

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____ 7/18/22
9:33 a.m. 
Urban Design District _____
Submittal reviewed by _____
Legistar # _____

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

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

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

No proposed signage planned as part of this submittal. Existing signage to remain.

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Project contact person _____ Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

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

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

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

Per coordination with the Planning Department, all submittals are electronic only and no hard copies required.

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

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

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

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Morgan Van Riper-Rose Date _____

7. Application Filing Fees

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

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

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

This application is being filed in conjunction with a land use application. A filing fee of \$1,450 will be paid per the Land Use Application fee schedule.

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

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

Repvblik

July 18, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent
Plato's Madison – Madison Plaza Hotel Conversion
3841 E Washington Avenue
Madison, WI 53714

Ms. Heather Stouder:

Repvblik is pleased to present our plans for the conversion of the existing Madison Plaza Hotel at 3841 E Washington Avenue into multifamily apartments. The following is submitted together with the plans and applications for City Staff, Plan Commission, and Urban Design Commission review.

Team:

Owner:

Repvblik Madison LLC
1784 Hamilton Road
Okemos, MI 48864
Contact: Morgan Van Riper-Rose
morgan@therepvblik.com

MEP Engineer:

PKMR Engineers
2933 SW Woodside Dr.
Topeka, KS 66614
Contact: Bryan Leinwetter
bryan.leinwetter@pkmreng.com

Architect:

Schwerdt Design Group
2231 S.W. Wanamaker Road, Suite 303
Topeka, Kansas 66614
Contact: Shaun Elwood
sle@sdgarch.com

Civil Engineer:

Wallace Design Collective
410 N Walnut Avenue, Suite 200
Oklahoma City, OK 73104
Contact: Patrick Altendorf
patrick.altendorf@wallace.design

Repvblik

Project Overview:

The property at 3841 E Washington Avenue includes 3 individual parcels. For the purposes of the UDC and Land Use Submission, Repvblik Madison LLC will be focusing on the repurposing and renovation of parcel #081033209124 (241,687 SF) only and may revisit the property's two out-lots (#081033209207 & #081033209215) at a later date. The proposed plans include a change of use converting from R-1 Transient/Hotel Occupancy to R-2 Residential Occupancy and will include interior and exterior finish improvements and upgrades.

Plato's Madison is an adaptive reuse apartment project that will encompass a full renovation and repurposing of the existing hotel property into 180 studio and 10 1-bedroom apartments. The existing Madison Plaza Hotel consists of 197 hotel rooms, ~10,000sf of banquet and meeting rooms, a fitness center, commercial laundry room, and a separate building housing an indoor pool in the property's courtyard.

Once renovated, Plato's Madison will have a variety of private amenities for resident use including:

- Fitness Center
- Indoor Pool
- Co-working Spaces
 - o Quiet areas throughout the property with private and communal desks, seating and wi-fi for resident use
- Resident Lounges
 - o Communal areas for residents to gather and entertain
 - o Includes seating, televisions, and games
- Communal Laundry
- Landscaped Courtyard
 - o ~25,000sf of green space
 - o Grills and outdoor seating
- Resident Storage
 - o Private storage cages available for resident use

Dwelling Unit Mix:

	Count	Size
Studio	180	250-360 SF
1-Bedroom	10	635-650 SF
Total	190	

Residential Parking Stalls:

Accessible Parking	12
Standard (9'x18')	216
Total	228

Bicycle Parking:

Tenant (Enclosed)	194
Guest (Unenclosed)	40
Total	234

Repvblik

Each apartment will have a full kitchen and fully upgraded finishes including LVT flooring, new fixtures, and a modern paint scheme. Corridors, common areas and amenity spaces will also receive new flooring, paint, fixtures, and furnishings.

In addition to the interior renovations, the site and building's exterior will undergo improvements to create a more appealing, improved view from East Washington Avenue. The existing façade consists of painted EIFS with gable end asphalt shingle roofs and wood fascia panels. Any damaged materials will be patched and repaired and the entire exterior, including the pool building, will be repainted. The exterior color scheme is included in the attached documents. A new section of sidewalk will be striped from the building towards East Washington Ave. for added walkability.

The feedback received in our informational meeting with the UDC on May 11th has been considered and implemented into the updated plans. With a focus on making the exterior feel more like a residential building, we have removed the porte cochere, removed the horizontal banding and have painted the PTAC sleeves to match the exterior. We have also included horizontal canopies at exterior entrances and above the first-floor windows.

Repvblik understands that the property has been through a lot of change over the past few years, and we recognize how important it is to give the site a new identity as a residential building. Unit renovations, façade updates, and a focus on a variety of shared amenities and services will greatly improve the look and feel of the property for both the residents and the surrounding community.

Management:

PK Companies is a strategic investor in Repvblik and also shares a common principal in Chris Potterpin. Repvblik will engage PK for the management of Plato's Madison. The company is a developer, owner, and manager of more than 5,000 units of affordable and market-rate housing throughout the Midwest, Texas and California – including Repvblik's portfolio in Alabama and Michigan. PK is committed to creating partnerships that provide housing solutions to better fulfill the needs of their communities, and it strives to add value to the areas that it serves to enrich the lives of their residents. Their experienced and knowledgeable team works to meet the needs of each neighborhood in a coordinated effort with community leaders to better serve residents.

Anticipated Staffing:

Property Manager, Leasing Manager, Maintenance, Groundskeeper, Housekeeper

Anticipated Hours:

Monday – Friday: 8:00am – 5:00pm

Saturday & Sunday- Limited Hours

The rents at Plato's Madison will be affordable to 60% AMI earners – meaning the residents spend no more than 30% of their income on housing. This will create an affordable option for almost all moderate- and middle-income earners. Our goal is to create a safe and stable property long term and will do so through year-long leases, involved property management and leasing professionals, a focus on community outreach and resident engagement, and routine maintenance.

Previous City Meetings:

We have met with the City on several occasions for this proposed development including a preapplication meeting with Colin Punt and Jenny Kirchgatter on November 17, 2021. This project was then reviewed at a Development Assistance Team meeting on February 4th, 2022. We presented initial plans to the UDC and had an informational meeting on Wednesday, May 11th.

Repvblik

District 3 Alder, Erik Paulson, District 17 Alder, Gary Halverson and Mayfair Park Association representative Hilton Jones have been notified of our intent to file a Land Use Application and we have a neighborhood meeting scheduled for Tuesday, July 26th.

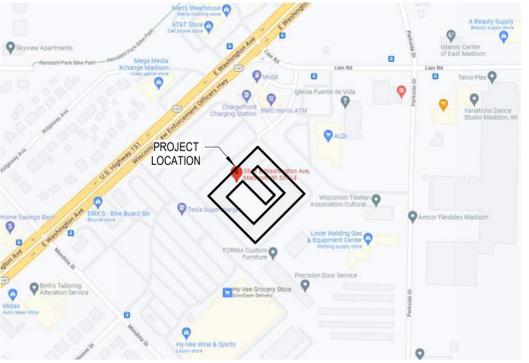
It is anticipated that construction will begin in the Fall of 2022 and will span 10-12 months.

Thank you for consideration and we look forward to your feedback.

Sincerely,

Morgan Van Riper-Rose

Morgan Van Riper-Rose
Repvblik



RENOVATION PLATO'S MADISON, WI 3841 E WASHINGTON AVE, MADISON, WI 53714

A1 LOCATION MAP
SCALE: NOT TO SCALE

MATERIAL LEGEND

PLAN OR SECTION	RIGID INSULATION
ACOUSTIC TILE (SECTION)	SAND, GRAVEL, PLASTER, DRYWALL, CUT STONE, GROUT TILE (LARGE SCALE)
BATT INSULATION	WOOD BLOCKING
BRICK	WOOD MEMBER (CONTINUOUS)
CARPET	WOOD STUDS, PARALAM, FINISHED
CONCRETE	ELEVATION
CONCRETE MASONRY UNITS	BRICK
CONCRETE, PLASTER CUT STONE, STUCCO	GLASS
EARTH COMPACTED/DISTURBED	WOOD
METAL	
METAL STUDS	
PLYWOOD (LARGE SIZE)	

GRAPHIC SYMBOLS

ELEVATION TAG	B3	BEARING ELEVATION MARK	EL - FLOOR 100'-0"
WALL SECTION TAG	B5 A-202	MATCHLINE	REGION A A-101 (L1) REGION B A-102 (L1)
DETAIL CALLOUT	A2 A-303	DESCRIPTIVE ARROW	NEW EXISTING
DETAIL REFERENCE	A1 / A-101	CENTERLINE MARK	℄
PARTITION TYPE TAG	P2	SPOT ELEVATION	⊙
WINDOW TAG	1t	DEMOLITION MARK	1
DOOR TAG	D101B	GENERAL NOTE MARK	1
ROOM TAG	ROOM NAME 101	NEW CONSTRUCTION MARK	1
		REVISION MARK	1
		EQUIPMENT TAG	1i
		MATERIAL TAG	1

Plato's



ABBREVIATIONS

A AFF ABOVE FINISH FLOOR ACS PNL ACCESS PANEL ACC ACCESSIBLE ACT ACOUSTICAL CEILING TILE ACOUS PNL ACOUSTICAL PANEL ADMIN ADMINISTRATION APC ACOUSTICAL PANEL CEILING AWT ACOUSTICAL WALL TREATMENT ADJ ADJUSTABLE AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM AB ANCHOR BOLT L ANGLE ANOD ANODIZE / ANODIZED APPROX APPROXIMATE ARCH ARCHITECTURAL ASPH ASPHALT	B BSMT BASEMENT BM BEAM BRG BEARING BRG PL BEARING PLATE BR BEDROOM BLW BELOW BTWN BETWEEN BITUM BITUMINOUS BD BOARD BF BOTH FACES BS BOTH SIDES BW BOTH WAYS BOT BOTTOM BRKT BRACKET BLDG BUILDING BUR BUILT-UP ROOFING	C CAB CABINET CUH CABINET UNIT HEATER OPT CARPET CIP CAST-IN-PLACE CS CAST STONE CLG CEILING CEM CEMENT CTR CENTER CL CENTER LINE C TO C CERAMIC TILE CH BD CHALKBOARD C CHANNEL CLR CLEAR CLO CLOSET COL COLUMN CONC CONCRETE CMU CONCRETE MASONRY UNIT CJ CONSTRUCTION JOINT, CONTROL JOINT	D DL DEAD LOAD DEMO DEMOLITION DEPT DEPARTMENT D DEPTH DET DETAIL DIAG DIAGONAL DIA DIAMETER DIM DIMENSION	D DW DISHWASHER DR DOOR DBL DOUBLE DN DOWN DS DOWNSPOUT DWG DRAWING DF DRINKING FOUNTAIN	E EA EACH EW EACH WAY ESMT EASEMENT E EAST ELEC ELECTRIC, ELECTRICAL EL ELEVATION ELEV ELEVATOR EQ EQUAL EQUIP EQUIPMENT EXH FN EXHAUST FAN EXIST EXISTING EXP EXPANSION EXT EXTERIOR EJ EXPANSION JOINT EXF EXTERIOR FINISH SYSTEM	F FC BRK FACE BRICK FOF FACE OF FINISH FGL FIBERGLASS FIN FINISH FF EL FINISH FLOOR ELEVATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FIXT FIXTURE FLASH FLASHING FLR FLOOR FOO FLOOR CLEANOUT FD FLOOR DRAIN FLUOR FLUORESCENT FLL FLOW LINE FT FOOT FTG FOOTING FDTN FOUNDATION FR FRAME FA FRESH AIR FURN FURNACE FURG FURRING FS FULL SIZE	G GA GAUGE GALV STL GALVANIZED STEEL GC GENERAL CONTRACTOR GL GLASS GB GRAB BAR GYP BD GYPSUM BOARD	H HCP HANDICAPPED HDP HARDWARE HDWD HARDWOOD HVAC HEATING, VENTILATION & AIR CONDITIONING HT HEIGHT H HIGH HWY HIGHWAY HM HOLLOW METAL HORZ HORIZONTAL HP HORSEPOWER	H HW HOT WATER HYD HYDRANT I INCL INCLUDED ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR	J JAN JANITOR	K KIT KITCHEN	L LAB LABORATORY LAM LAMINATE LAU LAUNDRY LAV LAVATORY LWC LIGHTWEIGHT CONCRETE LCMU LIGHTWEIGHT CONCRETE MASONRY	LF LF LINEAR FOOT LL LIVE LOAD LLR LONG LEG HORIZONTAL LLV LONG LEG VERTICAL	M MAINT MAINTENANCE MH MANHOLE MFD MANUFACTURED MFR MANUFACTURER MFG MANUFACTURING MO MASONRY OPENING MBR MASTER BEDROOM MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MTL METAL MW MICROWAVE MIN MINIMUM, MINUTE MISC MISCELLANEOUS MR MOISTURE RESISTANT MTD MOUNTED MULL MULLION	N NRC NOISE REDUCTION COEFFICIENT NOM NOMINAL N NORTH NIC NOT IN CONTRACT NTS NOT TO SCALE	O OFF OFFICE OC ON CENTER OPNG OPENING OPP OPPOSITE OD OUTSIDE DIAMETER O/O OUT TO OUT OA OVERALL ORD OVERFLOW ROOF DRAIN OH OVERHANG OF/CI OWNER FURNISHED/ CONTRACTOR INSTALLED OF/OI OWNER FURNISHED/ OWNER INSTALLED	P PT PAINT PR PAIR PNL PANEL PTD PAPER TOWEL DISPENSER PBD PARTICLE BOARD PTN PARTITION PVG PAVING PERF PERFORATED PERIM PERIMETER PLAS PLASTER PERP PERPENDICULAR PLAM PLASTIC LAMINATE PLYWD POLYVINYL CHLORIDE LB POUND PCF POUNDS PER CUBIC FOOT PLF POUNDS PER LINEAR FOOT PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PCC PRECAST CONCRETE PREFAB PREFABRICATE PREFIN PREFINISH PROJ PROJECT PL PROPERTY LINE	Q QT QUARRY TILE	R REF REFERENCE, REFRIGERATOR RCP REFLECTED CEILING PLAN REINF REINFORCE REQD REQUIRED RESIL RESILIENT REST RESTROOM RA RETURN AIR REV REVISION R RISER, RADIUS, RANGE RD ROOF DRAIN RFG ROOFING RM ROOM RO ROUGH OPENING RS ROUGH SAWIN	S SNU SANITARY NAPKIN DISPENSER SNDU SANITARY NAPKIN DISPOSAL UNIT SS SANITARY SEWER SCHED SCHEDULE SECT SECTION SHT SHEET SV SHEET VINYL SHV SHELVE SHR SHOWER SIM SIMILAR SCWD SOLID CORE WOOD STC SOUND TRANSMISSION CLASS S SOUTH SPEC SPECIFICATION SB SPLASH BLOCK SF SQUARE FOOT SQ INCH SQUARE INCH SQ YD SQUARE YARD SST STAINLESS STEEL STD STANDARD STL JST STEEL JOIST STOR STORAGE SD STORM DRAIN ST STREET	S STRUCT STRUCTURAL SUSP CLG SUSPENDED CEILING SW SWITCH TK BD TACKBOARD TEL TELEPHONE TV TELEVISION TEMPD TEMPERED TER TERRAZZO THK THICKNESS TPD TOILET PAPER HOLDER T&G TONGUE AND GROOVE T&B TOP AND BOTTOM TOC TOP OF CURB TOP OF CONCRETE TOP OF FOOTING TOM TOP OF MASONRY TOS TOP OF STEEL TOW TOP OF WALL TB TOWEL BAR TRANS TRANSPARENT *TF TRANSPARENT WOOD FINISH	T TYP TYPICAL	U UNFIN UNFINISHED UH UNIT HEATER UNO UNLESS NOTED OTHERWISE	V VR VAPOR RETARDER VNR VENER VENT VENTILATION VERT VERTICAL VEST VESTIBULE VB VINYL BASE VCT VINYL COMPOSITION TILE VWC VINYL WALL COVERING VWF VINYL WALL FABRIC V VOLT	W WSCOT WAINSCOT WC WALL COVERING, WATER CLOSET WH WATER HEATER WP WATERPROOFING, WORKING POINT WT WEIGHT WVF WELDED WIRE FABRIC W WEST, WIDE WDW WINDOW WGL WIRED GLASS W WITH W/O WITHOUT WD WOOD
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DESIGN TEAM

SCHWERDT DESIGN GROUP SCHWERDT DESIGN GROUP 2231 SW WANAMAKER RD. SUITE 303 TOPEKA, KANSAS 66614	CONTACT: GREG SCHWERDT, AIA PHONE: 785-273-7540
ARCHITECTURAL DESIGN SCHWERDT DESIGN GROUP 500 NORTH BROADWAY AVE. OKLAHOMA CITY, OKLAHOMA 73102	CONTACT: SHAUN ELWOOD, AIA PHONE: 405-231-3105 E-MAIL: sle@sdgarch.com
MECHANICAL / ELECTRICAL / PLUMBING DESIGN PKMR ENGINEERS 2933 SW WOODSIDE DR. SUITE 104 TOPEKA, KS 66614	CONTACT: BRYAN LEINWETTER, PE PHONE: 785-273-2447 E-MAIL: bryan.leinwetter@pkmreng.com
CIVIL DESIGN WALLACE DESIGN COLLECTIVE, PC 410 NORTH WALNUT AVE. SUITE 200 OKLAHOMA CITY, OKLAHOMA 73104	CONTACT: PATRICK ALTENDORF, PE, CFM PHONE: 405-236-5858 E-MAIL: patrick.altendorf@wallace.design
LANDSCAPE DESIGN ALABACK DESIGN 3202 E 21ST ST. SUITE 100 TULSA, OKLAHOMA 74114	CONTACT: DAN ALABACK, PLA PHONE: 918-742-1463 E-MAIL: dan_alaback@alabackdesign.com

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PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 07/15/2022

RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

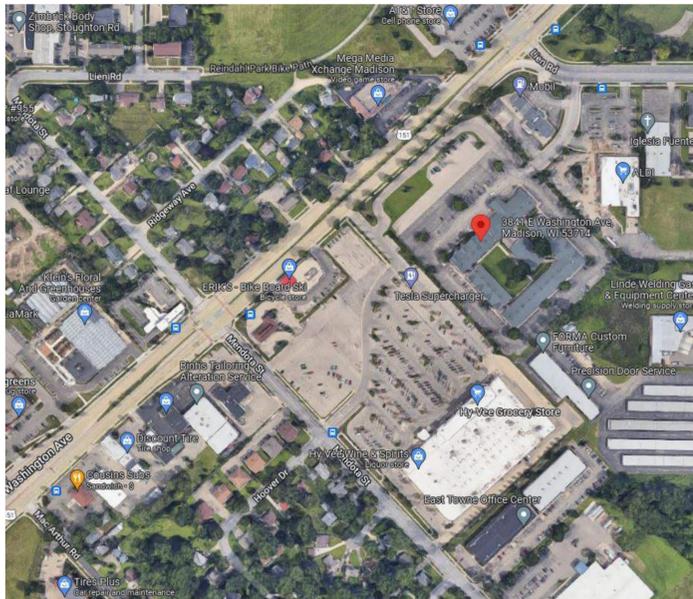
SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
COVER SHEET

PROJECT NUMBER
0210377

SHEET NUMBER
G-001

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_ALTERNATE - Central_V22_csk2RG35.rvt
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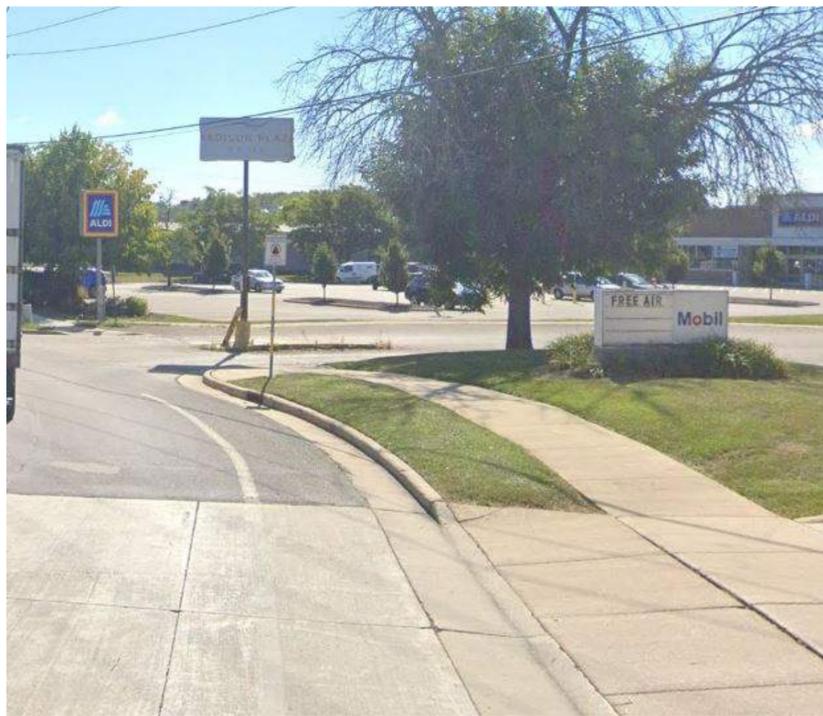
A3 MADISON SATELLITE SITE PLAN
SCALE: 12" = 1'-0"



A2 SIGNAGE - BUILDING - TO BE DEMOLISHED
SCALE: 12" = 1'-0"



A1 SIGNAGE - E EASHINGTON AVE - OFF STREET
SCALE: 12" = 1'-0"



B5 SIGNAGE - LIEN RD
SCALE: 12" = 1'-0"



B2 ALDI - 3925 LIEN RD
SCALE: 12" = 1'-0"



B1 HY-VEE 3801 E WASHINGTON AVE
SCALE: 12" = 1'-0"



B4 ERIK'S BIKES SKIS BOARDS - 3813 E WASHINGTON
SCALE: 12" = 1'-0"



B3 MOBIL - 3859 E WASHINGTON
SCALE: 12" = 1'-0"



schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topoka, kansas 66614-4275
phone: 785-273-7540
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405-231-3105

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 07/15/2022

RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
SITE CONTEXT
INFORMATION

PROJECT NUMBER
0210377

SHEET NUMBER
G-002

FILE PATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_ALTERNATE - Central_V22_csk2RG35.rvt
DATE: 7/15/2022 11:01:14 AM
DRAWN BY: Author

UNIT MIX LEGEND

	STUDIO
	FIRST FLOOR: 90 UNITS
	SECOND FLOOR: 90 UNITS
	ONE BEDROOM
	FIRST FLOOR: 5 UNITS
	SECOND FLOOR: 5 UNITS
	190 TOTAL UNITS
	STAIR / ELEVATOR
	FIRST FLOOR: 1,822 SF
	SECOND FLOOR: 3,066 SF
	AMENITY / PUBLIC SPACE
	FIRST FLOOR: 16,162 SF
	SECOND FLOOR: 8,096 SF
	OFFICE SPACE
	FIRST FLOOR: 955 SF
	SECOND FLOOR: 0 SF
	PUBLIC RESTROOMS
	FIRST FLOOR: 525 SF
	SECOND FLOOR: 314 SF
	MECHANICAL / STORAGE
	FIRST FLOOR: 1,935 SF
	SECOND FLOOR: 2,780 SF

UNIT TYPES AND QUANTITIES

FIRST FLOOR

STUDIO	81
1 BEDROOM	3
ACCESSIBLE UNITS	
STUDIO - TYPE A	3
STUDIO - TYPE B	6
1 BEDROOM - TYPE A	1
1 BEDROOM - TYPE B	1
TOTAL:	95

SECOND FLOOR

STUDIO	88
STUDIO - II (EXISTING SUITE)	1
STUDIO - III (EXISTING SUITE)	1
1 BEDROOM	5
TOTAL:	95

UNIT TOTAL: 190

A1 FIRST FLOOR UNIT MIX

SCALE: 1/16" = 1'-0"



schwerdt design group
 architecture | interiors | planning
 2231 sw wanamaker rd, suite 303
 topeka, kansas 66614-4275
 phone: 785.273.7540
 500 north broadway, suite 200
 oklahoma city, ok 73102
 phone: 405.231.3105

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 07/15/2022

RENOVATION
PLATO'S MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 PROGRESS PRINT ONLY

SHEET TITLE
 FIRST FLOOR UNIT MIX PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
Z-101

FILE PATH: C:\Users\Collin\Documents\10377 Plato's - Madison, WI - CD Model_ALTERNATE - Central_V22_csk2RG35.rvt
 DATE: 7/15/2022 11:01:15 AM
 DRAWN BY: Author

UNIT MIX LEGEND

	STUDIO
	FIRST FLOOR: 90 UNITS
	SECOND FLOOR: 90 UNITS
	ONE BEDROOM
	FIRST FLOOR: 5 UNITS
	SECOND FLOOR: 5 UNITS
	190 TOTAL UNITS
	STAIR / ELEVATOR
	FIRST FLOOR: 1,822 SF
	SECOND FLOOR: 3,066 SF
	AMENITY / PUBLIC SPACE
	FIRST FLOOR: 16,162 SF
	SECOND FLOOR: 8,096 SF
	OFFICE SPACE
	FIRST FLOOR: 955 SF
	SECOND FLOOR: 0 SF
	PUBLIC RESTROOMS
	FIRST FLOOR: 525 SF
	SECOND FLOOR: 314 SF
	MECHANICAL / STORAGE
	FIRST FLOOR: 1,935 SF
	SECOND FLOOR: 2,780 SF

UNIT TYPES AND QUANTITIES

FIRST FLOOR	
STUDIO	81
1 BEDROOM	3
ACCESSIBLE UNITS	
STUDIO - TYPE A	3
STUDIO - TYPE B	6
1 BEDROOM - TYPE A	1
1 BEDROOM - TYPE B	1
TOTAL:	95
SECOND FLOOR	
STUDIO	88
STUDIO - II (EXISTING SUITE)	1
STUDIO - III (EXISTING SUITE)	1
1 BEDROOM	5
TOTAL:	95
UNIT TOTAL:	190



A1 SECOND FLOOR UNIT MIX

SCALE: 1/16" = 1'-0"



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SHEET TITLE
 SECOND FLOOR UNIT MIX PLAN

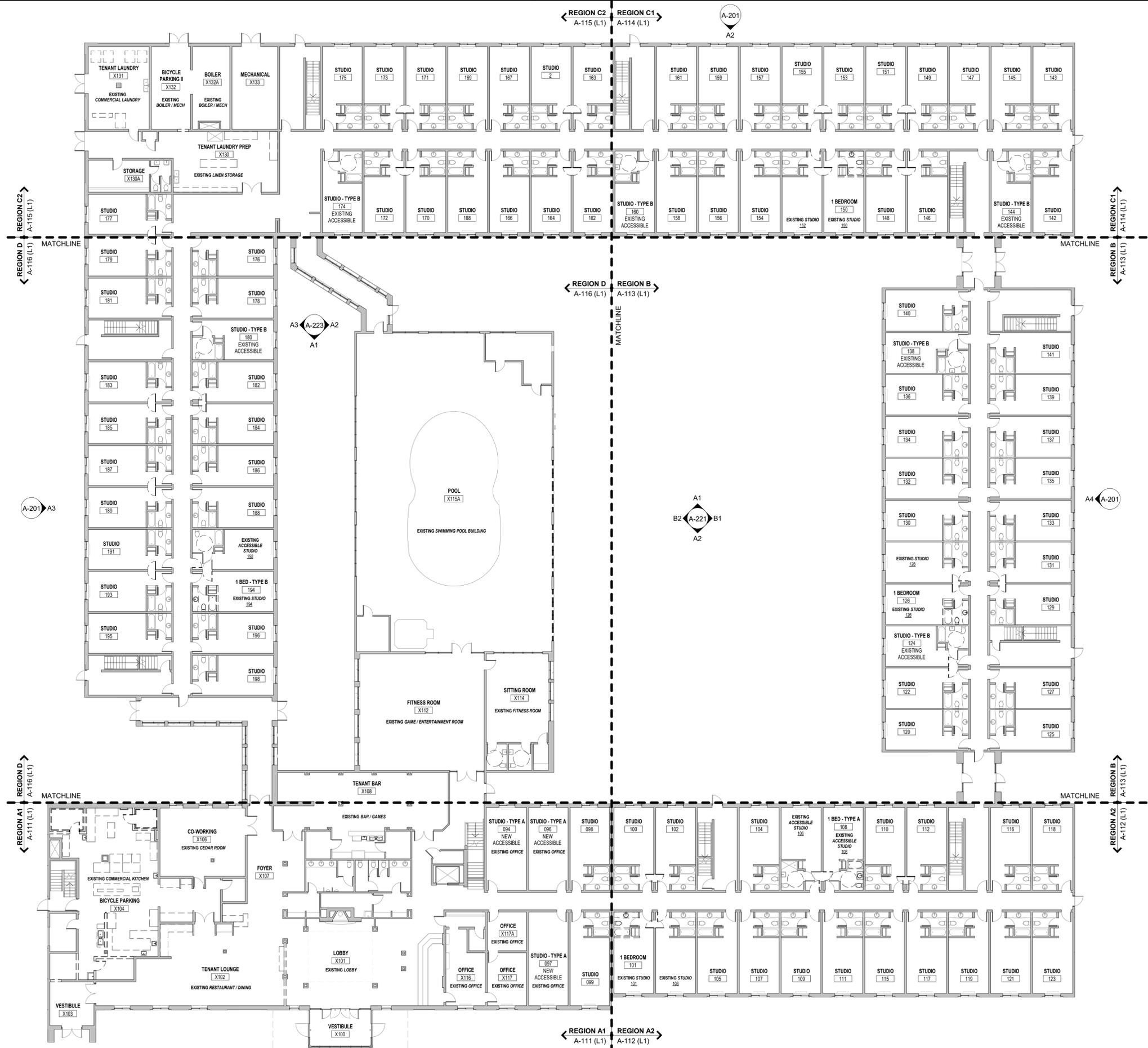
PROJECT NUMBER
0210377

SHEET NUMBER
Z-102

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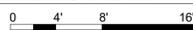
GENERAL DEMO NOTES

1. GENERAL & ALL SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL SHEETS AND SPECIFICATIONS PRIOR TO START OF THE RESPECTIVE WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE CREWS PERFORMING DEMOLITION AND CONSTRUCTION ACTIVITIES ON SITE. THIS INCLUDES VERIFYING THE STRUCTURAL STABILITY OF THE PARTS OF THE BUILDING BEING WORKED ON.
3. PROTECT EXISTING WORK TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE ITEMS OR AREAS DAMAGED BY CONSTRUCTION ACTIVITIES.
4. REFERENCE MEP DRAWINGS FOR GENERAL LOCATIONS FOR FLOOR SLAB DEMOLITION REQUIRED FOR UNDERSLAB MEP WORK.
5. REMOVE WALL PAPER ON ALL WALLS.
6. BRACE ALL WALLS AND STRUCTURE AS REQUIRED WHILE PERFORMING THE WORK.
7. NOTIFY ARCHITECT AND OWNER IF EXCESSIVE WOOD ROT, RUST AND/OR DETERIORATION IS FOUND DURING CONSTRUCTION WHEN AREAS OF THE BUILDING ARE UNCOVERED.
8. REFERENCE MEP DRAWINGS FOR ADDITIONAL DEMOLITION NOTES OR COMMENTS.
9. ALL HVAC, FIRESPRINKLE AND ELECTRIC TO REMAIN UNLESS NOTED OTHERWISE.
10. CLEAN ALL WINDOW FRAMES AND GLAZING TO REMAIN UNO.
11. CLEAN ALL DOOR FRAMES AND DOORS TO REMAIN.
12. REPAIR AND PAINT ALL DOOR FRAMES.



