APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGENDA ITEM # ______
Project # _____
Legistar # 3/9/7

Action Requested

	DATE SUBMITTED: 484L 16, 2014	Informational Presentation Initial Approval and/or Recommendation
	UDC MEETING DATE: AFRIL 23, 2014	★ Final Approval and/or Recommendation EARTHON
	PROJECT ADDRESS: 151 (FORWERLY 149) FA	ST WILSON ST. MADISON, WI 53703
PRI	OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT: Casy Architecture, LLC 3414 MONESE ST.
	222 S. BEPFORD ST. WITE A	3414 MONKE ST.
		MARISON, WI ESTIL
	CONTACT PERSON: LANCE MCGRATH	MARISON, WI ESTIL
Ħ	Address: ZZZ S. BEDFORD ST.	SUME A
	MAPISON, WI 53703	
	Phone: <u>608 · 345 · 3975</u>	
	Fax: U/A	
	E-mail address: Lance, mggatha mgathpr	
	TYPE OF PROJECT:	CITY OF MADISON
	(See Section A for:)	10:59 9·M?
i	Planned Unit Development (PUD)	APR 1 6 2014
	General Development Plan (GDP) Specific Implementation Plan (SIP)	
	Planned Community Development (PCD)	Planning & Community
	General Development Plan (GDP)	& Economic Development
	Specific Implementation Plan (SIP)	
	Planned Residential Development (PRD)	n Ilukan Daalan District W/A mil Pala a ta ta ta ta ta
	well as a fee)	n Urban Design District * (A public hearing is required as
	School, Public Building or Space (Fee may be	required)
	New Construction or Addition to or Remodelir	ng of a Retail, Hotel or Motel Building Exceeding 40,000
	Sq. Ft. Planned Commercial Site	
	(See Section B for:) New Construction or Exterior Remodeling in C	'4 District (Fee required)
	(See Section C for:)	T Bistrict (1 co required)
	R.P.S.M. Parking Variance (Fee required)	
	(See Section D for:)	
	Comprehensive Design Review* (Fee required)
	Street Graphics Variance* (Fee required)	
	X Other DOWNTOWN CORE ZONING DE	SIGNATION.
4	*Public Hearing Required (Submission Deadline 3 We	
		ith the first submittal for either initial or final approval of

January 22, 2014

Katherine Cornwell
City of Madison
Department of Planning & Community & Economic Development
115 Martin Luther King Jr. Blvd.
Suite LL 100, Madison Municipal Building
Madison, WI 53703

RE: PROJECT UPDATES FOR JANUARY 27, 2014 PLAN COMMISSION MEETING 149 E. WILSON ST, MADISON, WI 53703

Dear Ms. Cornwell,

Following the Plan Commission meeting of January 13, 2014, where our project was presented for approval and eventually referred to the January 27, 2014 hearing, our development team has decided to make some revisions to our plans to address concerns raised by Commission members and our neighbors in the adjacent Marina Condominium Building. We met with representatives of the Neighborhood Steering Committee and the Marina Board on Thursday, January 16, 2014, to review construction related issues and changes we could make to the exterior of the project to either increase the setback and/or increase view angles. The following summarizes the changes that have been made to the project since the Plan Commission meeting:

1. 5' Set Back @ top 3 floors of the Western Elevation:

A 5-foot setback has been introduced along the entire western elevation for the top 3 floors of the building only. The western face of the building will now be 23-feet from the property line (was 18-feet). As a result of this change our unit count has been reduced down from 127 to 121 units.

2. Widening of the Drive Aisle:

Some modifications were made to the structural system of the building which allowed us to increase the width of the drive aisle from 18-feet up to 19-feet

3. Bike Parking:

Changes were made to the bike parking provided for the project. The total count increased by 12 up to 122 bike parking stalls and the locations of many of the stalls were relocated to more convenient areas closer to the parking garage entrance - a total of 43 of the stalls are within the first level of parking.

4. Move-In/Move-Out Plan:

A detailed Move-In/Move-Out Plan has been prepared and is submitted under separate cover. This plan provides procedures and diagrams for Tenants and Movers to use while moving in and out of the building.

Accompanying this letter please find 15 copies of the revised plans, Updated Letter of Intent and 3 copies of the Move-In/Move-Out Policy. We will review the changes in greater detail during the January 27, 2014, Plan Commission Meeting. In the meantime please do not hesitate to call if you have any questions.

Sincerely,

Lance T. McGrath, P.E. Owner McGrath Property Group



November 6, 2013 REVISED January 2, 2104

Katherine Cornwell
City of Madison
Department of Planning & Community & Economic Development
115 Martin Luther King Jr. Blvd.
Suite LL 100, Madison Municipal Building
Madison, WI 53703

RE: LETTER OF INTENT

NEW MIXED USE DEVELOPMENT 149 E. WILSON ST, MADISON, WI 53703

Dear Ms. Cornwell,

The following is submitted together with the subdivision application, associated plans and documents for review by City Staff, the Urban Design Commission, Plan Commission and the City of Madison Common Council for consideration of approval.

PROJECT TEAM:

Owner: McGrath Property Group, 222 S. Bedford St. Suite A, Madison, WI 53703

Architect: CaS4 Architecture, 3414 Monroe St. Madison, WI 53711

Structural Engineer: Pierce Engineering 10 W. Mifflin St. Madison, WI 53703

Civil Engineer/Landscape: SAA Design Group, 101 E. Badger Road, Madison, WI 53713

PROJECT OVERVIEW:

The proposed project consists of a 14-story Capitol View Limit building constructed of post-tensioned concrete. It will contain a total of 127 market rate apartments, providing a wide variety of living options with a diverse mix of residential units, ranging in size from a 467 SF studio to a 1,977 SF 4-Bedroom. Building amenities will include a professional quality fitness center, conferencing facility, hotel-style lobby and concierge service. The Wilson St. Grade level features a spacious Entry Lobby and 8,848 SF of commercial space - which also connects to an outdoor terrace at the rear of the building with direct Lake Monona Views. A total of 127 parking stalls for motor vehicles and 110 bicycle stalls will be provided on site.

The first use would occupy the storefront space closest to E. Wilson St. We intend to lease that space to a coffee shop or other retail use that would be considered an amenity for our residents and the neighborhood as a whole. The remaining larger space (approximately 7-8,000 SF) will be a Co-Working office suite with room for multiple smaller businesses to work from and potentially collaborate with. Users of this space could range from established business to start up ventures. The space will feature private offices but will also include shared amenities such as open work areas, conference rooms, administrative space, break room/recreational space and the attached exterior terrace space.

The Specific building areas and other pertinent information is provided on the cover sheet of the attached plans. No public subsidy is being requested for this project.

SITE:

The project is located on a 15,916 sf site that is currently zoned UMX, situated immediately to the west of the confluence of E. Wilson, S. Butler and King Streets. The site has 98 feet of frontage along E. Wilson St and is approximately 163 feet deep. A 3-story concrete building is currently on the site which will require demolition for the new project. Interior and exterior photographs of the building are attached (Exhibit A). It's most recent use was office space for the Department of Corrections, but has been primarily vacant since 2003. Immediate neighbors include Union Transfer condominiums to the East and the Marina Condominiums to the West. The site includes an 18-foot easement along it's western edge for a fire lane that serves the Marina - which will also serve as a fire lane for the proposed building and driveway access for our below grade parking structure. The rear of the site is approximately 30-feet below the E. Wilson street grade and it abuts a transportation corridor (Railroad and John Nolen Drive) and offers sweeping views of Lake Monona.

ZONING CHANGE (UMX to DC):

The Developer is requesting a zoning change from Urban Mixed Use (UMX) to Downtown Core (DC). UMX zoning requires a 10-foot rear yard set back, while DC does not. As designed, the project fully complies with the UMX zoning (with the exception of the 10-ft rear yard set back requirement) including the Side yard set back, Lot Coverage percentage and Useable Open Space requirements. This zoning change allows us to project some of the balconies and portions of the residential levels within that 10-foot rear yard set back area. It also aligns the parking and residential facades comparably with the adjacent condominium buildings. The attached Exhibit B addresses how the project complies with the Downtown Urban Design Guidelines - as required by both the UMX and DC zoning districts

The following steps have been taken to support this zoning change. Architectural articulation has been designed into the exterior elevation of the parking levels to provide an aesthetically pleasing "Base" to the building - which will be very visible from John Nolen Drive. Additionally, the Lake Monona facing elevation of the residential tower was been designed with material/color changes, facade steps and projected balconies to give depth and interest to that elevation as well.

VARIANCES/EXCEPTIONS/RAILROAD PERMITS:

The project will require the following variances, exceptions and or permits from the Railroad:

- "No-Build Permit" from the railroad for the adjacent 10-foot strip of land that abuts the southern edge of the property (currently owned by Union Pacific Railroad Company). This permit will allow us to include translucent glass window openings on the south elevation (lake facing) of the parking structure as reflected on the attached plans. It is our understanding that we will also need to get a Variance to the Building Code to include these windows.
- Temporary permits from the railroad in the same general area for construction access, material storage and Fire Department Access during construction.
- Stormwater discharge permit allowing discharge of treated stormwater from our driveway area (less discharge than current existing conditions).
- Landscaping Permits (from the Railroad) for the same general area behind our property and also for the area immediately to the south of our neighbor - Marina Condominiums (at their request). Landscape Plans for this area will be submitted at a later date - following review and approval from the railroad.
- Bicycle Parking: We are requesting a reduction in the required amount of bike parking for this project for both commercial and residential uses. We are providing a total of 110 stalls (96 interior and 14 exterior). Code requires 148 bike parking stalls (135 interior and 13 exterior). Based on our experience with similar residential buildings the 110 stalls that are provided in the design are more than adequate for this project. Additionally, if we were to find that additional bike parking is needed we can easily convert part of storage area on the 2nd level of the building into a bike parking area.

NEIGHBORHOOD INPUT:

The project is located in the First Settlement Neighborhood District. City staff, the Alder and the Neighborhood Association Chairperson were notified in writing of this project on October 5, 2013. A steering committee has been formed and the development team has met with this committee five (5) times to date including a public notice meeting on November 12, 2013.

ARCHITECTURE:

Building massing is organized to reinforce the character of the site, reinforcing the vertical organization of units and identification of living spaces. Emphasis is given to views to both the Lake and Capitol from primary living spaces and balconies. The first floor is envisioned as a relatively permeable skin that allows view of activity within the building and views to the Lake beyond. Light toned or cream city masonry anchors the building in a vertical mass that is aligned along the east side of the site. A clear anodized, metal clad volume engages the masonry element at the NE corner to highlight living space as well as view termination as you approach the building from both Butler and E Wilson Streets. An additional, larger metal clad volume runs along the West side of the building, engaging the corners at either end to highlight the primary living spaces of the units. The fenestration of this volume is articulated with a combination of organized windows and dark metal, recessive elements intended to organize windows and building systems. These recessive areas together with the other recessive portions of the elevations are envisioned as a dark, or black anodized metal.

Balconies are a combination of projected, partially recessed and French. The railings are envisioned as a combination of metal and cable system rails. A pop of color is introduced with green metal panel that is used to help mark the adjacent building datum's while also providing added visual identity and termination as you approach the building from Butler, East Wilson and King Streets. This same green panel extends up the east face of the NE corner of the building in a modest fashion and terminates in a horizontal plane that helps cap the top of the building extending to both the east and south. This green plane is envisioned to be softly uplit and helps cap the composition of vertical building elements while providing added visual identity to the building as one approaches from the East and along John Nolen Drive.

MISCELLANEOUS:

An off street loading area is provided at the end of the driveway for the parking of moving vehicles. Garbage and recycling collection vehicles will pull into the driveway and temporarily park while the roll out containers are pushed from the grade level refuse/recycling collection room along the Wilson St. Sidewalk to the garbage/recycling truck for collection.

PROJECT SCHEDULE:

October 5, 2013: Written Notification to City, Alder & Neighborhood Assn.

October 5, 2013: On-line Demolition Notification
October 17, 2013: Steering committee Meeting #1

October 23, 2013: Urban Design Commission - Informational Presentation

October 30, 2013: Steering Committee Meeting #2
November 6, 2013: Land Use Application Submittal

November 12, 2013: Public Notice Neighborhood Meeting #1

December 2, 2013: Steering Committee Meeting #3
December 16, 2013: Steering Committee Meeting #4

January 8, 2014: Urban Design - Initial/Final Approval Meeting

January 13, 2014: Plan Commission January 21, 2014: Common Council

February 15, 2014: Start Demolition/Construction
June 1, 2015: Cerificate of Occupancy

Please feel free to contact me if additional information is needed.

Sincerely,

Lance T. McGrath, P.E.

Owner

McGrath Property Group, LLC

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Exhibit A

Building to be demolished

149 East Wilson Street



View from Wilson Street



View from King Street



View from Wilson Street



View from John Nolen Drive (Rear View)



Interior 2nd Level



Interior 3rd Level

EXHIBIT B

149 E. Wilson St. - Supplemental Requirement

Compliance With Downtown Urban Design Guidelines

A. Site Design + Building Placement

1) Orientation

- a. The building site is relatively narrow and deep with a Wilson Street frontage of 98 feet and average depth of approximately 163 feet. An 18 foot wide by 141 feet deep fire lane easement currently exists, and must be maintained, along the west edge of the site adjacent to the Marina Tower building. The resulting building mass essentially fills the remaining buildable site. The building mass extends to the Capitol view limit and will be the same height as the adjoining Marina Tower. The first level is an over-story to allow more space for the commercial uses and also steps back from the street edge slightly to create small entry plazas. The base of the building mass on the south elevation of extends to the south lot line. This plinth contains the below grade parking. The south face of the tower above steps back from the lot line to varying degrees to create some articulation along the edge while addressing the required setback for openings along this elevation at the same time. The first five levels of the new building, along Wilson Street, directly abut the Union Transfer Building while also notching back 5 feet from the street edge to better receive the adjoining building while reinforcing the street edge of an urban block.
- b. The loading bay is located at the south end of the Fire Lane Easement and allows offstreet parking for a vehicle with access to the parking structure and elevator core serving all floor levels. Access to the interior trash holding room is directly off of Wilson Street. It is accessed via a pair of doors that are designed to match the immediately adjacent, aluminum and glass window wall system. Glass at this location will be fritted to obscure the view without appearing abnormal to the overall elevation composition.
- c. The majority of the Wilson Street frontage provides active frontage with large amounts of glass which accounts for just over 68% of the street frontage relative to the overall site width or nearly 84% of the building face itself as glazed, active frontage. Uses along this frontage include the building lobby, commercial frontages and one of the egress stairs. The primarily solid mass of the stair tower is just over 13% of the street frontage. Just over 18% of the street frontage is comprised of the fire lane easement and parking access lane. Planter walls also are located along the Wilson Street frontage to provide layering and texture at the sidewalk together with providing improved pedestrian scale and interest.
- NA Building site is not included in the corridors identified on the Views and Vistas map in the Downtown Plan
- e. NA Building and site is Mid-block. However, we have taken into consideration the view terminus from both King and Butler Streets. The vertical rhythm of the Wilson Street frontage includes a block of colored panel that is intended to relate to the horizontal datum of the adjacent Union Transfer Building while providing modest visual interest as the two streets terminate in the southern, urban edge of Wilson Street.

2) Access + Site Circulation

- a. The entries to the building along Wilson Street are essentially at grade and only one entry requires minor exterior ramping to adjust for the sloping condition along this portion of East Wilson Street. The parking entry drive drops 5 feet as you move to the South along the west side of the building. This elevation is composed to minimize long, mundane fenestration.
- b. The driveway / fire lane is situated 90 degrees to Wilson Street. The building massing at the NW corner of the first floor steps back to create a modest covered entry plaza which also effectively opens the view angle for exiting vehicles to better see approaching pedestrians, bicycles and street traffic along Wilson Street. Covered bicycle parking for guest is also provided at the entry way or plaza.
- c. The parking entry / fire lane requires only one curb cut which already exists and parking provided below the building is only for the residential units. The configuration of the Main Entry includes a linear planter wall that extends from Wilson Street south along the access / fire lane. This feature allows the introduction of plants and added pedestrian texture while limiting the ability to effectively use the access drive as a "drop-off". This helps reduce chances of congestion and pedestrian conflicts along the sidewalk and building/drive interface.

3) Usable Open Space * Residential Development

- Common open space for the building includes a modest entry plaza along E. Wilson Street and a small terrace on the South side of the building overlooking Lake Monona.
- b. Residential units along the North, East and South sides also have exterior terraces while the units along the west side of the building have French, or Juliet balconies. The latter condition is intentional to provide the stack of smaller units along this side of the building some sense of exterior connectivity while limiting the condition of actual exterior activity along the space between the new building and Marina Tower. Exterior balconies for the residential units range in size from 5' x 7 ½' to 5' x 26'.
- c. A building fitness center will be located on the second level for residents to use. Potential commercial tenant spaces on the first floor could also possibly include physical activity.

4) Landscaping

- a. Two planting walls are located along the Wilson Street edge that help to layer and soften the pedestrian experience along the building/sidewalk edge. One runs parallel along the sidewalk edge creating depth and softened frontage to the commercial space while concealing an access ramp between the two elements. The other planter wall runs perpendicular to the street edge, extending to the South creating a boundary between the modest entry plaza and access drive. This planting wall also helps draw the eye back to the main building entry while softening the urban texture at the point of arrival. The planting walls also become organizational elements for signage and will include lighting to highlight the plantings and detail.
- b. Plantings for these planters are envisioned as hearty, native grasses that have both color and height that will result in a touch of kinetic activity as breezes blow along the street, softly flushing the stands of grasses.
- c. Species selected will be compatible with the urban environment. Planting beds are set up in low walls, which will help manage potential impact from salt.
- d. There are several potential locations for possible art pieces. First is the highly visible "social lobby" at the main building entry and the second is the screen wall located along the west edge of the South Terrace, between the terrace stairs and Marina Tower.

- e. The two planting walls located along Wilson street will be design at a height such that they can double as modest seating walls as well. The south terrace overlooking Lake Monona is envisioned as an exterior setting that will include tables and seating.
- f. Canopy trees located in the boulevard at this point of the street is not possible due to the proximity of controlled intersection and all of its' requirements (street lighting, signals, cross walk, control box, etc.).

5) Lighting

- a. Modest down lighting is located above the two planting walls to provide a subtle highlight. Other required at-grade lighting will be placed low and designed to sweep across the surfaces to obtain the required lighting levels while minimizing the visual impact of the light source. Modest lighting is proposed along the top of the building along the East and partial south edges. This lighting will softly wash the underside of the projected green soffit, providing a soft glow, visual identity and cap to the building as one approaches from the South and East. This lighting will be designed and limited to wash only the underside of the soffit and will not spill out beyond its edge
- b. Lighting at building entries along Wilson Street will be located in the soffits and will provide adequate light to announce entry and perception of safety without being excessive or too bright.
- c. Building mounted fixtures have been selected to be compatible with the design and composed with the overall fenestration.
- d. Care will be taken to avoid light pollution to the open sky and adjoining neighbors while maintaining required, safe lighting levels.
- e. Lighting along the top of the East and partial south elevation will not interfere with the Capitol Dome view. Lighting will be subtle and reinforce a simple horizontal light from which the Capitol dome and cylinder will be above. The primary view of the illuminated building cap will be as one approaches from the East where it will viewed as the edge of the urban core and the view alignment is such that it will be to the side of the Capitol view as opposed to in-line with it.

B. Architecture

1) Massing

- a. Building massing is respectful of the adjoining buildings and consistent with zoning. The building height is to the Capitol view limit and the same height as the adjoining Marina Tower to the West and Madison Mark across the street. Elements of the North elevation are composed to respect the scale and proportion of the adjacent Union Transfer building. These include the abutted and stepped massing at level 5 to align with the primary street elevation of Union Transfer and the articulated fenestration in the metal panels to mark the aligned datum along the Wilson Street elevation.
- b. The building sits on a deep, narrow site and results in a building whose massing is similar. The massing is broken down into a series of vertical elements that rest on top of a glazed over-story at the first level comprised of commercial space that engages Wilson Street. Dark metal panel is used strategically as a recessive element to help articulate the other vertical elements in addition to definition of the top of the building.
- NA Building site is not included in the corridors identified on the Views and Vistas map in the Downtown Plan
- d. Shadow studies will be performed, however, as a tall building in an urban setting, the streetscape along Wilson Street will be impacted by the scale of the building similar to the impact made by the adjacent Marina Tower to the West and to a lesser extent, the Union Transfer Building to the East.

2) Building Components

- a. There are several deliberate moves to help activate the lower levels of the building and provide visual interest including the primarily glazed over-story first level, commercial space, social lobby, entry plaza, planting walls, signage, lighting and strategically composed green metal panels at both the entry and on the lower face of the North elevation.
- b. The top of the building is articulated along the north and east elevations by eroding the composition of clear anodized metal panel to reveal one level of dark anodized metal panel. The clear anodized metal panel composition extends up though this darker metal cap to articulate minor tower elements the SW and NE corners of the building. The vertical brick mass on the South elevation is eroded at the upper levels, revealing free standing columns that extend from the mass to support a series of balconies and terminates in a thin, projected plane clad in green metal panel. The projected green metal cap extends to the north along the east elevation and caps two levels of dark, recessive metal panel.
- c. The major vertical brick mass on the North elevation anchors the building at street level and extends the entire height of the building, piercing the primary roof line of the building for one level and extending to the south. This mass allows for stair roof access, captures the elevator over-run and also a small roof top mechanical room.

3) Visual Interest

- a. Building materials and forms are used to create a composition that has visual interest, texture and layering without becoming over active. Crisp articulation of vertical forms, recessive planes, exterior terraces, railings and material composition offer primary, secondary and tertiary elements to the building form and understanding.
- b. NA
- NA Building is not on State Street.
- d. Balconies do not extend over the public right-of-way.

4) Door and Window Openings

- a. Window openings in the residential portion are organized in a rhythm that establishes a hierarchy of use and expression with active living space and larger windows located at corners. Smaller windows are composed to compliment the rhythm of the fenestration and offer the bedrooms views and ventilation while providing a bit more privacy. The majority of the main level of the building is a glazed window wall system, revealing the active uses of that level and reinforcing the semi-public realm of the street level.
- b. This building is not a traditional building and is of the day. Window composition and use is provided to serve the individual unit layouts while also complimenting the overall design.
- c. Entrances at the street level are located where the building mass steps back, providing a modest covered area and announcing entry. Additional details and layers of elements such as planter walls, integrated signage and lighting are composed to reinforce this important interface and announce both presence and arrival along the street edge.

Building Materials

a. Materials for the building include Concrete, brick, metal panel and glass. The metal panel is primarily clear anodized aluminum, a secondary black anodized aluminum panel and a modest amount of green metal panel introduced to reinforce detail, layering and visual interest at key elements and locations.

- b. The buildings exterior composition is comprised of two significant brick forms that anchor the building and help support an anodized aluminum form at the NE corner and another extending along the west side of the building. The form on the west side, steps up at the SW corner to help anchor the significant location overlooking the lake. Recessive, black anodized panel is used to define eroded planes that help reinforce the brick and metal forms. The black panel is also used in the more planer west wall to help create depth in the composition as well at organize the fenestration and location of building systems in a thoughtful manner. A modest amount of green metal panel is introduced at the NE corner of the building extending in a vertical band that highlights the corner as it rises above the Union Transfer building as one approaches from the east and transforms to a horizontal element at the top of the building, capping the composition on the skyline. Terraces, balconies and railings add additional layering and depth to the building form and composition.
- See response to item "b" above.

