892.4	892.4
WV-18	911.97	IN	908.0	897.41	WV-40	897.41	IN	892.8	892.8
WV-19	911.85	IN	907.7	892.58	WV-41	892.58	IN	899.2	899.2
WV-20	911.69	IN	908.8	892.26	WV-42	892.26	IN	898.2	898.2
WV-21	905.98	IN	902.0	893.09	WV-43	893.09	IN	896.7	896.7
WV-22	903.60	IN	899.5	891.84	WV-44	891.84	IN	897.2	897.2
					WV-45	901.43	IN	894.2	894.2

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	906.02	TOP NUT ON HYDRANT, NORTH CORNER OF MLK BLVD. AND WILSON STREET
BM-2	896.18	CURB SQUARE ON CURB SOUTH CORNER OF WILSON ST. AND PINKNEY ST.
BM-3	892.98	CURB SQUARE IN FRONT OF STAIRS AT 115 EAST WILSON ST.
BM-4	910.42	TOP NUT ON HYDRANT, NORTH CORNER OF PINKNEY ST. AND DOTY ST.
BM-5	916.00	TOP NUT ON HYDRANT, NORTH CORNER OF MLK BLVD AND DOTY ST.
BM-6	905.79	TOP NUT ON HYDRANT, SOUTH CORNER OF DOTY ST. AND KING ST.

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL A)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MCS-733937-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

ALL OF BLOCK 88, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
TAX KEY NUMBER: 251/0709-242-0701-8

SURVEYOR'S CERTIFICATE

TO:
 THE CITY OF MADISON,
 FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DECIMAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 4, 5, 7(a), 8, 9, 10(a), 11(b), 20(a) AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 08, 2015.

JOHN KRESS, S-1878
PROFESSIONAL LAND SURVEYOR

- LEGEND**
- GOVERNMENT CORNER
 - CHISELED "X" FOUND
 - CHISELED "X" SET
 - BENCHMARK
 - FINISHED FLOOR SHOT LOCATION
 - MONITORING WELL
 - BOLLARD
 - FLAG POLE
 - SIEN
 - PARKING METER
 - SANITARY MANHOLE
 - CLEAN OUT
 - VENT PIPE
 - HYDRANT
 - WATER OR GAS VALVE
 - CURB STOP/SERVICE VALVE
 - STORM MANHOLE
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - CURB INLET
 - MANHOLE - UNCOVERED TYPE
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - TRAFFIC SIGNAL
 - WALL
 - TELEPHONE MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - HANDICAPPED PARKING
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CONTROLLING
 - PLATTED LOT LINE
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND CABLE
 - BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - DISCONTINUED MAPPED PIPE LINE
 - DEMOTES RECORD DATA DEPENDING THE SAME LINE ON THE GROUND

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF JUNE 22 & 27 AND JULY 06, 2015.
- THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE SYSTEM (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 09 EAST, IS 48°02'33" E 330.99'.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83/1988). BENCHMARK IS FIRE HYDRANT AT THE CORNER OF WILSON STREET AND MARTIN LUTHER KING, JR. BOULEVARD. ELEVATION = 906.02.
- CONTOUR INTERVAL IS 1 FOOT.
- SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
- THE SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NOS. 20152919730, 20152919743, 20152919761, 20152919762 AND 20152919764, WITH A CLEAR DATE OF JUNE 25, 2015.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THAT THESE BENCHMARKS HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8011.
- UTILITY MAPPING PROVIDED BY: CITY OF MADISON, CENTURYLINK, AT&T, TDS TELECOM.
- IS-TOP OF STAIRS: RS= BOTTOM OF STAIRS; RS= NUMBER OF RISERS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 9 THERE ARE 61 PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 63 PARKING SPACES AND THERE ARE 9 MOTORCYCLE PARKING SPACES ON PARCEL A. THERE ARE 300 PARKING SPACES ON PARCEL B. THERE ARE A TOTAL OF 363 PARKING SPACES.

ITEM 10(a) THERE ARE NO DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.

ITEM 11(b) NOTE - WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE CORRELATED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 20 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS (PARCEL A)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MCS-733937-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

(12) AFFIDAVIT RECORDED IN VOLUME 1027 OF RECORDS, PAGE 128, AS DOCUMENT NO. 1608842.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(13) A RESOLUTION APPROVING THE SOUTH SQUARE REDEVELOPMENT PLAN RECORDED SEPTEMBER 21, 1994, AS DOCUMENT NO. 2633082.
THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

(14) GRANT OF RIGHT OF FIRST REFUSAL RECORDED APRIL 15, 1999, AS DOCUMENT NO. 3102647.
FIRST AMENDMENT TO GRANT OF RIGHT OF FIRST REFUSAL RECORDED SEPTEMBER 9, 2014, AS DOCUMENT NO. 5098973.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(15) LEASE BETWEEN CITY OF MADISON, WISCONSIN AND US POSTAL SERVICE RECORDED IN VOLUME 1038 OF RECORDS, PAGE 374, AS DOCUMENT NO. 1610872.
AMENDMENT TO LEASE RECORDED IN VOLUME 12135 OF RECORDS, PAGE 6, AS DOCUMENT NO. 2154052.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(16) LEASE BETWEEN CITY OF MADISON AND CITY EMPLOYEES CREDIT UNION RECORDED IN VOLUME 24819 OF RECORDS, PAGE 19, AS DOCUMENT NO. 253524.
FIRST AMENDMENT TO LEASE RECORDED JULY 30, 1999, AS DOCUMENT NO. 3141020.
FIRST NOTICE OF LEASE RENEWAL RECORDED APRIL 3, 2002, AS DOCUMENT NO. 3470045.
SECOND NOTICE OF LEASE RENEWAL RECORDED APRIL 17, 2007, AS DOCUMENT NO. 4299900.
SECOND AMENDMENT TO LEASE RECORDED FEBRUARY 4, 2008, AS DOCUMENT NO. 4394368.
THIRD NOTICE OF LEASE RENEWAL RECORDED MARCH 2, 2013, AS DOCUMENT NO. 4967834.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(17) UNITED STATES POSTAL SERVICE LEASE RECORDED JANUARY 24, 1996, IN VOLUME 31861 OF RECORDS, PAGE 12, AS DOCUMENT NO. 2733649.
THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED) (PARCEL B)
(FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MCS-733941-MAD, COMMITMENT DATE: JULY 02, 2015 AT 7:30 A.M.)

PARCEL 1:
THE SOUTHWEST ONE HUNDRED TEN FEET (110') OF THE NORTHEAST ONE-HALF (NE 1/2) OF LOT THIRTEEN (13), BLOCK ONE HUNDRED FIVE (105), CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 2:
THE NORTHEAST 33 FEET OF THE SOUTHWEST 110 FEET AND THE NORTHWEST 40 FEET OF THE SOUTHWEST 33 FEET OF THE SOUTHWEST 110 FEET OF LOT 13, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

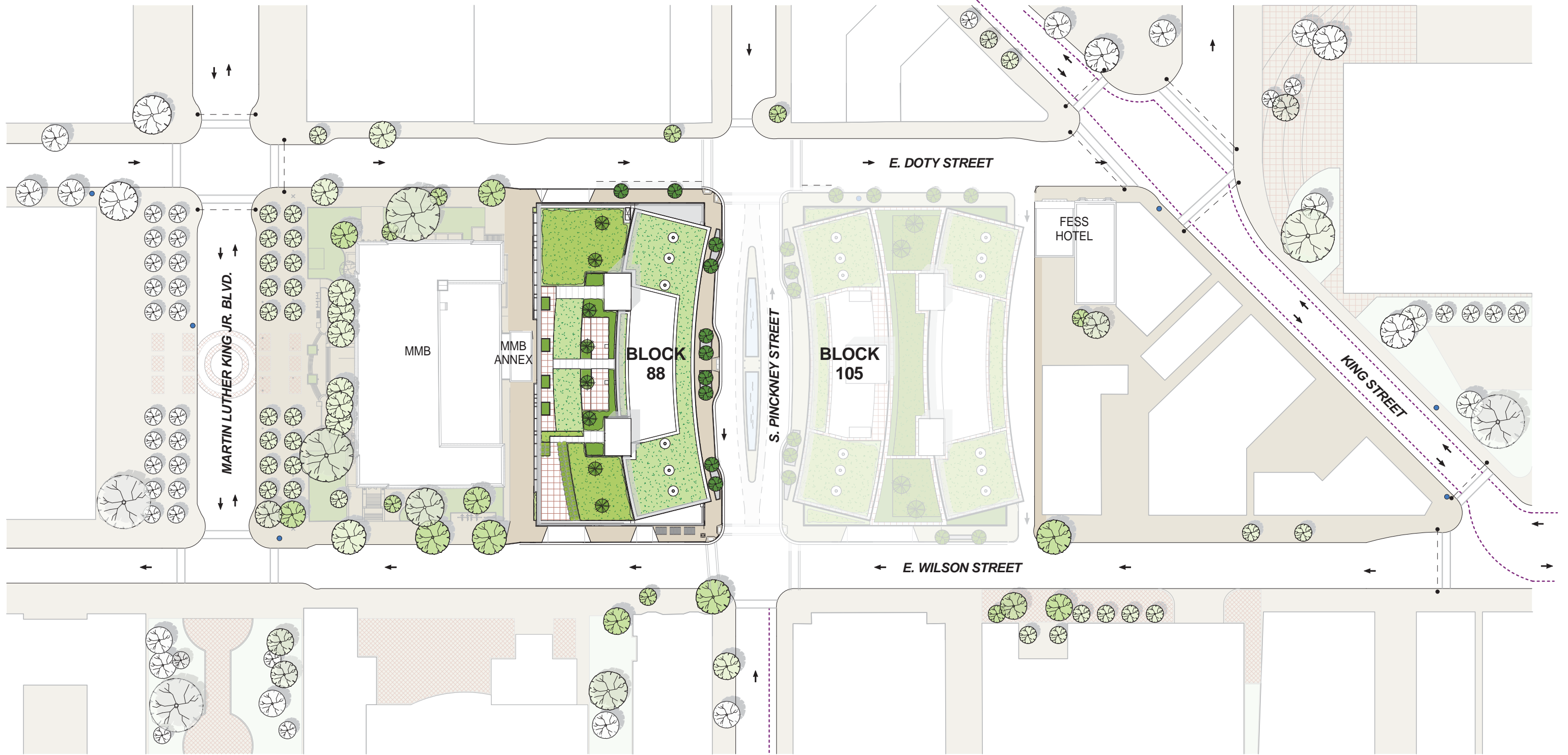
PARCEL 3:
THE SOUTHWEST 88 FEET, LOT 12, BLOCK 105, CITY OF MADISON, ACCORDING TO THE DOTY TRUSTEE PLAT, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 4:
THE SOUTHWEST SEVENTY (70) FEET OF THE SOUTHWEST THIRTY-THREE (33) FEET OF LOT THIRTEEN (13), BLOCK ONE HUNDRED FIVE (105), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 5:
LOTS THREE AND ELEVEN, BLOCK ONE HUNDRED FIVE, IN THE ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

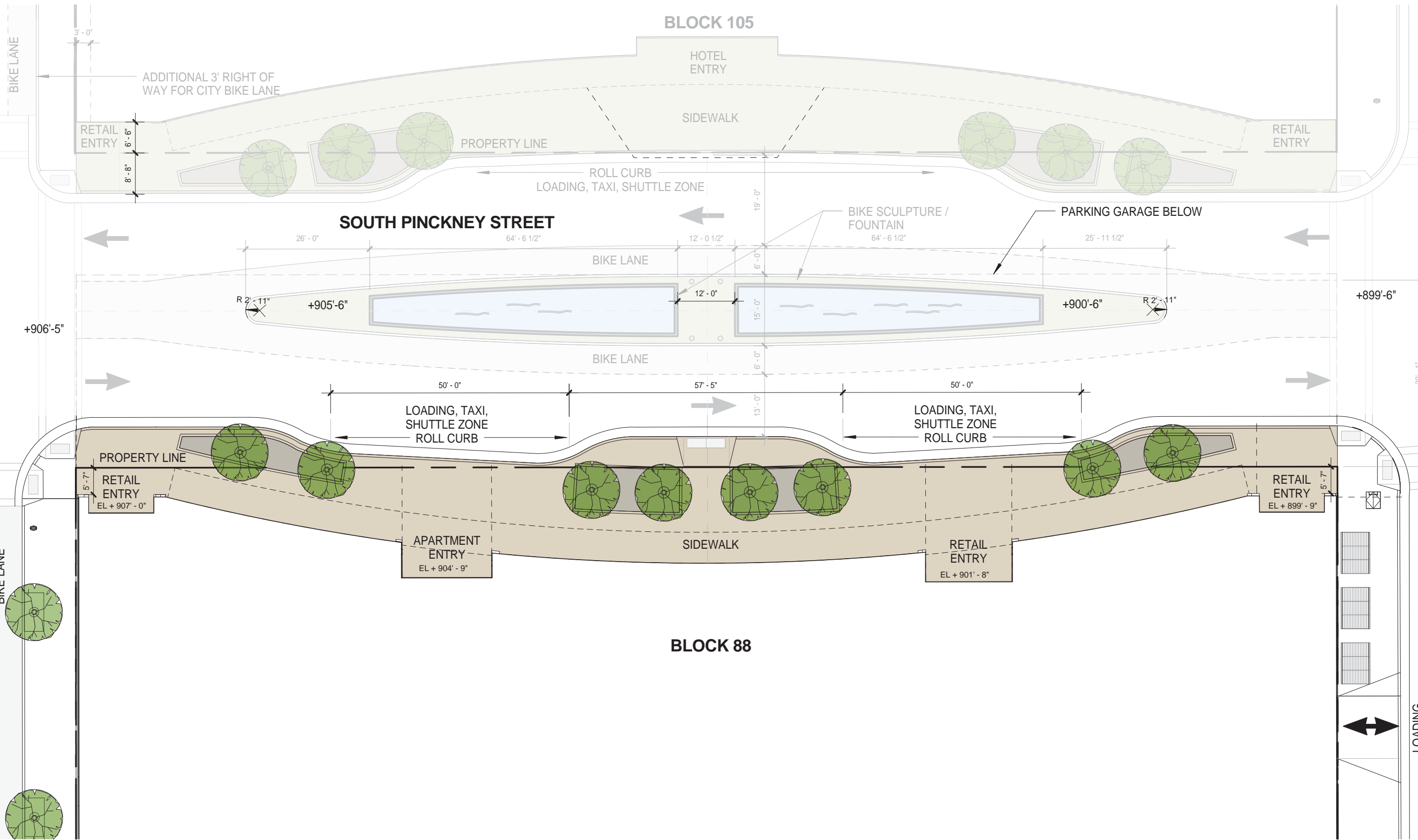
PARCEL 6:
LOT ONE (1), BLOCK ONE HUNDRED FIVE (105), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

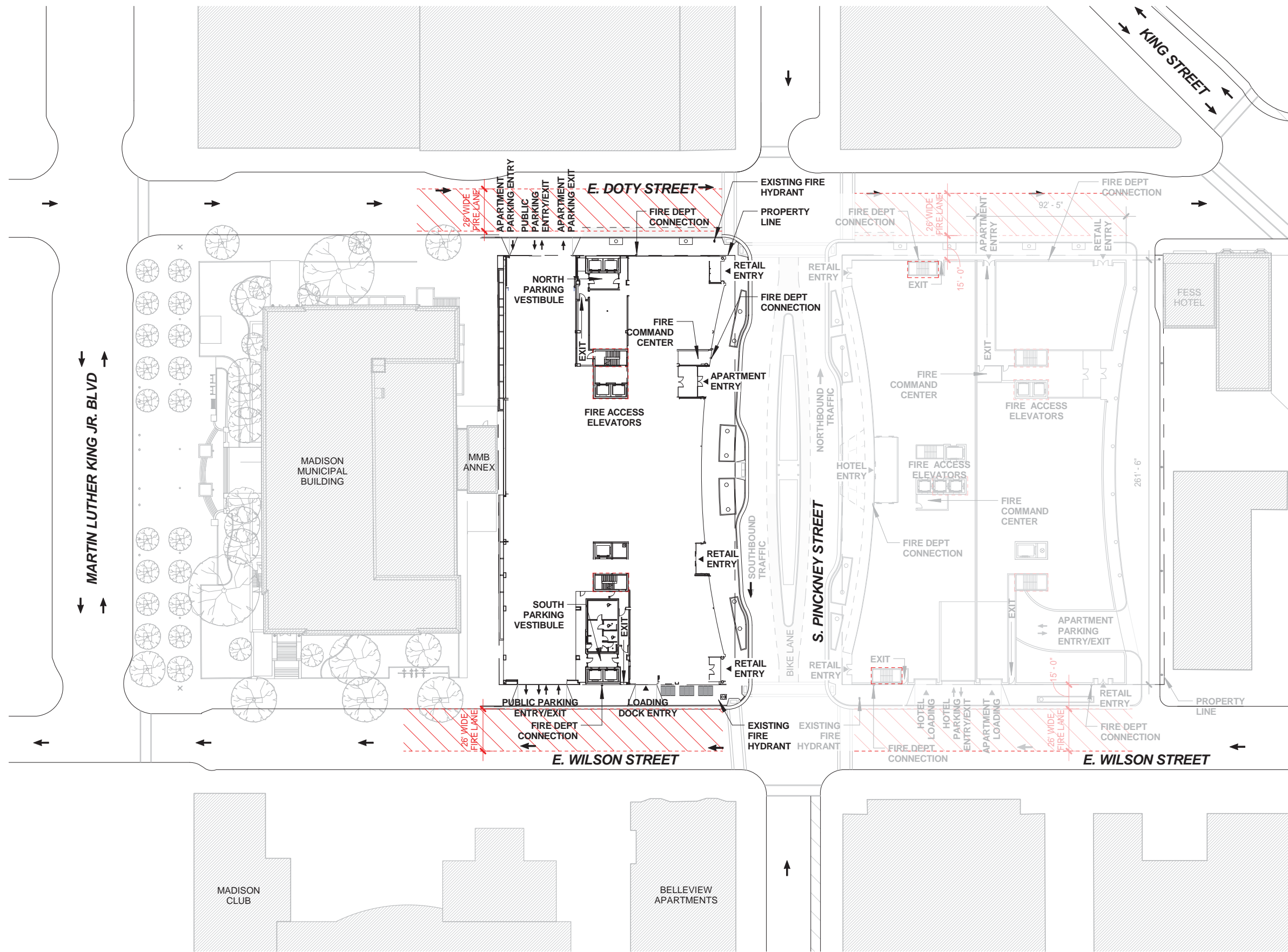
PARCEL 7:
LOT NUMBER TWO (2), AND THE NORTHWEST FORTY-FOUR (44) FEET OF LOT NUMBER TWELVE (12), AND THE NORTHWEST TWENTY-TWO FEET OF LOT NUMBER THIRTEEN (13), IN BLOCK ONE HUNDRED FIVE (105), IN THE ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.
TAX KEY NUMBER: 251/0709-242-0200-0



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



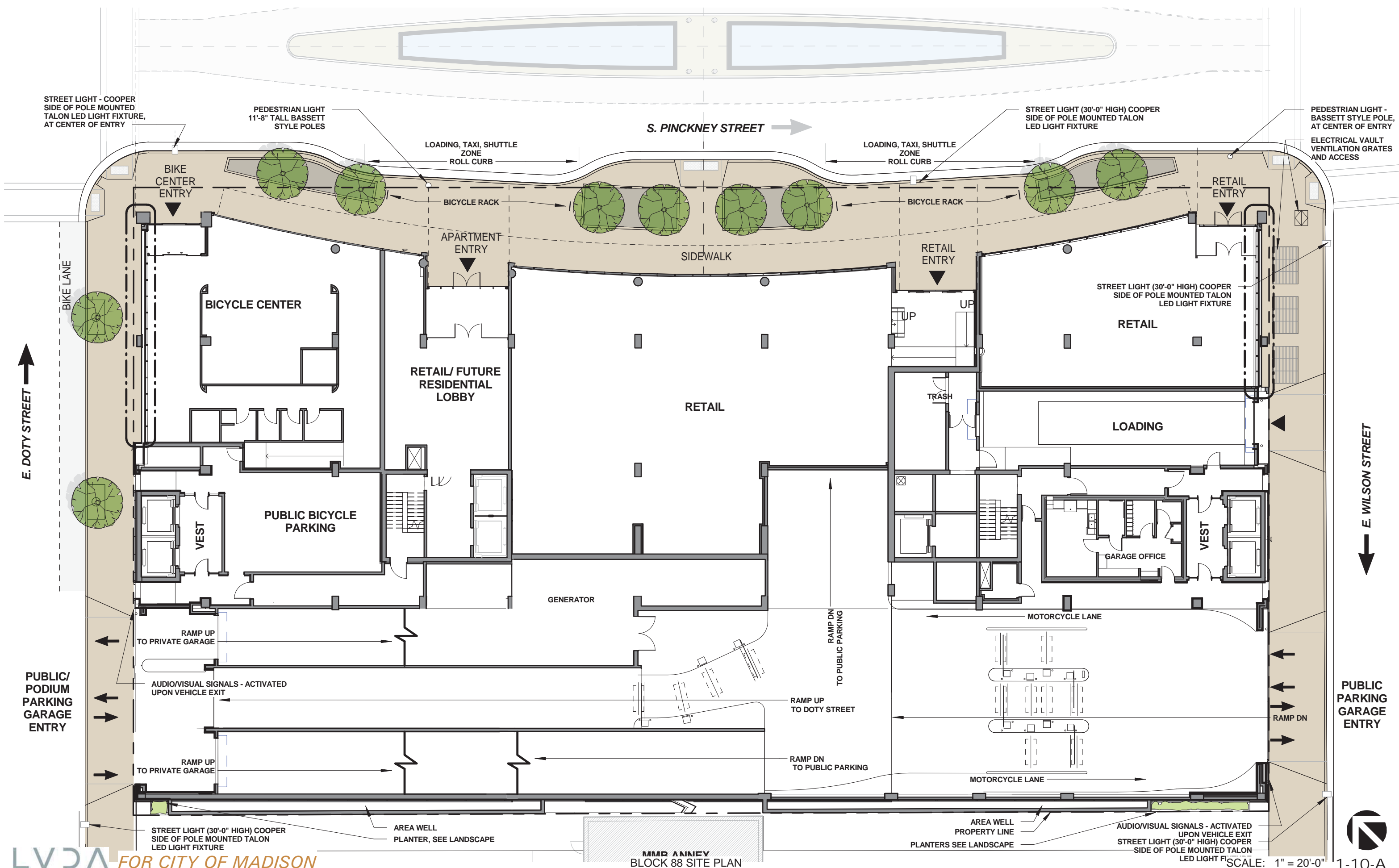




BLOCK 88 PERIMETER: 821'-4"
 BLOCK 88 WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 137'-4"
 WILSON STREET: 137'-4"
 PERCENTAGE OF BLOCK 88 WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: 33.4%
 REQUIRED PERCENTAGE: 25%

BLOCK 105 APARTMENT PERIMETER: 710'-3"
 BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE:
 DOTY STREET: 92'-6"
 WILSON STREET: 92'-6"
 PERCENTAGE OF BLOCK 105 APARTMENT WITH ACCESS TO 26' WIDE AERIAL FIRE LANE: 26%
 REQUIRED PERCENTAGE: 25%





TREE



CHANTICLEER PEAR (4 SEASONS OF INTEREST)



PRINCETON SENTRY GINKGO (4 SEASONS OF INTEREST)

4 SEASON ANNUAL PLANTING ROTATION



SPRING

TULIPS IN 2-3 COLORS



SUMMER

MIX OF TROPICAL FOLIAGE – BOTH COARSE AND FINE TEXTURES, AND BRIGHT ACCENTS OF ANNUAL FLOWERS



FALL

FROST HARDY ANNUALS SUCH AS MUMS, KALE, AND GRASSES, RETAINING SPECIES FROM SUMMER ROTATION AS APPROPRIATE.



WINTER

EVERGREEN BOUGHS, BRIGHTLY COLORED BRANCHES, AND ACCENT EVERGREEN SHRUBS. HOLIDAY LIGHTING AS APPROPRIATE.

NOTE: DESCRIPTIONS PROVIDE GENERAL AESTHETIC INTENT ONLY. ANNUAL ROTATIONS TO BE CONTRACTED THROUGH A LOCAL DESIGN-BUILD LANDSCAPE SERVICE IN WHICH EXACT SPECIES, COLOR PALETTE, ETC WILL BE CHANGED ON A YEARLY BASIS.

	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREE	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	-	4"	-	-	B & B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	-	4"	-	-	B & B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIG ONLY
EVERGREEN TREE	PINUS STROBUS	WHITE PINE	-	-	8'	-	B & B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
EVERGREEN SHRUBS	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	-	-	5'	-	B & B	-
SHRUBS	JUNIPERUS 'ANDORRA COMPACTA'	COMPACT ANDORRA JUNIPER	-	-	-	24"	#5	3'-0" ON CENTER
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	-	24"	#5	3'-0" ON CENTER
ORNAMENTAL GRASS	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER GRASS REED GRASS	-	-	-	-	#3	2'-0" ON CENTER
	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	-	-	-	-	#3	2'-0" ON CENTER
PERENNIAL	NEPETA FAASSENII	CATMINT	-	-	-	-	#2	1'-6" ON CENTER
	ASCLEPIAS TUBEROSE	BUTTERFLY MIKWEED	-	-	-	-	#1	1'-6" ON CENTER
	RUDBECKIA FULGIDA GOLDSTURM	BLACK-EYED SUSAN	-	-	-	-	#1	1'-6" ON CENTER
	ECHINACEA PURPUREA	PURPLE CONEFLOWER	-	-	-	-	#1	1'-6" ON CENTER
	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	-	-	-	-	#1	1'-6" ON CENTER
	HEMEROCALLIS 'GOING BANANAS'	DAYLILY	-	-	-	-	#1	1'-6" ON CENTER
	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	-	-	-	-	#1	1'-6" ON CENTER
GROUND COVER	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	-	-	-	-	1'-0" ON CENTER
ANNUALS	ANNUAL ROTATIONS TO BE CONTRACTED THROUGH A LOCAL DESIGN-BUILD LANDSCAPE SERVICE IN WHICH EXACT SPECIES, COLOR PALETTE, ETC WILL BE CHANGED ON A YEARLY BASIS.							

SEDUM MAT	SEDUM ALBUM 'CORAL CARPET'
	SEDUM FLORIFERUM 'WEINHENSTEPHANER GOLD'
	SEDUM KAMTSCHATICUM
	SEDUM REFLEXUM 'SPRING GREEN'
	SEDUM RUPESTRE 'ANGELINA'
	SEDUM SPURIUM 'BRONZE BEAUTY'
	SEDUM SPURIUM 'DRAGON'S BLOOD'
	SEDUM HYBRIDUM 'IMMERGRUNCHEN'

NOTE: REPRESENTATIVE PLANE PALETTE ONLY. FINAL SPECIES AND QUANTITIES TO BE DETERMINED

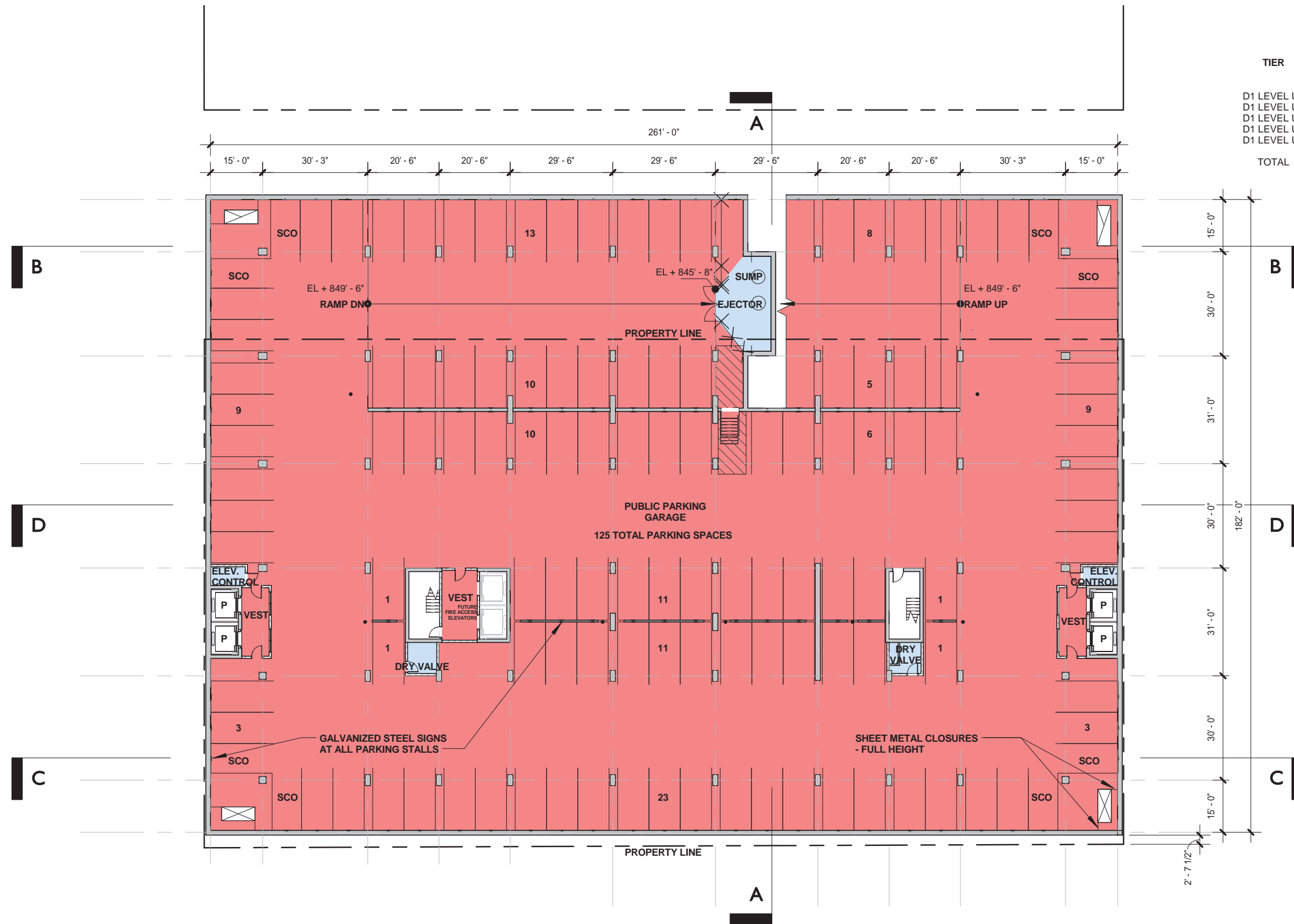
SECTION 2 - JUDGE DOYLE SQUARE - BLOCK 88

CITY OF MADISON PARKING FACILITY
PRIVATE APARTMENT DEVELOPMENT



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

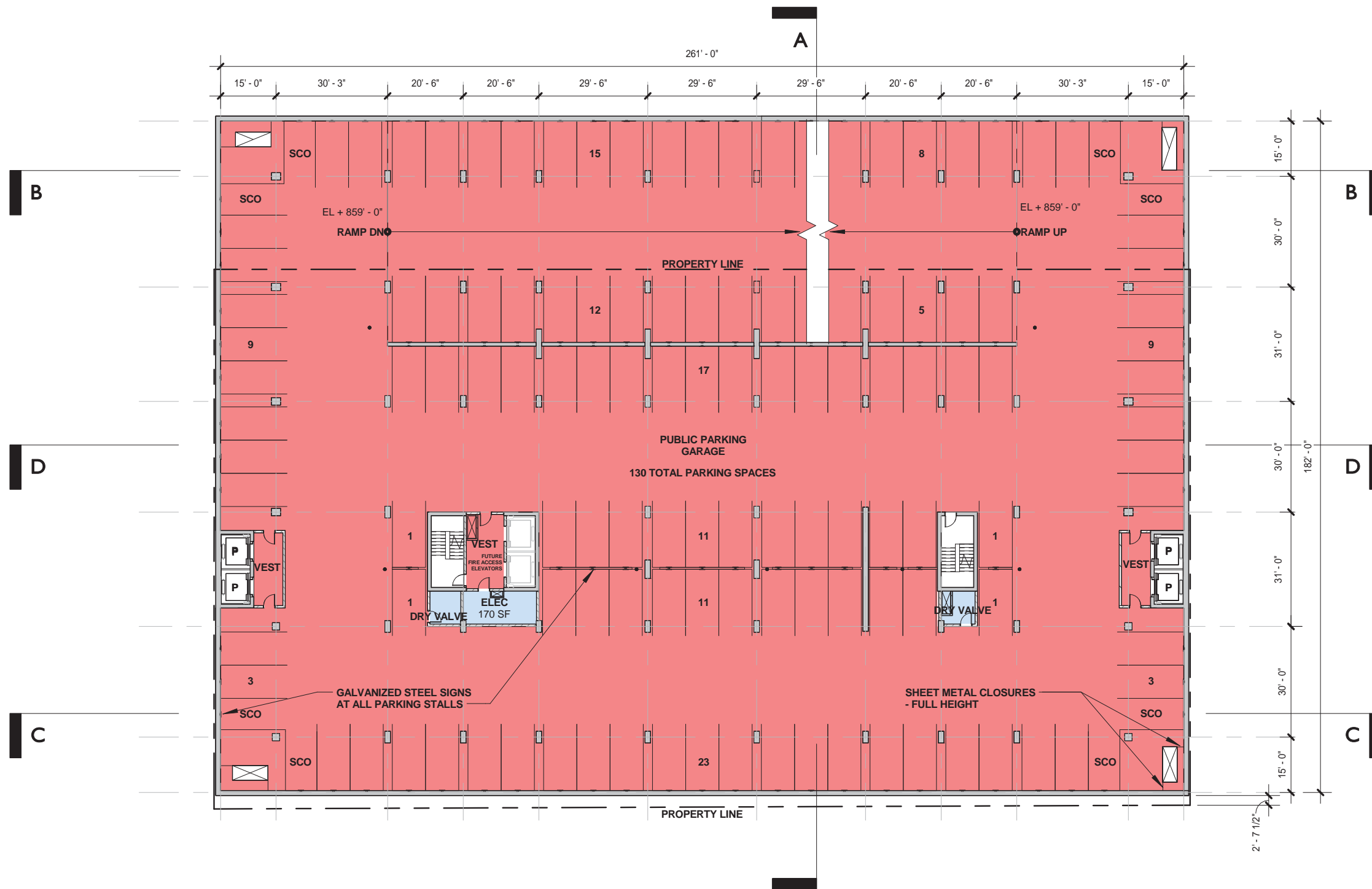
CAR COUNT PUBLIC 9'-0" 90 DEGREE STANDARD SPACE				
TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL U4	125	0	0	125
D1 LEVEL U3	130	0	0	130
D1 LEVEL U2	123	3	0	126
D1 LEVEL U1	117	6	2	125
D1 LEVEL U0	57	1	1	59
TOTAL	552	10	3	565



