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

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.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED 12/2/2020 11:57 a.m.

1. Project Information

Address: 223 S Pinckney Street, Block 105, Lot 1

Title: Judge Doyle Square Hotel

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

UDC meeting date requested January 27, 2021

- ☐ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☑ Initial approval
- ☑ Final approval

3. Project Type

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

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Aaron Ebent, AIA
Company Kahler Slater, Inc.
Street address 111 W Wisconsin Ave
City/State/Zip Milwaukee, WI 53203
Telephone 414-290-3777
Email aebent@kahlerslater.com

Project contact person same
Company _____
Street address _____
City/State/Zip _____
Telephone _____
Email _____

Property owner (if not applicant) City of Madison
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.

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 City Planning Staff (George Austin et al) on October 20, 2020.

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 Kahler Slater, Inc. / Aaron Ebent Relationship to property Architect

Authorizing signature of property owner _____ 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)*

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: Please let me know if this is not correct.

- 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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ 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)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

www.kahlerslater.com

Kahler Slater

Milwaukee
Madison
Richmond
Chicago
Singapore

111 West Wisconsin Avenue
Milwaukee, WI 53203
P 414.272.2000

December 2, 2020

City of Madison
Planning Division
Attn: Mr. George Austin
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Dear Mr. Austin:

Kahler Slater is pleased to submit this Land Use Application and Initial/Final Urban Design Commission Application for a proposed, nationally recognized, full-service hotel located in the 200 Block of South Pinckney Street. This new hotel is a critical component of the overall Judge Doyle Square Development and designed to complement the Block 88 housing development across the street. We had the opportunity to present the project at both a neighborhood meeting and a UDC Informational meeting. This project has taken feedback from those sessions into account while keeping the overall program the same.

The nine-story hotel features a ground floor lobby centered on Pinckney Street with active uses of a bar, restaurant, and meeting spaces along the entire frontage while supporting back of house functions to balance out the first floor. The outdoor eating area will have a maximum capacity of 30 people, be screened from the sidewalk by planters and operate Monday-Sunday with hours to be determined. Above the first floor, there are approximately 260 guestrooms, fitness, and some back of house support on eight floors above grade. There is no vehicular parking included in the project as it will operate with 100% valet parking and utilize the Block 88 structure across Pinckney Street. The project is shorter in height than a previously approved development on this site and is well under the Capitol View Preservation Height Limit.

This project in the Downtown Core District is a revised version of a previously approved project that was on this site which demonstrated conformance to the adopted Downtown Urban Design Guidelines. This project represents a high quality design with an interesting massing, high quality materials, and building components and details that support the pedestrian experience – all of which are outlined in the Guidelines.

The building's form is derived from the curve created on Pinckney Street and is expressed as two curving guest room masses separated by a vertical slot of glass which has windows to the guest room corridor. The street facing or concave mass has more glazing and floats above the first floor lobby glass while the northeast facing or convex mass anchors the building to the ground and has a more solid appearance with punched windows. The buildings features a mix of materials – mostly metal panels and glass, with some masonry at the base. There will be no thru-window HVAC mechanical systems with louvers for the guest rooms; mechanical equipment will be mounted on the roof/s. The building is pulled away from the street corners on Pinckney at both Wilson and Doty to create inviting outdoor spaces which will be activated by the hotel with outdoor dining. The details and material expression has been refined since our last meeting, taking into account the UDC's comments to lean into the curve and be more playful.

We look forward to reviewing this project in more detail with you at upcoming meetings.

Sincerely,

KAHLER SLATER, INC.

Aaron Ebent, AIA, LEED AP BD&C
Senior Design Architect, Principal

enc: Land Use Application
UDC Application
UDC Submittal Drawings

JUDGE DOYLE SQUARE

HOTEL DEVELOPMENT | BLOCK 105 | MADISON. WISCONSIN

CITY OF MADSION UDC SUBMITTAL
UPDATED CONTENT | JANUARY 27, 2021

Kahler Slater

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD OR BIKE PARKING POST
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING METAL RAILING
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING CONCRETE WALL

SURVEY LEGEND

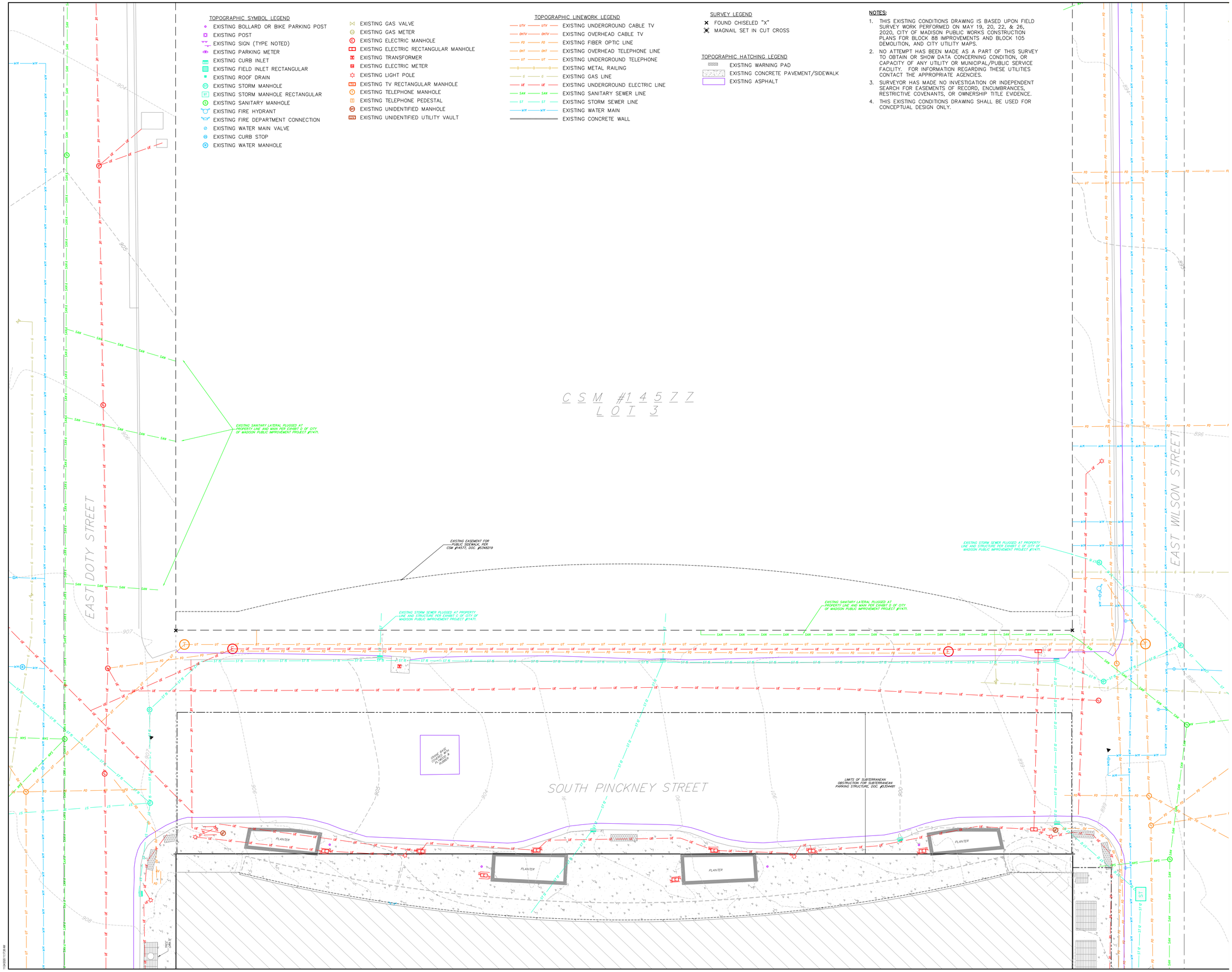
- FOUND CHISELED "X"
- MAGNAIL SET IN CUT CROSS

TOPOGRAPHIC HATCHING LEGEND

- EXISTING WARNING PAD
- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT

NOTES:

1. THIS EXISTING CONDITIONS DRAWING IS BASED UPON FIELD SURVEY WORK PERFORMED ON MAY 19, 20, 22, & 26, 2020, CITY OF MADISON PUBLIC WORKS CONSTRUCTION PLANS FOR BLOCK 88 IMPROVEMENTS AND BLOCK 105 DEMOLITION, AND CITY UTILITY MAPS.
2. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
4. THIS EXISTING CONDITIONS DRAWING SHALL BE USED FOR CONCEPTUAL DESIGN ONLY.



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Revisions

CITY OF MADISON UDC SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
12/02/2020

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

Project No. 220033.00

Project Number 000123

Sheet Title

EXISTING CONDITIONS PLAN

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104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.767.2500

111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

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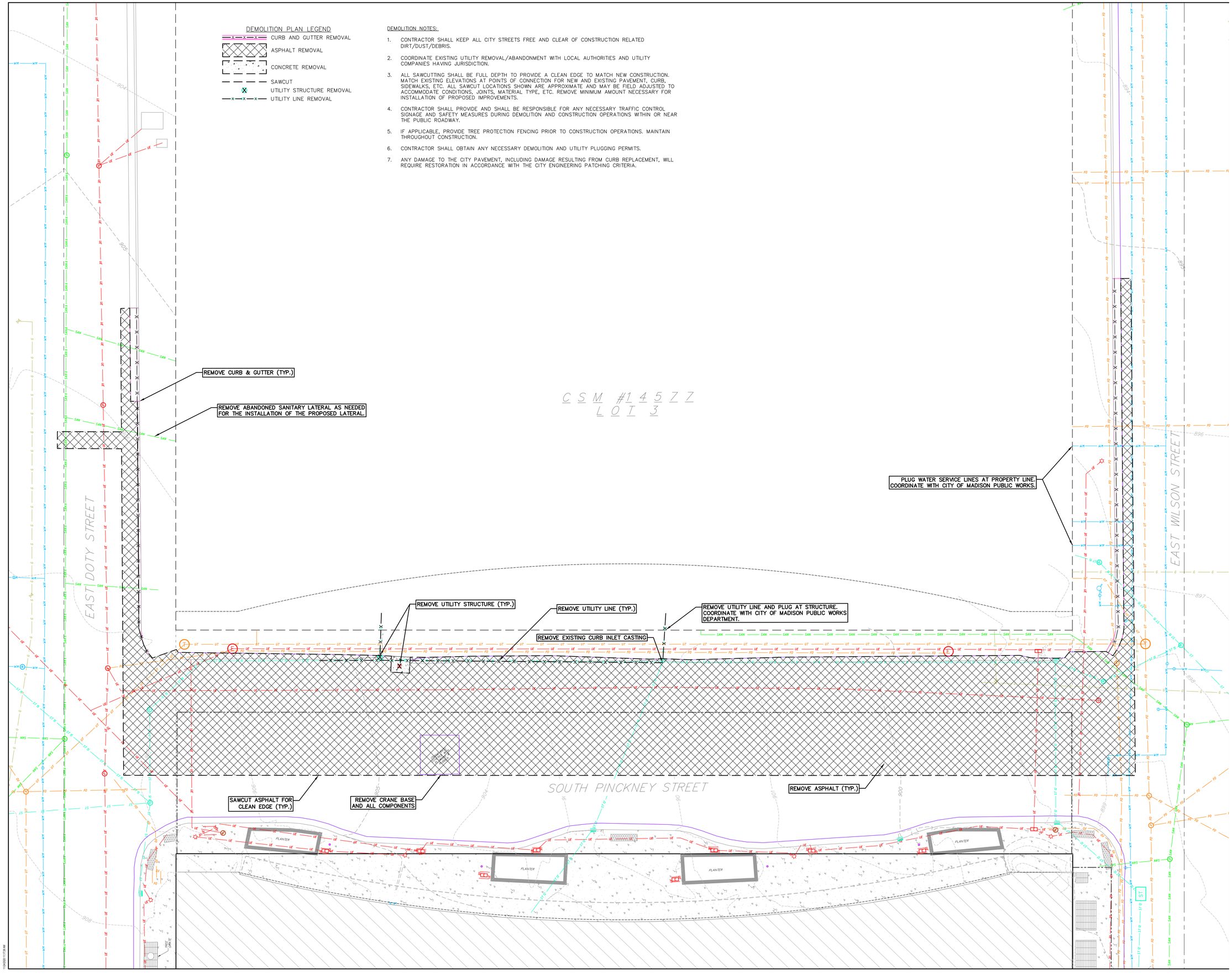
DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
7. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.