Terminal Views and Highly-Visible Corners

- a. The site is a mid-block site and not a corner building, however it is close to the terminus of King and Butler Streets. Detail and form in the building design deliberately recognize this condition of location in the fabric of the city. In addition, attention to the articulation and form is given to the corners of the building itself.
- b. The design of the building does recognize the prominence it has as one views the urban fabric approaching from Williamson Street, East Wilson, Butler Street and John Nolen. The building mass and edge is also highly visible as one moves down King Street towards the building.
- c. NA

7) Awnings and Canopies

- a. NA
- The building does not propose awnings or canopies. Cover areas and projections are provided by manipulation of building form itself and not applied details.
- c. NA

8) Signage

- a. Building signage is integrated into the building design along the edge of Wilson Street. Blade signs are integrated as part of the planting wall design and at the street edge column located near the main entry. Signage is also included on the vertical face of the green portal element that is part of the social lobby and commercial entry at the NW corner of the building. The building ID/address is integrated in the building form and located on the recessive building mass that is eroded to create the modest entry plaza at the NW corner of the building.
- Signs will be simple, modest and integrated with the overall design and composition of the building with compatible materials, scale, detail and lighting.

151 EAST WILSON STREET APARTMENTS

151 East Wilson Street Madison, WI 53703

City of Madison Recorded Documentation

Civil /	Landscape	Archit	ectural	Stı	ructural
SAA De	esign Group, Inc.	CāS₄ Ar	chitecture, LLC	Pie	rce Engineers, In
101 Eas	st Badger Road	3414 M	onroe Street	10 '	West Mifflin Stree
Madiso	n, WI 53713	Madisor	n, WI 53711	Ma	dison, WI 53703
ph 60	8-255-0800	ph 608	8-709-1250	ph	608-256-7304
•	8-255-7750	p 33		fx	608-256-7306
	Certified Survey Map (from Owner)	T001	Titlesheet, Project Information,		
C100	Existing Conditions		and Existing Site Photos		
C200	Site Layout and Landscape Plan	*A100	Overall Floor Plans		
C300	Fire Access Plan		LL3 and LL2		
C400	Site Grading and Erosion Control Plan	A101	Overall Floor Plans LL1 and Grade 01		
C401	Utility Plan	A102	Overall Floor Plans Grade 02 and 2nd		
C500	Details	A103	Overall Floor Plans 3rd and 4th-5th		
C501	Details	A104	Overall Floor Plans 6th-11th and 12th		
C600	Photometrics	A105	Overall Floor Plans 13th and 14th		
	Ext. Lighting Cut Sheets (8.5x11)	A106	Overall Floor Plans		
			Penthouse and Roof		
		A200	North and South Elevations		
		A201	West Elevation		
		A202	East Elevation		
		A400	Rendered Building Elevations		
			West and North		
		A401	Rendered Building Elevations		
			East and South and Signage		
			·		

Building Images

PROJECT INFORMATION

Building Footprint: 12,286 sf

SQUARE FOOTAGE BY USE:

Use	Square Feet
Parking (S-2)	54,385 sf
Commercial (A-2 and/or B)	9,173 sf
Residential (R-2)	140,339 sf
BUILDING SUMMARY	
Building Type:	Apartment House
Occupancy Classification:	R-2 over A-2
(3 hour separation a	at second floor line)
Construction Type:	Type 1-A
Maximum Allowable Area:	Unlimited
Maximum Allowable Stories:	Unlimited
Total Occupancy Load:	
Residential (R-2)	702 occupants
(140,339 gsf / 200 gsf per oc	cc.)
Commercial Space (A-2)	120 occupants
(1,800 nsf / 15 nsf per occ.)	
Commerical Space (B)	74 occupants
(7,373 gsf / 100 gsf per occ.))
Parking (S-2)	272 occupants
(54,385 gsf / 200 gsf per occ	c.)
TOTAL	1,168 occupants

LCVCI	<u>Oquaic i cct</u>
LL3 (Parking)	15,435
LL2 (Parking)	15,435
LL1 (Parking)	15,435
Grade 01 (Parking)	8,080
Grade 01 (Commercial)	1,340
Grade 01 (Residential)	2,235
Grade 02 (Commercial)	7,833
Second (Residential)	12,062
Third (Residential)	10,856
Fourth (Residential)	10,856
Fifth (Residential)	10,856
Sixth (Residential)	10,728
Seventh (Residential)	10,728
Eighth (Residential)	10,728
Ninth (Residential)	10,728
Tenth (Residential)	10,728
Eleventh (Residential)	10,728
Twelfth (Residential)	9,924
Thirteenth (Residential)	9,617
Fourteenth (Residential)	9,565
TOTAL	203,897
UNIT MATRIX BREAKDOWN	
Unit Type	Number of Type
Studio	10
1 Bed / 1 Bath	59
1 Bed / 1-1/2 Bath	2
2 Bed / 2 Bath	36
3 Bed / 2 Bath	12
3 Bed / 3 Bath	1
4 Bed / 3 Bath	1
TOTAL	121

BUILDING TOTALS

PARKING COUNTS

Automobile (below grade)	1:
3 Handicap Stalls provided (2%)	
Apartment Units	1
PARKING STALLS PER UNIT	1.0
BIKE PARKING REQUIRED	1
	<u>.</u>
107 (1 & 2 bedroom units)	10
13 (3 bedroom units)	:
1 (4 bedroom unit)	
Guests (121 units * .1 stalls/unit)	
TOTAL CALCITE BUCE BARKING	4
TOTAL ONSITE BIKE PARKING	1
Bike Parking in Parking Garage	1
Exterior Parking at Entry	
**D-11:-	I

**Potential Interior Bike Parking if need arises

PROJECT LOCATION AND EXISTING SITE PHOTOS







Image 1 - Up Wilson Street







Image 3 - Butler Street



Image 4 - John Nolen Drive



3414 Monroe Street Madison, WI 53711

ph 608-709-1250

Project #: 13001.00
Project Name:
151 East Wilson Street

Apartments
151 East Wilson Street
Madison, WI 53703

Owner:

149 East Wilson, LLC

222 South Bedford Street; Suite A

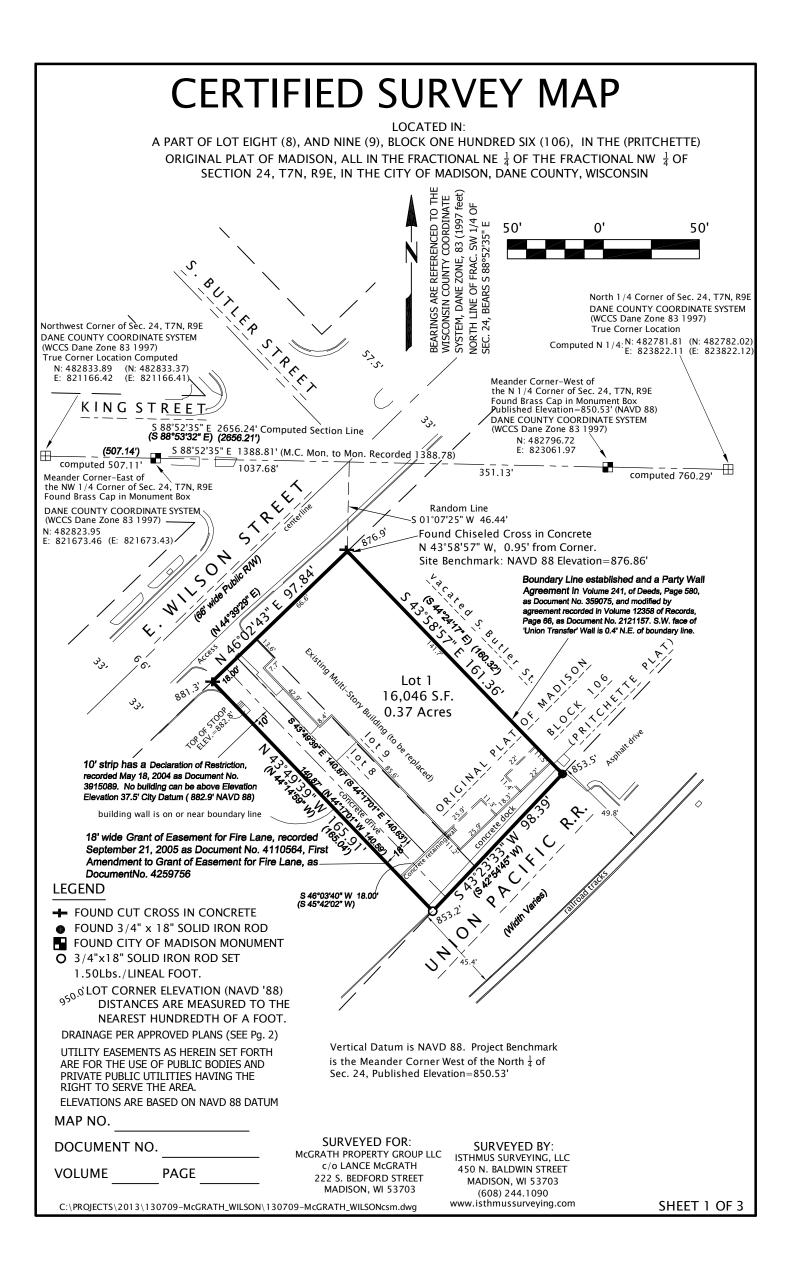
ITY OF MADISON RECORDED DOCUMENTATION
BMITTED APRIL 11, 2014
PROVED BY URBAN DESIGN COMMISSION ON JANUARY 8, 2014
PROVED BY PLAN COMMISSION ON JANUARY 27, 2014
PROVED BY COMMON COUNCIL ON MARCH 18, 2014

	ed for:	
No.	Description	Date

Titlesheet, Project Information, and Existing Site Photos

Γ001

Project Name: 151 East Wilson Stre Project #: 13001.00



CERTIFIED SURVEY MAP

LOCATED IN

A PART OF LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Lance T. McGrath, of McGrath Property Group, LLC, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description:

The Northeast 32 feet of Lot Eight (8), and all of Lot Nine (9), Block One Hundred Six (106), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin to wit: Beginning at the Northeast corner of said Lot 9; thence South 44°24'17" East 160.32 feet; thence South 42°54'45" West, 98.39 feet; thence North 44°14'59" West, 165.04 feet; thence North 45°39'29" East, 97.84 feet to the point of beginning.

LOCATED IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet):

A parcel of land being parts of Lot Eight (8) and Nine (9), Block One Hundred and Six (106), Pritchette Original Plat of Madison, located in the Fractional NE $\frac{1}{4}$ of the Fractional NW $\frac{1}{4}$ of the Fractional Section 24, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Computed Northwest Corner of Fractional Section 24, T7N, R9E, thence S 88°52'35" E, along the North line of said Fractional Northwest $\frac{1}{4}$ of Section 24, 507.11 feet to a point being the Meander Corner West of the said Northwest corner of Fractional Section 24; Thence continue S 88°52'35" E, along said North line, 1037.68 feet; thence S 01°07'25" W, along a random line, 46.44 feet to a point on the Northerly platted boundary line of Lot 9, Block 106, said line also being the Southeasterly platted Right-of-way line of East Wilson Street, said point being the point of beginning of this description.

thence S 43°58'57" E, along the Northeasterly platted boundary line of said Lot 9, Block 106, 161.36 feet; thence S 43°23'33" W, along the Northwesterly platted Right-of-way of the Union Pacific Railroad, 98.39 feet; thence N 43°49'39" W, 165.91 feet;

thence N 46°02'43" E, along the Northwesterly platted boundary line of said Lot 8 and Lot 9, Block 106, said line also being the Southeasterly platted right-of-way line of East Wilson Street, 97.84 feet to the point of beginning. This Description contains 16,046 square feet, or 0.37 acres.

Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.						
Dated this	day of	, 2014.				
Paul A. Spetz, S 2525						

I further certify that the map on sheet one (1) is a correct representation of the exterior

- 1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by lot owner.
- 2. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 3. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.
- 4. Lands in this CSM are located in Wellhead Protection District WP-17. The Proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.

MAP NO		
DOCUMENT NO.		_
VOLUME	PAGE	

SURVEYED FOR: McGRATH PROPERTY GROUP LLC c/o LANCE McGRATH 222 S. BEDFORD STREET MADISON, WI 53703 SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

A PART OF LOT EIGHT (8), AND NINE (9), BLOCK ONE HUNDRED SIX (106), IN THE (PRITCHETTE) ORIGINAL PLAT OF MADISON, ALL IN THE FRACTIONAL NE $\frac{1}{4}$ OF THE FRACTIONAL NW $\frac{1}{4}$ OF SECTION 24, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

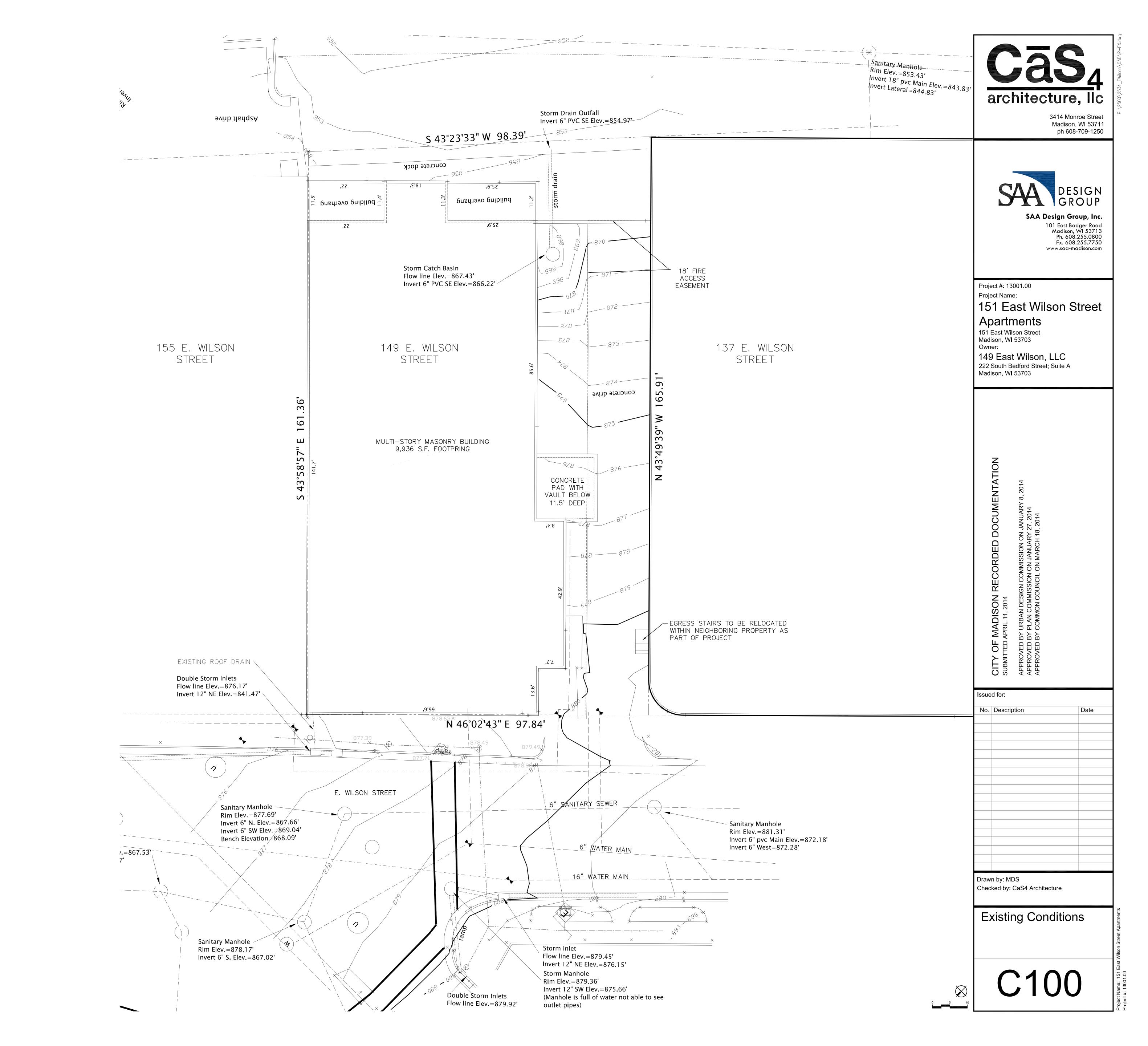
OWNERS CERTIFICATE:

I, Lance T. McGrath, of McGrath Property Group, LLC, he this Certified Survey Map to be surveyed, divided, mapped a further certify that this Certified Survey Map is required by C to the City of Madison for approval. Witness the hand and s 2014.	nd dedicated as represented on the Chapter 236.34 of the State Statutes	Map hereon. I and to be submitted
By:, Lance T. McGrath, authorized representative		
State of Wisconsin))ss		
County of Dane)		
Personally came before me this day of above named Lance T. McGrath, of McGrath Property Group, foregoing instrument and acknowledged the same.	, 2014, the LLC, to me known to be the person	who executed the
My Commission expires:	Notary Public, State of Wiscons	sin
	rotally rubile, state or miscons	····
CITY OF MADISON COMMON COUNCIL CERTIFICATE		
Resolved that this certified survey map located in the City of		
I.D. Number, adopted on the		
provided for the acceptance of those lands dedicated and rigi Public use.	nts conveyed by said Certified Survey	y Map to the City of Madison for
Dated this day of,2014.		
Maribeth Witzel-Behl, City Clerk Clerk of the City of Madison, Dane County Wisconsin		
CITY OF MADISON PLAN COMMISSION CERTIFICATE		
Approved for recording per the Secretary of the City of Madis	on Plan Commission.	
Signed:		
Steven R. Cover, Secretary Plan Commission		
REGISTER OF DEEDS CERTIFICATE		
Received for recording on this day of	. 2014. at	o'clock . m. and
recorded in recorded in Volume of Certifie	d Survey Maps on pages	
Kristi Chlebowski, Dane County Register of Deeds		
MAP NO	SURVEYED FOR	: SURVEYED BY:
DOCUMENT NO	McGRATH PROPERTY GROU c/o LANCE McGRATH	UP LLC ISTHMUS SURVEYING, LLC

222 S. BEDFORD STREET MADISON, WI 53703

MADISON, WI 53703 (608) 244.1090 www.isthmussurveying.com

VOLUME _____ PAGE __



LANDSCAPE PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Root	Quantity	Comments
PERENNIALS, GRASSES, VINES						
eh	Equisetum hyemale	Horsetail (Scouring Rush)	quart	CG	202	
el	Elymus hystrix	Bottlebrush Grass	1 Gal.	CG	19	
cr	Cimicifuga ramosa 'Pink Spike'	Pink Spike Snakeroot	1 Gal.	CG	11	
cs	Celastrus scandens	American Bittersweet	quart	CG	6	provide at least 1 male and 1 female plant
hc	Humulus 'Cascade'	Cascade Hops	quart	CG	3	
lp	Lonicera prolifera	Trumpet Honeysuckle	quart	CG	3	

LANDSCAPE POINTS

DEVELOPED AREA REQUIREMENTS:

DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT) DEVELOPED AREA POINTS REQUIRED (3,125/300) DEVELOPED AREA POINTS PROVIDED (232 x 2)

3,125 SF 10.5 POINTS 464 POINTS

DEVELOPMENT FRONTAGE LANDSCAPING:

NOT REQUIRED: BUILDING ABUTS SIDEWALK

INTERIOR PARKING LOT LANDSCAPING:

NOT REQUIRED: ALL PARKING IS COVERED

FOUNDATION PLANTING LANDSCAPING:

NOT REQUIRED: BUILDING ABUTS HARDSCAPE

10.5 POINTS TOTAL LANDSCAPE POINTS REQUIRED TOTAL LANDSCAPE POINTS PROVIDED 464 POINTS

SITE STATISTICS

16,046 SF SITE AREA EXISTING IMPERVIOUS SURFACES

14,723 SF

EXISTING ISR

15,388 SF PROPOSED IMPERVIOUS SURFACES

PROPOSED ISR

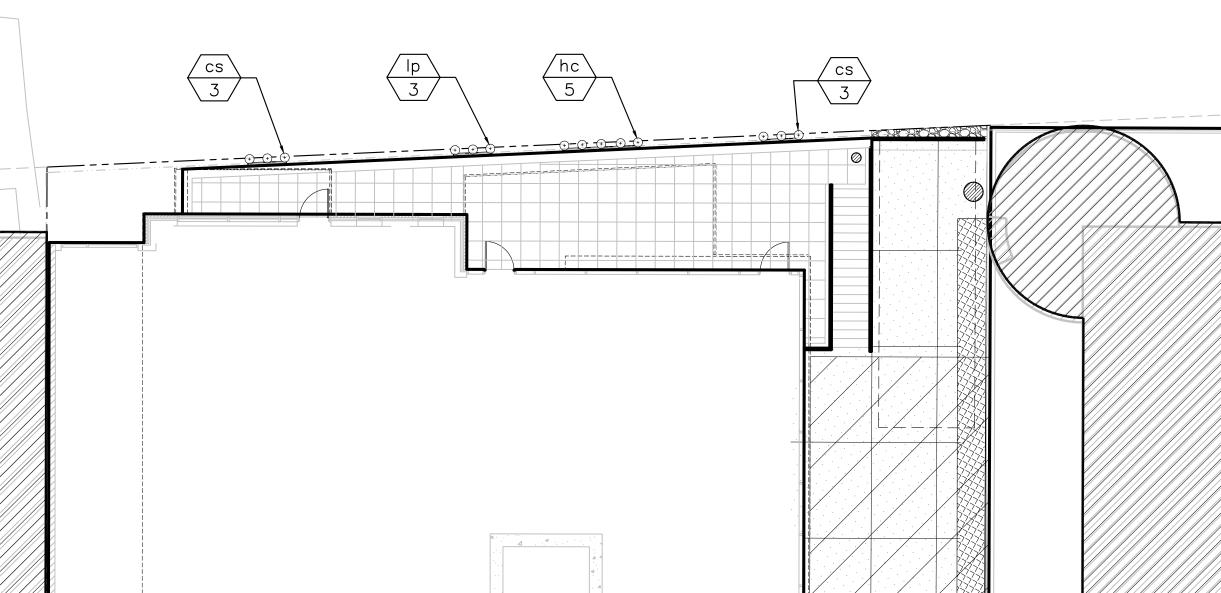
0.96

0.92

NOTES:

1 VINE TRELLIS PLANTING

- 1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
- 2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES, IN ADDITION TO AREAS SPECIFIED ON PLANS
- 3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- 4. DIMENSIONS TAKEN TO FACE OF CURB
- 5. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTED BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY
- 6. ALL WORK IN THE PUBLIC RIGHTS OF WAY OR WITHIN PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS ISSUED BY THE CITY ENGINEER.
- 7. ANY DAMAGE TO ELEMENTS WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE REPAIRED OR REPLACED IN-KIND.