TOTAL GROSS SF: 48,178 SF



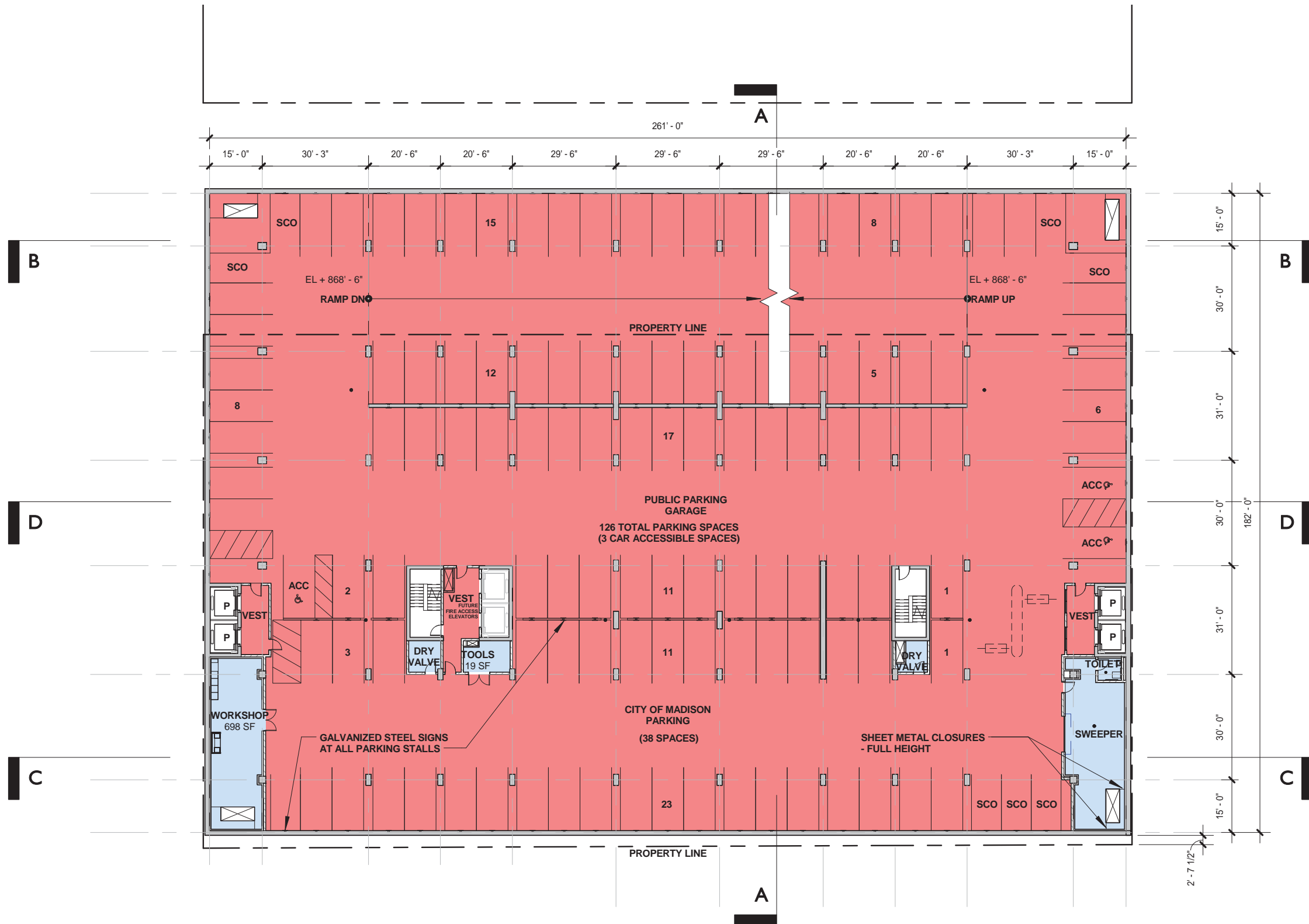
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



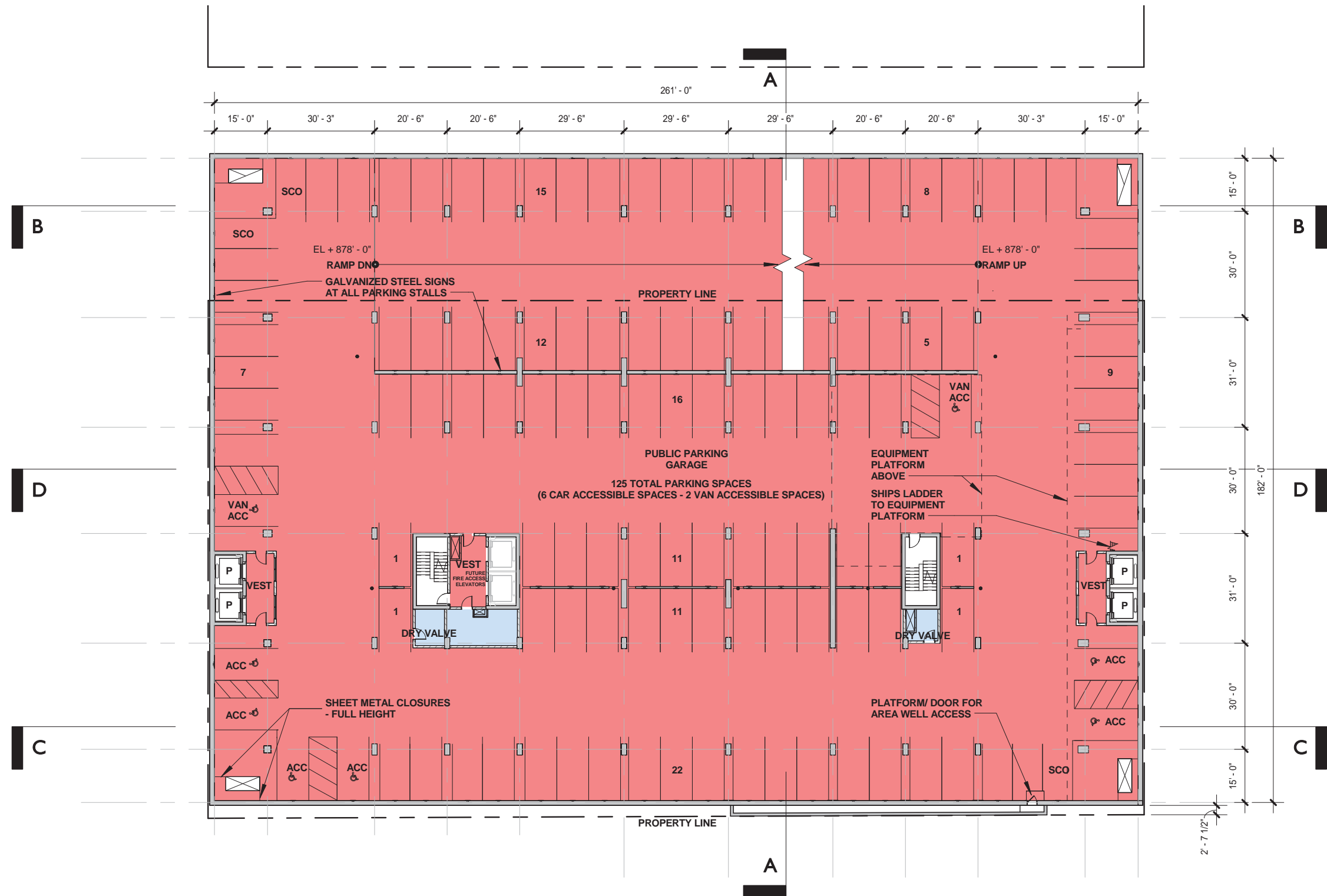
- APARTMENTS
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- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



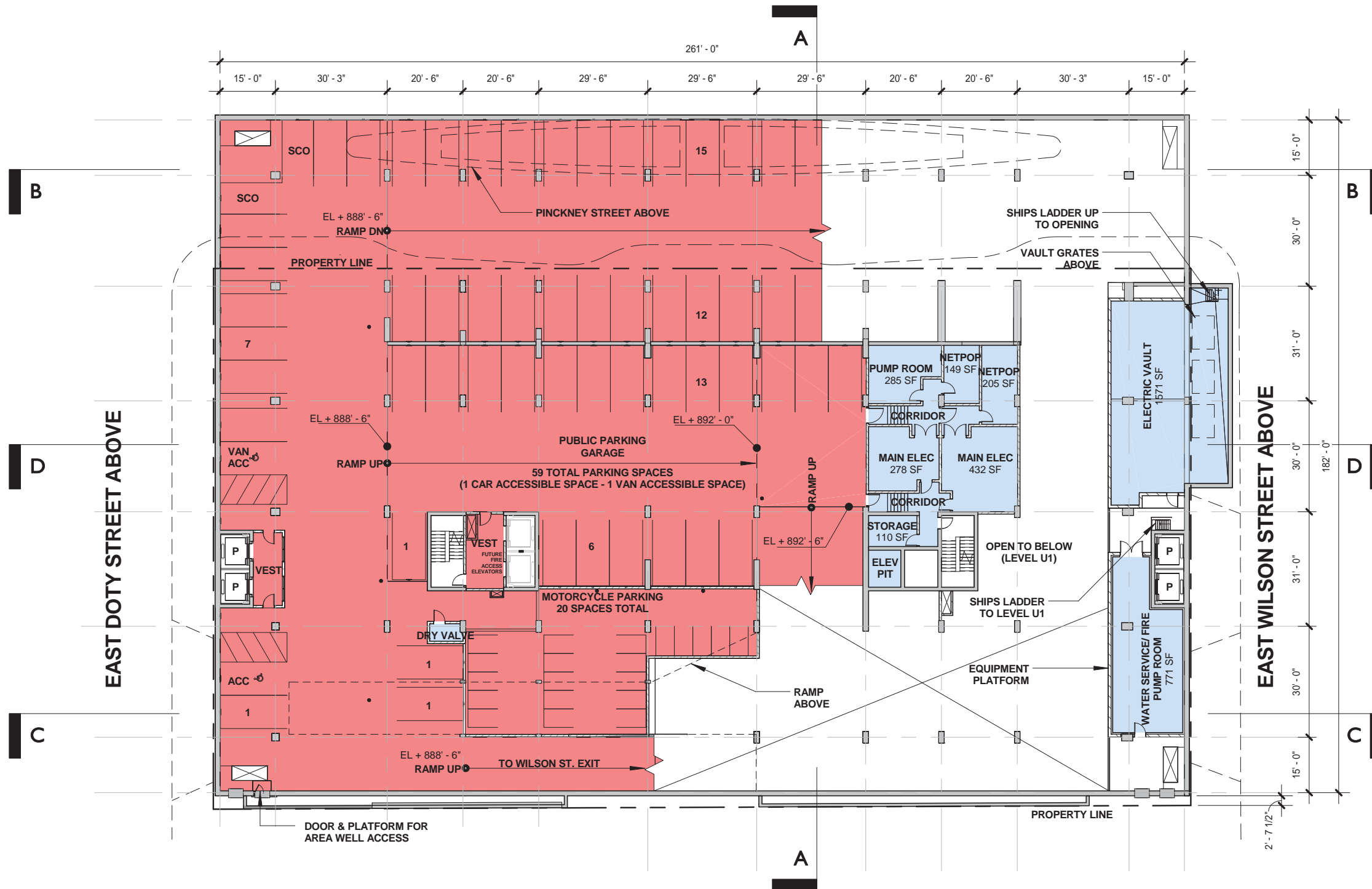
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- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 48,559 SF



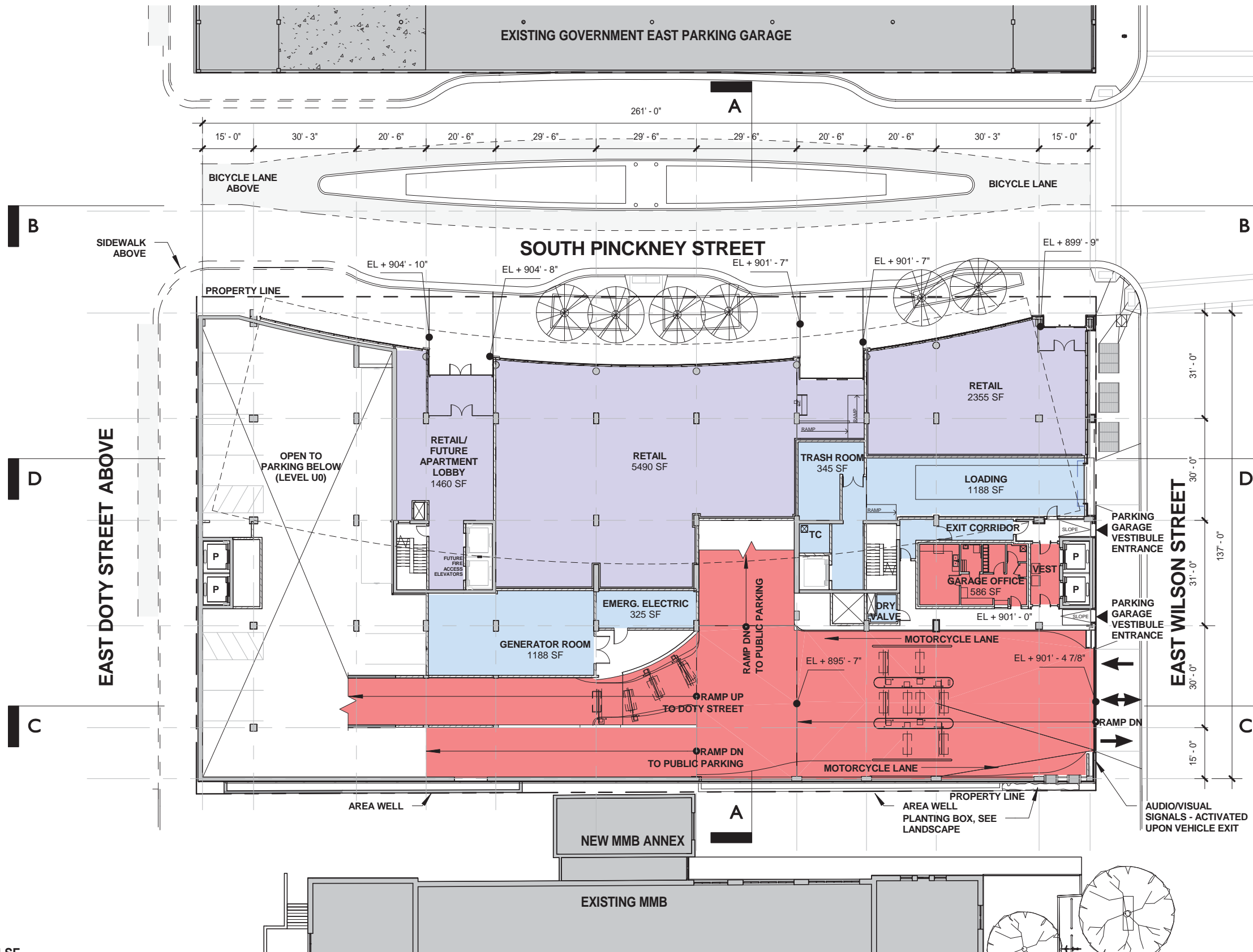
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



TOTAL GROSS SF: 33,739 SF



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

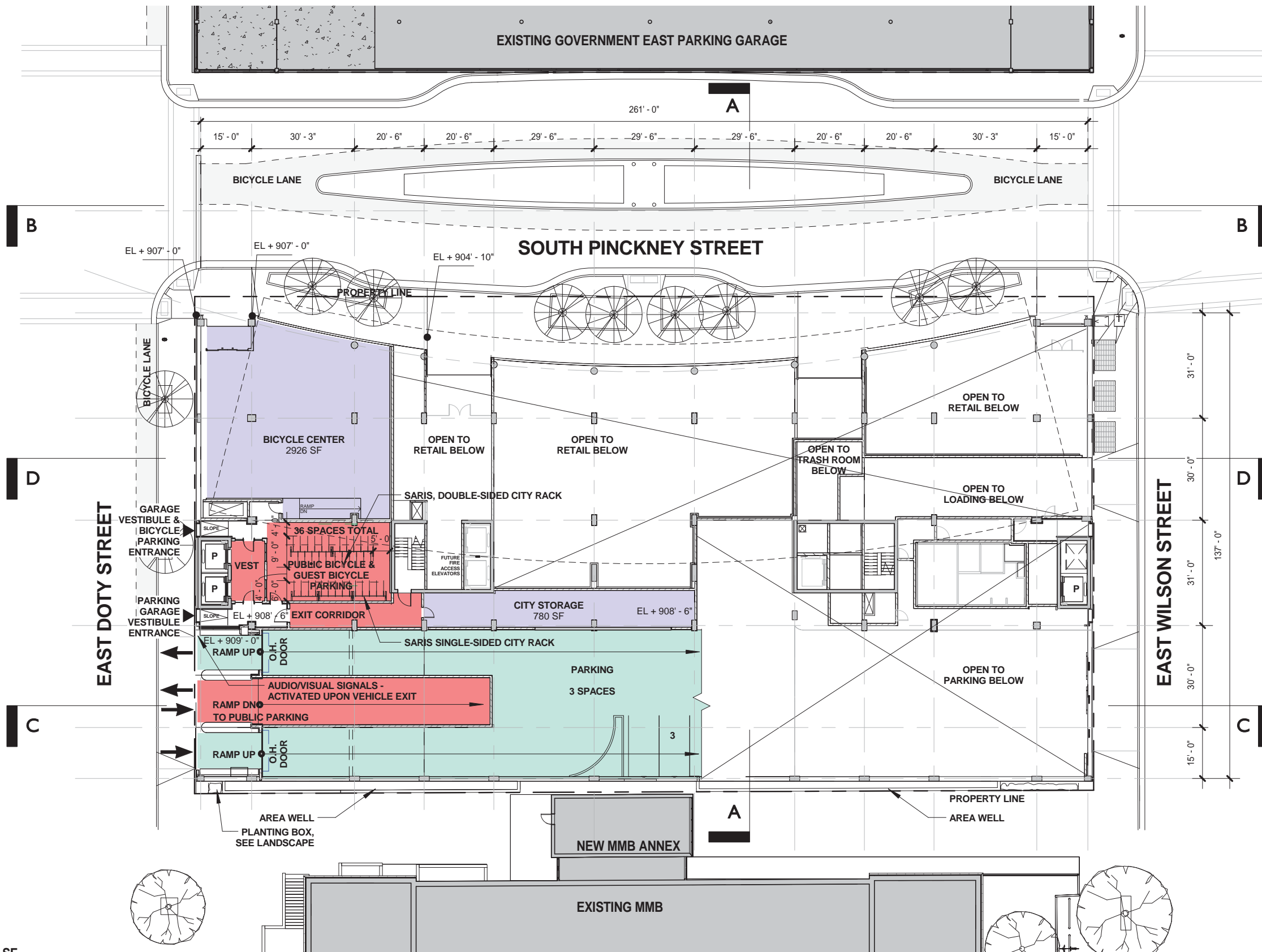


TOTAL GROSS SF: 21,744 SF



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

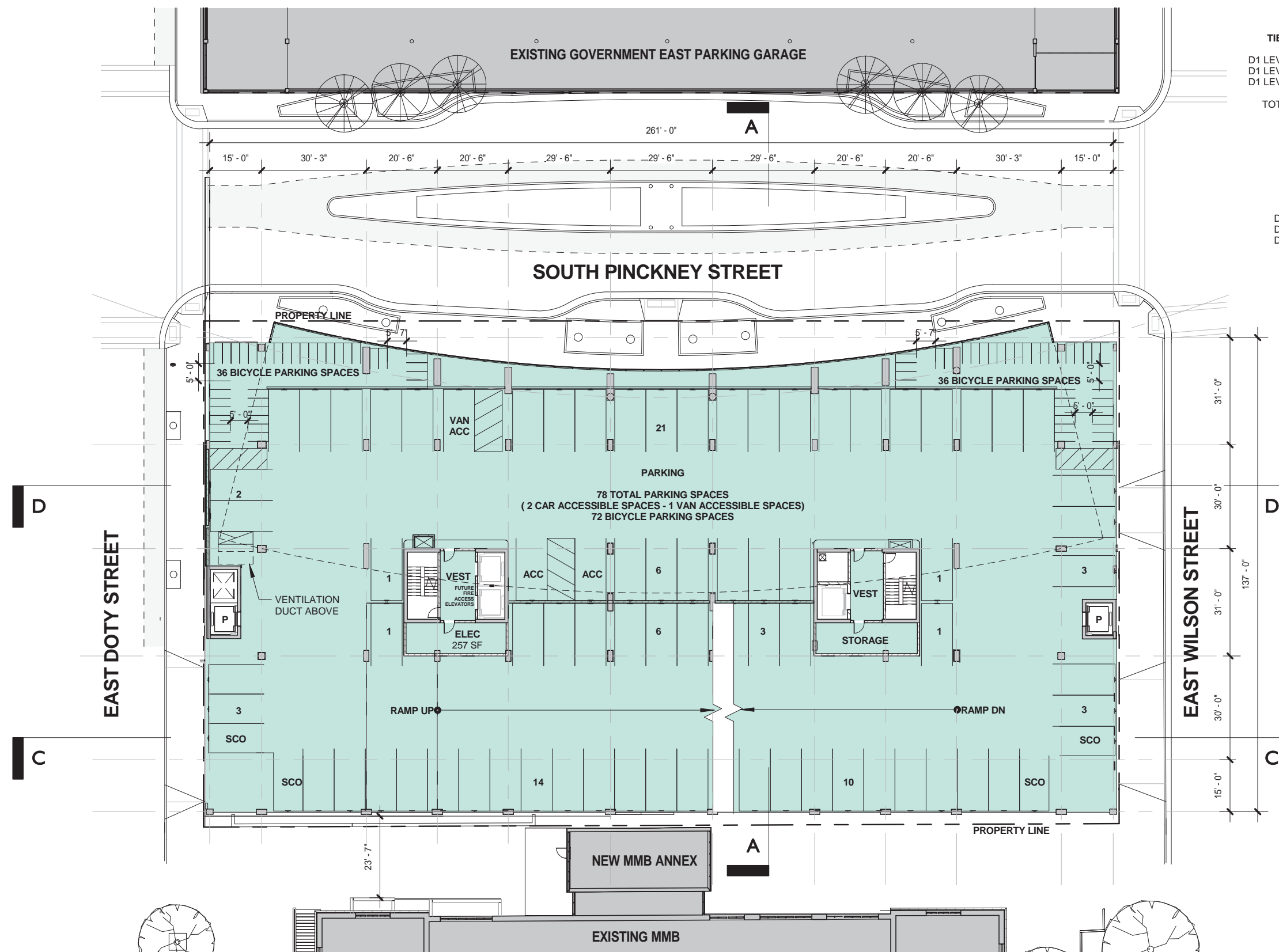
BICYCLE PARKING COUNT			
TIER	PUBLIC STALLS	GUEST STALLS	TOTAL
LEVEL 02	21	15	36



TOTAL GROSS SF: 12,194 SF



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



CAR COUNT
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL 02	3	0	0	3
D1 LEVEL 03	75	2	1	78
D1 LEVEL 04	54	2	1	57
TOTAL	138	4	2	144

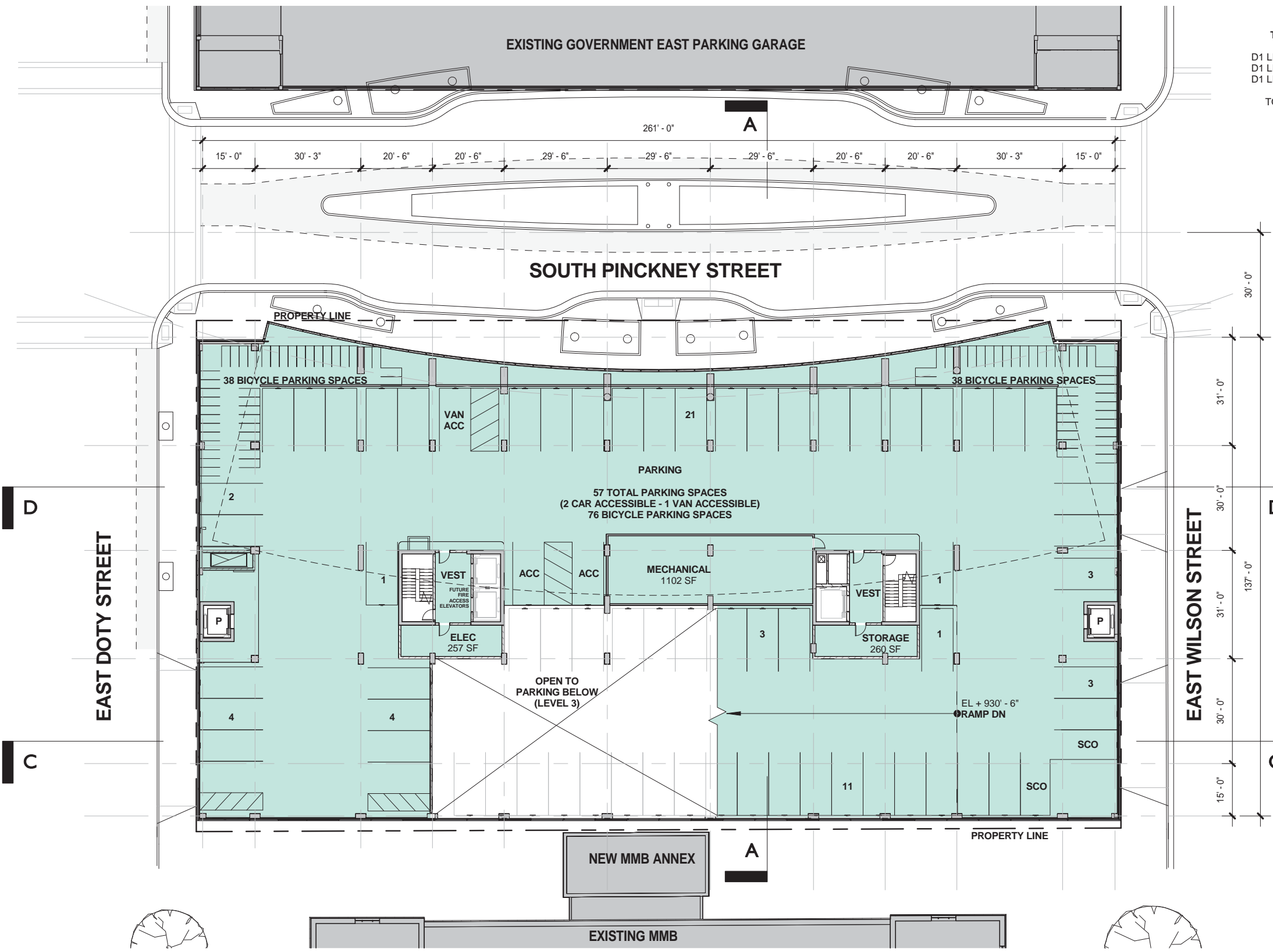
BICYCLE PARKING COUNT

TIER	PERMANENT STALLS	GUEST STALLS	TOTAL
D1 LEVEL 02	0	36	36
D1 LEVEL 03	72	0	72
D1 LEVEL 04	76	0	76
TOTAL	148	36	184

TOTAL GROSS SF: 35,193 SF



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



CAR COUNT
9'-0" 90 DEGREE STANDARD SPACE

TIER	STANDARD	CAR ACCESSIBLE	VAN ACCESSIBLE	TOTAL
D1 LEVEL 02	3	0	0	3
D1 LEVEL 03	75	2	1	78
D1 LEVEL 04	54	2	1	57
TOTAL	138	4	2	144

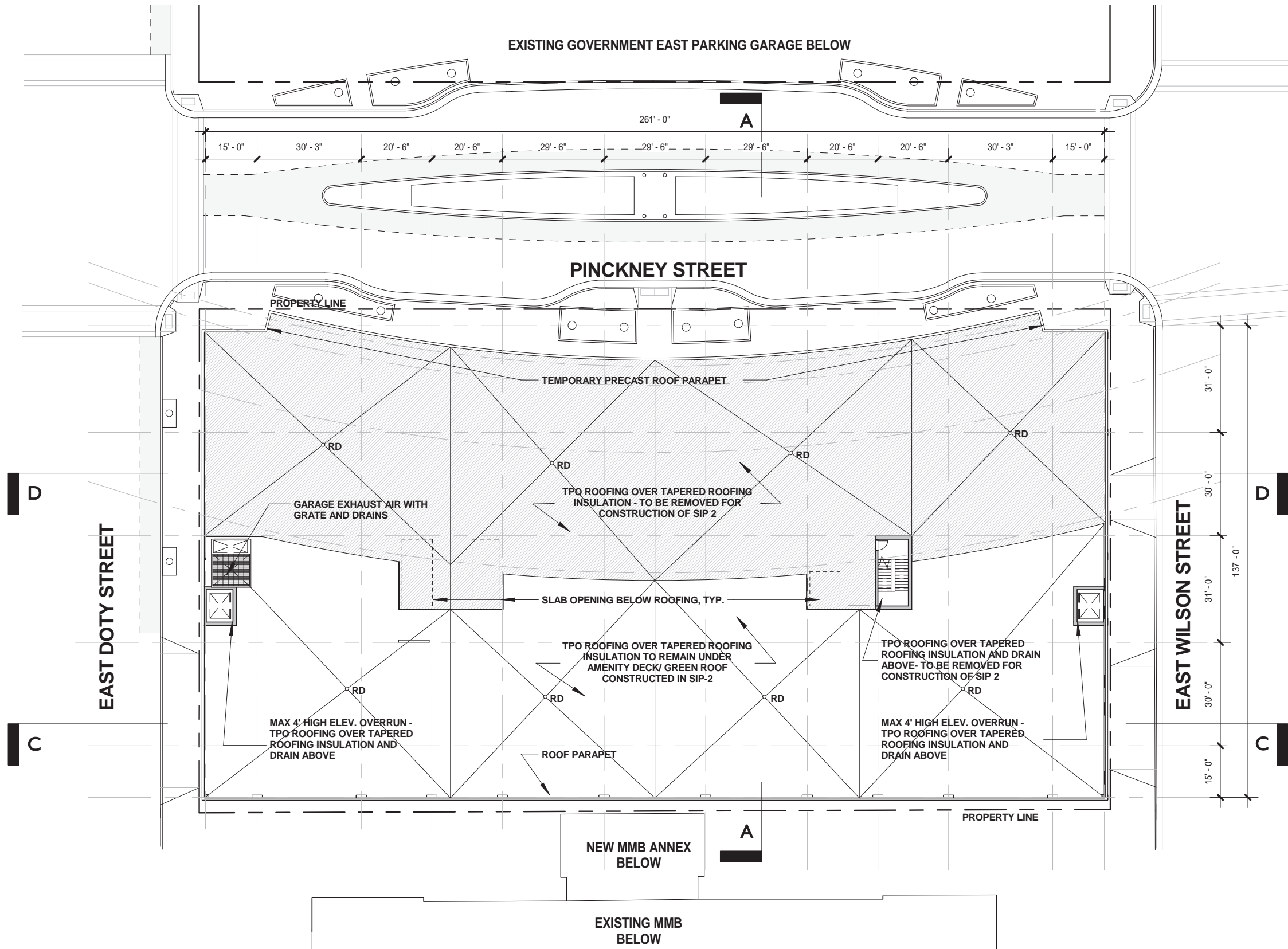
BICYCLE PARKING COUNT

TIER	PERMANENT STALLS	GUEST STALLS	TOTAL
D1 LEVEL 02	0	36	36
D1 LEVEL 03	72	0	72
D1 LEVEL 04	76	0	76
TOTAL	148	36	184

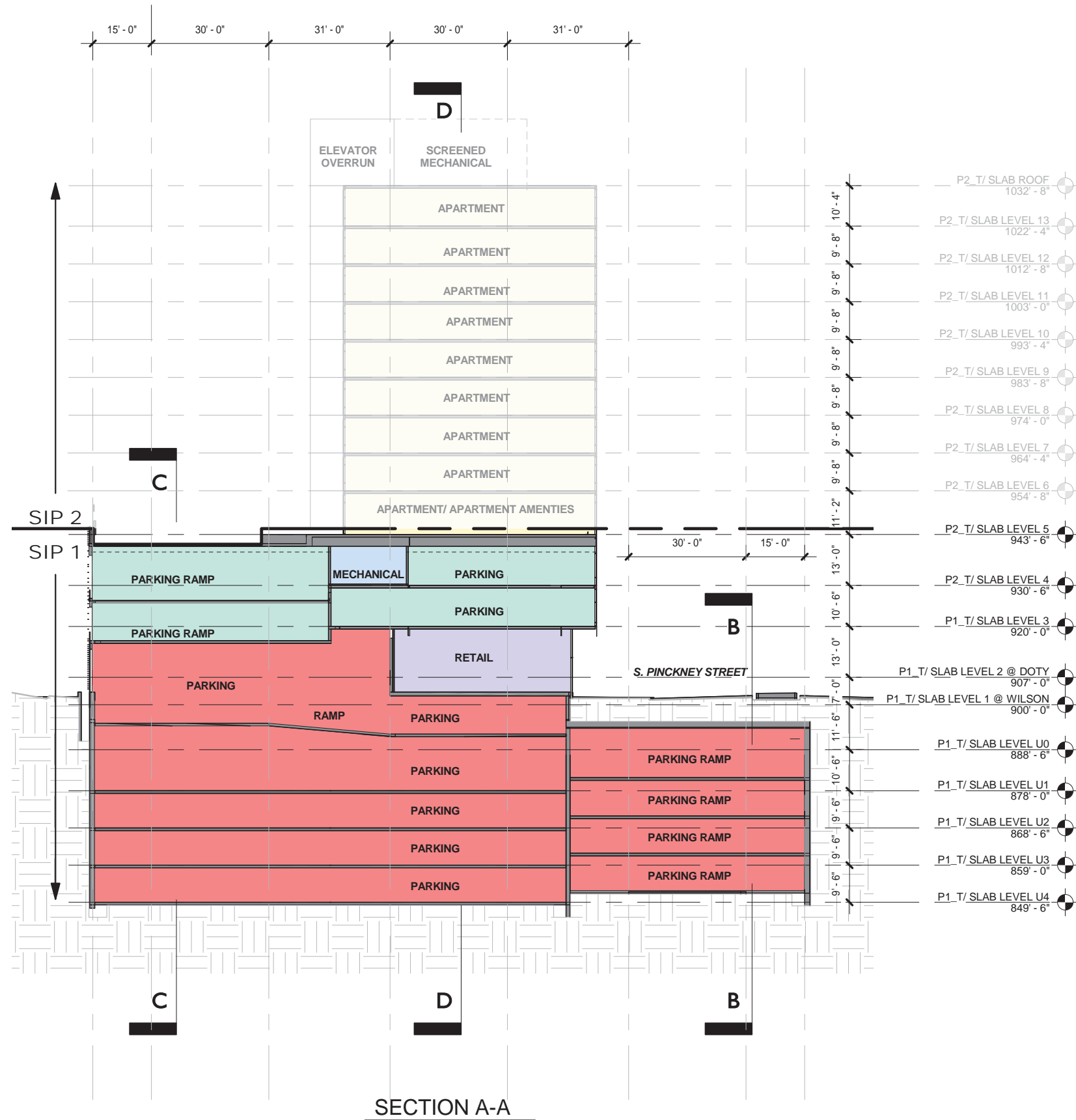
TOTAL GROSS SF: 35,193 SF



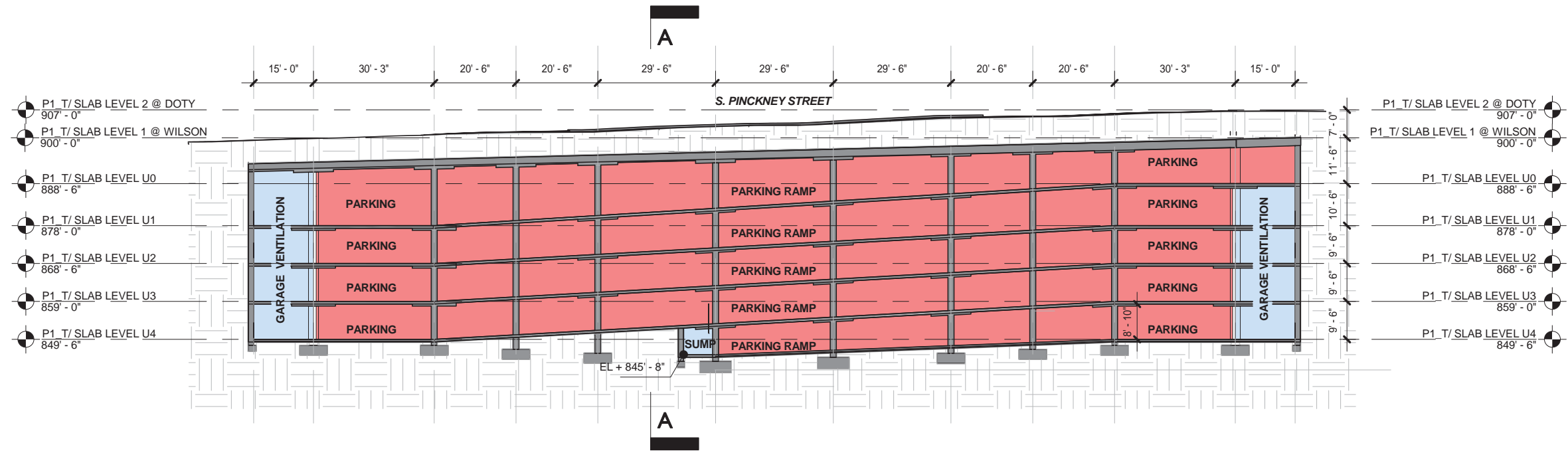
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