A1 OVERALL FIRST FLOOR DEMO PLAN

SCALE: 1/16" = 1'-0"



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SHEET TITLE
 DEMO PLAN - OVERALL
 FIRST FLOOR

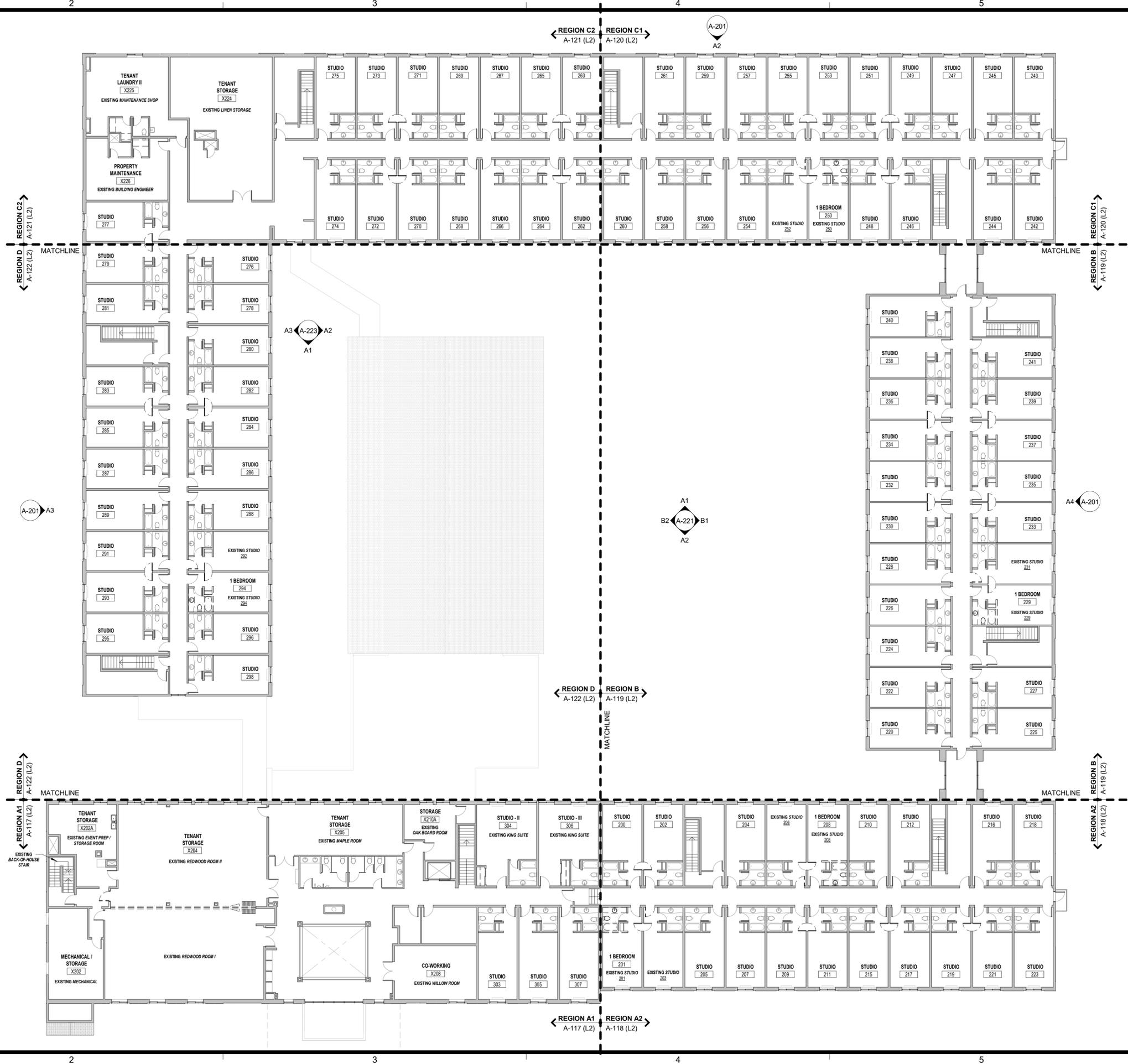
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SHEET NUMBER
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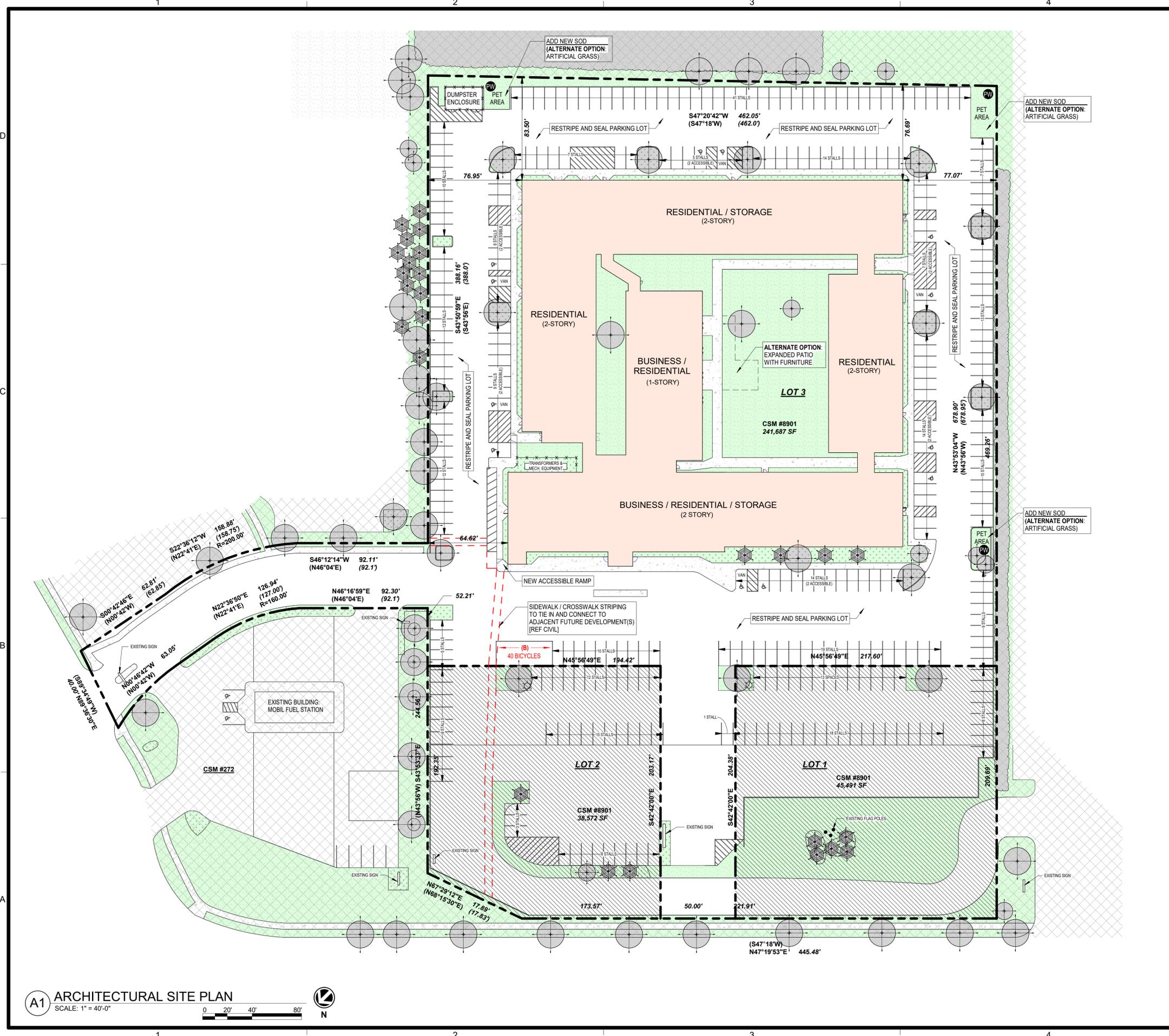
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GENERAL DEMO NOTES

1. GENERAL & ALL SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL SHEETS AND SPECIFICATIONS PRIOR TO START OF THE RESPECTIVE WORK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE CREW'S PERFORMING DEMOLITION AND CONSTRUCTION ACTIVITIES ON SITE. THIS INCLUDES VERIFYING THE STRUCTURAL STABILITY OF THE PARTS OF THE BUILDING BEING WORKED ON.
3. PROTECT EXISTING WORK TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE ITEMS OR AREAS DAMAGED BY CONSTRUCTION ACTIVITIES.
4. REFERENCE MEP DRAWINGS FOR GENERAL LOCATIONS FOR FLOOR SLAB DEMOLITION REQUIRED FOR UNDERSLAB MEP WORK.
5. REMOVE WALL PAPER ON ALL WALLS.
6. BRACE ALL WALLS AND STRUCTURE AS REQUIRED WHILE PERFORMING THE WORK.
7. NOTIFY ARCHITECT AND OWNER IF EXCESSIVE WOOD ROT, RUST AND/OR DETERIORATION IS FOUND DURING CONSTRUCTION WHEN AREAS OF THE BUILDING ARE UNCOVERED.
8. REFERENCE MEP DRAWINGS FOR ADDITIONAL DEMOLITION NOTES OR COMMENTS.
9. ALL HVAC, FIRESPRINKLE AND ELECTRIC TO REMAIN UNLESS NOTED OTHERWISE.
10. CLEAN ALL WINDOW FRAMES AND GLAZING TO REMAIN UNO.
11. CLEAN ALL DOOR FRAMES AND DOORS TO REMAIN.
12. REPAIR AND PAINT ALL DOOR FRAMES.



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A1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"
 0 20' 40' 80'

ARCHITECTURAL SITE PLAN							
LANDSCAPING							
EXISTING TREE / TREE LINE							
SITE / SURVEY							
EXISTING BUILDING							
LANDSCAPING							
GRASS / LAWN / SOD							
PLANTING MULCH / ROCKS / EXISTING SOIL / DIRT							
SIDEWALK / CONCRETE							
POTENTIAL FUTURE REAL ESTATE DEVELOPMENT							
OUT OF SCOPE							
FUTURE SIDEWALK / CROSSWALK / NEW STRIPING							
GUEST BICYCLE RACK							
ACCESSIBLE PARKING SPOT							
PROPERTY LINE							
CURB / BOUNDARY							
PROPERTY LINE LOCATION & LENGTH (RECORDED)	N46°16'59"E 92.30' (N46°04'E) (92.1)						
CHAIN LINK / WOOD FENCE							
LIGHT POLE / FLOOD LIGHT							
PET WASTE DISPOSAL STATION							
DATA							
EXISTING BUILDING	RENOVATION						
<ul style="list-style-type: none"> RESIDENTIAL - 197 GUEST ROOMS MEETING ROOMS FITNESS ROOM GAME ROOM INDOOR POOL KITCHEN BAR 	<ul style="list-style-type: none"> RESIDENTIAL - 1-BEDROOMS CO-WORKING BICYCLE STORAGE TENANT STORAGE LOUNGES FITNESS RECREATION 						
	<table border="1"> <tr> <td>STUDIOS</td> <td>180</td> </tr> <tr> <td>1-BEDROOMS</td> <td>10</td> </tr> <tr> <td>TOTAL:</td> <td>190</td> </tr> </table>	STUDIOS	180	1-BEDROOMS	10	TOTAL:	190
STUDIOS	180						
1-BEDROOMS	10						
TOTAL:	190						
	LOT 3 AREA: +1,241,687 SF 10% SITE IMPROVEMENT ALLOWANCE: +/- 24,168 SF						
PARKING							
REFERENCE CITY OF MADISON, WISCONSIN - CODE OF ORDINANCES: 28.141(3) & TABLE 28I-2 FOR LOCAL PARKING REQUIREMENTS. CURRENTLY ZONED AS CC-T (COMMERCIAL CORRIDOR-TRANSITIONAL).							
EXISTING QTY	OVERALL: 331 STALLS LOT 3: 239 STALLS						
NEW QTY	OVERALL: 320 STALLS LOT 3: 228 STALLS						
REQUIRED	LOT 3: 0 STALLS						
PROVIDED	LOT 3 (TOTAL): 228 STALLS [COMPLIANT]						
ACCESSIBLE PARKING							
REQUIRED:	IBC 1106.2 (2%): 5 STALLS VAN - IBC 1106.5: 1 STALL						
PROVIDED:	COMBINED: 12 STALLS TOTAL [COMPLIANT] VAN: 5 STALLS [COMPLIANT]						
BICYCLE PARKING							
REFERENCE CITY OF MADISON, WISCONSIN - CODE OF ORDINANCES: 28.141(11) & TABLE 28I-3 FOR BICYCLE PARKING REQUIREMENTS.							
REQUIRED	TENANT (1 PER UNIT): 190 STALLS GUEST (1 PER 10 UNITS): 19 STALLS (MAX 100'-0" FROM ENTRANCE) ENCLOSED (MIN 90%): 189 STALLS UN-ENCLOSED: 20 STALLS						
PROVIDED	TENANT: 194 ENCLOSED STALLS [COMPLIANT] GUEST: 40 UN-ENCLOSED STALLS (WITHIN 100'-0" OF ENTRANCE) [COMPLIANT]						



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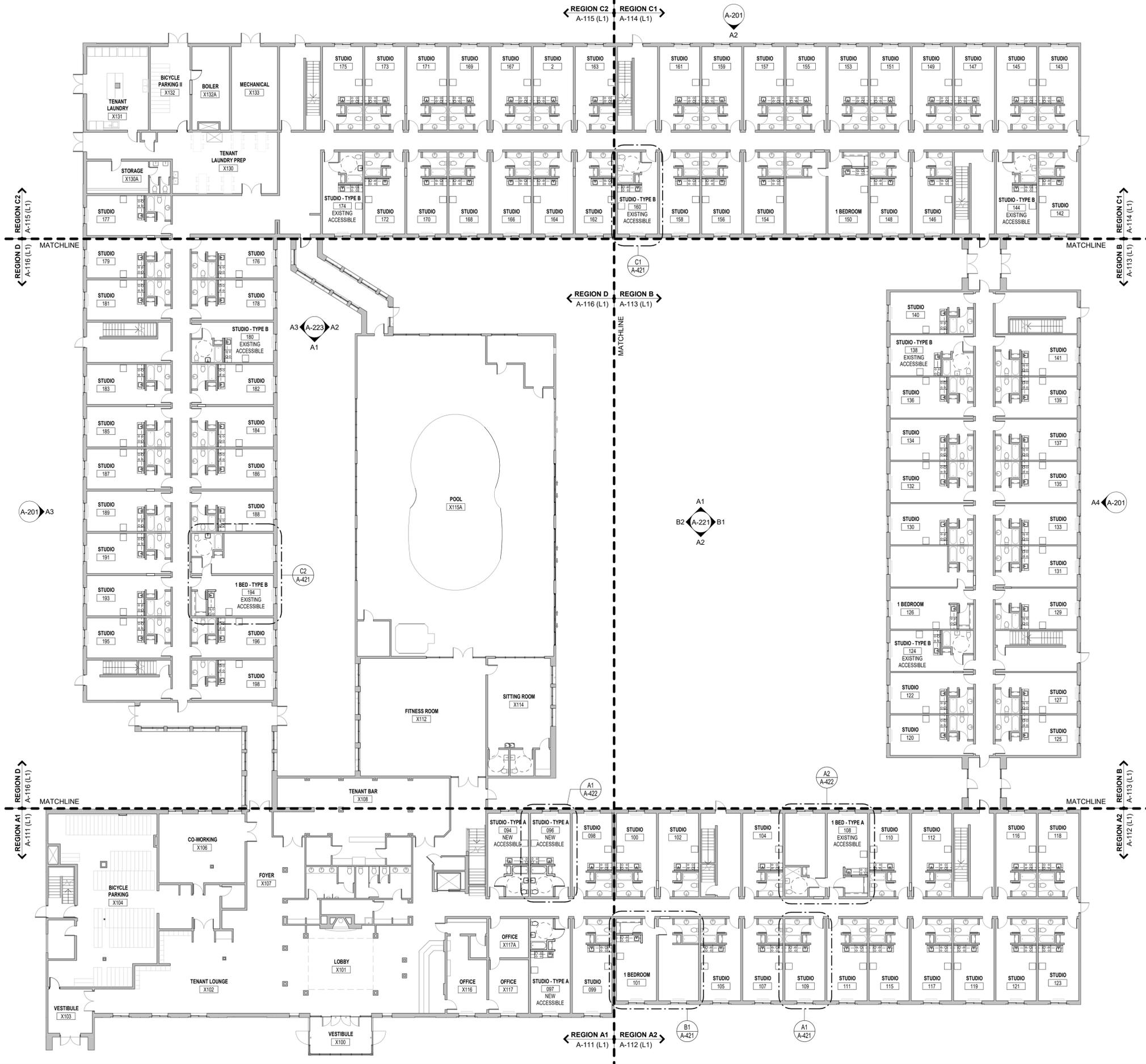
SHEET TITLE
 ARCHITECTURAL SITE PLAN

PROJECT NUMBER
0210377

SHEET NUMBER
A-001

GENERAL PLAN NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND CITY LAWS AND ORDINANCES AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, NPES AND INDUSTRIAL ACCIDENT COMMISSION RELATED TO SAFETY AND CHARACTER OF THE WORK, EQUIPMENT AND LABOR PERSONNEL.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH ALL UTILITY RELOCATIONS THAT ARE REQUIRED.
3. THE EXISTING CONDITIONS SHOWN ON THESE PLANS ARE THE BEST KNOWLEDGE OF THE ARCHITECT AND SHOULD NOT BE CONSIDERED ALL ENCOMPASSING.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION. ANY EXISTING CONDITION VARIANCE FOUND WITH THESE DRAWINGS MUST BE IMMEDIATELY REPORTED TO THE ARCHITECT.
5. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. THE SCALE AND GRAPHIC SCALES PROVIDED ARE FOR REFERENCE ONLY.
6. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING UTILITIES TO REMAIN UNLESS SPECIFICALLY DIRECTED TO DO OTHERWISE.
7. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN SUCH A MANNER AS TO PROTECT EXISTING SITE ELEMENTS WHICH ARE TO REMAIN IN SERVICE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF ANY FILL MATERIAL INTO DOWNSTREAM SYSTEM OF RECEIVING CHANNELS (REF CIVIL).
10. ALL EXISTING FURNITURE IS TO BE REMOVED AND HANDLED WITHOUT DAMAGE OR DETERIORATION. ANY NEW FURNITURE IS OWNER PROVIDED. EXISTING WALLS SHOWN WITH SOLID GRAY HATCH ARE EXISTING AND NEW WALLS WILL HAVE A WHITE OPAQUE FILL.
11. ALL FLOOR PLAN DIMENSIONS ARE TO / FROM FINISHED FACE OF WALL (WHEN A WALL IS INCLUDED IN THE DIMENSION STRING).
12. PATCH AND REPAIR ANY DAMAGED DRYWALL AND BASEBOARD; COVER ANY OPEN / ABANDONED ELECTRICAL BOXES WITH COVER PLATES. EXISTING WALL PAPER SHALL BE REMOVED FROM ALL WALLS. DRYWALL SHALL BE PATCHED AND PREPPED AS NECESSARY TO RECEIVE PAINT. REPLACE DAMAGED ACCOUSTICAL CEILING TILES AND GRIDS AS NECESSARY.
13. PREPARE ALL WALL AND CEILING SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER SPECIFICATIONS.
14. ALL OTHER SURFACES SCHEDULED / NOTED TO RECEIVE PAINT (RAILINGS, DOORS, FRAMES, ETC.) SHALL BE CLEANED, REPAIRED AND RECEIVE ANY OTHER PREPARATION TO PAINT BASED ON MANUFACTURER SPECIFICATIONS.
15. ALL EXISTING PLUMBING IS TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS (REF DEMO PLANS FOR THE PLUMBING FIXTURES TO BE REMOVED). GRAB BARS ARE TO BE INSTALLED WHERE THEY CURRENTLY DO NOT EXIST IN ACCESSIBLE BATHROOMS (REF B1 / A-422 FOR TYPICAL ACCESSIBILITY STANDARDS).
16. ALL EXISTING INTERIOR COMMON AREAS AND UNIT CONDITIONS SHALL BE CLEANED AND FREE OF DEBRIS; ALL INTERIOR WALLS TO BE REPAINTED (REF A-701 FOR FINISH SCHEDULE).
17. REPAIR ANY CRACKING EXISTING SIDEWALK, CURB/GUTTERS AND REPLACE ANY DAMAGED PARKING STALL WHEELSTOPS.
18. ALL EXISTING EXTERIOR RAILINGS SHALL BE STRIPPED OF PAINT, PRIMED, AND REPAINTED (REF EXTERIOR ELEVATIONS).
19. ALL EXISTING STOREFRONTS AND WINDOWS SHALL BE CLEANED AND WILL REMAIN AS IS UNLESS IN NEED OF REPAIR / REPLACEMENT OR NEW HARDWARE (EXISTING UNIT WINDOWS ARE CURRENTLY OPERABLE AND ARE ABLE TO OPEN 13").
20. ALL EXISTING STORAGE / ELECTRICAL / MECHANICAL CLOSETS ARE TO REMAIN AS IS UNO.
21. ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES AND TPO / MEMBRANES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS. REPAIR / REPLACE COPINGS, GUTTERS AND DOWNSPOUTS AS NECESSARY.
22. OWNER MUST PROVIDE 1 WASHER AND 1 DRYER MINIMUM FOR EVERY 10 UNITS (19 WASHERS AND 19 DRYERS TOTAL). AT LEAST 1 WASHER AND 1 DRYER OUT OF THE REQUIRED TOTAL MUST BE SIDE-BY-SIDE FOR WHEELCHAIR ACCESSIBILITY OR AN EQUIVALENT STACKABLE UNIT IN ACCORDANCE WITH 2009 ANSI 117.1. REF ENLARGED REGION PLANS FOR WASHER AND DRYER LOCATIONS AND SPATIAL REQUIREMENTS FOR ACCESSIBILITY.
23. PREPARE NEW PET AREAS AND PLACE DOWN NEW SOD IF NECESSARY. INSTALL NEW PET WASTE DISPOSAL STATIONS (REF A-001 FOR LOCATIONS).
24. CAMERAS TO REMAIN AS IS. PROTECT / COVER CAMERAS DURING PAINTING AND ANY DEMOLITION OR NEW CONSTRUCTION.
25. REVIEW ANY EXISTING FIRE EXTINGUISHER CABINETS FOR RUST, FUNCTIONALITY AND DEBRIS. CLEAN AND REPAIR / REPLACE AS NEEDED. ALL EXTERIOR COLUMNS TO BE CLEANED AND PREPPED TO RECEIVE NEW PAINT.
26. CLEAN ALL UNIT CEILINGS AND SOFFITS. CONDITIONS ARE TO REMAIN AS IS UNLESS DAMAGED OR IN NEED OF REPAIR.
27. FIRE-SEAL ALL MEP PENETRATIONS THROUGH EXPOSED RATED WALL AND FLOOR ASSEMBLIES.
28. REPLACE PTACS AS NECESSARY (REF MEP).
29. THE TERMS "ACCESSIBLE" AND "ADA (AMERICANS WITH DISABILITIES ACT)" ARE USED INTERCHANGEABLY THROUGHOUT. HOWEVER, 2009 ANSI 117.1 IS STILL THE BASIS FOR ALL ACCESSIBILITY STANDARDS EMPLOYED THEREIN.
30. RESTRIPES AND SEAL EXISTING PARKING LOT. REF SITE PLAN.
31. ALL GENERAL NOTES ABOVE SHALL BE REFERENCED THROUGHOUT THIS SET.