EASE 151 E. WILSON STREET 6 FILTRATION C501 STRIP - CONCRETE PAVEMENT PER ARCHITECTURAL DRAWINGS /eh\ 128 2.5' TYP. EQ. EQ. DRAWINGS EGRESS STAIRS TO BE RELOCATED BIKE PARKING 4 WITHIN NEIGHBORING PROPERTY AS (8 STALLS) C501/ PART OF PROJECT $\frac{\text{eh}}{74}$ PLANTER, SEE ARCHITECTURAL DRAWINGS - COMMERCIAL DRIVEWAY VISION TRIANGLE APRON PER CITY OF MADISON STANDARD DETAILS 19.00' CURB AND GUTTER TO-- CURB AND GUTTER TO PLANTER, SEE —— ARCHITEĆTURAL MATCH EXISTING (PER MATCH EXISTING (PER DRAWINGS CITY OF MADISON CITY OF MADISON 5.00 STANDARD DETAIL) STANDARD DETAIL) WILSON STREET 2 SITE AND LANDSCAPE PLAN

VINE TRELLIS 5

VINE TRELLIS (5

TYPE A C501

TYPE B C501

±13.39'

1. FIELD ADJUST TRELLIS LOCATIONS TO

CENTER BETWEEN WINDOW BAYS

±21.43'

AREA 7 8
DRAIN C501 C501

±18.76

OSO1 RIP RAP

7 8 AREA C501 C501 DRAIN

STAIRS PER ARCHITECTURAL

DRAWINGS

AREA

10'x30' LOADING



Madison, WI 53711 ph 608-709-1250

SAA Design Group, Inc. 101 East Badger Road Madison, WI 53713 Ph. 608.255.0800 Fx. 608.255.7750 www.saa-madison.com

Project #: 13001.00 Project Name:

151 East Wilson Street

Apartments 151 East Wilson Street Madison, WI 53703

Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

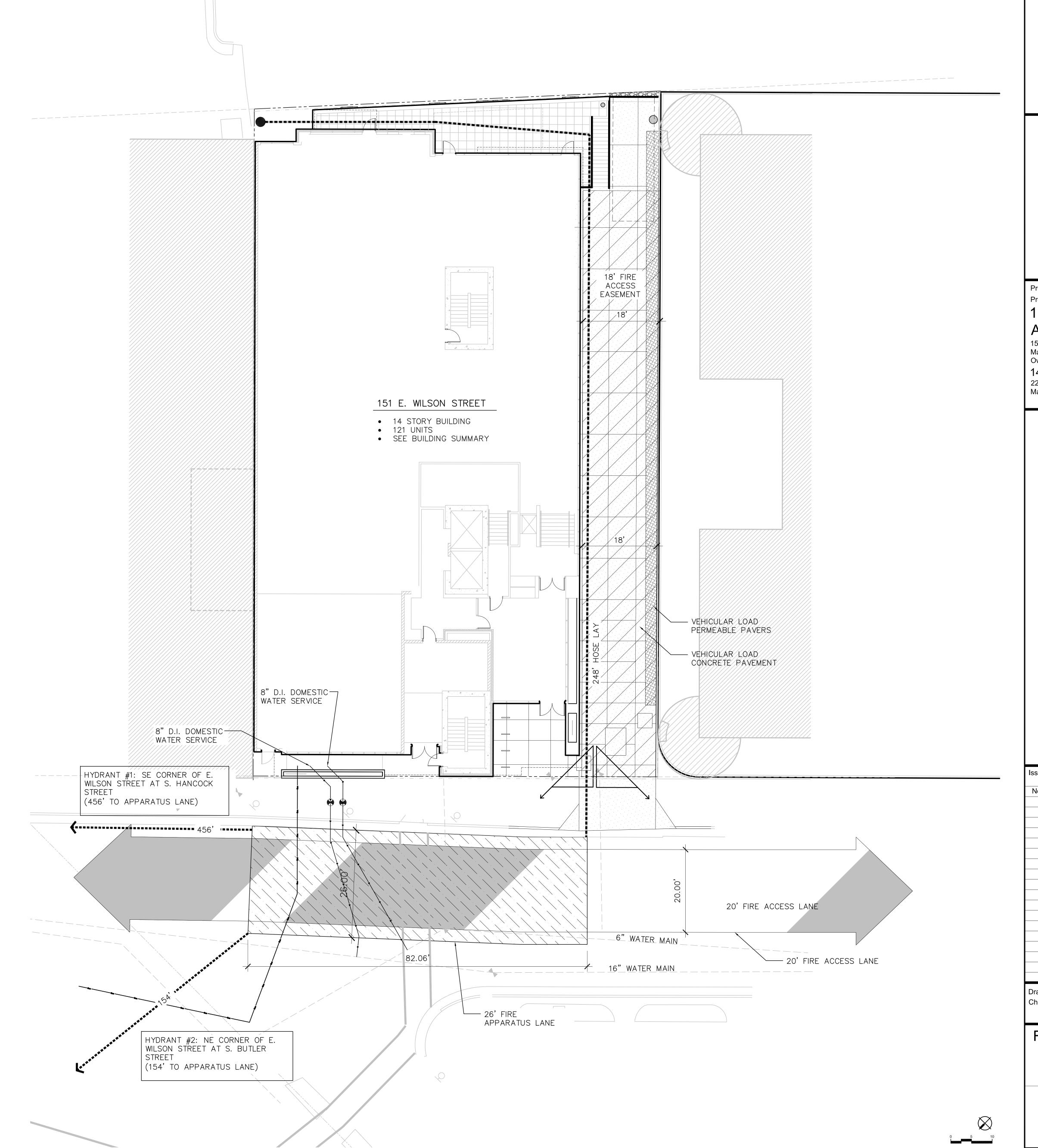
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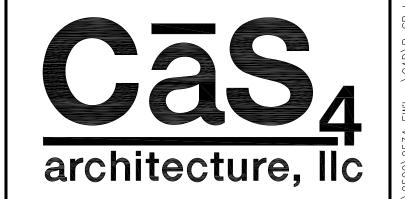
CITY (SUBMIT

Issued for:						
No.	Description	Date				
	·					
Drawn by: MDS Checked by: CaS4 Architecture						
Cita I avenut and						

Site Layout and Landscape Plan

SCALE: 1'=10'-0'





3414 Monroe Street Madison, WI 53711 ph 608-709-1250



SAA Design Group, Inc. 101 East Badger Road Madison, WI 53713 Ph. 608.255.0800 Fx. 608.255.7750 www.saa-madison.com

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149 East Wilson, LLC

222 South Bedford Street; Suite A Madison, WI 53703

CITY OF MADISON RECORDED DOCUMI SUBMITTED APRIL 11, 2014 ROVED BY URBAN I ROVED BY PLAN CC ROVED BY COMMO

Nο	Description	Date
110.	Description	Date

Fire Access Plan

EROSION NOTES:

- A. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED
- B. THERE ARE A LIMITED NUMBER OF DOWNSTREAM INLETS IN OR ADJACENT TO THE SITE. CONTRACTOR IS TO USE TYPE D INLET PROTECTION ON EXISTING AND PROPOSED INLETS ONCE THEY ARE CONSTRUCTED.
- C. SUGGESTED LOCATIONS FOR INSTALLATION OF EROSION CONTROL ITEMS ARE SHOWN IN THE PLANS. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. EROSION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL ITEMS SHALL BE MAINTAINED UNTIL SUCH TIME THAT THE ENGINEER DEEMS THE DEVICES NO LONGER NECESSARY.
- D. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS OF LAWN SHALL BE PATCHED WITH SEED FERTILIZER AND MULCH/MAT
- E. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SOIL STABILIZER TYPE B IF THERE IS A DELAY OF MORE THAN 7 CALENDAR DAYS BETWEEN INITIAL GRADING AND FINAL TOPSOIL AND SEEDING. SOIL STABILIZER APPLICATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- F. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR RE-DISTURBANCE. THE CONTRACTOR SHALL USE EROSION MATTING ON ALL SLOPES STEEPER THAN 5:1 (20%)
- G. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- H. A TRACKING MAT WILL NOT BE REQUIRED DUE TO THE LIMITED NATURE OF DISTURBANCE FOR THIS BUILDING. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR GOVERNING
- I. CONSTRUCTION ACCESS TO THE SITE WILL ONLY BE FROM THE WESTERNMOST ENTRY. CONTRACTOR SHALL ENSURE THAT ACCESS TO THE SITE AND DAMON ROAD ARE CLEANED UP FROM DIRT AND TRACKED MUD AT THE END OF EACH DAY. J. BORROW MATERIAL FOR SLOPE CONSTRUCTION NEED NOT BE STRUCTURAL FILL, BUT MUST BE REASONABLY FREE OF BOULDERS OR DEBRIS TO ALLOW EASE OF PLACEMENT.
- K. BECAUSE OF THE SIGNIFICANT EXCAVATION BELOW THE SURFACE FOR UNDERGROUND PARKING, THE CONTRACTOR WILL NEED TO PUMP STORM WATER FROM THE EXCAVATION. THE CONTRACTOR WILL USE APPROPRIATELY SIZED SEDIMENT BAGS FOR ANY TRENCH WATER DISCHARGE.

ANTICIPATED CONSTRUCTION SCHEDULE:

- 1. INSTALL INLET PROTECTION AS DETAILED ON THE PLAN.
- 2. REMOVE EXISTING ITEMS AS DETAILED IN THE DEMOLITION PLAN.
- 3. CONSTRUCT BUILDING AND UTILITIES AS PRESCRIBED IN THE PLAN. CONTRACTOR SHALL INSTALL PHASE 1 STORM SEWER AS SOON AS POSSIBLE TO PROVIDE DRAINAGE FOR LOW SPOT ON THE NORTH PROPERTY LINE ONCE THE EXISTING 24" STORM SEWER HAS BEEN CUT OFF DUE TO FOUNDATION CONSTRUCTION.
- 4. GRADE AREA IMMEDIATELY ADJACENT TO THE NEW BUILDING FOR PAVEMENT AND CURB CONSTRUCTION.
- 5. CONSTRUCT PAVEMENT, CURB & SIDEWALK.
- 6. RESTORE DISTURBED AREAS WITH TEMPORARY SEEDING IN CENTER OF PARCEL. FINAL RESTORATION MAY BE COMPLETED ALONG WEST AND NORTHWEST PROPERTY LINES.
- 7. TOPSOIL, SEED AND MULCH/EROSION MAT ALL DISTURBED
- 8. INSTALL LANDSCAPING PLANTS.
- 9. REMOVE EROSION CONTROL ITEMS.

*SEEDING AND STABILIZATION INFORMATION & DEADLINES ARE AS FOLLOWS:

-CONTRACTOR TO USE HWY MIX #20 AT A RATE OF 2.5 LBS/1000

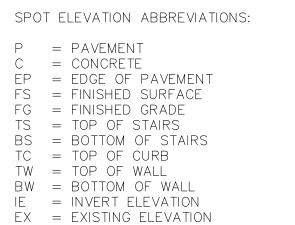
-CONTRACTOR TO APPLY FERTILIZER AT A RATE OF 2 LBS/1000 SF

AFTER SEPTEMBER 15TH, A COOL WEATHER SEEDING COVER CROP MUST BE APPLIED (I.E. OATS)

AFTER OCTOBER 15TH, A DORMANT SEEDING COVER CROP MUST BE

(I.E. WINTER WHEAT)

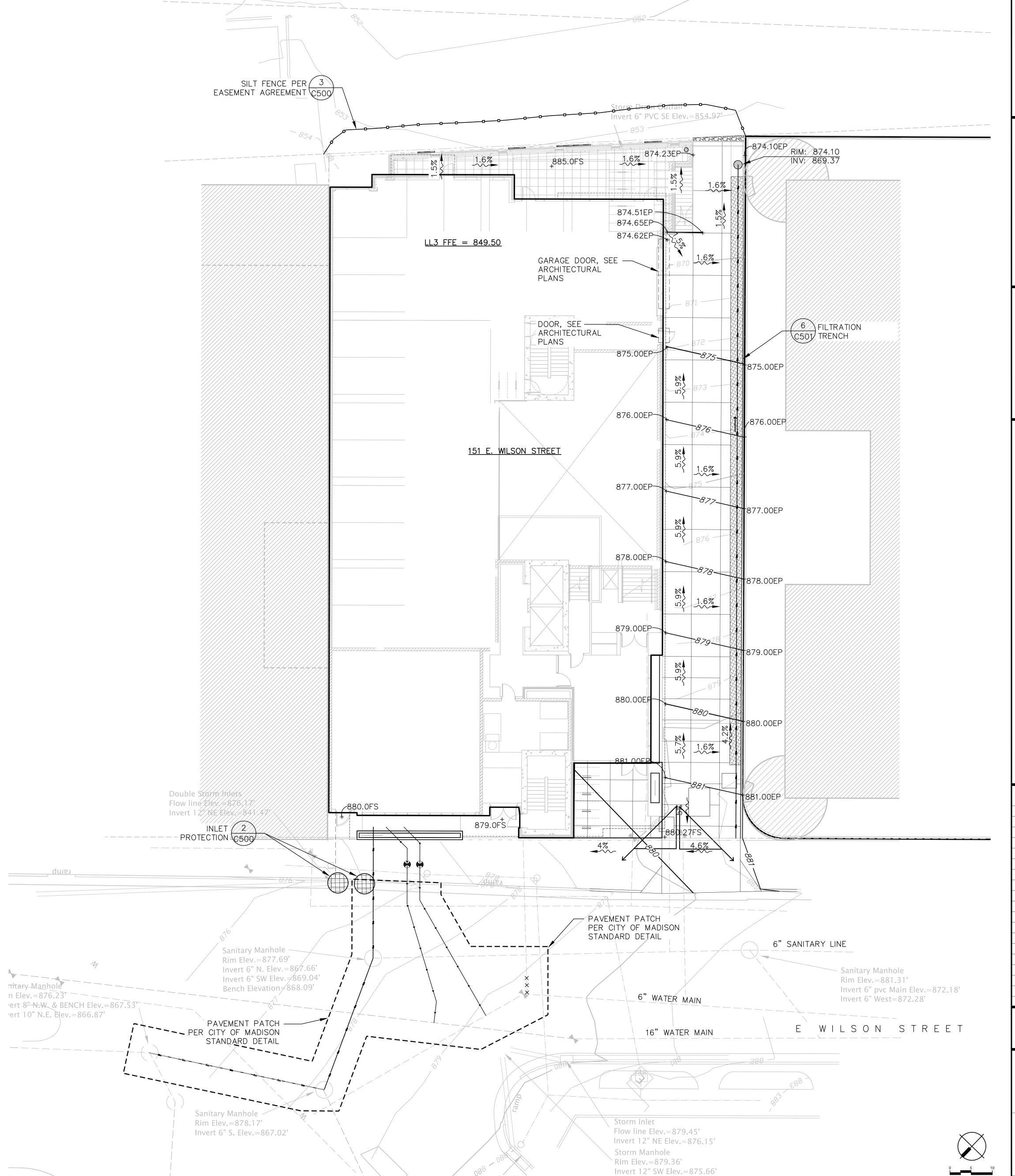
AFTER NOVEMBER 15TH, A DORMANT SEEDING MUST BE APPLIED WITH AN ACCEPTABLE SOIL STABILIZER. (POLYACRYLIMIDE)



*SITE SURVEYING PERFORMED BY ISTHMUS SURVEYING AND ADDITIONAL UTILITY INFORMATION WAS PROVIDED BY THE CITY OF MADISON ..



www.DiggersHotline.com





Madison, WI 53711 ph 608-709-1250

Ph. 608.255.0800

Fx. 608.2*55.775*0

www.saa-madison.com

3414 Monroe Street



Project #: 13001.00

Project Name: 151 East Wilson Street

Apartments 151 East Wilson Street Madison, WI 53703

Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

CIT

ssue	d for:	
No.	Description	Date
	n by: MDS ked by: CaS4 Architecture	

Site Grading & Erosion Control Plan

`Rim Elev.=879.36'

UTILITY REQUIREMENTS Invert 12" SW Elev.=875.66'

architecture, Ilc

3414 Monroe Street Madison, WI 53711 ph 608-709-1250



SAA Design Group, Inc. 101 East Badger Road Madison, WI 53713 Ph. 608.255.0800 Fx. 608.255.7750 www.saa-madison.com

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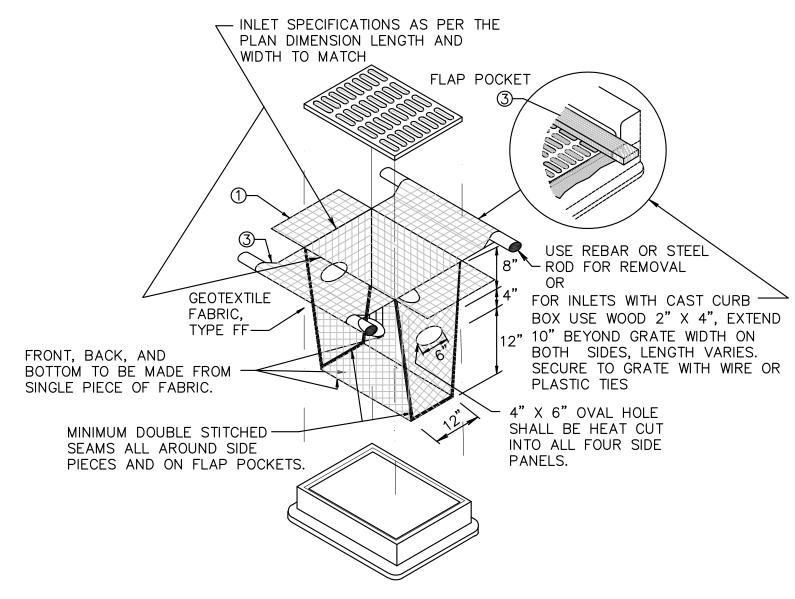
Issued for: No. Description Date Drawn by: MDS Checked by: CaS4 Architecture

Utility Plan

INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

SCALE NTS



GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED

INSTALL ON ALL INLETS GREATER THAN 30" DEEP. USE INLET PROTECTION TYPE B (6/C900) ON SHALLOWER INLETS.

- 1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL
- FOR INSTALLATION WITH CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- (3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4. CONSTRUCT PER WDNR TECHNICAL STANDARD 1060.

INLET PROTECTION, TYPE D

SCALE NTS

SILT FENCE

FLOW DIRECTION — -WOOD POST - WOOD POST - GEOTEXTILE - ANCHOR STAKE FABRIC MIN. 18" LONG SILT FENCE TIE BACK JOINING TWO LENGTHS OF (WHEN REQUIRED BY THE ENGINEER) SILT FENCE (TWIST METHOD) FOLD 3" MAX. SUPPORT CORD OR TENSION TAPE GEOTEXTILE FABRIC -BACKFILL & COMPACT -TRENCH WITH EXCAVATED SOIL GEOTEXTILE FABRIC ONLY -ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS FABRIC FLOW DIRECTION (1) *PER WDNR EXCESS -TECH STD 1056 FABRIC

FLOW DIRECTION

GEOTEXTILE -

GENERAL NOTES:

TRENCH DETAIL

TIEBACK BETWEEN FENCE

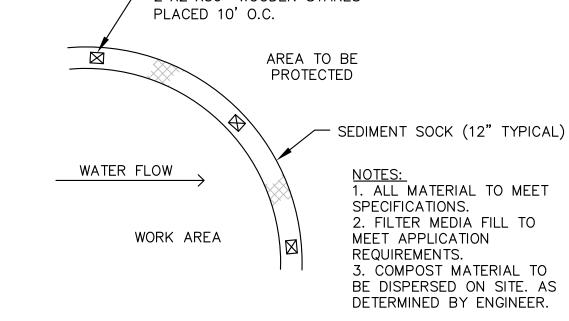
POST AND ANCHOR

SILT FENCE -

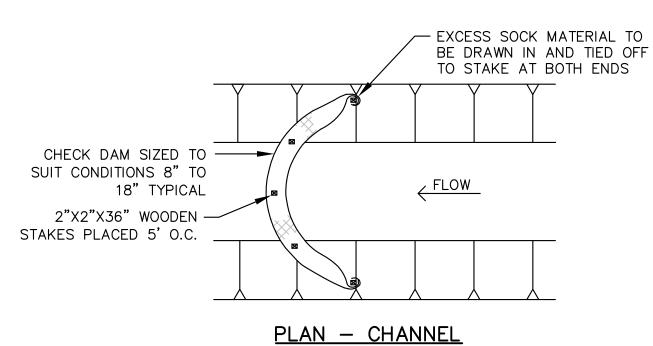
- (1) FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- (2) WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY
- (3) ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
- (4) DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
- (5) THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.
- (6) 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056
- (7) MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- (8) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- (9) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".
- (10) EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
- (11) CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- (12) MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE
- RINGS ON 12" C.C. (3) WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT
- 12" C.C. (TYPE B) (14) GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A
- MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- (15) STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- (16) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

SCALE NTS

— 2"X2"X36" WOODEN STAKES PLACED 10' O.C. - SEDIMENT SOCK (12" TYPICAL) BLOWN/PLACED FILTER MEDIA -AREA TO BE PROTECTED WORK AREA - 2"X2"X36" WOODEN STAKES

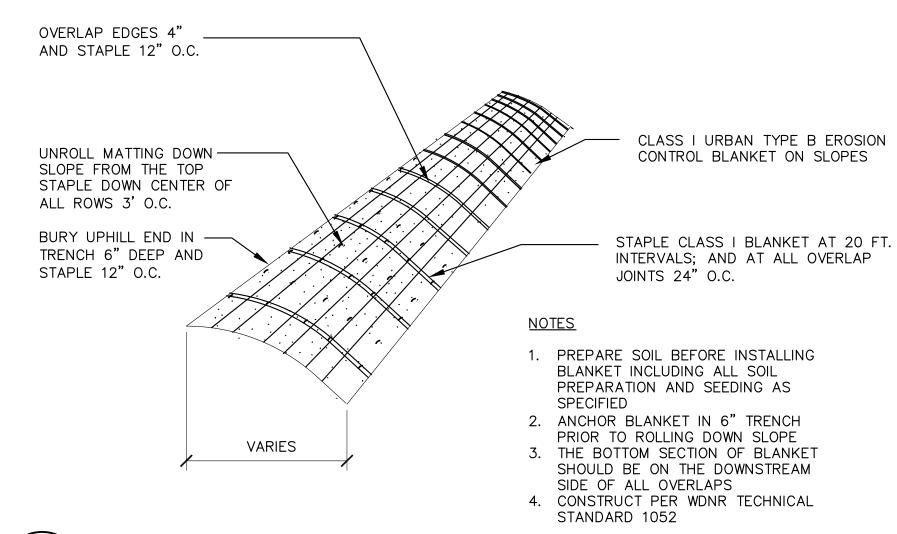


<u>PLAN - NON-CHANNEL</u>



ALL MATERIAL TO MEET SPECIFICATIONS. 2. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION. 4. CONSTRUCT PER WDNR TECHNICAL STANDARD 1071.

SEDIMENT SOCK C500 SCALE NTS



EROSION CONTROL MAT C500

SCALE NTS

architecture, Ilc

3414 Monroe Street Madison, WI 53711 ph 608-709-1250

SAA Design Group, Inc.