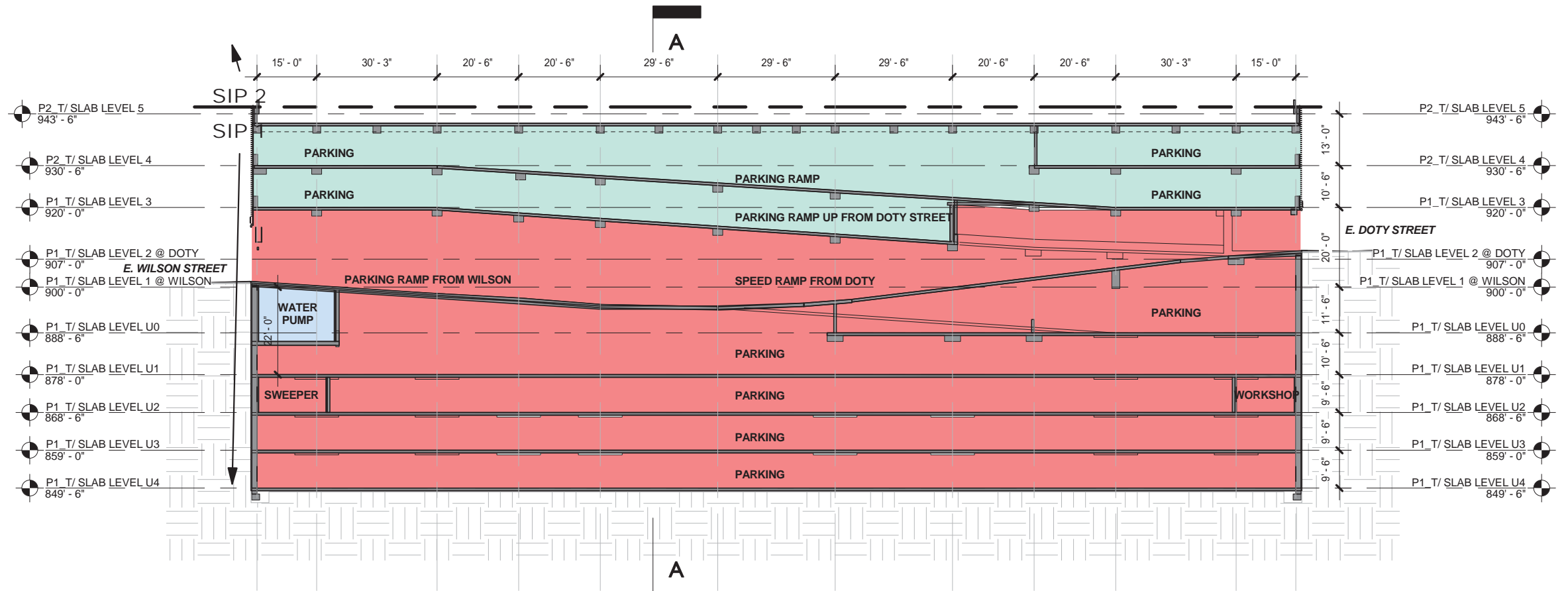
- APARTMENTS
- RETAIL
- SERVICE
- PARKING
- PUBLIC PARKING
- GREEN ROOF



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

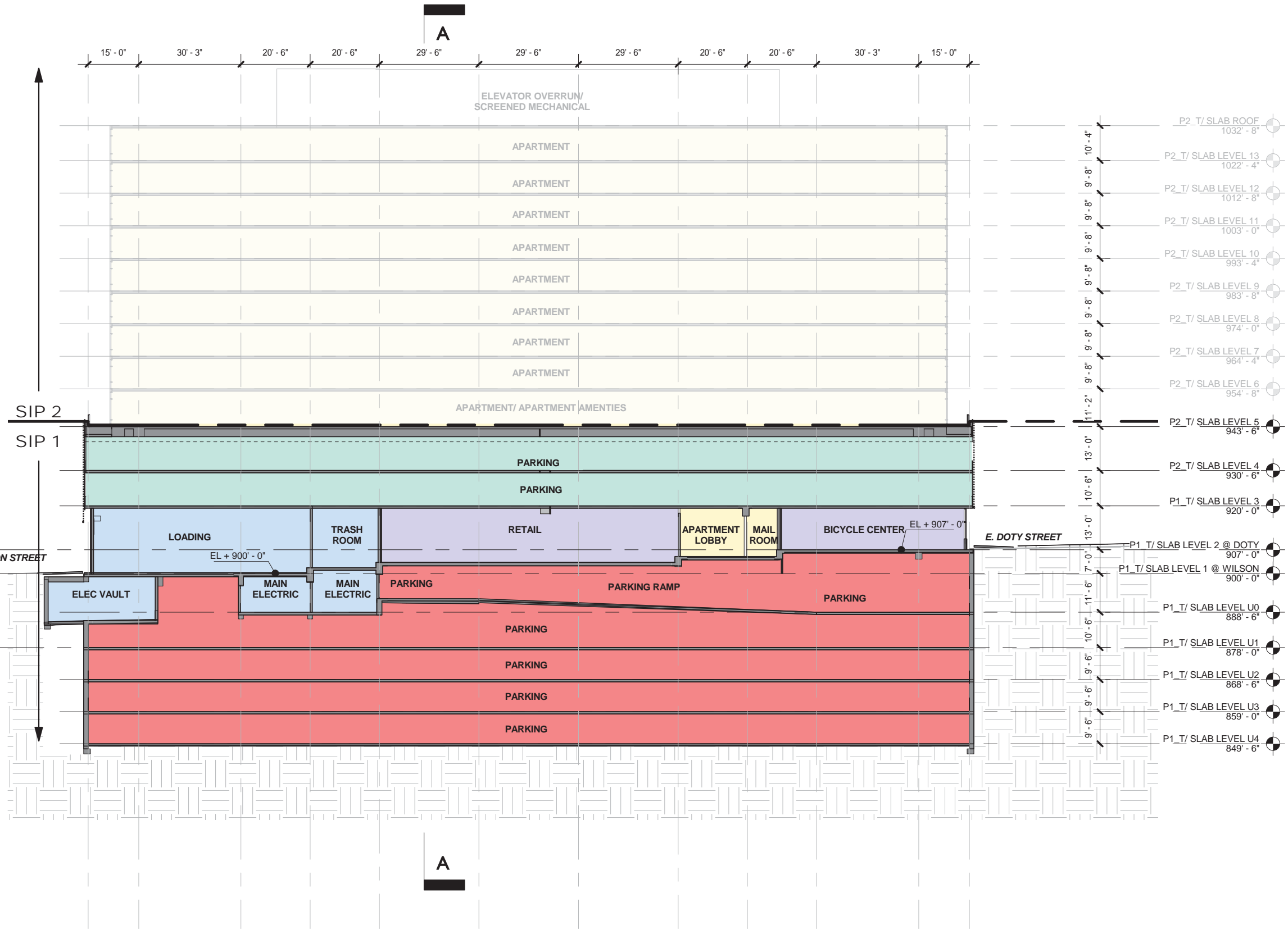


SECTION B-B

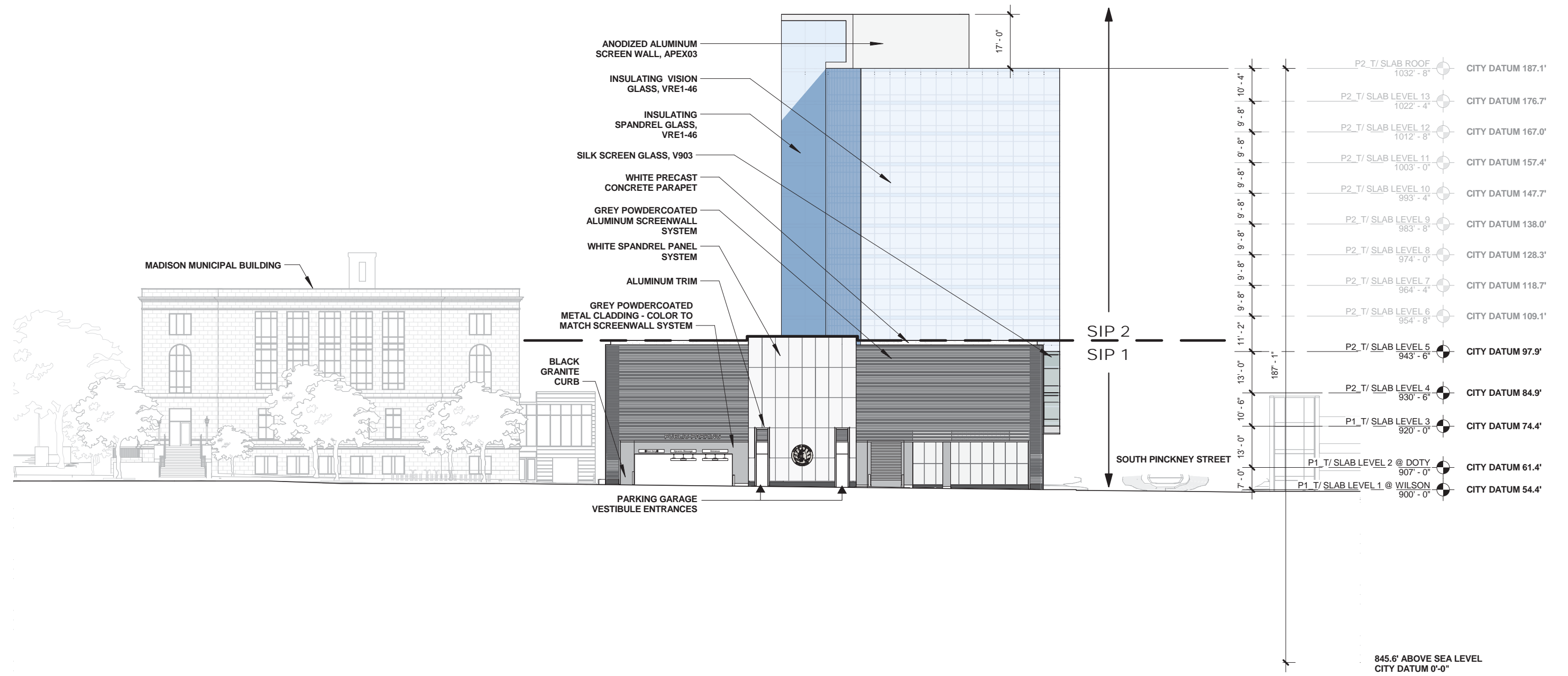


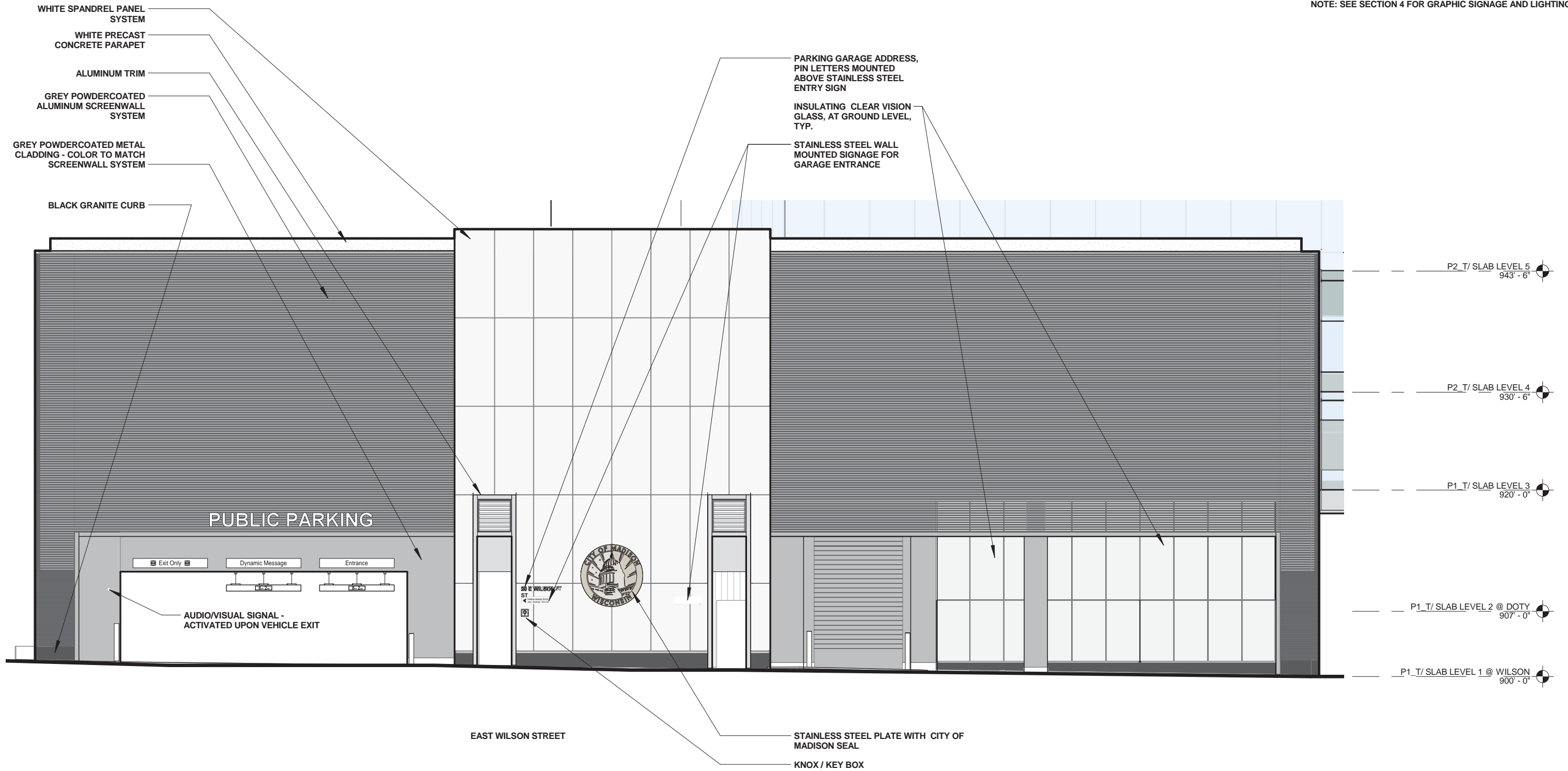
SECTION C-C

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

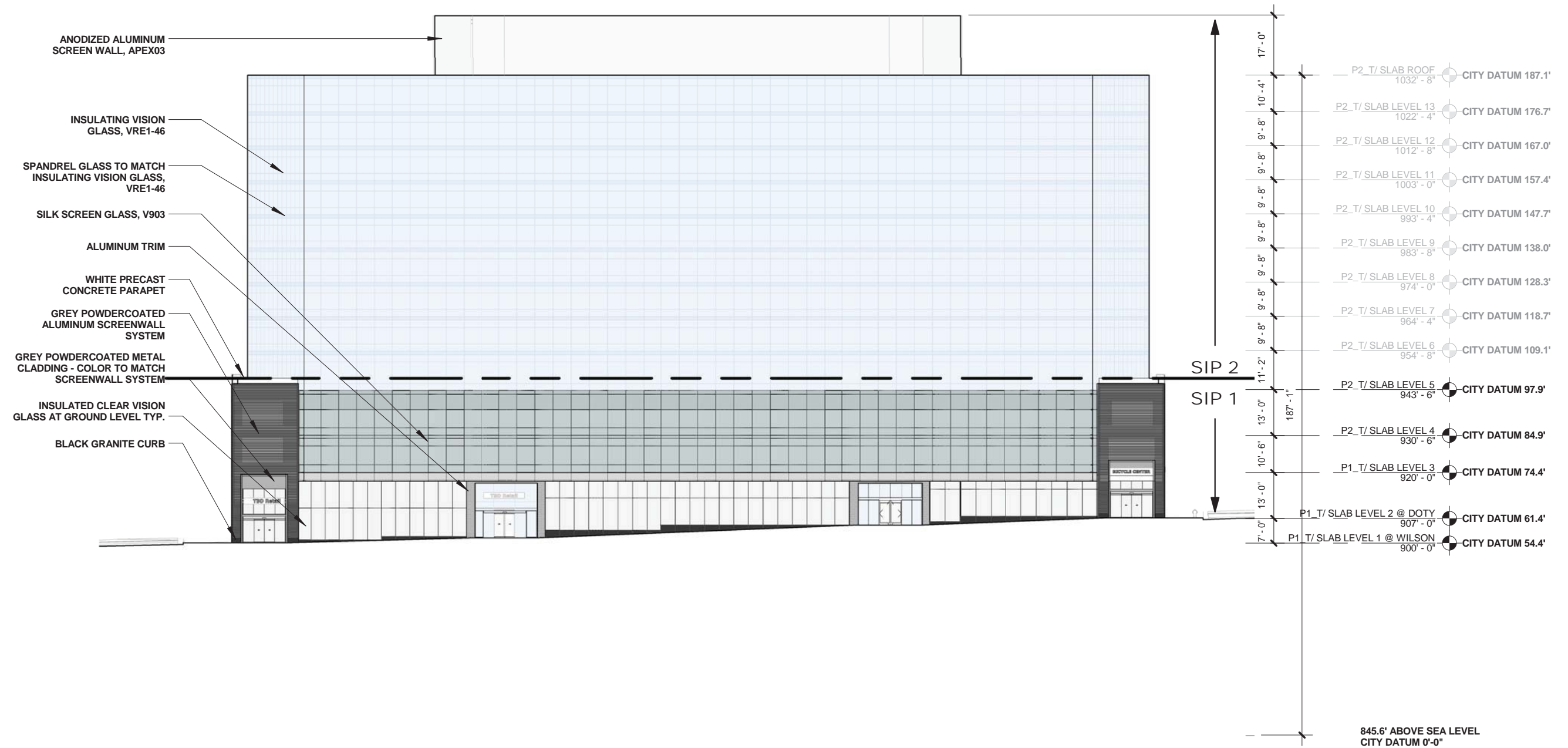


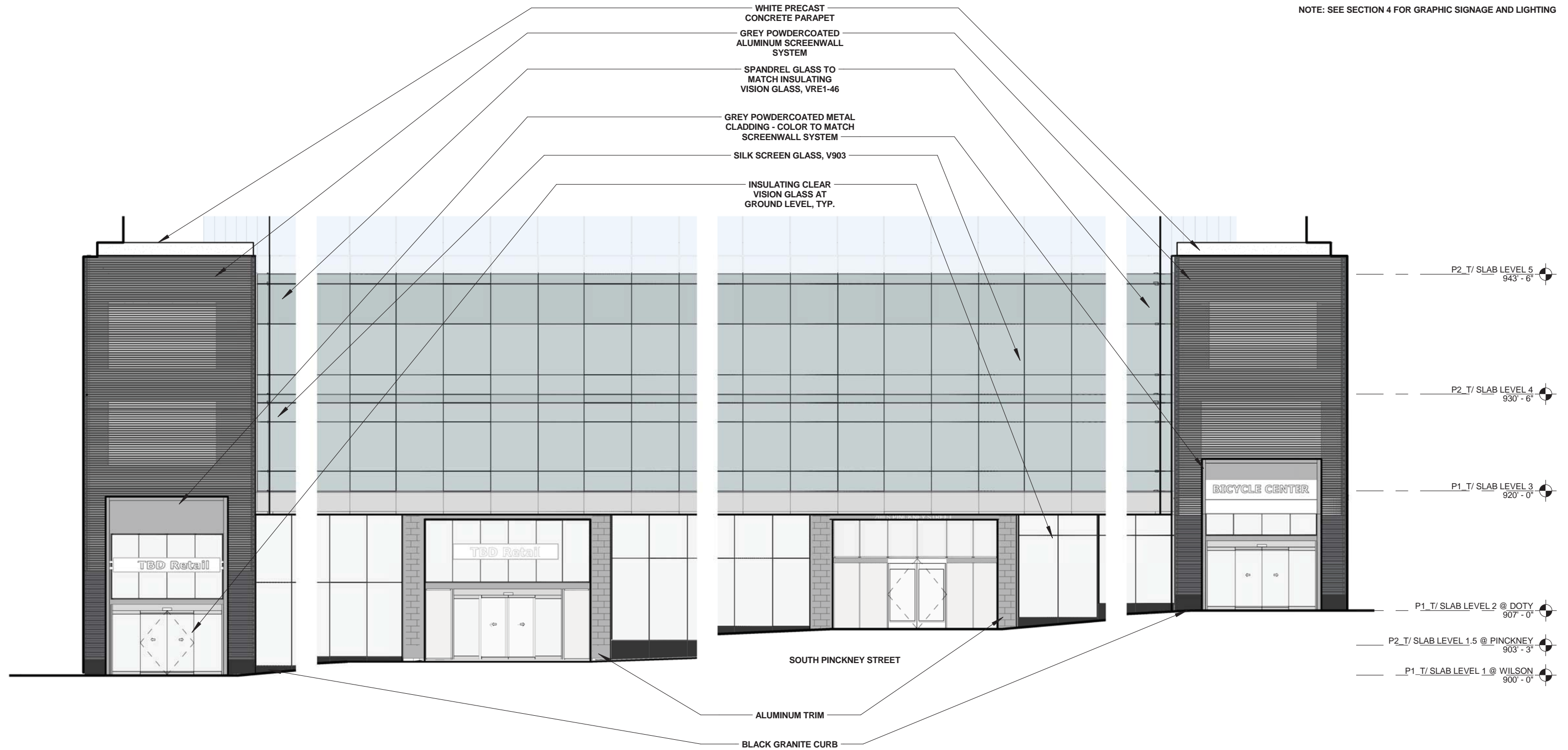
*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS

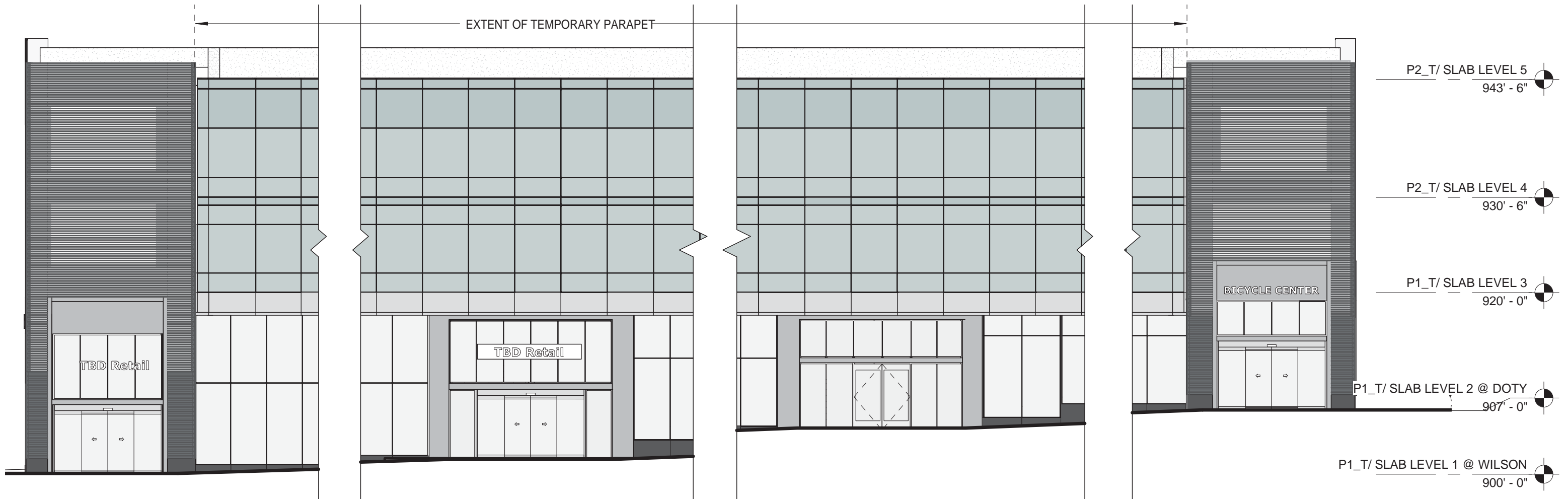




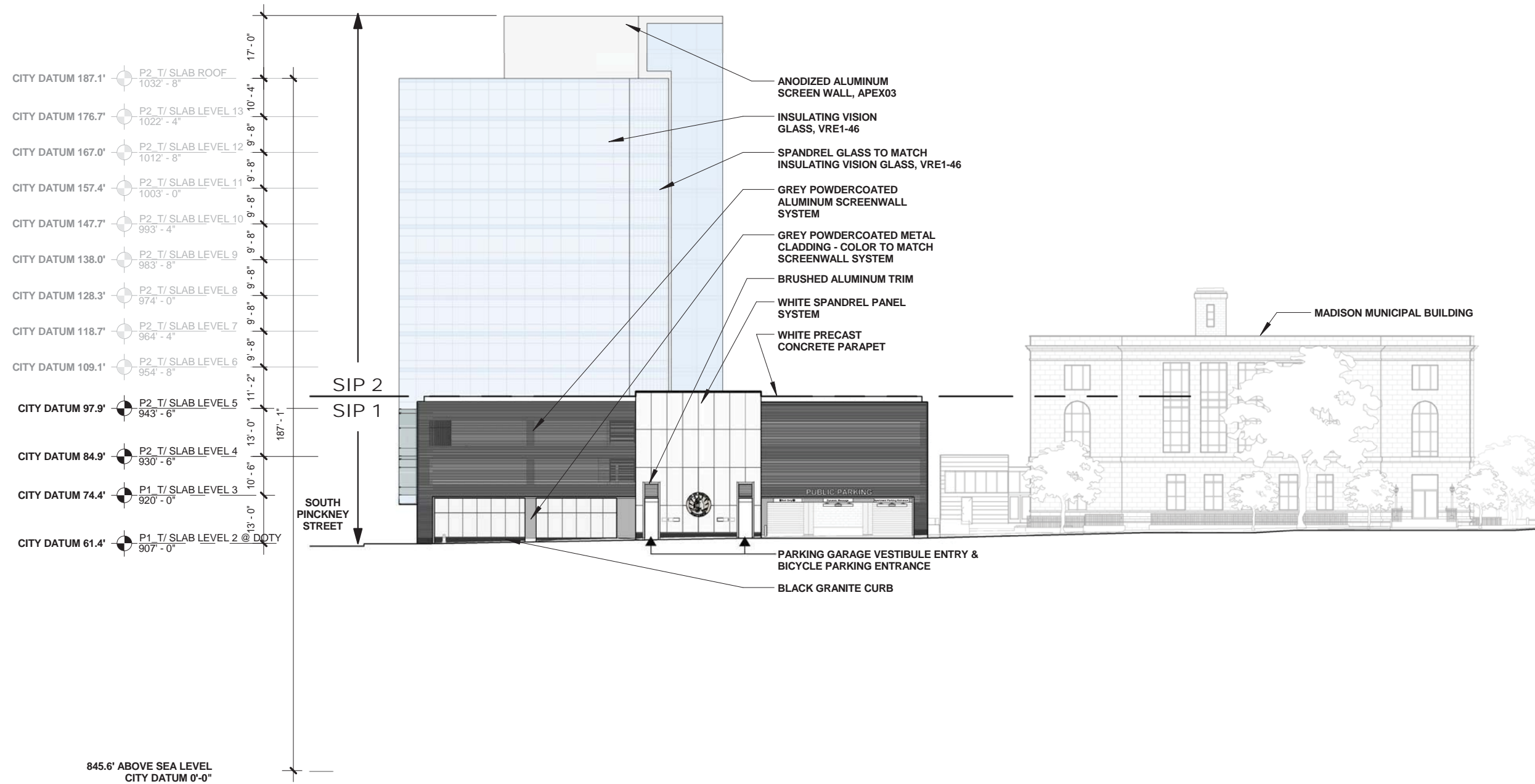
*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS

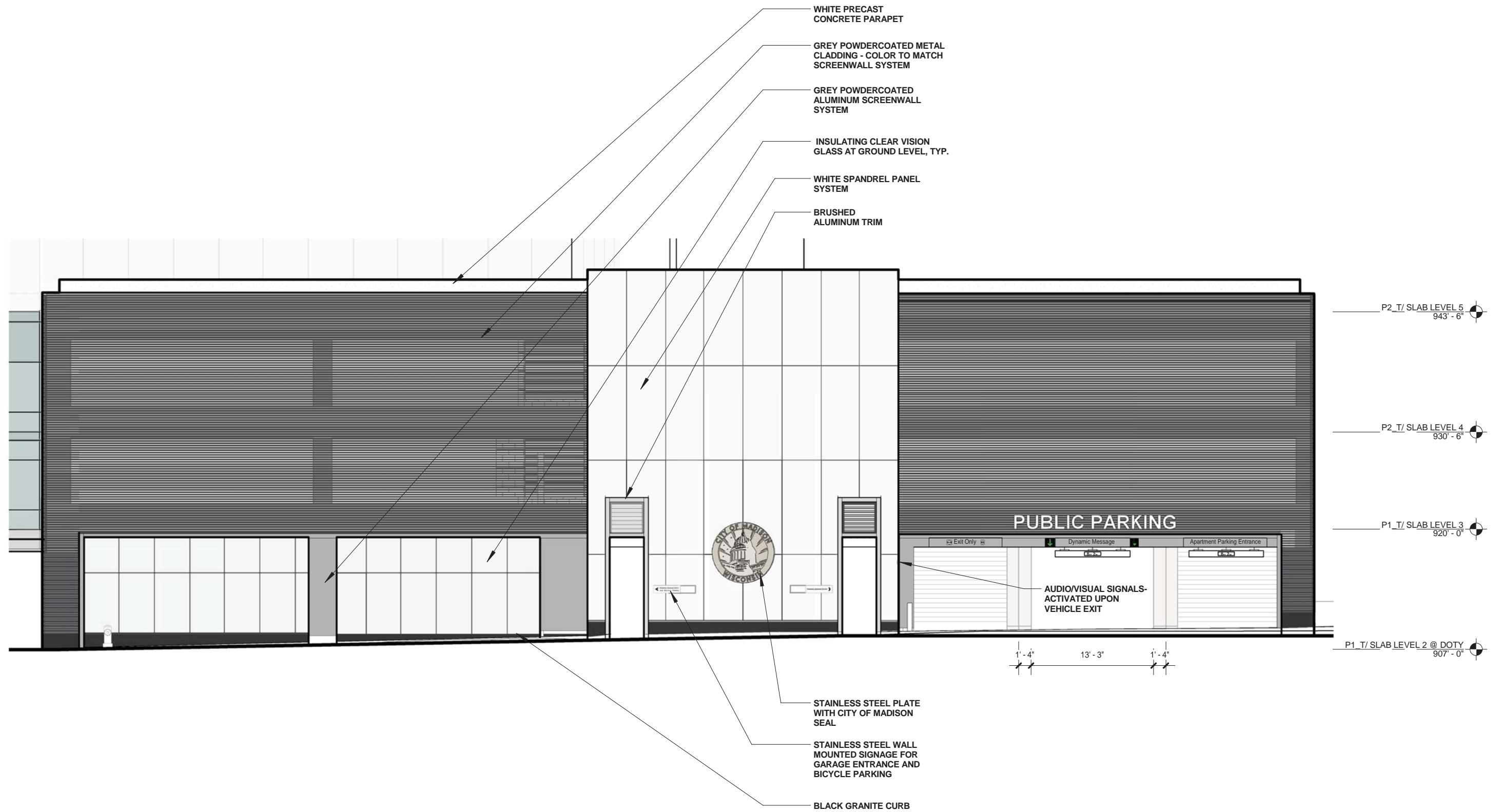




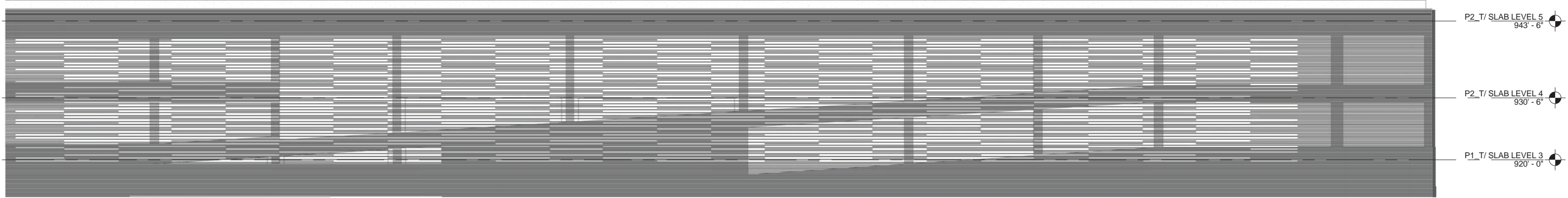


*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS

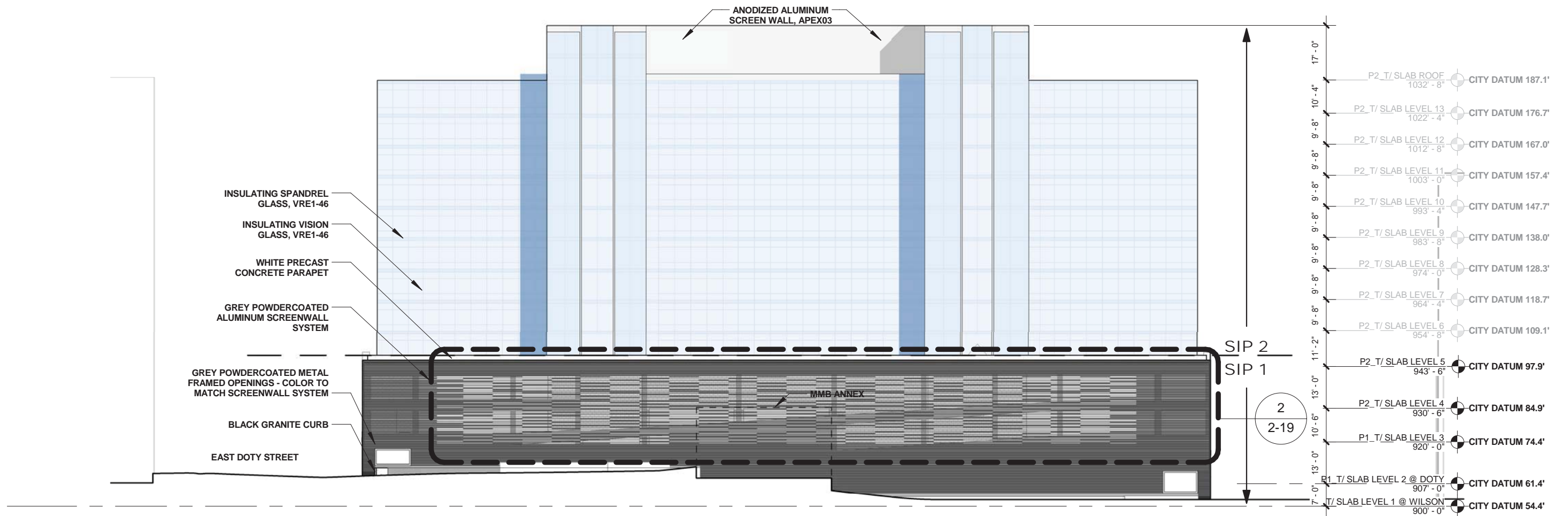


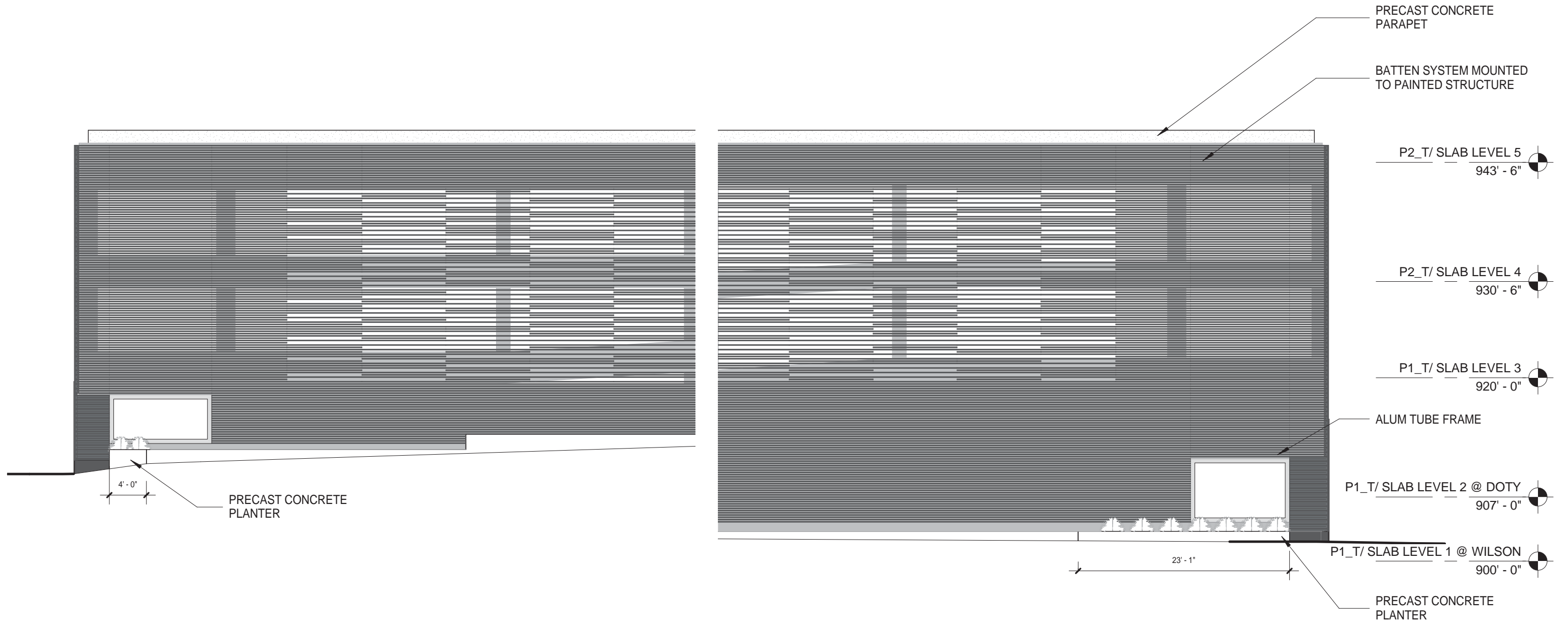


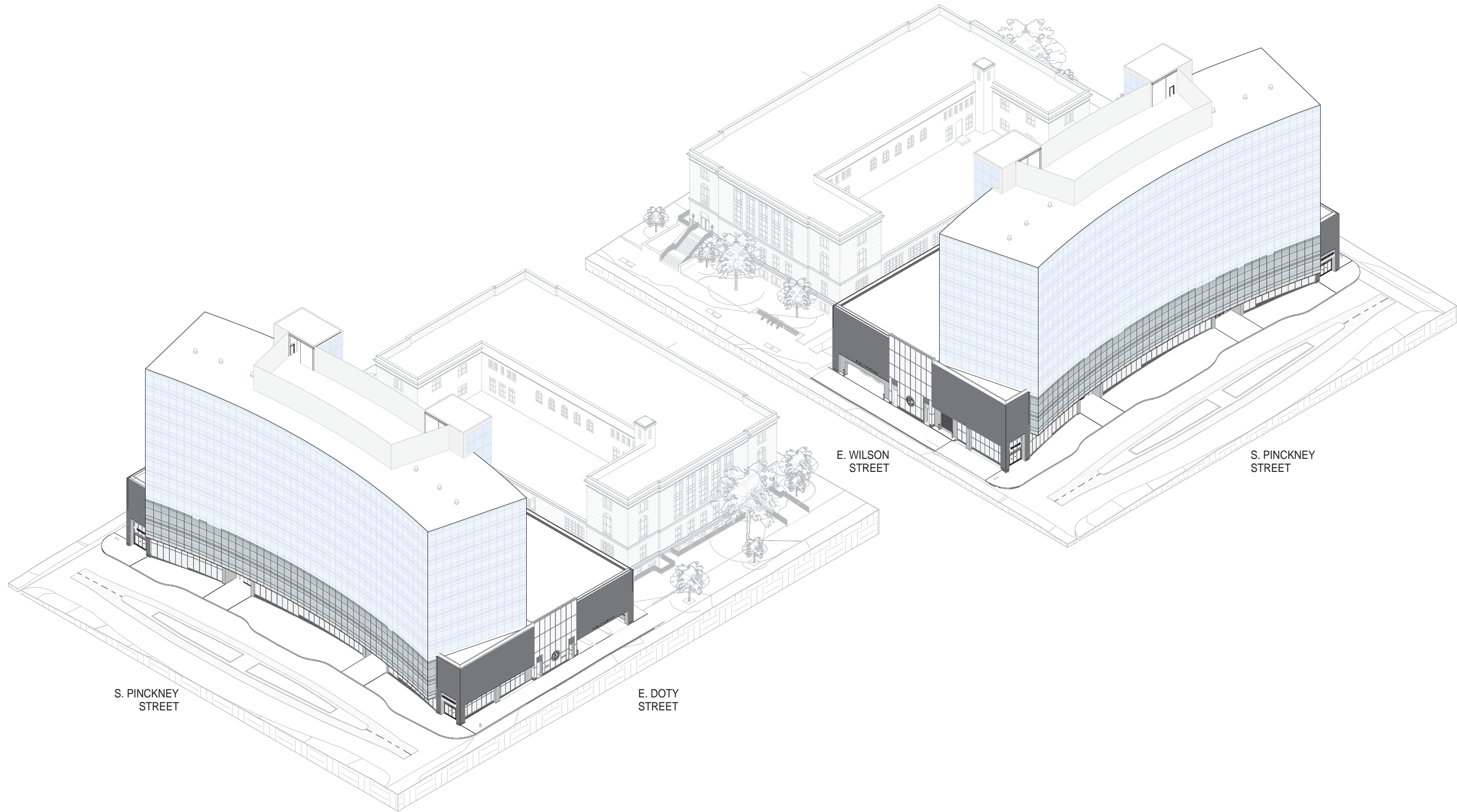
*** SEE SHEET 4-01 FOR EXTERIOR MATERIAL DETAILS

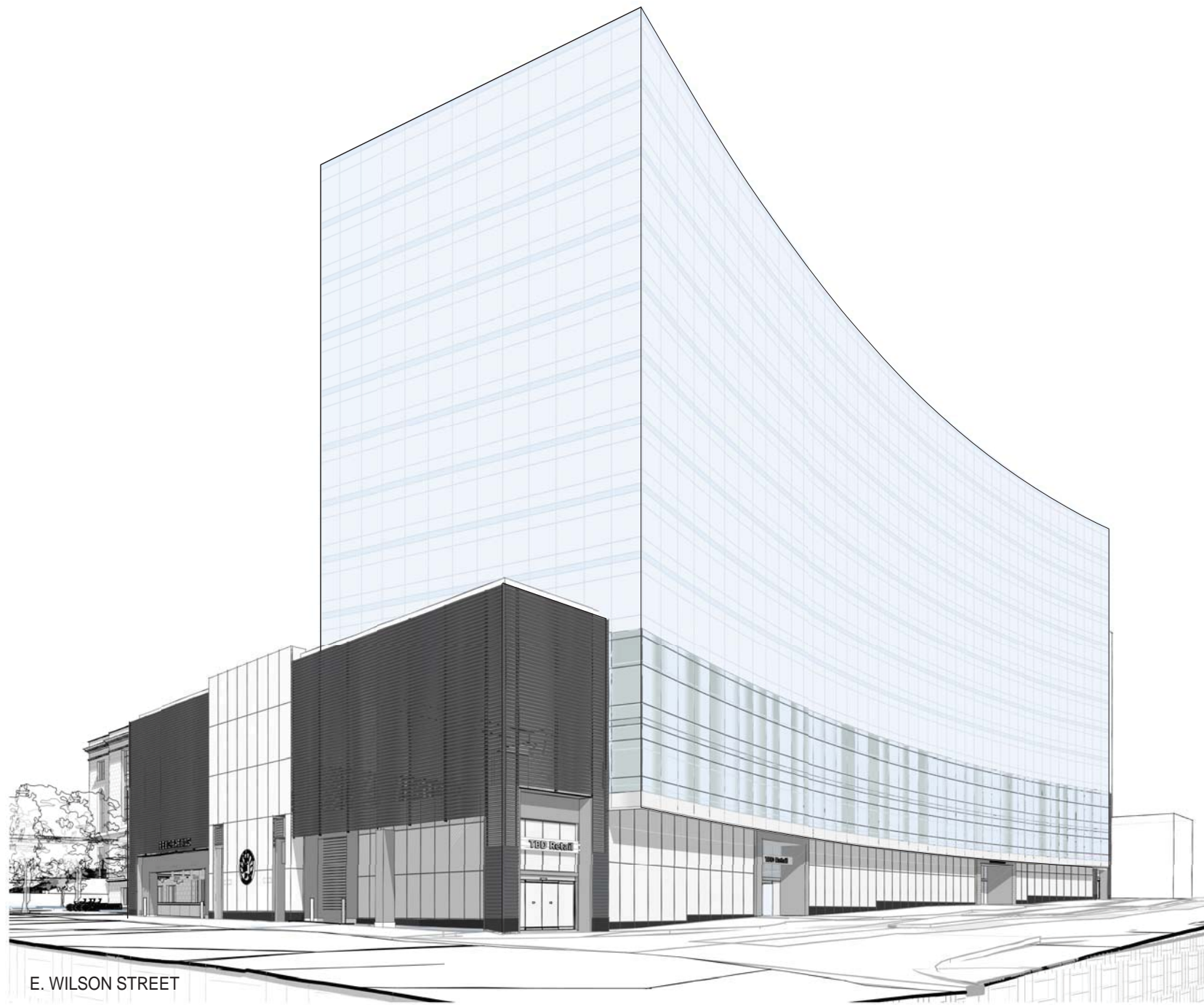


ENLARGED MMB FEATURE WALL DETAIL

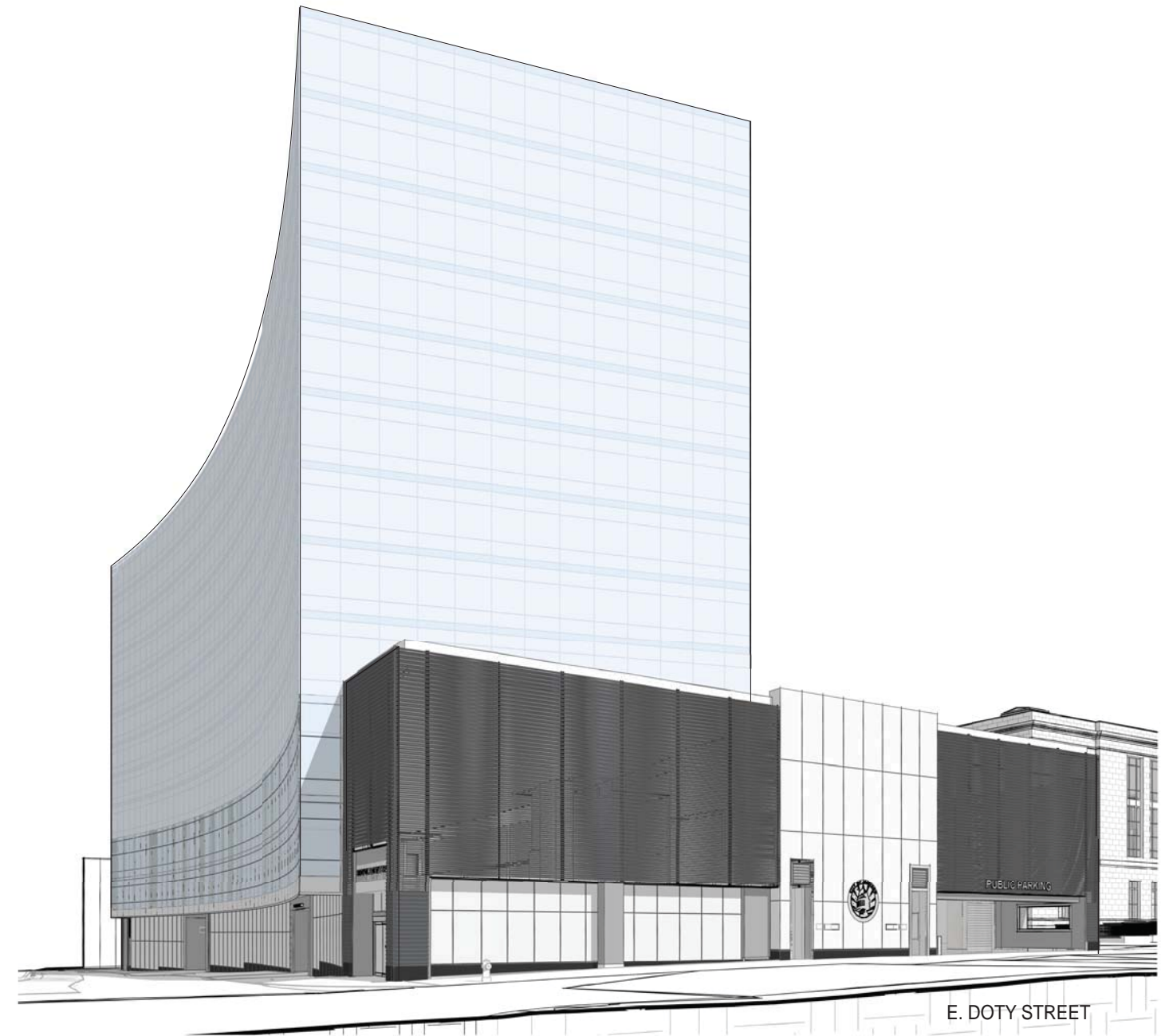




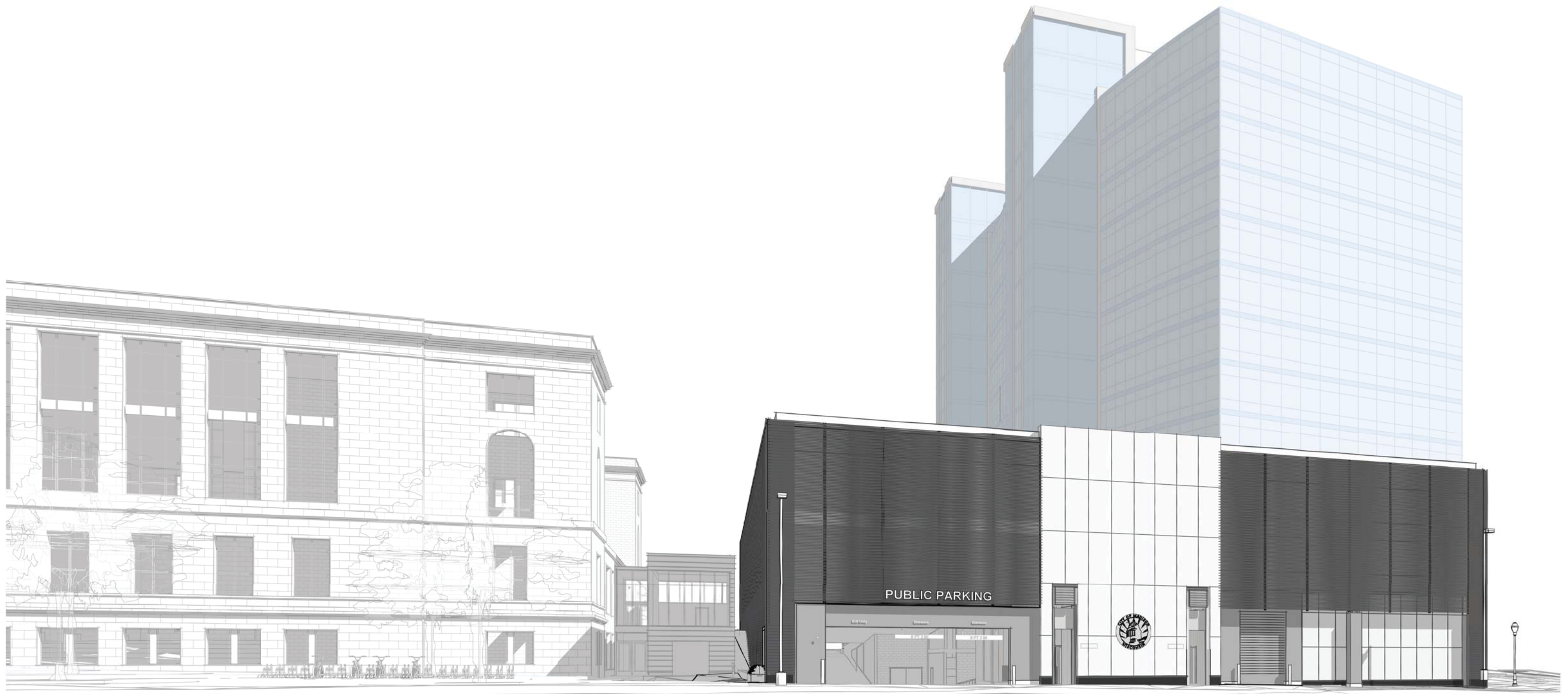




E. WILSON STREET



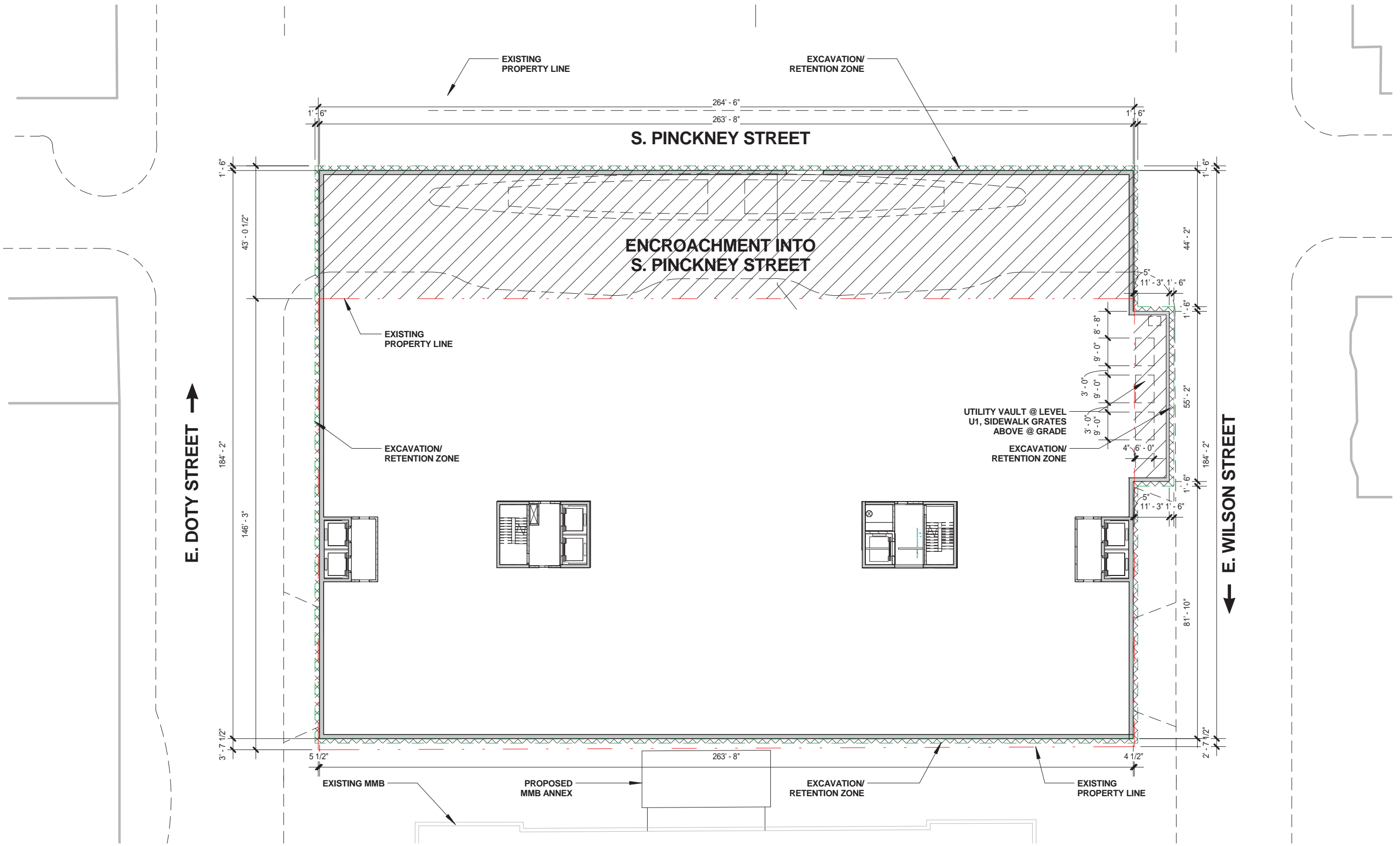
E. DOTY STREET



E. WILSON STREET



E. DOTY STREET



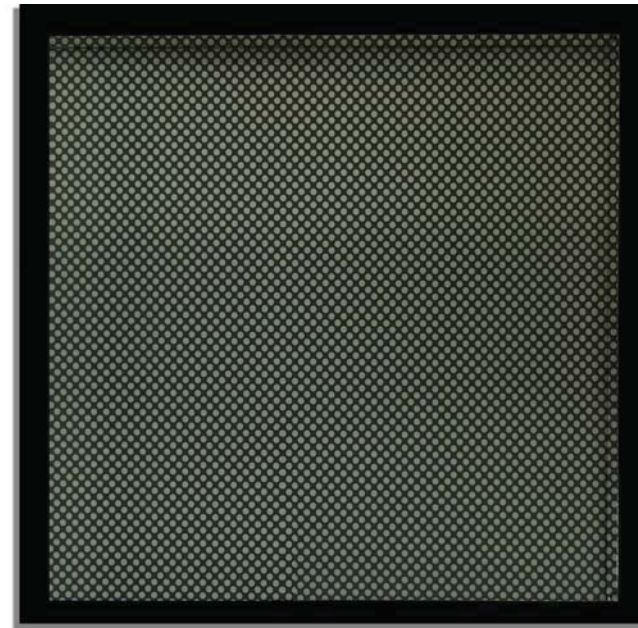
- EXTERIOR GLAZING



INSULATING VISION GLASS (VRE1-46)
SPANDREL GLASS TO MATCH



FROSTED GLASS - FOG GRAY (V1087)



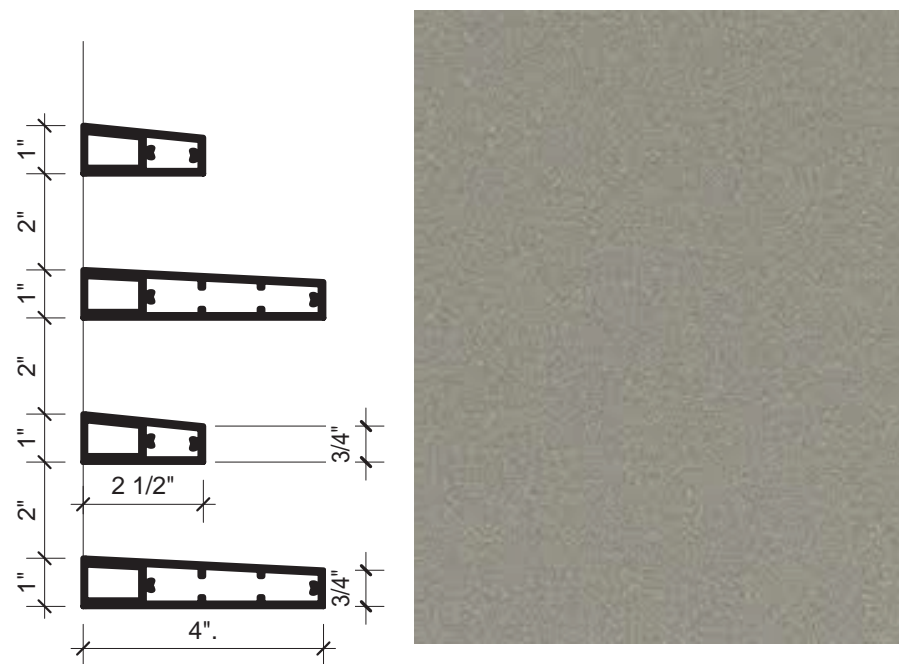
SILKSCREEN GLASS - SUBDUED GRAY
60% COVERAGE (V903)

- ALUMINUM TRIM



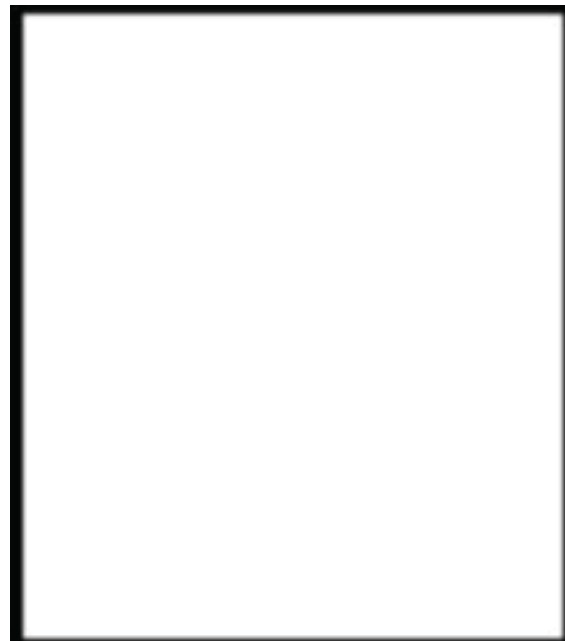
BRUSHED ALUMINUM

- KNOTWOOD SCREEN WALL SYSTEM



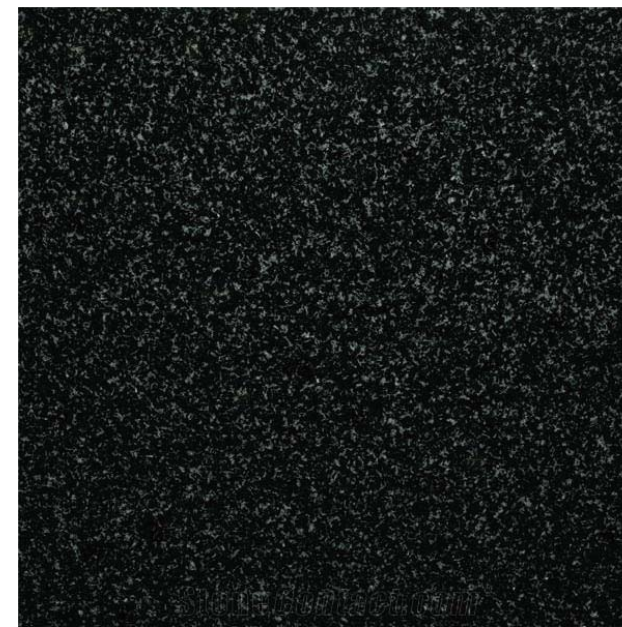
GREY POWDERCOATED ALUMINUM SCREENWALL SYSTEM
SUNSTORM PEWTER

BUILDING CLADDING

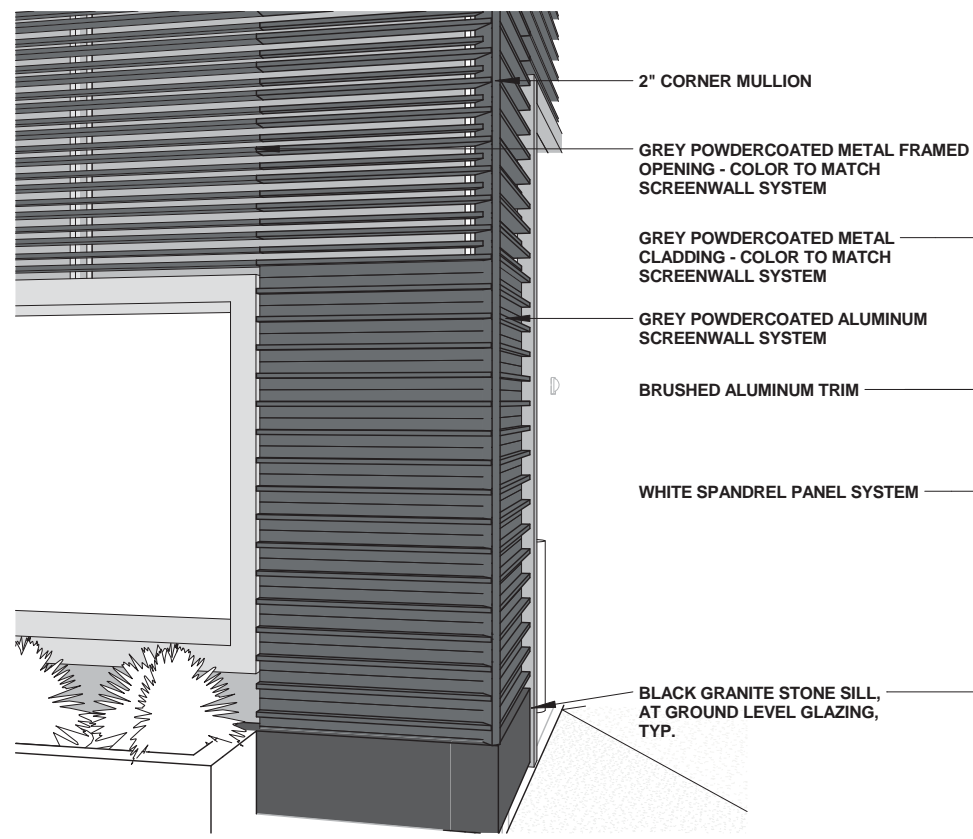


BUTT GLAZED WHITE SPANDREL
GLASS SYSTEM

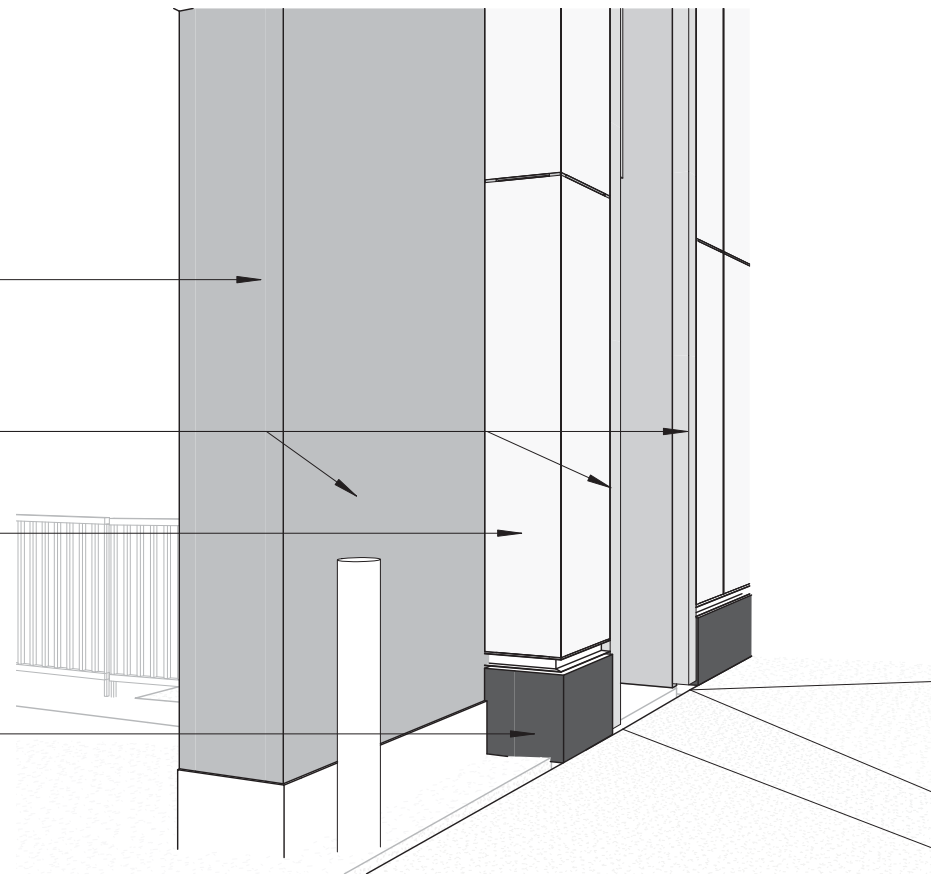
- WINDOW CURB / SILL -



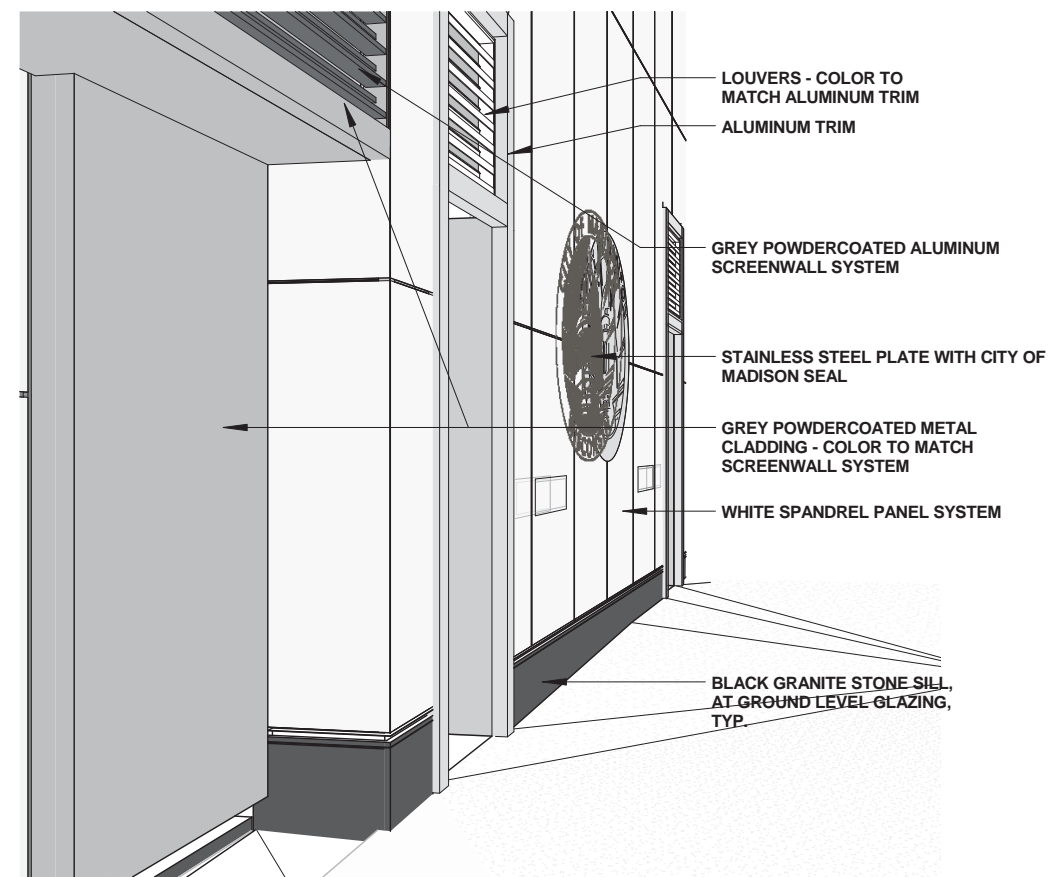
BLACK GRANITE



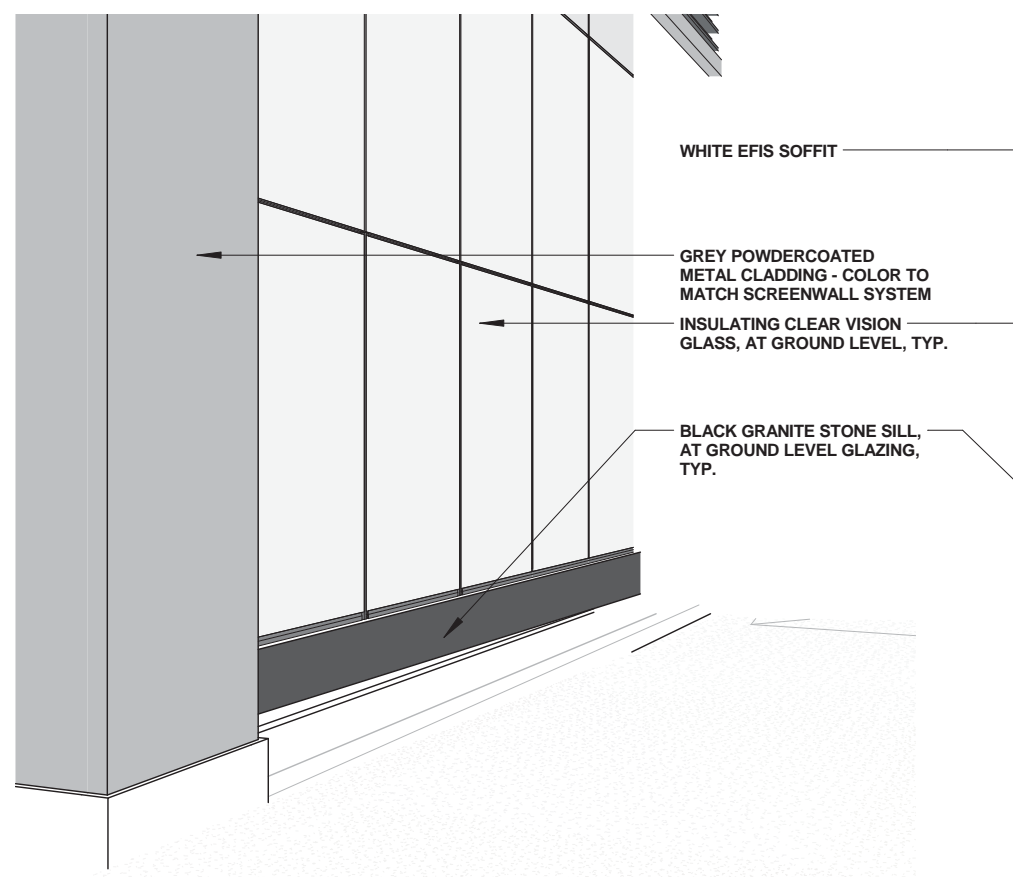
METAL FRAMED OPENING & CORNER CONNECTION