A1 OVERALL FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 0 8' 16' 32'
 N

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 OVERALL FIRST FLOOR PLAN

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SHEET NUMBER
A-101

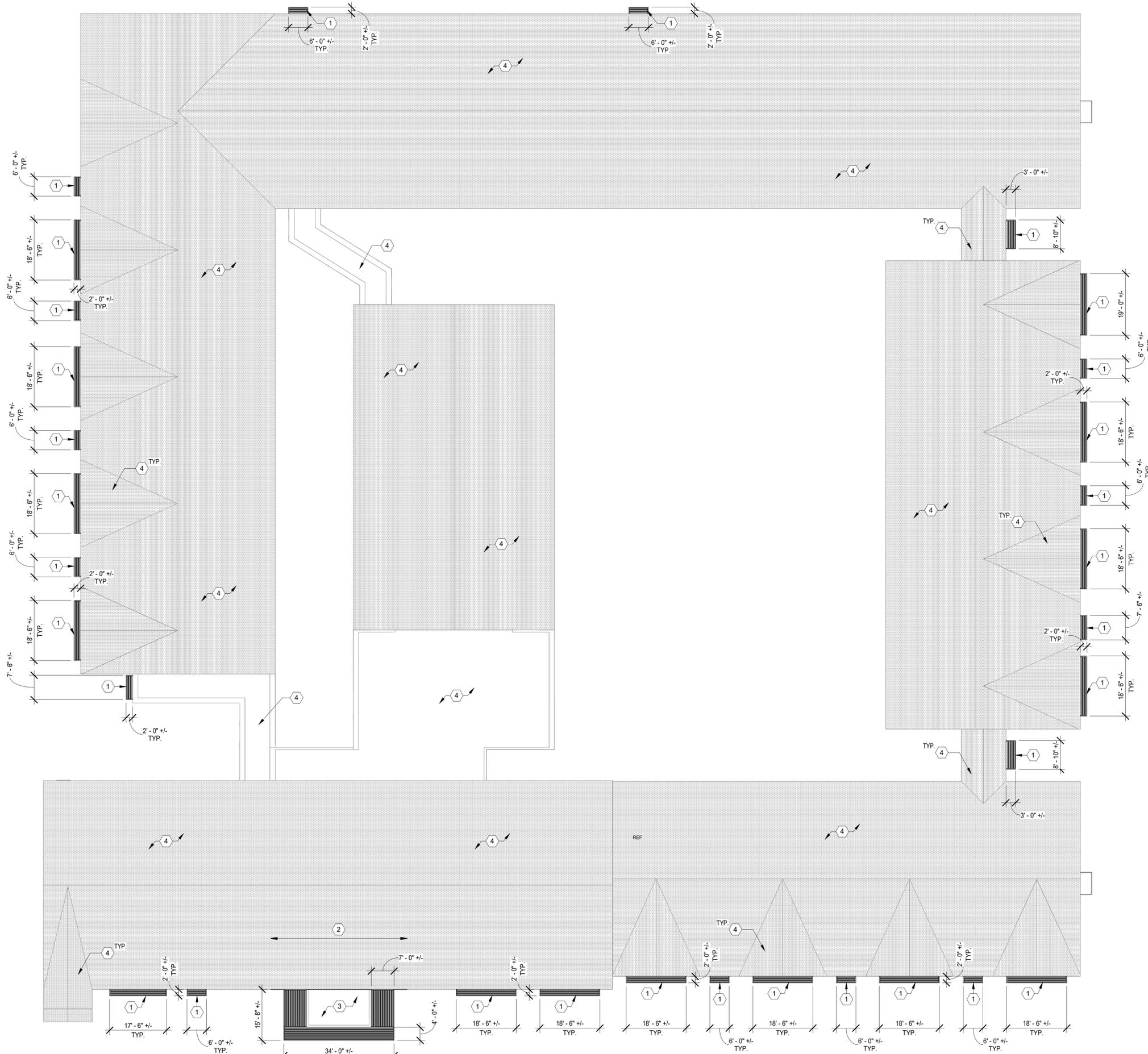
KEYED EXTERIOR NOTES

(ALSO REFER TO GENERAL NOTES ON THE OVERALL FLOOR PLANS)

- ① NEW HORIZONTAL METAL CANOPY / AWNING. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES. REF ROOF PLAN FOR TYPICAL CANOPY DIMENSIONS.
- ② PORTE COCHERE REMOVED (REF DEMO PLANS); INSTALL SHEATHING, ROOF MEMBRANE AND MATCHING SHINGLES AS NECESSARY WHERE GABLE DORMER MET MAIN ROOF.
- ③ REPLACE EXISTING ROOFING; TPO MEMBRANE ON TAPERED INSULATION SUBSTRATE. NEW SCUPPER(S) WITH DOWNSPOUT(S); INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4".
- ④ ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES AND TPO / MEMBRANES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
- ⑤ INSTALL NEW SLIDING GLASS DOORS; MATCH EXISTING ONE. REF X-XXX FOR DOOR SCHEDULE AND DETAILS.

ROOF LEGEND

-  ASPHALT SHINGLE ROOF; EXISTING
-  EXISTING FLAT ROOF TO REMAIN; GRAVEL ON MEMBRANE
-  NEW METAL CANOPY / AWNING



A1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"



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ROOF PLAN

PROJECT NUMBER
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SHEET NUMBER
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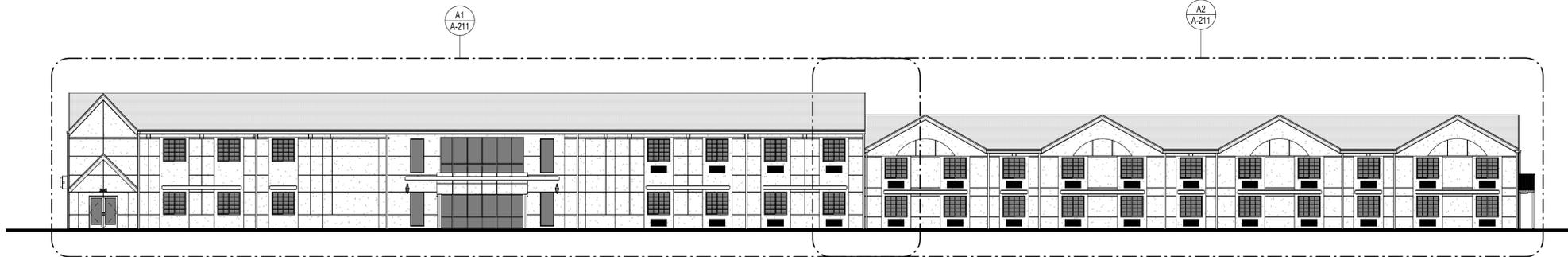
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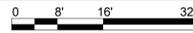
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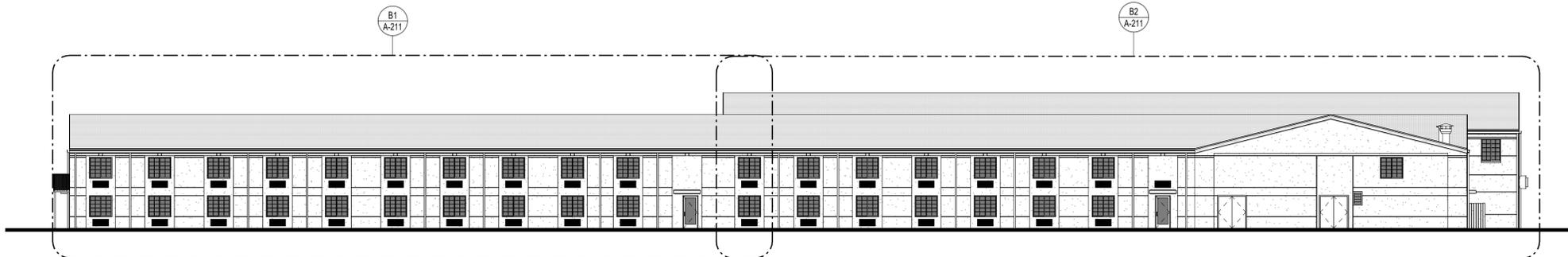


A1 OVERALL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

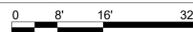


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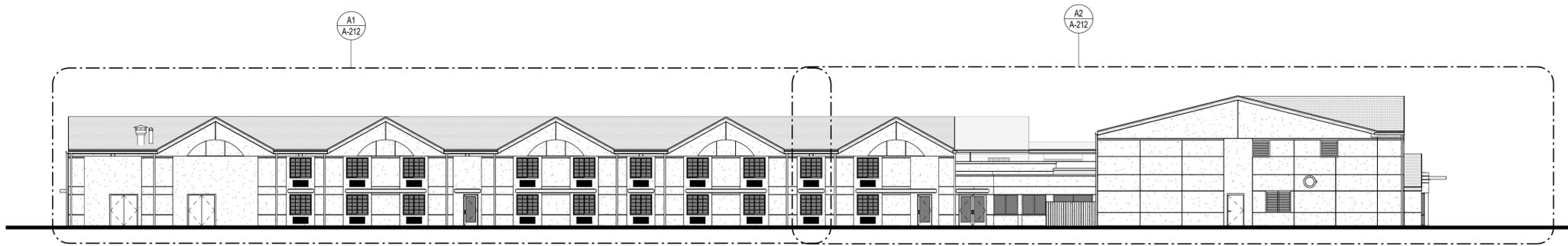


A2 OVERALL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

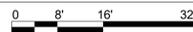


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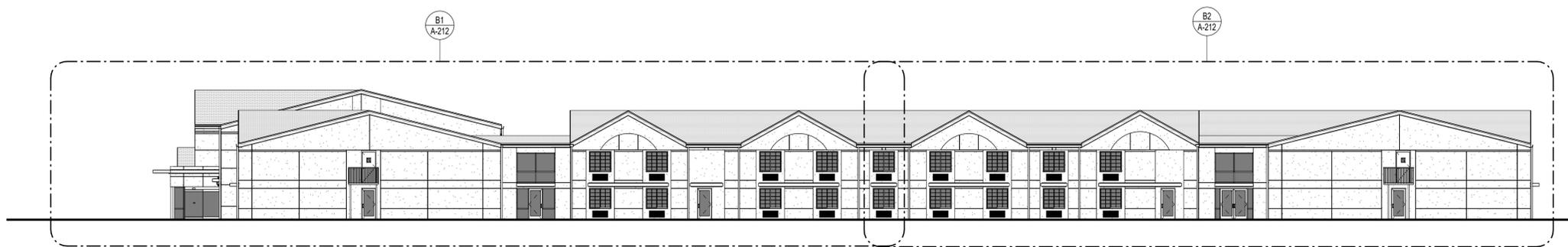


A3 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"

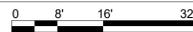


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A4 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATION NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS.
2. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION; THE SCALE AND GRAPHIC SCALES INCLUDED ARE FOR REFERENCE ONLY.
3. REPAIR / REPLACE ANY DAMAGED EXTERIOR MATERIALS AND ELEMENTS AS NECESSARY; ANYTHING REPAIRED OR REPLACED SHALL MATCH THE PROPERTIES (TEXTURE, MATERIAL, ETC.) OF THE EXISTING / ADJACENT ONES UNO.
4. PREPARE ALL SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER REQUIREMENTS.
5. ALL EXTERIOR METALLIC ELEMENTS (GUTTERS, DOWNSPOUTS, COPINGS, FLASHING, RAILINGS, BALLUSTERS, ETC.) AND STRUCTURAL ELEMENTS (SLAB / FLOOR EDGES, COLUMNS, ETC.) SHALL BE PAINTED WITH EPT-3 UNO.
6. PAINT COLORS SHOULD NOT CHANGE AT OUTSIDE CORNERS UNO.
7. ROOF FASCIAS AND EXTERIOR SOFFITS SHALL BE PAINTED WITH EPT-2 UNO.
8. ALL PTAC GRILLES AND ALL OTHER MECHANICAL GRILLES / LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-1, TYP) UNO.
9. ALL PAINTABLE EXTERIOR DOORS AND THEIR FRAMES / TRIM SHALL BE PAINTED THE COLOR OF THEIR HOST WALL (EPT-1, TYP) UNO. EXCLUDE ALUMINUM STOREFRONT DOORS AND FRAMES.
10. GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.

EXTERIOR ELEVATION LEGEND

- EIFS / STUCCO
- FIBER CEMENT
- BRICK
- ASPHALT SHINGLES
- METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / PTAC GRILLES / LOUVER / STRUCTURE / ETC.
- PTAC GRILLE
- ELEVATION SECTION CUT THROUGH BUILDING

EXTERIOR PAINT COLOR LEGEND

- EPT-1** WALL PAINT- MAIN
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
- EPT-2** WALL PAINT- ACCENT, FASCIAS
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
- EPT-3** PAINT- METALS / STRUCTURE
SHERWIN WILLIAMS - SW6258 - TRICORN BLACK



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OVERALL EXTERIOR ELEVATIONS

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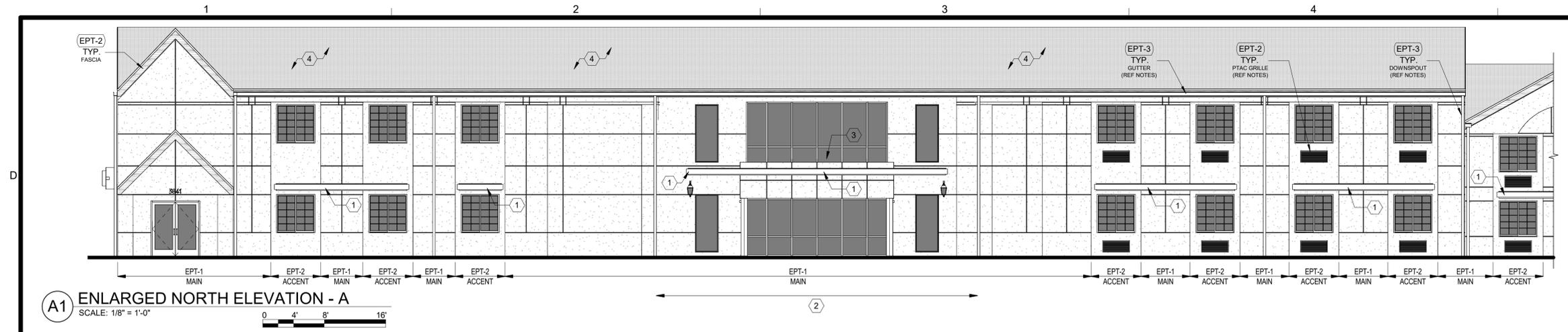
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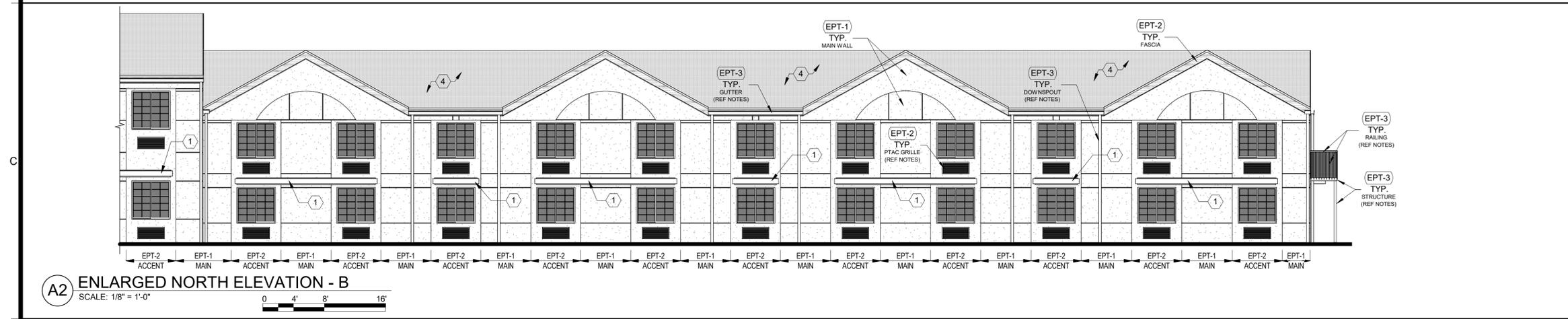
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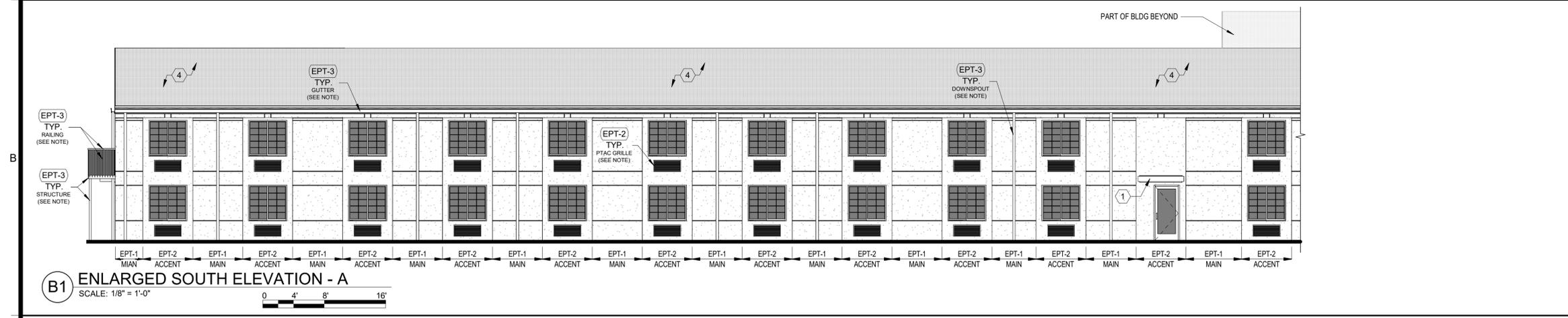
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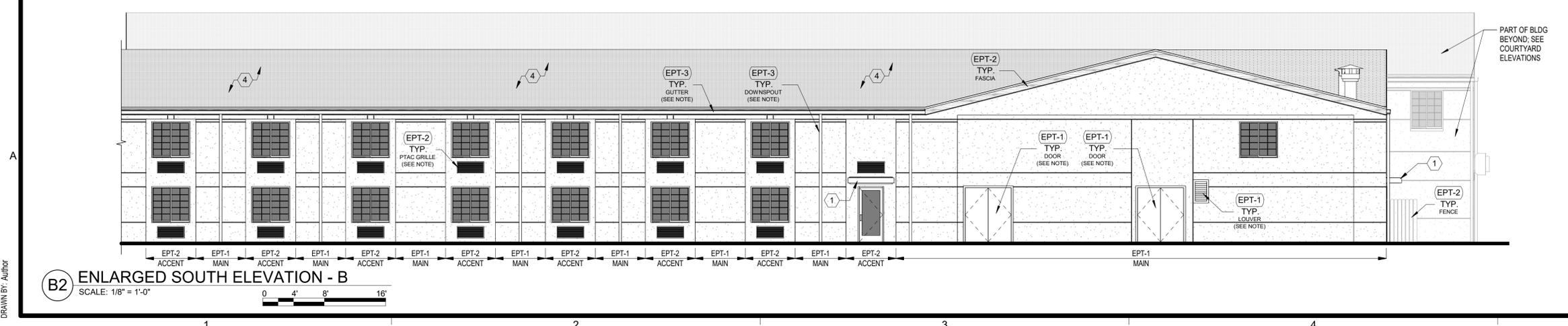
A1 ENLARGED NORTH ELEVATION - A
SCALE: 1/8" = 1'-0"



A2 ENLARGED NORTH ELEVATION - B
SCALE: 1/8" = 1'-0"



B1 ENLARGED SOUTH ELEVATION - A
SCALE: 1/8" = 1'-0"



B2 ENLARGED SOUTH ELEVATION - B
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS.
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- PREPARE ALL SURFACES AS NECESSARY TO APPLY PAINT, ALONG WITH ANY OTHER PREPARATIONS BASED ON MANUFACTURER REQUIREMENTS.
- ALL EXTERIOR METALLIC ELEMENTS (GUTTERS, DOWNSPOUTS, COPINGS, FLASHING, RAILINGS, BALLUSTERS, ETC.) AND STRUCTURAL ELEMENTS (SLAB / FLOOR EDGES, COLUMNS, ETC.) SHALL BE PAINTED WITH EPT-3 UNO.
- PAINT COLORS SHOULD NOT CHANGE AT OUTSIDE CORNERS UNO.
- ROOF FASCIAS AND EXTERIOR SOFFITS SHALL BE PAINTED WITH EPT-2 UNO.
- ALL PTAC GRILLES AND ALL OTHER MECHANICAL GRILLES / LOUVERS SHALL BE PAINTED WITH THE COLOR OF THEIR HOST WALL (EPT-1, TYP) UNO.
- ALL PAINTABLE EXTERIOR DOORS AND THEIR FRAMES / TRIM SHALL BE PAINTED THE COLOR OF THEIR HOST WALL (EPT-1, TYP) UNO. EXCLUDE ALUMINUM STOREFRONT DOORS AND FRAMES.
- GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.

EXTERIOR ELEVATION LEGEND

	EIFS / STUCCO
	FIBER CEMENT
	BRICK
	ASPHALT SHINGLES
	METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / PTAC GRILLES / LOUVER / STRUCTURE / ETC.
	PTAC GRILLE
	ELEVATION SECTION CUT THROUGH BUILDING

EXTERIOR PAINT COLOR LEGEND

EPT-1	WALL PAINT: MAIN SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
EPT-2	WALL PAINT: ACCENT, FASCIAS SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
EPT-3	PAINT: METALS / STRUCTURE SHERWIN WILLIAMS - SW6258 - TRICORN BLACK

KEYED EXTERIOR NOTES

- (ALSO REFER TO GENERAL NOTES ON THE OVERALL FLOOR PLANS)
- NEW HORIZONTAL METAL CANOPY / AWNING. REMOVE EXISTING BLUE CANVAS AWNINGS WHERE THEY OCCUR AND REPLACE WITH NEW METAL ONES. REF ROOF PLAN FOR TYPICAL CANOPY DIMENSIONS.
 - PORTE COCHERE REMOVED (REF DEMO PLANS); INSTALL SHEATHING, ROOF MEMBRANE AND MATCHING SHINGLES AS NECESSARY WHERE GABLE DORMER MET MAIN ROOF.
 - REPLACE EXISTING ROOFING; TPO MEMBRANE ON TAPERED INSULATION SUBSTRATE. NEW SCUPPER(S) WITH DOWNSPOUT(S); INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4".
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 - INSTALL NEW SLIDING GLASS DOORS; MATCH EXISTING ONE. REF X-XXX FOR DOOR SCHEDULE AND DETAILS.



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DATE: 07/15/2022

RENOVATION
PLATO'S MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS I

PROJECT NUMBER
0210377

SHEET NUMBER
A-211

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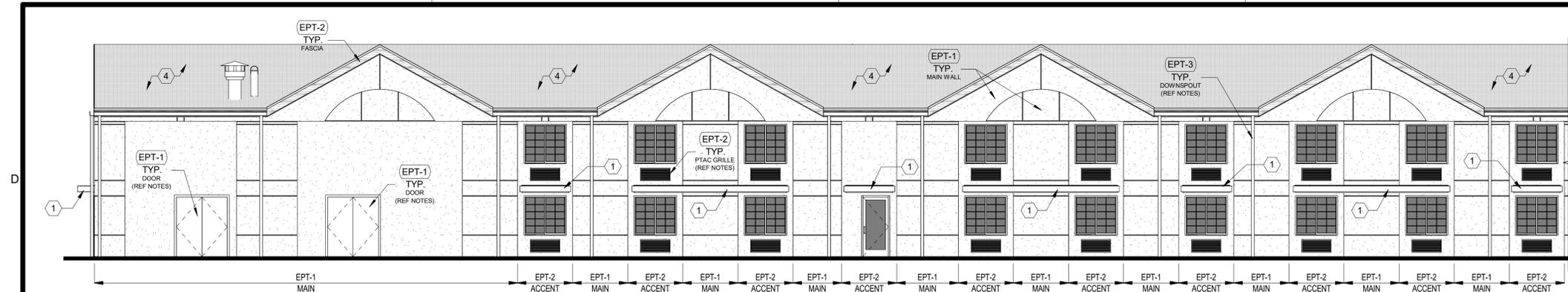
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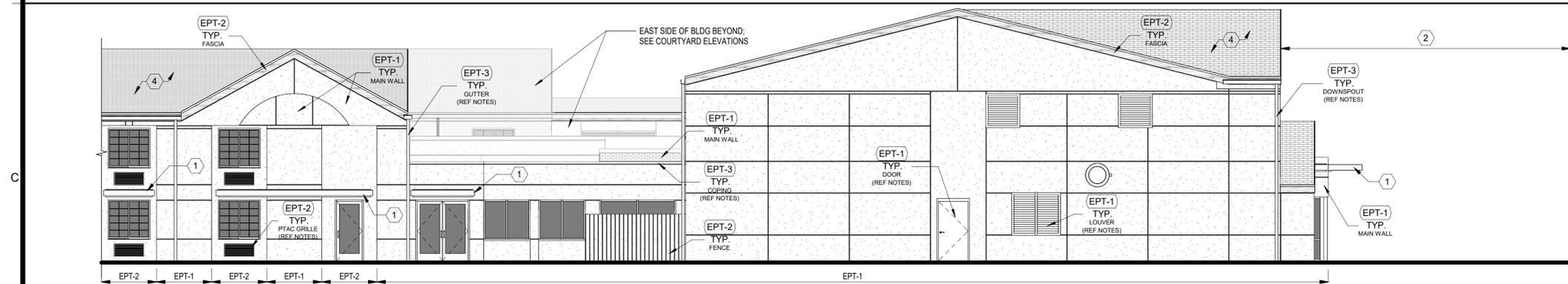
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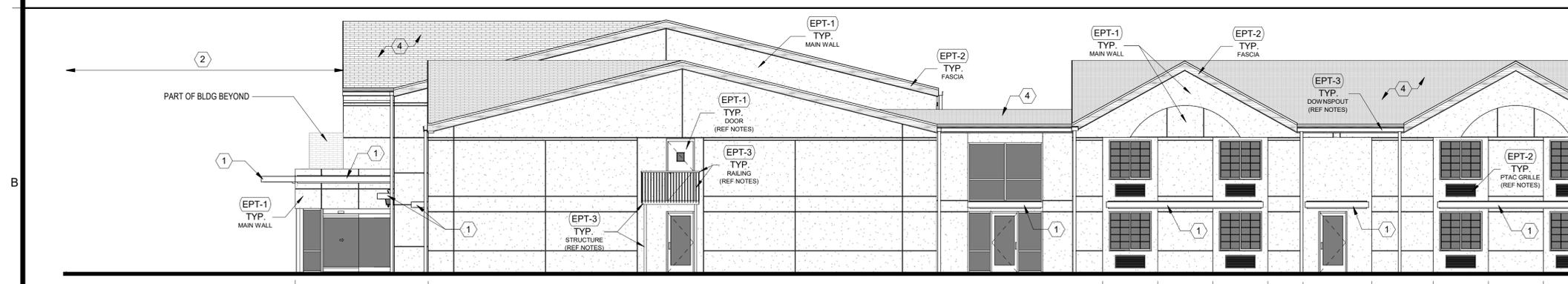
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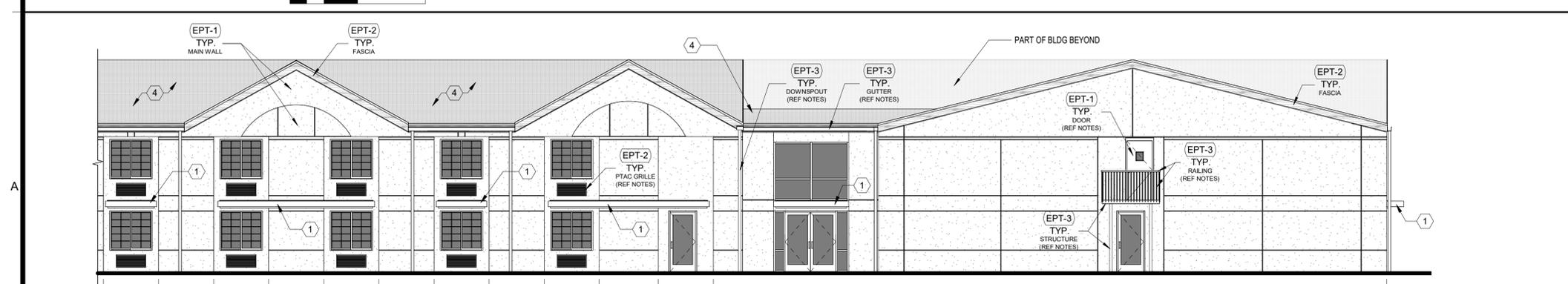
A1 ENLARGED EAST ELEVATION - A
SCALE: 1/8" = 1'-0"



A2 ENLARGED EAST ELEVATION - B
SCALE: 1/8" = 1'-0"



B1 ENLARGED WEST ELEVATION - A
SCALE: 1/8" = 1'-0"



B2 ENLARGED WEST ELEVATION - B
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EXTERIOR ELEVATION NOTES

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EXTERIOR ELEVATION LEGEND

- EIFS / STUCCO
- FIBER CEMENT
- BRICK
- ASPHALT SHINGLES
- METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / PTAC GRILLES / LOUVER / STRUCTURE / ETC.
- PTAC GRILLE
- ELEVATION SECTION CUT THROUGH BUILDING

EXTERIOR PAINT COLOR LEGEND

- EPT-1** WALL PAINT: MAIN
SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
- EPT-2** WALL PAINT: ACCENT, FASCIAS
SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
- EPT-3** PAINT: METALS / STRUCTURE
SHERWIN WILLIAMS - SW6258 - TRICORN BLACK

KEYED EXTERIOR NOTES

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RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS II