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DEMOLITION PLAN

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NOT FOR CONSTRUCTION

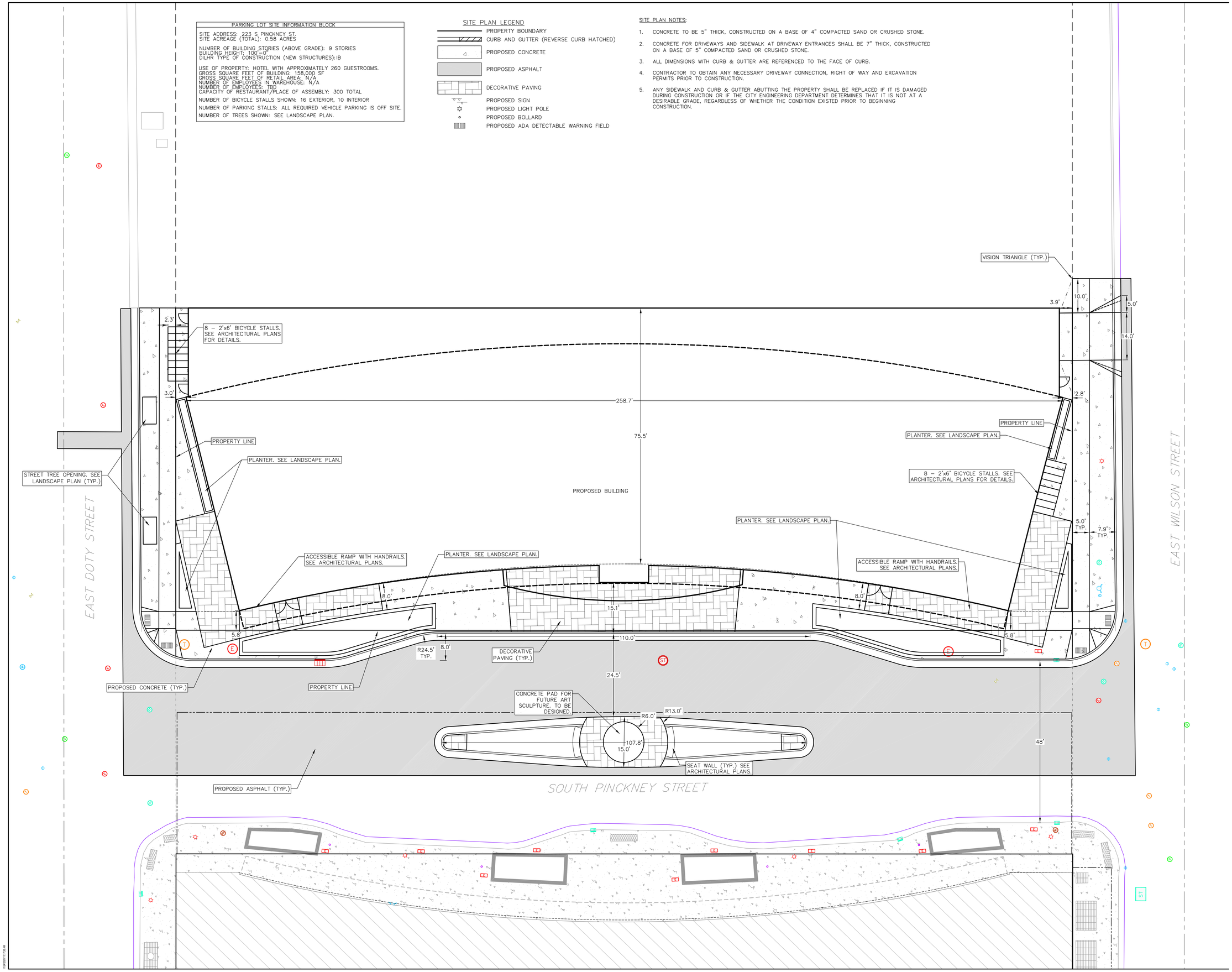
PARKING LOT SITE INFORMATION BLOCK
SITE ADDRESS: 223 S. PINCKNEY ST. SITE ACREAGE (TOTAL): 0.58 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE): 9 STORIES BUILDING HEIGHT: 100'-0" DILHR TYPE OF CONSTRUCTION (NEW STRUCTURES): IB
USE OF PROPERTY: HOTEL WITH APPROXIMATELY 260 GUESTROOMS. GROSS SQUARE FEET OF BUILDING: 158,000 SF GROSS SQUARE FEET OF RETAIL AREA: N/A NUMBER OF EMPLOYEES IN WAREHOUSE: N/A NUMBER OF EMPLOYEES: TBD CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY: 300 TOTAL
NUMBER OF BICYCLE STALLS SHOWN: 16 EXTERIOR, 10 INTERIOR
NUMBER OF PARKING STALLS: ALL REQUIRED VEHICLE PARKING IS OFF SITE.
NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- DECORATIVE PAVING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD

SITE PLAN NOTES:

1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
5. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



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CITY OF MADISON UDC SUBMITTAL

SCOPE DOCUMENTS

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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

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SITE PLAN

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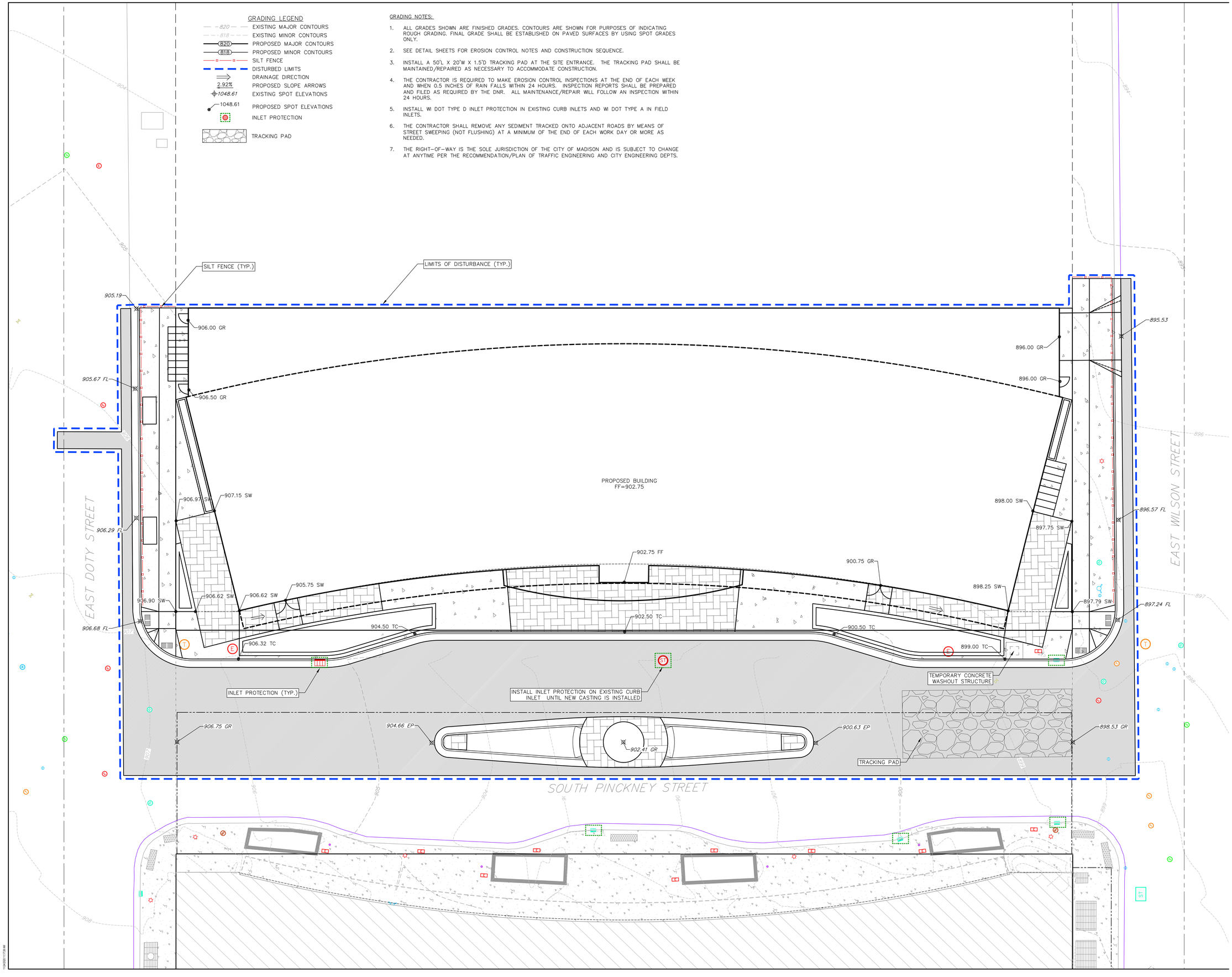
GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- 2.92% — PROPOSED SLOPE ARROWS
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- TRACKING PAD

GRADING NOTES:

1. ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
3. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. INSTALL WI DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.
6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



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CITY OF MADISON UDC SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
12/02/2020