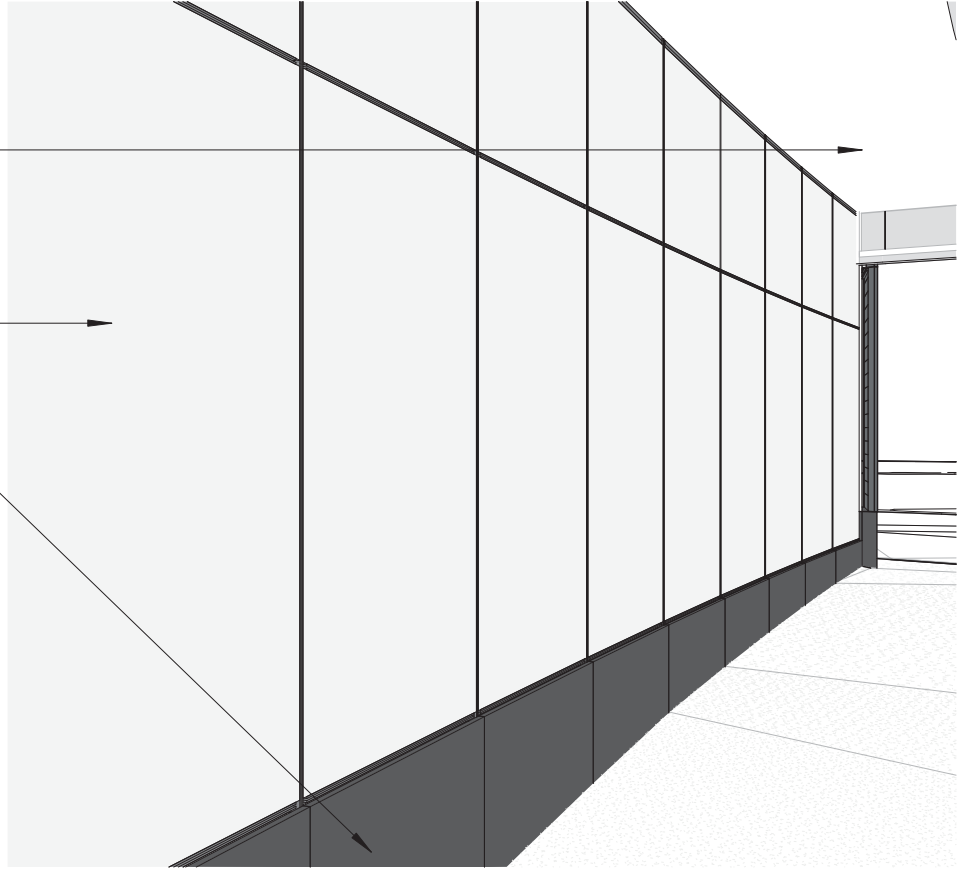
PARKING GARAGE PEDESTRIAN ENTRY OPENING & TRIM AT EXTERIOR OPENINGS



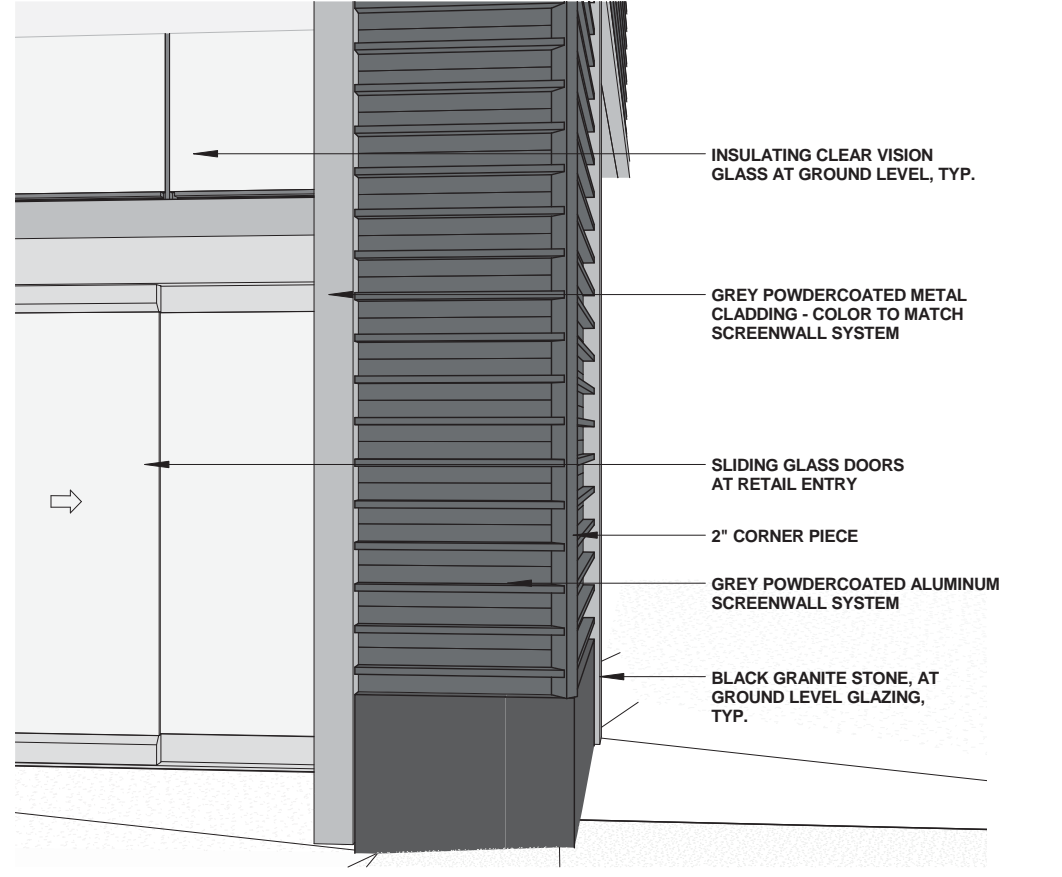
SPANDREL GLASS/ METAL TRIM AT GARAGE ENTRY



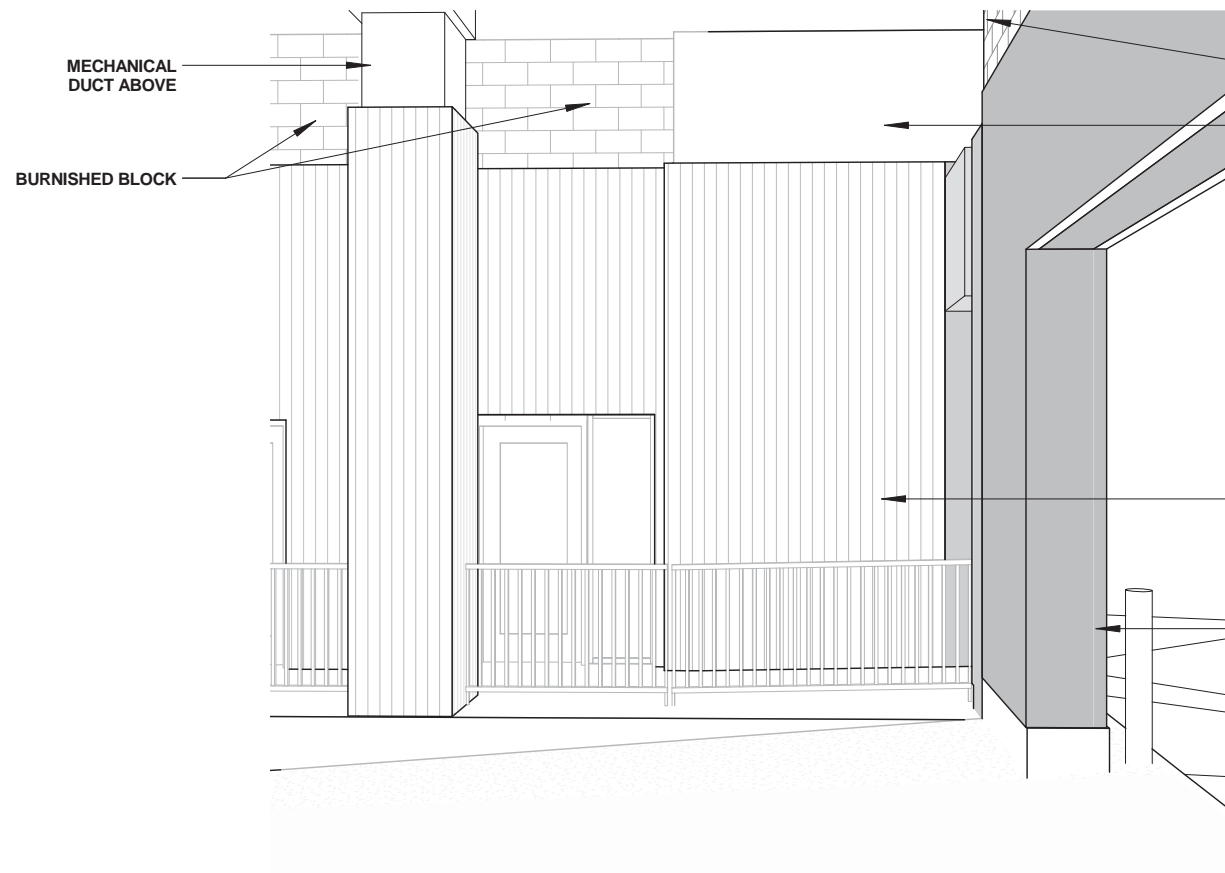
INSULATING VISION GLASS/ GRANITE & METAL CLAD COLUMN



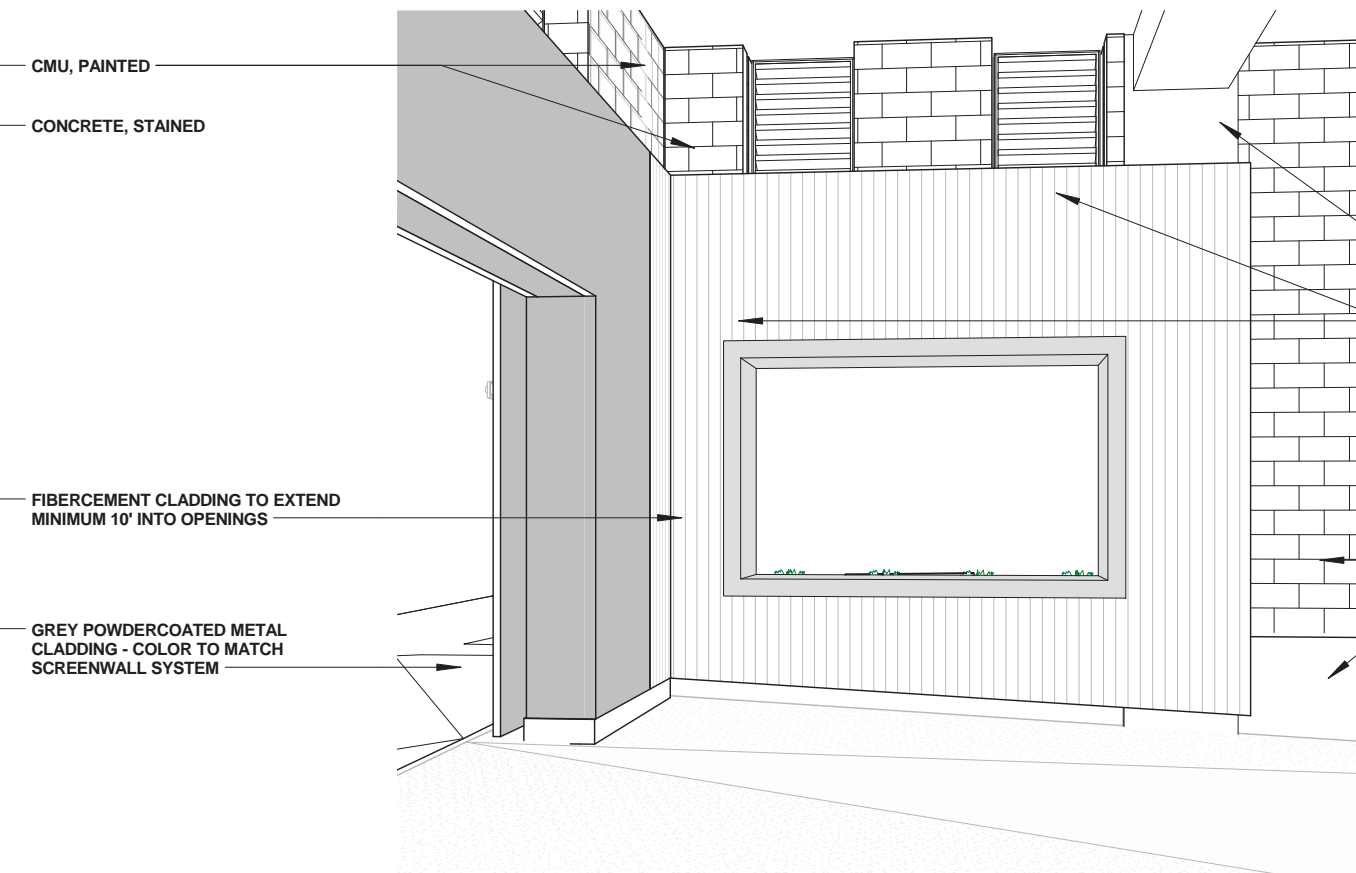
INSULATING VISION GLASS/ GRANITE AT SIDEWALK



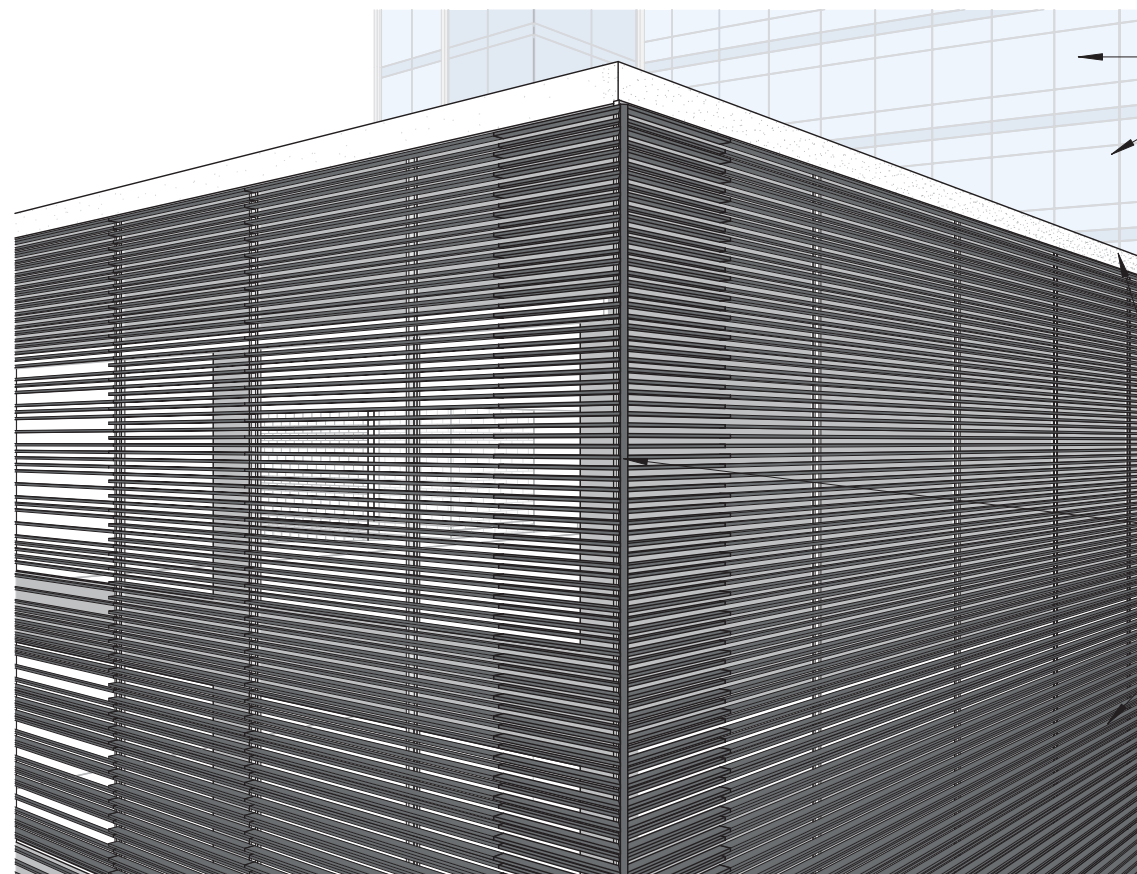
INSULATING VISION GLASS/ ALUMINUM TRIM/ GRANITE/ METAL SCREENING AT RETAIL ENTRY



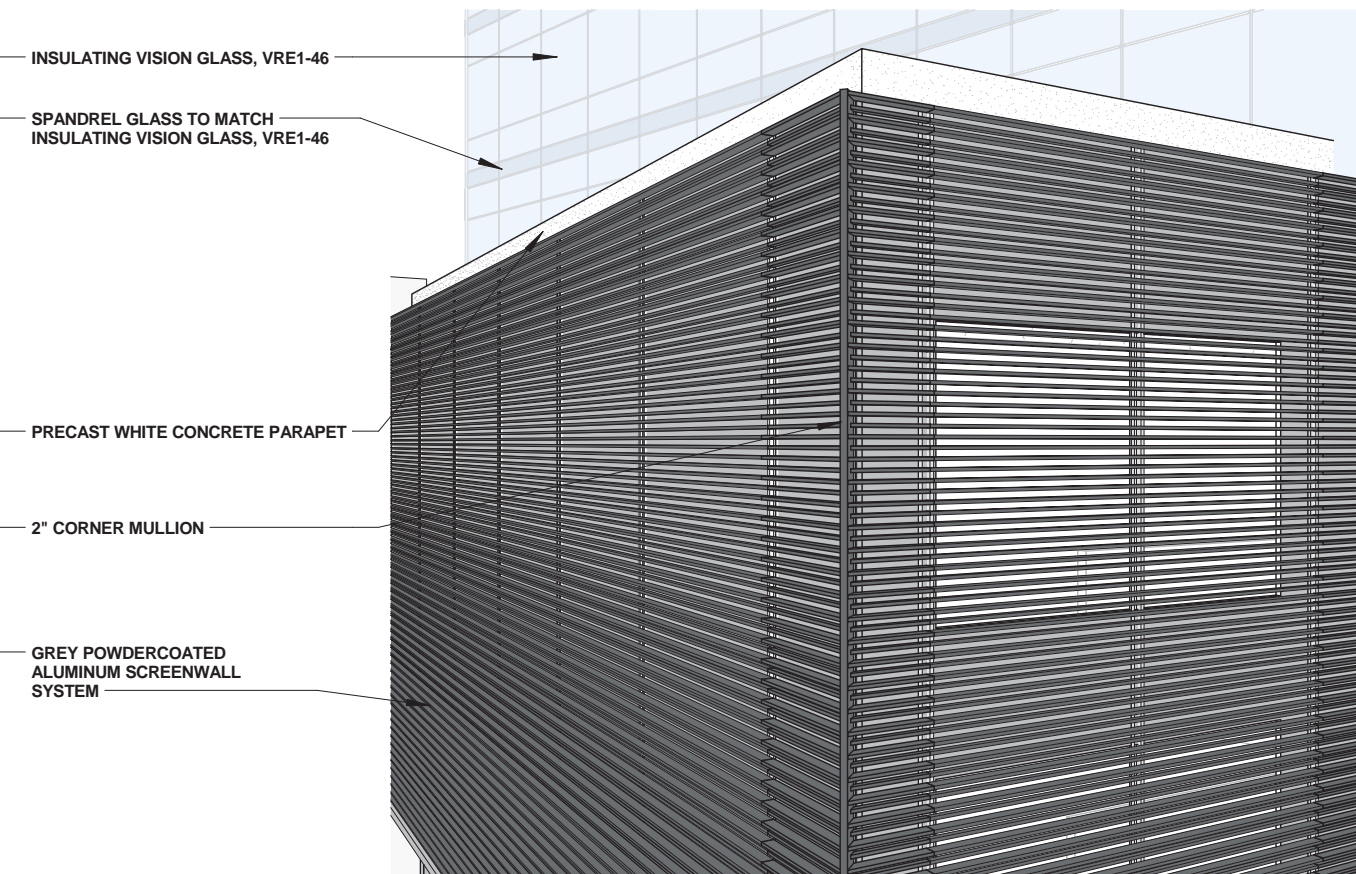
E. WILSON STREET GARAGE ENTRY INTERIOR - FACING PINCKNEY ST.



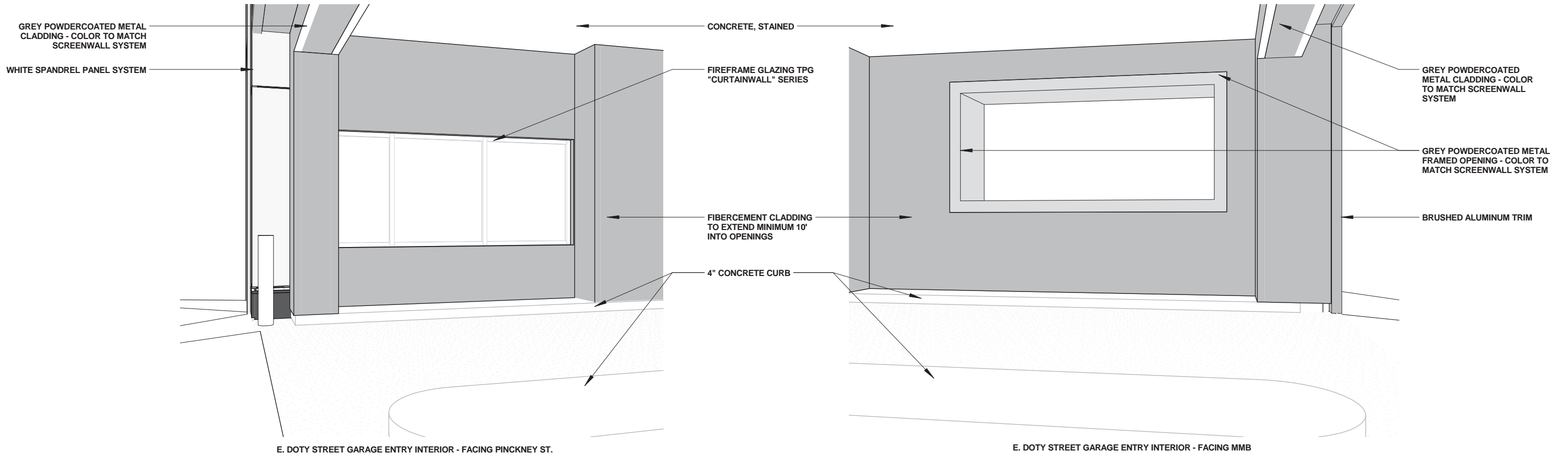
E. WILSON STREET GARAGE ENTRY INTERIOR - FACING MMB



CORNER CORNICE MATERIALS - MMB

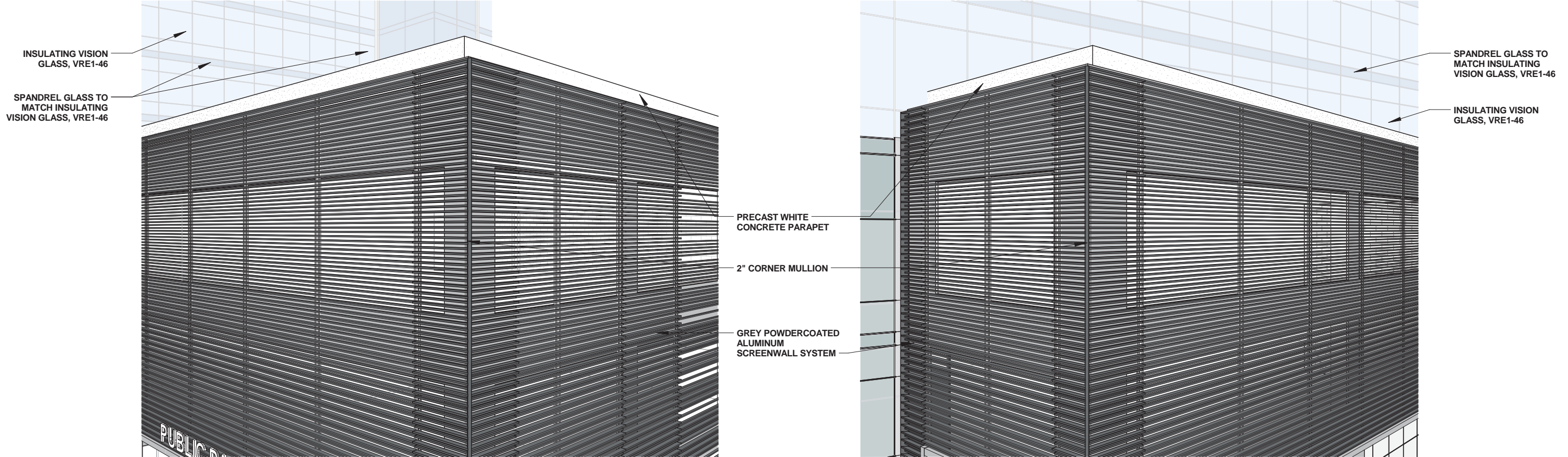


CORNER CORNICE MATERIALS - S. PINCKNEY ST.



E. DOTY STREET GARAGE ENTRY INTERIOR - FACING PINCKNEY ST.

E. DOTY STREET GARAGE ENTRY INTERIOR - FACING MMB



CORNER CORNICE MATERIALS - MMB

CORNER CORNICE MATERIALS - S. PINCKNEY ST.