PROJECT NUMBER
0210377

SHEET NUMBER
A-212

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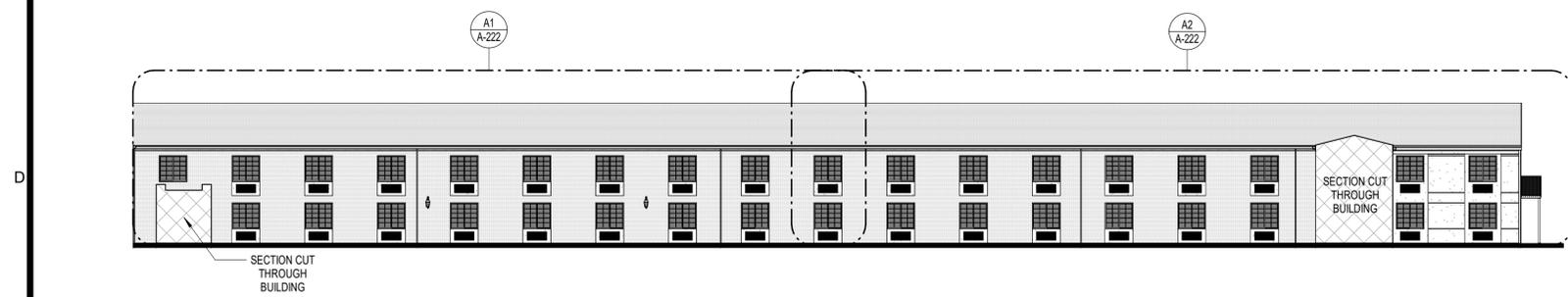
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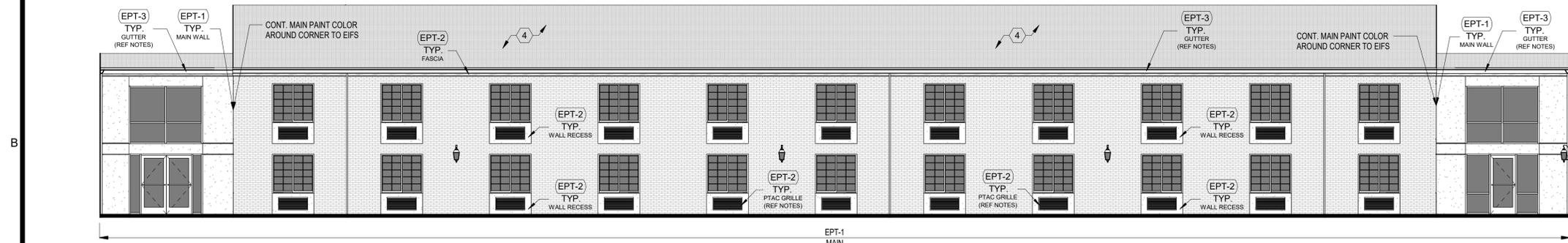
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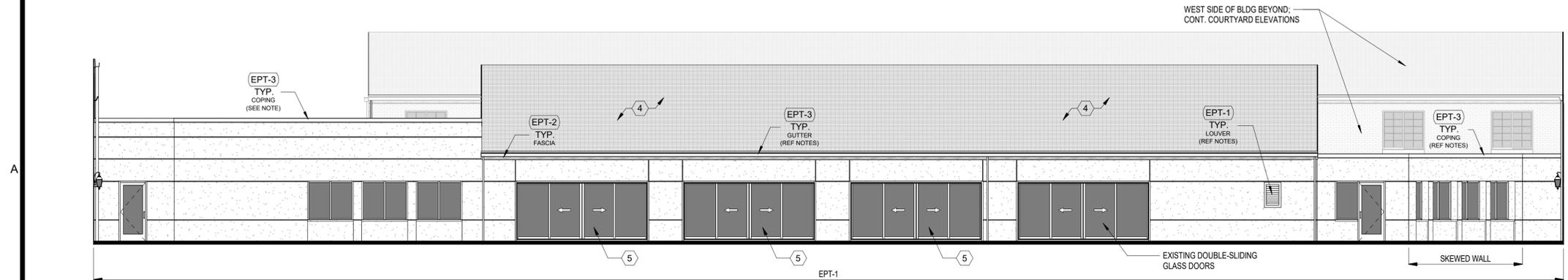
A1 OVERALL NORTH ELEV - COURTYARD
SCALE: 1/16" = 1'-0"



A2 OVERALL SOUTH ELEV - COURTYARD
SCALE: 1/16" = 1'-0"



B1 EAST ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"



B2 WEST ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

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EXTERIOR ELEVATION LEGEND

- EIFS / STUCCO
- FIBER CEMENT
- BRICK
- ASPAHLT SHINGLES
- METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / PTAC GRILLES / LOUVER / STRUCTURE / ETC.
- PTAC GRILLE
- ELEVATION SECTION CUT THROUGH BUILDING

EXTERIOR PAINT COLOR LEGEND

- EPT-1** WALL PAINT: MAIN SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
- EPT-2** WALL PAINT: ACCENT, FASCIAS SHERWIN WILLIAMS - SW7023 - REQUISITE GRAY
- EPT-3** PAINT: METALS / STRUCTURE SHERWIN WILLIAMS - SW6258 - TRICORN BLACK

KEYED EXTERIOR NOTES

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RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
COURTYARD ELEVATIONS I

PROJECT NUMBER
0210377

SHEET NUMBER
A-221

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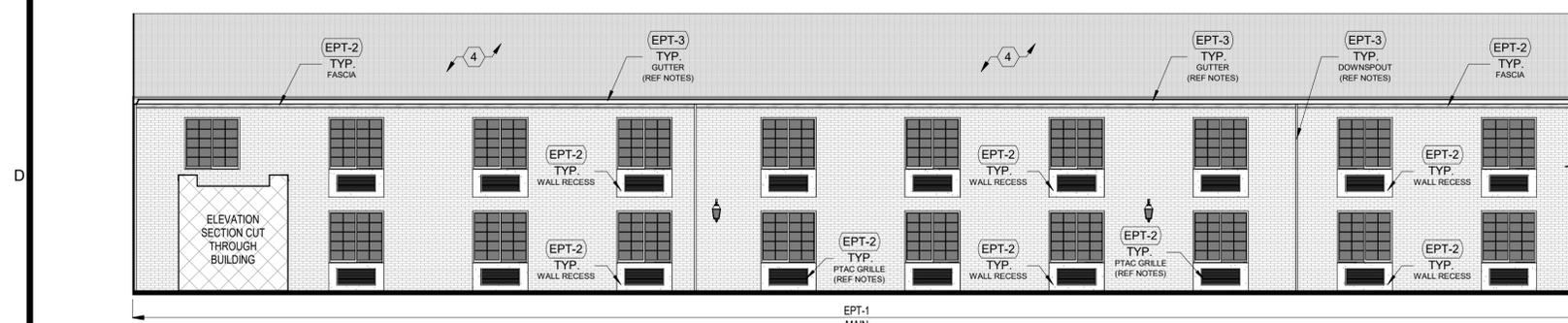
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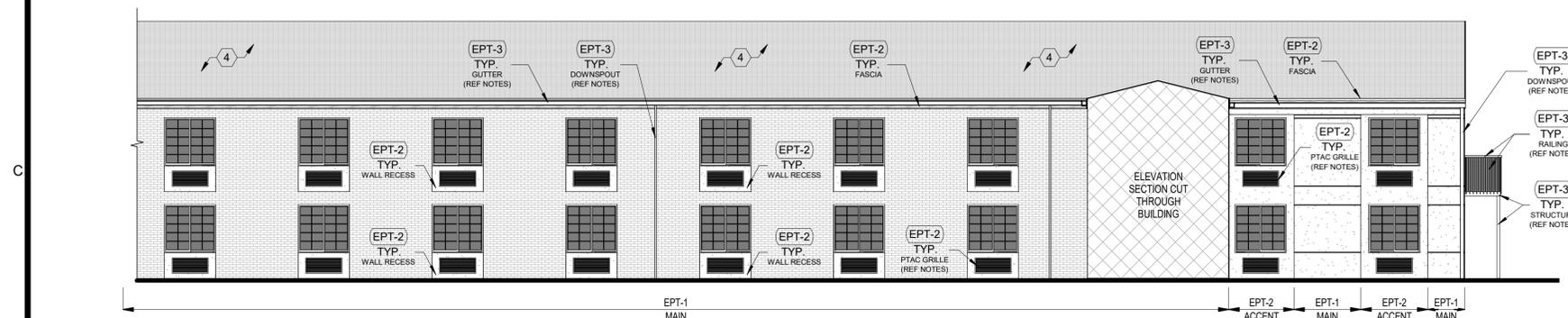
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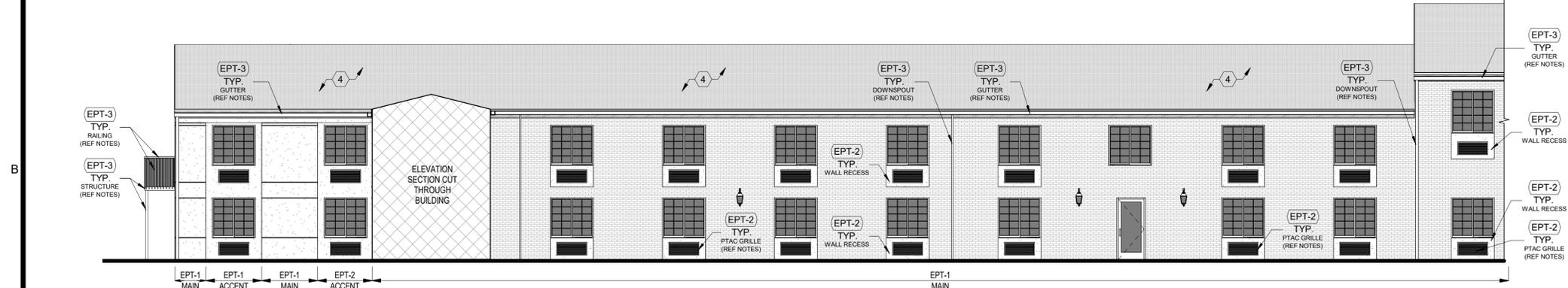
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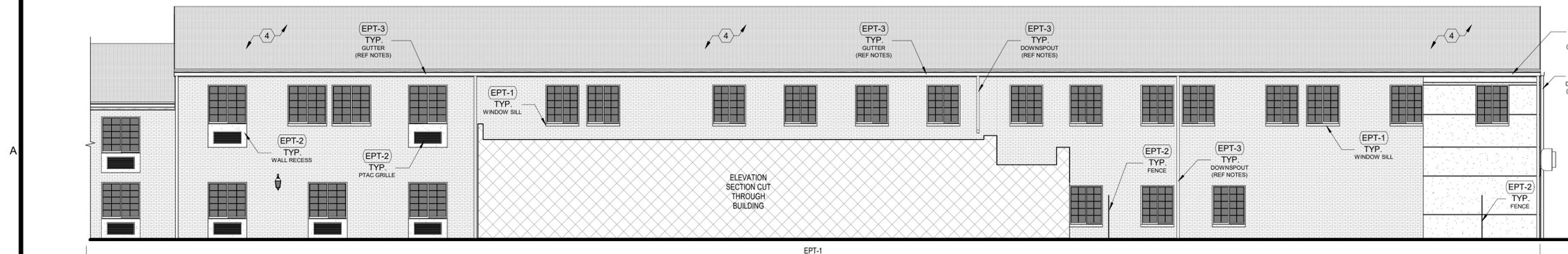
A1 NORTH ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"



A2 NORTH ELEV - B - COURTYARD
SCALE: 1/8" = 1'-0"



B1 SOUTH ELEV - A - COURTYARD
SCALE: 1/8" = 1'-0"



B2 SOUTH ELEV - B - COURTYARD
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

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EXTERIOR ELEVATION LEGEND

	EIFS / STUCCO
	FIBER CEMENT
	BRICK
	ASPHALT SHINGLES
	METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / PTAC GRILLES / LOUVER / STRUCTURE / ETC.
	PTAC GRILLE
	ELEVATION SECTION CUT THROUGH BUILDING

EXTERIOR PAINT COLOR LEGEND

EPT-1	WALL PAINT: MAIN SHERWIN WILLIAMS - SW7029 - AGREEABLE GRAY
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EPT-3	PAINT: METALS / STRUCTURE SHERWIN WILLIAMS - SW6258 - TRICORN BLACK

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SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
COURTYARD ELEVATIONS
II

PROJECT NUMBER
0210377

SHEET NUMBER
A-222

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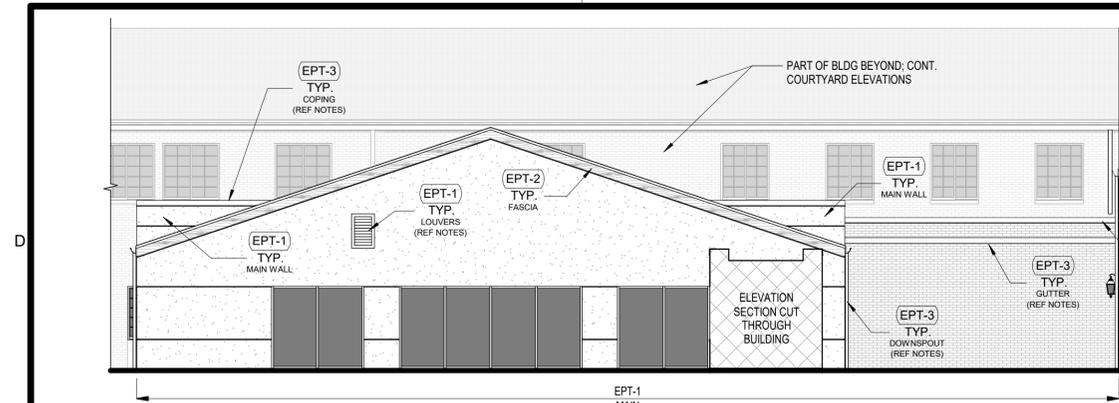
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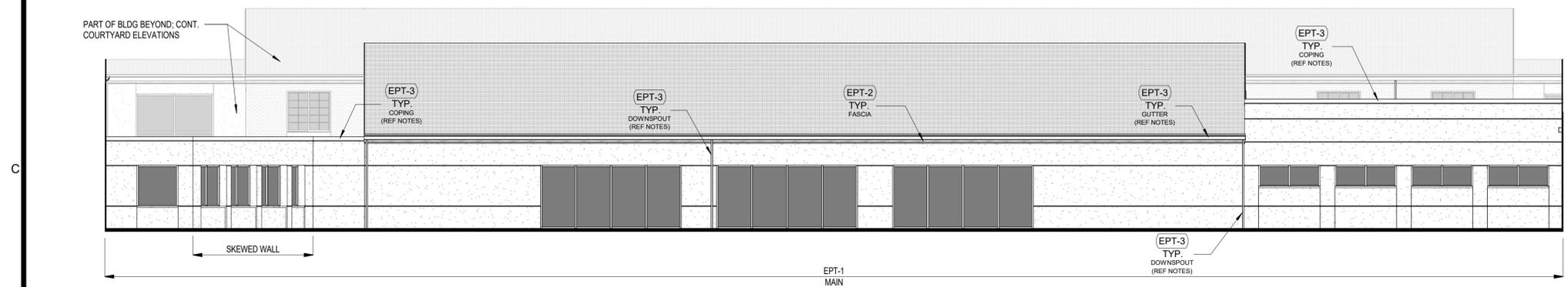
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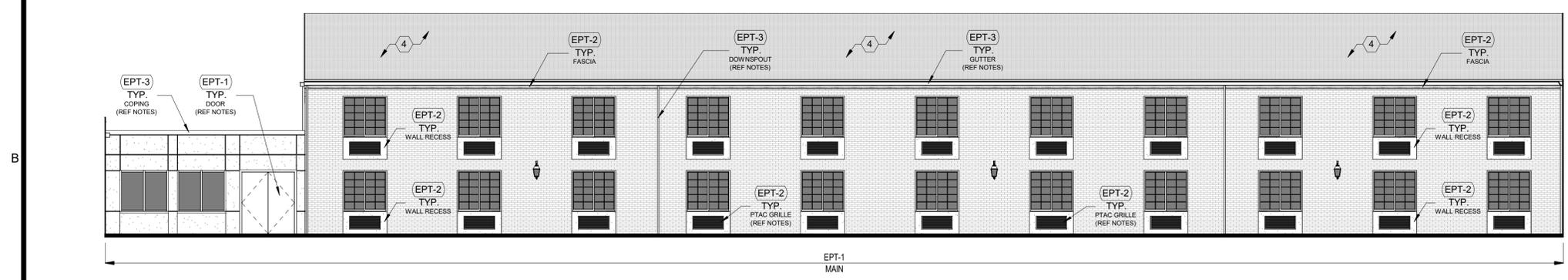
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A1 SOUTH ELEV - C - COURTYARD
SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"



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	EIFS / STUCCO
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	BRICK
	ASPHALT SHINGLES
	METAL GUTTER / DOWNSPOUT / RAILING / COPING / FLASHING / PTAC GRILLES / LOUVER / STRUCTURE / ETC.
	PTAC GRILLE
	ELEVATION SECTION CUT THROUGH BUILDING

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 - PORTE COCHERE REMOVED (REF DEMO PLANS); INSTALL SHEATHING, ROOF MEMBRANE AND MATCHING SHINGLES AS NECESSARY WHERE GABLE DORMER MET MAIN ROOF.
 - REPLACE EXISTING ROOFING; TPO MEMBRANE ON TAPERED INSULATION SUBSTRATE. NEW SCUPPER(S) WITH DOWNSPOUT(S); INSULATION MUST SLOPE TOWARDS SCUPPER(S) WITH A MINIMUM SLOPE OF 1/4".
 - ROOFS TO BE CLEANED. ANY LOOSE OR DAMAGED SHINGLES AND TPO / MEMBRANES ARE TO BE REPAIRED OR REPLACED WITH MATCHING. ALL GUTTERS, ROOF DRAINS AND DOWNSPOUTS ARE TO BE CLEANED AND CLEARED OF DEBRIS. REPAIR / REPLACE COPINGS, FLASHING, GUTTERS AND DOWNSPOUTS AS NECESSARY.
 - INSTALL NEW SLIDING GLASS DOORS; MATCH EXISTING ONE. REF X-XXX FOR DOOR SCHEDULE AND DETAILS.



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topeka, kansas 66614-4275
phone: 766.273.7540
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: 07/15/2022

RENOVATION
PLATO'S MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
COURTYARD ELEVATIONS
III

PROJECT NUMBER
0210377

SHEET NUMBER
A-223

FILEPATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_ALTERNATE - Central_V22_csk2RG35.rvt
DATE: 7/15/2022 11:01:05 AM
DRAWN BY: Author

INTERIOR FINISH SCHEDULE

Table with columns: ROOM NUMBER, ROOM NAME, FLOOR, BASE, NORTH, EAST, SOUTH, WEST, CEILING FINISH. Lists various rooms like VESTIBULE, LOBBY, RECEPTION, JANITOR, etc., with their respective finish codes.

TYPICAL UNIT FINISH SCHEDULE

Table with columns: ROOM NAME, FLOOR, BASE, NORTH, EAST, SOUTH, WEST, CEILING FINISH. Lists typical unit rooms like STUDIO - TYPICAL, BATHROOM, STUDIO - II, etc., with their respective finish codes.

NOTE: REF A-421 & A-422 FOR UNIT NAMES, ENLARGED FLOOR PLANS & FLOOR CHANGE LOCATIONS (IF APPLICABLE)

NOTE: OWNER TO DETERMINE FINISH COLOR PALETTE, REF FINISH PALETTE OPTIONS, GC TO COORDINATE & CONFIRM WITH OWNER.

GENERAL FINISH NOTES

- 1. REFER TO SHEET G-001 FOR SHEET INDEX
2. ALL FLOOR FINISHES TO TERMINATE AT CENTER OF DOOR FRAME UNLESS NOTED OTHERWISE
3. REFER TO FINISH FLOOR PLANS, REFLECTED CEILING PLANS, ELEVATIONS, AND DETAILS FOR EXTENT OF MULTIPLE FINISHES.
4. DO NOT PAINT ALUMINUM OR OTHER NON-FERROUS METALS THAT ARE PRE-FINISHED.
5. MATCH VERTICAL FINISH OF ALL INTERIOR GYPSUM BOARD SOFFITS TO HORIZONTAL FINISH AS NOTED ON RCP OR ROOM FINISH SCHEDULE, UNO.
6. FINISH ALL EXPOSED CEILING DESIGNATED AS 'OTS' (OPEN TO STRUCTURE) AS INDICATED ON ROOM FINISH SCHEDULE. PAINTING INCLUDES, BUT IS NOT LIMITED TO: EXPOSED STRUCTURE, JOISTS, METAL DECKING, EXISTING TECTUM PANELS, DUCTWORK, CONDUIT, ELECTRICAL BOXES AND MECHANICAL EQUIPMENT.
7. PAINT ALL INTERIOR METAL DOOR FRAMES COLOR TO MATCH EXISTING TRIM PAINT COLOR.
8. PAINT OR FINISH THE FOLLOWING ITEMS TO MATCH ADJACENT PAINT OR FINISH:
A. ELECTRICAL PANELS IN FINISHED ROOMS
B. GRILLES, LOUVERS ETC. PRIMED OR SPECIFIED TO BE PAINTED
C. UNFINISHED SPEAKER OUTLET GRILLES
D. VISIBLE PORTIONS OF DUCTWORK AND MECH EQUIPMENT BEHIND VENTS, GRILLES AND DIFFUSERS
9. FINISH FLOOR PATTERNS TO BE CENTERED IN EACH ROOM AND PARALLEL TO THE LONGEST WALL UNO
10. CORNER GUARDS ARE TO BE INSTALLED AT ALL OUTSIDE CORNERS OF ALL PARTITIONS AND ARE TO BE FULL HEIGHT FROM TOP OF BASE. COORDINATE FLOORING INSTALLATION WITH CASEWORK TO ENSURE FLOORING EXTENDS UNDER ALL CASEWORK.
12. ALL CLOSETS AND ALCOVES WITHOUT SEPARATE ROOM NUMBERS TO HAVE SAME FLOORING AND PATTERNS AS THE LARGER, IDENTIFIED ROOM
13. NOT ALL FLOORING MATERIALS SHOWN ON FINISH PLANS, REFER TO FINISH SCHEDULE FOR MATERIALS IN LOCATIONS NOT SHOWN
14. ALL BRICK TO REMAIN AS EXISTING. DO NOT PAINT.
15. TOWER CORRIDOR CEILINGS TO REMAIN AS EXISTING. REPAIR SECTIONS AS NECESSARY WITH MATCHING PAINT COLOR.
16. ALL TILE TO REMAIN EXISTING IN UNIT RESTROOMS TO BE CLEANED AND RE-GROUTED WHERE NECESSARY.
17. ALL CORRIDORS TO RECEIVE CPT-1/CPT-2, WB-1 AND PT-1(WALLS). REF TYPICAL CORRIDOR FINISH PLAN FOR INSTALLATION PATTERNS & DETAILS.
18. REFER DOOR SCHEDULE FOR INTERIOR DOOR / FRAME PAINT COLORS.
19. GENERAL NOTES SHALL BE REFERENCED THROUGHOUT.

FINISH KEY

FINISH KEY table with columns: INTERIOR, EXTERIOR (REF EXTERIOR ELEVATIONS), CARPET, TILE, CEILING, FLOORING, MILLWORK, CONCRETE, WINDOW BLINDS, MAILBOXES / PACKAGE BOXES. Lists materials like WALL PAINT, EXTERIOR FIELD PAINT, CARPET, PORCELAIN FLOOR TILE, etc.

ELEVATOR CAB FINISH NOTE: REPLACE FLOORING AND SIDE PANELS; ADD MATCHING HANDRAILS ON THE OTHER 2 SIDES OF THE CAB. CLEAN AND POLISH EXISTING STEEL SURFACES AND DOORS. THOROUGHLY CLEAN CEILING.

POOL DECK FINISH NOTE: SHOULD THE OWNER DECIDE TO BACKFILL EXISTING SWIMMING POOL AND HOT TUB, THEY SHALL GIVE DIRECTION ON NEW FLOORING FINISHES.



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590 north broadway oklahoma city, ok 73102 phone: 405.231.3105 suite 200

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RENOVATION PLATO'S MADISON, WI 3841 E WASHINGTON AVE, MADISON, WI 53714

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SHEET TITLE FINISH SCHEDULE

PROJECT NUMBER 0210377

SHEET NUMBER A-701

FILEPATH: C:\Users\Collin\Documents\210377 Plato's - Madison, WI - CD Model_ALTERNATE - Central_V22_csk2RG35.rvt
DATE: 7/15/2022 11:01:05 AM
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EXTERIOR RENDERING - FROM WEST SIDE OF BLDG



EXTERIOR RENDERING - FROM EAST SIDE OF BUILDING



EXTERIOR RENDERING - FROM EAST COURTYARD OF BUILDING



EXTERIOR RENDERING - FROM ACCESS ROAD / E. EASHINGTON AVE



EXTERIOR RENDERING - FROM SOUTH WEST CORNER OF BUILDING



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 phone: 405.231.3105

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DATE: 07/15/2022

**RENOVATION
 PLATO'S MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53714**

SUBMISSION DATES
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SHEET TITLE
 EXTERIOR RENDERINGS

PROJECT NUMBER
0210377

SHEET NUMBER
AP-101

1

2

3

4

5



INTERIOR RENDERING - TYPICAL UNIT



INTERIOR RENDERING - TYPICAL UNIT



INTERIOR RENDERING - TYPICAL UNIT



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RENOVATION
PLATO'S MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
INTERIOR UNIT
RENDERINGS

PROJECT NUMBER
0210377

SHEET NUMBER
AP-102

1

2

3

4

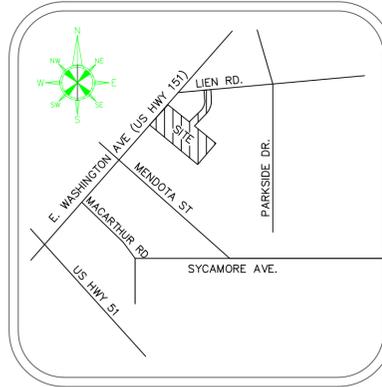
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 DATE: 7/15/2022 11:01:06 AM
 DRAWN BY: Author

MISCELLANEOUS NOTES

- N1 The basis of bearings of this survey is based on the most Northwesterly lines of Lots 1, 2, and 3, Certified Survey Map Number 8901, City of Madison, Dane County, Wisconsin, recorded May 5, 1998 in Volume 49 of Certified Survey Maps, Page 259, as Document Number 2965461, having a recorded bearing of North 47° 19' 53" West.
- N2 The table below described the type and number of visible striped parking stalls entirely within the property boundary. Stalls that are partially within boundary are listed under the heading "partial". Partial stalls are not counted in total.

VISIBLE STRIPED PARKING					
REGULAR	HANDICAP	TRAILER	PARTIAL REGULAR	PARTIAL HANDICAP	TOTAL
340	11	0	0	0	351
- N3 The subject property contains 325,753 square feet or 7.4783 acres.
- N4 During our field site visit, there was not observable evidence of earth moving work, building construction or building additions within recent months.
- N5 During our field site visit, there was not observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
- N6 All measured and recorded bearings and dimensions are the same unless noted otherwise.
- N7 Visible evidence of direct physical access to a dedicated public right of way is observed by the drive entrance to and from Lien Road, as shown hereon.
- N8 There were no changes in street right of way lines either completed or proposed available from the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs.
- N9 This survey was made in accordance with the laws and/or Minimum Standards of the State of Wisconsin.
- N10 There is no visible evidence of cemeteries, individual gravesites or burial grounds on the subject property.
- N11 The building area shown hereon is for the exterior building dimensions at ground level.
- N12 This survey does not constitute a title search by the surveyor to determine ownership or easements of record, rights of way, or title or record. The surveyor has relied upon First American Title Insurance Company Commitment Number 2121927 bearing an effective date of January 20, 2022.
- N13 This ALTA/NSPS Land Title Survey, and the information hereon, may not be used for any additional or extended purposes beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- N14 The property forms a mathematically closed figure without gaps or gores.
- N15 All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, parking, easements, servitudes, and significant observations are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- N16 On the date of this survey, portions of the subject property were covered with up to five inches of snow and ice and plowed snow piles up to four feet in height were observed. Only the above ground improvements visible on the date of this survey are noted hereon.