101 East Badger Road Madison, WI 53713 Ph. 608.255.0800 Fx. 608.255.7750 www.saa-madison.com

Project #: 13001.00 Project Name:

151 East Wilson Street

Apartments 151 East Wilson Street Madison, WI 53703

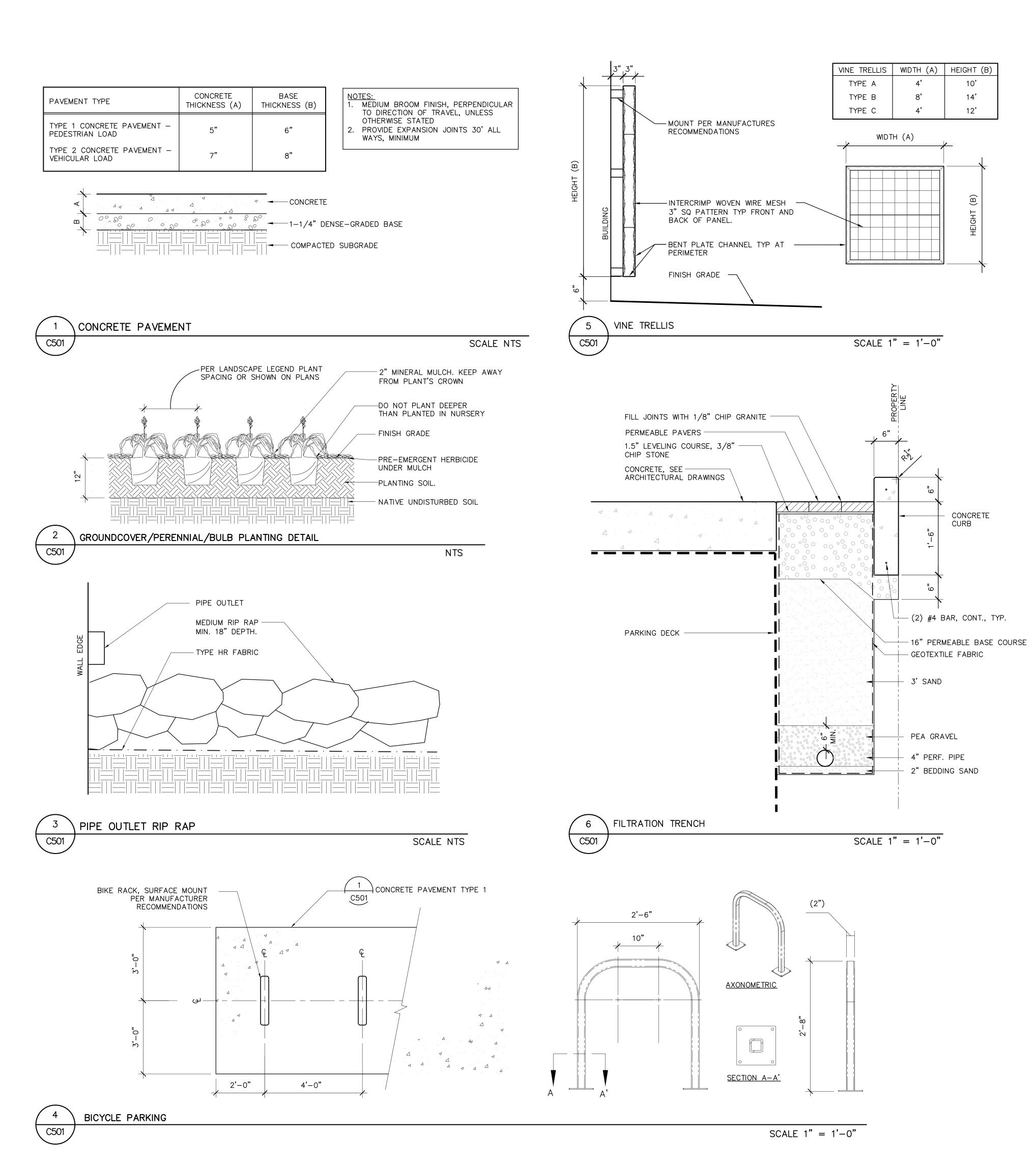
Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

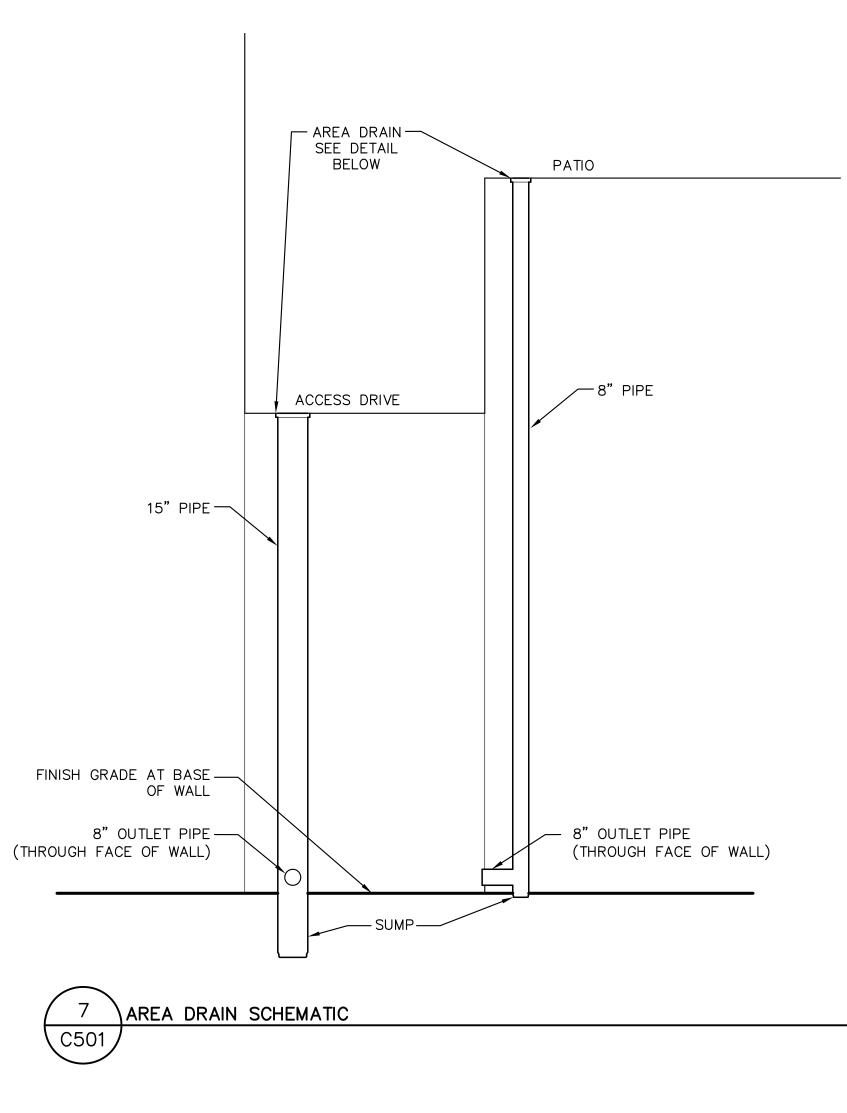
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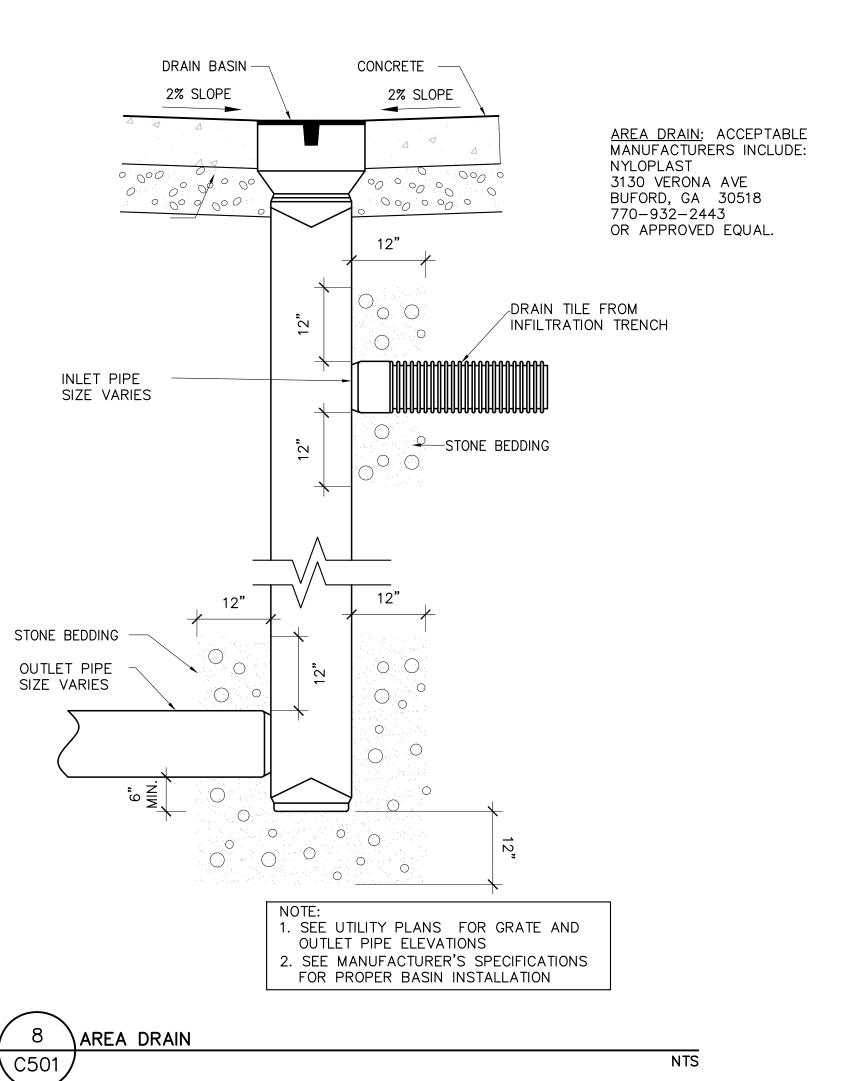
Issued for:									
No.	Description Date								
Draw	Drawn by: MDS								

Checked by: CaS4 Architecture

Details









3414 Monroe Street Madison, WI 53711 ph 608-709-1250



SAA Design Group, Inc.

101 East Badger Road
Madison, WI 53713
Ph. 608.255.0800
Fx. 608.255.7750
www.saa-madison.com

Project #: 13001.00 Project Name:

151 East Wilson Street

Apartments
151 East Wilson Street
Madison, WI 53703

Owner:

149 East Wilson, LLC
222 South Bedford Street; Suite A

222 South Bedford Street; Suite Madison, WI 53703

CITY OF MADISON RECORDED DOCUMENTATION SUBMITTED APRIL 11, 2014

APPROVED BY URBAN DESIGN COMMISSION ON JANUARY 8, 2014

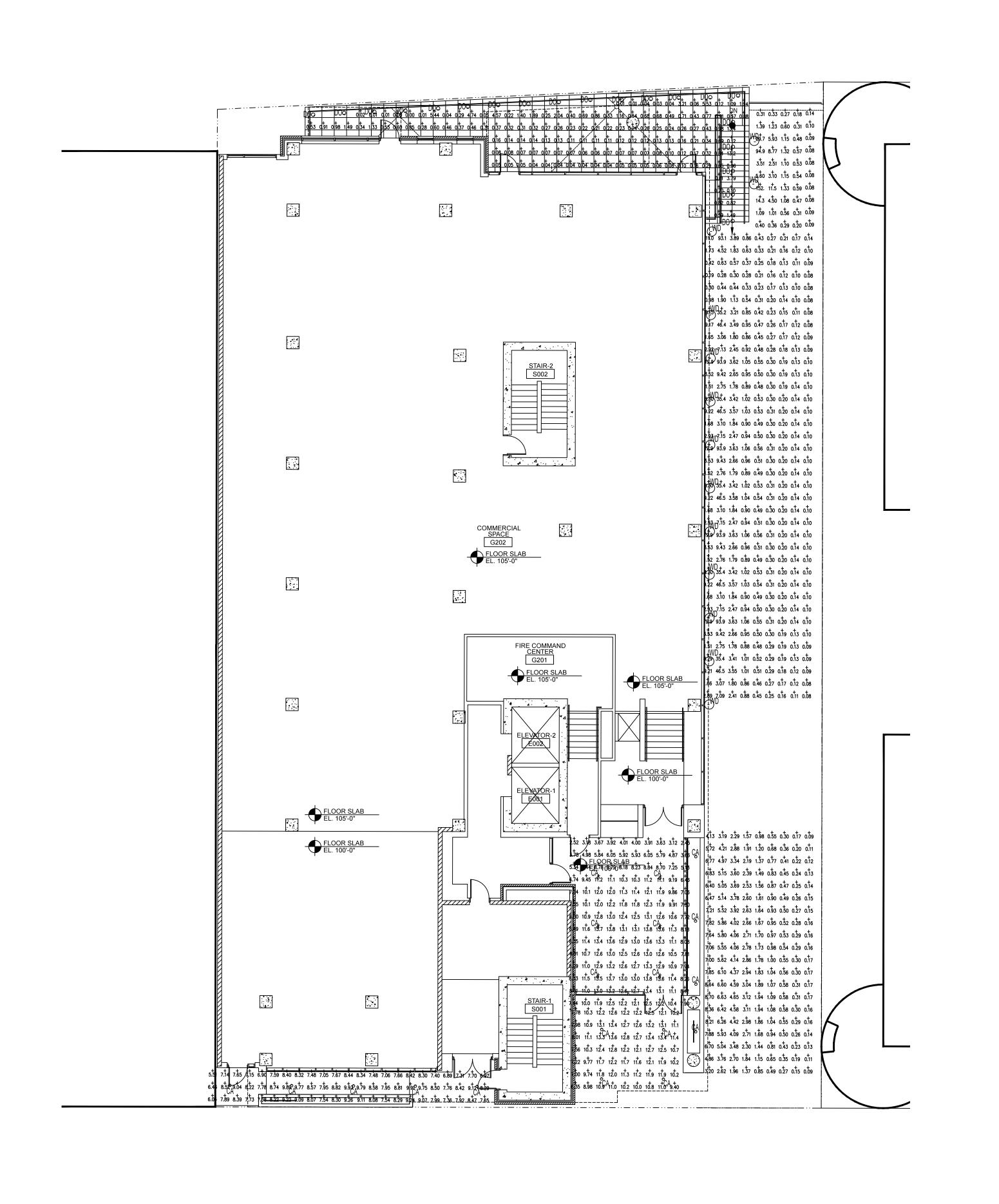
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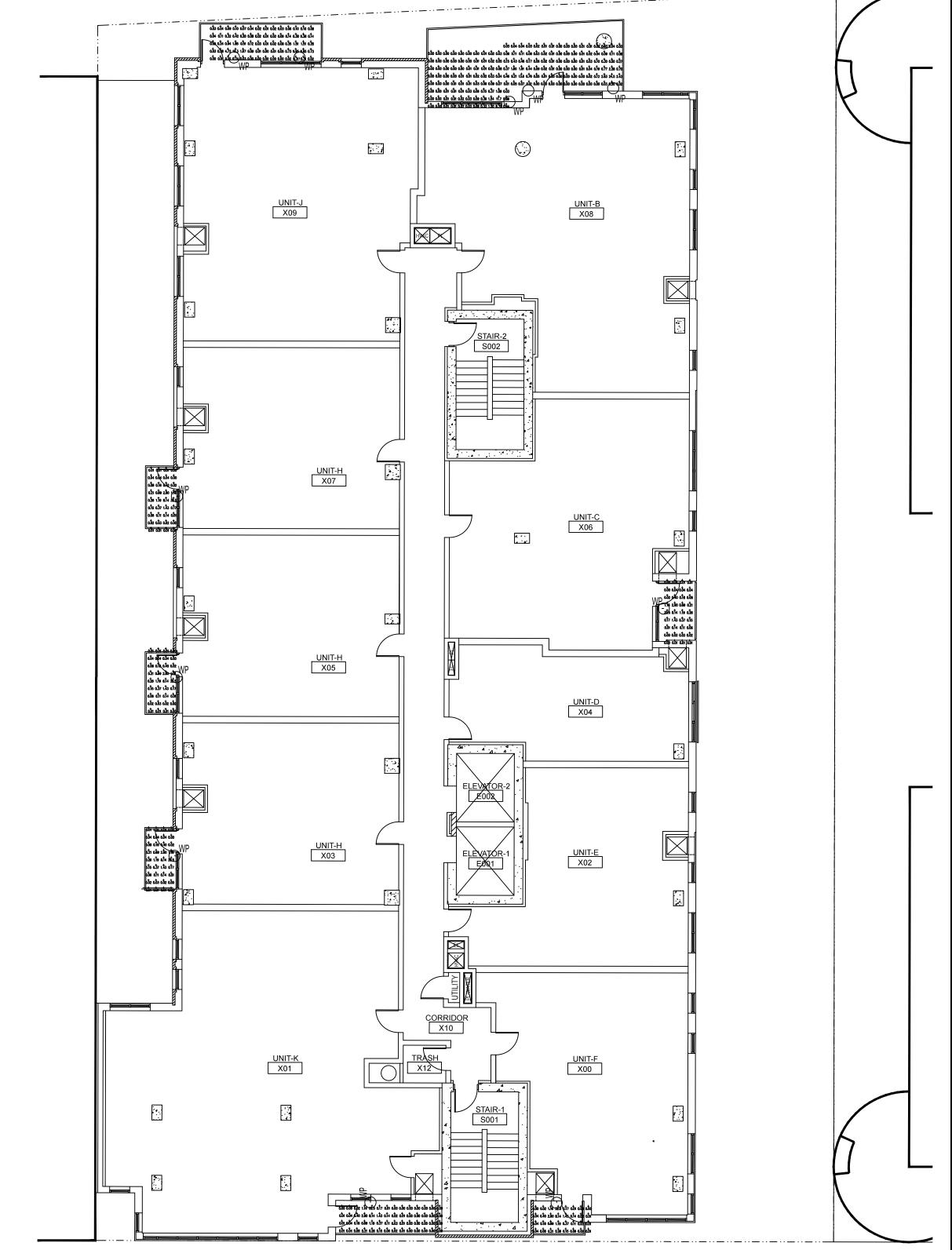
APPROVED BY COMMON COUNCIL ON MARCH 18, 2014

Issue	Issued for:									
No.	Description Date									
Drow	n by MDS									
	n by: MDS									
CHec	Checked by: CaS4 Architecture									

Details

C501





WILSON STREET

SCALE: 1'=10'-0"

CALCULATION AREA NAME	SUMMARY DIMENSIONS	GRID / TYPE	# PTS SPAC GROUI	P AVE MA	XX MIN MAX/MIN	-		
Drive Area	28.20x164.40Ft	Grade / H-H	382 2.00 <+> 180 2.00 <+>		1.78 0.08 1970.3			0 5
Rear Patio Front Entry	81.40×27.10Ft 87.00×52.00Ft	Inside / H-H	148 2.00 <+> 140 2.00 <+> 63 2.00 <+> 69 2.00 <+>	0.70 13 10.00 13 11.23 13 8.13 9.9	.84 2.45 5.64 .61 6.35 2.14			
149 Wilson S	treet LUMINAIRE	SCHEDULE						
	DESCRIPTION		LAMP	LUMENS	MOUNTING/BALLAST		QTY	
CA .	COOPER LIGHTING HALO 6 INCH ML	ML5612840—692H 56 LED DOWNLIGHT	(1)	1306		0.90	19	
DO •	TARGETTI 1E2299 EXTERIEUR — TIT	_100_1xLED	(1) T=3000 CRI=	83 47		0.90	21	
WD &	FC LIGHTING (1) "WA" FCSL50		(6)	135		0.90	13	
AREA SUMMA	RY SCHEDULE						_	
AREA NAME	I/O DIMENSIONS	LUMS / <as< td=""><td>MS> WATTS / SQ F</td><td>T QTY</td><td></td><td></td><td></td><td></td></as<>	MS> WATTS / SQ F	T QTY				
Drive Area	OUT 28.20x164.4	OFt CA (4) <wd> (13)</wd>	0.06	1				
Rear Patio	OUT 81.40x27.10	-t DO (21)	0.06	1				
Front Entry	OUT 87.00×52.00		0.06	1				

 CALCULATION SUMMARY

 AREA NAME
 DIMENSIONS
 GRID / TYPE
 # PTS | SPAC | GROUP
 AVE | MAX | MIN | MAX/MIN | AVE/MIN | AVE/M 149 Wilson Street LUMINAIRE SCHEDULE
TYP SYMBOL DESCRIPTION LAMP
WP FC LIGHTING
(1) "WB" FCSL550 LED-5W (2) | LUMENS | MOUNTING/BALLAST | LLF | QTY 0.90 6 AREA SUMMARY SCHEDULE AREA NAME | I/O | DIMENSIONS | LUMS / <ASMS> | WATTS / SQ FT | QTY
 Patio A
 OUT
 11.10x20.00Ft
 <WP > (1)

 Patio B
 OUT
 26.00x10.00Ft
 <WP > (2)

 Patio C
 OUT
 32.20x16.90Ft
 <WP > (3)

2 PATIO LEVEL PHOTOMETRICS

3414 Monroe Street Madison, WI 53711 ph 608-709-1250

architecture, llc

Project #: 13001.00 Project Name: 151 East Wilson Street Apartments

151 East Wilson Street Madison, WI 53703 Owner:

149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

MADISON I OF TED/

Issued for: No. Description Date

WILSON STREET

SCALE: 1'=10'-0"

Drawn by: MDS

Checked by: CaS4 Architecture

Photometrics



Date:	Approved:
Type:	
Fixture:	
Project:	

FCSL500 Series

Exterior Die-Cast Aluminum Steplight with Die-Cast Faceplate for masonry applications.



ORDERING

EXAMPLE: FCSL503-120V-LED-4K-1000-SS-F-PL

		_					_	
SERIES	VOLTAGE	SOU	RCE/TE	MPERATURE/LAMP	FINI	SH	ACCES	SORIES
FCSL500 ^A	120V	PL		2/26Q 2/32T 42T	BK	Black	DWR	Drywall wings (for remodeling applications)
FCSL502 ^B	277V	INC		2/50W T10 2/60W T10	BZ	Bronze	EC	E-Coat
FCSL503	347V △	HID		39W MH G12 50W MH	CC	Custom Color	EMR	Emergency Backup, Remote (PL only, LED \triangle)
FCSL504				70W MH G12	SL	Silver	F	Fuse
		LED	3K	500 Lumens min.	WH	White	PCL	Polycarbonate Lens (LED and PL only)
			4K	1000 Lumens min.	SS	Stainless Steel (SL502 & SL503 only)	PL	Prismatic Lens
\triangle contact factory				1500 Lumens min.			QR	Quartz Re-Strike (HID integral ballast)
^A 500 Lumens only	1						SLH	Spread Lens, Horizontal
^B 500 or 1000 Lum	nens only						SLV	Spread Lens, Vertical

SPECIFICATION

MOUNTING

Concrete pour. Use DWR accessory for drywall applications.

CONSTRUCTION

- (FCSL502, FCSL503) Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum construction. Faceplate is 316 stainless steel.
- (FCSL504) Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum construction.

LED

Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen
depreciation greater than L70. All of our luminaires are tested to LM 80 with a minimum CRI of 80 and color consistency of step 4
MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V. Consult factory for dimming, all RGB color changing
and any single color options.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty. 5 year-limited warranty.
- Stainless steel finish (FCSL502, FCSL503).

ELECTRICAL

- Socket PL: Four pin plug-in type compact fluorescent lamp holder (lamp by others). INC (120V only): Mini can base for incandescent quartz or medium based porcelain socket. HID: G12 Socket
- **Ballast** PL: Fluorescent electronic, UL listed ballast standard. HID: Electronic ballast standard. Ballast has a manufacturer issued warranty up to 5 years. Please consult factory for other voltage options.

LISTING

• UL & cUL listed for interior and exterior wet locations. IP65 rating.

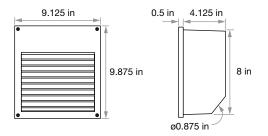
FC Lighting, Inc. reserves the right to change details or specifications without notice. Product use certifies agreement to FC Lighting's terms and conditions.