PERSPECTIVE -
WILSON/PINCKNEY CORNER

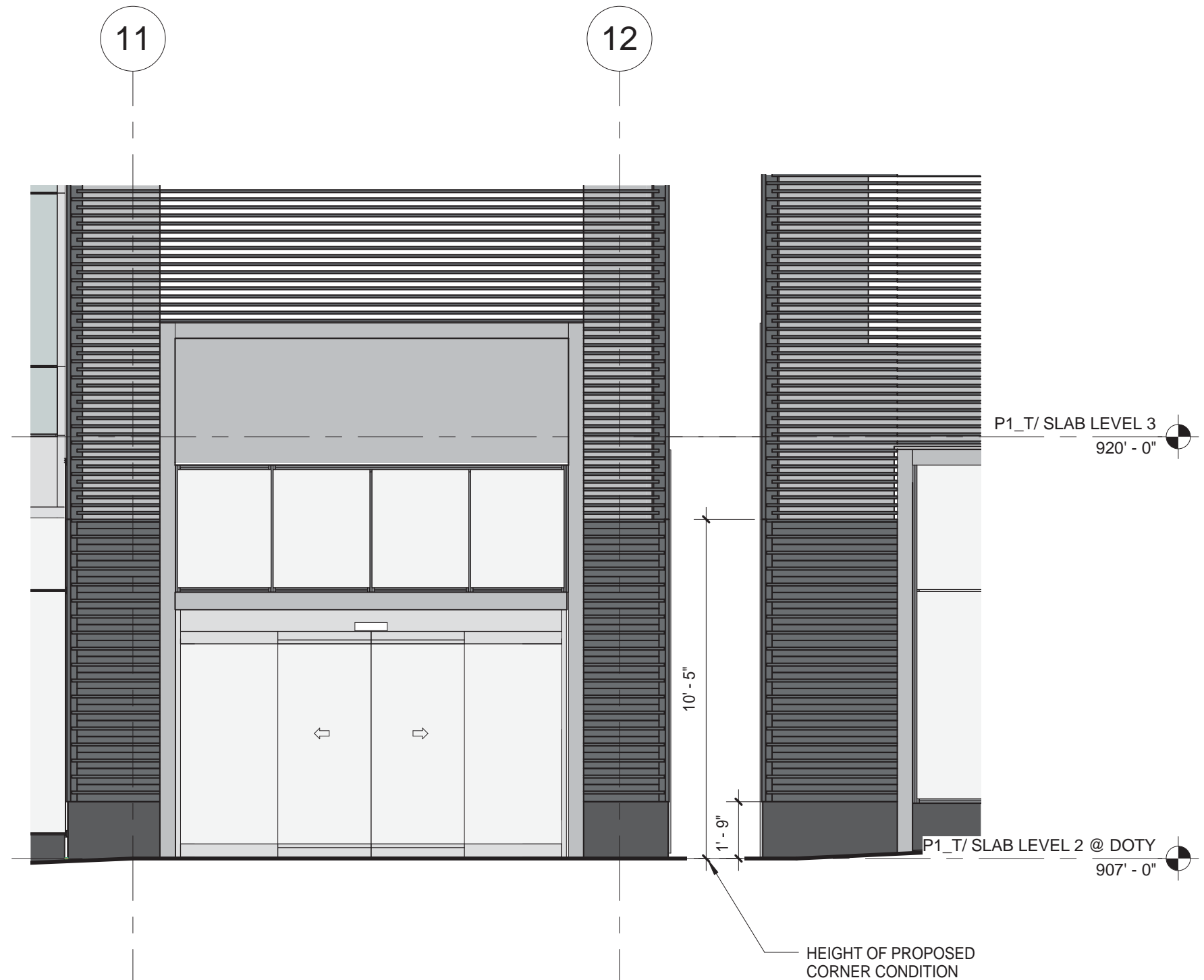


ELEVATION -
WILSON STREET

ELEVATION -
PINCKNEY STREET



PERSPECTIVE -
DOTY/PINCKNEY CORNER

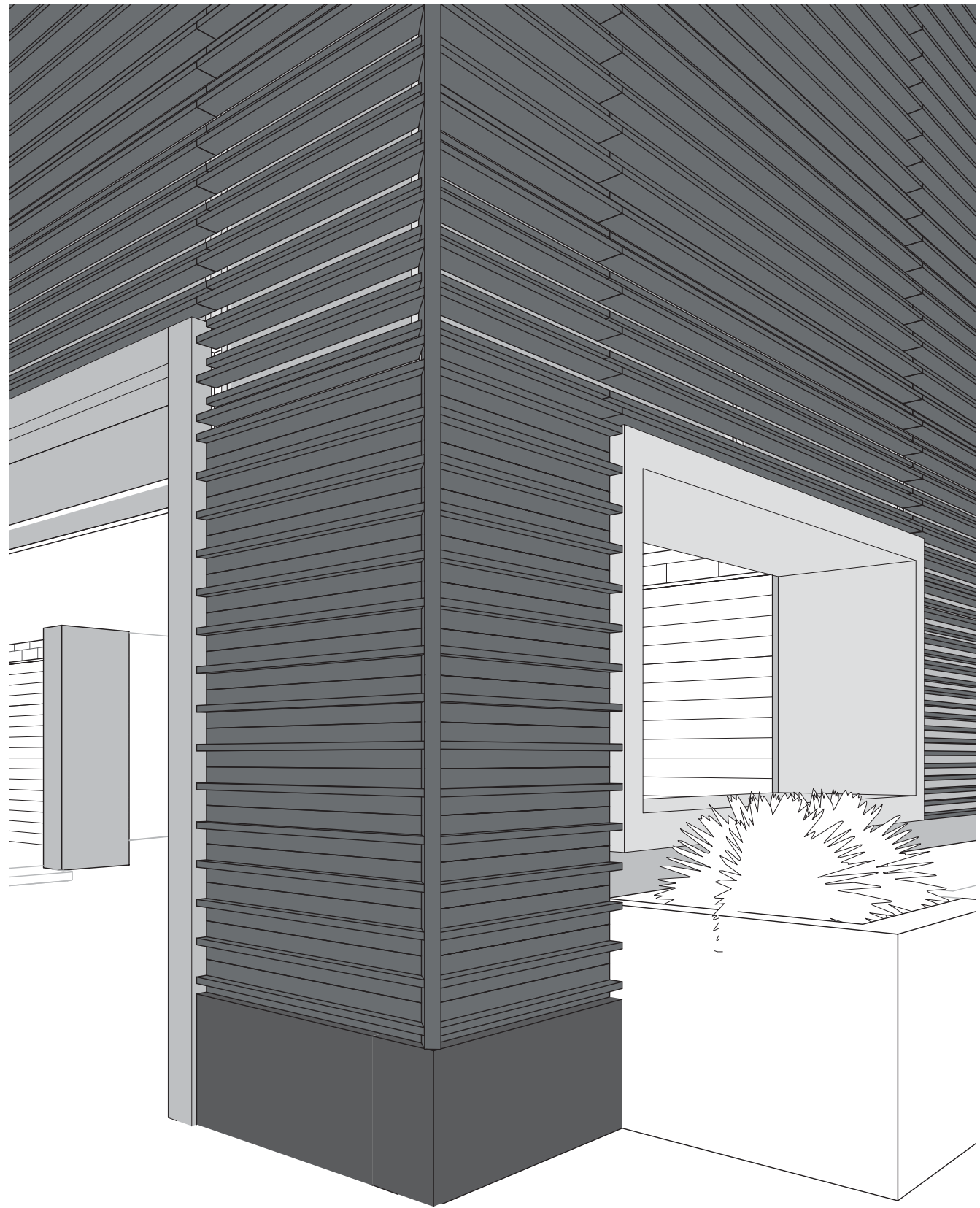


ELEVATION -
PINCKNEY STREET

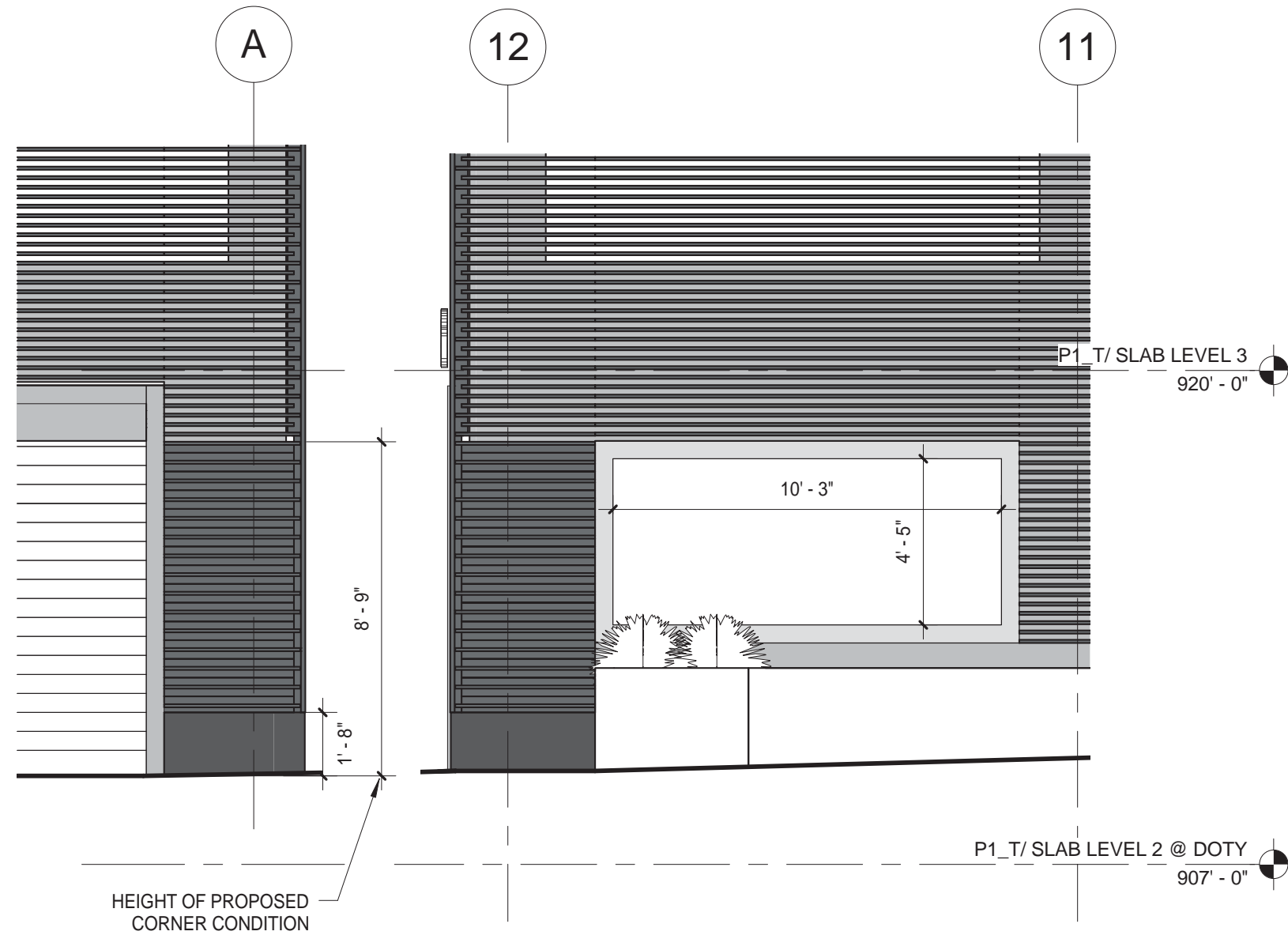
ELEVATION -
DOTY STREET

DOTY / PINCKNEY CORNER

SCALE: 1/4" = 1'-0" 4-01-A.4

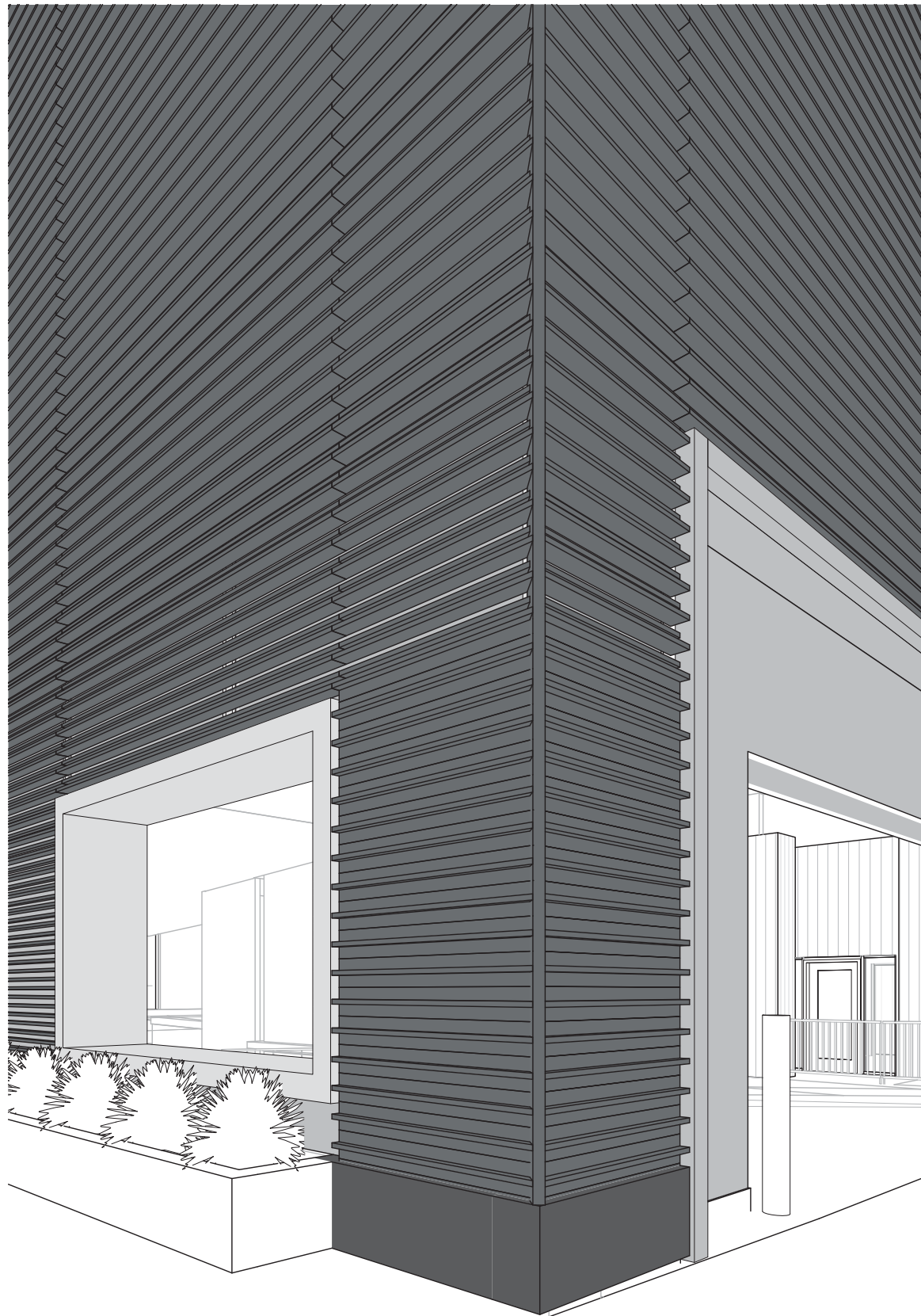


PERSPECTIVE -
DOTY/MMB CORNER

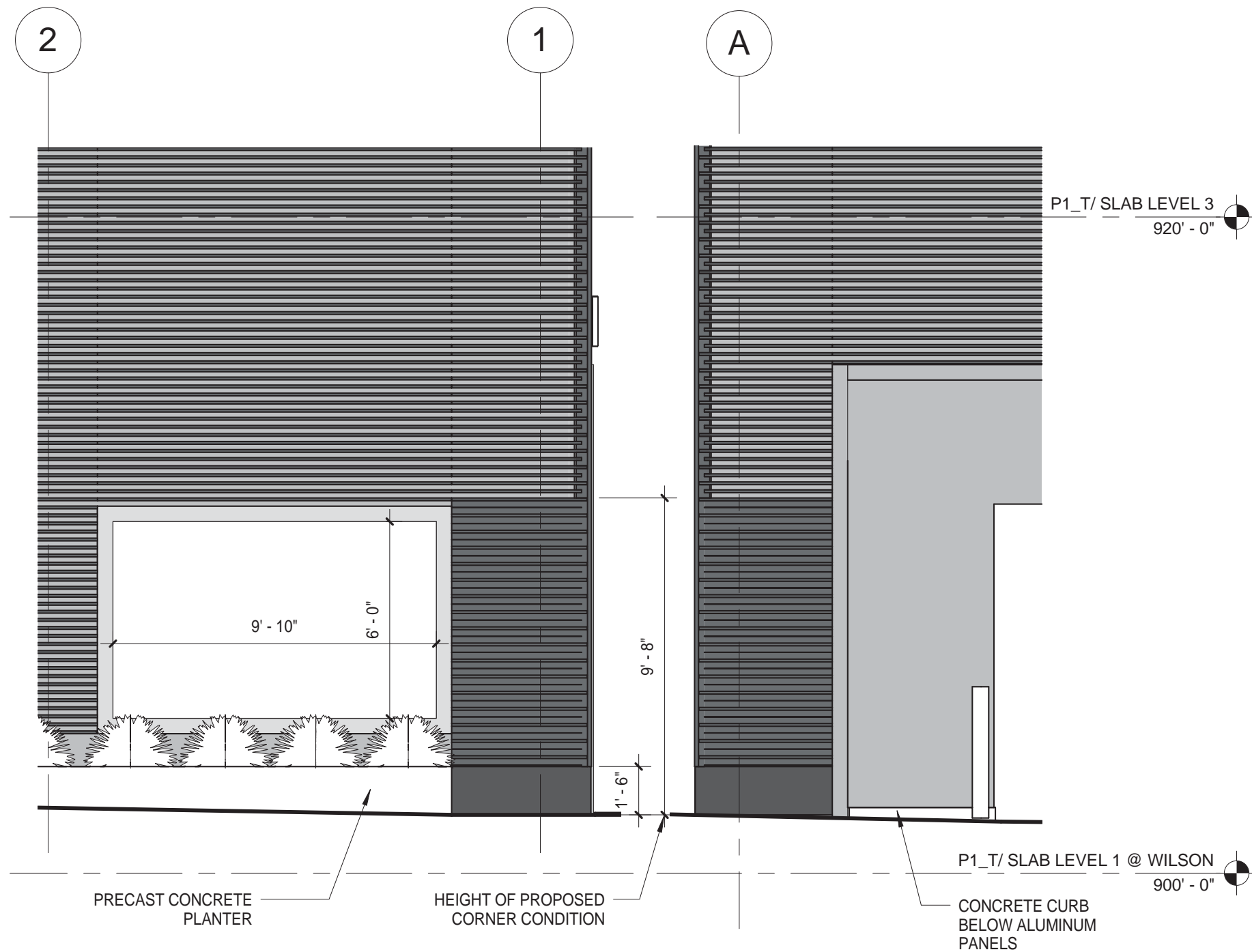


ELEVATION -
DOTY STREET

ELEVATION -
MMB

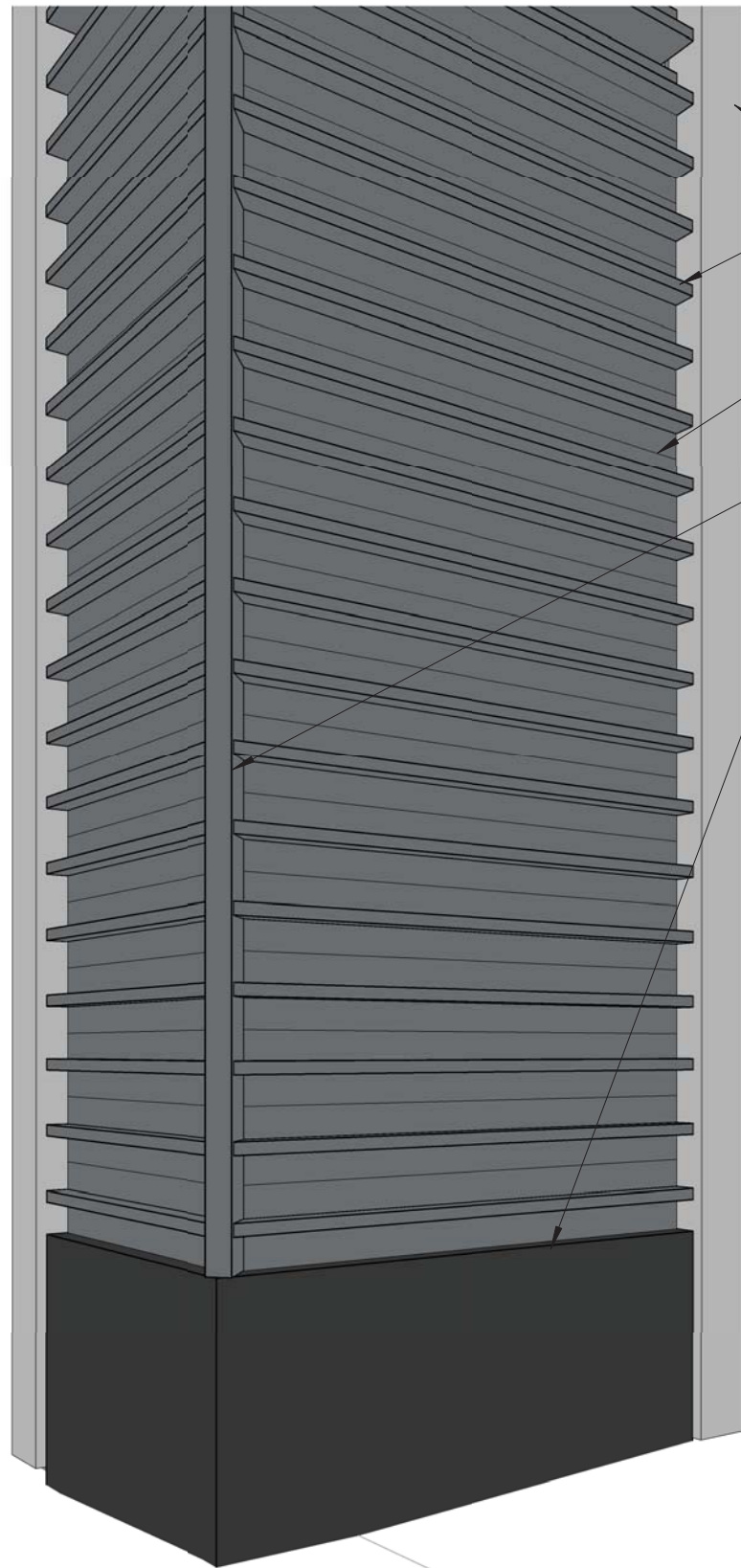


PERSPECTIVE -
WILSON/MMB CORNER



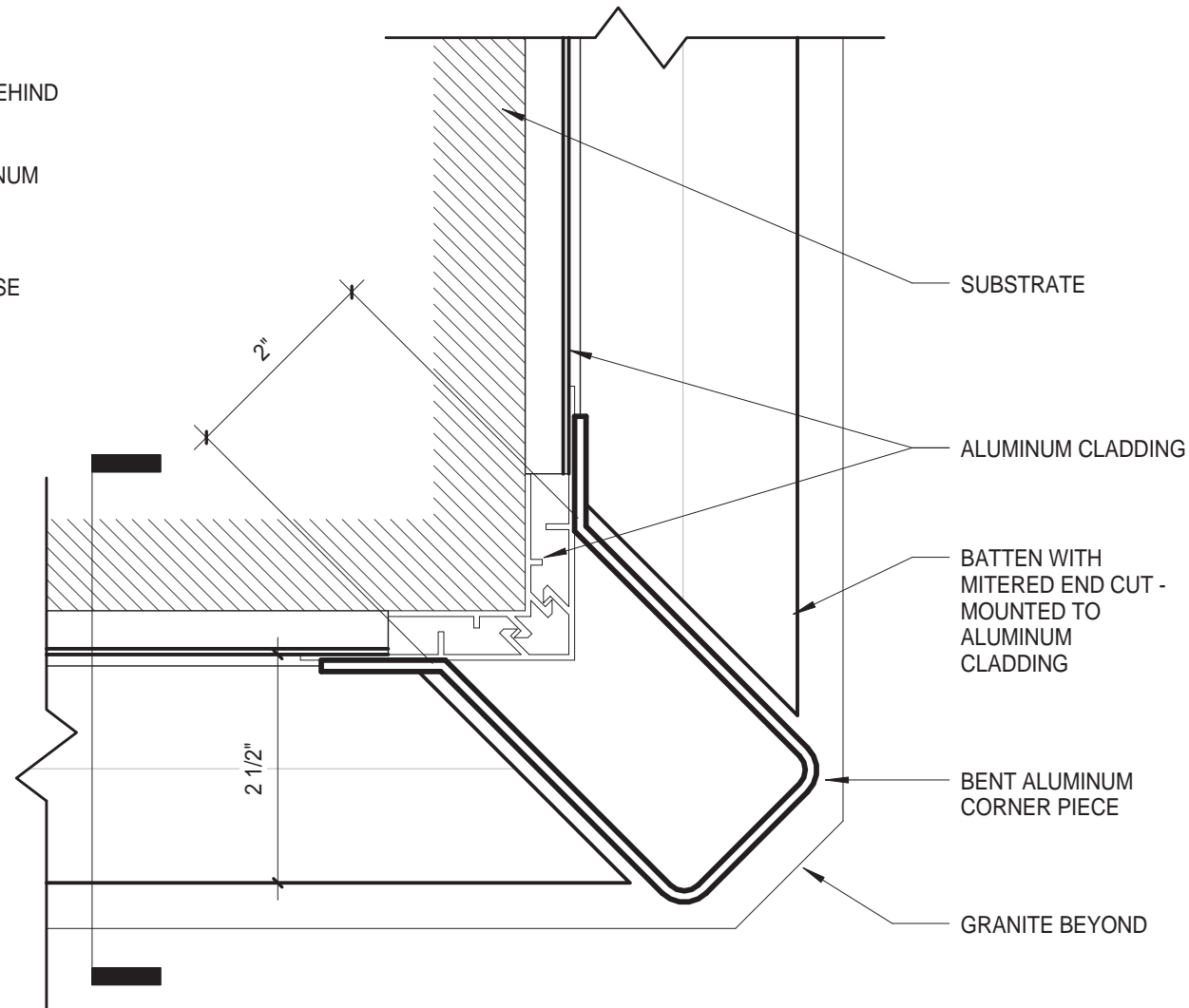
ELEVATION -
MMB

ELEVATION -
WILSON STREET

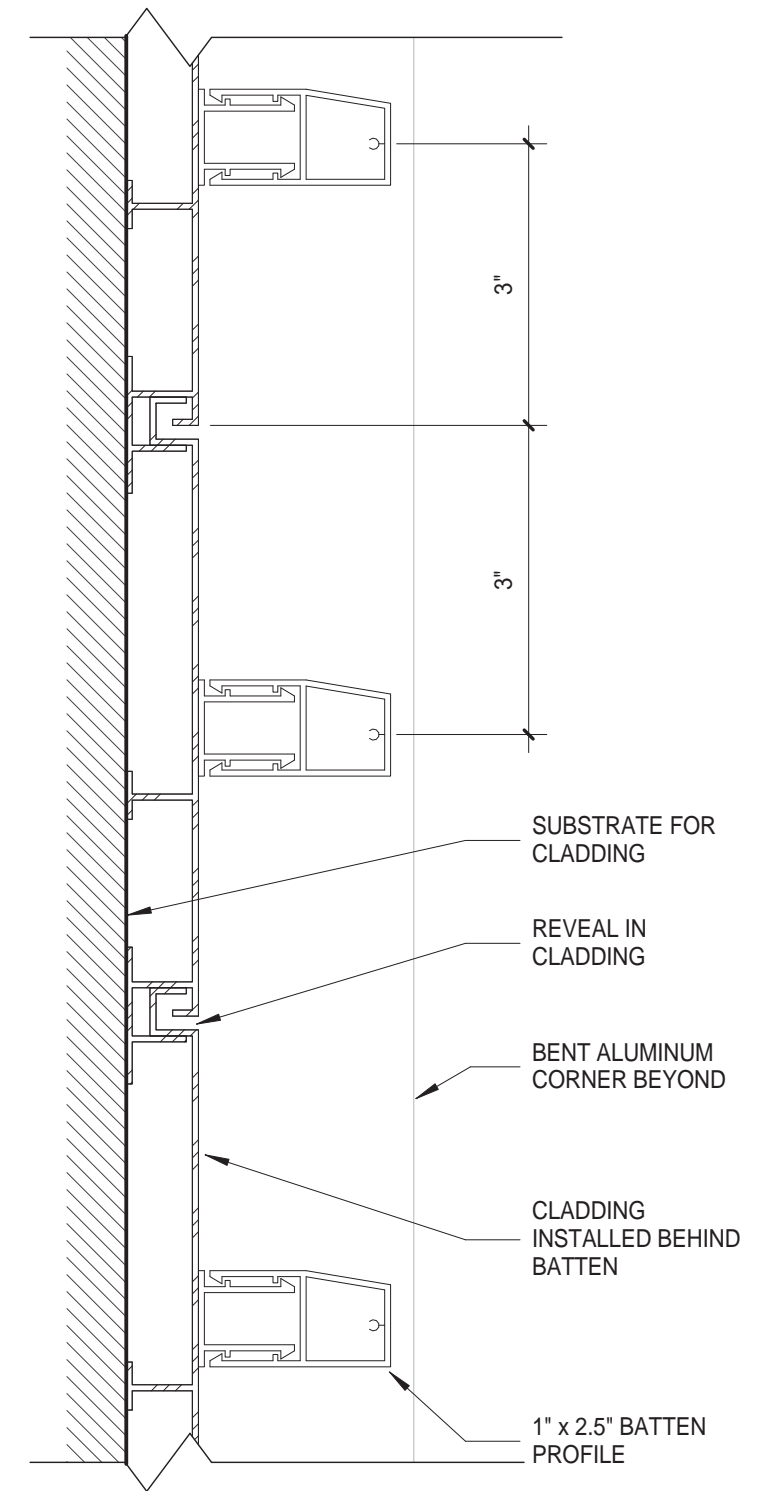


PERSPECTIVE -
TYP BATTEN CORNER

- ALUMINUM TUBE FRAME
- 1" x 2.5" BATTEN
- ALUMINUM CLADDING BEHIND BATTEN
- BENT ALUMINUM CORNER
- GRANITE BASE



PLAN DETAIL -
2" ALUMINUM CORNER

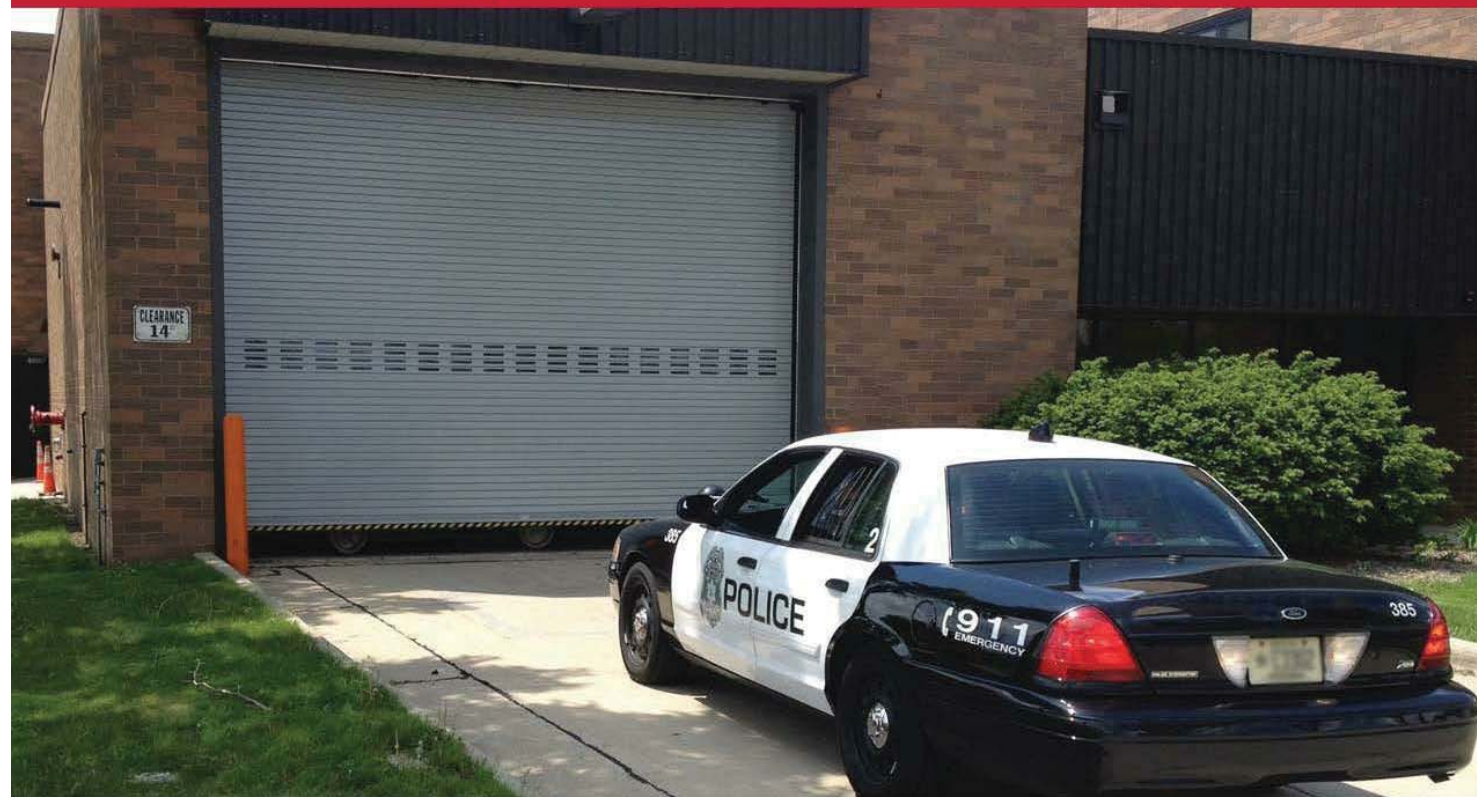


SECTION DETAIL -
BATTEN AT GROUND LEVEL

HIGH PERFORMANCE LINE

EXTREME® 1024 HIGH PERFORMANCE DOORS

Models EPD1024 and EPI1024 (insulated)



ONE MILLION CYCLES FOR HIGH USE OPENINGS

CONTINUOUS-DUTY DESIGN

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

SPEED YOU CAN COUNT ON

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

PROVEN RETURN ON INVESTMENT

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

PREFERRED APPLICATIONS

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

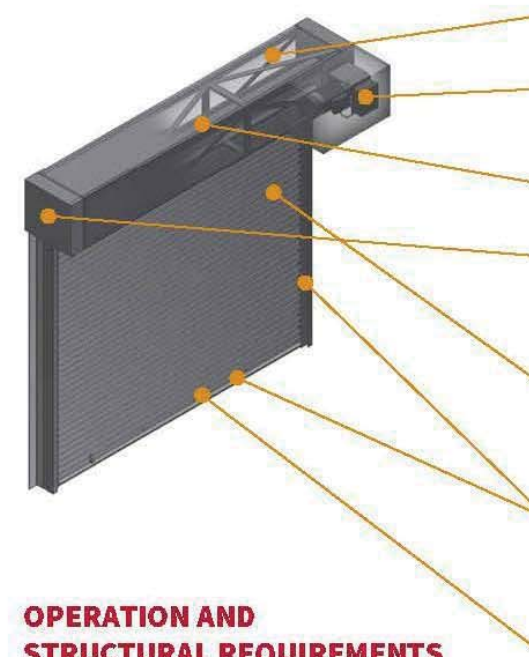
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CornellCookson, Inc. is an ISO 9001:2008 registered company



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

Models EPD1024 and EPI1024 (insulated)

STANDARD COMPONENT MATERIALS AND FINISHES



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

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

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

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

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

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

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

OPERATION AND STRUCTURAL REQUIREMENTS

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

UNIQUE FEATURES

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

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

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

OPTIONAL MATERIALS AND FINISHES

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



CUSTOM-DESIGNED SOLUTIONS

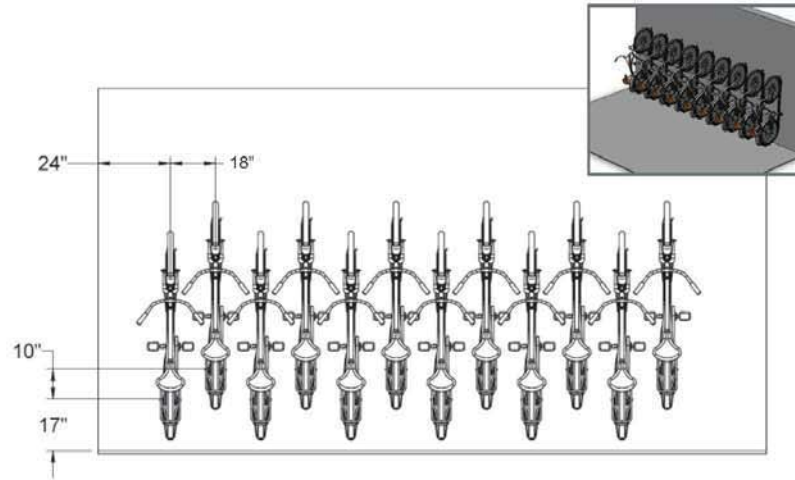
Our experienced Architectural Design Support Team can customize our products to fit your specific application. Call 800.294.4358 ext. 1280 or email ads@cooksondoor.com.

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Bike Tracs

Recommended Spacing



Product Details

- Wide wheel track accepts all bikes
- Full length tray keeps bike in place and protects wall surface
- Two locking mechanism options available



Bike Tracs as manufactured by Saris

Product Information



1 bike per trac



Powder coat black only



Recommended anchor: #6264



At 18" Spacing, stagger Tracs 10"
At 21" Spacing, Tracs can be installed at the same height.

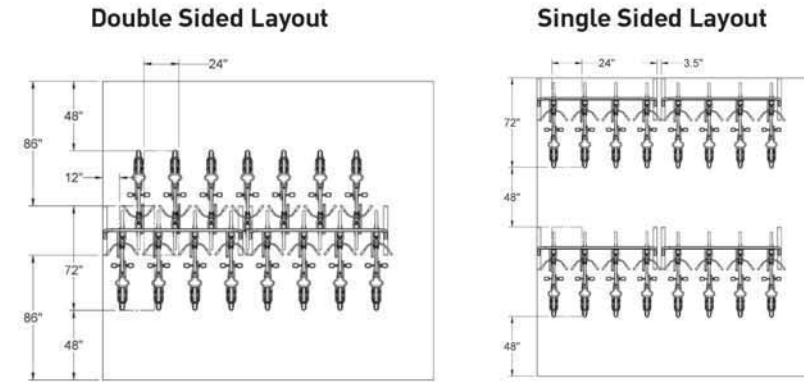


80" minimum ceiling height

Anchors must be purchased separately

City Rack

Recommended Spacing



Product Details

- Single and double sided options available
- High security, full square tube construction
- Easy access for maintenance and street cleaning
- Two points of contact between bike frame and wheel
- Modern look; coordinates with Post & Ring



City Rack as manufactured by Saris

Product Information



3-11 bikes per rack



2", 7 gauge square tube main frame
1.5" x 1", 11 gauge square tube hangers



Powder Coat Galvanized Thermoplastic



Can be freestanding or use recommended anchor: #6259 for concrete installation #6267 for asphalt installation



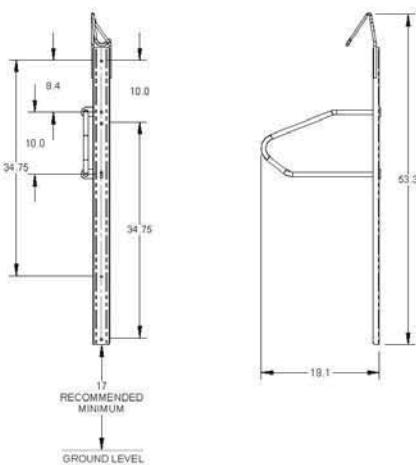
48" recommended aisle ways

Anchors must be purchased separately

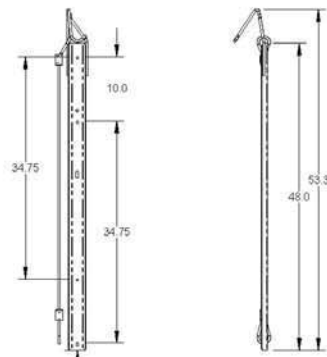


Standard Colors

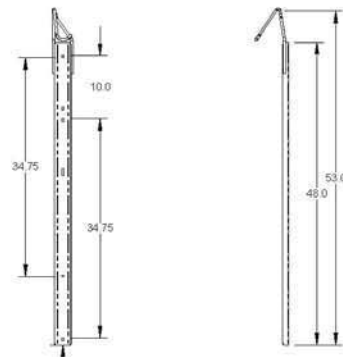
6006



6003C



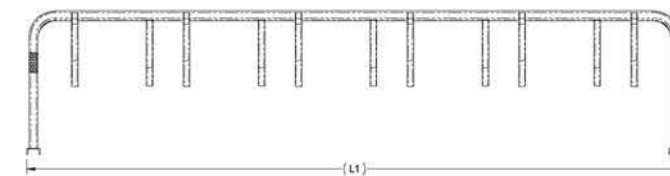
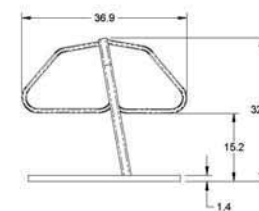
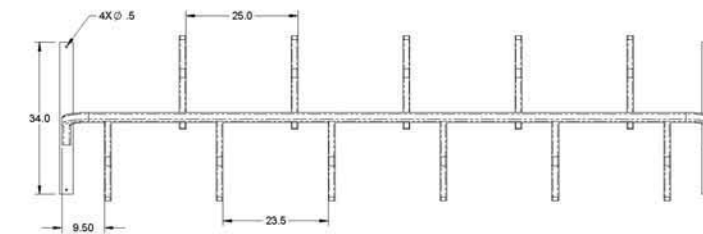
6003T



Downloadable product resources available online:



Saris Bicycle Parking & Storage Solutions 800.783.7257 www.sarisparking.com



Downloadable product resources available online:



Saris Bicycle Parking & Storage Solutions 800.783.7257 www.sarisparking.com

RING[®]

Product Data Sheet



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

Bike Rack

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

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

Finishes

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

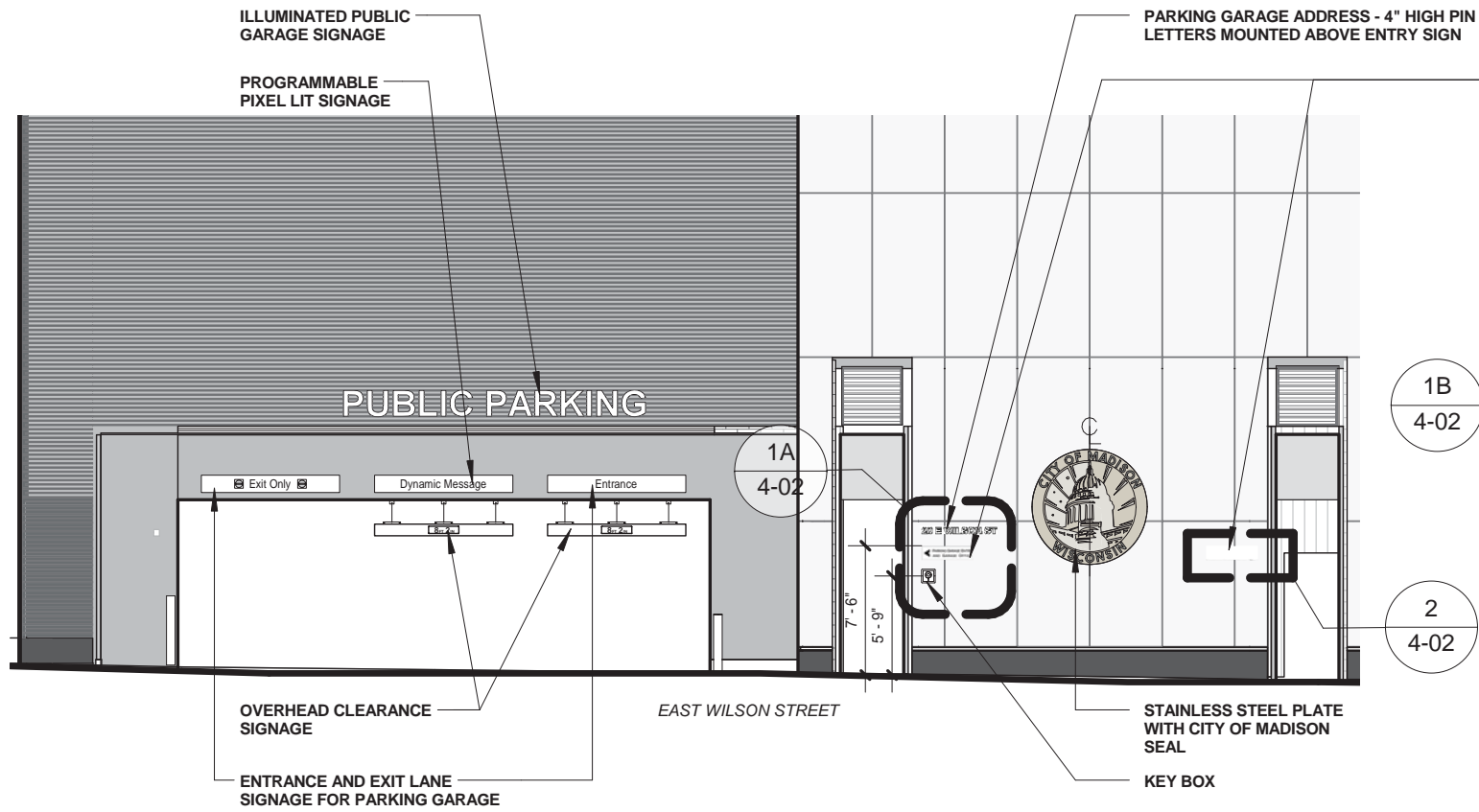
To Specify

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

Designed by Brian Kane, IDSA
 All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.