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

Project No. 220033.00

Project Number 000123

Sheet Title

GRADING & EROSION CONTROL PLAN

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PROPOSED UTILITY LEGEND

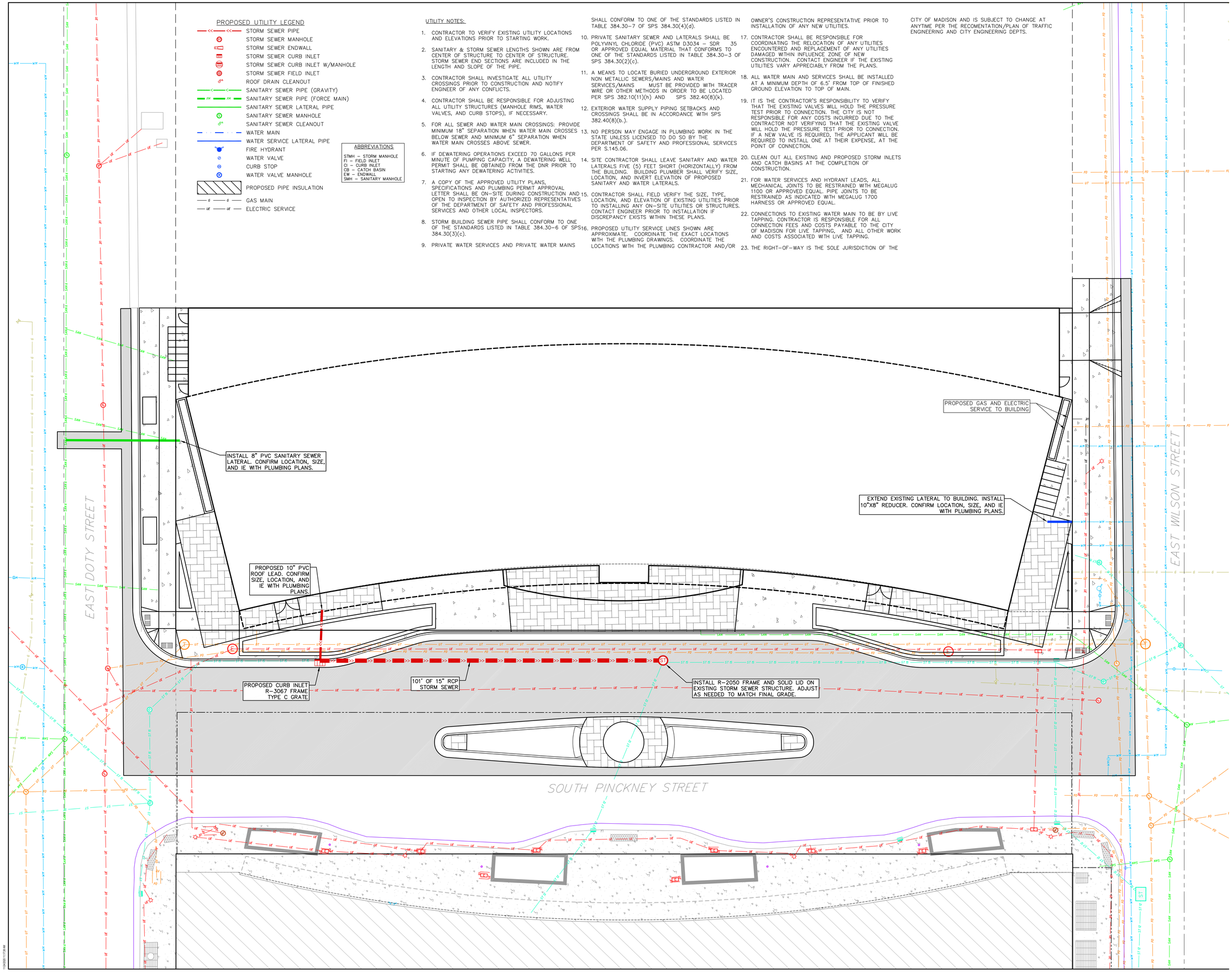
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

UTILITY NOTES:

1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
2. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
3. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
21. FOR WATER SERVICES AND HYDRANT LEADS, ALL MECHANICAL JOINTS TO BE RESTRAINED WITH MEGALUG 1100 OR APPROVED EQUAL. PIPE JOINTS TO BE RESTRAINED AS INDICATED WITH MEGALUG 1700 HARNESS OR APPROVED EQUAL.
22. CONNECTIONS TO EXISTING WATER MAIN TO BE BY LIVE TAPPING. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS PAYABLE TO THE CITY OF MADISON FOR LIVE TAPPING, AND ALL OTHER WORK AND COSTS ASSOCIATED WITH LIVE TAPPING.
23. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMENTATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.



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Revisions

CITY OF MADISON UDC SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
12/02/2020

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

Project No. 220033.00

Project Number 000123

Sheet Title

UTILITY PLAN

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104 Shockoe Slip, Richmond, Virginia 23219
Telephone 804.767.2500

111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703
Telephone 608.283.6300 Fax 608.283.6317

Sheet No.
C500

PLANT SCHEDULE

NEW STREET TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES		QTY
	Celtis occidentalis / Common Hackberry Final species selection by City Forester	B & B	2.5"Cal			2
UNDERSTORY TREES	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**		**QTY**
	Syringa reticulata `Ivory Pillar` / Ivory Pillar Japanese Tree Lilac 25`h x15`w	B & B	2"Cal			4
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**		**QTY**
	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper 8-10" x 6-8`	Cont.	5 Gal.			12
	Thuja occidentalis `Hetz Midget` / Hetz Midget Arborvitae 2-3` x 2-3`	Cont.	5 Gal.			4
PERENNIALS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**		**QTY**
	Amsonia x `Blue Ice` / Blue Ice Bluestar 18" x 24"	Cont.	1 Gal.			77
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 3-5`h x 2` w	Cont.	1 Gal.			26
	Sporobolus heterolepis / Prairie Dropseed 24" x 18"	Cont.	1 Gal.			47
GROUND COVERS	**BOTANICAL / COMMON NAME**	**ROOT COND.**	**SIZE**	**NOTES**	**SPACING**	**QTY**
	Ajuga reptans / Carpet Bugle 4-10" x 18`	Plug	2" x 2" x 4" plug	18" o.c.	18" o.c.	38 sf
	Liriope spicata / Creeping Lily Turf 8-12" x 8-12"	Plug	2" x 2" x 4" plug	12" o.c.	12" o.c.	236 sf

City of Madison Landscape Worksheet										
Address:	Judge Doyle Square/Block 105		**Date:**	12.02.20						
Total Square Footage of Developed Area:		(Site Area)	25,127	-	(Building Footprint at Grade)		20,074	=	5053	sf
Total Landscape Points Required (<5 ac):		5,053	/ 300 =	17	x 5 =	84		**84**		
Lansdcape Points Requried >5 ac:		0	/ 100 =	0	x 1 =	-				
			Credits/ Existing Landscaping		**New/ Proposed Landscaping**					
Plant Type/ Element	**Min. Size at Installation**	**Points**	**Quantity**	**Points Achieved**	**Quantity**	**Points Achieved**				
Overstory deciduous tree	2.5" cal	35		0		0				
Tall Evergreen Tree	5-6 feet tall	35		0		0				
Ornamental tree	1.5" cal	15		0	4	60				
Upright evergreen shrub	3-4 feet tall	10		0		0				
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0		0				
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	16	64				
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	150	300				
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0				
Existing significant specimen tree		14 per caliper inch. Max. points per tree: 200		0		0				
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0				
Sub Totals				0		424				
			Total Points Provided:		**424**					

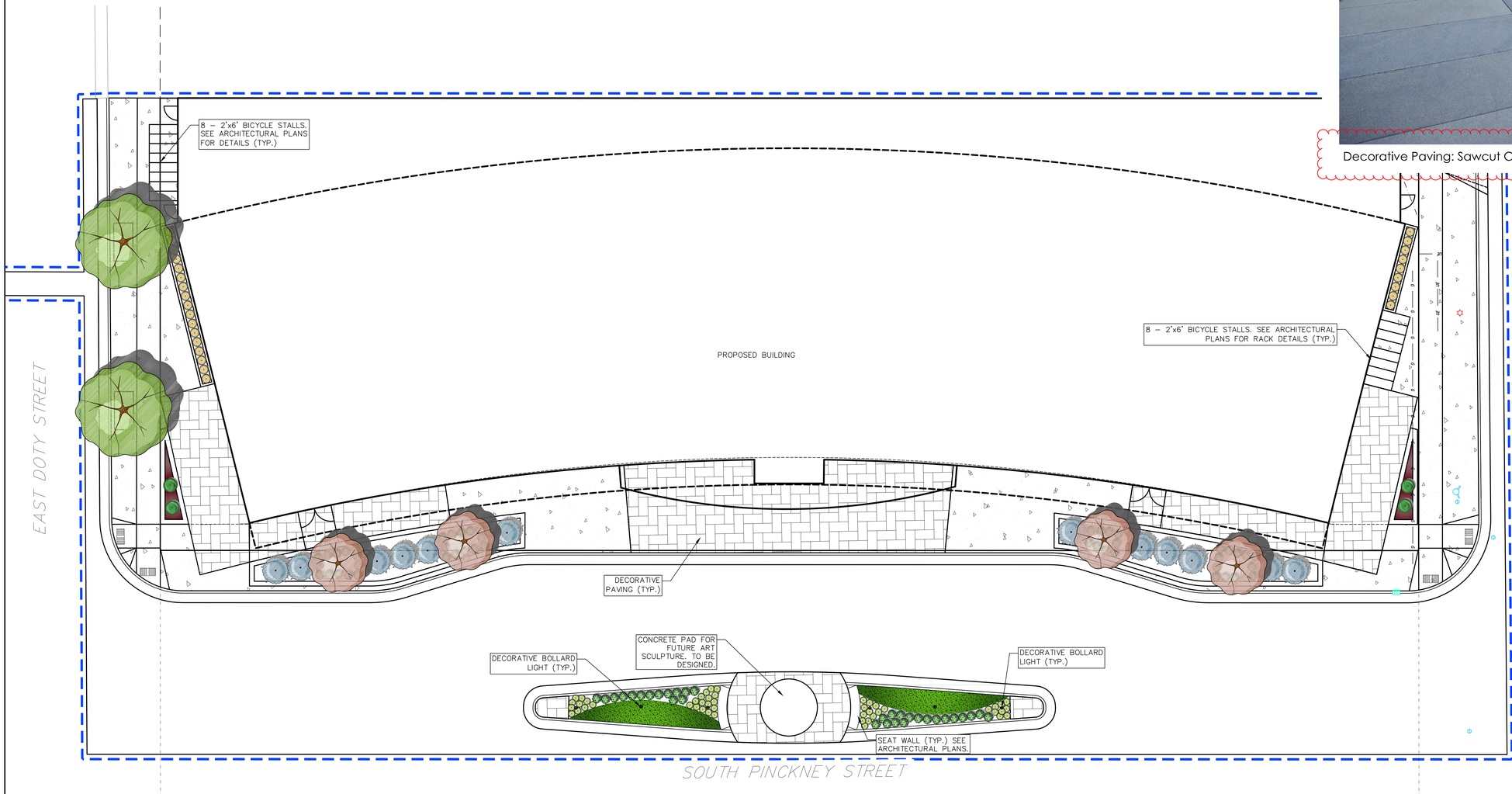
GENERAL NOTES:

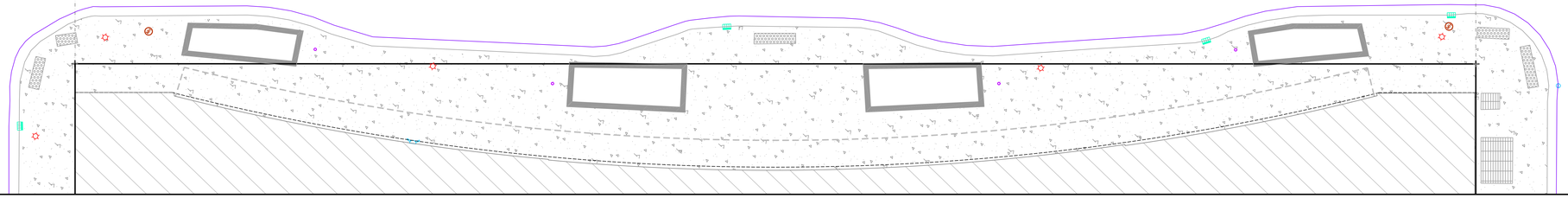
1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
4. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
5. Contractor shall provide a suitable amended topsoil blend for all planting areas. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 4" of topsoil in areas to be seeded/sodded.
6. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.