VICINITY MAP
NOT TO SCALE

SURVEY RELATED ITEMS
CORRESPONDING TO SCHEDULE
B TITLE COMMITMENT

- E16 Public or private rights, if any, in such portion of the land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. This item is not plotted hereon as it does not affect the subject property.
- E17 A Slope Easement contained in Warranty Deed recorded April 20, 1953 as Document Number 852121. This item is plotted hereon and does affect the subject property.
- E18 Finding, Determination and Declaration by the State Highway Commission of Wisconsin Establishing a Certain Controlled Access Highway in Dane County, Wisconsin recorded February 24, 1956 as Document Number 913143. This item is plotted hereon and does affect the subject property.
- E19 A Sanitary Sewer and Water Main Easement recorded December 11, 1956 as Document Number 930464, Release of Easement recorded August 27, 1998 as Document Number 3012049, and Affidavit of Correction recorded February 18, 2008 as Document Number 4398443. This item is not plotted hereon as it does not affect the subject property.
- E20 Access Restriction set forth in Quit Claim Deed recorded October 3, 1957 as Document Number 946488. This item is plotted hereon and does affect the subject property.
- E21 A 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998715. This item is plotted hereon and does affect the subject property.
- E22 A 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998716. This item is plotted hereon and does affect the subject property.
- E23A Terms, Provisions and Conditions contained in Agreement recorded March 23, 1967 as Document Number 1180759, Release of Restrictive Covenant recorded July 1, 1974 as Document Number 1402655, Amended and Restated Easement Agreement recorded October 31, 2008 as Document Number 4478645 and First Amendment to Amended and Restated Easement Agreement recorded February 15, 2018 as Document Number 5390097. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- E23B Right of Way Easement contained in Agreement recorded March 23, 1967 as Document Number 1180759, Release of Restrictive Covenant recorded July 1, 1974 as Document Number 1402655, Amended and Restated Easement Agreement recorded October 31, 2008 as Document Number 4478645 and First Amendment to Amended and Restated Easement Agreement recorded February 15, 2018 as Document Number 5390097. This item is plotted hereon and does affect the subject property.
- E23C A Sign Easement contained in Amended and Restated Easement Agreement recorded October 31, 2008 as Document Number 4478645. This item is plotted hereon and does affect the subject property.
- E24 A 40.00 foot wide Right of Way Easement contained in Warranty Deed recorded March 23, 1967 as Document Number 1180760. This item is plotted hereon and does affect the subject property.
- E25 An Easement for Sign and Underground Power recorded September 21, 1967 as Document Number 1196055. This item is plotted hereon and does affect the subject property.
- E26 Agreement Regarding Surface Water Drainage recorded April 8, 1968 as Document Number 1210484. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- E27 Access Restriction set forth in Instrument recorded April 8, 1968 as Document Number 1210486. This item is plotted hereon and does affect the subject property.
- E28 Easement and Agreement recorded June 4, 1968 as Document Number 1215163 and re-recorded July 10, 1968 as Document Number 1218244. This item is plotted hereon and does affect the subject property.
- E29 A 10.00 foot wide Sanitary Sewer Easement recorded July 29, 1968 as Document Number 1219679. This item is plotted hereon and does affect the subject property.
- E30 A 7.00 foot wide Slope Easement contained in Warranty Deed recorded September 27, 1968 as Document Number 1224536. This item is plotted hereon and does affect the subject property.
- E31A A 30.00 foot wide Cross Easement Agreement recorded September 27, 1968 as Document Number 1224537. This item is plotted hereon and does affect the subject property.
- E31B Supplement to Cross Easement Agreement recorded June 19, 1995 as Document Number 2682865. This item is plotted hereon and does affect the subject property.
- E32A Terms, Provisions and Conditions noted on Certified Survey Map Number 8901 recorded May 5, 1998 as Document Number 2965461 and Affidavit of Correction recorded August 13, 1998 as Document Number 3006342. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- E32B A 10.00 foot wide Public Utility Easement shown on Certified Survey Map Number 8901 recorded May 5, 1998 as Document Number 2965461 and Affidavit of Correction recorded August 13, 1998 as Document Number 3006342. This item is plotted hereon and does affect the subject property.
- E32C A 15.00 foot wide Water Service Easement shown on Certified Survey Map Number 8901 recorded May 5, 1998 as Document Number 2965461 and Affidavit of Correction recorded August 13, 1998 as Document Number 3006342. This item is plotted hereon and does affect the subject property.
- E33 A 10.00 foot wide Ameritech General Easement recorded May 18, 1998 as Document Number 2970474. This item is plotted hereon and does affect the subject property.
- E34 Right of Way Grant Underground Electric recorded July 29, 1998 as Document Number 2999728. This item is plotted hereon and does affect the subject property.
- E35 Right of Way Grant Underground Electric recorded June 20, 2005 as Document Number 4068621. This item is plotted hereon and does affect the subject property.

STATEMENT OF ENCROACHMENTS

- E1 A light pole encroaches 0.4 feet Southeast of the Southeast property line onto the adjacent property to the Southeast.
- E2 The concrete curb encroaches from 1.9 to 2.1 feet Southeast of the Southeast property line onto the adjacent property to the Southeast.
- E3 The concrete curb encroaches from 1.5 to 1.8 feet Southeast of the Southeast property line onto the adjacent property to the Southeast.
- E4 The 2 story stucco building encroaches from 8.7 to 9.4 feet into the 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998716.
- E5 The 2 story stucco building encroaches from 11.1 to 11.6 feet into the 20.00 foot wide Sanitary Sewer Easement recorded March 21, 1960 as Document Number 998716.
- E6 An overhead electric distribution line servicing light poles located on the subject property enters the subject property from adjacent privately owned lands to the North and East.
- E7 Indirect access to East Washington Avenue across the adjacent property to the Southwest, as constructed, requires travel across a portion of said adjacent property to the Southwest which does not appear to be subject to a beneficial ingress and egress easement, as per the subject title commitment.

TITLE LEGAL DESCRIPTION

Lots 1, 2 and 3 of Certified Survey Map No. 8901 recorded in Vol. 49 of Certified Survey Maps, on Pages 259-262, as Document No. 2965461, in the City of Madison, Dane County, Wisconsin.
This description describes all the land described in the title commitment identified as First American Title Insurance Company Commitment Number 2121927 bearing an effective date of January 20, 2022.

ALTA/NSPS LAND TITLE SURVEY

FOR
MADISON PLAZA HOTEL
PARTNER PROJECT NUMBER 22-353548.2

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT, NUMBER 2121927, CONTAINING AN EFFECTIVE DATE OF JANUARY 20, 2022.

CERTIFICATION

To: Repvblik Madison LLC; REPVBLIK AR LLC; Knight Barry Title Services, LLC; First American Title Insurance Company; and Partner Engineering and Science, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The field work was completed on February 15, 2022.

David R. Cheney
David Cheney
Wisconsin Registered Land Surveyor
Registration Number S-45
Date of Survey: 2-15-2022
Date of Last Revision: 2-25-2022

PROPERTY ADDRESS: 3841 EAST WASHINGTON AVENUE; MADISON, WI 53714

Survey Prepared By:
Sarko Surveying Inc.
847 County Road JG
Mount Horeb, WI 53572
Phone: 608-832-6428
Fax: 608-848-3859
Email: rsarko@tds.net



RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DANE, WISCONSIN, ON FEBRUARY 15, 2022, AT 10:00 AM. BY THE CLERK OF COURTS, WISCONSIN. BOOK 170, PAGE 100.

PARTNER
Engineering and Science, Inc.

2154 TORRANCE BLVD SUITE 200
TORRANCE, CA 90501
T 310-615-4500
http://www.partneresi.com

ZONING INFORMATION

This office has not been provided with the applicable zoning information for the subject property, by the client, pursuant to Table A Items 6(a) and 6(b).

UTILITY NOTE

LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED ABOVE GROUND EVIDENCE ONLY. SURVEYOR WAS NOT PROVIDED WITH UTILITY PLANS OR MARKINGS TO DETERMINE ANY SUBSURFACE LOCATIONS. THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

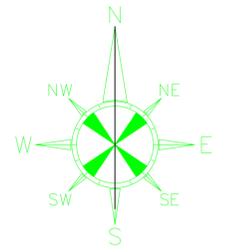
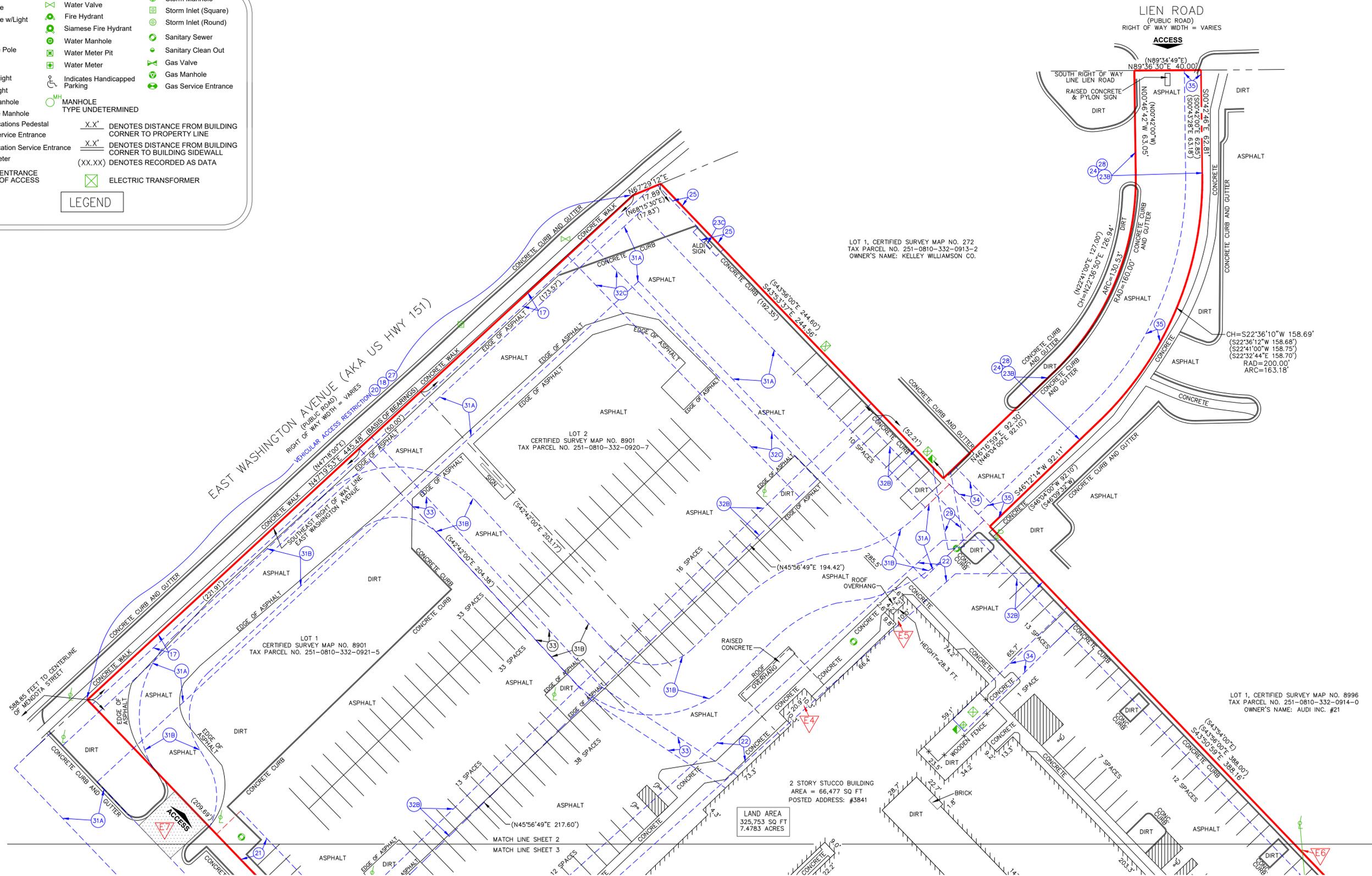
FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 55025C 0427H DATED 9-17-2014 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 2-2-2022 BY TELEPHONE OR EMAIL (www.fema.gov)

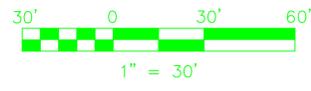
	Power Pole		Water Valve		Storm Manhole
	Power Pole w/Light		Fire Hydrant		Storm Inlet (Square)
	Light Post		Siamese Fire Hydrant		Storm Inlet (Round)
	Telephone Pole		Water Manhole		Sanitary Sewer
	Guy Wire		Water Meter Pit		Sanitary Clean Out
	Pedestal Light		Water Meter		Gas Valve
	Ground Light		Indicates Handicapped Parking		Gas Manhole
	Electric Manhole		MANHOLE TYPE UNDETERMINED		Gas Service Entrance
	Telephone Manhole				
	Communications Pedestal	X.X'	DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE		
	Electric Service Entrance	X.X'	DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL		
	Communication Service Entrance	(XX.XX)	DENOTES RECORDED AS DATA		
	Electric Meter		ELECTRIC TRANSFORMER		

ACCESS
 DRIVE ENTRANCE
 POINT OF ACCESS

LEGEND



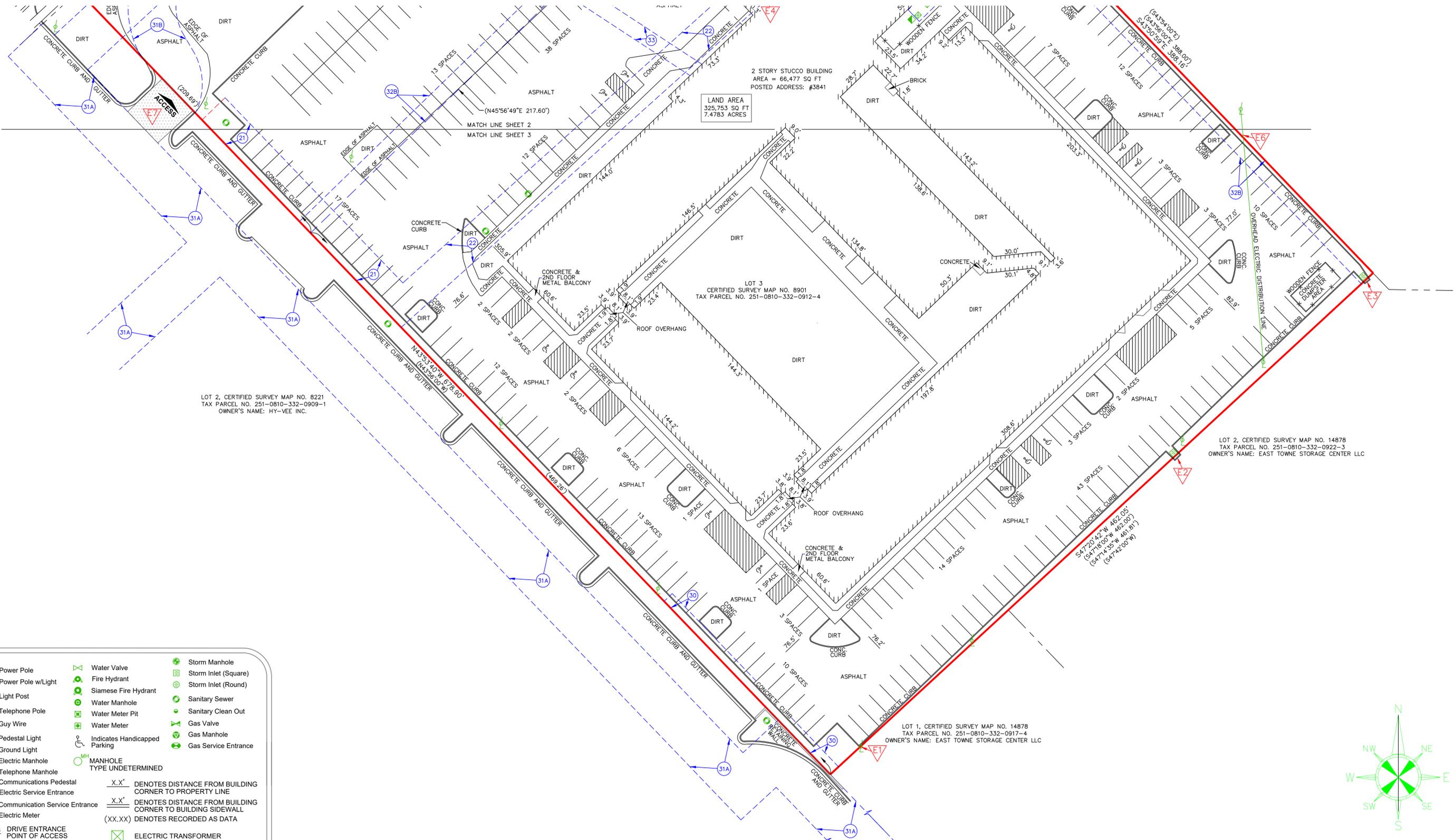
Survey Prepared By:
Sarko Surveying Inc.
 847 County Road JG
 Mount Horeb, WI 53572
 Phone: 608-832-6428
 Fax: 608-848-3859
 Email: rsarko@tds.net



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LAND AREA
325,753 SQ FT
7.4783 ACRES

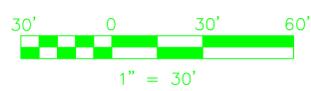
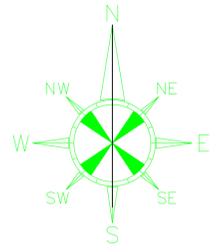
LOT 2, CERTIFIED SURVEY MAP NO. 8221
TAX PARCEL NO. 251-0810-332-0909-1
OWNER'S NAME: HY-VEE INC.

LOT 2, CERTIFIED SURVEY MAP NO. 14878
TAX PARCEL NO. 251-0810-332-0922-3
OWNER'S NAME: EAST TOWNE STORAGE CENTER LLC

LOT 1, CERTIFIED SURVEY MAP NO. 14878
TAX PARCEL NO. 251-0810-332-0917-4
OWNER'S NAME: EAST TOWNE STORAGE CENTER LLC

	Power Pole		Water Valve		Storm Manhole
	Power Pole w/Light		Fire Hydrant		Storm Inlet (Square)
	Light Post		Siamese Fire Hydrant		Storm Inlet (Round)
	Telephone Pole		Water Manhole		Sanitary Sewer
	Guy Wire		Water Meter Pit		Sanitary Clean Out
	Pedestal Light		Water Meter		Gas Valve
	Ground Light		Indicates Handicapped Parking		Gas Manhole
	Electric Manhole		MANHOLE TYPE UNDETERMINED		Gas Service Entrance
	Telephone Manhole				
	Communications Pedestal	$X.X'$	DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE		
	Electric Service Entrance	$X.X'$	DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL		
	Communication Service Entrance	$(XX.XX)$	DENOTES RECORDED AS DATA		
	Electric Meter				
	ACCESS DRIVE ENTRANCE POINT OF ACCESS		ELECTRIC TRANSFORMER		

LEGEND



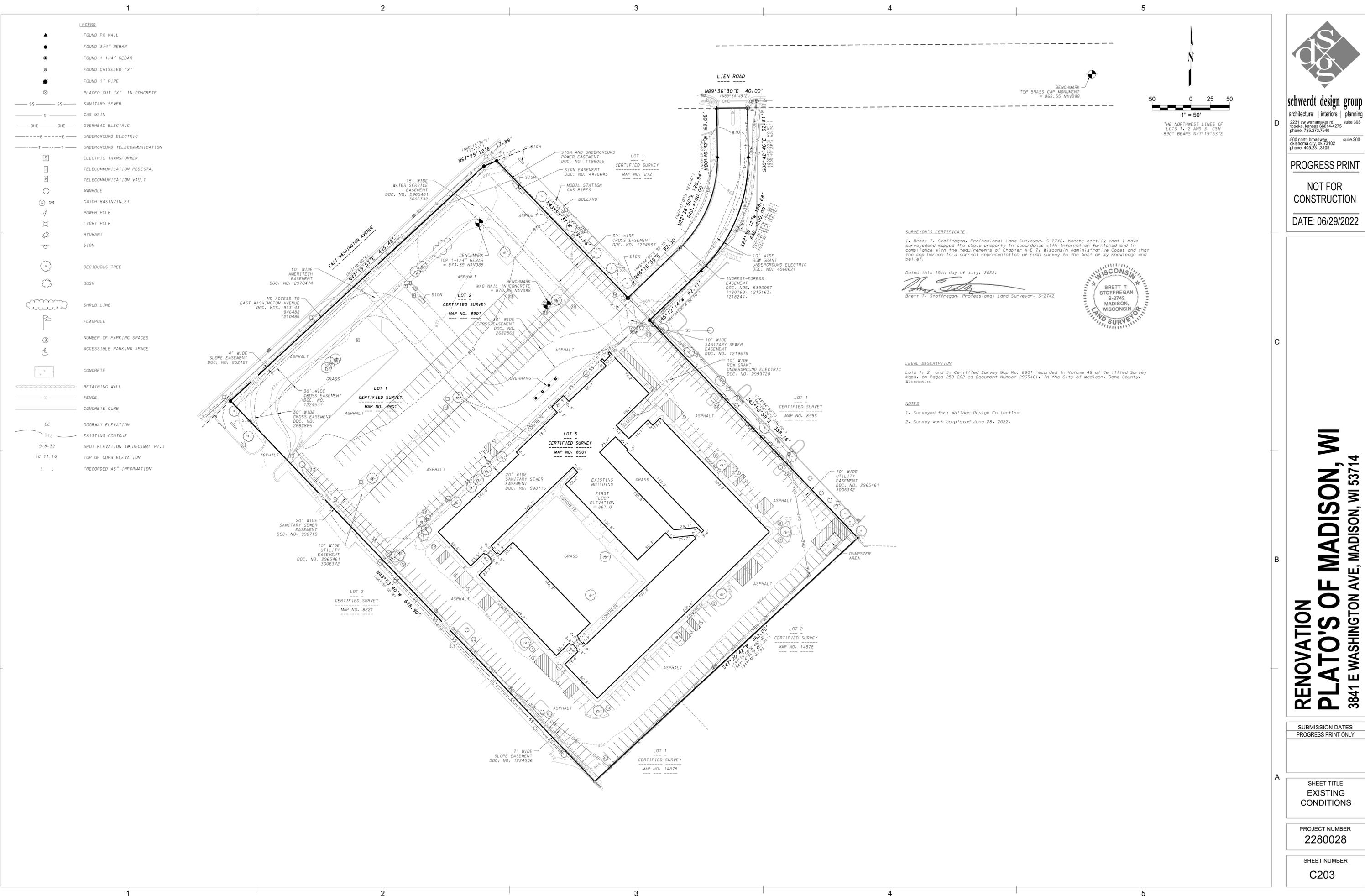
ALTA/NSPS LAND TITLE SURVEY

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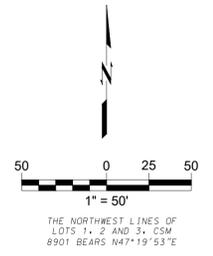
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- LEGEND**
- ▲ FOUND PK NAIL
 - FOUND 3/4" REBAR
 - ⊙ FOUND 1-1/4" REBAR
 - ✕ FOUND CHISELED "X"
 - FOUND 1" PIPE
 - ⊗ PLACED CUT "X" IN CONCRETE
 - SS SS SANITARY SEWER
 - G GAS MAIN
 - DHE DHE OVERHEAD ELECTRIC
 - E E UNDERGROUND ELECTRIC
 - T T UNDERGROUND TELECOMMUNICATION
 - E ELECTRIC TRANSFORMER
 - TELECOMMUNICATION PEDESTAL
 - TELECOMMUNICATION VAULT
 - MANHOLE
 - ⊗ CATCH BASIN/INLET
 - ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - ⊕ HYDRANT
 - ⊕ SIGN
 - DECIDUOUS TREE
 - BUSH
 - SHRUB LINE
 - ⊕ FLAGPOLE
 - NUMBER OF PARKING SPACES
 - ACCESSIBLE PARKING SPACE
 - CONCRETE
 - RETAINING WALL
 - FENCE
 - CONCRETE CURB
 - DE DOORWAY ELEVATION
 - 918 EXISTING CONTOUR
 - 918.32 SPOT ELEVATION (0 DECIMAL PT.)
 - TC 11.16 TOP OF CURB ELEVATION
 - () "RECORDED AS" INFORMATION



SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter A.T. Wisconsin Administrative Code and that the map hereon is a correct representation of such survey to the best of my knowledge and belief.

Dated this 15th day of July, 2022.

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



LEGAL DESCRIPTION

Lots 1, 2 and 3, Certified Survey Map No. 8901 recorded in Volume 49 of Certified Survey Maps, on Pages 259-262 as Document Number 2965461, in the City of Madison, Dane County, Wisconsin.

NOTES

1. Surveyed for: Wallace Design Collective
2. Survey work completed June 28, 2022.



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phone: 405.231.3105

PROGRESS PRINT

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DATE: 06/29/2022

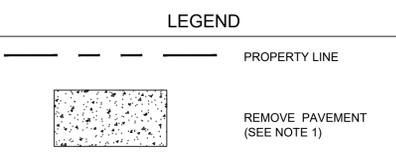
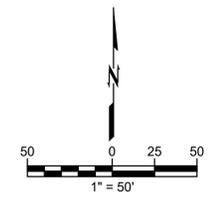
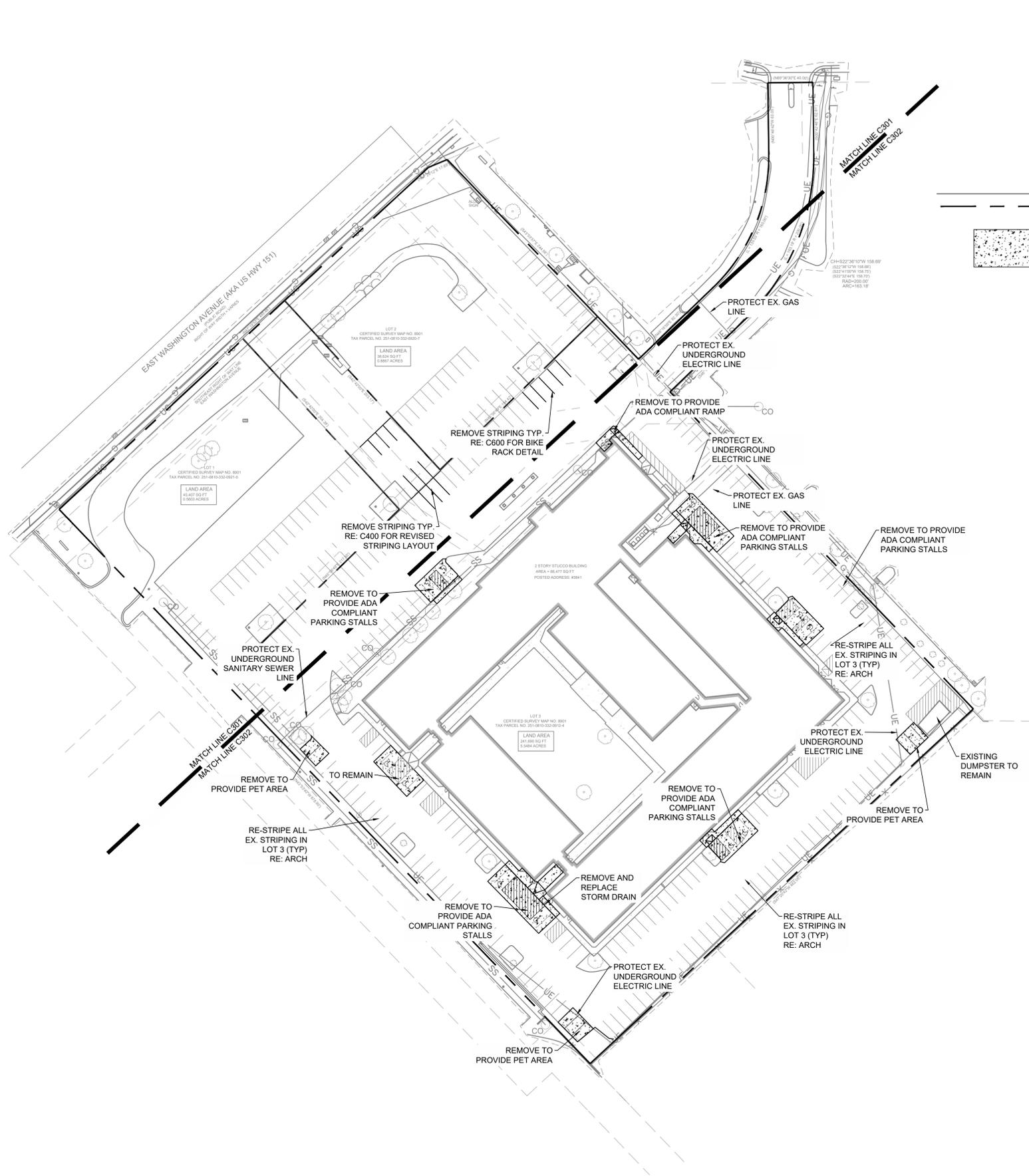
**RENOVATION
PLATO'S OF MADISON, WI
3841 E WASHINGTON AVE, MADISON, WI 53714**

SUBMISSION DATES
PROGRESS PRINT ONLY

SHEET TITLE
EXISTING
CONDITIONS

PROJECT NUMBER
2280028

SHEET NUMBER
C203



- GENERAL NOTES**
1. ALL CONCRETE AND ASPHALT NOTED FOR REMOVAL SHALL BE SAW CUT FULL DEPTH AND REMOVED OFF SITE.
 2. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS.
 3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS OFF SITE.
 4. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ALL COST SHALL BE INCLUDED IN BASE BID.
 5. WITH PRIOR APPROVAL, CONTRACTOR MAY ESTABLISH AN ON-SITE STAGING AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING STAGING AREA TO ITS ORIGINAL CONDITION. SECURITY OF STAGING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. ON-SITE VEGETATION SHALL BE PROTECTED AS NOTED. IN DESIGNATED PROTECTION AREAS WHERE THE CONTRACTOR DOES NOT PROTECT VEGETATION AS NOTED, CONTRACTOR SHALL RESTORE VEGETATION TO EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER, TO THE SATISFACTION OF THE ARCHITECT.
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 10. CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY SERVICE IF REQUIRED.
 11. CONTRACTOR SHALL ENSURE CONSTRUCTION SITE HAS POSITIVE DRAINAGE THROUGHOUT THE DURATION OF CONSTRUCTION.