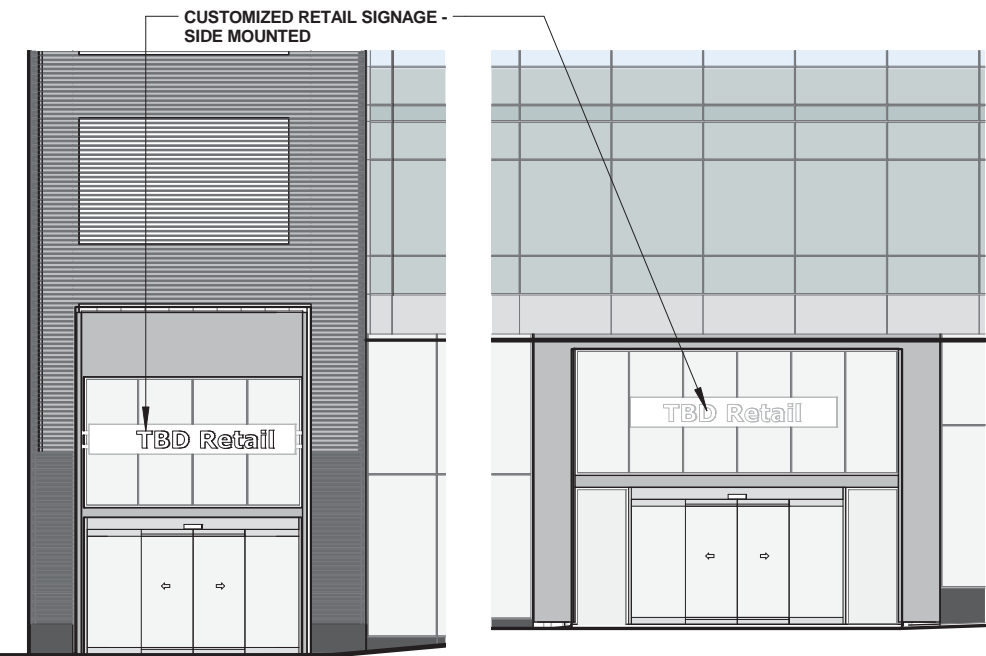
Visit our landscapeforms.com for more information. Specifications are subject to change without notice.
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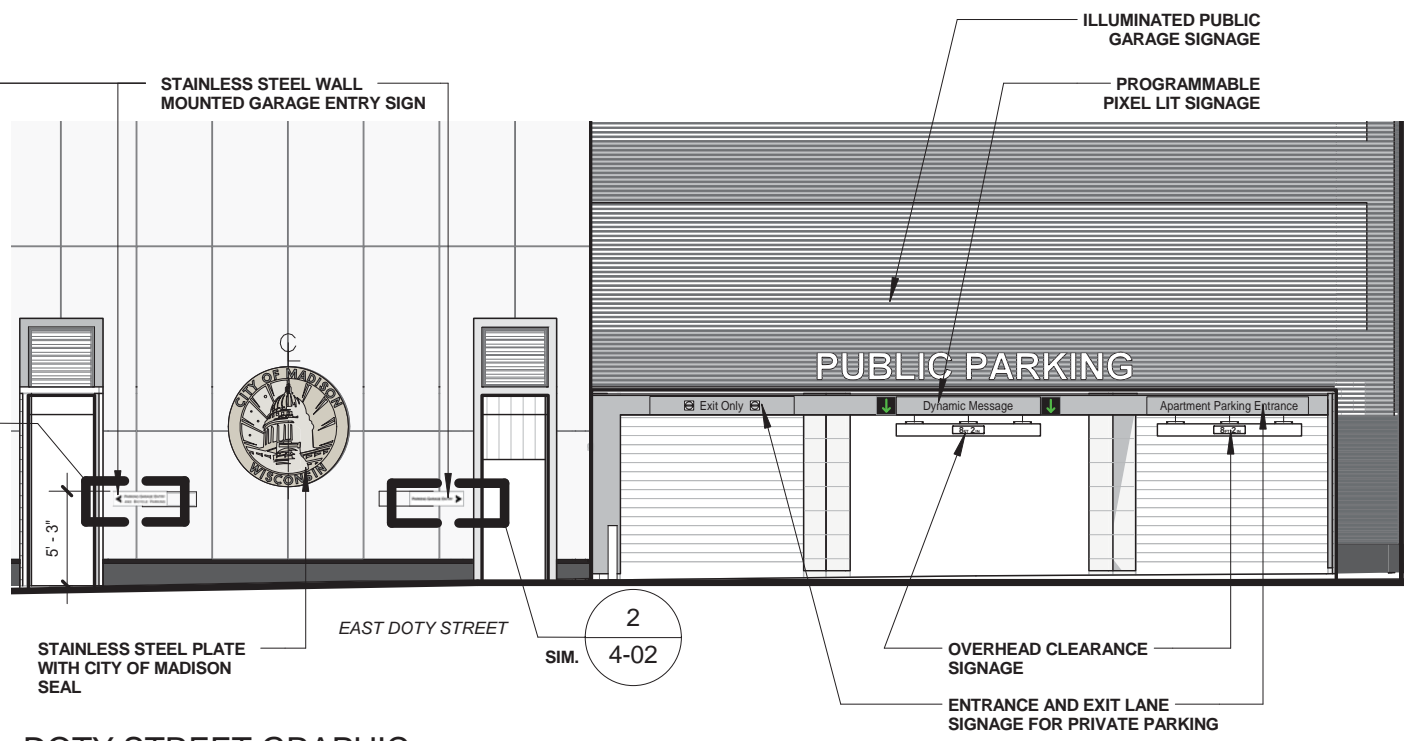
WILSON STREET GRAPHIC SIGNAGE

SCALE: 3/32" = 1'-0"



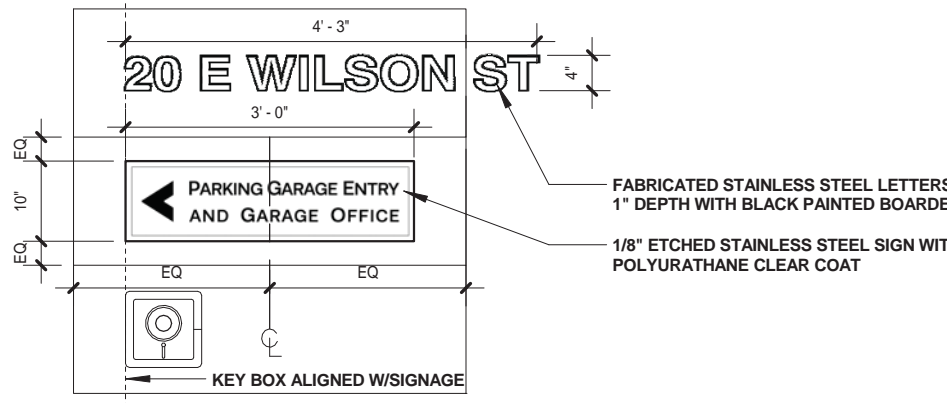
PINCKNEY STREET GRAPHIC SIGNAGE

SCALE: 3/32" = 1'-0"



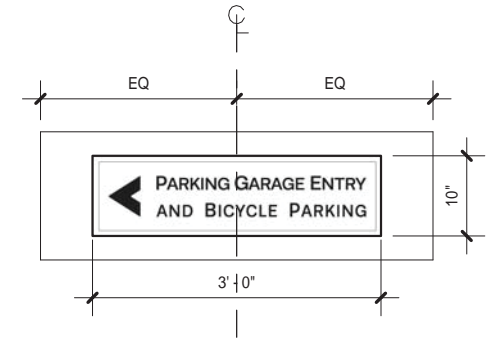
DOTY STREET GRAPHIC SIGNAGE

SCALE: 3/32" = 1'-0"



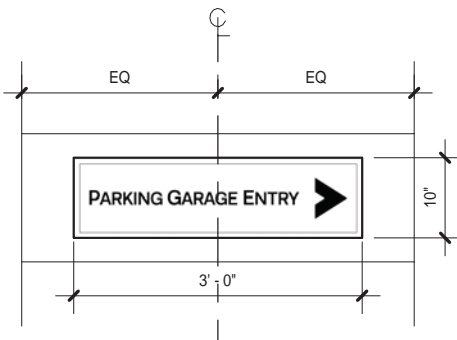
1A - Garage Entry Signage

SCALE: 1/2" = 1'-0"



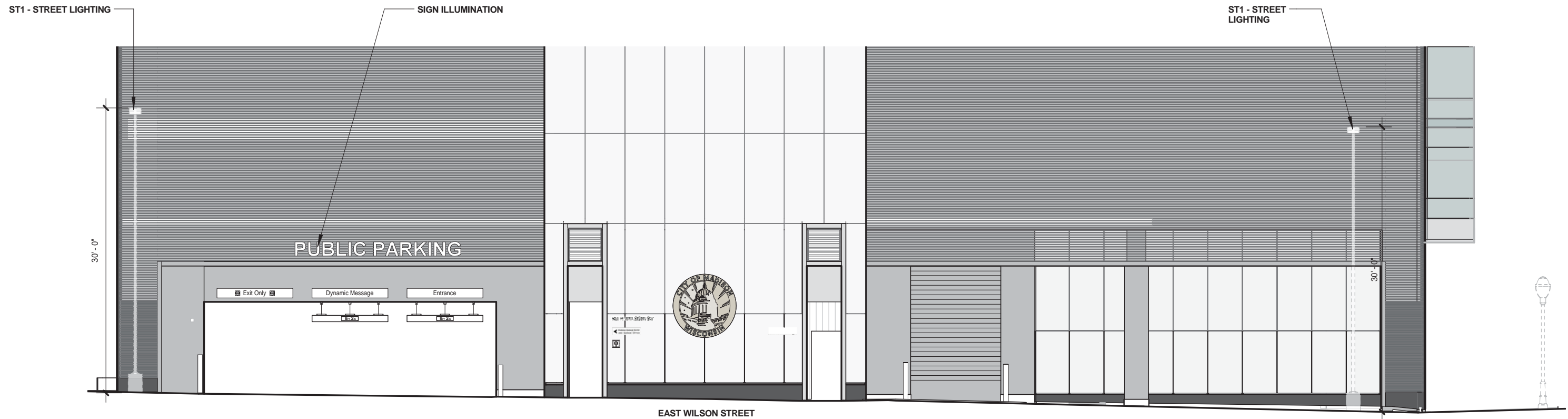
1B - Garage Entry Signage

SCALE: 1/2" = 1'-0"

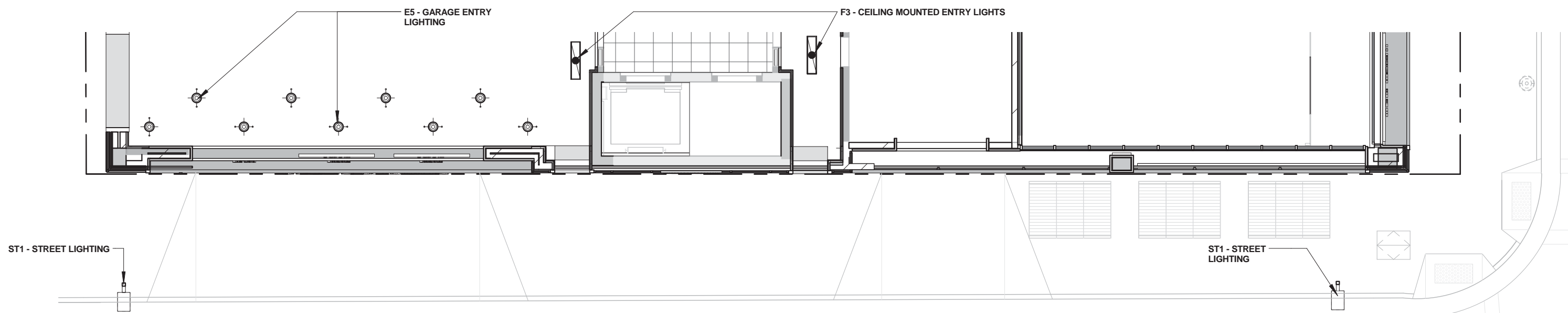


2 - Garage Entry Signage

SCALE: 1/2" = 1'-0"



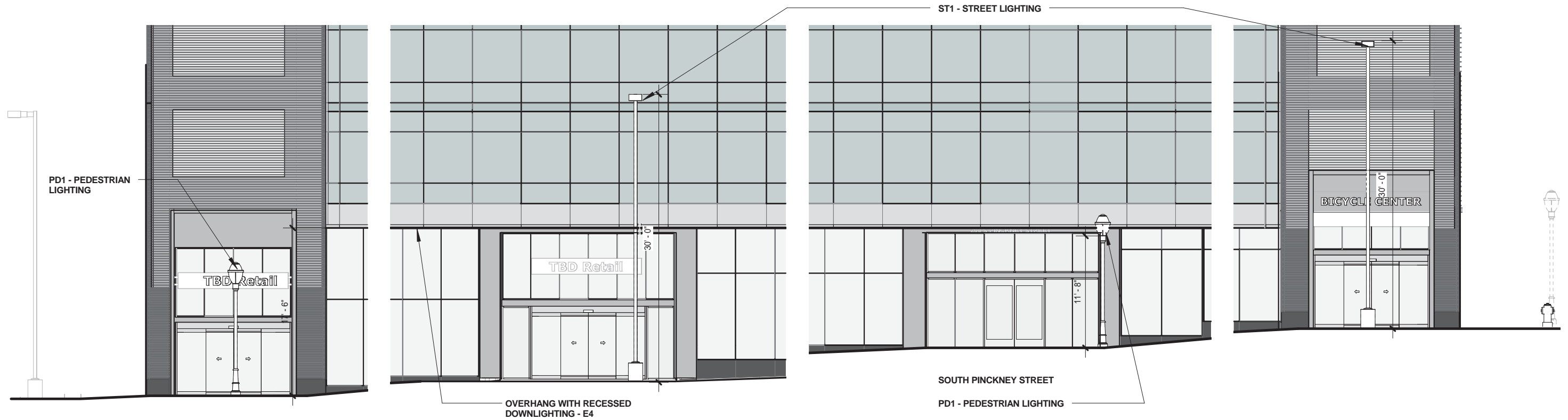
WILSON STREET LIGHTING ELEVATION



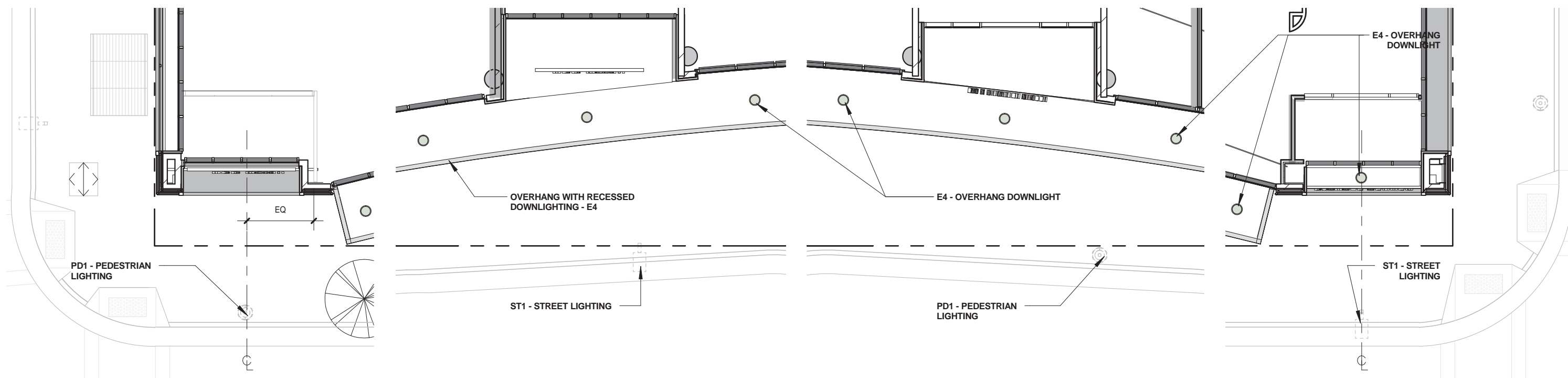
WILSON STREET REFLECTED CEILING PLAN

NOTE: STREET LIGHTS LOCATED PER TRAFFIC ENGINEERING





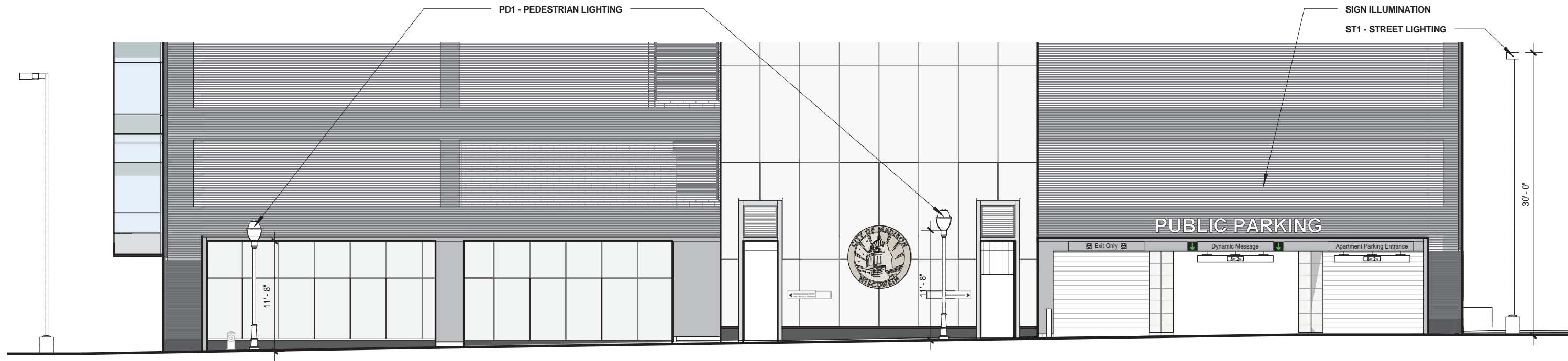
PINCKNEY STREET LIGHTING ELEVATION



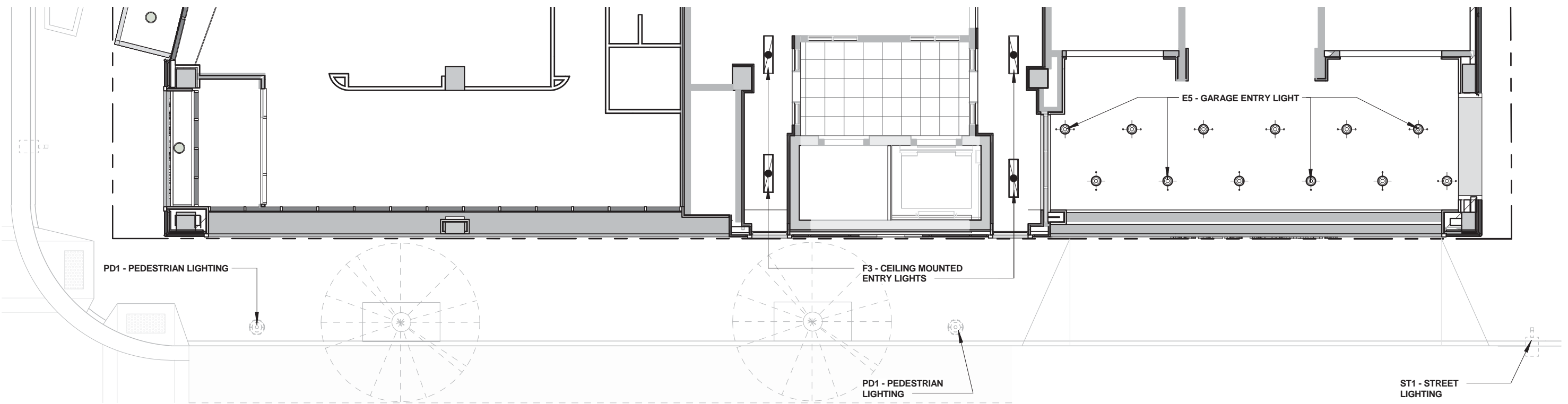
PINCKNEY STREET REFLECTED CEILING PLAN

NOTE: STREET LIGHTS LOCATED PER TRAFFIC ENGINEERING





DOTY STREET LIGHTING ELEVATION



DOTY STREET REFLECTED CEILING PLAN

NOTE: STREET LIGHTS LOCATED PER TRAFFIC ENGINEERING



E1 - FOUNTAIN LIGHTING



LTV8SS
Lightvault® 8 Stainless Steel
kl_ltv8ss_spec.pdf

JOB _____ TYPE _____
NOTES _____ APPROVALS _____

FEATURES

- Sealed IP68 LED light engine
- Bluetooth connectivity for remote control aiming and dimming
- Free Mobile App for Android and IOS
- Easy to install and pair devices
- Advanced thermal management provides long life in excess of 100,000+ hours
- Runs cool to the touch - less than 40°C

Certifications



SPECIFICATIONS

Pour Box rough-in housing ships separately and as a quick-ship if requested.



LTV82SS



LTV83SS



DEBRIS SHIELDS



LIGHT DISTRIBUTIONS:

LTV81SS, LTV82SS, LTV83SS



ORDERING CODE

Fixture Size	Distribution*	Source	Electrical Module	Lens Options ¹	Rebar Cage Anchor
LTV81SS 13" Dia.	SP, NF, WW	36L 36 LEDs	Color Temperature: 3K 3000K, 4K 4000K, 5K 5000K; Voltages: UV 120-277V	SR Slip-Resistant Lens; PL Prismatic Lens	RCA81 for LTV81, RCA82 for LTV82, RCA83 for LTV83
LTV82SS 10-3/8" Dia.	SP, NF	18L 18 LEDs			
LTV82SS 10-3/8" Dia.	WW	16L 16 LEDs			
LTV83SS 7-15/16" Dia.	SP, NF, WW	12L 12 LEDs			

* SP = Spot, NF = Narrow Flood, WW = Wall Wash

Kim Lighting reserves the right to change specifications without notice.

© 2016 KIM LIGHTING | 16555 East Gale Ave | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Aug. 6, 2016



| 1 |

E2 - BOLLARDS



Date: _____ Approved: _____
Type: _____
Fixture: _____
Project: _____

FCB460

Exterior 316 stainless steel bollard.



ORDERING

EXAMPLE: FCB460-120V-4K-2000-SS-D

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	ACCESSORIES
FCB460	120V	PL 26T 32T	SS Stainless Steel	D Dimming 0-10V
	277V	HID 50W MH 70W MH		LD LED Dim 0-10V
	347V ^Δ	100W MH		PE Photo Eye
		LED 3K 500 Lumens (35W)		
		35K		
		4K		

^Δcontact factory

SPECIFICATION

MOUNTING

- A thick die-cast base plate is provided and anchored through with a set of three 12" length x 3/8" diameter hot dipped anchor bolts. Heavy gauge base bracketing for bollard installation.
- Installation:** <http://tinyurl.com/jthbvwv>

CONSTRUCTION

- Marine grade 316 stainless steel housing.
- Impact resistant, UV stabilized, clear, polycarbonate diffuser.
- Neoprene continuous closed cell gasket to seal out contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Brushed stainless steel finish.

ELECTRICAL

- Socket** PL: Four pin plug-in type compact fluorescent lamp holder. HID: Medium base pulse rated 4KV porcelain socket.
- Ballast** PL: Fluorescent high power factor electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued 5 year warranty. Electronic voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

- UL & cUL/ETL, U.S. and CA listed for wet locations. IP65 rating.

FC Lighting, Inc. reserves the right to change details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.

© 2016 FC Lighting, Inc. 3609 Swenson Ave., St. Charles, IL 60174 p. 800-900-1730 f. 630-889-8106 www.fcighting.com

AK Rev. 716

F3 - CEILING MOUNTED ENTRY LIGHTS

E4 - OVERHANG DOWNLIGHTS

JOB _____
 TYPE _____
 CATALOG # _____



APPLICATION

- HIGH EFFICIENCY FIXTURE FOR VANDAL-PRONE AREAS.
- IDEAL CHOICE FOR PRISONS, SCHOOLS, PEDESTRIAN TUNNELS, UNDERGROUND FACILITIES AND OTHER APPLICATIONS WHERE FIXTURES MAY BE SUBJECT TO VANDALISM.

FINISH

- ALL EXPOSED METAL PARTS PRETREATED WITH A PHOSPHATE BONDING PROCESS AND POST-PAINTED WITH AN ELECTROSTATICALLY APPLIED HIGH TEMPERATURE BAKED WHITE ENAMEL FOR SUPERIOR QUALITY AND DURABILITY.

Warranty

- 5 YEAR LIMITED WARRANTY ON LED BOARDS & DRIVERS.

CONSTRUCTION

- DIE-FORMED 20 GAUGE STEEL HOUSING.
- HIGH IMPACT .187" THICK CLEAR PRISMATIC POLYCARBONATE LENS OR FROSTED ACRYLIC LENS, TOTALLY ENCLOSES HOUSING; NO METAL EXPOSED.
- TAMPER-RESISTANT STAINLESS STEEL SPANNER-HEAD LENS SCREWS AND CLOSED CELL POLYETHYLENE GASKET STANDARD.
- WIDE UNITS: SHALLOW HOUSING MODEL MOUNTS AND WIRES THROUGH TOP OF FIXTURE. DEEP HOUSING MODEL PROVIDES THROUGH-WIRING AND SURFACE CONDUIT MOUNTING.
- NARROW UNITS: TOP WIRING OR CONDUIT MOUNTING IN SAME FIXTURE.

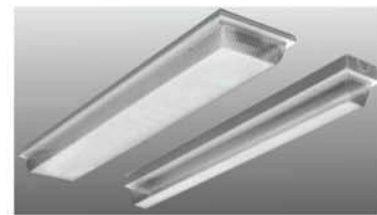
ELECTRICAL

- LED BOARDS AND DRIVERS ARE INDIVIDUALLY REPLACEABLE, IF REQUIRED.
- HIGH EFFICIENT DRIVER AND LONG LIFE LED'S PROVIDE YEARS OF QUALITY MAINTENANCE FREE OPERATION.



- SUITABLE FOR DRY LOCATIONS. (DAMP OPTIONAL)
- I. B. E. W. LABELED
- MINIMUM 50,000 HOURS @ L80
- 0-10V DIMMING STANDARD*
- LUMEN/WATTAGE TUNING AVAILABLE (CONTACT FACTORY FOR OPTIONS)
- DRIVER QUICK DISCONNECT STANDARD WHERE REQUIRED BY CODE.
- 80+ CRI STD. (CONSULT FACTORY FOR 90 CRI LUMEN PACKAGE OPTIONS).

VRLED SERIES



LED VANDAL RESISTANT LUMINAIRE

ORDERING GUIDE EXAMPLE: VRLEDW50L4K48-9PS

SERIES	LUMENS WITH "P" LENS	LUMENS WITH "FA" LENS	Kelvin	FIXT	LUMENS: "SEE PERFORMANCE CHART ON BACK PAGE"	OPTIONS: EM1 - 500 - 700 LUMEN BATTERY PACK EM2 - 1100 - 1400 LUMEN BATTERY PACK DM1 - 0-10V DIMMING TO 1% (*DIMMING TO 3% STANDARD) SDIM - STEP DIMMING. (CONSULT FACTORY FOR LUMEN PACKAGE OPTION) 90 - 90 CRI DL - DAMP LOCATION
VRLEDN (NARROW)	22L	18L	3K	48		
	38L	32L	35K			
	55L	46L	4K 5K			
VRLEDW (WIDE)	50L	47L		48		
	78L	74L				

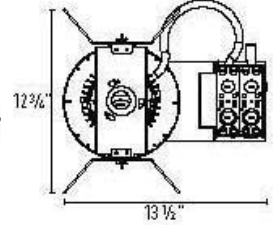
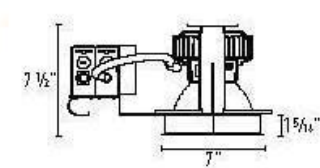


LUMAX INDUSTRIES, INC. Chestnut Avenue & Fourth Street
 Altoona, PA 16603-0991 814-944-2537 Fax 814-944-6413
 www.lumaxlighting.com



SS6G2 / IC632

6" LED General Illumination / Regressed Lensed Reflector



Cut-out: 6 1/2"

Order Matrix | Example: SS6G220003008-27-EM

A	B	C	D	E	
A Series			D Dimming		
SS6G2	6" LED Recessed Round		blank 0-10V Dimming 10% -D10V1 0-10V Dimming 1% -ED10V1 d/doLED 0-10V 1% ¹ -ED10V01 d/doLED 0-10V 0.1% ¹ -LUT1 lutron Hi-Lume 1% -LUT lutron EcoSystem 1% -LUT5 lutron EcoSystem 5% -EDALI1 d/doLED DALI 1% ¹ -EDALI01 d/doLED DALI 0.1% ¹	E Voltage	
B Module Lumen Output				blank 120V -27 277V	
1100 1100 Lumen 1500 1500 Lumen 2000 2000 Lumen 3000 3000 Lumen				E Options	
C Color Temperature / CRI				-EM Emergency Backup -I100 C-Channel Bar Hanger -I200 Rat Bar Hanger -I400 Wood Joist Bar Hanger	
2700K / 80 CRI 3000K / 80 CRI 3500K / 80 CRI 4000K / 80 CRI					

Notes:

1. d/doLED dimming not available for 3000lm module

Reflector Matrix | Example: IC632H2-SF-SB

A	B	C	D
A Series		C Trim	
IC632	6" Regressed Lensed Reflector	-SF Self Flanged -SFW Self Flanged White	D Lens Type
B Reflector Finish			-CR Clear Tempered -SB Sand Blasted
C Clear HZ Haze W White			

NOTES

Intense Lighting
 3340 E La Palma Ave, Anaheim, CA 92806 | tel 714 630-9877 | fax 714 630-9883
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JOB NAME	CATALOG NUMBER
NOTES	TYPE

Catalog Number	System Wattage *	Delivered Lumens **
SS6G21100358 / IC632C-CR	18W	922lm @ 3500K
SS6G21500358 / IC632C-CR	19W	1242lm @ 3500K
SS6G22000358 / IC632C-CR	25W	1509lm @ 3500K
SS6G23000358 / IC632C-CR	37W	2225lm @ 3500K

- * System wattage include driver and LED module consumption.
- ** Delivered lumen output will vary depending on CCT and lens type (0.7 multiplier for -SB lens).

LED MODULE

- Powered by OSRAM PrevaLED® Cube LED Module
- 50,000 hours @ 70% lumen maintenance
- No heat, mercury or UV
- Available in 1100, 1500, 2000 and 3000lm
- CRI = 80 & CCT 2700K, 3000K, 3500K, 4000K

ELECTRICAL SYSTEM

- Osram OptoElectronic® standard with 0-10V dimming to 10%
- Power factor > .9, 50/60Hz
- Multiple dimming options available

OPTICAL SYSTEM

Specification Grade Reflector, 1.2mm thickness, 1 1/2" regressed lens. Reflector available in clear, specular, haze or white. Architectural, discrete polished self flange standard. Optional painted white flange is available.

FRAME CONSTRUCTION

Heavy duty galvanized steel frame with a large access junction box. ETL listed for through wiring. LED light engine and driver are accessible from above or below ceiling.

INSTALLATION

The luminaire is type Non-IC. Insulation must be kept at a minimum of 3" away from fixture. Universal mounting brackets included. Compatible with C-channel, flat bar, wood joist bar hanger and EMT. Bar hangers must be ordered separately. C-channel are recommended for T-bar ceilings. Maximum ceiling thickness is 1 1/2".

EMERGENCY BACKUP

Remote test switch included. Emergency driver operates LED load of up to 7.0 Watts at a nominal 450 lumens for a minimum of 90 minutes.

LISTING / WARRANTY

- ETL listed to US and Canadian standards for wet locations.
- 10-Year Intense LED Limited Warranty



E5 - GARAGE ENTRY LIGHTS

THE MERCURY PARKING GARAGE LED

50W

REPLACES UP TO A 120-WATT METAL HALIDE FIXTURE

FOR MORE FWC APPROVED LED LIGHTING SEE SPECGRADELED.COM



FWC APPROVED (LBF-FWC)



SPECIFICATIONS

Expected life: Over 100,000 hrs.
 Rating: IP 65
 Color Rendering Index (CRI): >80
 Power factor: >0.98%
 Input line voltage: 90-305 VAC
 -347-480V (optional)
 Operating temp: -40°F-122°F
 (< Also available: -40°F-140°F)
 Input line frequency: 50/60 Hz
 LED efficiency:
 - warm white, 131 lm/w
 - natural white, 141 lm/w
 - cool white, 143 lm/w

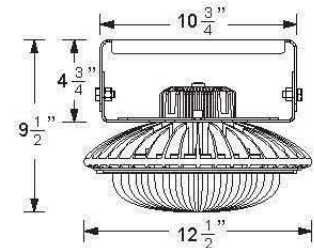
MISC SPECS

LED chips: Lumileds Luxeon-T
 Driver: UL approved Meanwell
 Dimmable: 0-10V (optional)
 Occupancy sensor: (optional)
 Hanging weight: 10 lbs.