PHOTOMETRY

DIMENSIONS

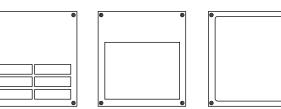
FCSL500



FCSL502

FCSL503

FCSL504



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



Date:	Approved:
Туре:	
Fixture:	
Project:	

FCSL550 Series

Exterior Die-Cast Mini Step Light with Die-Cast or 316 Stainless Steel Faceplate.







FCSL550

FCSL552

FCSI 553

ORDERING

EXAMPLE: FCSL550-120V-LED-4K-95-SL-F

SERIES	VOLTAGE	SOURCE/T	EMPERATURE/LAMP	FINIS	Н	ACCES	SORIES
FCSL550	120V	INC	10W G4 12V	BK	Black	DWR	Drywall wings (for remodeling applications)
FCSL552	277V	LED 3K	95 Lumens *min	BZ	Bronze	EC	E-Coat
FCSL553	347V △	4K	190 Lumens *min	CC	Custom Color	F	Fuse
				SL	Silver	PCL	Polycarbonate Lens (LED and PL only)
				WH	White		
\triangle contact factory				SS	Stainless Steel▲		
▲FCSL552, FCSL5	553 only						

SPECIFICATION

MOUNTING

Concrete pour. Use **DWR** accessory for drywall applications.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum construction.
- Clear (FCSL550) or opal, tempered lens.
- 316 stainless steel (FCSL552, FCSL553 opal lens standard).
- Precision formed semi-specular aluminum reflector.
- Neoprene continuous closed cell urethane 'O' ring gasket. Captive stainless steel, tamper resistant hex socket screws.

LED

*Stated minimum lumens are delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are tested to LM 80 with a minimum CRI of 80 and color consistency of step 4 MacAdam Ellipse. Integral power supply standard. Input voltage 120V or 277V. Consult factory for dimming, all RGB color changing and any single color options.

FINISH

Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty. 5 year-limited warranty. Brushed 316 stainless steel (FCSL552, FCSL553 only).

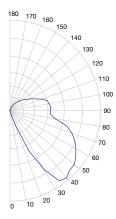
Ballast UL listed electronic driver standard with 5 year manufacturers warranty.

UL & cUL listed for interior and exterior wet locations. IP65 rating.

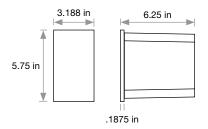


PHOTOMETRY

FCSL550



PVC - DIMENSIONS



PVC Outer Housing

DIMENSIONS

FCSL550 FCSL552 FCSL553 3.5625 in 3.5625 in 3.5625 in 5.5 in 5.5 in 5.5 in 5.86 in 5.3125 in 5.86 in 5.3125 in 5.86 in 5.3125 in Faceplate Inner Housing Faceplate Inner Housing Faceplate Inner Housing

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

HALO

The Halo ML56 LED Downlighting System is a series of modular LED Light Modules for use with designated 5" or 6" ML56 LED trims in new construction, remodel and retrofit installation.

Compatible with Halo 5" H550 and 6" H750 Series LED housings. And in retrofit of existing housings the ML56 Series fits 5" or 6" Halo, All-Pro, and other compatible 5" or 6" housings. ML56 system offers shallow trins for installation in Halo, All-Pro and other 5" or 6" compatible shallow housings. ML56 Light Modules are offered in 600 Series, 900 Series, and 1200 Series, 80CRI or 90CRI, and four color temperatures 2700K, 3000K, 3500K, 4000K. ML56 Light Modules are universal voltage 120V – 277V and dimmable at 120V. The ML56 lens provides uniform diffuse illumination standard. ML56 - 1200 Series offers narrow flood (NFL) beam forming reflector as an optional accessory. Wet location listed with reflector and baffle trims (directional eyeball trims damp listed). Halo ML56 Series offers high performance LED downlighting in a flexible modular selection.

Catalog #	Туре
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

MECHANICAL

Light Module

- Module includes LED package, LED driver, heat sink, and lens
- Durable die-cast aluminum construction.
- Heat sink designed to conduct heat away from the LED keeping the junction temperatures below specified maximums, even when installed in insulated ceiling environments

Optics

- Diffuse lens is standard on all 1200 Series LED light modules
 Impact-resistant polycarbonate
- Convex form for lamp-like appearance
- High lumen transmission
- Optional beam forming optic replaces diffuse lens and provide narrow flood (NFL) distribution. Beam forming optic is field installed. Order separately (accessories).

MOUNTING

- Light Modules attach to reflector and baffle trims via locking tabs, and attach to eyeballs via keyed twist-to-lock mating bosses
- The complete light module and trim assembly installs into housings with precision formed torsion springs located on the trim
- An alternate option using the retrofit adapter band (ML7RAB) when housing does not have receivers for torsion springs.

Housing Compatibility

A complete ML56 system includes a LED Light Module, LED trim, and a compatible housing (new construction, remodel, or existing retrofit). Housing compatibility in the ML56 System is determined by the ML56 trim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to Housing – Trim Compatibility in this document.

I FD

- 1200 Series = 1200 design lumens typical. Delivered lumens vary upon 5" or 6" trim, color temperature, and trim finish.
- Color Temperature options: 2700K, 3000K, 3500K, 4000K
- CRI: 80
- L70 at 50,000 hours, projected in accordance with IESTM-21
- LED is a chip on board design consisting of a multiple LED package with proximity phosphor coating to create one virtual white light source for a productive "cone of light"

COLOR SPECIFICATION & QUALITY STANDARDS

- Halo employs a tight chromaticity specification to ensure LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) consistency over the useful life of the LED
- Halo LED chromaticity specification of 3 SDCM, with 5 SDCM at rated life, provides color uniformity and exceeds ENERGY STAR® color standards per ANSI C78.377-2008.

- Every Halo LED Light Module is quality tested and performance measured, and then serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED's serialized testing and measurement process ensures color and lumen consistency on a per-unit basis, and also validates long-term product consistency over time
- Halo ML56 LED Light Modules include lumen, CRI, and CCT designations in the model number
- Example: ML5612830 <u>56</u> <u>12</u> <u>8</u> <u>30</u>

56 = 5" / 6" aperture series **12** = 1200 lumen

8 = >80 CRI

30 = 3000K nominal CCT

ELECTRICAL POWER CONNECTIONS

- LED connector is a non-screw base luminaire disconnect offering easy installation in Halo 5" H550 Series and 6" H750 Series housings (per LED trim 5" or 6").
- LED Connector meets highefficacy luminaire requirements for a non-screw base socket, and where required to qualify as a high-efficacy luminaire.
- The included E26 medium screw-base Edison adapter provides easy retrofit of incandescent housings (see Housing Compatibility).

Ground Connection

 Separate grounding cable included on the module for attachment to the housing during installation.



ML56 LED System

1200 Series with Beam Forming Reflector Option 80 CRI

> ML5612827 ML5612830 ML5612835 ML5612840

5-Inch and 6-Inch 1200 Lumen LED Light Module for New Construction, Remodel and Retrofit

For use with 59x and 69x Series 5" and 6" Trims

FOR USE IN INSULATED CEILING AND NON-INSULATED CEILING RATED HOUSINGS

HIGH EFFICACY LED WITH INTEGRAL DRIVER - DIMMABLE

ENERGY DATA

ML56 1200/80 Series

(Values at non-dimming line voltage)
Minimum Starting Temp: -30°C (-22°F)
EMI/RFI: FCC Title 47 CFR, Part 18,
(Consumer)

Sound Rating: Class A

Input Voltage: UNV 120V-277V

Power Factor: >0.95 @ 120V and >0.9 @277V Input Frequency: 50/60Hz

THD: <20%

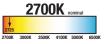
Input Power: 17.5W

Input Current at 120V: 0.14A Input Current at 277V: 0.07A

Driver Compliance: UL8750, Class II rated

Maximum IC (Insulated Ceiling) Ambient Continuous Operating Temperature: 25°C (77°F)

Maximum Non-IC Ambient Continuous Operating Temperature: 40°C (104°F)



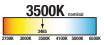
ML5612827

5" or 6" LED 1200 Series Light Module, 80CRI / 2700K



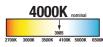
ML5612830

5" or 6" LED 1200 Series Light Module, 80CRI / 3000K



ML5612835

5" or 6" LED 1200 Series Light Module, 80CRI / 3500K



ML5612840

5" or 6" LED 1200 Series Light Module, 80CRI / 4000K





ML56 LED System

1200 Series with Beam Forming Reflector Option 80 CRI

ML5612827 ML5612830 ML5612835 ML5612840

5-Inch and 6-Inch 1200 Lumen LED Light Module for New Construction, Remodel and Retrofit

For use with 59x and 69x Series 5" and 6" Trims

FOR USE IN INSULATED CEILING AND NON-INSULATED CEILING RATED HOUSINGS

HIGH EFFICACY LED WITH INTEGRAL DRIVER - DIMMABLE

LED Driver

- Driver is universal voltage 120V-277V, and may be controlled from a switch in Halo LED housings at 120V, 220V, 230V, 240V, and 277V.
- Driver is dimmable at 120V operation when connected to a compatible dimmer.
- Driver is a high efficiency, electronic power supply providing DC power to the LED.
- Driver meets FCC EMI/RFI Consumer Level limits on 120V main inputs, and is suitable for use in residential and commercial installations.
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable, if replacement should be required.

Dimming

Halo ML56 LED System
 is designed for dimming
 capability to 10% in normal
 operation with standard 120V
 electronic low voltage, LED Rated, and many incandescent
 dimmers. The ML56 Light
 Module has dimming capability
 to 5% with select dimmers
 with low end trim adjustment.
 (Consult dimmer manufacturer
 for dimmer compatibility and
 details. Note, some dimmers
 require a neutral in the
 wallbox.)

Warranty

 Cooper Lighting provides a (5) five year limited warranty on the Halo ML56 LED Light Module.

LED Module in New or Retrofit Existing Construction – Housings other than Halo or All-Pro

- If used in recessed housings other than Halo or All-Pro the Cooper Lighting 5-year limited warranty applies to the LED Light Module and Trim only.
- As with any electrical installation, a qualified electrician must ensure compatibility of use with a particular housing; this includes all applicable national and local electrical and building codes. Installer is responsible to properly and securely retain the LED Module and LED Trim in the housing at time of installation.

COMPLIANCE

Labels

- cULus Listed 1598 Luminaire (Halo and All-Pro housings)
- cULus Listed for Damp Location
- cULus Listed for Wet Location (Protected Ceiling) with baffle and reflector trims only
- IP56 ingress protection rated with baffle and reflector trims
- RoHS Compliant
- May be installed in IC housings in direct contact with insulation* and combustible material
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)

IC and AIR-TITE™

Certified under ASTM-E283 with baffle and reflector trims only. UL/cUL 1598 listed with compatible housings, may be used to meet insulated ceiling* and restricted air-flow requirements such as:

- Washington State Energy Code (WSEC)
- International Energy Conservation Code (IECC)
- New York State Energy Conservation Construction Code (NY-ECCC)
- State of California Title 24 "Recessed Luminaires in Insulated Ceilings."

Qualification

- ENERGY STAR® qualified residential and commercial
- Can be used for State of California Title 24 high efficacy luminaire compliance
- Can be used for Washington State Energy Code (WSEC)
- Can be used for International Energy Conservation Code (IECC) high efficacy luminaire compliance
- * Not for use with housings in direct contact with spray foam insulation.







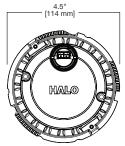


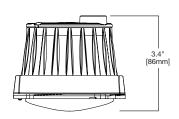


Qualified and compliant. Refer to ENERGY STAR® Qualified Products List and CEC (T24) Appliance Database for listings.

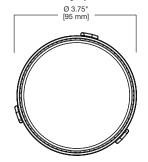
DIMENSIONS

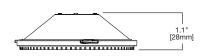
ML56 LED Module





Beam Forming Optic (accessories)







ORDERING INFORMATION

SAMPLE NUMBER: ML5612830 593WB Order LED Module and trim separately.

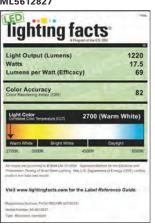
A complete system also includes a compatible housing (new construction, remodel, or existing retrofit). Housing compatibility in the ML56 System is determined by the ML56 frim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to Housing - Trim Compatibility in this document.

ML56 LED Light Modul 1200 Series / 80 CRI ML56 System Accessories IL56-1200 Series eam Forming Optic ML5612827= 5"/6" LED Light Module, 590 Series - 5" LED Trims BFR56NFL=Beam forming ML7RAB=Retrofit Adapter Band for Housings 1200 lumen, 80CRI, 2700K **ML5612830**= 5"/6" LED Light Module, 592SC=5" LED Trim, Specular Reflector & White Flange reflector kit, narrow without Torsion Spring Receivers. 592H=5" LED Trim, Haze Reflector & White Flange flood, 25° nominal The ML7RAB kit supplies parts 1200 lumen, 80CRI, 3000K 592W=5" LED Trim, White Reflector & Flange BFR56MH=Media holder. to retrofit four housings; the kit **ML5612835**= 5"/6" LED Light Module, 1200 lumen, 80CRI, 3500K 593WB=5" LED Trim, White Micro-Step Baffle & Flange accepts one 3.45" includes: 4 - Retrofit Adapter 593BB=5" LED Trim, Black Micro-Step Baffle & White Flange lens. Requires Bands with screws and locking ML5612840= 5"/6" LED Light Module, 1200 lumen, 80CRI, 4000K 594WB=5" LED Directional Trim, White Eyeball, Baffle & Flange BFR56NFL & wire nuts - Shallow and Standard Housings L345SF, order WW595SC=5" Wall Wash Insert - Kick Reflector 595WW=5" LED Trim, Wall Wash - Specular Reflector, separately. for 595WW (1-included with trim) L345SF=3.45" diameter soft Repositionable Specular Kick Reflector, White Flange Double or Corner Wall Wash**

WW695SC=6" Wall Wash Insert - Kick Reflector **596WB=**5" LED Trim, White Shallow Baffle & Flange – Shallow focus lens. Requires for 695WW (1-included with trim) and Standard Housings BFR56NFL and Double or Corner Wall Wash** BFR56MH, order 690 Series - 6" LED Trims TRM590WH=5" LED Oversize Trim Ring for use separately. with 59* series trims, White 6.3" I.D., 7.5" O.D. Ring slips over 692SC=6" LED Trim, Specular Reflector & White Flange 692H=6" LED Trim, Haze Reflector & White Flange 692W=6" LED Trim, White Reflector & Flange LED trim. Inset design allows 5" 693WB=6" LED Trim, White Micro-Step Baffle & Flange trim to fit into oversize ring for an 693BB=6" LED Trim, Black Micro-Step Baffle & White Flange even trim surface 694WB=6" LED Directional Trim, White Eyeball, Baffle & Flange TRM690WH=6" LED Oversize Trim Ring for use - Shallow and Standard Housings with 69* series trims, White 6.9" I.D., 9.5" O.D. Ring slips over 695WW=6" LED Trim, Wall Wash - Specular Reflector, Repositionable Specular Kick Reflector, White Flange LED trim. Inset design allows 6" 696WB=6" LED Trim, White Shallow Baffle & Flange – for use trim to fit into oversize ring for an with Shallow and Standard Housings even trim surface **Wall Wash Trims 595WW and 695WW Feature an exclusive Repositionable Kick Reflector for fine-tuning adjustment of the wall wash effect. The WW595SC and WW695SC are Repositionable Kick Reflectors sold separately for addition to the Wall Wash Trim when a double or corner wall wash is needed, or for replacement of original kick reflector included with the trim.

LIGHTING FACTS

ML5612827

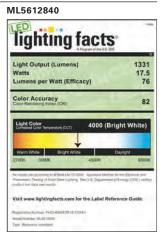


ML5612830



ML5612835





Housing compatibility in the ML56 System is determined by the ML56 trim dimensions. ML56 trims are available in 5" and 6" aperture (5" = 59xx series and 6" = 69xx series trims). Refer to *ML56 TRIMS* in this document. (Note "X" in the trim model number denotes finish code.)

Halo and All-Pro UL Listed Compatibility

6" Trims: 692X, 693X, 694X, 695X, 696X (ML56 1200 Series not for use with 693TBZB, 693SNB, 694TBZB, 694SNB models.) (Note shallow housings for use with 694X trims only)

HALO - LED Housings with LED luminaire connector - high-efficacy compliant								
	Catalog Number	Description						
	Standard Housings							
	H750ICAT	6" LED, Insulated Ceiling, AIR-TITE, New Construction Housing						
11410	H750RICAT	6" LED, Insulated Ceiling, AIR-TITE, Remodel Housing						
HALO	H750T	6" LED, Non-IC, AIR-TITE, New Construction Housing						
	H750TCP	6" LED, Non-IC, New Construction/Remodel Chicago Plenum Housing						
	H750RINTD010	6" LED, Non-IC, AIR-TITE, Remodel Housing (International CE Mark and UL/cUL Listed)						
	Shallow Housings							
	H2750ICAT	6" LED, Shallow, Insulated Ceiling, AIR-TITE, New Constr. (use with 694X trims only)						

HALO and All-Pro - In	ncandescent E26 Screwba	se Housings
	Catalog Number	Description
	Standard Housings	
	H7ICAT	6" Insulated Ceiling, AIR-TITE New Construction Housing
	H7RICAT	6" Insulated Ceiling, AIR-TITE Remodel Housing
	H7ICT	6" Insulated Ceiling, New Construction Housing
	H7RICT	6" Insulated Ceiling, Remodel Housing
шаго	H7ICATNB	6" Insulated Ceiling, AIR-TITE New Construction Housing, No Socket Bracket
HALO	H7ICTNB	6" Insulated Ceiling, New Construction Housing, No Socket Bracket
	Н7Т	6" Non-IC, New Construction Housing
	H7RT	6" Non-IC, Remodel Housing
	H7TNB	6" Non-IC, New Construction Housing, No Socket Bracket
	Н7ТСР	6" Non-IC, Chicago Plenum, New Construction/Remodel Housing
	H7UICT	6" Insulated Ceiling, Universal New Construction Housing (use with 694X and 696X trims only)
	H7UICAT	6" Insulated Ceiling, Universal, AIR-TITE, New Construction Housing (use with 694X and 696X trims only)
	EI700AT	6" Insulated Ceiling, AIR-TITE New Construction Housing
	EI700RAT	6" Insulated Ceiling, AIR-TITE Remodel Housing
	El700	6" Insulated Ceiling, New Construction Housing
	EI700R	6" Insulated Ceiling, Remodel Housing
ALL-PRO	EI700ATNB	6" Insulated Ceiling, AIR-TITE New Construction Housing, No Socket Bracket
ALL-PNU	EI700NB	6" Insulated Ceiling, New Construction Housing, No Socket Bracket
	EI700U	6" Insulated Ceiling, Universal New Construction Housing
	EI700UAT	6" Insulated Ceiling, Universal, AIR-TITE, New Construction Housing
	ET700	6" Non-IC, New Construction Housing
	ET700R	6" Non-IC, Remodel Housing

HALO and All-Pro - Incandescent E26 Screwbase Housings - continued					
	Catalog Number	Description			
	Shallow Housings				
	H27ICAT	6" Shallow, Insulated Ceiling, AIR-TITE New Construction (use with 694X trims only)			
HALO	H27RICAT	6" Shallow, Insulated Ceiling, AIR-TITE Remodel Housing (use with 694X trims only)			
HALU	H27ICT	6" Shallow, Insulated Ceiling, New Construction Housing (use with 694X trims only)			
	H27RICT	6" Shallow, Insulated Ceiling, Remodel Housing (use with 694X trims only)			
	H27T	6" Shallow, Non-IC, New Construction Housing (use with 694X trims only)			
	H27RT	6" Shallow, Non-IC, Remodel Housing (use with 694X trims only)			
	EI2700AT	6" Shallow, Insulated Ceiling, AIR-TITE New Construction (use with 694X trims only)			
	El2700	6" Shallow, Insulated Ceiling, New Construction Housing (use with 694X trims only)			
ALL-PRO	EI2700R	6" Shallow, Insulated Ceiling, AIR-TITE Remodel Housing (use with 694X trims only)			
	ET2700	6" Shallow, Non-IC, New Construction Housing (use with 694X trims only)			
	ET2700R	6" Shallow, Non-IC, Remodel Housing (use with 694X trims only)			

Halo LED Retrofit Enclosures			
	Catalog Number	Description	
HALO	ML7BXRFK	6" Retrofit Enclosure, Non-IC, BX Whip	
	ML7E26RFK	6" Retrofit Enclosure, Non-IC, E26 Screw base Interface	

5" Trims: 592X, 593X, 594X, 595X, 596X (ML56 1200 Series not for use with 593TBZB, 593SNB, 594TBZB, 594SNB models.) (Note shallow housings for use with 594X trims only)

HALO - LED Housings with LED luminaire connector - high-efficacy compliant				
	Catalog Number	Description		
HALO	H550ICAT	5" LED, Insulated Ceiling, AIR-TITE, New Construction Housing		
	H550RICAT	5" LED, Insulated Ceiling, AIR-TITE, Remodel Housing		

HALO and All-Pro - Incandescent E26 Screwbase Housings					
	Catalog Number	Description			
	Standard Housings				
	H5ICAT	5" Insulated Ceiling, AIR-TITE New Construction Housing			
HALO	H5RICAT	5" Insulated Ceiling, AIR-TITE Remodel Housing			
	Н5Т	5" Non-IC, New Construction Housing			
	H5RT	5" Non-IC, Remodel Housing			
	н5ТМ	5" Non-IC, New Construction Housing (Canada)			
	EI500AT	5" Insulated Ceiling, AIR-TITE New Construction Housing			
ALL-PRO	EI500RAT	5" Insulated Ceiling, AIR-TITE Remodel Housing			
ALL-Phu	ET500	5" Non-IC, New Construction Housing			
	ET500R	5" Non-IC, Remodel Housing			
HALO	Shallow Housings				
HALU	H25ICAT	5" Shallow, Insulated Ceiling, AIR-TITE New Construction (use with 594X trims only)			



HOUSINGS - UL Classified for retrofit compatibility

6" Trims: 692X, 693X, 694X, 695X, 696X (ML56 1200 Series not for use with 693TBZB, 693SNB, 694TBZB, 694SNB models.)

Juno	IC22, IC22R, IC22W, IC22S, IC23, IC23W, TC2, TC2R, IC2				
Capri	CR1, PR1, QL1				
Elco	HL7ICA (EL7ICA)				
Lithonia	LC6, L7X				
Thomas	PS1				
Commercial Electric	C7ICA, H3				
Progress	P87-AT †				
Lightolier	1104lCx †, 1104lC †				

[†] Requires ML7RAB retrofit adapter band (ordered separately); for use in housings without torsion springs.

Juno®, Capri, Lightolier®, Lithonia Lighting®, Thomas® Lighting, Elco Lighting®, Progress® Lighting and Commercial Electric™ and their product brand names, where identified above, are tradenames or trademarks of each respective company and Cooper makes no representations on these trademarks.