SITE INFORMATION SUMMARY	
TOTAL SITE AREA:	241,690 SF
DISTURBED AREA:	8,067 SF
EXISTING PERVIOUS AREA:	38,950 SF
EXISTING IMPERVIOUS AREA:	202,740 SF
PROPOSED PERVIOUS AREA:	40,126 SF
PROPOSED IMPERVIOUS AREA:	201,564 SF

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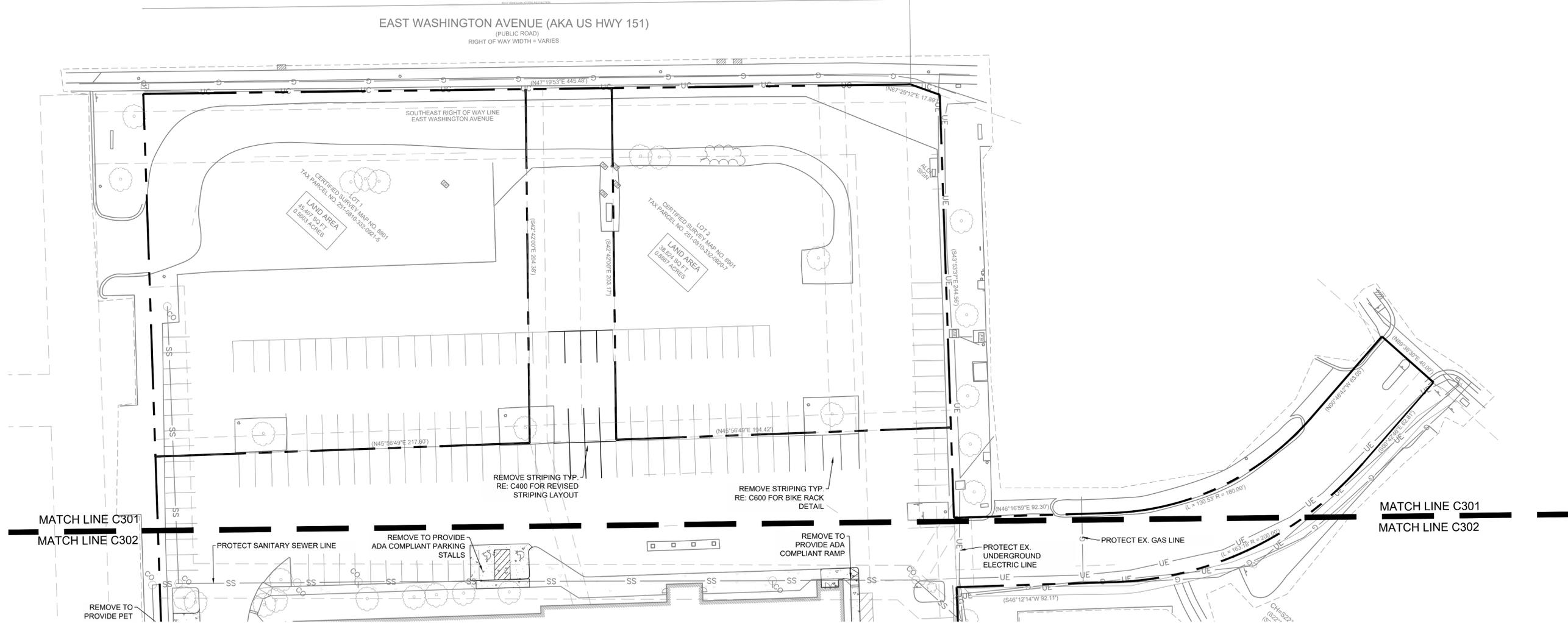
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CASTLE ROCK
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07/15/2022

RENOVATION PLATO'S MADISON
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES	UDC AND LUA
	07/15/2022
SHEET TITLE	OVERALL DEMO AND EROSION CONTROL PLAN
PROJECT NUMBER	2280028
SHEET NUMBER	C300



EAST WASHINGTON AVENUE (AKA US HWY 151)
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES

CERTIFIED SURVEY MAP NO. 8801
TAX PARCEL NO. 251-581010-302-062-1-5
LAND AREA
65,410.50 SQ FT
0.8803 ACRES

CERTIFIED SURVEY MAP NO. 8801
TAX PARCEL NO. 251-581010-302-062-1-5
LAND AREA
3,624.50 SQ FT
0.0827 ACRES

(N45°56'49"E 217.60')

(N48°58'49"E 144.47')

(N46°16'59"E 92.30')

(L = 130.53 R = 160.00)

(L = 163.78 R = 200.00)

(S46°12'14"W 92.11')

CHES27
162'

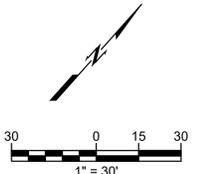
MATCH LINE C301
MATCH LINE C302

MATCH LINE C301
MATCH LINE C302

GENERAL NOTES

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LEGEND



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RENOVATION
PLATO'S MADISON
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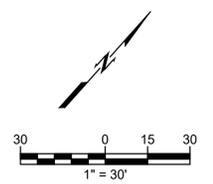
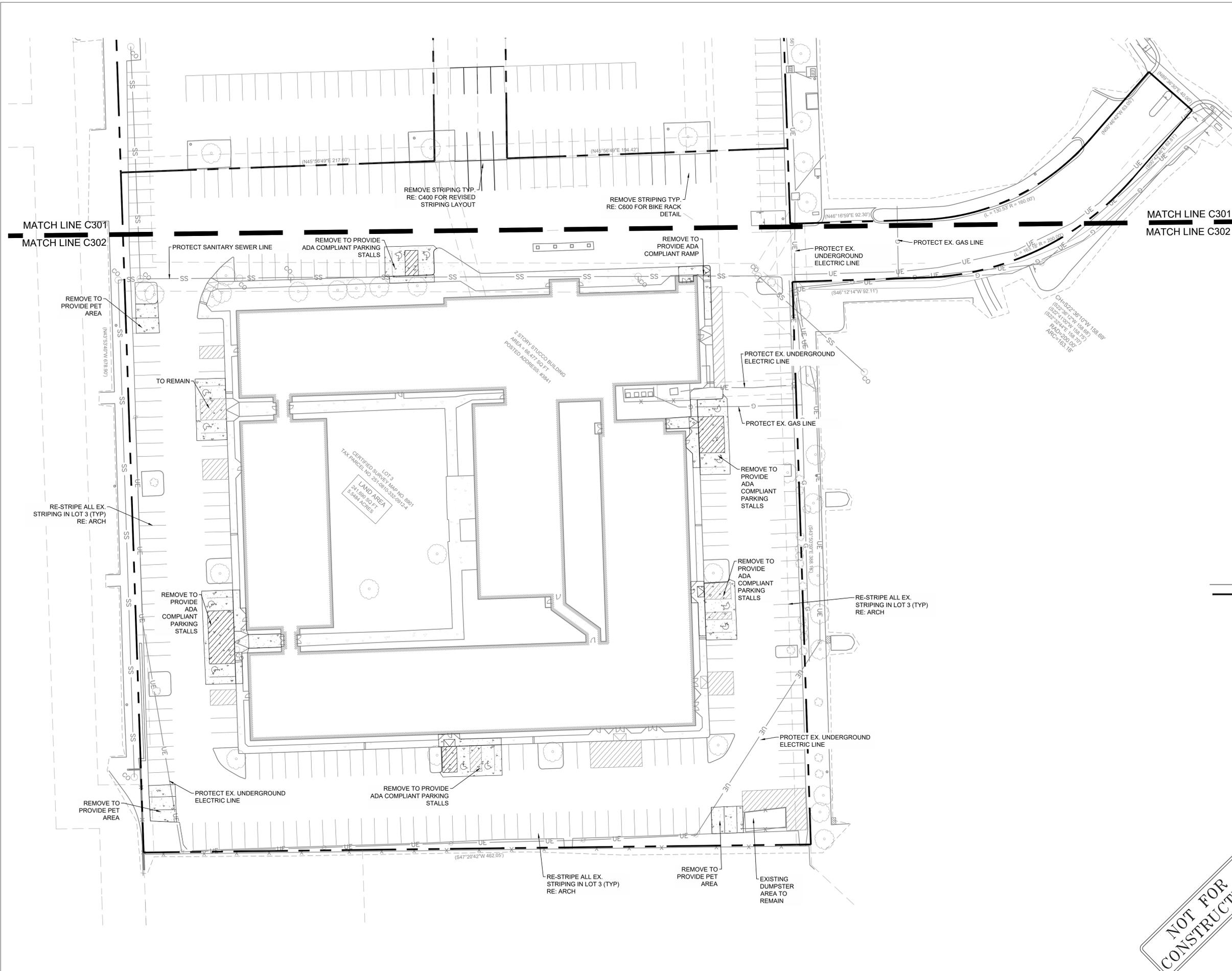
SUBMISSION DATES
UDC AND LUA

07/15/2022

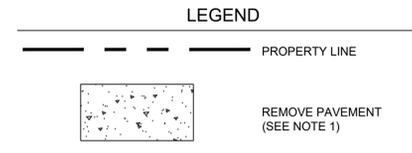
SHEET TITLE
ENLARGED DEMO
AND EROSION
CONTROL PLAN 1

PROJECT NUMBER
2280028

SHEET NUMBER
C301



- GENERAL DEMOLITION NOTES**
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Professional Engineer
 Aaron M. Barnhart
 E-48514
 Castle Rock, CO
 07/15/2022

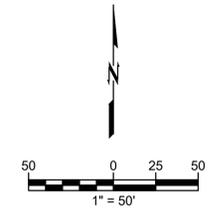
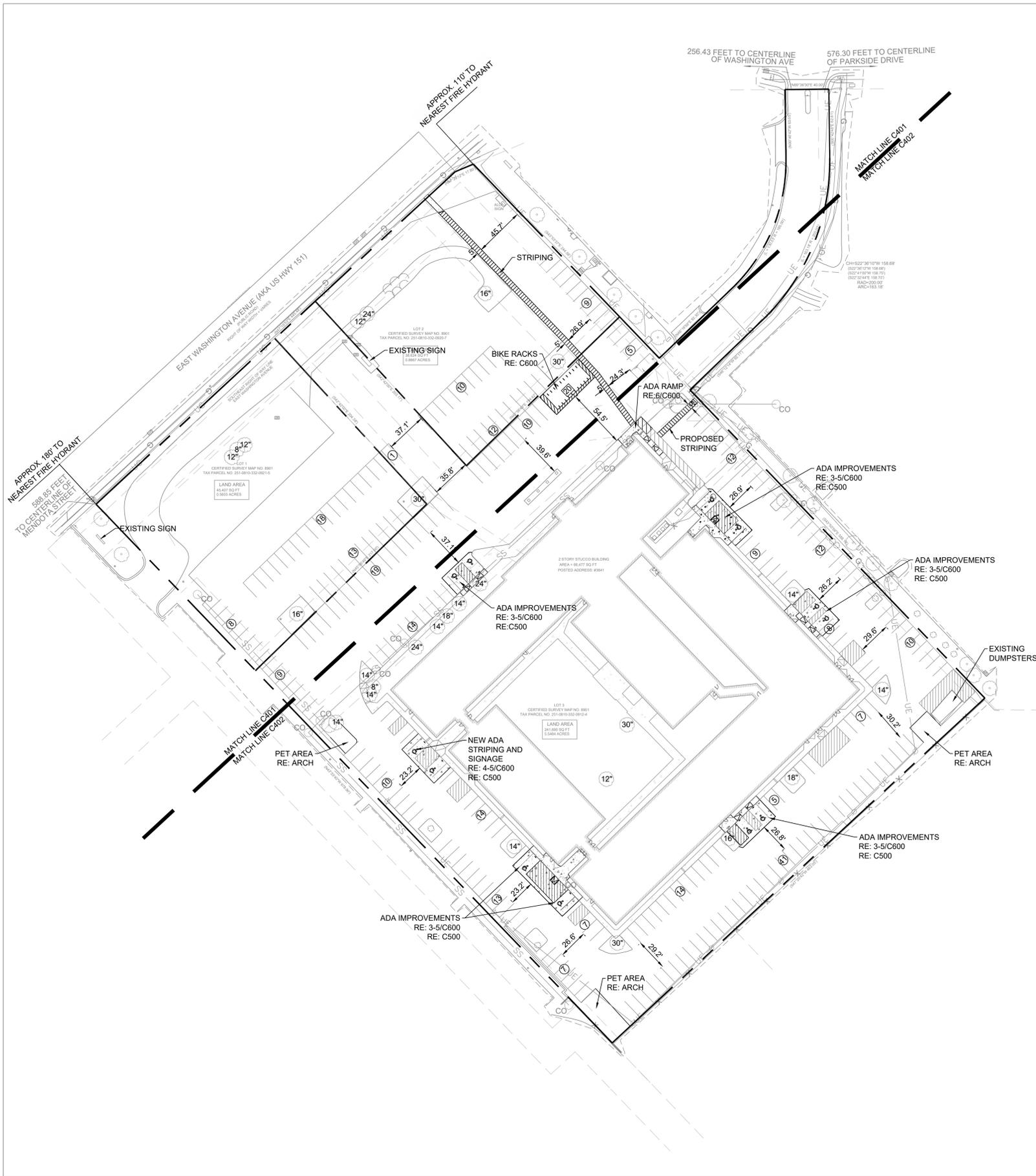
**RENOVATION
 PLATO'S MADISON
 3841 E WASHINGTON AVE, MADISON, WI 53714**

SUBMISSION DATES UDC AND LUA
07/15/2022
SHEET TITLE ENLARGED DEMO AND EROSION CONTROL PLAN 2
PROJECT NUMBER 2280028
SHEET NUMBER C302

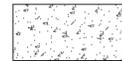
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 collective**

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LEGEND

-  PROPERTY LINE
-  PROP. CONCRETE PAVEMENT
-  PARKING COUNT
-  NUMBER OF BICYCLE RACKS
-  TREE DIAMETER IN INCHES

EXISTING PARKING SUMMARY	
LOT 1	
PROPOSED STANDARD PARKING	39
EXISTING STANDARD PARKING	39
TOTAL STANDARD PARKING CHANGE	0
LOT 2	
PROPOSED STANDARD PARKING	31
EXISTING STANDARD PARKING	31
TOTAL STANDARD PARKING CHANGE	0
LOT 3	
ACCESSIBLE	
PROPOSED ACCESSIBLE PARKING	12
EXISTING ACCESSIBLE PARKING	12
TOTAL ACCESSIBLE PARKING CHANGE	0
STANDARD	
PROPOSED STANDARD PARKING	215
EXISTING STANDARD PARKING	239
TOTAL STANDARD PARKING CHANGE	-24

PROPOSED BICYCLE PARKING SUMMARY	
LOT 3	
PROVIDED - EXTERIOR	
2' BIKE RACKS	20
TOTAL BICYCLE SPACES PROVIDED	40
REQUIRED	
TOTAL BICYCLE SPACES REQUIRED: (1 PER DWELLING UNIT) (1 PER 10 UNITS FOR GUESTS)	171
NOTE: RE: ARCH PLANS FOR INDOOR BIKE RACK LOCATIONS	

- GENERAL NOTES**
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
 - ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
 - RADII = 3'-00" U.N.O.

PROPOSED PARKING SUMMARY	
LOT 1	
PROVIDED	
ACCESSIBLE PARKING	0
STANDARD PARKING (9' X 18')	39
TOTAL PARKING PROVIDED	39
REQUIRED	
TOTAL STANDARD PARKING	N/A
TOTAL ADA PARKING REQUIRED	N/A
LOT 2	
PROVIDED	
ACCESSIBLE PARKING	0
STANDARD PARKING (9' X 18')	31
TOTAL PARKING PROVIDED	31
REQUIRED	
TOTAL STANDARD PARKING	N/A
TOTAL ADA PARKING REQUIRED	N/A
LOT 3	
PROVIDED	
ACCESSIBLE PARKING	12
STANDARD PARKING (9' X 18')	215
TOTAL PARKING PROVIDED	227
REQUIRED	
MINIMUM STANDARD PARKING PER TABLE 281-2, NO MINIMUM REQUIRED FOR CC-T ZONED PARCELS	0
MAXIMUM STANDARD PARKING	387

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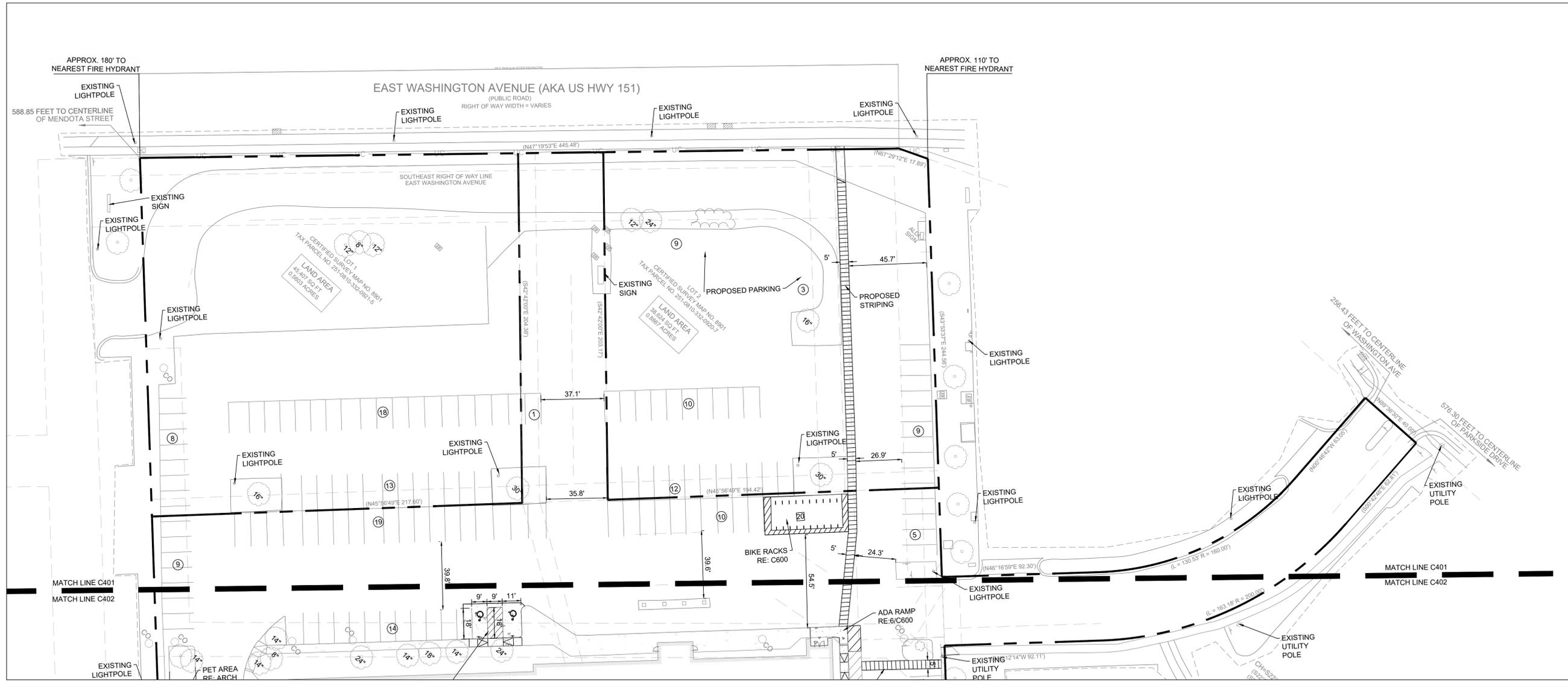
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WISCONSIN
AARON M. BARNHART
E-48514
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CO
PROFESSIONAL ENGINEER
07/15/2022

RENOVATION
PLATO'S MADISON
3841 E WASHINGTON AVE, MADISON, WI 53714

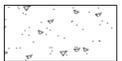
SUBMISSION DATES UDC AND LUA
07/15/2022
SHEET TITLE OVERALL SITE PLAN
PROJECT NUMBER 2280028
SHEET NUMBER C400



GENERAL NOTES

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6. RADII = 3'-00" U.N.O.

LEGEND

-  PROPERTY LINE
-  PROP. CONCRETE PAVEMENT
-  PARKING COUNT
-  NUMBER OF BICYCLE RACKS
-  TREE DIAMETER IN INCHES

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WISCONSIN PROFESSIONAL ENGINEER
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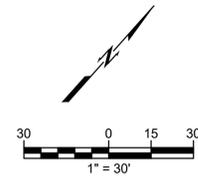
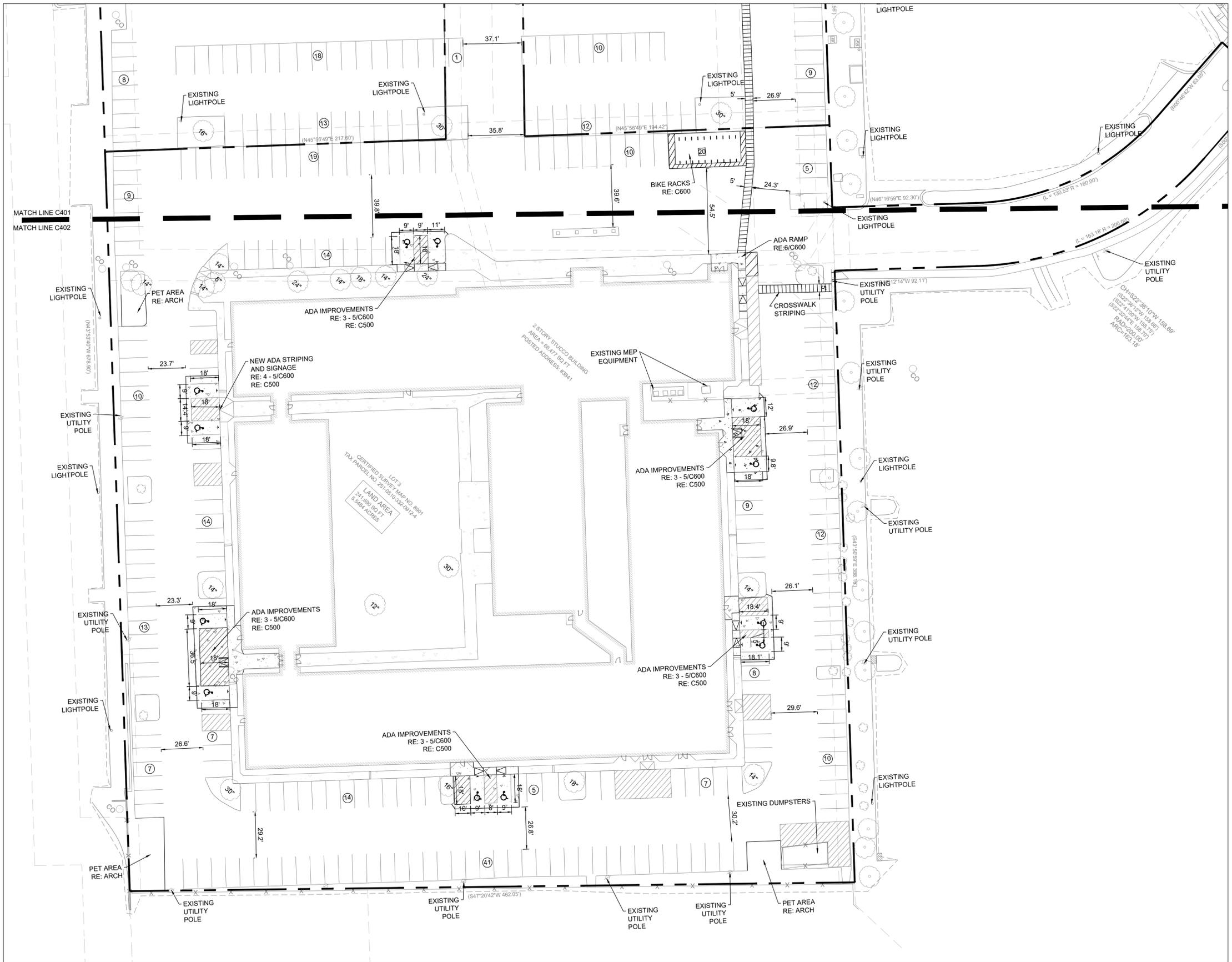
**RENOVATION
PLATO'S MADISON**
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
UDC AND LUA
07/15/2022

SHEET TITLE
ENLARGED SITE
PLAN 1

PROJECT NUMBER
2280028

SHEET NUMBER
C401



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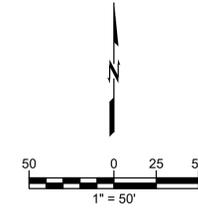
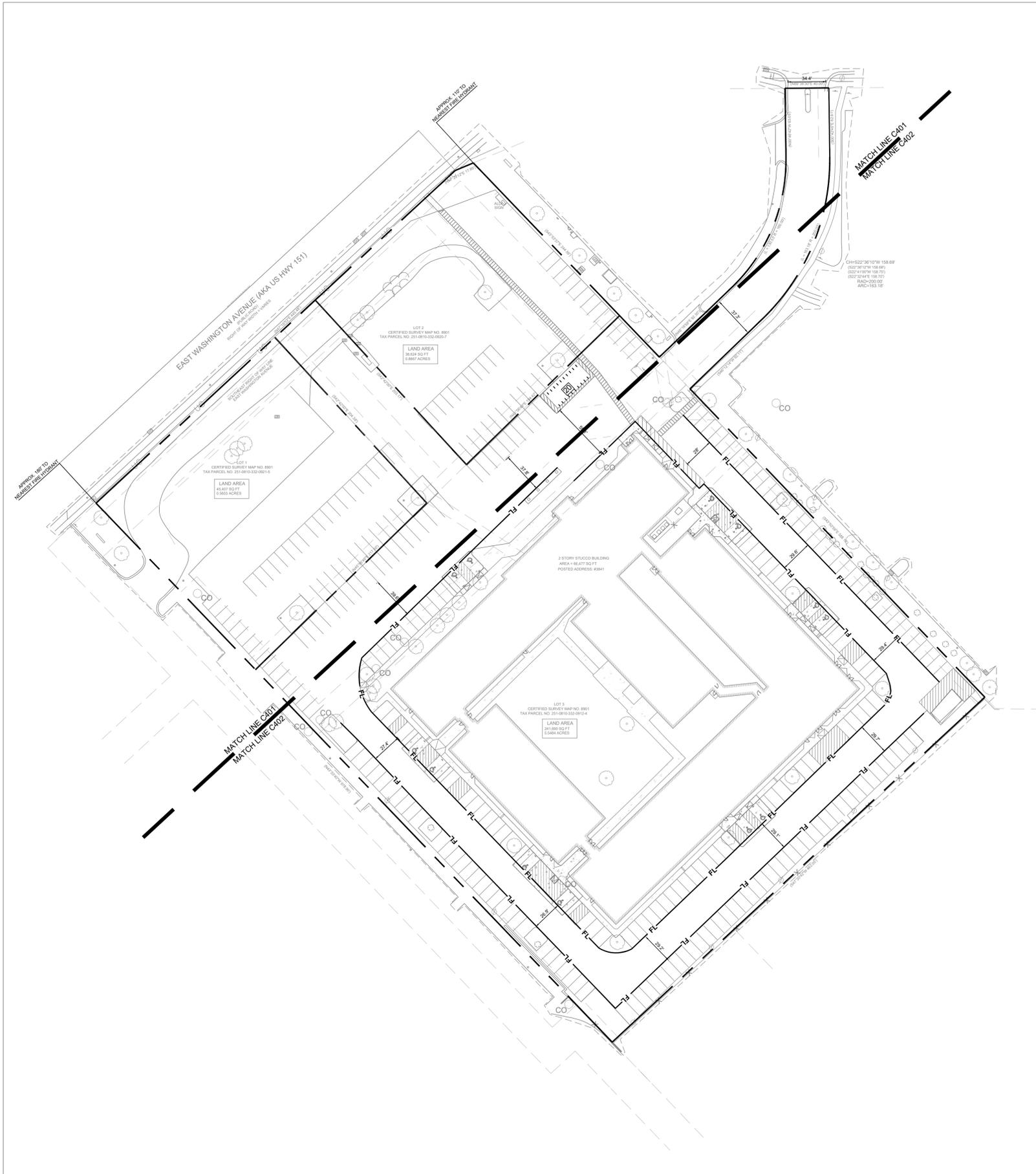
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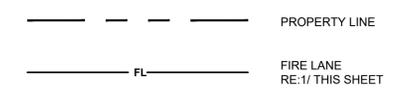
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 PROFESSIONAL EXHIBIT
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07/15/2022
SHEET TITLE ENLARGED SITE PLAN 2
PROJECT NUMBER 2280028
SHEET NUMBER C402



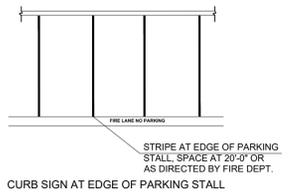
LEGEND



3" HIGH X 1/2" STROKE REFLECTIVE "WHITE" LETTERS AT 20'-0" O.C. OR AS DIRECTED BY FIRE DEPT. ON SITE AND AT EACH END TYPICAL ALL FIRE ACCESS LANES ON FACE OF CURBS
 PAINT TOP AND FRONT OF CURBS "RED" TYPICAL

FIRE LANE NO PARKING

NOTE:
 1. VERIFY AND COMPLY WITH ALL GOVERNMENTAL REQUIREMENTS.
 2. CONFIRM STRIPING WITH FIRE DEPARTMENT PRIOR TO CONSTRUCTION.