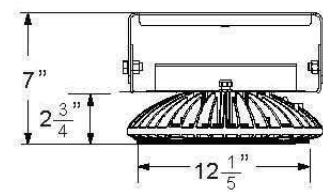
MATERIALS

Heat sink housing:
 Anodized aluminum
 Finish: Powder coated
 Dropped lens: Acrylic

50W DIMENSIONS (SURFACE MOUNT)



50W 480V CONFIGURATION (SURFACE MOUNT)



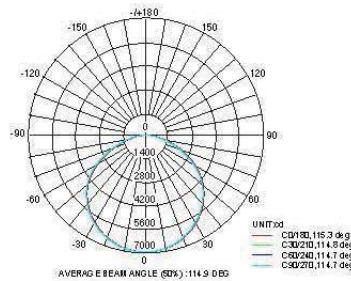
OCCUPANCY SENSOR (OS) (OPTIONAL)



OS: Occupancy sensor for wet location (IP65)



PHOTOMETRICS



E6 - TREE LIGHTING



LTV81-RGBW
 Lightvault® 8
 kl_lv81_rgbw_spec.pdf

JOB _____ TYPE _____
 NOTES _____ APPROVALS _____

FEATURES

- Bluetooth connectivity for remote control aiming, dimming, color changing
- Free mobile App for Android and iOS
- Hardwired DMX connectivity for advanced control (controller supplied by others)
- IP68 sealed light engine

Certifications

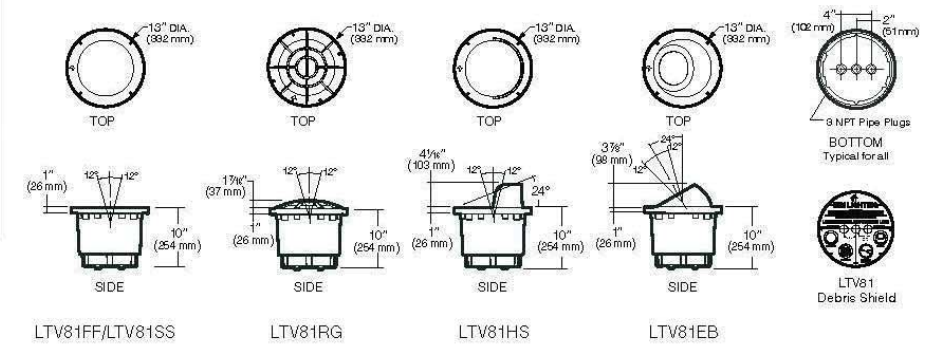


SPECIFICATIONS



Approx. Weight = 31.5 lbs.

Pour Box rough-in housing ships separately and as a quick-ship if requested.



ORDERING CODE

LTV81						
Fixture Size	Style	Distribution	Electrical Module	Lens Options ¹	Rebar Cage Anchor	
LTV81 13" Dia.	FF Flat Frame SS Stainless Steel HS Half Shield RG Rock Guard	SP Spot NF Narrow Flood	Source 24L 24 LEDs (for LTV81F) 12L 12 LEDs (for LTV81B) Color Temperature RGBW Voltages UV 120-277V	SR Slip-Resistant Lens ²	RCA81 for LTV81	

¹ All lens options are integral parts of component module and must be installed at factory.
² Slip Resistant Lens only available with the Flat Frame and Stainless Steel

Kim Lighting reserves the right to change specifications without notice.

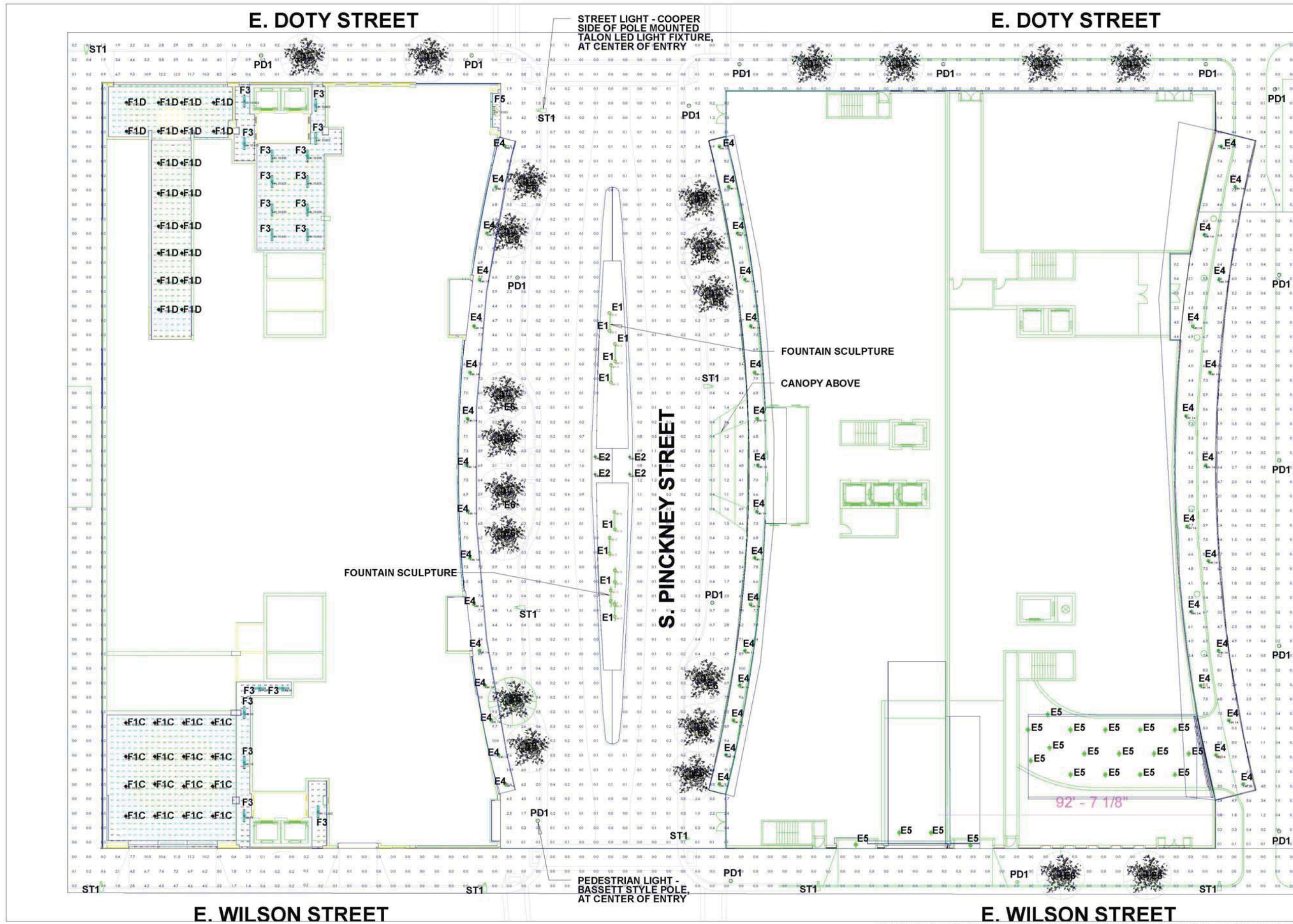


ST1 - INTERSECTION, STREET LIGHTS BY CITY OF MADISON



PD1 - ORNAMENTAL, PEDESTRIAN LIGHTS BY CITY OF MADISON





STREET LIGHT - COOPER
SIDE OF POLE MOUNTED
TALON LED LIGHT FIXTURE,
AT CENTER OF ENTRY

FOUNTAIN SCULPTURE
CANOPY ABOVE

PEDESTRIAN LIGHT -
BASSETT STYLE POLE,
AT CENTER OF ENTRY



#	Date	Comments

Revisions

Drawn By: Chris Collins
Date: 04/04/18
Scale: 1" = 14'

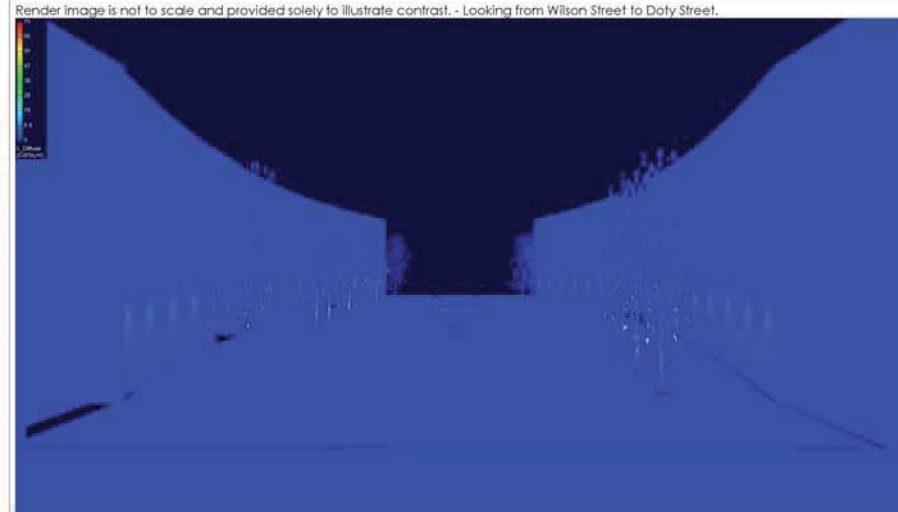
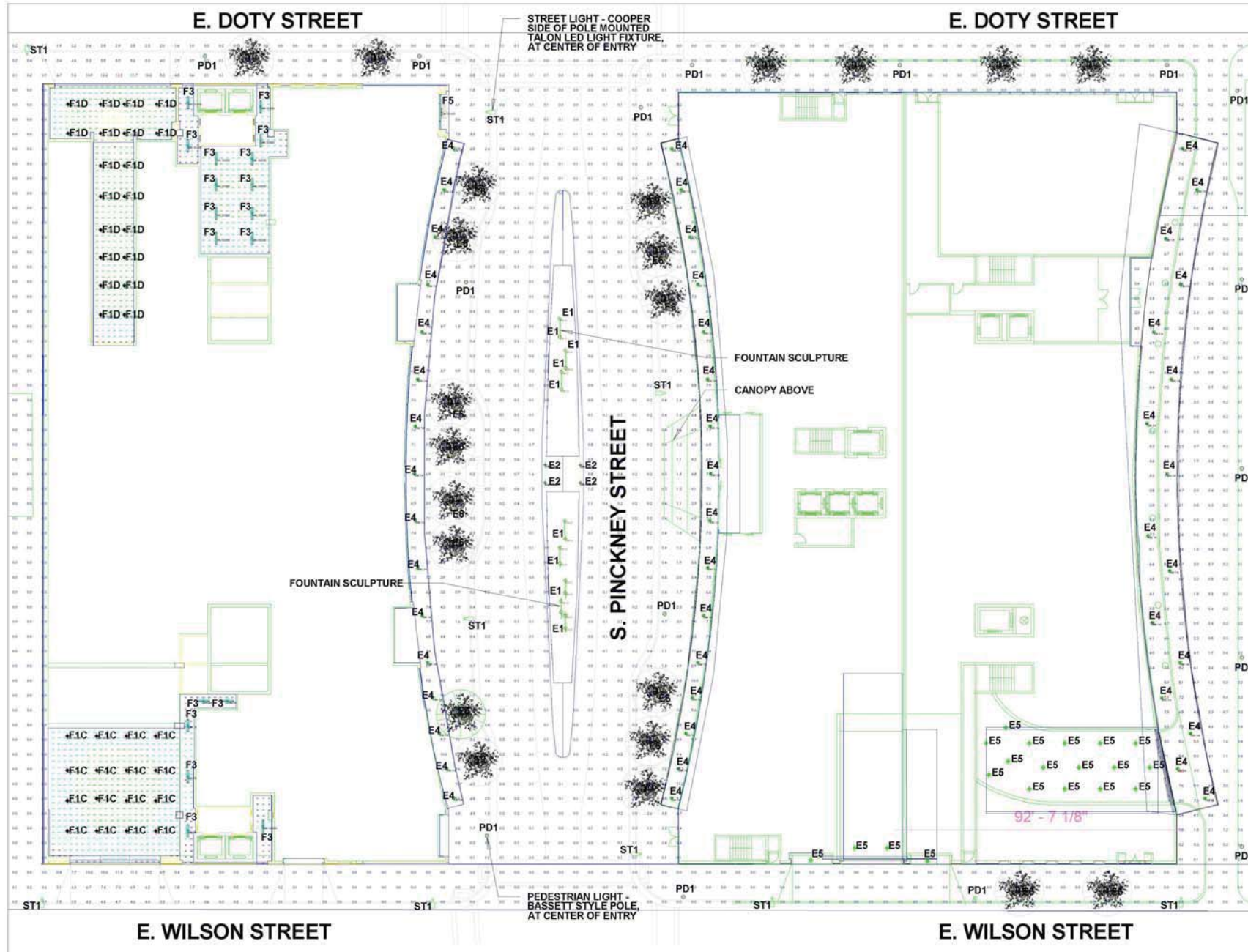
Project: **Judge Doyle Square**
Project Address: Madison, WI



Symbol	Qty	Label	Arrangement	Arr. Lum. Lumens	LLF	Mfr	Description
○	4	E2	SINGLE	408	0.900	FC/SSL Lighting	FCB460-120V-4K-500-SS-LD
○	48	E4	SINGLE	2127	0.900	Intense Lighting	SS6G3DRL5358_IC632C-CR
○	35	E6	SINGLE	1499	0.900	KIM LIGHTING	LTV81FF-NF-24RGBWUV
○	16	F1C	SINGLE	7120	0.855	SPECGRADELED	LBF-50-NW-120-110/277V-XX-X (from CW/5000k file)
○	20	F1D	SINGLE	7120	0.855	SPECGRADELED	LBF-50-NW-120-110/277V-XX-X (from CW/5000k file)
○	18	F3	SINGLE	4062	0.900	Lumax Industries Inc	VRLEDN38L4K48-9PD
○	1	F5	SINGLE	2030	0.724	Luminaire LED, Inc., Edison, New Jersey,	AEL24-20W 4000K

Room Summary		
Label	Wall Ht.	Description
E Doty St Elevator Lobby	10.833	Reflectances 80/50/20
E Doty St Elevator Lobby	10.833	Reflectances 80/50/20
E Doty St Retail Entry	14	Reflectances 40/40/20
E Wilson St Elevator Lob	10.833	Reflectances 80/50/20
E Wilson St Garage Entr	18.333	Reflectances 15/15/15
Garage Entry	14	Reflectances 15/15/15

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Max/Min	Description		
E Doty Garage Floor_Top	Illuminance	Fc	32.22	49.8	14.7	3.39	Readings @ ground		
E Doty Garage Ramp_Side_3	Illuminance	Fc	36.49	45.0	11.2	4.02	Readings @ Ground		
E Doty St Elevator Lobby_1_Workp	Illuminance	Fc	16.28	23.2	8.2	2.83	Readings @ 2.5' AFF		
E Doty St Elevator Lobby_2_Workp	Illuminance	Fc	25.74	34.5	4.8	7.19	Readings @ 2.5' AFF		
E Doty St Retail Entry_Floor	Illuminance	Fc	3.72	5.0	2.2	2.27	Readings @ Ground		
E Wilson St Elev Lobby Floor_Pla	Illuminance	Fc	14.84	23.8	0.1	238.00	Readings @ 2.5' AFF		
E Wilson St Elevator Lobby_1_Wor	Illuminance	Fc	10.61	21.6	1.9	11.37	Readings @ 2.5' AFF		
E Wilson St Garage Floor_Planar	Illuminance	Fc	26.98	37.6	0.3	125.33	Readings @ Ground		
Site_2_Planar	Illuminance	Fc	2.57	8.5	0.1	85.00	Readings @ Ground		
Site_Planar	Illuminance	Fc	1.29	12.5	0.0	N.A.	Readings @ Ground		



enlighten
PG

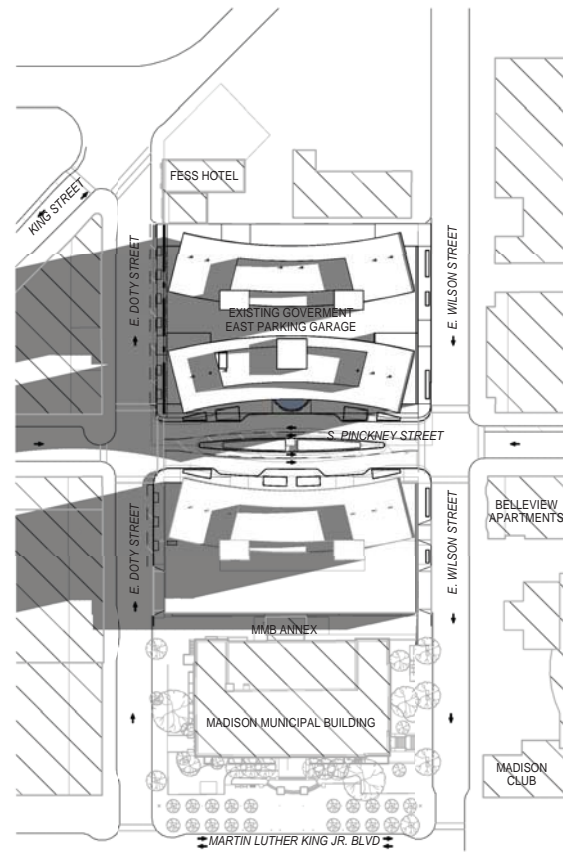
#	Date	Comments

Drawn By: Chris Collins
Date: 04/04/18
Scale: N/A

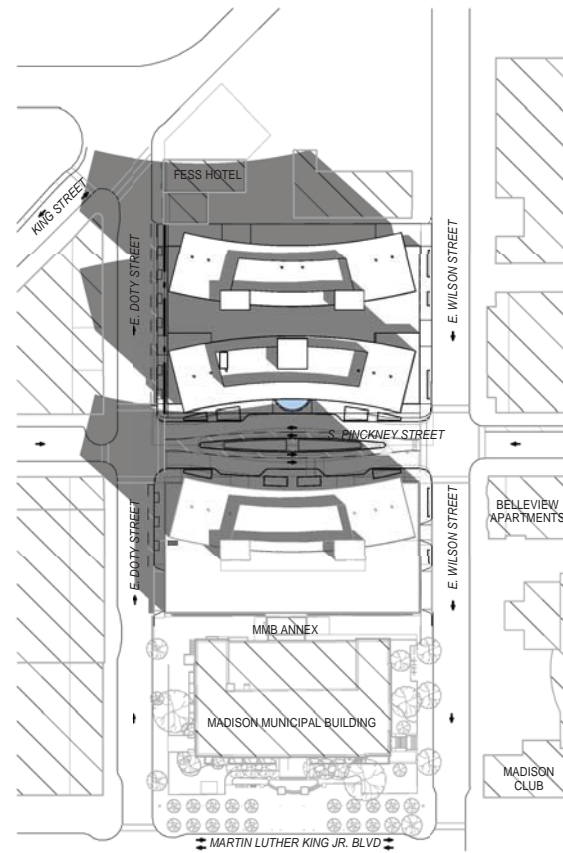
Project:
Judge Doyle Square
Project Address:
Madison, WI

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

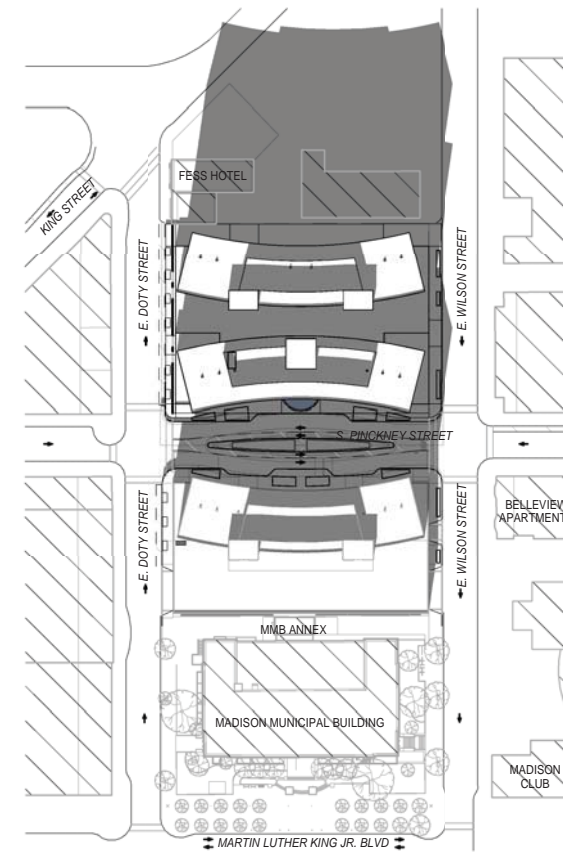




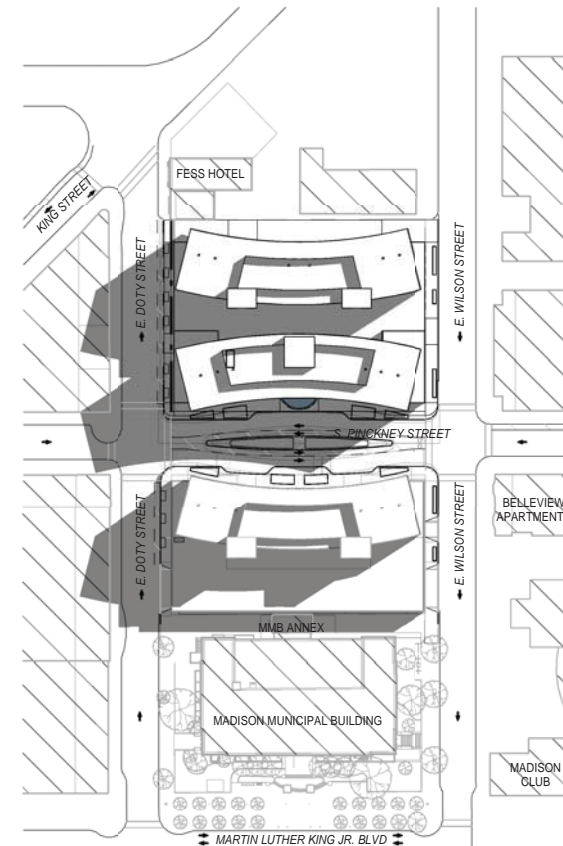
9 AM, MARCH 21



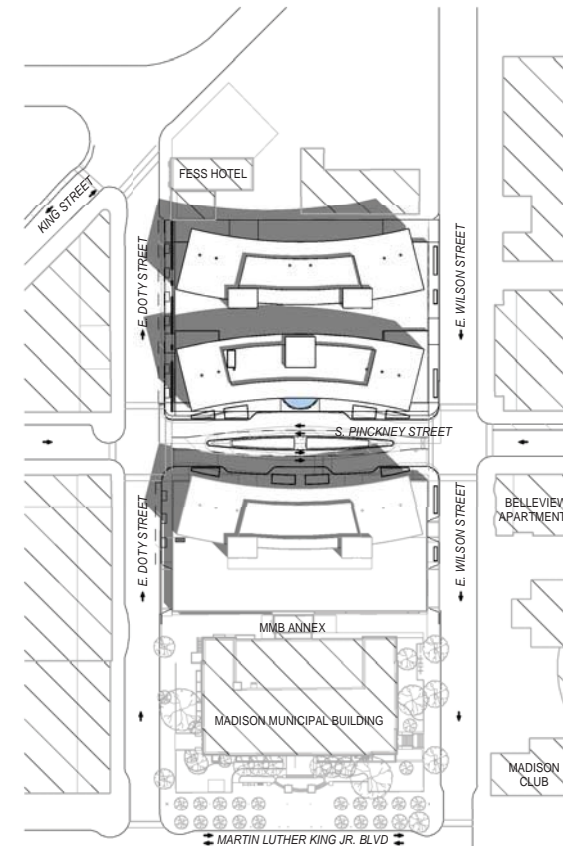
NOON, MARCH 21



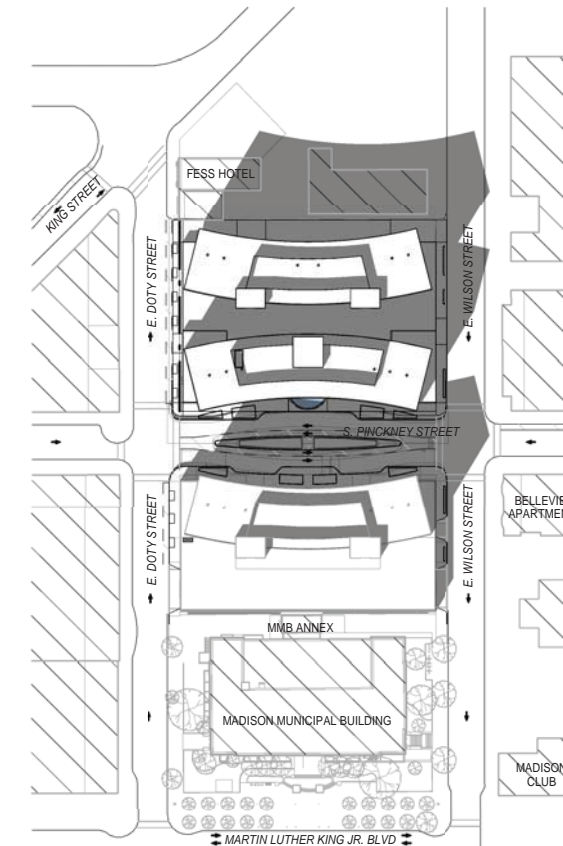
3 PM, MARCH 21



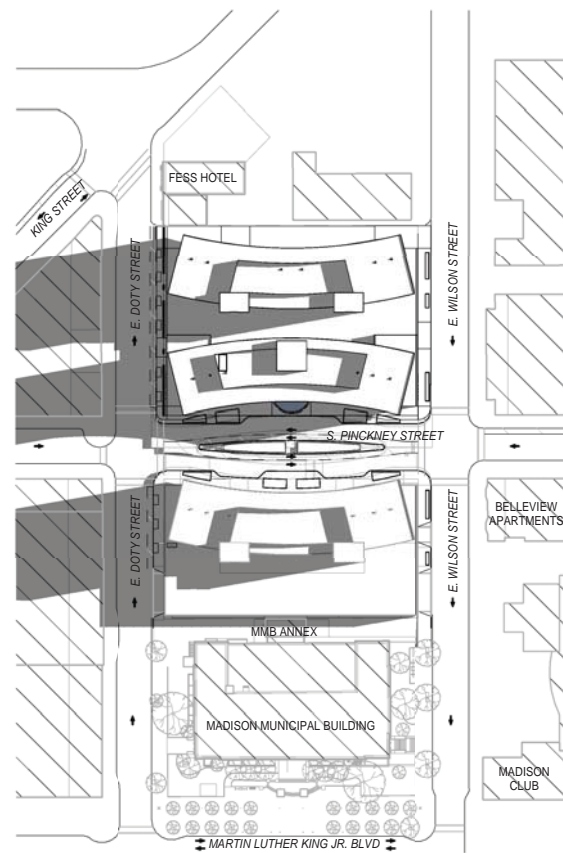
9 AM, JUNE 21



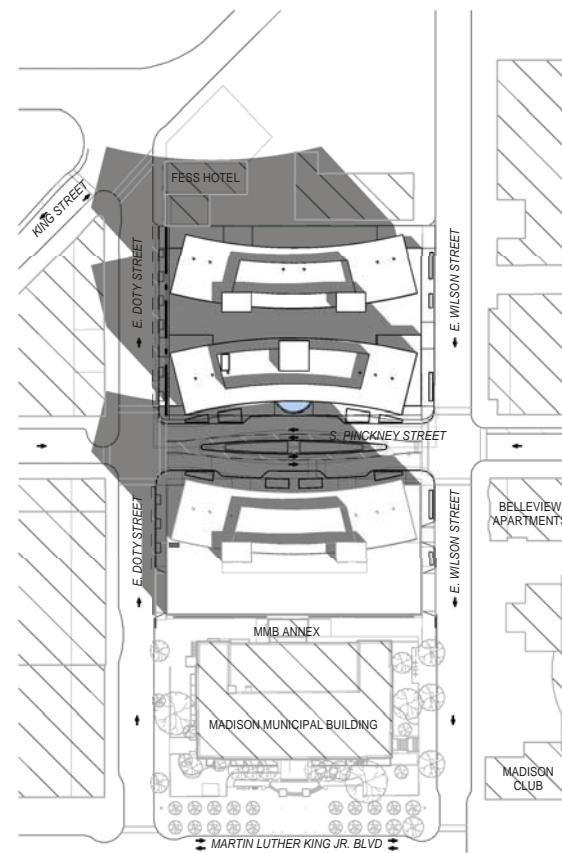
NOON, JUNE 21



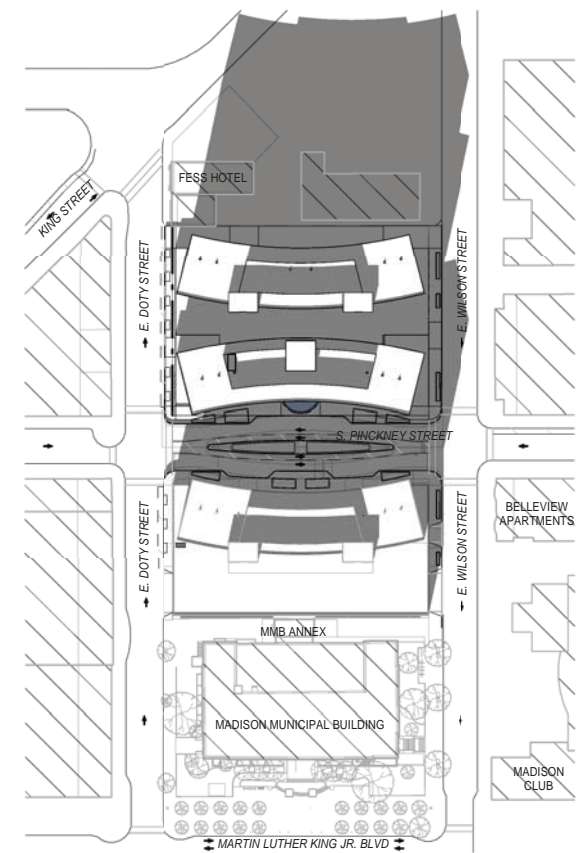
3 PM, JUNE 21



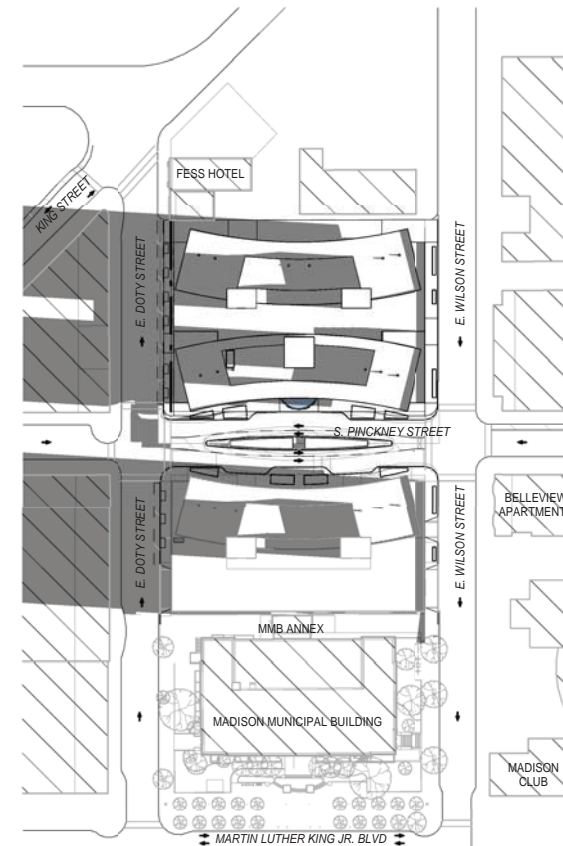
9 AM, SEPTEMBER 21



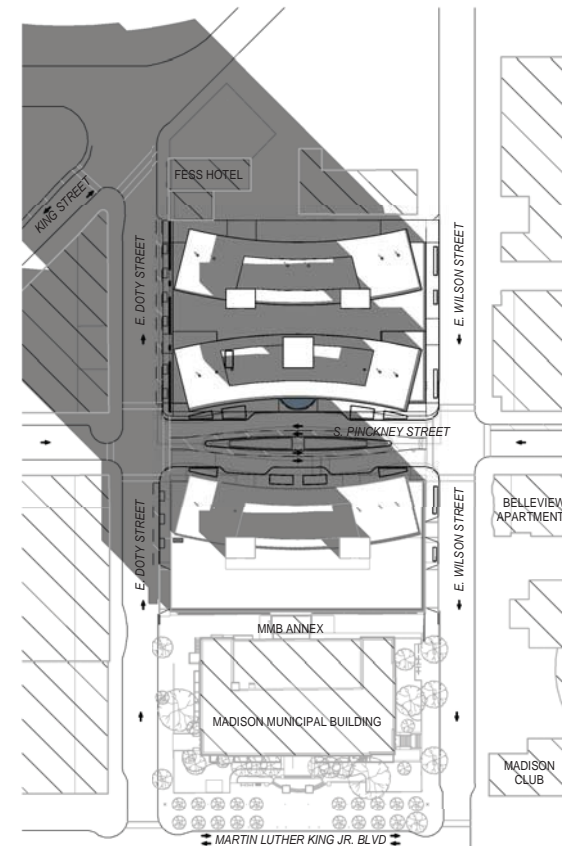
NOON, SEPTEMBER 21



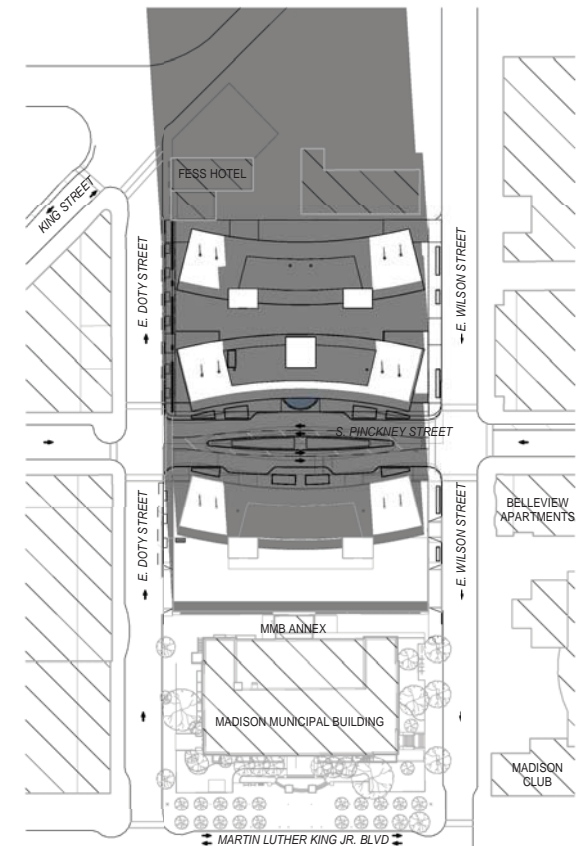
3 PM, SEPTEMBER 21



9 AM, DECEMBER 21



NOON, DECEMBER 21



3 PM, DECEMBER 21