REPRESENTATIVE IMAGES:

Decorative Bollard Lights

Decorative Paving: Sawcut Concrete





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CITY OF MADISON UDC SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
12/02/2020

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

Project No. 220033.00
Project Number 000123

Sheet Title
LANDSCAPE PLAN

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Sheet No.
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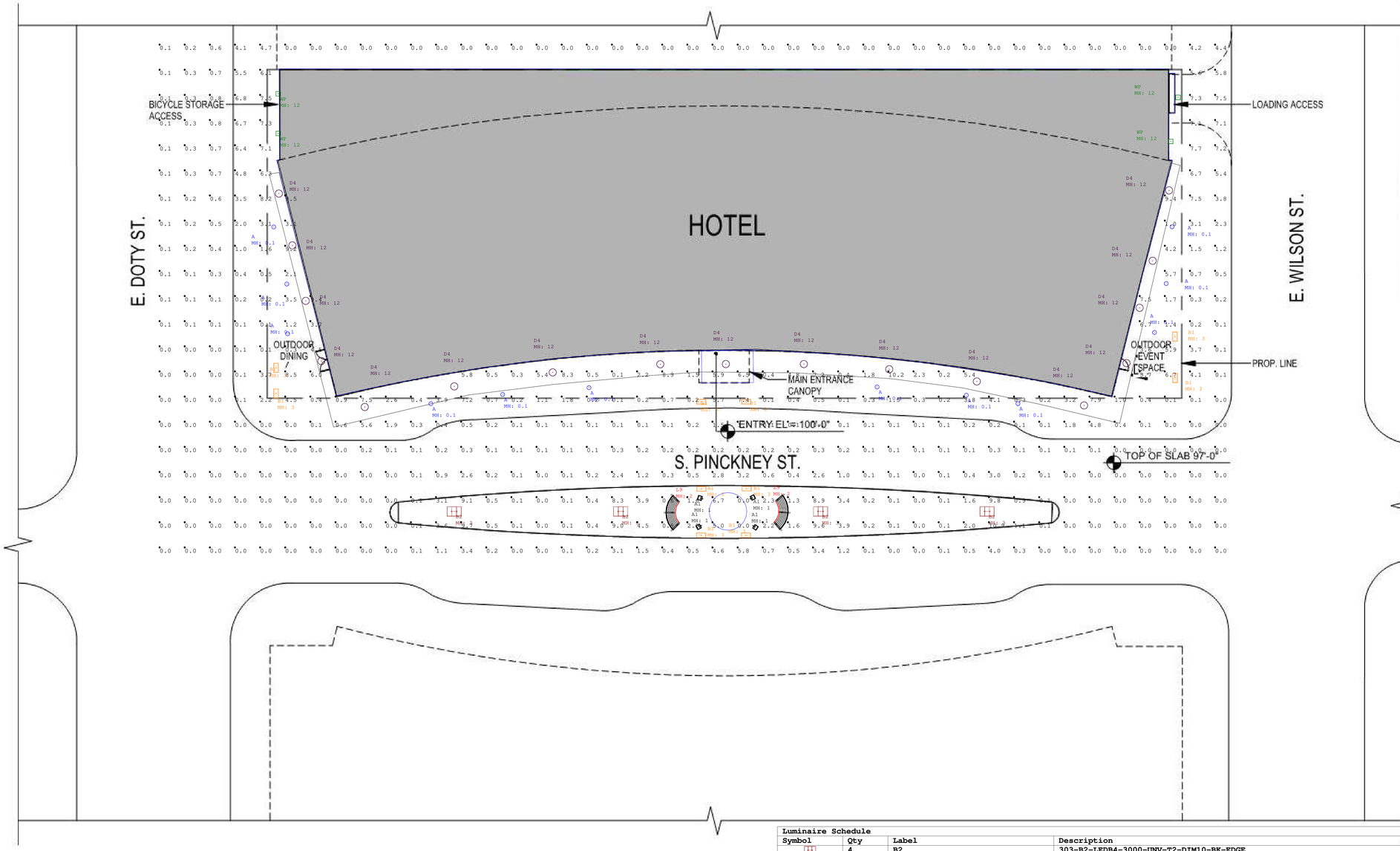

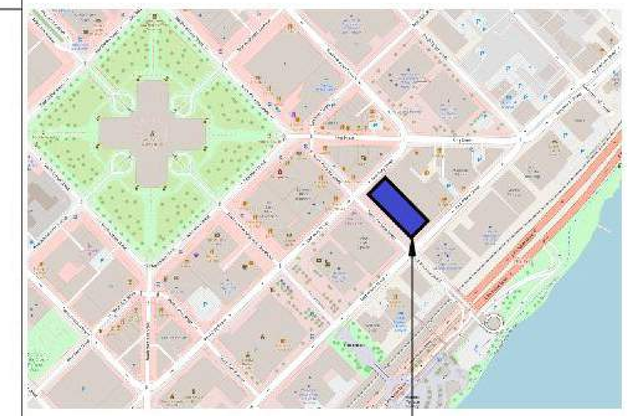

LOCATOR MAP

Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Total Watts
	4	B2	303-B2-LEDB4-3000-UNV-T2-DIM10-BK-EDGE	30.6	244.8
	12	A	3002A-RD-18LED3000-NFL-NSL-UNV-BK-3000-RG	16.6	199.2
	4	WP	GWC-AF-01-LED-E1-SL2-BK-8030-MS/DIM-L20	59	236
	17	D4	LD4B20D010 EU4B10209030 4LBM1WMH	20.8	353.6
	10	B1	303-B1-LEDB1-3000-UNV-T4-DIM10-BK-EDGE	8.3	83
	4	A1	667-7024 FLC220 LED	21	84
	12	L9	PH3K-WR-24V	3.8	45.6

1 OVERALL SITE PLAN
1/32" = 1'-0"

OVERALL SITE PLAN

ASK-010 | 10/20/21

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Kahler Slater | JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	223 S. Pinckney Street - Block 105 Judge Doyle Square
Contact Name & Phone #:	Matt Schreiner - Vierbicher - 608-821-3961

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	■	☐	☐
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐	☐	■
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	■	☐	☐
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	■	☐	☐
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	■	☐	☐
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	■	☐	☐
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	■	☐	☐
d) Is the grade of the fire lane not more than a slope of 8%?	■	☐	☐
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	■	☐	☐
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐	■	☐
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐	■	☐
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐	■	☐
a) Is the gate a minimum of 20-feet clear opening?	☐	☐	■
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐	☐	■
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐	■	☐
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐	☐	■
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐	■	☐
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	■	☐	☐
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	■	☐	☐
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	■	☐	☐
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	■	☐	☐
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐	■	☐
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	■	☐	☐
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐	■	☐
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	■	☐	☐
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	■	☐	☐
b) Is there at least 40' between a hydrant and the building?	■	☐	☐
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	■	☐	☐
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐	☐	■
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	■	☐	☐

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

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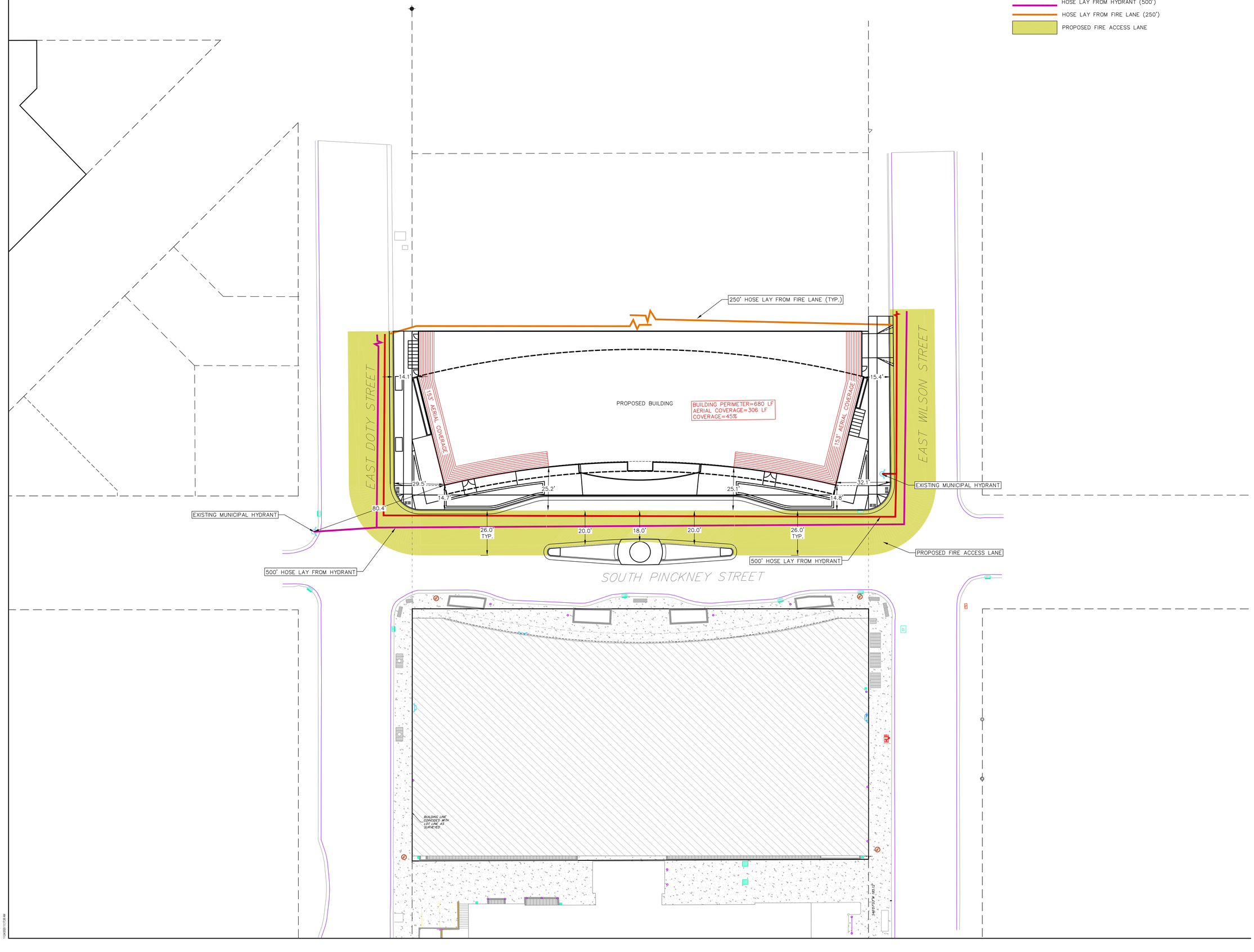
FIRE ACCESS LEGEND