ALL MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 503.3 AND D103.6 OF THE INTERNATIONAL FIRE CODE.

1 FIRE LANE STRIPING
 SCALE: NTS

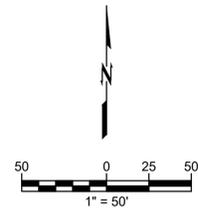
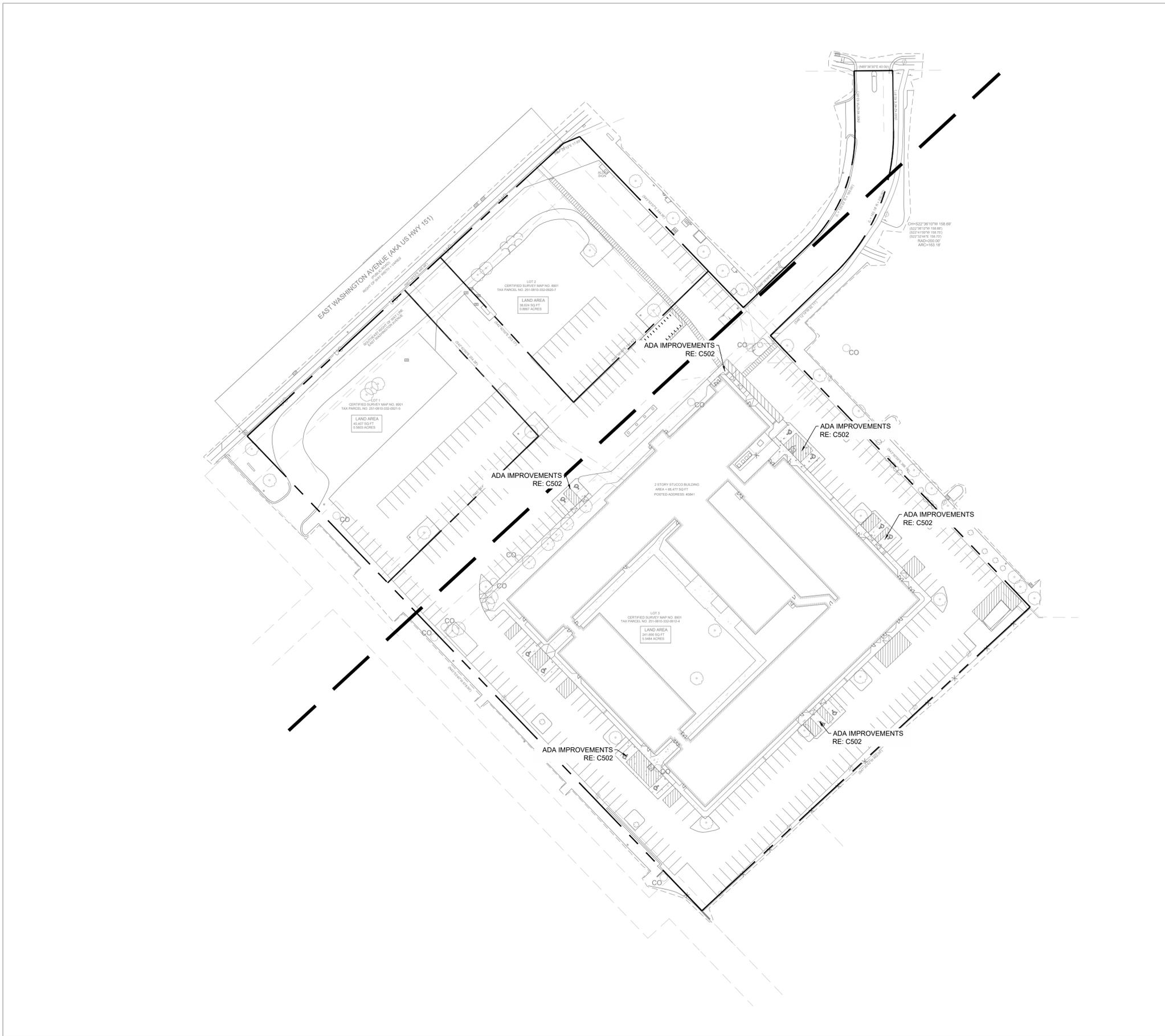
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 oklahoma city, ok 73102
 phone: 405.231.3105
 PROFESSIONAL EXHIBIT
 AARON M. BARNHART
 E-48514
 CASTLE ROCK
 CO
 07/15/2022

RENOVATION
PLATO'S MADISON
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES	UDC AND LUA
	07/15/2022
SHEET TITLE	FIRE ACCESS EXHIBIT
PROJECT NUMBER	2280028
SHEET NUMBER	C403



GENERAL NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
4. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
6. ALL SIDEWALKS AND RAMPS TO HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

LEGEND

	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR

BENCHMARK SUMMARY:

SITE BENCHMARKS		
BENCHMARK 1 TOP BRASS CAP MONUMENT ELEV: 868.55	BENCHMARK 2 TOP 1-1/4" REBAR MAG NAIL IN CONCRETE ELEV: 876.39	BENCHMARK 3 TOP 1-1/4" REBAR MAG NAIL IN CONCRETE ELEV: 870.35

NOT FOR
CONSTRUCTION

**wallace
design
collective**

wallace design collective, pc
structural - civil - landscape - survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 - 800.364.5858



schwerdt design group
architecture | interiors | planning
2231 sw warrenmaker rd suite 303
topoka, kansas 66614-4275
phone: 785.273.7540
500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105



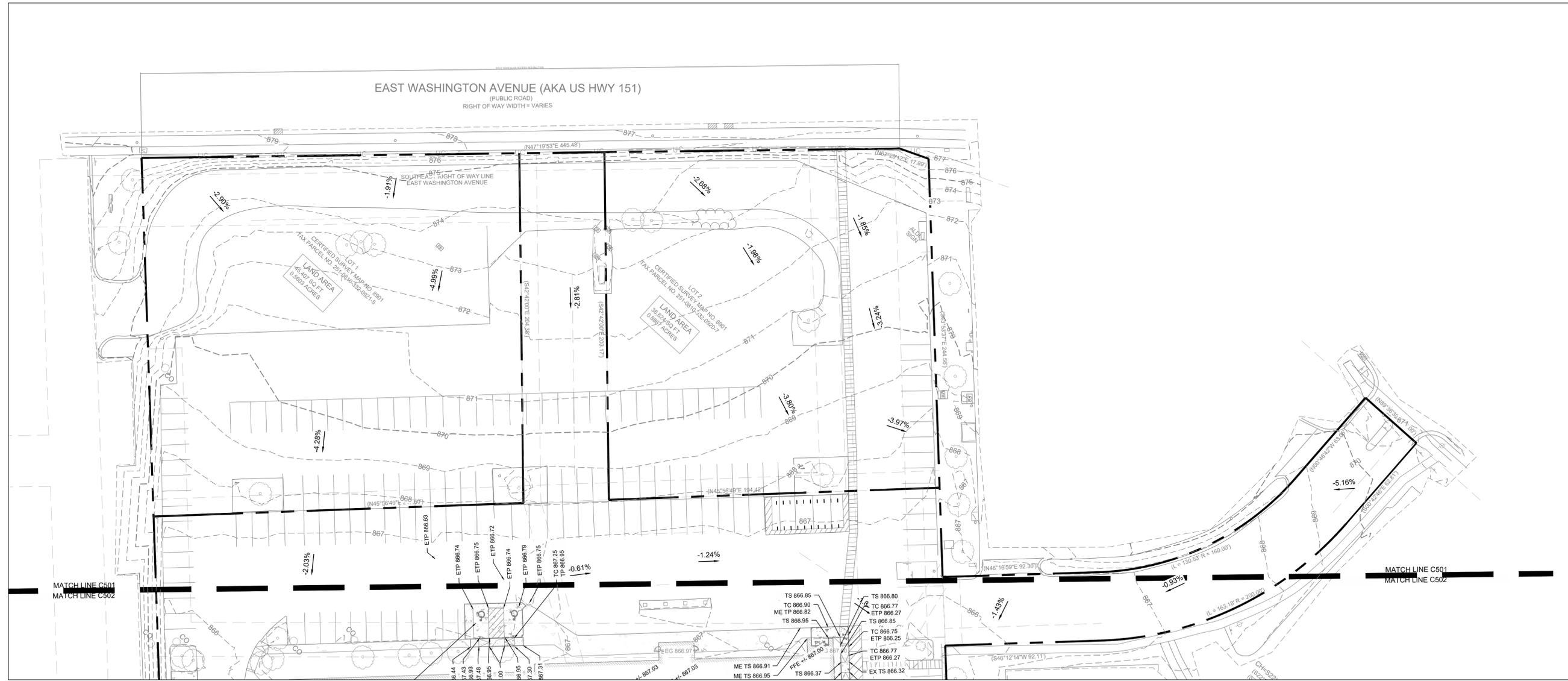
**RENOVATION
PLATO'S MADISON**
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES UDC AND LUA 07/15/2022

SHEET TITLE OVERALL GRADING PLAN

PROJECT NUMBER 2280028

SHEET NUMBER C500



GENERAL NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
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5. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
6. ALL SIDEWALKS AND RAMPS TO HAVE MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

BENCHMARK SUMMARY:

SITE BENCHMARKS		
BENCHMARK 1 TOP BRASS CAP MONUMENT ELEV: 868.55	BENCHMARK 2 TOP 1-1/4" REBAR MAG NAIL IN CONCRETE ELEV: 876.39	BENCHMARK 3 ELEV: 870.35

LEGEND

	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR

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500 north broadway suite 200
oklahoma city, ok 73102
phone: 405.231.3105



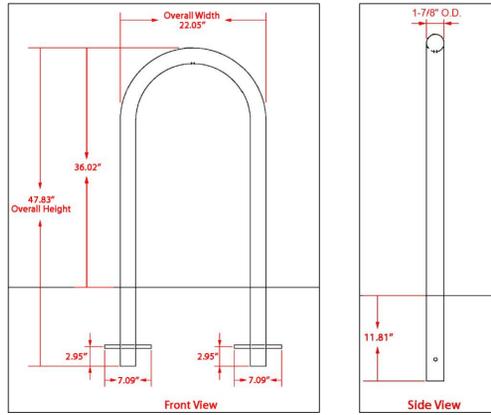
**RENOVATION
PLATO'S MADISON**
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
UDC AND LUA
07/15/2022

SHEET TITLE
ENLARGED
GRADING PLAN 1

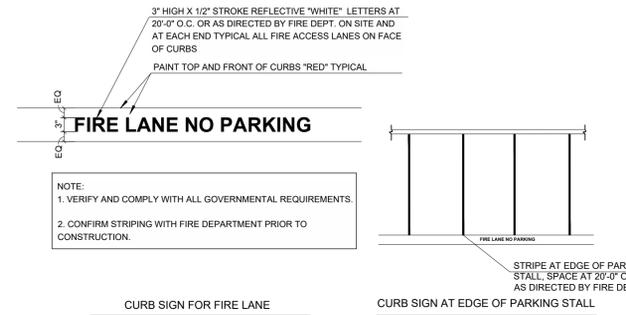
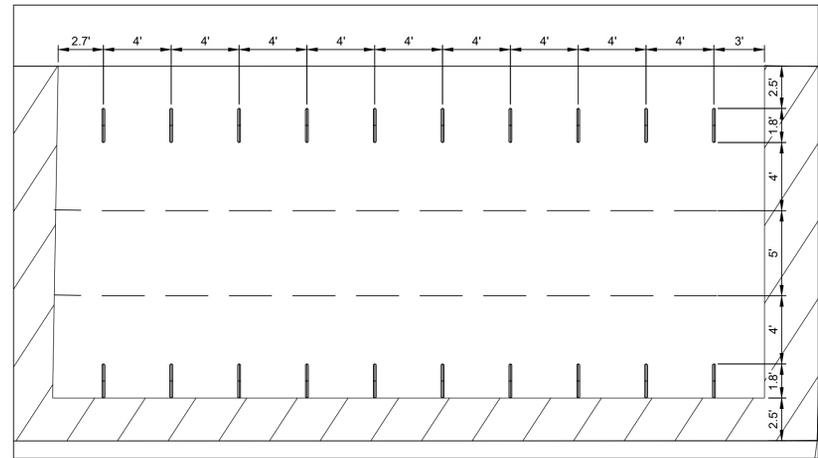
PROJECT NUMBER
2280028

SHEET NUMBER
C501



Material: Steel tubing
Finish: Powder-coated black
Dimensions: 22.05' w x 47.83' h
 Above ground: 22.05' w x 36.02' h
Weight: 24 lbs.

Type of Mount: Inground mount
Size of Tubing: 1-7/8" O.D. x 11-gauge



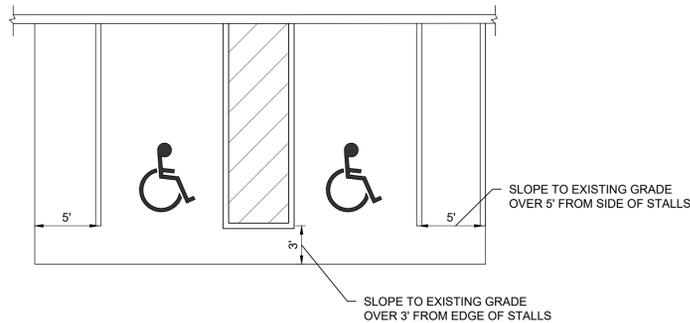
ALL MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 503.3 AND D103.6 OF THE INTERNATIONAL FIRE CODE.

1 BIKE RACK

SCALE: NTS

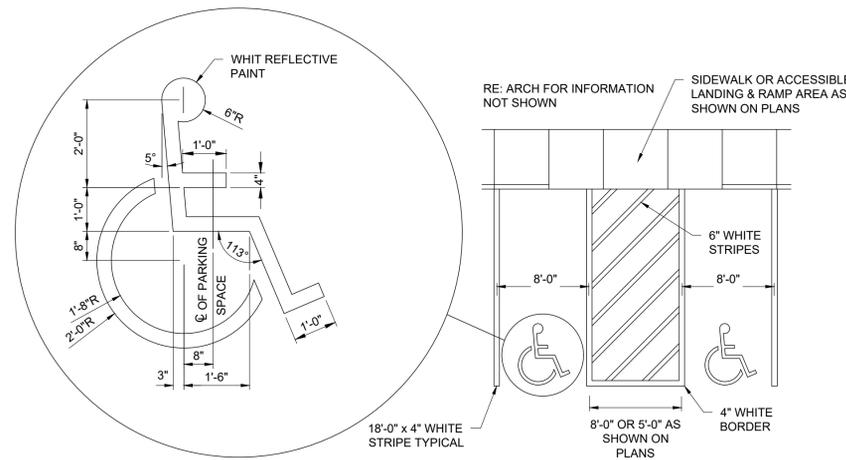
2 FIRE LANE STRIPING

SCALE: NTS



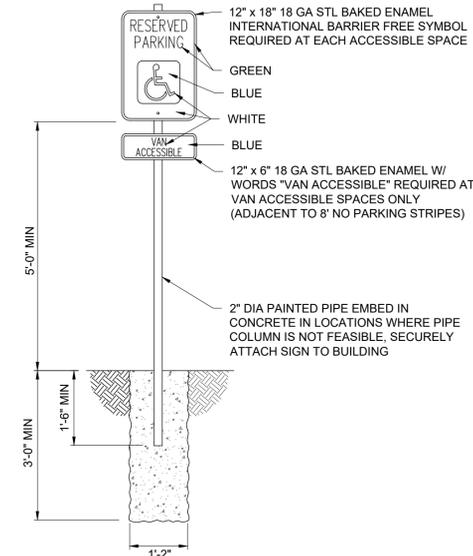
3 ADA STALL RAISE

SCALE: NTS



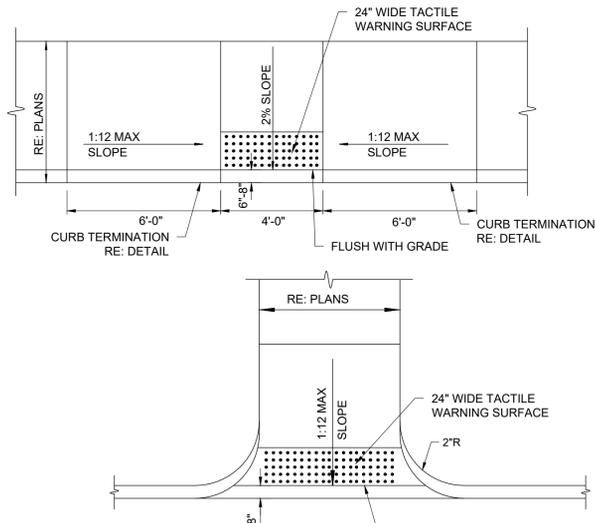
4 ACCESSIBLE STRIPING

SCALE: NTS



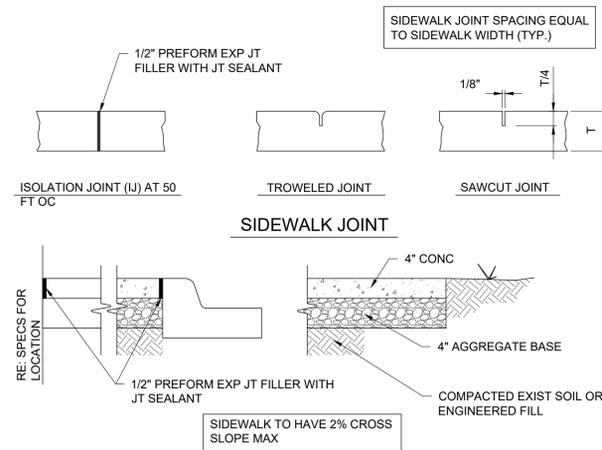
5 ACCESSIBLE SIGNAGE

SCALE: NTS



6 CURB RAMPS

SCALE: NTS



7 SIDEWALK

SCALE: NTS

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 phone: 405.231.3105



RENOVATION PLATO'S MADISON
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
UDC AND LUA

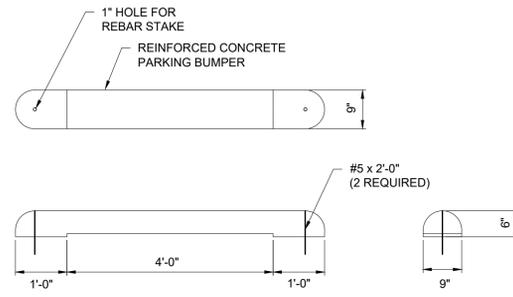
07/15/2022

SHEET TITLE
DETAILS

PROJECT NUMBER
2280028

SHEET NUMBER
C600

1 (NOT INCLUDED IN THIS MILESTONE)
SCALE: NTS



2 PARKING BUMPER
SCALE: NTS

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RENOVATION
PLATO'S MADISON
3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
UDC AND LUA

07/15/2022

SHEET TITLE
DETAILS

PROJECT NUMBER
2280028

SHEET NUMBER
C601



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PROGRESS PRINT

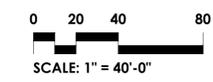
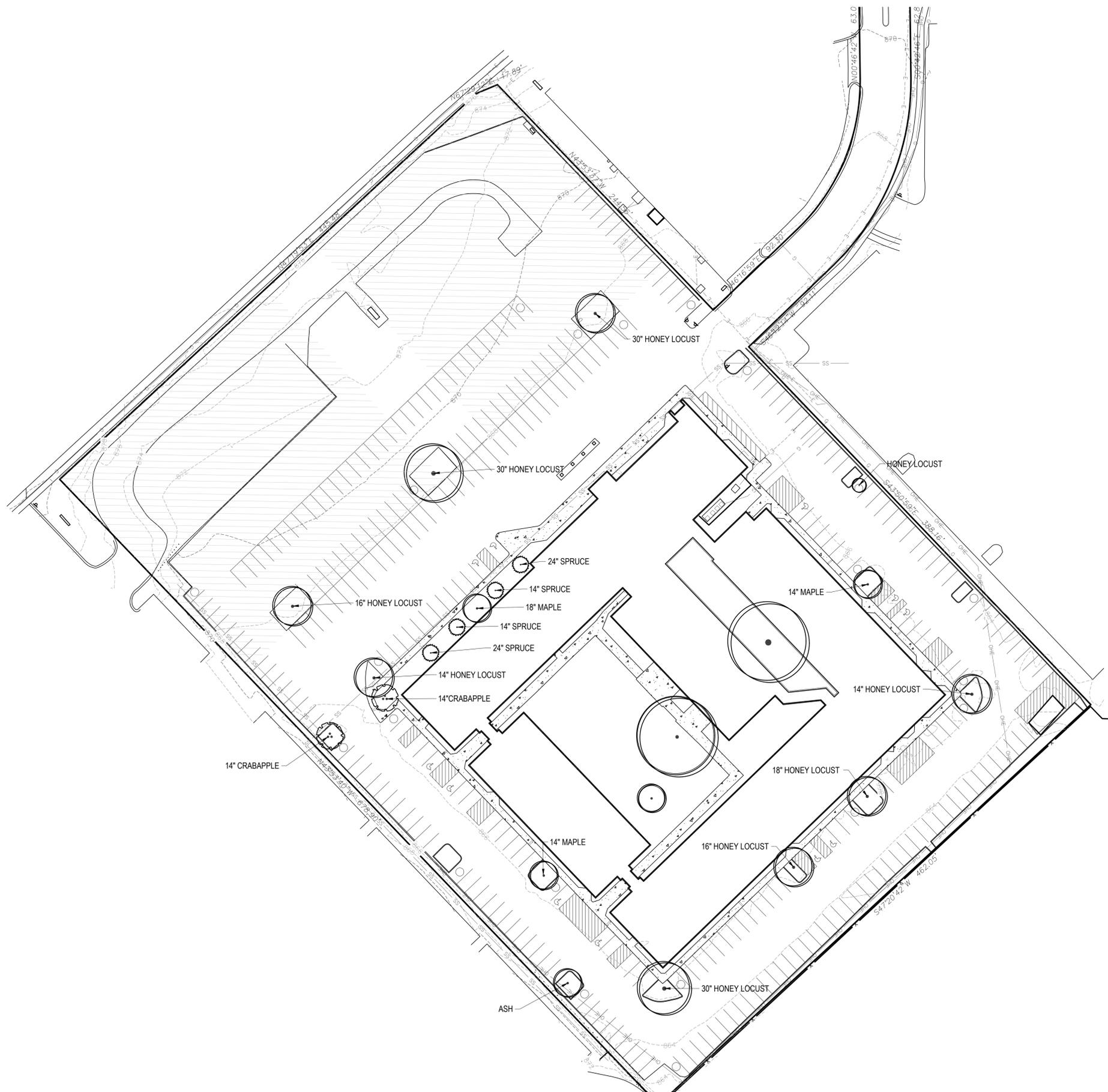
NOT FOR
 CONSTRUCTION

DATE: 06/27/2022

LANDSCAPE CODE REQUIREMENTS
 CITY OF MADISON CHAPTER 28 SUBSECTION LANDSCAPING AND SCREENING REQUIREMENTS

THE CURRENT PROJECT RENOVATION DOES NOT IMPACT THE BUILD ENVELOPE. BASED UPON THIS, LANDSCAPE PERMIT PLANS ARE NOT APPLICABLE PER THE FOLLOWING CONDITIONS FOUND IN SUBCHAPTER 28.142, SUBSECTION 2:

1. THE AREA OF SITE DISTURBANCE IS LESS THAN TEN PERCENT (10%) OF THE ENTIRE DEVELOPMENT SITE.
2. FLOOR AREA IS NOT INCREASED BY TEN PERCENT (10%)
3. NO DEMOLITION OF A PRINCIPAL BUILDING IS INVOLVED.
4. DISPLACED LANDSCAPING ELEMENTS WILL BE REPLACED ON THE SITE AND SHOWN IN ADDITIONAL PLANS.