ML56 1200 SERIES COMPLIANCE TABLE 80 CRI LED Modules with ML56 Trims

	ML5612827	ML5612830	ML5612835	ML5612840
593BB	T24, ES, WSEC, IECC			
693BB	T24, ES, WSEC, IECC			
592H	T24, ES, WSEC, IECC			
592W	T24, ES, WSEC, IECC			
592SC	T24, ES, WSEC, IECC			
593WB	T24, ES, WSEC, IECC			
595WW	T24, ES, WSEC, IECC			
692H	T24, ES, WSEC, IECC			
695WW	T24, ES, WSEC, IECC			
693WB	T24, ES, WSEC, IECC			
692SC	T24, ES, WSEC, IECC			
692W	T24, ES, WSEC, IECC			
596WB	T24, ES, WSEC, IECC			
696WB	T24, ES, WSEC, IECC			
694WB	T24, ES, WSEC, IECC			
594WB	T24, ES, WSEC, IECC			

*Code Descriptions:

ES = ENERGY STAR® Qualified Luminaire

T24 = California Energy Commission Building Energy Efficiency Standards, Title 24 - High Efficacy Luminaire

IECC = International Energy Conservation Code "High Efficacy"

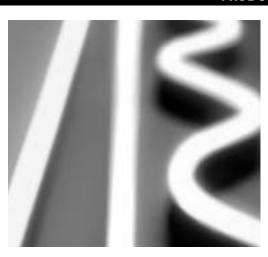
WSEC = Washington State Energy Code - High Efficacy Luminaire



	Trim	ML5612827		ML5612830		ML5612835		ML5612840	
	Catalog #	Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
	592H	1166	67	1243	71	1263	72	1272	73
	592SC	1184	68	1263	72	1283	73	1292	74
	592W	1167	67	1245	71	1265	72	1273	73
	593WB	1184	68	1263	72	1283	73	1292	74
	593BB	812	46	866	49	879	50	885	51
	596WB	1241	71	1323	76	1344	77	1353	77
끸	594WB	1317	75	1404	80	1427	82	1436	82
0° TILT ANGLE	595WW	1184	68	1263	72	1283	73	1292	74
	692H	1194	68	1274	73	1294	74	1303	74
	692SC	1222	70	1304	74	1324	76	1333	76
	692W	1226	70	1308	75	1328	76	1337	76
	693WB	1220	70	1301	74	1322	76	1331	76
	693BB	893	51	952	54	967	55	974	56
	696WB	1260	72	1344	77	1366	78	1375	79
	694WB	1295	74	1381	79	1403	80	1412	81
	695WW	1205	69	1285	73	1306	75	1315	75
30° TILT ANGLE	594WB	1219	70	1300	74	1320	75	1329	76
	694WB	1138	65	1213	69	1233	70	1241	71
); 								·	







PRODUCT FEATURES

- Four Kelvin temperatures
- Energy efficient
- Long lifetime
- Stable and consistent color temperature
- Low voltage
- Easy to install
- · Cool to the touch
- For use as exterior or interior accent lighting, direct view or indirect view applications, coves, signage & more

Color Temperatures (+/- 10%)

- 2800°K
- 3500°K
- 4500°K
- 6500°K

Diffuser Color

· Light amber hue (when not illuminated)

Lengths Available

- 2', 4', 6', 8' (610 mm, 1219 mm, 1830 mm, 2438 mm)
- 2' (610mm) field cuttable pieces
- Illuminated outside corner pieces
- Factory custom lengths available to the nearest 1/2" (13mm) +/- 0.25" (6mm)
- Factory convex or concave bends to minimum Low Voltage Cable inside radius of 12" (305mm)
- Factory "easy bends" to 3/16" (5mm) radius
- Gentle field bends to a 72" (1830mm) radius²

Power Supply

- Class 2 24 VDC, 100 Watts must be supplied by iLight
- Primary voltage: 120 or 120-277 depending on model
- Secondary voltage: 24VDC 4.1 A Max
- Maximum illumination length of a single 100W power supply: 20 feet (6.10m)

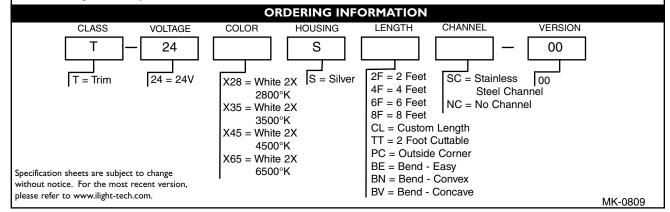
Power Supply Tips

- 20% overage for breaker for primary current draw
- · Do not plug multiple power supplies into one run of Plexineon
- · All iLight power supplies should be on an independent circuit
- Recommend surge protection upstream from power supply
- · Verify correct voltage prior to wiring to non-switching power supplies

Maximum distance of low voltage cable in any given run:

- 14 AWG: 40 feet (12.19m)
- 12 AWG: 60 feet (18.29m)
- 10 AWG: 100 feet (30.48m)

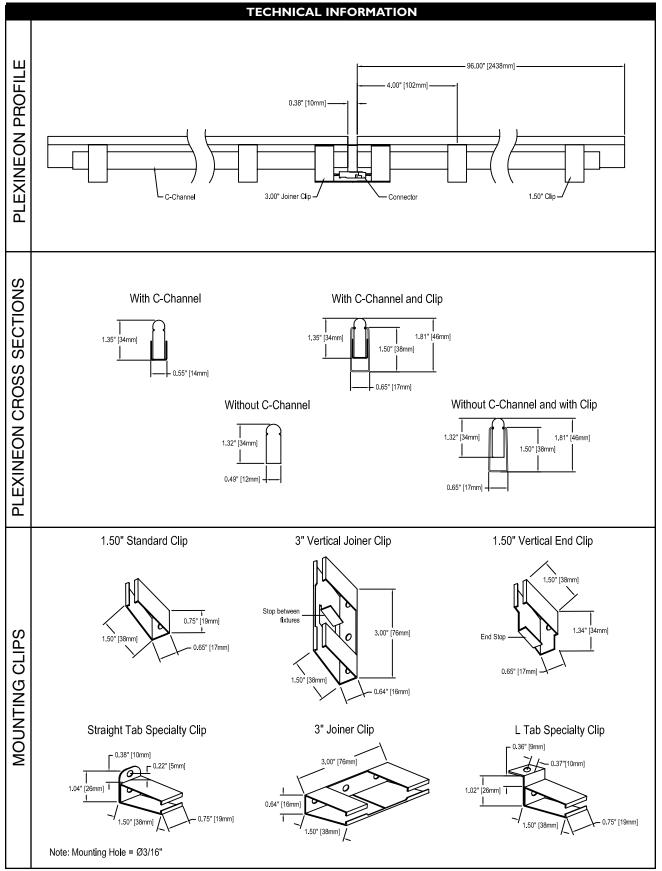
- I. Drawing required for production
- 2. Field bending allowed only on fixtures without C-channel



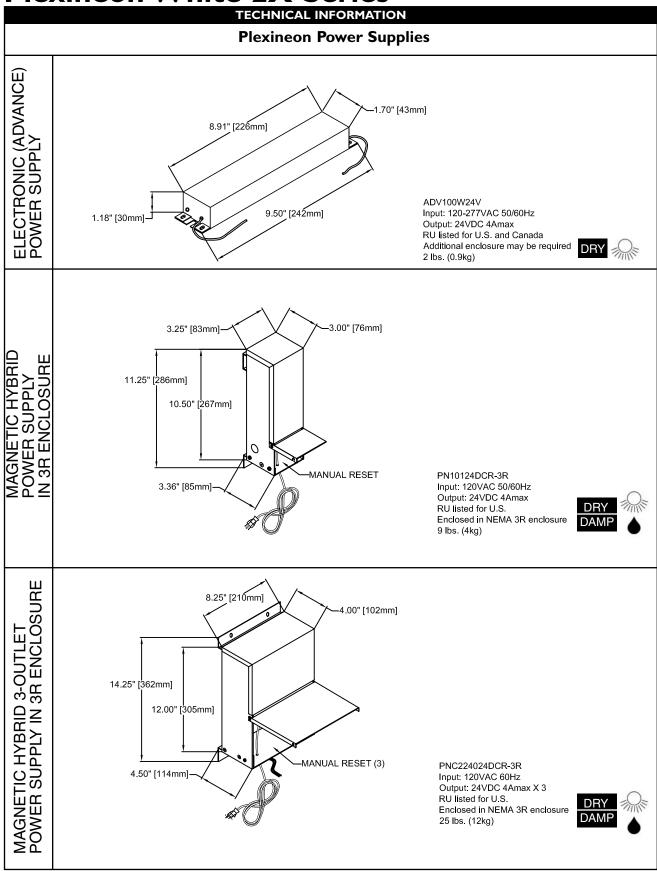


	TECHNICAL INFORMATION				
MECHANICAL	 Width & Height Housing 0.55"(14mm)w x 1.35"(34mm)h with C-channel UV and impact resistant acrylic diffuser UV resistant plastic channel Stainless steel C-channel for mechanical support Minimum Piece Spacing Linear (end to end) = 3/8" (10mm) Parallel (edge to edge) = 1" (25mm) *The minimum space for ventilation surrounding the Plexineon product is 1.0". This distance should be maintained on the three sides, left and right of the product as well as in front of product. Other configurations subject to specific application testing. 	 Mounting Stainless steel spring mounted clips Clips to be 2" (51mm) in from end of piece and no more than 2' (610mm) maximum between clips Power Supply Weight Electronic (Advance) Power Supply is 2 lbs. (0.9 kg) Outdoor Magnetic Hybrid Power Supply is 9 lbs. (4 kg) Power Supply Dimensions Electronic (Advance) = 9.50" x 1.18" x 1.70" (242mm X 30mm X 43mm) Outdoor Magnetic Hybrid= 11.25" x 3.25" x 3.36" (286mm x 83mm X 85mm) 			
ELECTRICAL	Load Voltage 24 V DC Load Current 180 mA/foot at 24 V DC (591 mA/meter) 4.32 watts/foot (14.17 watts/meter) Maximum Run Length 20 feet (6.10m) with an iLight approved power supply	 DC Cable 14 AWG, PVC/Nylon Type TC 600 Volt power and control cable or equivalent FT-4 fire rating Class 2 wiring system Connectors: Molex Splashproof - JIS D0203 S2 Electrical Tips Only use iLight approved power supplies Do not cut non-cuttable pieces 			
ENVIRONMENTAL	-25°C to 40°C (-13°F to 104°F) Storage Temperature Range -25°C to 75°C (-13°F to 167°F)	 Certification Plexineon is MetLabs listed. MetLabs is a Nationally Recognized Testing Laboratory (NRTL). Complies with UL 1598 and CSA c22.2 No. 250 in Luminaire, Wet location listed. Power Supplies are RU listed. RU stands for Recognized Components by Underwriters Laboratory. 			

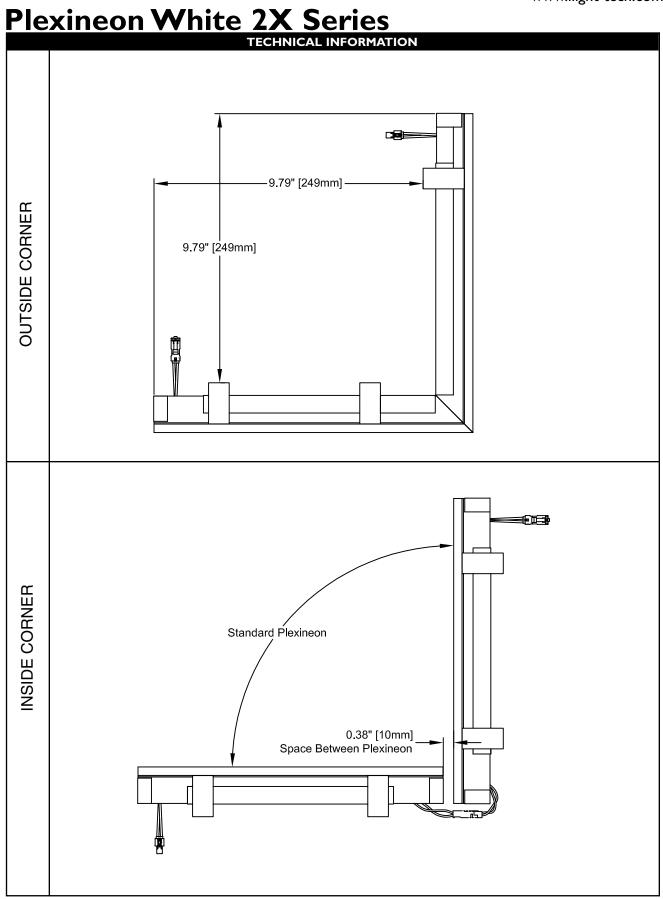




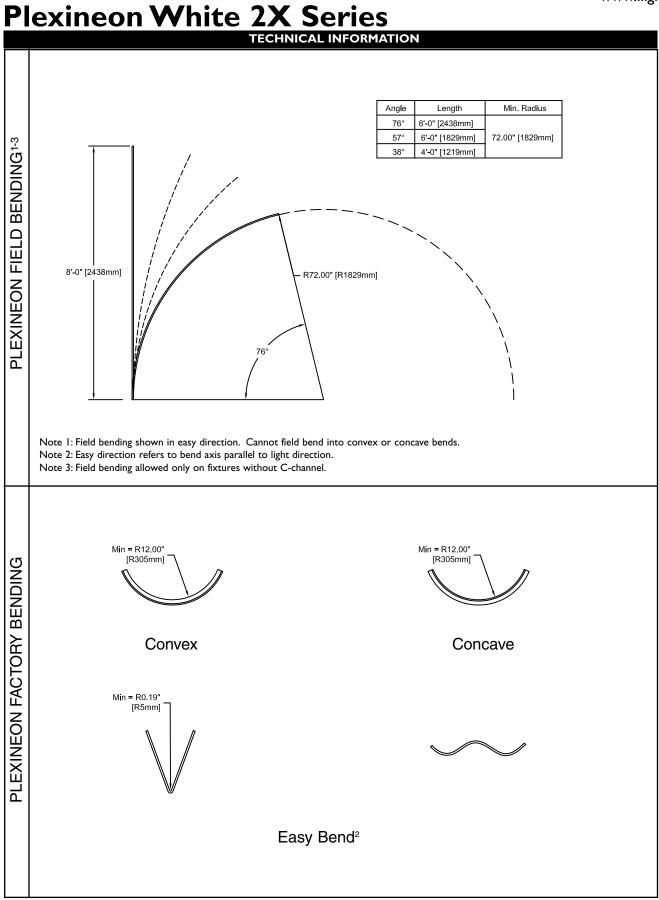












OVERALL FLOOR PLAN - GENERAL NOTES 1. ROOM NUMBERS ON THE PLAN WITH PREFIX "X" ARE UNDERSTOOD TO BE ASSOCIATED WITH THE FLOOR LEVEL; EXAMPLE IS AT THE 9TH FLOOR A ROOM LABELED X01 WOULD BE ROOM 901, AT THE 10TH FLOOR THAT SAME ROOM WOULD BE 1001. 10'-1 1/2" 10'-1 1/2" 8'-2" 13'-0" 17'-2" 13'-0" 17'-2" _____<u>17</u> BIKES; REFER <u>TO__</u> _____<u>C501</u> FOR DETAILS 5'-0" TYP 5'-0" - 6'-0" TYP 8'-9" TYP 20'-3 1/2" 25. BIKES; REFER TO C501 41 PARKING STALLS 40. PARKING, STALLS | FOR DETAILS PARKING LEVEL EL. 77'-9" (1|3 WALL MOUNTED) EL 73'-6" EL 81'-9" 4.BIKES; REFER
TO C501.FOR
DETAILS 17'-0" TYP 17'-0" TYP UNEXCAVATED 17'-0" TYP 22'-3 1/2" 17!-0" TYP | \(\subseteq \) MECHANICAL LL201 18 BIKES 2 OVERALL FLOOR PLAN - LL2
A100 SCALE:1/8"=1'-0"

OVERALL FLOOR PLAN - LL3
SCALE:1/8"=1'-0"

architecture, Ilc

3414 Monroe Street Madison, WI 53711 ph 608-709-1250

Project #: 13001.00 Project Name: 151 East Wilson Street

Apartments 151 East Wilson Street

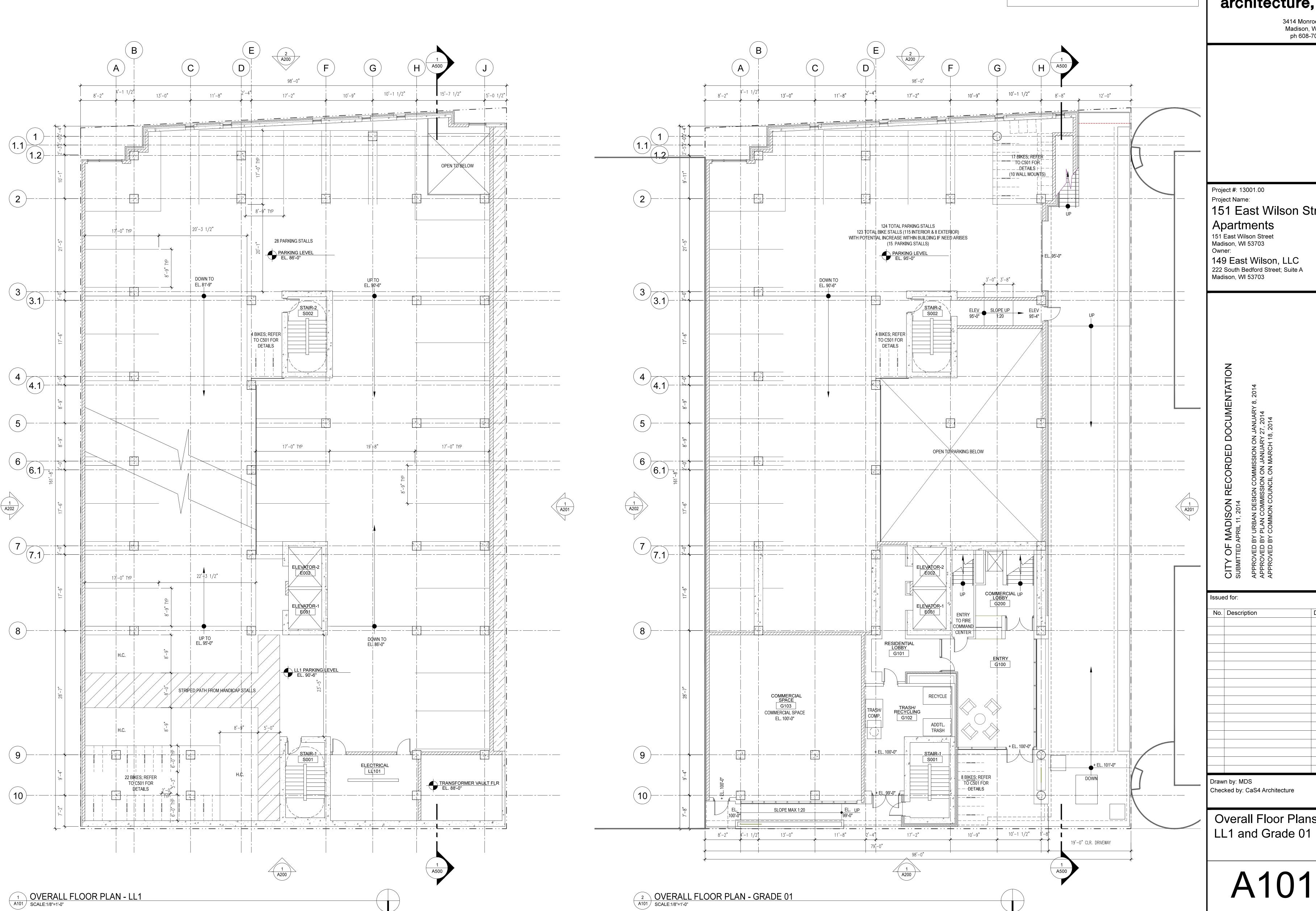
Madison, WI 53703 Owner:

149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

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Checked by: CaS4 Architecture

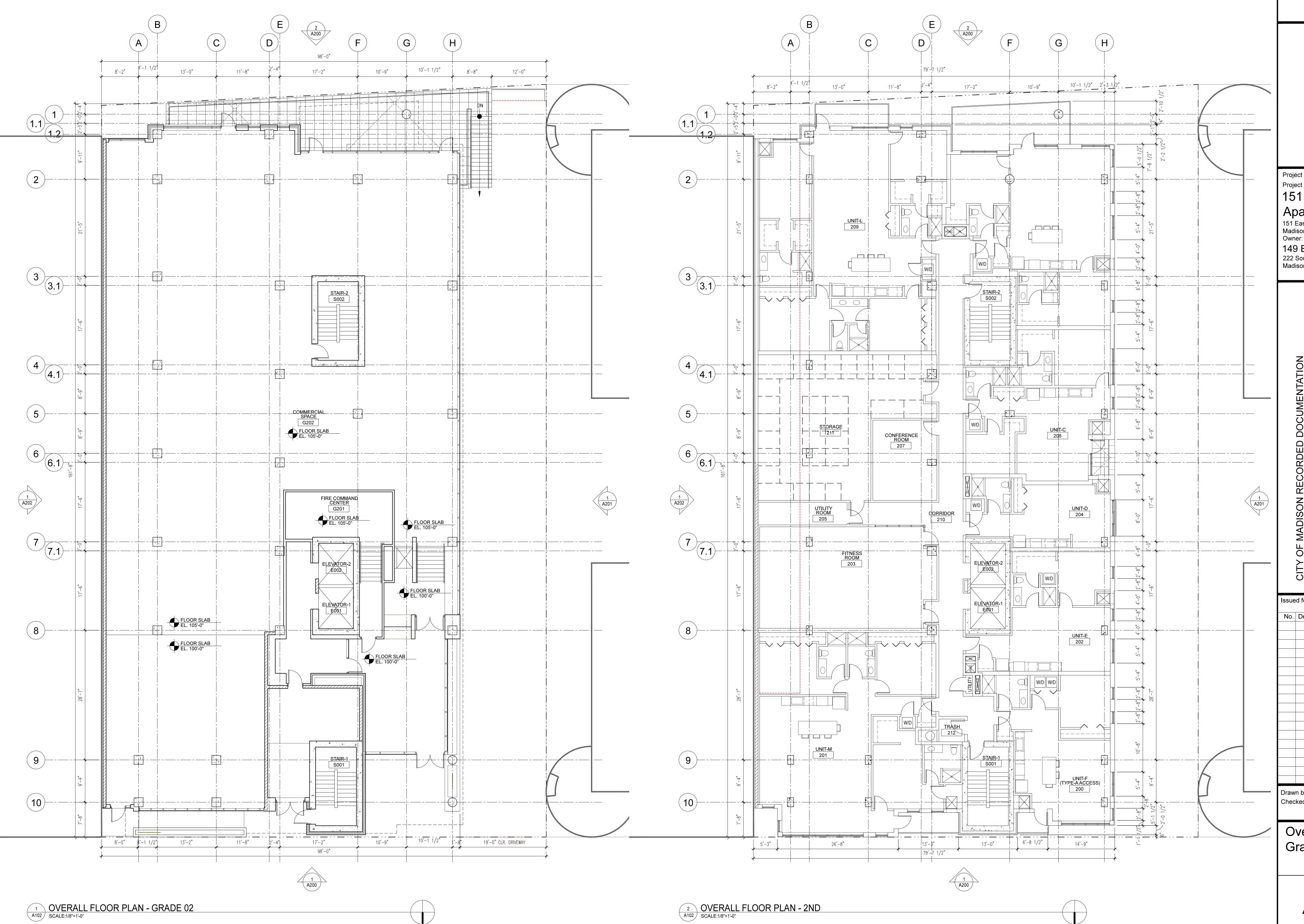
Overall Floor Plans LL3 and LL2



OVERALL FLOOR PLAN - GENERAL NOTES 1. ROOM NUMBERS ON THE PLAN WITH PREFIX "X" ARE UNDERSTOOD TO BE ASSOCIATED WITH THE FLOOR LEVEL; EXAMPLE IS AT THE 9TH FLOOR A ROOM LABELED X01 WOULD BE ROOM 901, AT THE 10TH FLOOR THAT SAME ROOM WOULD BE 1001. architecture, llc 3414 Monroe Street Madison, WI 53711 ph 608-709-1250 Project #: 13001.00 Project Name: 151 East Wilson Street Apartments 151 East Wilson Street Madison, WI 53703 Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703 Issued for: No. Description