- HOSE LAY FROM HYDRANT (500')
- HOSE LAY FROM FIRE LANE (250')
- PROPOSED FIRE ACCESS LANE



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Drawing Date
12/02/2020

JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

223 S. Pinckney Street

Project No. 220033.00

Project Number 000123

Sheet Title

FIRE ACCESS PLAN

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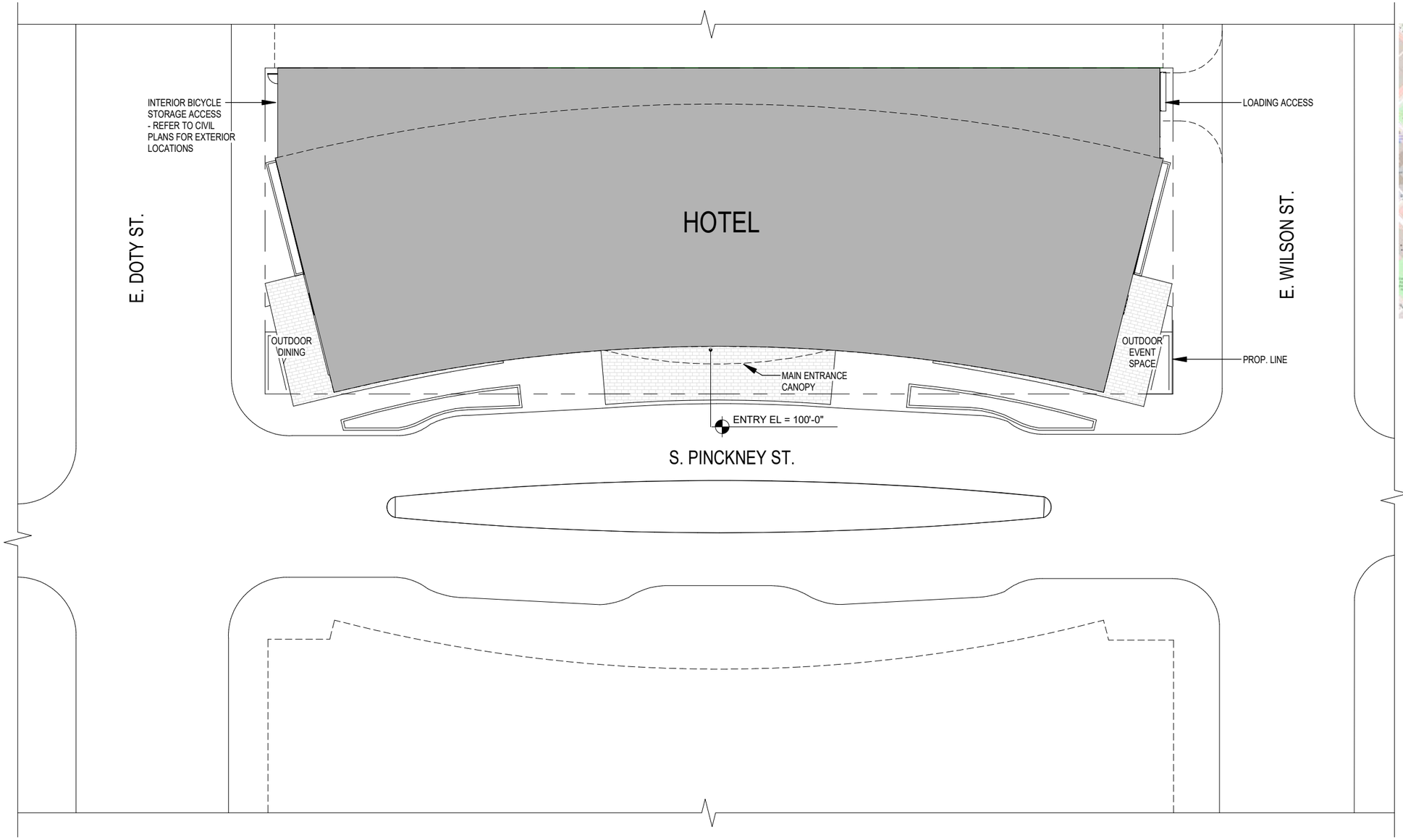
EXH 1



LOCATOR MAP

1 OVERALL SITE PLAN
1/32" = 1'-0"

OVERALL SITE PLAN

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220033.00
JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

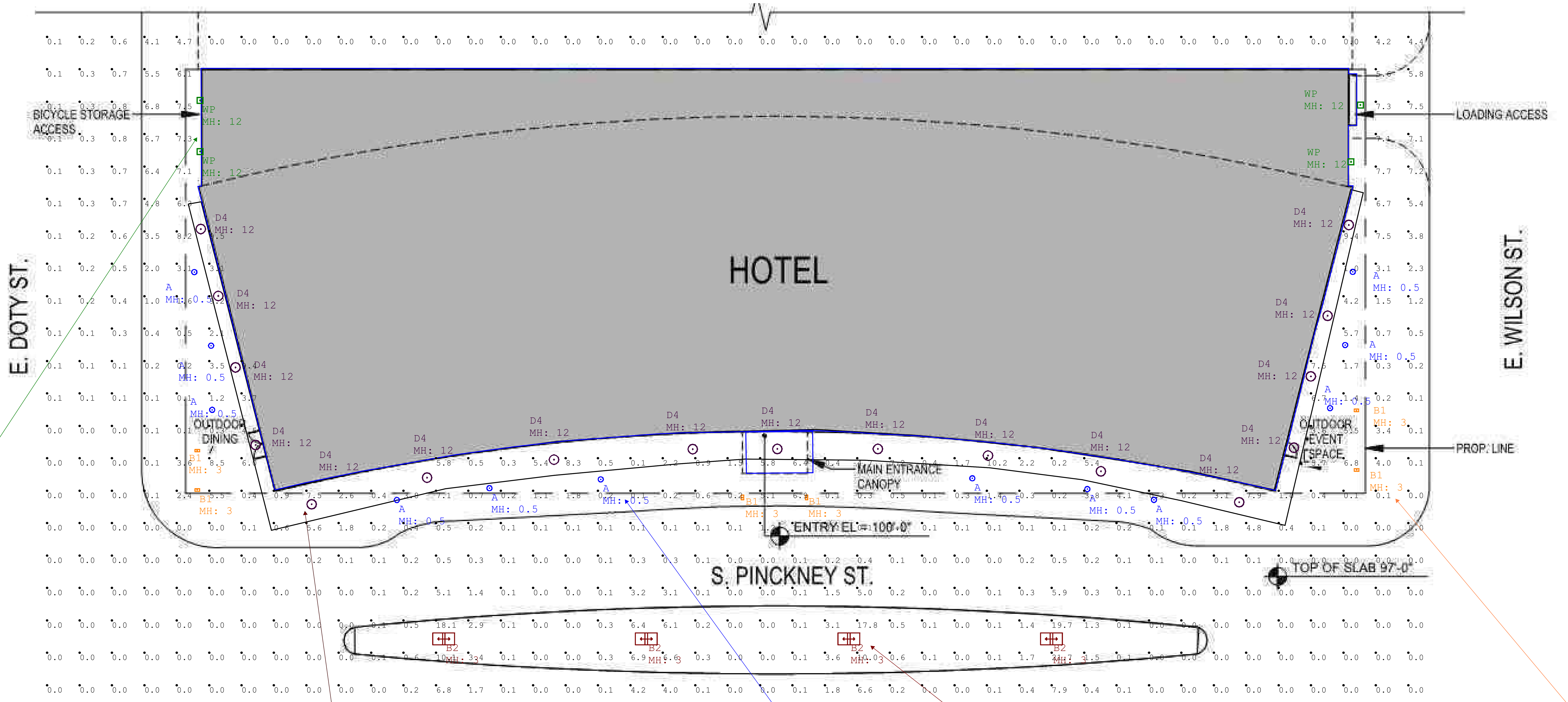
ASK-010 | 12/01/20

LIGHTING PROPOSAL: DESIGN DIAGRAM

Embassy Suites Judge Doyle Square

Milwaukee, Wi

DATE: 10-30-20



McGraw-Edison

Catalog #	WP: Wall Pack	Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount uplight housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

GWC GALLEON WALL

1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

WaveLinx

DIMENSIONS

15-11/16" [400mm] · 6-1/2" [164mm] · 12-1/8" [308mm]

HOOK-N-LOCK MOUNTING

BATTERY BACKUP AND THRU-BRANCH BACK BOX

6-13/64" [159mm] · 2-1/2" [63mm] · 1-11/16" [43mm] · 15-15/16" [388mm]

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)

COOPER Lighting Solutions

*www.designlights.org

TD514017EN
September 15, 2020 6:23 PM

Portfolio

Catalog #	D4: Downlights Used in Soffit/Facade	Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

4 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 1000 to 6000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. VividTune: Dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space. Tunable white technology - adjust the color temperature from warm white to cool white while independently controlling intensity.

SPECIFICATION FEATURES

Lower Shielding Reflector
Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface. Plaster lathing ring accessory offered for flush reflector transition.

Plaster Frame / Collar
Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring. (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Lever connectors for simple push in wiring.

Thermal
Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED
Chip on board with a multitude of highly efficient white LED's, combined with a high reflectance upper reflector and convex transitional lens produce even distribution with no pixilation. Lumen output shall not decrease by more than 10% over the minimum life of 55,000 hours (L90 > 55,000 hours). Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Quick disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI.
D2W™ – dim-to-warm shifts CCT from 3000K to1850K as fixture dims mimicking halogen sources.
W2N - Tunable white CCT range 2700K to 6500K or 2000K to 5000K, 90 CRI.

Driver
Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1%. Optional 120V leading edge, <1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

Connected Lighting Systems
Factory installed WaveLinx tile mount sensor kit and Field installed WaveLinx accessory tile mount sensor kit.
The WTA WaveLinx tile mount sensor kit offers daylight dimming, PIR motion sensing control, and optional RLTS - Real Time Location Services available. (Refer to WaveLinx system specifications and application guides for details)
The WTA WaveLinx kit includes control module that mounts on the luminaire electrical junction box via 1/2" knock-out, and tilemount sensor with direct-mount spring clips or for octagon ceiling box with included mounting bracket. (Field mount kit ordered and installed separately).

Enlighted wireless tile mount sensor and relay accessory enables wireless control using a tile mount sensor accessory.

Distributed low voltage power system combines power, lighting, and controls with ease of installation.

Code Compliance
Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. 2000 lumen and above are Non-IC rated - Insulation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens. 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79. Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.

Warranty
5-year warranty

LD4B EU4B 4LBW 4LBM 4LBN

1000-6000 Lumen LED

Narrow, Medium, or Wide Beam
New Construction

EM OPTION

VividTune
D2W
T24

Refer to ENERGY STAR® Qualified Products List. Can be used to comply with California Title 24 High Efficacy requirements.

COOPER Lighting Solutions

TD520034EN page 1
August 2, 2020 4:58 PM

Lumière

Catalog #	A: In-Grade Floods Uplighting Trees	Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

Monaco 3002A is a small scale, versatile and adjustable LED inground illuminator providing up to 25° tilt and 360° rotation of lamp beam allowing for precision aiming. The Monaco 3002A is ideal for uplighting building facades, trees, columns, and other interesting site features.

SPECIFICATION FEATURES

Material
Recessed housing is constructed from corrosion-proof, injection molded polyphenylene sulfide (PPS). Trim ring is constructed from corrosion-resistant brass or stainless steel.

Finish
Painted trim rings are constructed from solid brass with a polyester powdercoat paint finish. A variety of standard colors is available. Machined natural brass or stainless steel trim rings are unpainted and available in either round or square forms. Brass will patina naturally over time.

Lens
Domed 1/2" thick tempered glass lens, factory sealed with high temperature gasket to prevent water intrusion. Suitable for drive-over* applications to 5000 lbs.

Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance. Outer trim ring includes captive fasteners.

Electrical
LED fixtures include an integral, universal input driver (120V - 277V).

LED Light Engine
LED light engine is included and comes equipped with (7) 3-watt white LEDs. Factory configurable optics allow for four optical distributions. High CRI of 85 with excellent color consistency of +/-50K color temperature.

Dimming
The LED light engine is dimmable to 15% with electronic low voltage equipment (ELV dimmers need a neutral connection in the wall box).

Warranty
Lumiere warrants it's fixtures against defects in materials & workmanship for three (3) years. Driver carries the original manufacturer's warranty.