ALABACK DESIGN
 LANDSCAPE ARCHITECTS
 3202 E 21ST ST, SUITE 100
 TULSA, OKLAHOMA 74114
 WWW.ALABACKDESIGN.COM
 918.742.1463

**RENOVATION
 PLATO'S OF MADISON, WI**
 3841 E WASHINGTON AVE, MADISON, WI 53714

SUBMISSION DATES
 PROGRESS PRINT ONLY

SHEET TITLE
 CITY LANDSCAPE
 PLAN

PROJECT NUMBER

SHEET NUMBER
L-1

1

2

3

4

5

D

C

B

A

D

C

B

A

FILE PATH:
DRAWN BY:

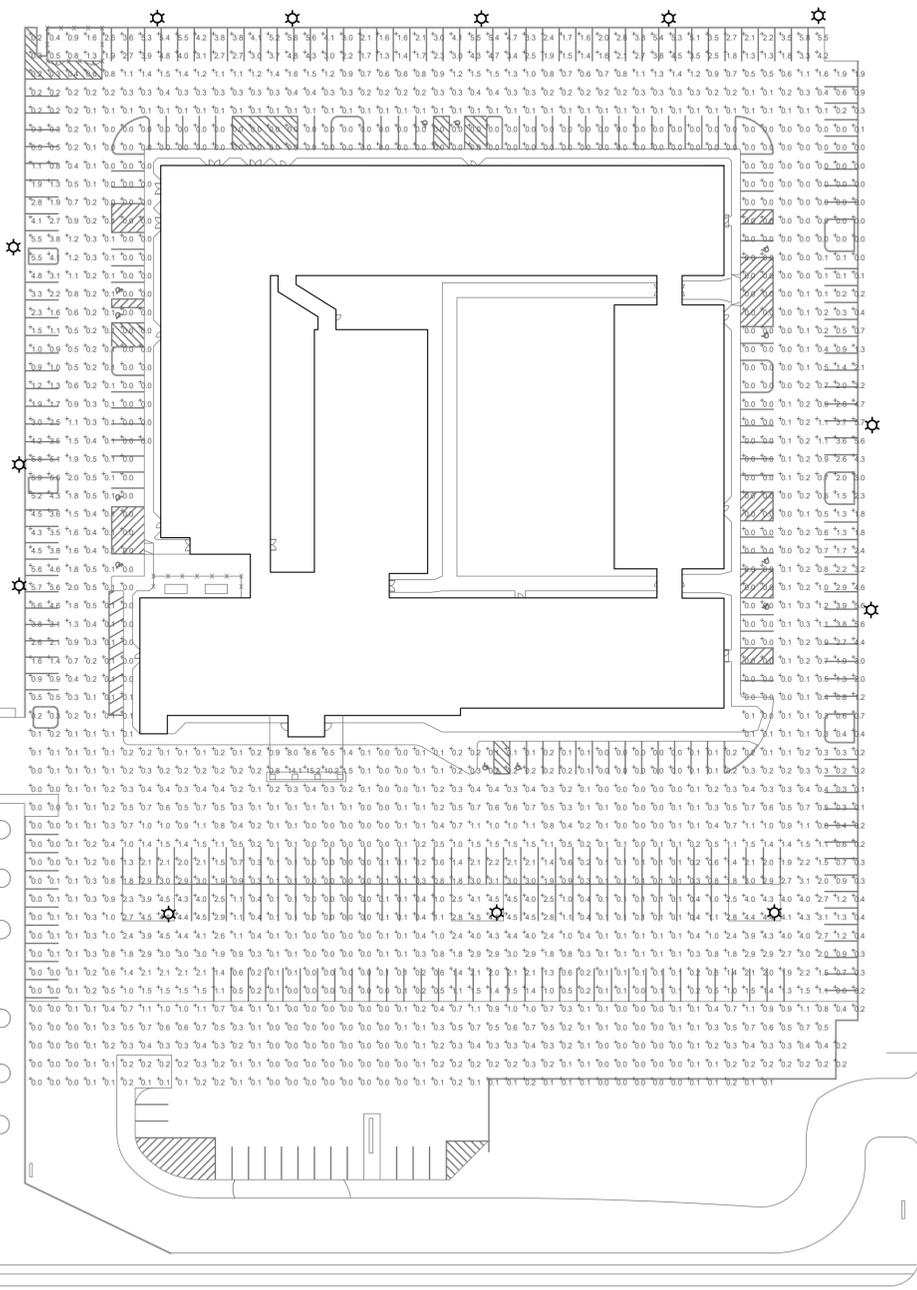
1

2

3

4

5



PHOTOMETRICS NOTES
 LIGHTS EXISTING TO REMAIN. LOCATIONS DETERMINED FROM FIELD INVESTIGATION OF SITE. EXACT MODELS OF FIXTURES WERE UNABLE TO BE DETERMINED AND MODELED AS SIMILAR FIXTURES.

AVERAGE: 0.8 FC
 MAXIMUM: 15.2 FC
 MINIMUM: 0.0 FC

PHOTOMETRICS PLAN
 1" = 50'



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 phone: 405.231.3105



**RENOVATION
 PLATO'S OF MADISON, WI
 3841 E WASHINGTON AVE, MADISON, WI 53704**

SUBMISSION DATES
 July 18, 2022

SHEET TITLE
 PHOTOMETRICS

PROJECT NUMBER
2280028

SHEET NUMBER
E100



PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
 2933 SW WOODSIDE DR., SUITE C TOPEKA, KS 66614
 785.273.2447
 WWW.PKMRENG.COM

21.702

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



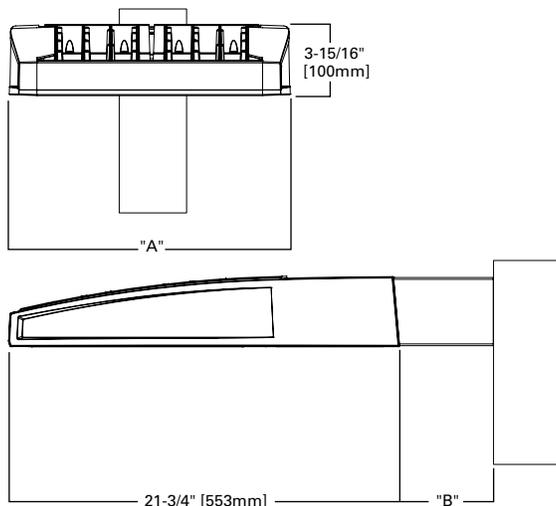
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

Connected Systems

- WaveLinX
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
 For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

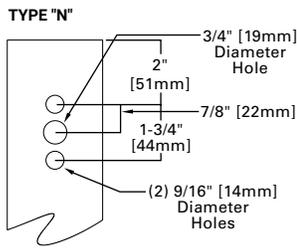
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON =Galleon BAA-GLEON =Galleon, Buy American Act Compliant ³⁵ TAA-GLEON =Galleon, Trade Agreements Act Compliant ³⁵	SA1 =1 Square SA2 =2 Squares SA3 =3 Squares SA4 =4 Squares SA5 =5 Squares ⁴ SA6 =6 Squares ⁵ SA7 =7 Squares ⁵ SA8 =8 Squares ⁵ SA9 =9 Squares ⁶ SA0 =10 Squares ⁶	A =600mA B =800mA C =1000mA D =1200mA ¹⁶	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{14, 16}	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{7, 8} 9 =347V ⁷	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁹ MA =Mast Arm Adapter ¹⁰ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹¹ QMEA =Quick Mount Arm (Extended Length) ¹²	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ³⁶		
DIM =External 0-10V Dimming Leads ^{19, 20} F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =Series 20kV UL 1449 Surge Protective Device 2L =Two Circuits ^{17, 18} HA =50°C High Ambient HSS =Installed House Side Shield ²⁸ GRSBK =Glare Reducing Shield, Black ²³ GRSWH =Glare Reducing Shield, White ²³ LCF =Light Square Trim Painted to Match Housing ²⁷ MT =Installed Mesh Top TH =Tool-less Door Hardware CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CE =CE Marking ²⁹ AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² DALI =DALI Drivers		BPC =Button Type Photocontrol PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ³⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ³⁴ MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24, 25} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24, 25} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW =WaveLinX Module and 4-PIN Receptacle ZD =WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX =WaveLinX Sensor Only, 7'-15' ^{13, 32, 33} SWPD5XX =WaveLinX Sensor Only, 15'-40' ^{13, 32, 33} WOBXX =WaveLinX Sensor with Bluetooth, 7'-15' ^{13, 32} WOFXX =WaveLinX Sensor with Bluetooth, 15'-40' ^{13, 32} LWR-LW =Enlighted Sensor, 8'-16' Mounting Height ²⁶ LWR-LN =Enlighted Sensor, 16'-40' Mounting Height ²⁶ DIM10-MS/DIM-L08 =Synapse Occupancy Sensor (<8' Mounting) ¹⁹ DIM10-MS/DIM-L20 =Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40 =Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹¹ GLEON-QMEA =Quick Mount Extended Arm Kit ¹² LS/HSS =Field Installed House Side Shield ^{28, 30} LS/GRSBK =Glare Reducing Shield, Black ^{23, 30} LS/GRSWH =Glare Reducing Shield, White ^{23, 30} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{19, 31} SWPD4-XX =WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{13, 19, 32, 33} SWPD5-XX =WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{13, 19, 32, 33}		
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. Not compatible with MS/4-LXX or MS/1-LXX sensors. 5. Not compatible with extended quick mount arm (QMEA). 6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.) 9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10. Factory installed. 11. Maximum 8 light squares. 12. Maximum 6 light squares. 13. Requires ZW or ZD receptacle. 14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18. Not available with Enlighted wireless sensors. 19. Cannot be used with other control options. 20. Low voltage control lead brought out 18" outside fixture. 21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23. Not for use with T4FT, T4W or SL4 optics. See IES files for details. 24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 25. Replace X with number of Light Squares operating in low output mode. 26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE in appropriate quantities. 27. Not available with house side shield (HSS). 28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 30. One required for each Light Square. 31. Requires PR7. 32. Replace XX with sensor color (WH, BZ or BK.) 33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34. Smart device with mobile application required to change system defaults. See controls section for details. 35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.							

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

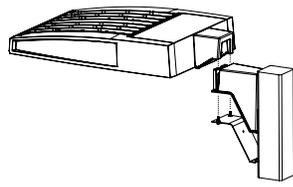
Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	D =Standard Dome Camera H =Hi-Res Dome Camera Z =Remote PTZ Camera	C =Cellular, No SIM A =Cellular, AT&T V =Cellular, Verizon S =Cellular, Sprint R =Cellular, Rogers W =Wi-Fi Networking w/ Omni-Directional Antenna E =Ethernet Networking

Mounting Details

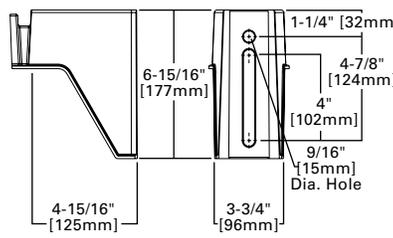
Standard Arm (Drilling Pattern)



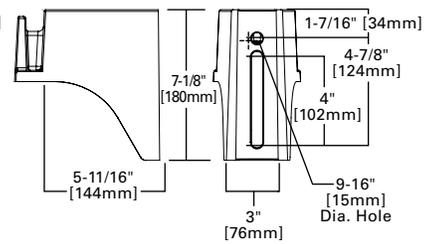
Quick Mount Arm
(Includes fixture adapter)



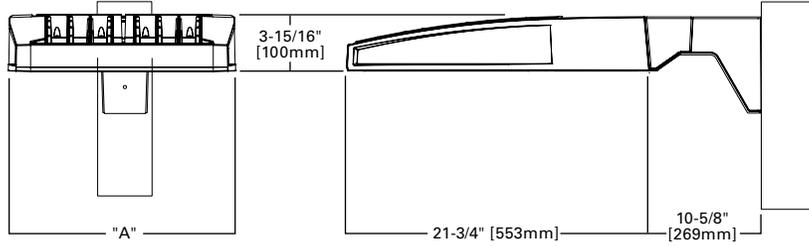
QM and QMEA Pole Mount



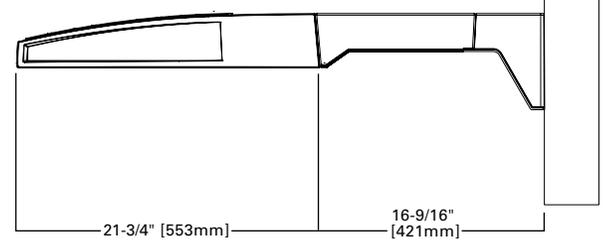
QML Pole Mount



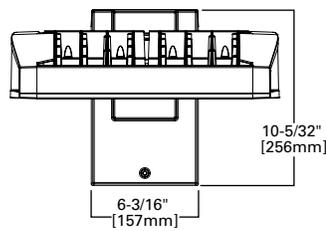
QM Quick Mount Arm (Standard)



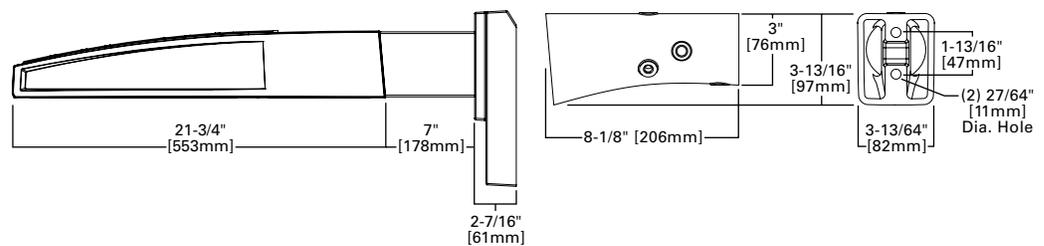
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

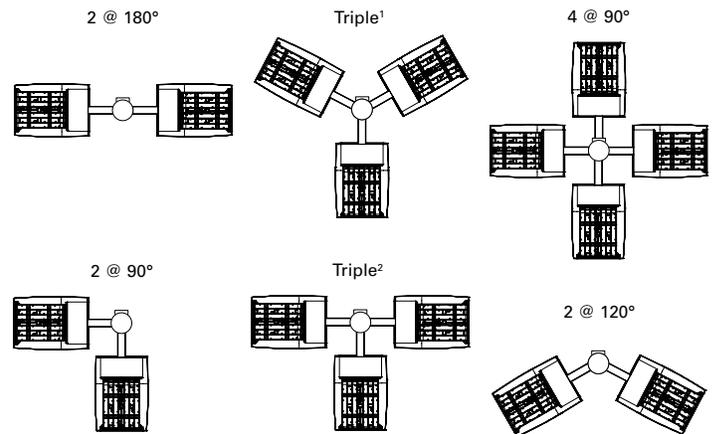


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

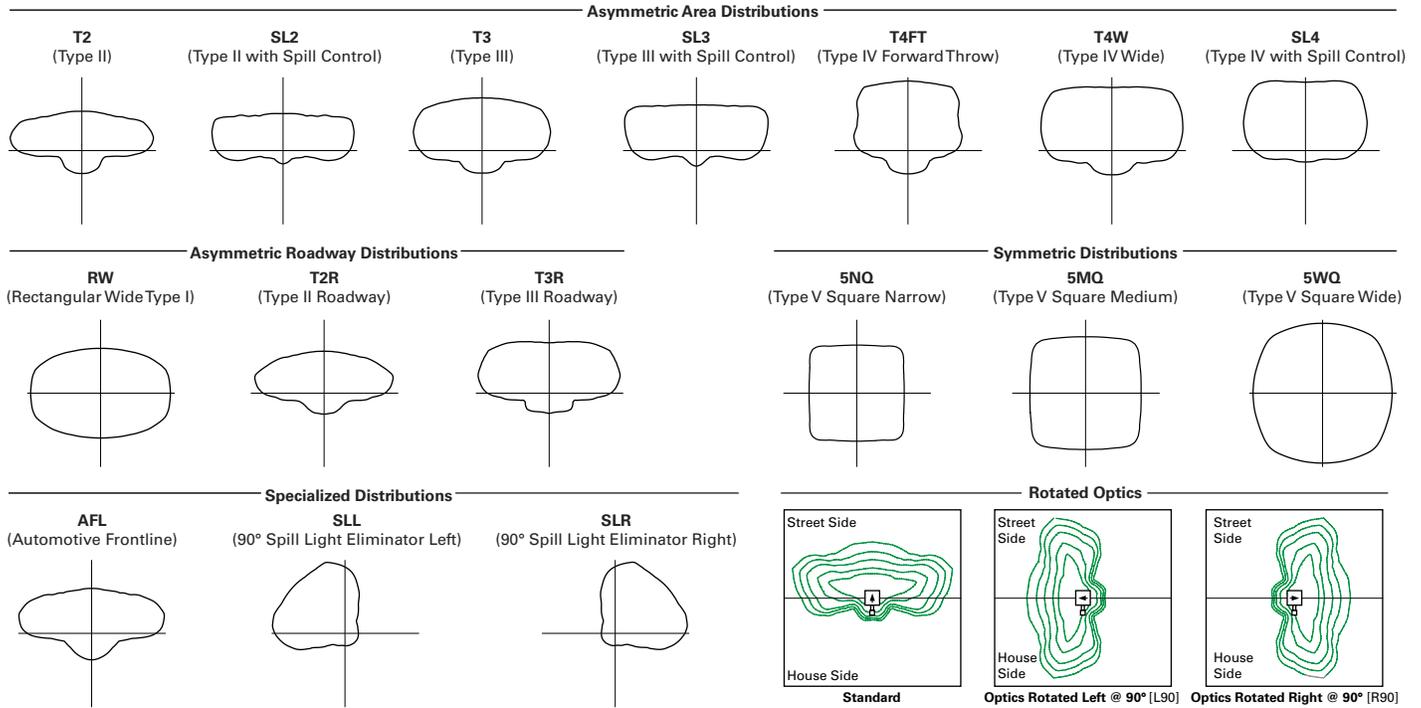


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°. 3 Shown with 4 square configurations.

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray

assembly for ease of maintenance

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table

- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

[View GLEON IES files](#)

Nominal Power Lumens (1.2A)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	126	125	123

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1A)

 Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (800mA)

 Supplemental Performance Guide**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	44	85	124	171	210	249	295	334	374	419	
Input Current @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80	
Input Current @ 208V (A)	0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12	
Input Current @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84	
Input Current @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67	
Input Current @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52	
Input Current @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96	
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (600mA)

 Supplemental Performance Guide**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	34	66	96	129	162	193	226	257	290	323	
Input Current @ 120V (A)	0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89	
Input Current @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63	
Input Current @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43	
Input Current @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33	
Input Current @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99	
Input Current @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77	
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

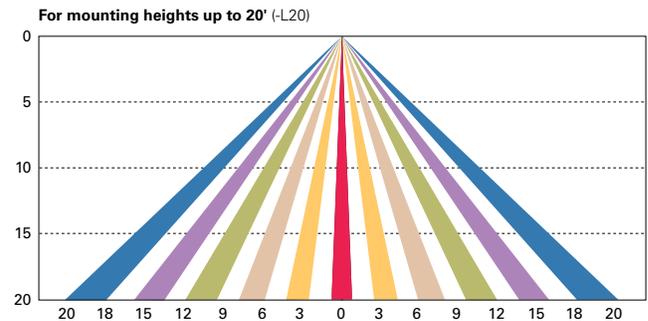
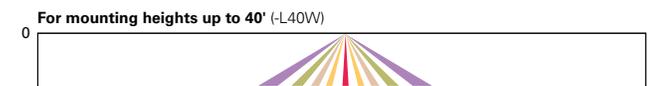
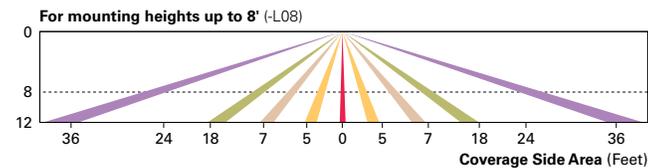
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

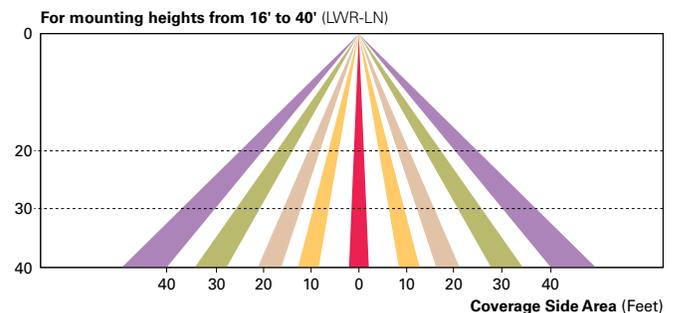
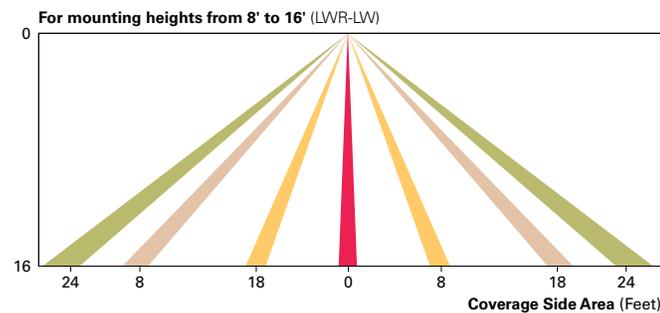
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.



3841 E Washington Ave

Plato's

MADISON, WI – PLAZA HOTEL

EXTERIOR IMPROVEMENTS

JULY 19, 2022



Plato's

RENDERING – NEW EXTERIOR COLORS (ON EXISTING MATERIALS)

NOTE: COLORS MAY NOT LOOK ACCURATE DUE TO LIGHTING AND SHADOWS



AGREEABLE
GRAY



REQUISITE
GRAY



TRICORN
BLACK



Plato's

RENDERING – NEW EXTERIOR COLORS (ON EXISTING MATERIALS)

NOTE: COLORS MAY NOT LOOK ACCURATE DUE TO LIGHTING AND SHADOWS



AGREEABLE
GRAY



REQUISITE
GRAY



TRICORN
BLACK



Plato's

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



AGREEABLE GRAY
R:209 G:203 B:193

EPT-1 (MAIN COLOR – APPLICATION 1)

USES: MAIN WALLS (EIFS / MASONRY)
 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: AGREEABLE GRAY
 NUMBER: SW7029
 MODEL BASIS: LOXON SELF-CLEANING EXTERIOR ACRYLIC (OR SIMILAR)
 FINISHES AVAILABLE: FLAT / SATIN

EIFS



DESCRIPTION: SAND / DASH / SPANISH LACE TEXTURE
LOCATION(S): MAIN BUILDING WALLS

MASONRY - BRICK



DESCRIPTION: COMMON BOND (WITH SCORED / TEXTURED VARIATIONS)
LOCATION(S): COURTYARD

OVERALL



LOCATION(S): COURTYARD

Plato's

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



AGREEABLE GRAY
R:209 G:203 B:193

EPT-1a (MAIN COLOR – APPLICATION 2)

USES:	DOORS, MECHANICAL LOUVERS (METALS)
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	AGREEABLE GRAY
NUMBER:	SW7029
MODEL BASIS:	RESILIENCE EXTERIOR ACRYLIC LATEX (OR SIMILAR)
FINISHES AVAILABLE:	FLAT / SATIN / GLOSS

DOORS & MECHANICAL LOUVERS



DESCRIPTION: HOLLOW METAL DOORS & METAL LOUVERS
LOCATION(S): MAIN BUILDING WALLS

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



REQUISITE GRAY
R:185 G:178 B:169

EPT-2 (ACCENT COLOR- APPLICATION 1)

USES: WALL ACCENTS, FASCIA, FENCE (EIFS, FIBER CEMENT / WOOD)

MANUFACTURER: SHERWIN WILLIAMS

COLOR: REQUISITE GRAY

NUMBER: SW7023

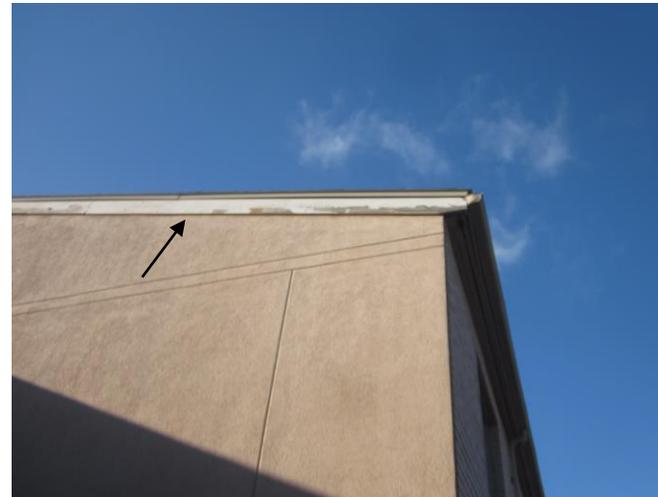
MODEL BASIS: LOXON SELF-CLEANING EXTERIOR ACRYLIC (OR SIMILAR)

FINISHES AVAILABLE: FLAT / SATIN

WALL ACCENTS



FASCIA



FENCING



DESCRIPTION: EIFS (INDICATED WHITE PORTIONS) – RECESSED / INSET FROM MAIN WALL DEPTH, SEPARATED BY ARCHITECTURAL / CONTROL JOINTS, OR BOTH.

LOCATION(S): TYPICAL BAYS OF DWELLING UNIT WINDOWS AND MOST MAIN ENTRIES / EGRESSSES

DESCRIPTION: FIBER CEMENT / WOOD FASCIA BOARD

LOCATION(S): ROOF EDGES, GABLE END-WALLS

DESCRIPTION: WOOD FENCE PLANKS, DOG EAR

LOCATION(S): AC UNIT / TRANSFORMER ENCLOSURE, DUMPSTER ENCLOSURE

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



REQUISITE GRAY
R:185 G:178 B:169

EPT-2a (ACCENT COLOR- APPLICATION 2)

USES:	PTAC GRILLES, DOORS (METALS)
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	REQUISITE GRAY
NUMBER:	SW7023
MODEL BASIS:	<i>RESILIENCE</i> EXTERIOR ACRYLIC LATEX (OR SIMILAR)
FINISHES AVAILABLE:	FLAT / SATIN / GLOSS

PTAC GRILLES



DESCRIPTION: GRILLES FOR PTAC UNIT AIR INTAKE
LOCATION(S): UNDER DWELLING UNIT WINDOWS AND
SOME OTHER WINDOWS

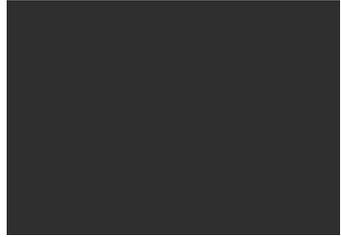
DOORS



DESCRIPTION: HOLLOW METAL DOOR
LOCATION(S): IN WALLS THAT ARE ACCENT COLOR

Plato's

NEW EXTERIOR COLORS (ON EXISTING MATERIALS)



TRICORN BLACK
R:47 G:47 B:48

EPT-3 (ACCESSORY COLOR)

USES:

MANUFACTURER:

COLOR:

NUMBER:

MODEL BASIS:

FINSIHES AVAILABLE:

GUTTERS / DOWNSPOUTS, FLASHINGS /
COPINGS, RAILINGS / STRUCTURE (METALS)

SHERWIN WILLIAMS

TRICORN BLACK

SW6258

RESILIENCE EXTERIOR ACRYLIC LATEX
(OR SIMILAR)

FLAT / SATIN / GLOSS

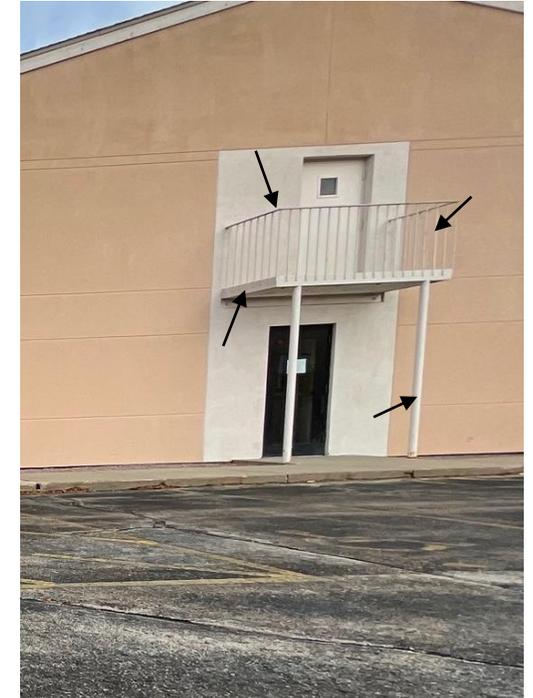
GUTTERS / DOWNSPOUTS (TYPICAL)



FLASHINGS / COPINGS (TYPICAL)



RAILINGS / STRUCTURE (TYPICAL)



Plato's

NEW EXTERIOR ACCESSORIES



METAL CANOPIES / AWNINGS (TYPICAL)

MANUFACTURER: MAPES CANOPIES
MODEL BASIS: *SUPERSHADE (OR SIMILAR)*
NUMBER: T6-6063 (OR SIMILAR)
FINISH: TWO COAT KYNAR
COLOR: *EXTRA DARK BRONZE OR BLACK*
(MATCH SHERWIN WILLIAMS *TRICORN BLACK*)
LOCATIONS: ABOVE WINDOWS AND VESTIBULES ON FIRST FLOOR