Drawn by: MDS Checked by: CaS4 Architecture

Overall Floor Plans Grade 02 and 2nd



1. ROOM NUMBERS ON THE PLAN WITH PREFIX "X" ARE UNDERSTOOD TO BE ASSOCIATED WITH THE FLOOR LEVEL; EXAMPLE IS AT THE 9TH FLOOR A ROOM LABELED X01 WOULD BE ROOM 901, AT THE 10TH FLOOR THAT SAME ROOM WOULD BE 1001. architecture, llc 3414 Monroe Street Madison, WI 53711 ph 608-709-1250 \bigcirc 10'-1 1/2" 2'-3 1 10'-1 1/2" 2'-3 1/2 10'-9" 13'-0" 13'-0" Project #: 13001.00 Project Name: 151 East Wilson Street Apartments <u>UNIT-B</u> UNIT-B X08 151 East Wilson Street Madison, WI 53703 HXC Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703 UNIT-H X05 Issued for: No. Description <u>UNIT-F</u> 300 Drawn by: MDS 10 10 Checked by: CaS4 Architecture Overall Floor Plans 13'-0" 11'-8" 2'-4" 17'-2" 17'-2" 3rd and 4th-5th 74'-4 1/2" 10'-9" 79'-7 1/2" 79'-7 1/2" OVERALL FLOOR PLAN - 4TH-5TH
SCALE:1/8"=1'-0" 1 OVERALL FLOOR PLAN - 3RD SCALE:1/8"=1'-0"

OVERALL FLOOR PLAN - GENERAL NOTES

. ROOM NUMBERS ON THE PLAN WITH PREFIX "X" ARE UNDERSTOOD TO BE ASSOCIATED WITH THE FLOOR LEVEL; EXAMPLE IS AT THE 9TH FLOOR A ROOM LABELED X01 WOULD BE ROOM 901, AT THE 10TH FLOOR THAT SAME ROOM WOULD BE 1001. architecture, Ilc 3414 Monroe Street Madison, WI 53711 ph 608-709-1250 10'-1 1/2" 2'-3 1/2' 17'-2" 13'-0" Project #: 13001.00 Project Name: UNIT-N 1208 151 East Wilson Street Apartments UNIT-B X08 151 East Wilson Street Madison, WI 53703 HWC Owner: W/D 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703 UNIT-H 1207 UNIT-H 1205 UNIT-H X05 UNIT-H 1203 Issued for: No. Description UNIT-F X00 UNIT-Q 1200 Drawn by: MDS Checked by: CaS4 Architecture Overall Floor Plans 6th-11th and 12th OVERALL FLOOR PLAN - 12TH

SCALE:1/8"=1'-0" OVERALL FLOOR PLAN - 6TH-11TH

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

OVERALL FLOOR PLAN - GENERAL NOTES

OVERALL FLOOR PLAN - GENERAL NOTES 1. ROOM NUMBERS ON THE PLAN WITH PREFIX "X" ARE UNDERSTOOD TO BE ASSOCIATED WITH THE FLOOR LEVEL; EXAMPLE IS AT THE 9TH FLOOR A ROOM LABELED X01 WOULD BE ROOM 901, AT THE 10TH FLOOR THAT SAME ROOM WOULD BE 1001. architecture, llc 3414 Monroe Street Madison, WI 53711 ph 608-709-1250 Project #: 13001.00 Project Name: 151 East Wilson Street UNIT-A 1409 Apartments 151 East Wilson Street UNIT-N 1308 Madison, WI 53703 Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703 Issued for: No. Description Drawn by: MDS 10 Checked by: CaS4 Architecture Overall Floor Plans 13th and 14th 1 A200 OVERALL FLOOR PLAN - 14TH
SCALE:1/8"=1'-0" 1 OVERALL FLOOR PLAN - 13TH SCALE:1/8"=1'-0"

OVERALL FLOOR PLAN - GENERAL NOTES 1. ROOM NUMBERS ON THE PLAN WITH PREFIX "X" ARE UNDERSTOOD TO BE ASSOCIATED WITH THE FLOOR LEVEL; EXAMPLE IS AT THE 9TH FLOOR A ROOM LABELED X01 WOULD BE ROOM 901, AT THE 10TH FLOOR THAT SAME ROOM WOULD BE 1001.

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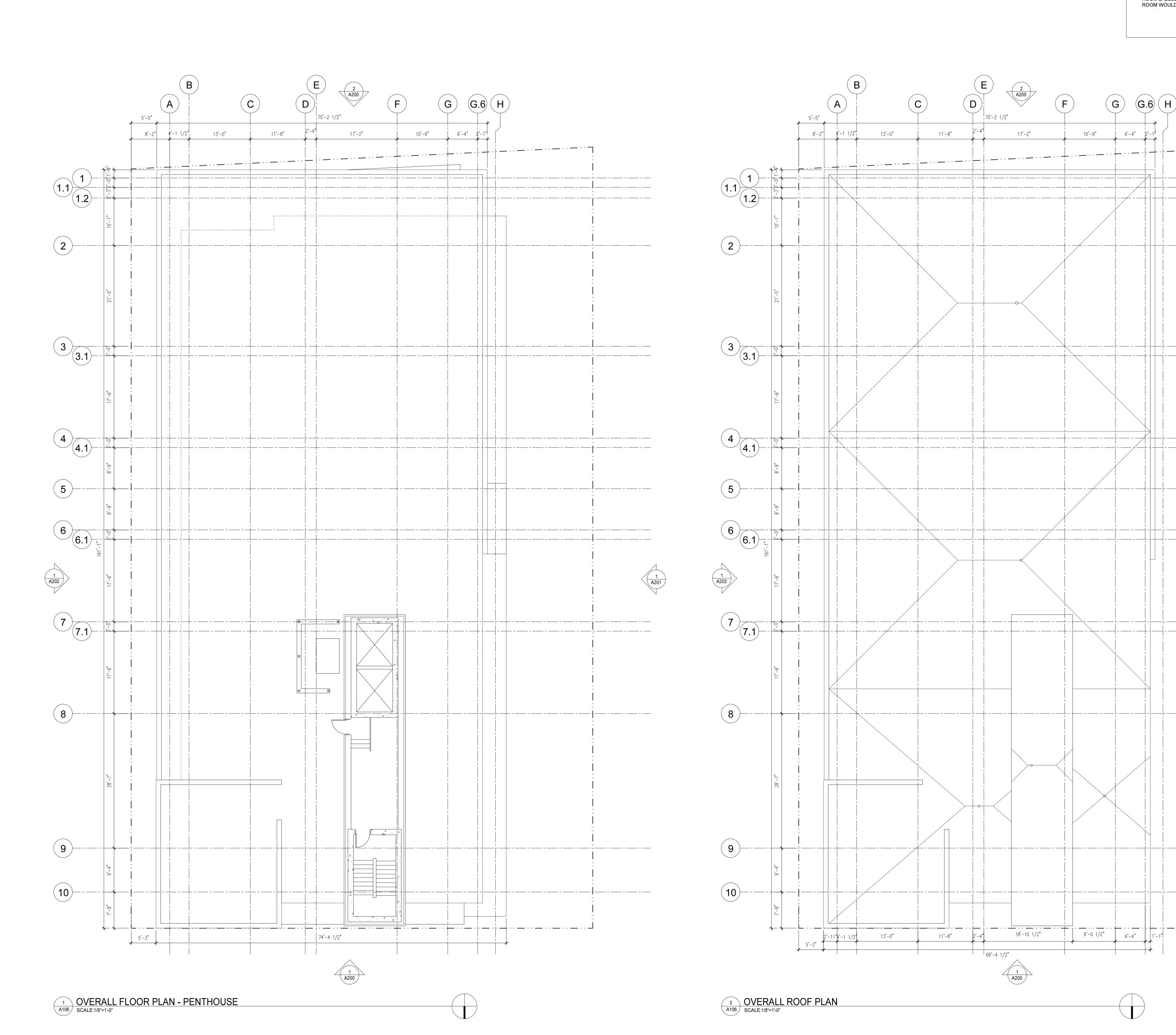
Project #: 13001.00 Project Name: 151 East Wilson Street Apartments

151 East Wilson Street Madison, WI 53703

149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

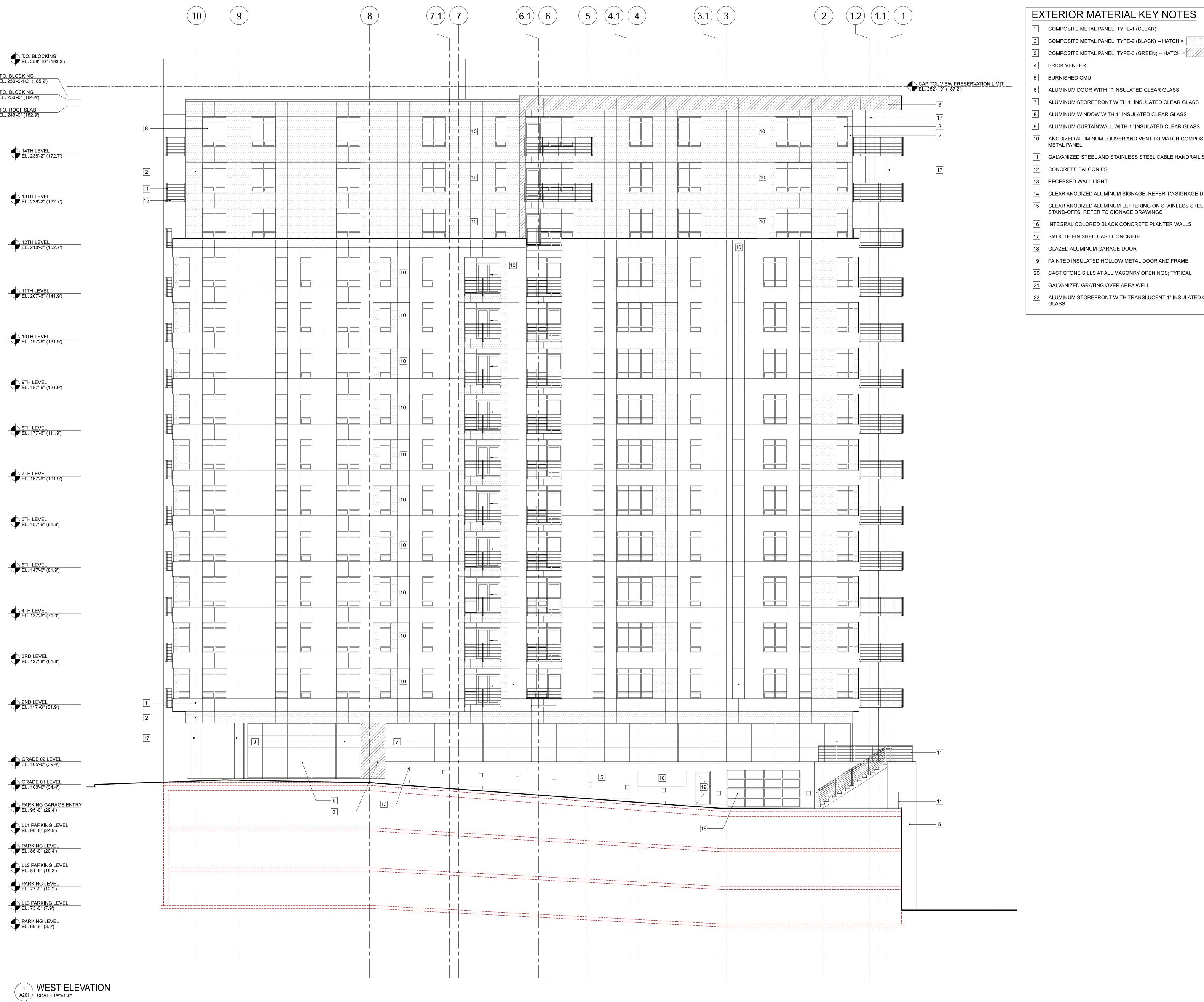
No. Description Drawn by: MDS
Checked by: CaS4 Architecture

Overall Floor Plans Penthouse and Roof





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No.	Description	Date
	n by: MDS ked by: CaS4 Architecture	
NL	orth and South	



EXTERIOR MATERIAL KEY NOTES

- 1 COMPOSITE METAL PANEL, TYPE-1 (CLEAR)
- 2 COMPOSITE METAL PANEL, TYPE-2 (BLACK) -- HATCH =
- 3 COMPOSITE METAL PANEL, TYPE-3 (GREEN) -- HATCH =
- 4 BRICK VENEER
- **BURNISHED CMU**
- ALUMINUM DOOR WITH 1" INSULATED CLEAR GLASS
- ALUMINUM STOREFRONT WITH 1" INSULATED CLEAR GLASS
- ALUMINUM WINDOW WITH 1" INSULATED CLEAR GLASS
- 10 ANODIZED ALUMINUM LOUVER AND VENT TO MATCH COMPOSITE
- METAL PANEL
- 11 GALVANIZED STEEL AND STAINLESS STEEL CABLE HANDRAIL SYSTEM
- 12 CONCRETE BALCONIES
- 13 RECESSED WALL LIGHT
- 14 CLEAR ANODIZED ALUMINUM SIGNAGE; REFER TO SIGNAGE DRAWINGS
- 15 CLEAR ANODIZED ALUMINUM LETTERING ON STAINLESS STEEL STAND-OFFS; REFER TO SIGNAGE DRAWINGS
- 16 INTEGRAL COLORED BLACK CONCRETE PLANTER WALLS
- 17 SMOOTH FINISHED CAST CONCRETE
- 18 GLAZED ALUMINUM GARAGE DOOR
- 19 PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
- 20 CAST STONE SILLS AT ALL MASONRY OPENINGS; TYPICAL
- 21 GALVANIZED GRATING OVER AREA WELL
- 22 ALUMINUM STOREFRONT WITH TRANSLUCENT 1" INSULATED CLEAR



3414 Monroe Street Madison, WI 53711 ph 608-709-1250

Project #: 13001.00 Project Name:

151 East Wilson Street Apartments

151 East Wilson Street Madison, WI 53703

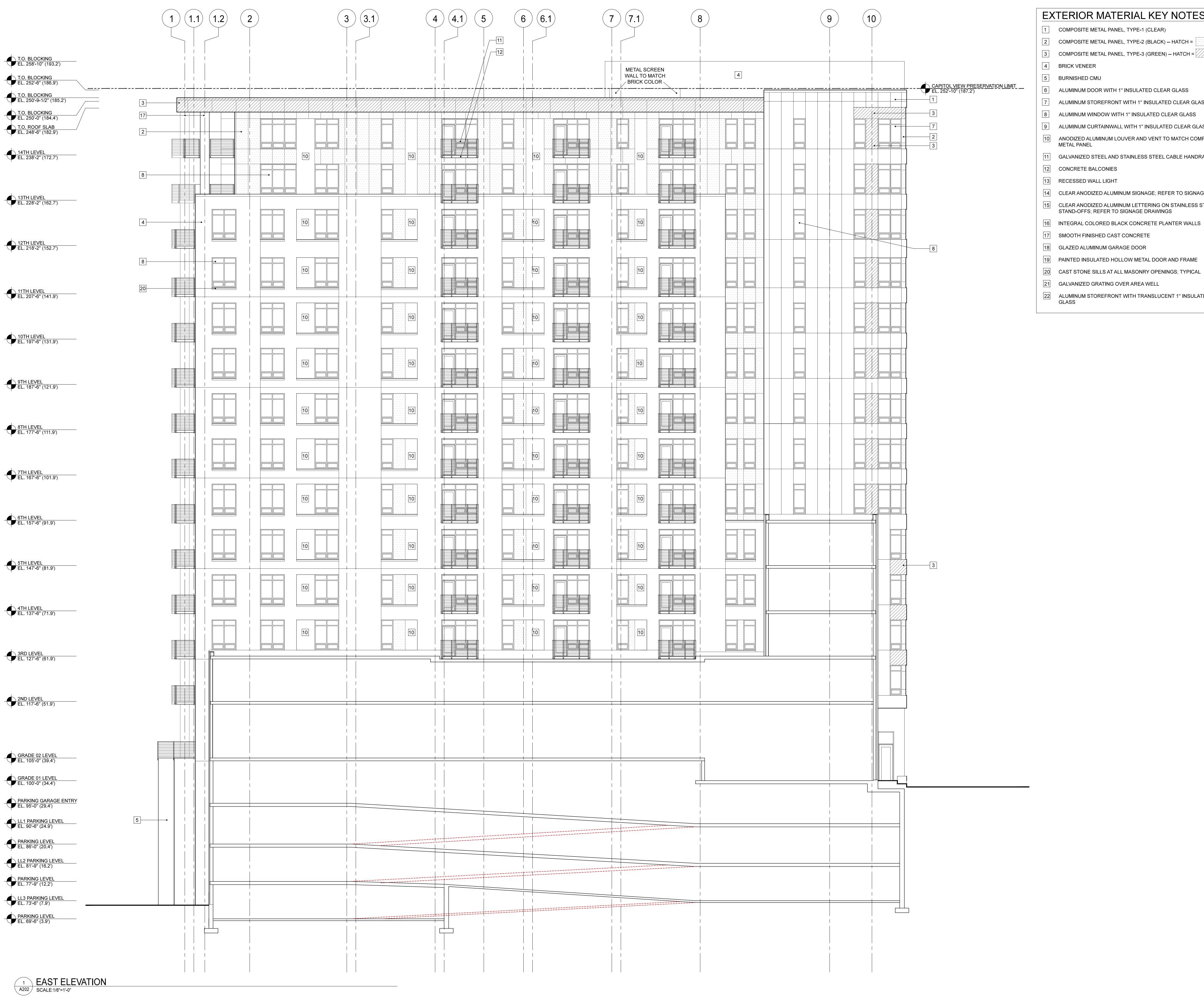
Madison, WI 53703

Owner: 149 East Wilson, LLC 222 South Bedford Street; Suite A

> CITY OF MADISON F SUBMITTED APRIL 11, 2014 PROVED BY URBAN I PROVED BY PLAN CC PROVED BY COMMOI

Issued for: No. Description Date Drawn by: MDS Checked by: CaS4 Architecture

West Elevation



EXTERIOR MATERIAL KEY NOTES

- 1 COMPOSITE METAL PANEL, TYPE-1 (CLEAR)
- 2 COMPOSITE METAL PANEL, TYPE-2 (BLACK) -- HATCH =
- 3 COMPOSITE METAL PANEL, TYPE-3 (GREEN) -- HATCH =
- 4 BRICK VENEER
- 5 BURNISHED CMU
- ALUMINUM DOOR WITH 1" INSULATED CLEAR GLASS
- ALUMINUM STOREFRONT WITH 1" INSULATED CLEAR GLASS
- ALUMINUM WINDOW WITH 1" INSULATED CLEAR GLASS
- ALUMINUM CURTAINWALL WITH 1" INSULATED CLEAR GLASS
- ANODIZED ALUMINUM LOUVER AND VENT TO MATCH COMPOSITE METAL PANEL
- GALVANIZED STEEL AND STAINLESS STEEL CABLE HANDRAIL SYSTEM
- 12 CONCRETE BALCONIES
- 13 RECESSED WALL LIGHT
- CLEAR ANODIZED ALUMINUM SIGNAGE; REFER TO SIGNAGE DRAWINGS
- 15 CLEAR ANODIZED ALUMINUM LETTERING ON STAINLESS STEEL
- STAND-OFFS; REFER TO SIGNAGE DRAWINGS
- 17 SMOOTH FINISHED CAST CONCRETE
- 18 GLAZED ALUMINUM GARAGE DOOR
- 19 PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
- 20 CAST STONE SILLS AT ALL MASONRY OPENINGS; TYPICAL
- 21 GALVANIZED GRATING OVER AREA WELL
- 22 ALUMINUM STOREFRONT WITH TRANSLUCENT 1" INSULATED CLEAR



3414 Monroe Street Madison, WI 53711 ph 608-709-1250

Project #: 13001.00 Project Name:

151 East Wilson Street

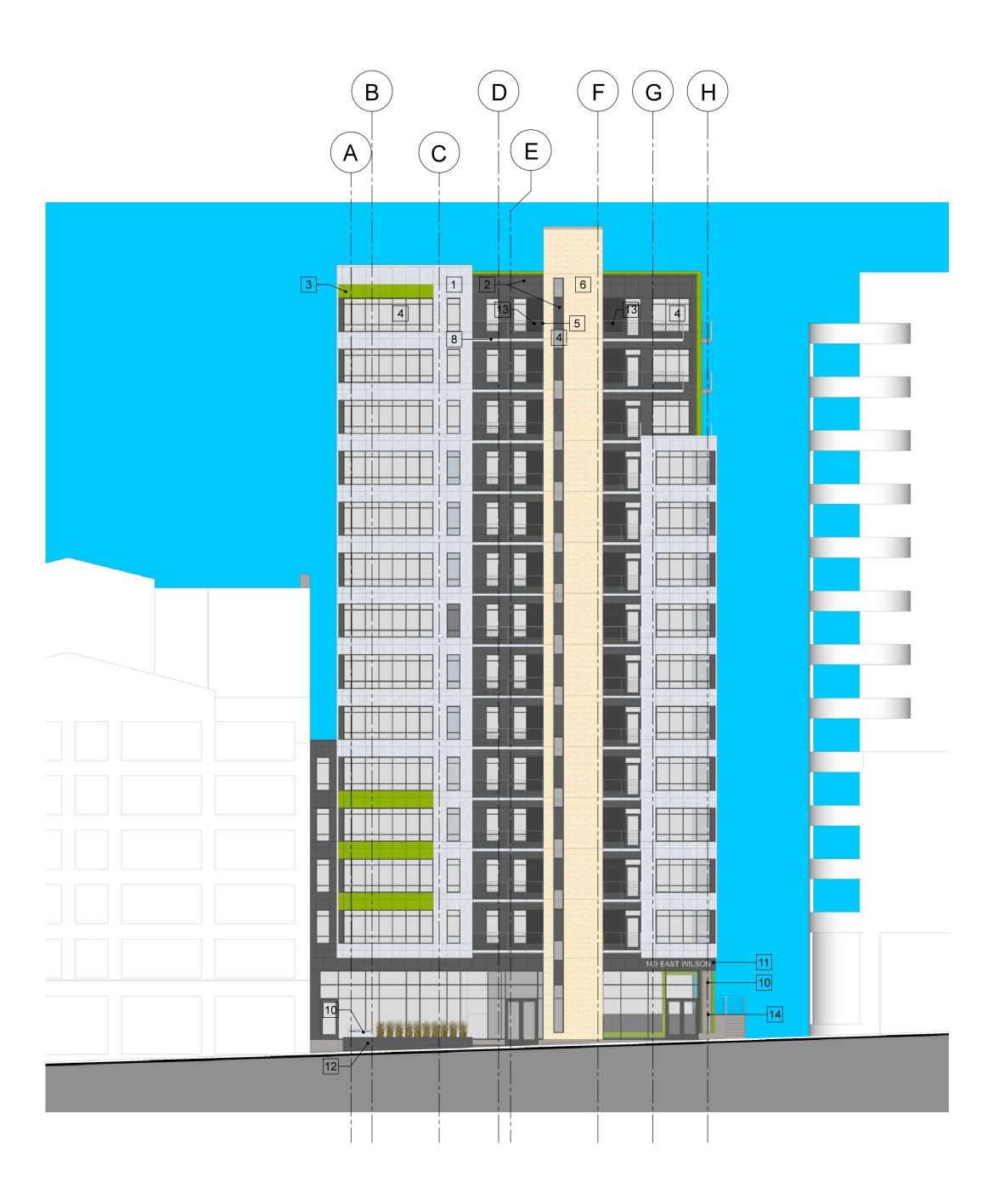
Apartments 151 East Wilson Street Madison, WI 53703