Recessed Housing
Recessed housing is provided with two 3/4 inch NPS threaded conduit entries. The recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order recessed housing and accompanying components from below:

Recessed housing:
3000-BBR
3000-BBS
Recessed housing with fusing:
3000-BBR-FUS
3000-BBS-FUS

MONACO
3002A
LED

APPLICATIONS:
ADJUSTABLE INGROUND

25° · 360° · 15.00" [381mm] · 7.50" [190mm] · 7.50" [190mm] · Ø8.86" [225mm]

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP68 Ingressed Protection Rated

TECHNICAL DATA
25 Watt Max. LED
50°C Maximum Temperature Rating

ORDERING INFORMATION

Sample Number: 3002A-RD-18LED3000-MFL-CLR-UNV-BZ

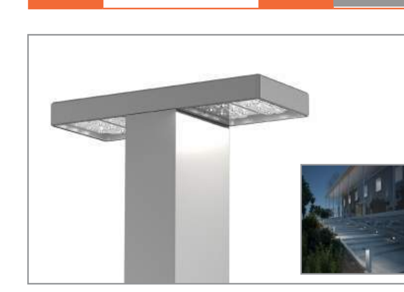
Series	Trim	Source	Distribution	Top Glass	Voltage	Finish ¹	Other
3002A=Monaco 3002 LED Adjustable Aiming	RD=Round SQ=Square	18LED2700= 18W LED, 2700K, 85 CRI 18LED3000= 18W LED, 3000K, 85 CRI 18LED3500= 18W LED, 3500K, 85 CRI 18LED4000= 18W LED, 4000K, 85 CRI 25LED2700= 25W LED, 2700K, 85 CRI 25LED3000= 25W LED, 3000K, 85 CRI 25LED3500= 25W LED, 3500K, 85 CRI 25LED4000= 25W LED, 4000K, 85 CRI	SP=9° Spot NFL=15° Narrow Flood MFL=25° Medium Flood WFL=40° Wide Flood	CLR=Clear Top Glass DIF=Diffuse Top Glass NSL=Non-Slip Lens	UNV=120-277V 50/60Hz, electronic driver	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White Premium Material NSS=Natural Stainless Steel NBR=Natural Brass	LBB=Less Back Box FUS=Fusing

*Drive over fixtures not qualified for roadway or heavy traffic applications.

COOPER Lighting Solutions

PS525101EN
June 6, 2018
1 of 3

Project		Catalog #	B2: Double-Head Bollards	Type	
Prepared by		Notes		Date	



Lumière

EON 303-B2-LEDB4

Bollard

Typical Applications
• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu
• Order Information page 2
• Product Specifications page 2
• Lumen Maintenance page 3
• Product Warranty

Product Certification

Product Features
wet location

Top Product Features
• Full Cut Off Downlight, 24", 36" or 42" height
• 2700K, 3000K, 3500K or 4000K Color Temperature and Amber 585-595nm)
• Type II, Type IV or Type V Optics
• Patented AccuLED OpticsTM System
• Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
• ELV or 0-10 Dimming

Dimensions

12.7" [196mm] · 1.4" [34mm] · 24" [610mm] · 36" [914mm] · 42" [1087mm] · 3" [76mm] · 5" [129mm]

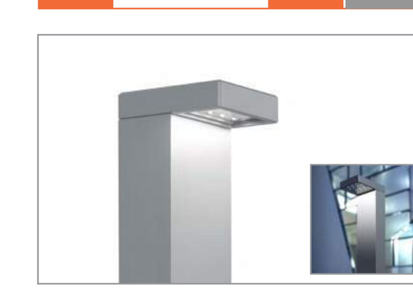
Under side profile view

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

COOPER Lighting Solutions

PS526025EN page 1
April 23, 2020 1:35 PM

Project		Catalog #	B1: Single-Head Bollards	Type	
Prepared by		Notes		Date	



Lumière

EON 303-B1-LEDB1

Bollard

Typical Applications
• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu
• Order Information page 2
• Product Specifications page 2
• Lumen Maintenance page 3
• Product Warranty

Product Certification

Product Features
wet location

Top Product Features
• Full Cut Off Downlight, 12", 24", 36" or 42" height
• 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
• Type II, Type IV or Type V Optics with clear glass sealed lens
• Patented AccuLED OpticsTM System
• Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
• ELV or 0-10 Dimming

Dimensions

5.7" [145mm] · 1.4" [34mm] · 42" [1087mm] · 36" [914mm] · 24" [610mm] · 12" [305mm] · 3" [76mm] · 5" [129mm]

Under side profile view

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

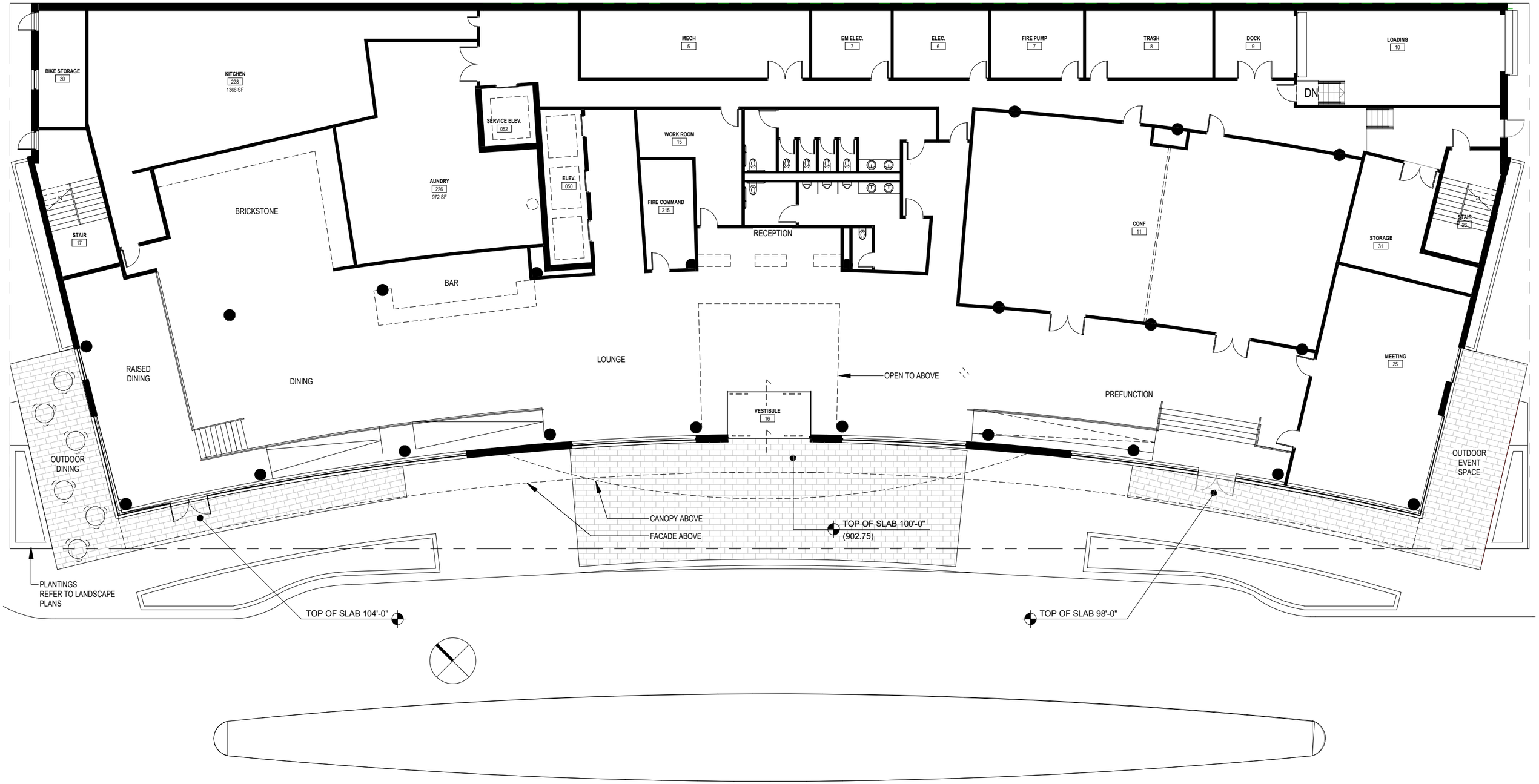
COOPER Lighting Solutions

PS526023EN page 1
September 22, 2020 5:39 PM

BLU54

NOTES:

DESIGN DIAGRAM: Embassy Suites Preliminary Site



FIRST FLOOR PLAN

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JUDGE DOYLE SQUARE - SECTION 3 - BLOCK 105

ASK-011 | 01/18/21

1 SECOND FLOOR PLAN
1/16" = 1'-0"

SECOND FLOOR PLAN

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ASK-012 | 12/01/20

1 TYPICAL GUESTROOM PLAN FLOORS 3-9

1/16" = 1'-0"

TYPCIAL FLOOR PLAN

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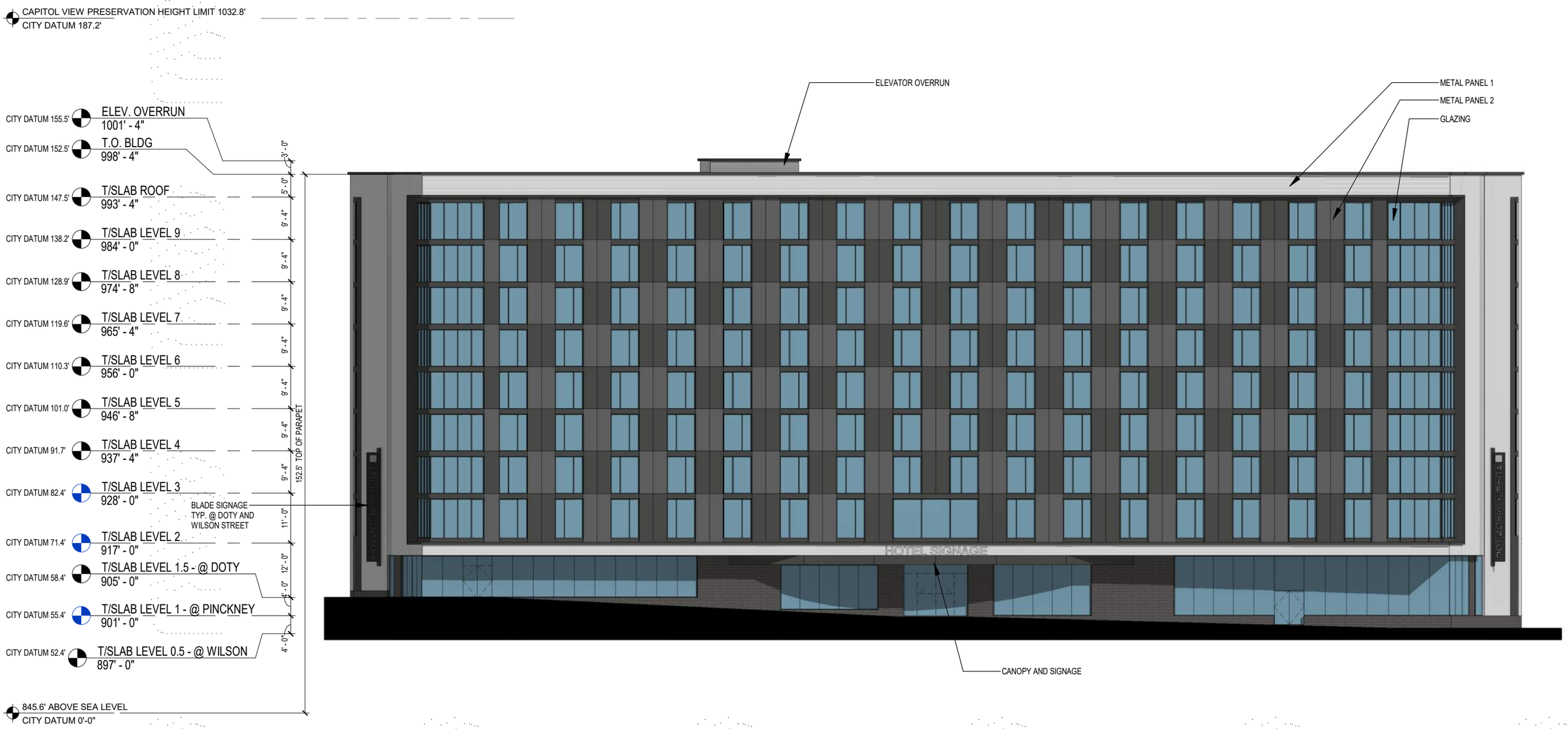
ASK-013 | 12/18/18