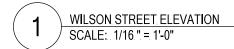
Owner: 149 East Wilson, LLC

222 South Bedford Street; Suite A Madison, WI 53703

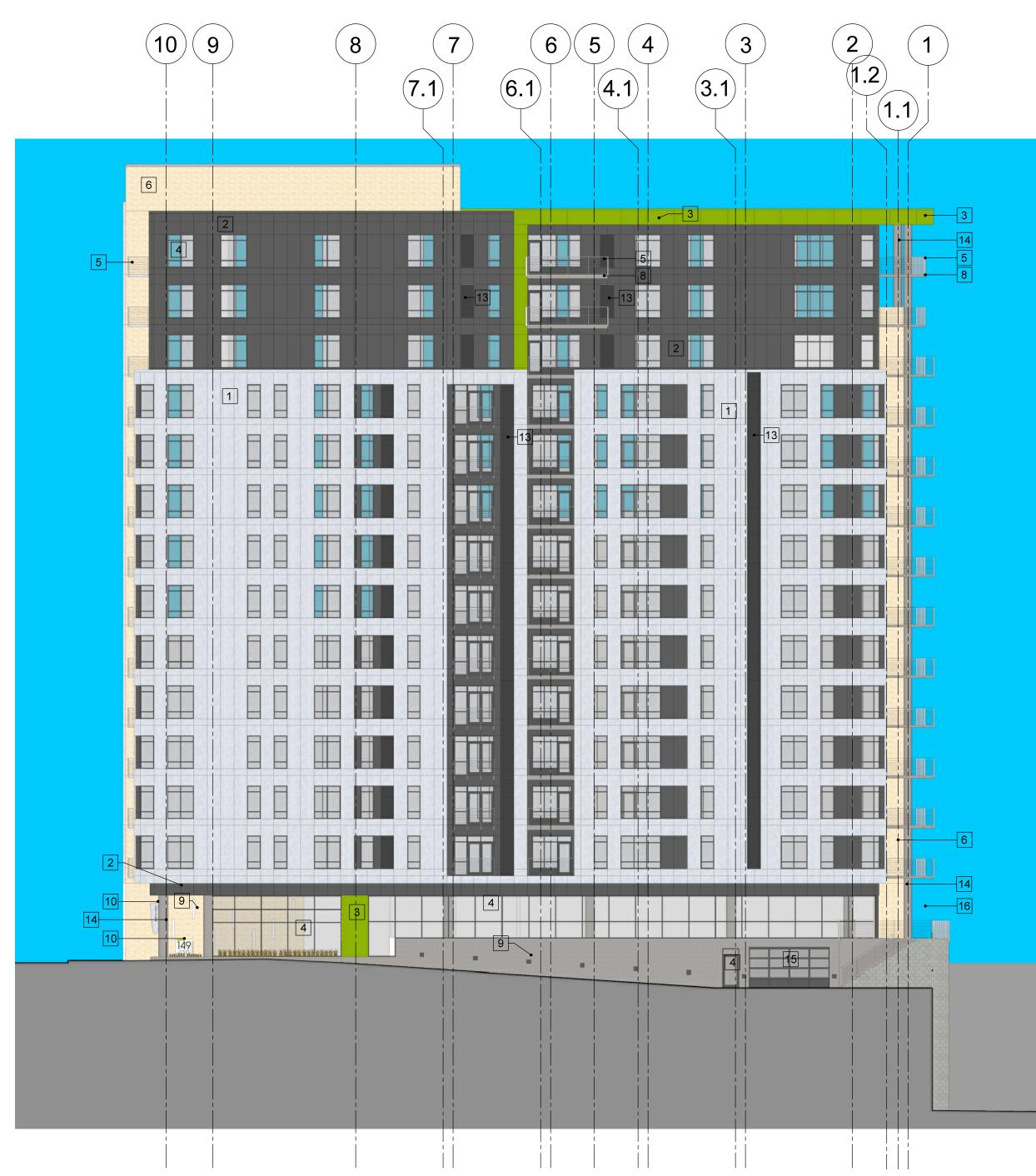
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East Elevation





- 1 COMPOSITE ALUMINUM PANEL CLEAR ANODIZED
- 2 COMPOSITE ALUMINUM PANEL BLACK ANODIZED
- COMPOSITE ALUMINUM PANEL GREEN
- 4 BLACK ANODIZED ALUMINUM WINDOW SYSTEM WITH CLEAR GLAZING
- GALVANIZED STEEL AND STAINLESS STEEL CABLE HANDRAIL SYSTEM
- 6 CREAM CITY MODULAR BRICK
- ARCHITECTURAL GRAY BURNISHED BLOCK
- 8 CONCRETE BALCONIES
- RECESSED WALL LIGHT
- 10 CLEAR ANODIZED ALUMINUM SIGNAGE; REFER TO SIGNAGE DRAWINGS
- CLEAR ANODIZED ALUMINUM LETTERING ON STAINLESS STEEL STAND-OFFS; REFER TO SIGNAGE DRAWINGS
- 12 INTEGRAL COLORED BLACK CONCRETE PLANTER WALLS
- BLACK ANODIZED ALUMINUM LOUVER AND VENT TO MATCH COMPOSITE METAL PANEL
- 14 SMOOTH FINISHED CAST CONCRETE
- 15 GLAZED ALUMINUM GARAGE DOOR
- 16 ACOUSTIC ALUMINUM SCREEN WALL
- 17 BLACK ANODIZED ALUMINUM LOUVER WITHIN WINDOW FRAMING



2 WEST ELEVATION SCALE: 1/16 " = 1'-0"

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3414 Monroe Street Madison, WI 53711 ph 608-709-1250

Project #: 13001.00 Project Name: 151 East Wilson Street

Apartments 151 East Wilson Street Madison, WI 53703

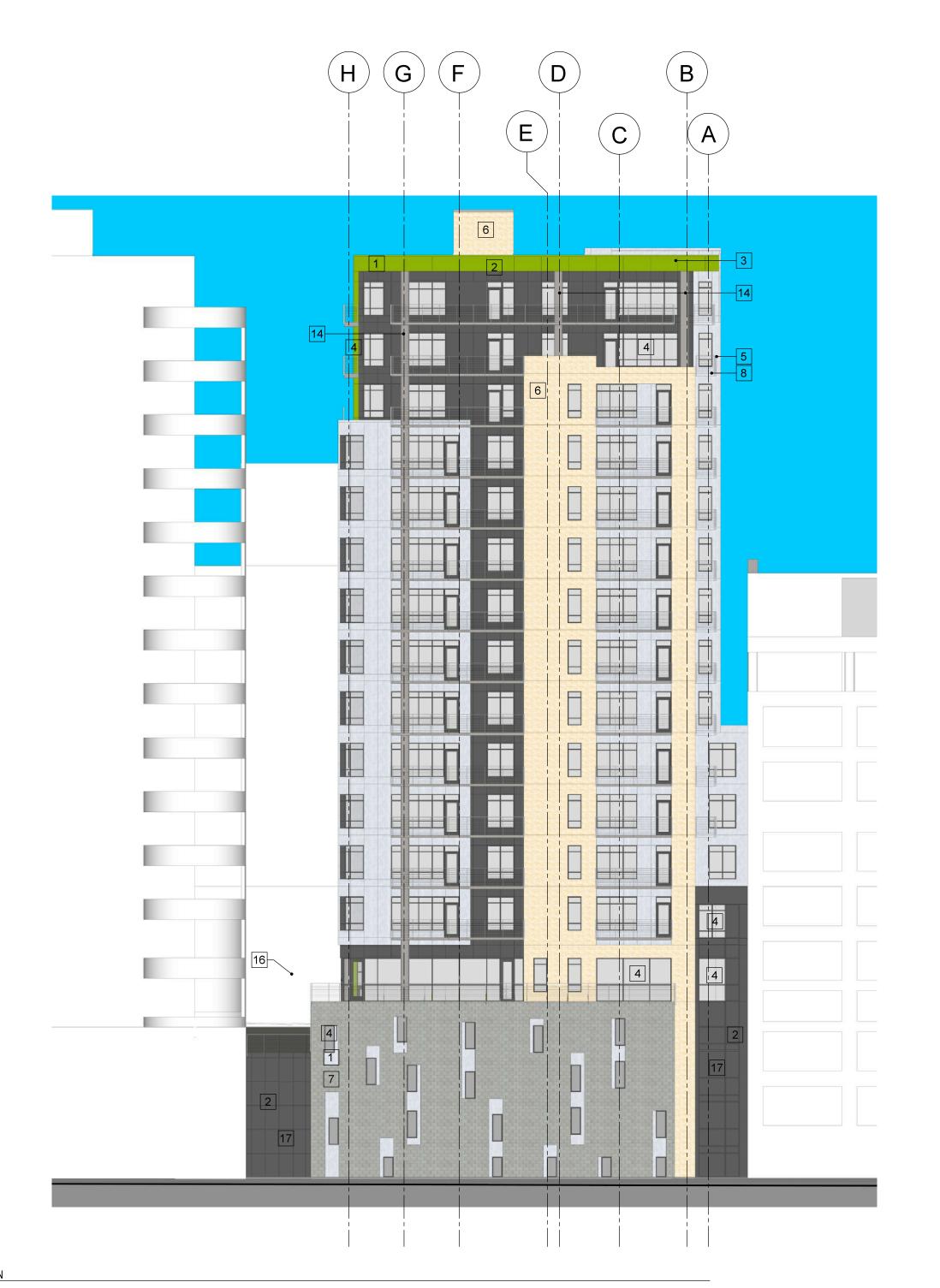
149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

> DOCUMENTATION MADISON | APRIL 11, 2014

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Rendered Building **Elevations** West and North





JOHN NOLEN DRIVE ELEVATION
SCALE: 1/16 " = 1'-0"

1 COMPOSITE ALUMINUM PANEL - CLEAR ANODIZED

2 COMPOSITE ALUMINUM PANEL - BLACK ANODIZED

3 COMPOSITE ALUMINUM PANEL - GREEN

4 BLACK ANODIZED ALUMINUM WINDOW SYSTEM WITH CLEAR GLAZING

5 GALVANIZED STEEL AND STAINLESS STEEL CABLE HANDRAIL SYSTEM

6 CREAM CITY MODULAR BRICK

7 ARCHITECTURAL GRAY BURNISHED BLOCK

8 CONCRETE BALCONIES

9 RECESSED WALL LIGHT

10 CLEAR ANODIZED ALUMINUM SIGNAGE; REFER TO SIGNAGE DRAWINGS

11 CLEAR ANODIZED ALUMINUM LETTERING ON STAINLESS STEEL STAND-OFFS; REFER TO SIGNAGE DRAWINGS

12 INTEGRAL COLORED BLACK CONCRETE PLANTER WALLS

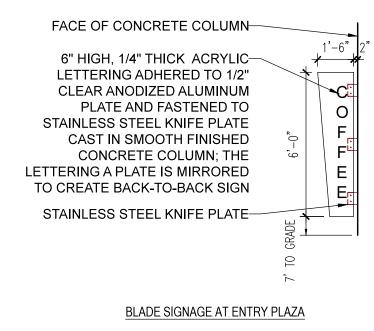
13 BLACK ANODIZED ALUMINUM LOUVER AND VENT TO MATCH COMPOSITE METAL PANEL

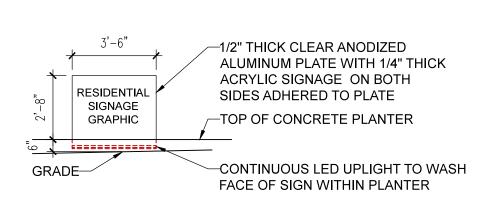
14 SMOOTH FINISHED CAST CONCRETE

15 GLAZED ALUMINUM GARAGE DOOR

| 16 | ACOUSTIC ALUMINUM SCREEN WALL

17 BLACK ANODIZED ALUMINUM LOUVER WITHIN WINDOW FRAMING

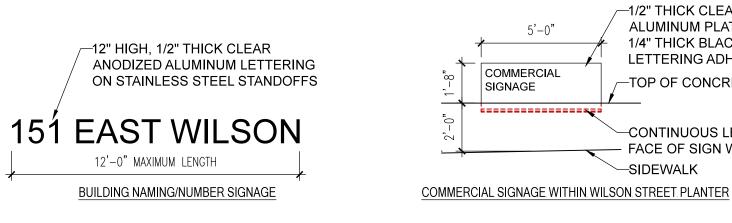


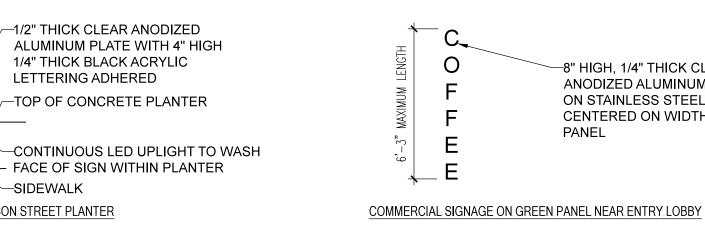


LETTERING ADHERED

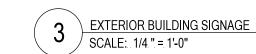
SIGNAGE WITHIN ENTRY PLAZA PLANTER

SIGNAGE





──8" HIGH, 1/4" THICK CLEAR ANODIZED ALUMINUM LETTERING ON STAINLESS STEEL STANDOFFS CENTERED ON WIDTH OF GREEN



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3414 Monroe Street Madison, WI 53711 ph 608-709-1250

Project #: 13001.00 Project Name: 151 East Wilson Street Apartments

151 East Wilson Street Madison, WI 53703

149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

Description	Date
	Description

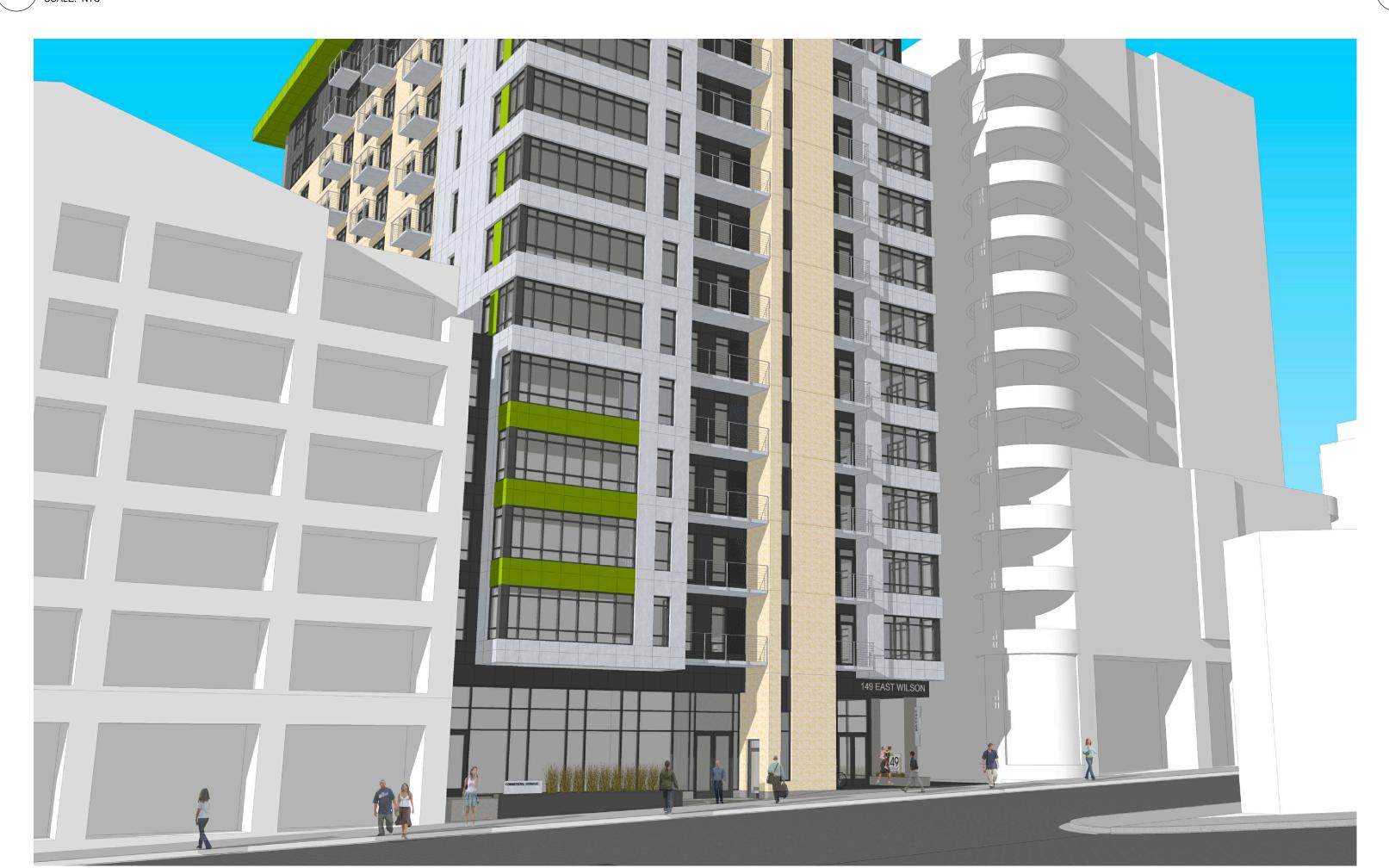
Rendered Building Elevations East and

South and Signage





2 IMAGE FROM BUTLER STREE



3 STREET LEVEL AT BUTLER AND WILSON STREET SCALE: NTS

4 IMAGE OF MAIN BUILDING ENTRY LOBBY SCALE: NTS



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3414 Monroe Street Madison, WI 53711 ph 608-709-1250

Project #: 13001.00
Project Name:

151 East Wilson Street

Apartments
151 East Wilson Street
Madison, WI 53703
Owner:

149 East Wilson, LLC 222 South Bedford Street; Suite A Madison, WI 53703

FED APRIL 11, 2014

FED BY URBAN DESIGN COMMISSION ON JANUARY 8, 2014

FED BY PLAN COMMISSION ON JANUARY 27, 2014

FED BY COMMON COUNCIL ON MARCH 18, 2014

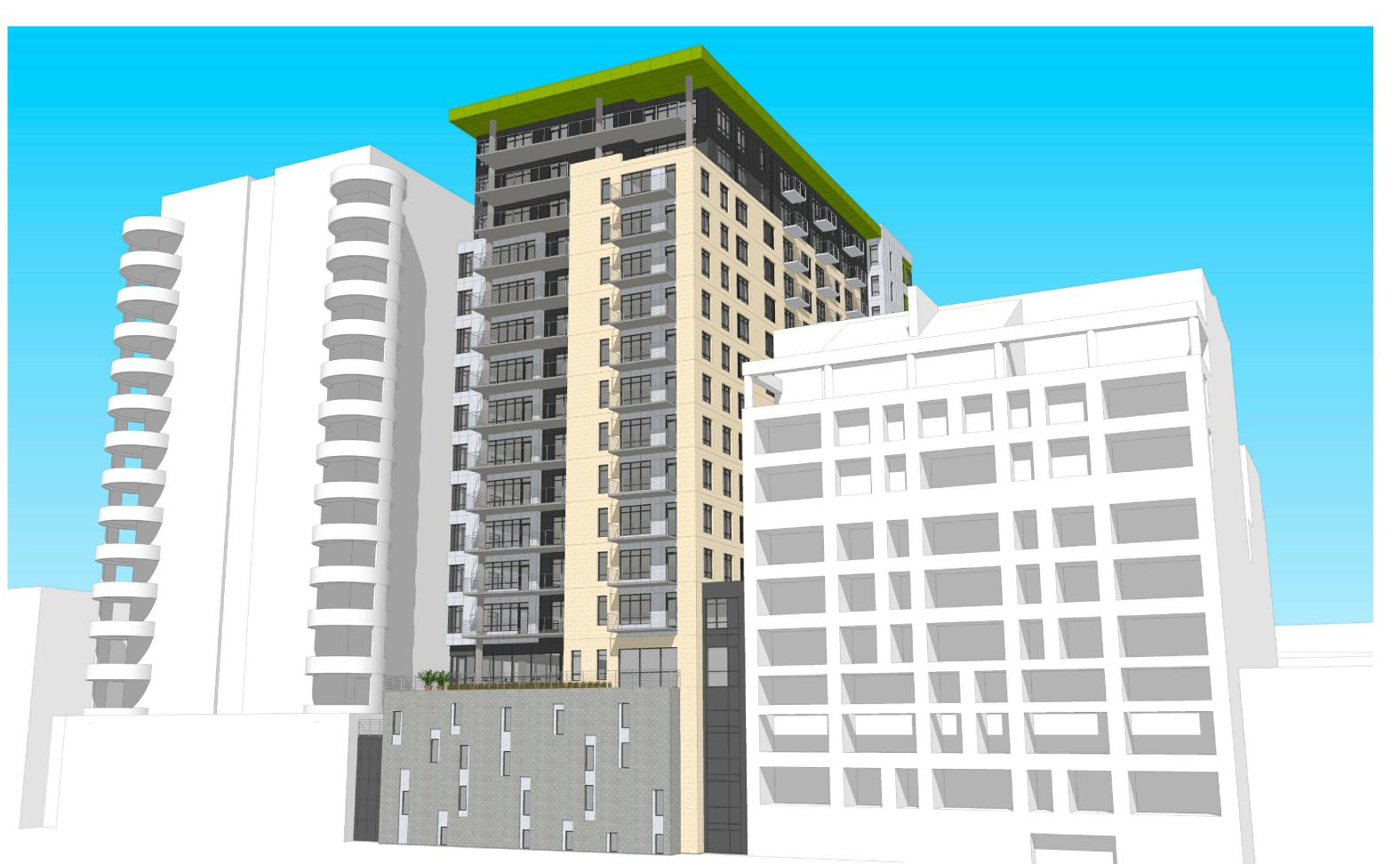
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Building Images

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Project Name: 151 East Wilson Street Apartments

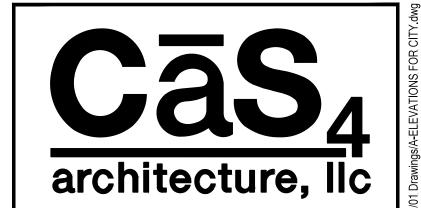








VIEW FROM WILSON STREET SCALE: NTS



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151 East Wilson Street
Madison, WI 53703
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149 East Wilson, LLC
222 South Bedford Street; Suite A
Madison, WI 53703

CITY OF MADISON RECORDED DOCUMENTATION SUBMITTED APRIL 11, 2014 APPROVED BY URBAN DES APPROVED BY PLAN COMI APPROVED BY COMMON C

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Building Images