1 SW ELEVATION - PINCKNEY STREET
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

EXTERIOR ELEVATIONS

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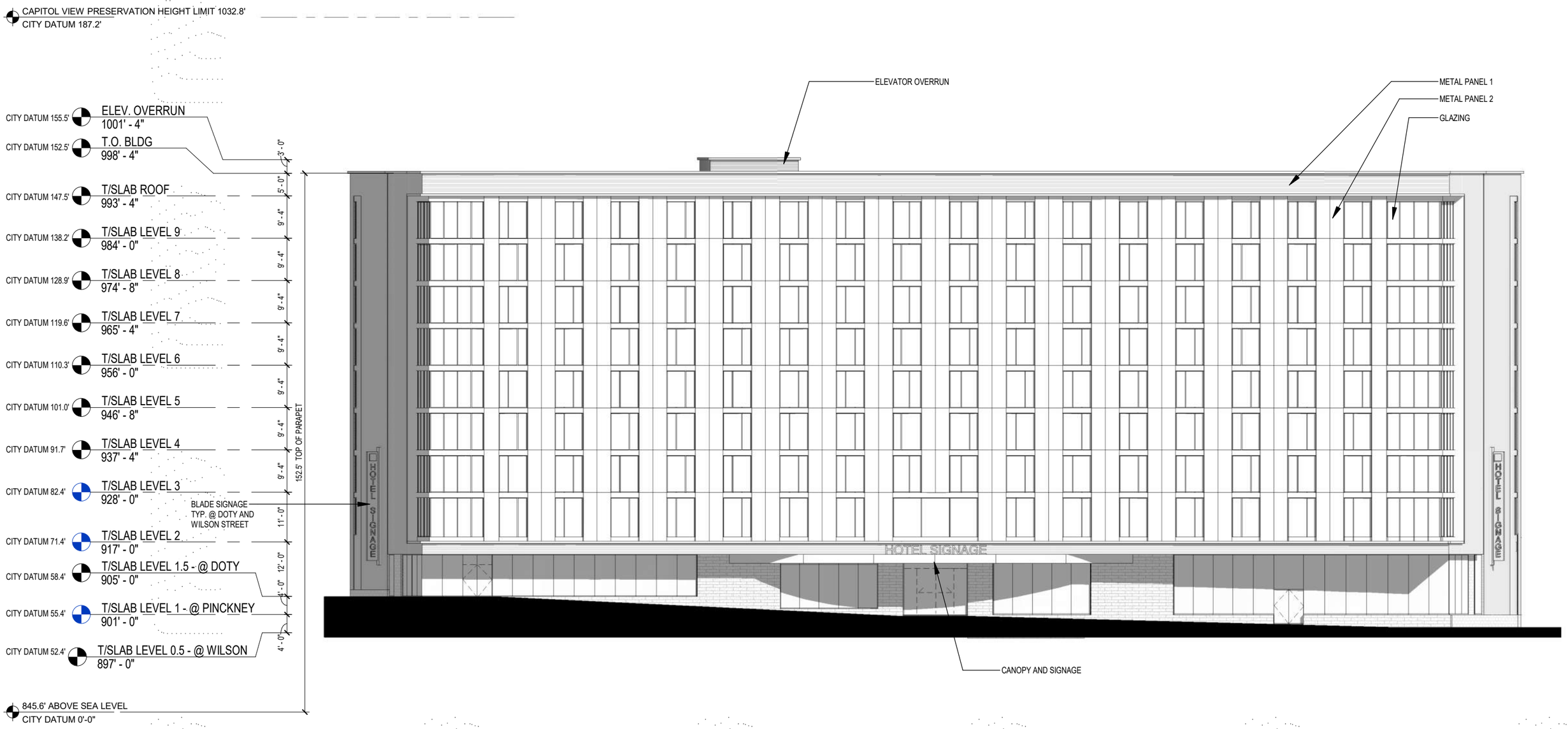
ASK-014 | 01/18/21



1 SW ELEVATION - PINCKNEY STREET
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS
REQUIREMENTS WILL BE SATISFIED

EXTERIOR ELEVATIONS

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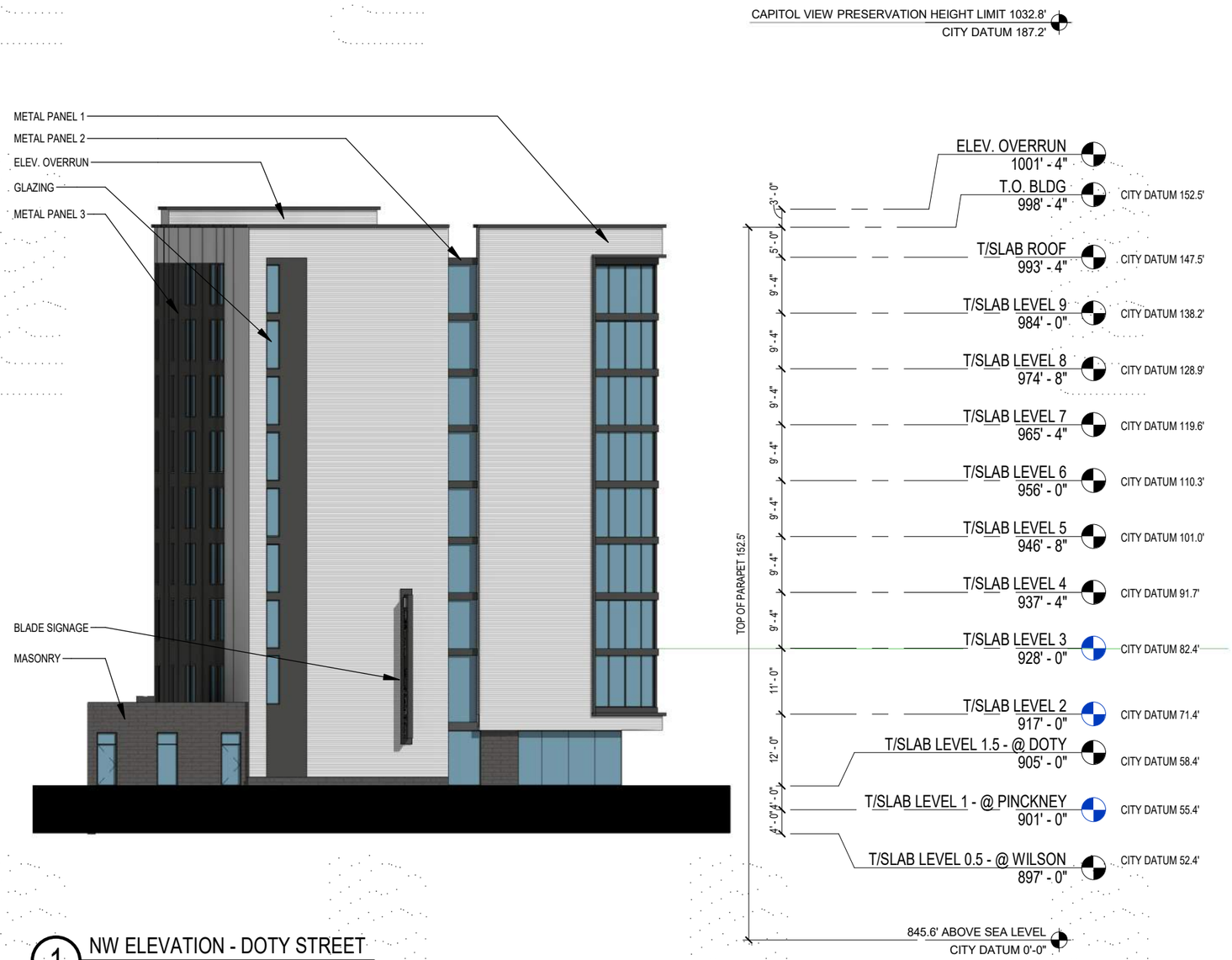
ASK-014A | 01/18/21



1 NW ELEVATION - DOTY STREET
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

EXTERIOR ELEVATIONS

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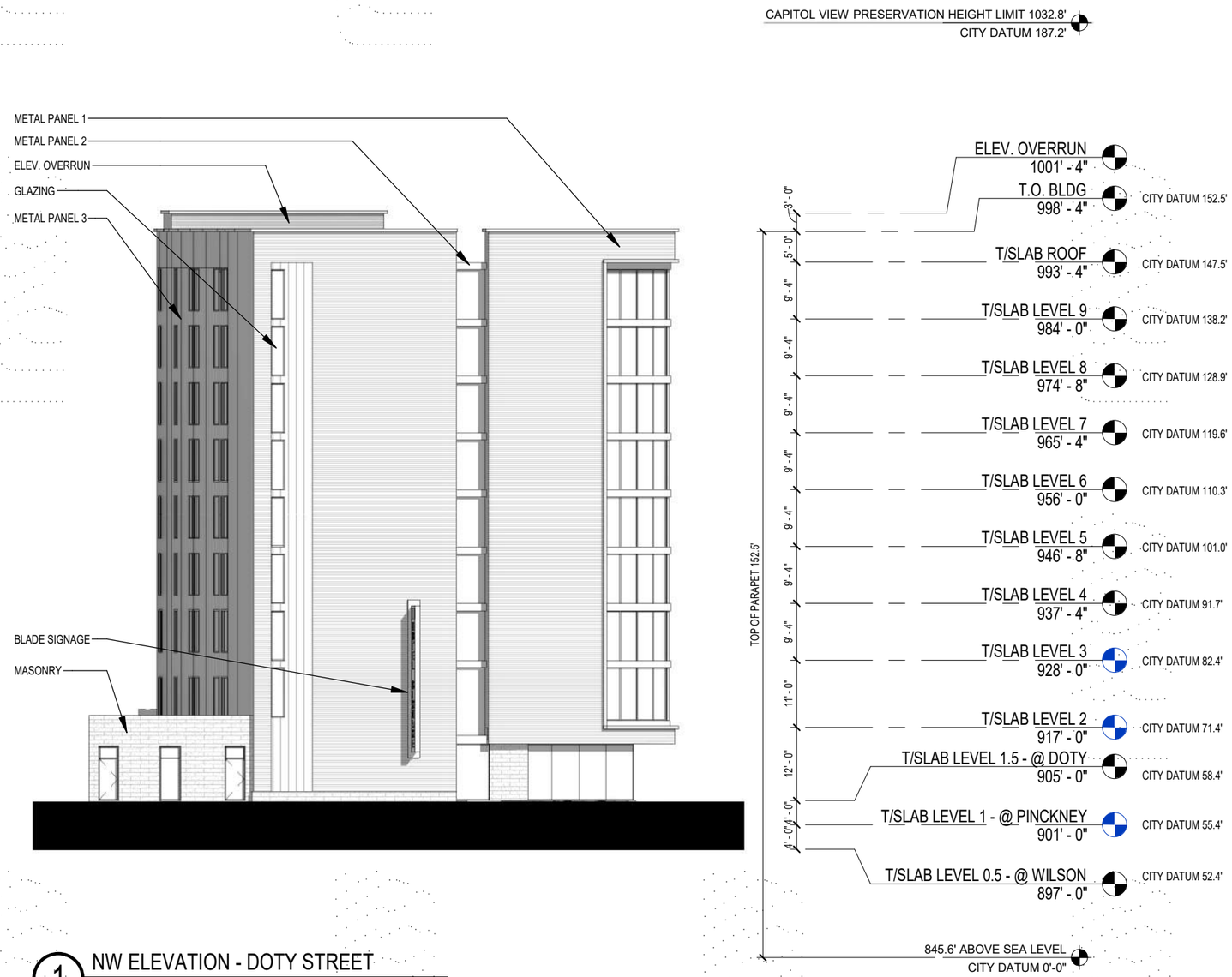
ASK-015 | 01/18/21



1 NW ELEVATION - DOTY STREET
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

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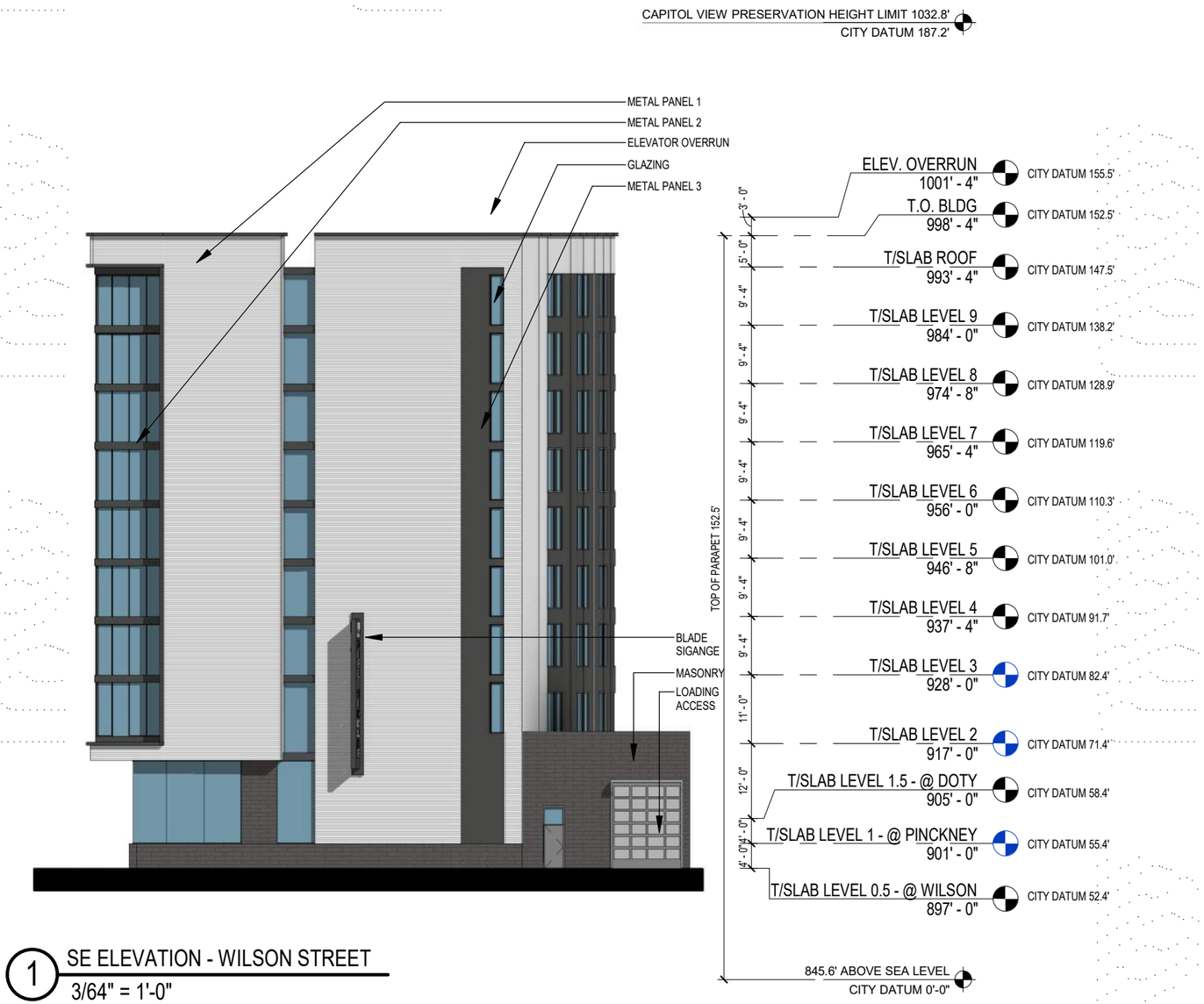

1 SE ELEVATION - WILSON STREET
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

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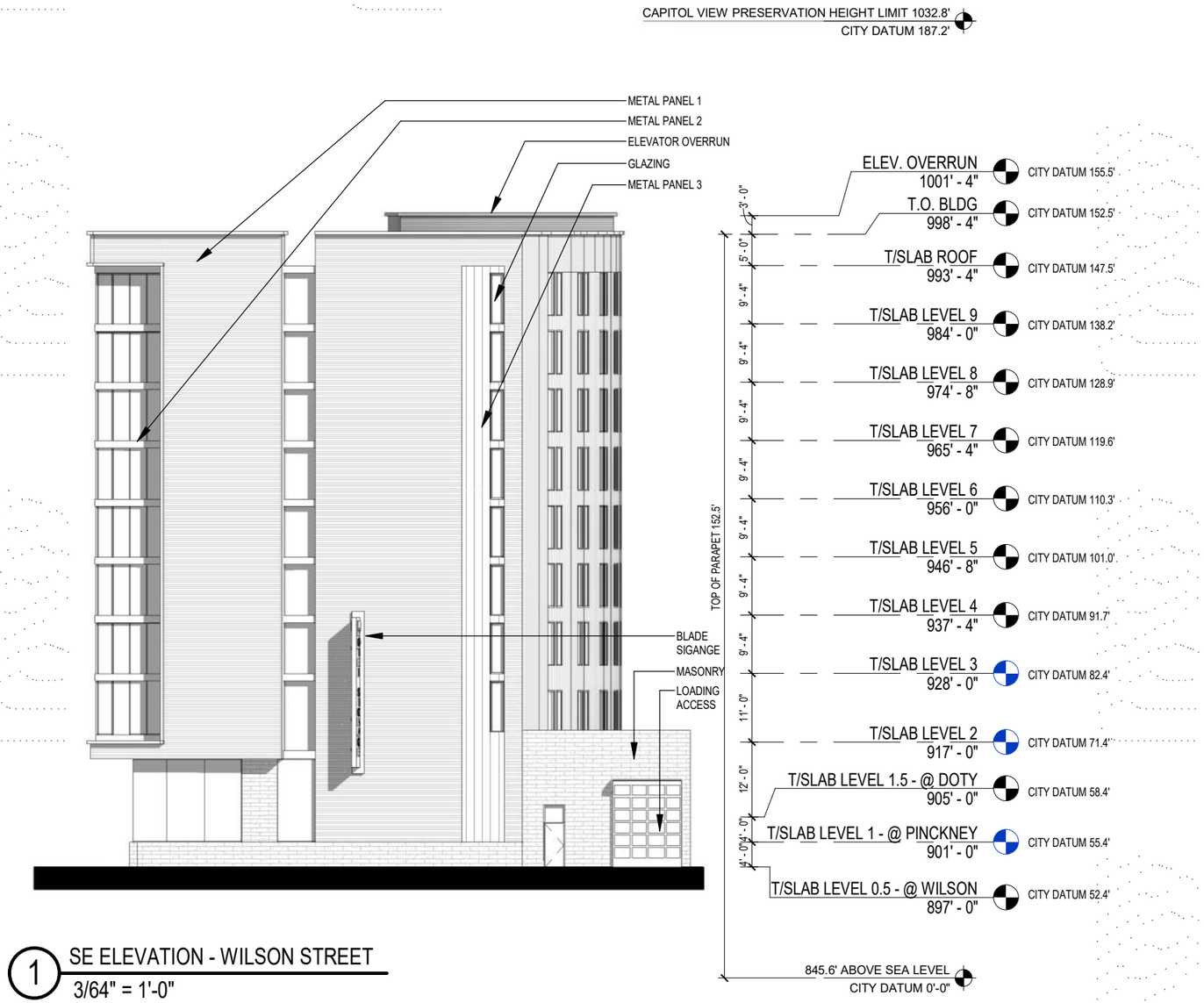
ASK-016 | 01/18/21



1 SE ELEVATION - WILSON STREET
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

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ASK-016A | 01/18/21

1 NE ELEVATION LOT 2 WALL
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

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ASK-017 | 01/18/21

1 NE ELEVATION LOT 2 WALL
3/64" = 1'-0"

NOTE: BIRD FRIENDLY GLASS REQUIREMENTS WILL BE SATISFIED

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ASK-018 | 01/18/21

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ASK-019 | 01/18/21

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ASK-020 | 01/18/21

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ASK-021 | 01/18/21

EXTERIOR PERSPECTIVE

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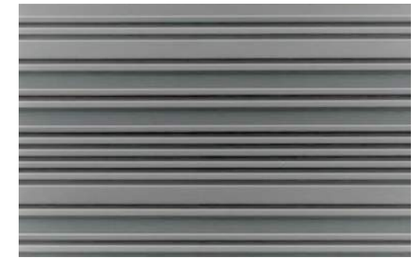
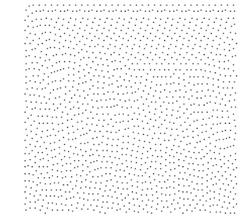
ASK-022 | 01/18/21

METAL PANEL 1:
CORRUGATED METAL PANEL w/ VARIEGATED PANEL SIZE.
BASIS OF DESIGN: MORIN MATRIX SERIES



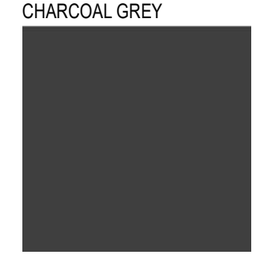
COLOR:
ASCOT WHITE



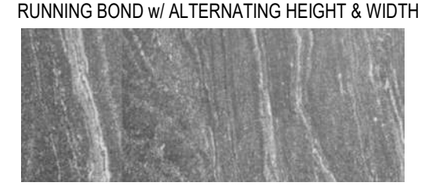
METAL PANEL 2:
MCM PANEL SYSTEM w/ ALTERNATING COLORS
BASIS OF DESIGN: REYNOBOND COMPOSITE PANELS

COLOR 1:
BLACK

COLOR 2:
CHARCOAL GREY



STONE:
GRANITE - HONED FINISH
RUNNING BOND w/ ALTERNATING HEIGHT & WIDTH



EXTERIOR MATERIALS

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ASK-024 | 01/18/21

METAL PANEL 3:
FLAT SEAM METAL PANEL w/ VERTICAL REGULAR PATTERN
BASIS OF DESIGN ATAS VERSA-SEAM

COLOR:
BLACK

EXTERIOR MATERIALS

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DOTY & PINCKNEY LOOKING WEST

DOTY & PINCKNEY LOOKING NORTHWEST

WILSON ST LOOKING EAST

DOTY ST LOOKING SOUTH

NEIGHBORING CONTEXT

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BLOCK 88

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